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DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS
COCORANDA

THIS DECLARATION, made on the date hereinafter set forth, by J.T.C. CONSTRUCTION CORP., a Florida corporation, hereinafter referred to as "Declarant".

W I T N E S S E T H:

WHEREAS, "Declarant" is the owner of certain real property and improvements in the County of Broward, State of Florida, as is more particularly described on Exhibit "A" attached. Said property shall be hereinafter referred to as the "Property"; and

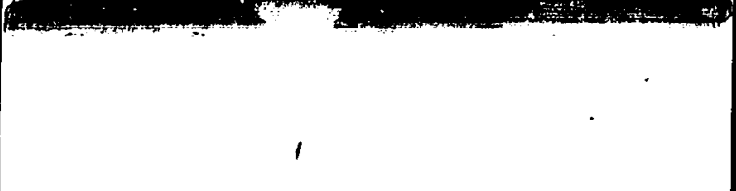
The real property described in Exhibit "A" attached contains twenty-six (26) "Twin-Home" sites. The legal description and survey drawing of each of said "Twin Home" sites are set forth and described in Exhibit "A-1" through "A-26". The Common Elements consist of all of the real property and improvements described by Exhibit "A" less all of the real property and improvements set forth in Exhibit "A-1" through "A-26". Each site is designated by a combination of Arabic number and letter, and no site bears the same designation as any other site. The "Common Area" shall consist of all real property and improvements described in Exhibit "A" less the real property and improvements described in Exhibit "A-1" through "A-26".

WHEREAS, the "Property" more particularly described hereinabove (said "Property" being the real property encumbered by the

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Declaration), shall have certain Twin Home Units and other improvements constructed thereon, and

WHEREAS, "Declarant" wishes to establish certain restrictions and conditions regarding the use and enjoyment of said "Property" which shall inure to the benefit of all eventual fee simple owners of said "Property".

NOW, THEREFORE, "Declarant" hereby declares that all "Property" shall be held, sold and conveyed subject to the easements, restrictions, covenants and conditions described in this Declaration, which is stated in its entirety hereinbelow, and "Declarant" further declares that this Declaration, which is stated in its entirety hereinbelow, is for the purpose of protecting the value and desirability of the "Property", and that the Declaration, which is stated in its entirety hereinbelow, shall run with the real property described herein, and shall be binding upon all parties having any right, title or interest in the subject "Property" or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each owner thereof.

ARTICLE I - DEFINITIONS

SECTION 1. "ASSOCIATION" shall mean and refer to the COCORANDA TWIN HOME ASSOCIATION, INC., a Florida corporation not for profit, its successors and assigns.

SECTION 2. "COMMON AREA" shall mean all real "Property" owned by the "Association" for the common use and enjoyment of the Owners. The "Common Area" to be owned by the "Association" at the time of the conveyance of the first "SITE" is described in Schedule "A" attached.

SECTION 3. "DECLARANT" shall mean and refer to J.T.C. CONSTRUCTION CORP., its successors and assigns, if such success-

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ors or assigns should acquire more than one undeveloped "SITE" from the "Declarant" for the purpose of development. J.T.C. CONSTRUCTION CORP. shall, at all times, have the right to assign its interests herein to any successor or nominee.

SECTION 4. "DEVELOPER" shall mean the "Declarant" as defined in SECTION 3, hereinabove.

SECTION 5. "OWNER" shall mean and refer to the record owner, whether one or more persons or entities, of a fee simple title to any "SITE" which is part of the "Property" including contract sellers, but excluding those having such interest merely as security for the performance of an obligation.

SECTION 6. "TWIN HOME UNIT" shall mean and refer to the residential dwelling constructed upon any "Site".

SECTION 7. "PROPERTY" shall mean and refer to that certain real property hereinabove described "Property", subject to this Declaration, and such additions thereto by way of Supplemental Declaration as may hereafter be brought within the jurisdiction of the "Association" under the provisions of ARTICLE XII SECTION 3 hereof.

SECTION 8. "SITE" shall mean and refer to any numerically designated plot of land of the recorded subdivision map of the "Property" with the exception of the "Common Area" referred to above.

ARTICLE II - USE OF COMMON AREA

SECTION 1. Owner's Easements of Enjoyment. Every "Owner" (and every rental tenant or other occupant of any "Site" to the extent authorized by the "Owner" of such "Site"), shall have the right and easement of enjoyment in and to the "Common Area" which

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shall be appurtenant to and pass with the title of every "Site" subject to the following:

a) The right of the "Association" to take such steps as are reasonably necessary to protect the "Common Area" against foreclosure; and

b) All provisions of the Declaration of Covenants, Conditions and Restrictions described herein, and as are amended from time to time, any Plat of all or any part or parts of the "Common Area", and the Articles and By-Laws of the "Association"; and

c) Rules and Regulations adopted by the "Association" governing the use and enjoyment of the "Common Area"; and

d) The right of the "Association" to suspend the voting rights and rights to use the "Common Area" by an "Owner" or any person claiming by, through or under the "Owner" for any period during which any assessment against his "Site" remains unpaid; and the right of the "Association" to suspend the voting and use rights regarding the "Common Area" by an "Owner" or any person doing, through or under the "Owner" for a period not to exceed sixty (60) days for any infraction of its published rules and regulations; by an "Owner" or other individual using such area as authorized by the "Owner"; and

e) The right of the "Association" or "Declarant" (prior to the transfer of title to the "Common Area" to the "Association") to dedicate or transfer all or any part of any or all of the "Common Area" to any public agency, authority, municipality, or utility for such purposes and subject to such conditions as may be agreed to by the Dedicator/Transferor and applicable governmental authorities. No such dedication or transfer by

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the "Association" shall be effective unless an instrument signed by two-thirds (2/3) of the membership agreeing to such dedication or transfer has been recorded in the Public Records of Broward County, Florida, and all lien holders having an interest in the real property to be dedicated or transferred join in and consent to the dedication or transfer; and

f) The right of a "Developer", prior to transferring title to the "Common Area" to the "Association", and thereafter the right of the "Association" to sell and assign the right to use designated parking spaces for specific purposes to "Owners" of "Sites" located on the "Property", which such parking spaces so assigned shall be appurtenant to the "Site" and may not be transferred by the "Owner" of the "Site" except in connection with the sale of the "Site" and "Twin Home Unit", without the prior written consent of the "Developer" or the "Association"; and

g) The right of the "Association" to charge reasonable admission and other fees for the use of any recreational or park facilities situated upon the "Common Area".

SECTION 2. Delegation of Use. Any "Owner" may delegate, in accordance with the By-Laws, his right of enjoyment to the "Common Area" and facilities to the members of his family, his tenants, or contract purchasers who reside on the "Property".

SECTION 3. Association Empowered. The "Association" shall have the right to do all things mentioned in Subsections a, b and c (§a-c) in ARTICLE II, SECTION 1 above. The "Association" shall have the right to pass and enforce rules and regulations affecting the "Common Areas" of the "Property".

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SECTION 4. Title to Common Area. At its election, the "Declarant" may retain the legal title to all or any part of the "Common Area" until such time as it has completed improvements thereon, for advertising the sale of the "Property", "Sites" and "Twin Home Units", for as long as and to the extent it is deemed necessary as determined by "Declarant" and until such time, as in the opinion of the "Declarant", the "Association" is able to maintain the same, at which time the "Declarant" shall convey the "Common Area" to the "Association" by quit-claim deed or by warranty deed subject to taxes for the year of conveyance, and to restrictions, conditions, limitations and easements of record, as well as subject to any and all assignments of parking spaces situated within the "Common Area", but assigned for the exclusive use of "Owners" of "Sites" as herein and elsewhere provided.

SECTION 5. Parking Rights. Parking spaces may not be converted to any other purpose and must be maintained to provide for parking spaces. No boats, trailers, campers or junk cars shall be allowed to be parked for more than forty-eight (48) hours in any parking space or on any part of the "Property" more particularly described hereinabove

ARTICLE III USE OF TWIN HOME UNIT

No "Twin Home Unit" shall be used except of residential purposes and no building shall be erected, altered, place or permitted to remain on any "Site" other than the "Twin Home Unit" and other improvements as originally built by the "Developer", except upon the written approval of a majority of the Board of Directors. Provided, however, that the Developer shall have first received approval of such alterations from the City of Plantation and its appropriate site review committee.

ARTICLE IV - MEMBERSHIP AND VOTING RIGHTS

SECTION 1. Membership. All persons or entities of the "Owners" collectively who are record "Owners" of fee simple title of a "Site(s)" and the "Developer" at all times as long as the

"Developer" owns any "Property" subject to this Declaration or has the right to appoint a director of the "Association") shall be a member of the "Association". Membership shall be appurtenant to and may not be separate from ownership of any "Site". Upon recordation of an original deed, which transfers title to a "Site", the grantee of said deed shall gain membership in the "Association" and the grantor shall cease to be a member.

SECTION 2. Voting Rights. The "Association" shall have two (2) classes of voting membership:

Class "A": Class "A" members shall be all "Owners" with the exception of the "Declarant" and shall be entitled to one vote for each "Site" owned. When more than one person holds an interest in any "Site", all such persons shall be members. The vote for the "Site" shall be exercised as they among themselves determine, but in no event shall more than one vote be cast with respect to any "Site".

Class "B". Class "B" member(s) shall be the "Declarant" and shall be entitled to three (3) votes for each "Site" owned. The Class "B" membership shall cease and be converted to Class "A" membership on the happening of either of the following event, whichever occurs earlier:

a) When the total votes outstanding in the Class "A" membership equal or exceed the total votes outstanding in the Class "B" membership; or

b) On December 31, 1983.

c) Upon the "Declarant" voluntarily doing so.

SECTION 3. Non-Individual Voting Certificate. The vote of the "Owners" of a "Site" owned by more than one natural person or by a corporation or other legal entity shall be cast by the person named in a certificate signed by all of the "Owners" of the "Site", or if appropriate, by properly designated officers, partners or principals of the respective legal entity, and filed with the Secretary of the "Association". Such certificate shall be valid until revoked by a subsequent such certificate. If such certificate is not filed with the Secretary of the "Association", the vote of the "Owner" of such "Site" shall not be considered for any purpose.

ARTICLE V - COVENANT FOR MAINTENANCE

The "Association" shall, at all times, maintain the "Common Area", private drives, garden areas, reflecting pools, entrance features and any other appurtenances and equipment which is in or about the "Common Area" in good condition and repair.

ARTICLE VI - COVENANT FOR MAINTENANCE ASSESSMENTS

SECTION 1. Creation of the Lien and Personal Obligation of Assessments. The "Declarant" for each "Site" owned within the "Property", hereby covenants, and each "Owner" of any "Site" by acceptance of a deed therefor, whether or not it shall be so expressed in such deed or conveyance, including any purchaser at a judicial sale, shall be deemed to covenant and agree to pay to the "Association":

- 1) Any annual assessments or charges; and
- 2) Any special assessments for capital improvements or repairs (including such amounts as provided in ARTICLE VI hereinbelow to be added to such assessments), such assessments to be established and collected as herein provided.

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The annual and special assessments, together with interest from due date at the maximum rate permitted by law, costs and reasonable costs of collection, including attorney's fees, shall be a charge on the land and shall be a continuing lien upon the "Property" against which each such assessment is made. Each such assessment, together with interest, cost and reasonable attorney's fees, shall also be the personal obligation of the person who was the "Owner" of such property at the time when the assessment fell due. Without thereby releasing the "Owner" of any personal obligation for delinquent assessments, same shall be assumed by his successors in title personally, unless expressly assumed by them. Without impairing the status, effect or existence of lien created above by this Section, any lien for any assessment provided herein shall become effective upon the filing of a Claim of Lien, therefore, in the Public Records of Broward County, Florida.

Notwithstanding anything herein to the contrary, where a holder of a first mortgage of record on a "Site" obtains title to the "Site" as a result of foreclosure of the first mortgage, or as a result of a deed or other arrangements in lieu of foreclosure of a first mortgage of record, such acquirer of title, his successors and assigns, shall not be liable for the share of common expenses or assessments by the "Association" pertaining to such foreclosure or deed or other arrangement in lieu of foreclosure, unless such share is secured by a claim of lien for assessments that is recorded prior to the recording of the foreclosed mortgage. Such unpaid share of common assessments shall be deemed to be common expenses, collectible from all of the "Site Owners", including such acquirer, his successors and assigns.

Except in the case of a holder of a first mortgage of record obtaining title as a result of foreclosure of the first mortgage,

no other sale (judicial or otherwise), transfer or conveyance shall relieve any "Site" from liability or any assessments due, nor from the lien of any such subsequent assessment, and the new "Site Owner" shall be jointly and severally liable with the prior "Site Owner" for all unpaid assessments against the prior "Site Owner" for the subject "Site" up to the time of such conveyance, without prejudice to the rights of the new "Site Owner" to recover from the prior "Site Owner" the amounts paid by the new "Site Owner" therefor. The written statement of either the "Declarant" or the "Association" that the lien is subordinate to a mortgage or that the "Site" is not subject to the assessment shall be dispositive of any question pertaining thereto.

SECTION 2. Purpose of Assessments. All assessments levied by the "Association" shall be used exclusively for the purpose of promoting the recreation, health, safety and welfare of the residents of the "Property", and in particular, for the improvements and maintenance of the "Common Area", including utility and common access easements, for landscaping, and for other community improvements on boundaries or in rights-of-way, including, but not limited to maintenance of the Common Access Easements; lawn mowing and trimming of that part of each "Owner's Site" which is exterior to the patios and entrance court yard; the cost of taxes, insurance, labor, equipment, materials, management, maintenance and supervision thereof; as well as for such other purposes as are permissible activities of the "Association" and are undertaken by it.

SECTION 3. Maximum Annual Assessment. Until January 1, 1984, the maximum annual assessment shall be Three Hundred Dollars (\$ 300.00) per "Site", due and payable monthly at the rate of Twenty Five Dollars (\$ 25.00) per month.

a) From and after January 1 of the year immediately identified above, the maximum assessment may be increased each year not more than fifteen percent (15%) above the maximum assessment for the previous year without a vote of the membership.

b) From and after January 1 of the year immediately identified above, the maximum annual assessment may be increased above fifteen percent (15%) by a vote of two-thirds (2/3) of each class of members who are voting in person or by proxy, at a meeting duly called for this purpose.

c) The Board of Directors may fix the annual assessments at an amount not in excess of the maximum.

SECTION 4. Special Assessments for Capital Improvements.

In addition to the annual assessments authorized above, and the assessments which may be imposed on one or more "Sites" in the "Property" pursuant to ARTICLE XIII hereof, the "Association" may levy, in any assessment year, a special assessment application to that year only for the purpose of defraying, in whole or in part, the cost of any construction, reconstruction, repair or replacement of a capital improvement upon the "Common Areas", including fixtures and personal property related thereto, provided that any such assessment shall have the assent of two-thirds (2/3) of the votes of each class of members who are voting in person or by proxy at a meeting duly called for this purpose.

SECTION 5. Notice and Quorum for any Action Authorized Under Sections 3 and 4.

Written notice of any meeting called for the purpose of taking action authorized under Section 3 and 4 shall be sent to all members not less than fifteen (15) days nor more than sixty (60) days in advance of the meeting. At the first such meeting called, the presence of members or of

proxies entitled to cast sixty percent (60%) of all votes of each class of membership, shall constitute a quorum. If the required quorum is not present, another meeting may be called subject to the same notice requirement, and the required quorum at the subsequent meeting shall be one half ($\frac{1}{2}$) of the required quorum at the preceding meeting. No such subsequent meeting shall be held more than sixty (60) days following the preceding meeting.

SECTION 6. Uniform Rate of Assessment. Both annual and special assessments must be fixed at a uniform rate for all "Sites" owned by Class A members (i.e., both annual and special assessments shall be equally apportioned among all "Sites" owned by Class A members by dividing the particular assessment by the number of "Sites" owned by Class A members to arrive at each Class A member's assessment) except for special assessments added pursuant to ARTICLE VII hereinbelow.

SECTION 7. Date of Commencement of Annual Assessments: Due Dates. The assessments provided for herein shall commence on the date or dates (which shall be the first day of a month) fixed by the Board of Directors of the "Association" to be the date of commencement. The due date of any assessment shall be fixed in the resolution authorizing such assessment. The assessment shall be payable in advance in one (1) payment or in monthly or quarterly installments if so determined by the Board. The Board of Directors of the "Association" shall fix the date of commencement and the amount of assessment against each "Site" for each assessment period at least thirty (30) days in advance of such date or period; and shall, at that time, prepare a roster of the properties in assessments applicable thereto which shall be kept in the office of the "Association" and shall be open to inspection by any "Owner". Written notice of the assessment shall be sent to every "Owner" subject thereto not

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later than seven (7) days after fixing the date of commencement thereof.

The "Association" shall, upon demand at any time, furnish to any "Owner" liable for assessment, a certificate in writing signed by an officer of the "Association" setting forth whether said assessment has been paid. Such certificate shall be conclusive evidence of payment therein stated to have been paid.

SECTION 8. Effect of Non-payment of Assessments: The Lien; Personal Obligation; Remedies of the Association.

If the assessments are not paid when due, such assessment shall then become delinquent, and shall, together with such interest thereon and cost of collection thereof, thereupon become a continuing lien on the "Site" that shall bind such property in the hands of the "Owner", its heirs, devisees, personal representatives, successors and assigns, and shall also be the continuing personal obligation of the "Owner" against whom the assessment was levied.

If the assessment is not paid on or before the delinquency date (the date assessment was due as fixed by the Board of Directors of the "Association"), the assessment shall bear interest from the date of delinquency at the rate of ten percent (10%) per annum, or the maximum permitted by law, whichever is less, and if the assessment is not paid within thirty (30) days after the delinquency date, the "Association" may at any time thereafter bring an action to foreclose the lien against the "Site" in like manner to a foreclosure on mortgage on real property and/or a suit on the personal obligation against the "Owner". The "Association" may purchase at said foreclosure sale. There shall be added to the amount of such assessment, the cost of preparing and filing the Complaint in such action and the cost of preparing and filing any assessment lien (including a reasonable attorney's

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fee); in the event judgment is obtained, such judgment shall include interest on the assessment as above provided and a reasonable attorney's fee, together with all the costs of the action.

SECTION 9. Subordination of the Lien to Mortgages. The lien of the assessments provided for herein, as well as in any other Article of this Declaration, shall be a lien superior to all other liens save and except tax liens and first mortgage liens, provided said mortgage liens arise from presently existing mortgages which encumber the property or from mortgage liens which are first liens against the property encumbered thereby (subject only to tax liens), and secure indebtedness which is amortized in monthly or quarterly annual payments over a period of not less than ten (10) years. It shall not be necessary to record any instruments to subordinate the assessment lien to mortgages as provided in this Section. The written opinion of either the "Declarant" or the "Association" that the assessment lien is subordinate to a mortgage shall be dispositive of any question of subordination.

ARTICLE - VII TWIN HOME

SECTION 1. In addition to the other covenants, conditions and restrictions set forth in this Declaration, the following Sections in this Article shall have particular application to Twin Homes.

SECTION 2. As used herein, "Twin Home" shall mean a one-family dwelling unit, situated on a "Site" with "zero site" line side yards, sharing a party wall or walls with other unit(s) within said "Twin Home", shall mean a group or grouping of two (2), such "Twin Home Units", with buildings situated adjacent to each other at "zero site" lines.

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SECTION 3.

a) No change in the colors of the exterior "Twin Home" painting shall be made unless all owners of the units in the grouping unanimously agree to such color change.

b) As used herein, "Owner" or "Owners" shall mean the record owners of title to a "Twin Home", subject to these restrictions.

SECTION 4. Building Location. All building locations shall be in accordance with the site plan and specifications submitted to the City of Plantation by the Declarant.

ARTICLE VIII - LAND USE, BUILDING TYPE & ARCHITECTURAL CONTROL

SECTION 1. No "Site" shall be used except for residential purposes. No building shall be erected, altered, placed or permitted to remain on any "Site" other than for single-family occupancy or in accordance with the "Twin Home" concept of Cocoranda Twin Homes, and not to exceed two (2) stories in height. Provided, however, that the Developer shall have first received approval of such alterations from the City of Plantation and its appropriate site review committee.

SECTION 2. All fences, walls and gates, as are originally constructed by the developer on any "Site", and any building as originally constructed by the developer on any "Site", shall not be modified without the express consent, in writing, of the Architectural Control Committee as herein designated. No fence, wall, hedge, tree or shrub planting shall be placed or permitted to remain so as to restrict visibility or create a traffic hazard at any intersection of any street in the development.

SECTION 3. T.V. Antennas. No T.V. antennas are to be erected by any "Owner" without having first obtained, from the Architectural Control Committee as established hereby, an approval for same as to quality, height, decor and location; it is hereby understood that such approval is not meant to be unrea-

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sonably withheld, but it is to allow for a conformity of all T.V. antenna systems.

ARTICLE IX - ARCHITECTURAL CONTROL COMMITTEE - MEMBERSHIP

An Architectural Control Committee shall approve plans for all residential building, and said committee shall be composed of three (3) members appointed by the Board of Directors of the "Association". A majority of the committee may designate a representative to act for it. In the event of the death or resignation of any member of the committee, the Board of Directors shall have full authority to fill said vacancy. Neither the members of the committee nor its designated representatives shall be entitled to any compensation for services performed pursuant to this Covenant. At any time, the then record "Owners" of a majority of the "Sites" shall have the power, through a duly recorded instrument, to change membership of the committee, to withdraw from the committee any of its powers and/or duties they may deem proper, or to restore or enlarge upon any of the powers and/or duties of the committee. At any time, at its election, the Architectural Control Committee may relinquish its functions or transfer them to the "Association".

ARTICLE X - EASEMENTS

A. Utility Easements. Easements for installation and maintenance of utilities and drainage facilities are reserved by Developer. Within these easements, no structure, planted or other material, shall be placed or permitted to remain which would interfere with the installation or maintenance of the utilities. No obstructions such as gates, fences, etc., which may prevent emergency access, shall be erected in any easement. The easement area of each "Site" shall be maintained continuously by the "Owner" of the "Site", except for those improvements for which a public authority or utility company is responsible.

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B. Perpetual Non-Exclusive Easement in Common Elements.

The Common Elements shall be, and the same are hereby declared to be, subject to a perpetual non-exclusive easement, which easement is hereby created in favor of all of the "Sites" Owners in Cocoranda for their use and for the use of their immediate families, guests, invitees or licensees for all proper and normal purposes, and for the furnishing of services and facilities for which the same are reasonably intended.

Specifically, but not in limitation of the above easements, the driveways, walks and other rights-of-way which are part of the Common Elements, shall be and the same are hereby declared to be, subject to a perpetual non-exclusive easement over and across the same for ingress and access to and egress from public ways, including dedicated streets, which easement is hereby created in favor of all of the "Site" Owners for their use and for the use of their family members, guests, invitees or licensees for all proper and normal purposes and for the furnishing of services and facilities thereto or to the Association.

C. Easements and Cross Easements. There are hereby created easements, in favor of all the "Sites" and the Owners thereof, for ingress and egress and for electric power, telephone, sewer, water, and other utility services and lighting facilities, television, transmission facilities, security service and facilities in connection therewith, and the like. Developer, for itself, its nominee, and the Association herein described, reserves the right to impose upon the Common Elements henceforth and from time to time such easements and cross easements for any of the foregoing purposes as it deems to be in the best interests of, and necessary and proper for, the Condominium.

D. Easement for Encroachments. All of the Common Elements and Party Walls shall be subject to easements, including but not

limited to, common boundary bearing walls, including foundations thereunder, for encroachments which now exist or hereafter exist, caused by settlement or movement of any improvements upon the Condominium Property in the construction, repair, or alteration, which encroachments shall be permitted to remain and undisturbed and such easements shall continue until such encroachments no longer exist.

ARTICLE - XI EXTERIOR MAINTENANCE

SECTION 1. Requirements. In the event any "Owner" of any "Site" in the "Property" shall fail to maintain the premises and the improvements situated thereon in a manner satisfactory to the Board of Directors, the "Association", after approval of two-thirds (2/3) of the Board of Directors, and three (3) days written notice, shall have the right through its agent or employees, to enter upon such parcel and to repair, maintain and restore the "Site" and the exterior of the buildings and any other improvements thereon. The cost of such exterior maintenance shall be added and become a part of the assessment to which the "Site" is subject and this portion of the assessment shall not be subject to the provisions of ARTICLE IV, SECTION 6, pertaining to uniformity of assessments.

SECTION 2. Right of Access. Each "Owner" grants to the "Owners" of the adjacent "Property" such right of access as may reasonably be required for the exterior maintenance of the adjacent property. Each "Owner", in exercising this right of access through neighboring property, shall exercise due care to minimize destruction and damage to said neighboring property and shall promptly restore the neighboring property to its prior condition when said maintenance is complete.

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ARTICLE - XII GENERAL PROVISIONS

SECTION 1. Enforcement. The "Association", or any "Owner", shall have the right to enforce, by any proceeding at law or in equity, all restrictions, conditions, covenants, reservations, liens and charges now or hereafter imposed by the provisions of this Declaration. Failure by the "Association" or by any "Owner" to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter.

SECTION 2. Severability. Invalidation of any one of these covenants or restrictions by judgment or court order shall in no wise affect any other provisions which shall remain in full force and effect.

SECTION 3. Duration and Amendment. The covenants and restrictions of this Declaration and amendments hereto shall run with and bind the land, and shall inure to the benefit of and be enforceable by the "Developer", the "Association", or the "Owner" of any land subject to this Declaration and amendments hereto, their respective legal representatives, heirs, successors and assigns, for a term of twenty-one (21) years from the date hereof, after which time said covenants shall be automatically extended for successive periods of ten (10) years unless an instrument, signed by the then "Owners" of two-thirds (2/3) of the "Sites", and all first mortgage lien holders of all of the "Sites" has been recorded in the Public Records of Broward County, Florida, in which said parties agree to terminate said covenants and restrictions in whole or in part. These restrictions are hereby incorporated by reference in all deeds or other instruments of conveyance which the subdivider may execute and deliver conveying land in this subdivision, whether or not specific mention of the restrictions is made in such deeds or other instruments of conveyance. The "Owner" or occupant to each and every "Site" or parcel of land in the subdivision, thereby cove-

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nants and agrees for himself, his heirs, executors, administrators, successors and assigns, that he will comply with and abide by each of the restrictions contained in this Declaration of Restrictions, and that he will exert his best efforts to keep and maintain the land in Cocoranda as an area of high standard.

The Declaration and any amendments thereto may be amended at any time and from time to time upon the execution and recordation of an instrument executed by the "Owners" holding not less than one-half ($\frac{1}{2}$) of the voting interest of the membership, provided that so long as the "Developer" is the "Owner" of any "Site" or any property affected by this Declaration or amendments thereto, or is authorized to appoint a director of the "Association", the "Developer" must consent in writing to such amendment by joining in. The "Developer" shall have the right at any time within five (5) years from the date hereof to amend this Declaration to correct scrivener's errors or to clarify any ambiguities that exist herein without any written approval or vote. No amendment shall alter the subordination provisions of this Declaration without the prior approval of any mortgagee enjoying such protection, the "Developer". In addition, no amendment shall alter any provision protecting the interest of a mortgagee without the prior written approval of the mortgagee enjoying such protection.

SECTION 4. Annexation. Additional residential property and "Common Area" may be annexed to the "Property" with the consent of two-thirds ($\frac{2}{3}$) of the membership of the "Association".

SECTION 5. Effective Date. This Declaration of Covenants, Conditions and Restrictions shall become effective upon recordation of this Declaration in the Public Records of Broward County, Florida.

SECTION 6. Signs. No signs of any kind shall be displayed to the public view on any "Site", except one professionally prepared sign of not more than one square foot in area showing the name of the "Twin Home Unit", if any, or the name or names of the occupants or the street address of the "Twin Home Unit", or all of them; or one temporary sign of not more than five square feet in area advertising the property for sale or rent; or whatever size sign or signs that the builder elects to use to advertise the "Property" during construction or sales. Provided, however, the Developer shall comply with sign ordinance of the City of Plantation.

ARTICLE XIII - LIVESTOCK, POULTRY & LEASH LAW

No animals, livestock or poultry of any kind shall be raised, bred or kept on any "Site" except that dogs, cats or other household pets may be kept solely in accordance with the regulations set forth in the Pet Permission Agreement more specifically identified in and attached hereto as Exhibit "E" or as promulgated by the Association from time to time. Moreover, no animals may be kept, bred or maintained for any commercial purposes. No dogs, cats or other household pets can be allowed to roam free in the development, but are to be kept in and on each "Owners" property, unless same are on a leash.

ARTICLE XIV - NUISANCES

No noxious or offensive activity shall be carried on upon any "Site", nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

ARTICLE - XV PARTY WALLS

SECTION 1. General Rules of Laws to Apply. Each wall which is built as a part of the original construction of the homes upon the "Property" and placed on the dividing line between the "Sites" shall constitute a party wall, and, to the extent not inconsistent with the provisions of this Article, the general rules of law regarding party walls and liability for property damage due to negligence or willful acts or omissions shall apply thereto.

SECTION 2. Sharing of Repair and Maintenance. The cost of reasonable repair and maintenance of a party wall shall be shared by the "Owners" who make use of the wall in proportion to such use.

SECTION 3. Destruction by Fire or Other Casualty. If a party wall is destroyed or damaged by fire or other casualty, any "Owner" who has caused damage to the wall may restore it, and if the other "Owners" thereafter make use of the wall, they shall contribute to the cost of restoration thereof in proportion to such use without prejudice, however, to the right of any such "Owners" to call for a larger contribution from the others under any rule of law regarding liability for negligent or willful acts or omissions.

SECTION 4. Weatherproofing. Notwithstanding any other provision of this Article, an "Owner", who by his negligent or willful act, causes the party wall to be exposed to the elements shall bear the whole cost of furnishing the necessary protection against such elements and repairs required hereby.

SECTION 5. Right to Contribution Runs with Land. The right of any "Owner" to contribution from any other "Owner" under this Article shall be appurtenant to the land and shall pass to such "Owner's" successors in title.

SECTION 6. Arbitration. In the event of any dispute arising concerning a party wall, or under the provisions of this Article, the parties in dispute shall seek arbitration of such dispute. Such arbitration shall be held in the County of Broward, State of Florida, and shall be by one arbitrator to be selected from a panel of the American Arbitration Association and held in accordance with their rules and regulations. Judgment on the award to be entered by the arbitration may be entered in any

court having jurisdiction thereof. The costs of such arbitration shall be borne solely by the party or parties (equally) who do not prevail, including, but not limited to costs of enforcement and the prevailing parties' reasonable attorney's fees.

ARTICLE XV - REMEDIES FOR VIOLATIONS

In the event of a violation or breach of any of these restrictions, by any person or concern claiming by, through or under the "Declarant", or by virtue of any judicial proceedings, the "Association" and the "Site Owners", or any of them, jointly or severally, shall have the right to proceed at law or in equity to compel a compliance with the terms hereof, or to prevent the violation or breach of any of them. The failure to enforce any right, reservation, restriction or condition contained in the Declaration, however long contained, shall not be deemed a waiver of the right to do so thereafter as to the same breach or as to a breach occurring prior or subsequent thereto, and shall not bar or affect its enforcement. The invalidation by any Court of any one of the restrictions in this Declaration contained, shall in no way affect any of the other restrictions, covenants or conditions, but they shall remain in full force and effect.

ARTICLE XVI - UTILITY SERVICES

Developer ("Declarant") hereby dedicates those portions of the "Common Area" through which easements are hereinafter granted for use by all utilities for the construction and maintenance of their respective facilities servicing the lands included in the "Property" as defined in this Declaration; and "Declarant" hereby grants to such utilities, jointly and severally, easements for such purpose. The location and extent of such easements shall be shown on any recorded subdivision plat of the "Property"; and, in the absence of such designation by plat, such easements shall be located and extend no more than fifteen feet (15') on either side

REC-9705
PAGE 812

of the center line of all facilities respectively installed by each utility within the "Common Area", prior to the conveyance of the "Common Area", or any portion thereof, by "Declarant" to the "Association"; provided, however, no portion of the "Common Area" occupied by any building installed by "Declarant" shall be included within any easement area. Subsequent to such conveyance, additional easements may be granted by the "Association" for utility purposes.

ARTICLE - XVII COVENANT FOR MAINTENANCE

The "Association" shall at all times maintain the "Common Area" in good condition and repair.

IN WITNESS WHEREOF, J.T.C. CONSTRUCTION CORP., ("Declarant") has by its officers, executed this Declaration of Covenants, Conditions and Restrictions of COCORANDA, a subdivision of Broward County, Florida, according to the plat thereof, as recorded in Plat Book 37 at page 17 of the Public Records of Broward County, Florida, this 26th day of August, 1981.

Witnesses:

X *Heavenly Bodies*
C. G. W. ...

X *Heavenly Bodies*
C. G. W. ...

J.T.C. CONSTRUCTION CORP.,
a Florida corporation

By *[Signature]*
JOSE T. CRESPO

ATTEST: *[Signature]*

COCORANDA TWIN HOME
ASSOCIATION, INC.
a Florida corporation

By *[Signature]*

ATTEST: *[Signature]*

REC
9705
SEP 1 1981

STATE OF FLORIDA)
 ss:
COUNTY OF BROWARD)

I HEREBY CERTIFY that on this day before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared JOSE T. CRESPO and MARIA PEREZ, well known to me to be the President and Secretary, respectively, of the corporation named as the Declarant in the foregoing Declaration, and that they severally acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in them by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in said County and State, this 26th day of August, 1981.

My Commission Expires:
July 1, 1985

Quinn J. Williams
NOTARY PUBLIC, State of Florida

STATE OF FLORIDA)
 ss:
COUNTY OF BROWARD)

I HEREBY CERTIFY that on this day before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared JOSE T. CRESPO and MARIA PEREZ, well known to me to be the President and Secretary, respectively, of COCORANDA TWIN HOME ASSOCIATION, INC., and that they severally acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in them by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in said County and State, this 26th day of August, 1981.

My Commission Expires:
July 1, 1985

Quinn J. Williams
NOTARY PUBLIC, State of Florida

SEP 9 1981
PAGE 804

LEGAL DESCRIPTION

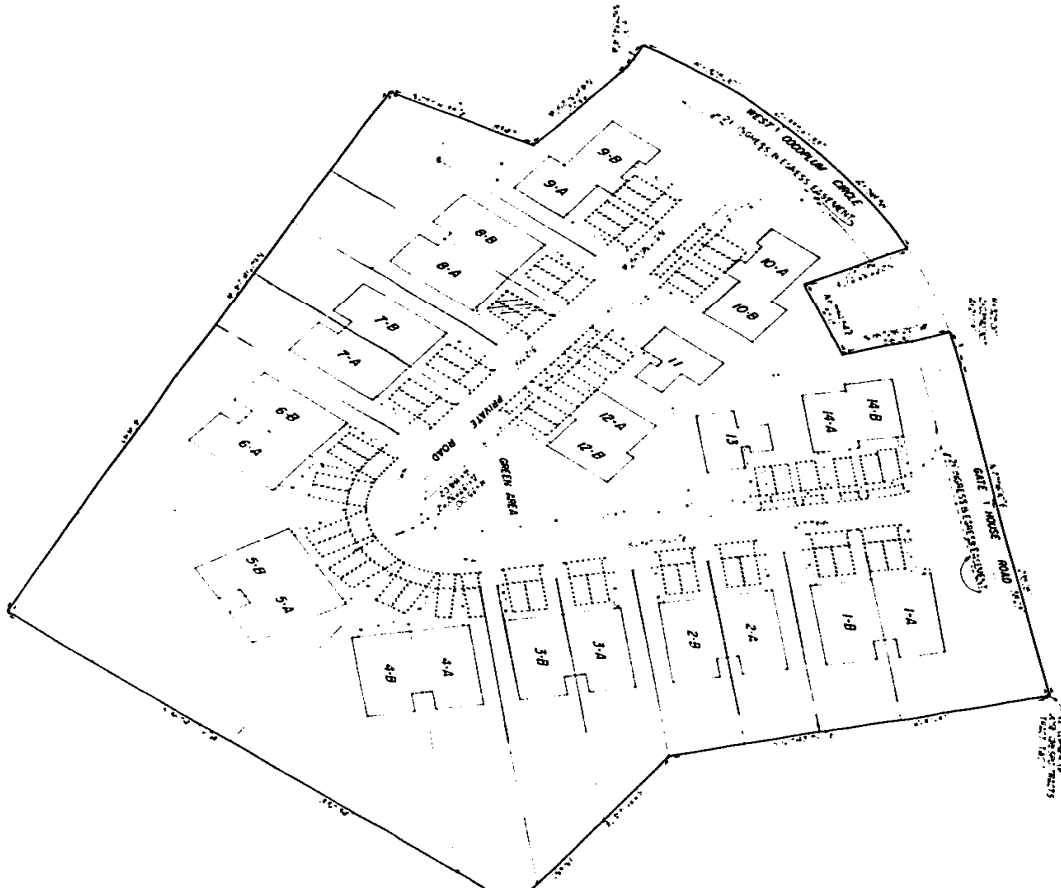
All of the "JOSE CRESPO TRACTS" Tract Two as recorded in Plat Book 89, Page 17 of the Public Records of Broward County, Florida and being further described as follows:

Commence at the Northeast corner of said Jose Crespo Tracts (Tract Two); thence South 12° 43' 50" East a distance of 200.00 feet; thence South 53° 19' 41" East a distance of 130.30 feet; thence South 36° 40' 19" West a distance of 332.34 feet; thence North 62° 18' 24" West a distance of 408.83 feet; thence North 25° 18' 35" East a distance of 83.47 feet; thence North 49° 31' 29" West a distance of 73.22 feet; thence North 62° 34' 24" West a distance of 16.00 feet to the intersection with the arc of a curve to the right (radial bearing South 62° 34' 24" East); thence 198.58 feet along the arc of said curve having a radius of 325.00 feet and a central angle of 35° 00' 33"; thence South 27° 33' 51" East a distance of 56.00 feet; thence North 67° 59' 54" a distance of 52.15 feet; thence North 16° 26' 20" West a distance of 56.00 feet to the intersection with the arc of a curve to the right (radial bearing South 16° 26' 20" East); thence 21.03 feet along the arc of said curve having a radius of 325.00 feet and a central angle of 03° 42' 30" to a point of tangency; thence North 77° 16' 10" East a distance of 235.05 feet to the Point of Commencement.

Said lands lying and being in the City of Plantation, Broward County, Florida.

EXHIBIT "A"

FILE 9765 PAGE 865

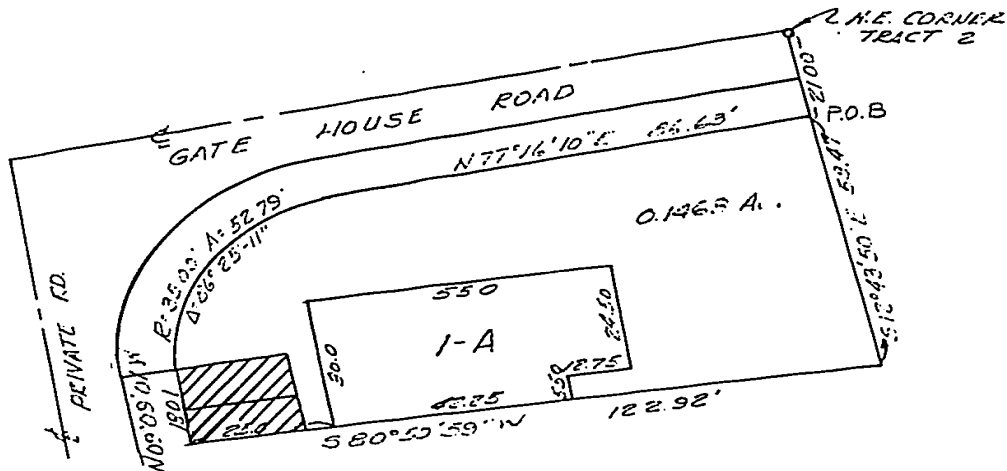
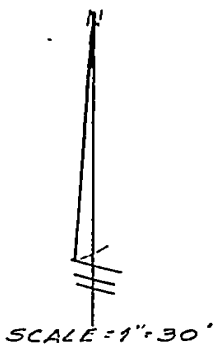


LEGAL DESCRIPTION


LEGAL DESCRIPTION
 The property described herein is situated in the City of Dallas, Texas, and is bounded on the north by the Dallas-Fort Worth Expressway, on the east by the Dallas-Fort Worth Expressway, on the south by the Dallas-Fort Worth Expressway, and on the west by the Dallas-Fort Worth Expressway.

COCORANDA EXHIBITS

MID SOUTH ENGINEERING COMPANY			
2000 W. CAMPBELL ROAD, SUITE 100, DALLAS, TEXAS 75241			
DATE	BY	SCALE	SHEET
10/1/85	J.S.	AS SHOWN	3



UNIT 1-A

 DENOTES PARKING

REF 9765
PAGE 8
17

SURVEY FOR: JOSE CRESPO (CONDO EXHIBITS)

Arnold R...

I hereby certify that the attached sketch represents a recent survey made under my direction, and is true and correct to the best of my knowledge and beliefs, and that there are no encroachments on said land other than are shown hereon.

Fla. Reg. Surveyor No. 1975



MID SOUTH ENGINEERING COMPANY
Consulting Engineers, Surveyors, Planners

233 COMMERCIAL BLVD,
LAUDERDALE BY THE SEA, FLORIDA 33308

DATE	F.B. NO.	DRAWN BY	CHECKED BY	JOB NO.
7-81		C.D.	A.J.F.	0420

"A-1"

LEGAL DESCRIPTION

of

BUILDING 1-A

COCORANDA

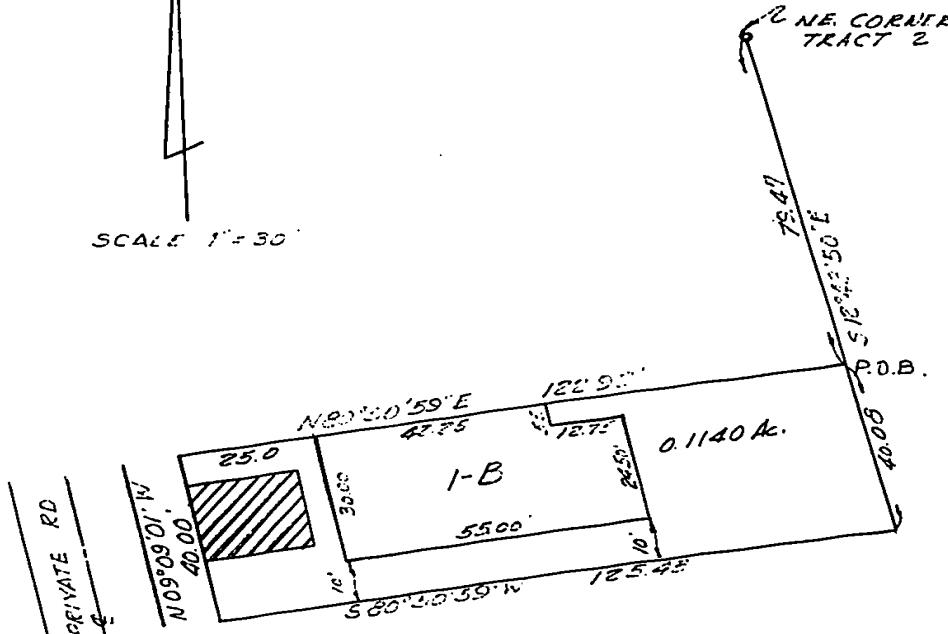
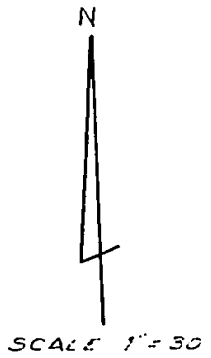
A parcel of land lying in Section 8, Township 50 South, Range 41 East, being a part of Tract Two of the "JOSE CRESPO TRACTS" plat, as recorded in Plat Book 89, Page 17 of the Public Records of Broward County, Florida, lying and being in the City of Plantation, Florida and being further described as follows:

Commence at the Northeast corner of said Tract 2, thence S 12° 43' 50" E, a distance of 21.00 feet to the POINT OF BEGINNING; thence continue S 12° 43' 50" E, a distance of 58.47 feet; thence S 80° 50' 59" W, a distance of 122.92 feet; thence N 09° 09' 01" W, a distance of 18.01 feet to the point of curvature of a curve to the right; thence along the arc of said curve having a radius of 35.00 feet and a central angle of 86° 25' 11", a distance of 52.79 feet to the point of tangency; thence N 77° 16' 10" E, a distance of 86.63 feet to the POINT OF BEGINNING.


Said land containing 0.1468 acres, more or less.

Arnold James

REC 9765
MAR 8 1988



UNIT 1-B

 DENOTES PARKING

SURVEY FOR: JOSE CRESPO (CONDO EXHIBITS)

Arnold [Signature]

I hereby certify that the attached sketch represents a recent survey made under my direction, and is true and correct to the best of my knowledge and beliefs, and that there are no encroachments on said land other than are shown hereon.

Fla. Reg. Surveyor No. 1975

MSIE
 MID SOUTH ENGINEERING COMPANY
 Consulting Engineers, Surveyors, Planners
 233 COMMERCIAL BLVD,
 LAUDERDALE BY THE SEA, FLORIDA 33308

DATE 7-81	F.B. NO.	DRAWN BY C.O.	CHECKED BY A.J.F.	JOB NO. 0420
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REF 9767
 PAGE 869

LEGAL DESCRIPTION

of

BUILDING 1-B

COCORANDA

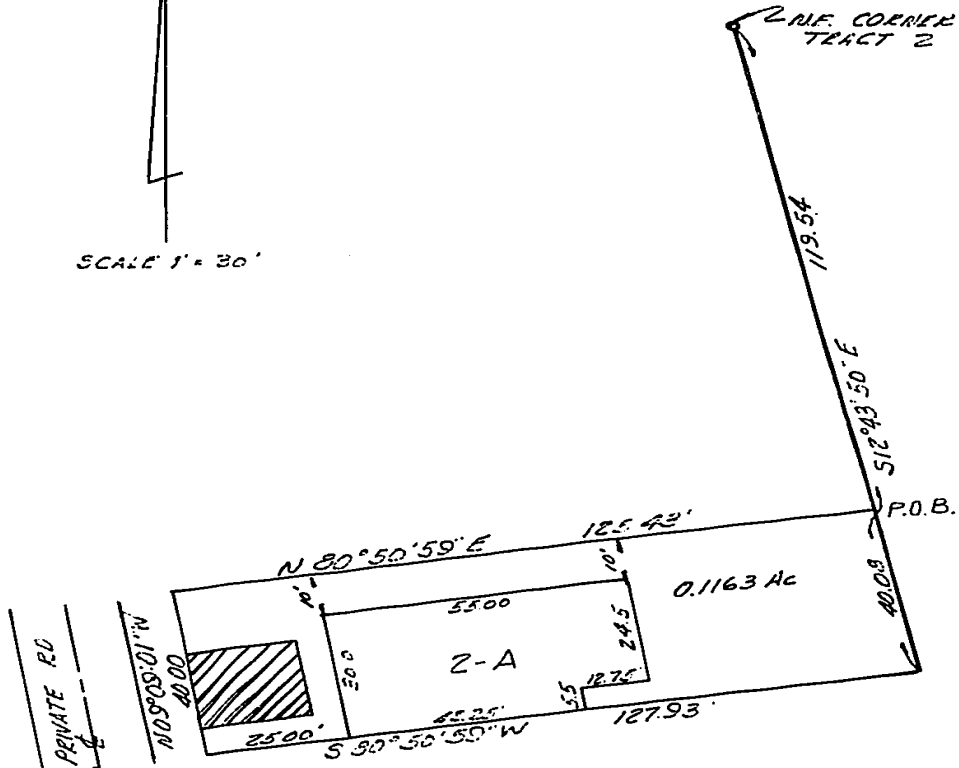
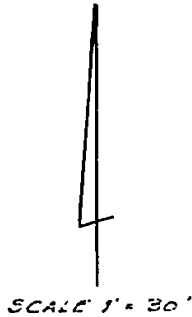
A parcel of land lying in Section 8, Township 50 South, Range 41 East being a part of Tract Two of the "JOSE CRESPO TRACTS" plat, as recorded in Plat Book 89, Page 17 of the Public Records of Broward County, Florida, lying and being in the City of Plantation, Florida and being further described as follows:

Commence at the Northeast corner of said Tract 2, thence S 12° 43' 50" E, a distance of 79.47 feet to the POINT OF BEGINNING; thence continue S 12° 43' 50" E, a distance of 40.08 feet; thence S 80° 50' 59" W, a distance of 125.43 feet; thence N 09° 09' 01" W, a distance of 40.00 feet; thence N 80° 50' 59" E, a distance of 122.92 feet to the POINT OF BEGINNING.

Said land containing 0.1140 acres, more or less.

Arnold F. Farnel

REC 9765
PAGE 870



UNIT 2-A

DINOTTI'S PARKING

REF 9765
PAGE 871

SURVEY FOR JOSE CRESPO (CONDO EXHIBITS)

Arnold Hernandez

I hereby certify that the attached sketch represents a recent survey made under my direction, and is true and correct to the best of my knowledge and beliefs, and that there are no encroachments on said land other than are shown hereon.

Fla. Reg. Surveyor No. 1975



MID SOUTH ENGINEERING COMPANY
Consulting Engineers, Surveyors, Planners

233 COMMERCIAL BLVD,
LAUDERDALE BY THE SEA, FLORIDA 33308

DATE	F.B.NO.	DRAWN BY	CHECKED BY	JOB NO.
7-31		C.D.	A.J.F.	0-580

"A-3"

LEGAL DESCRIPTION

of

BUILDING 2-A

COCORANDA

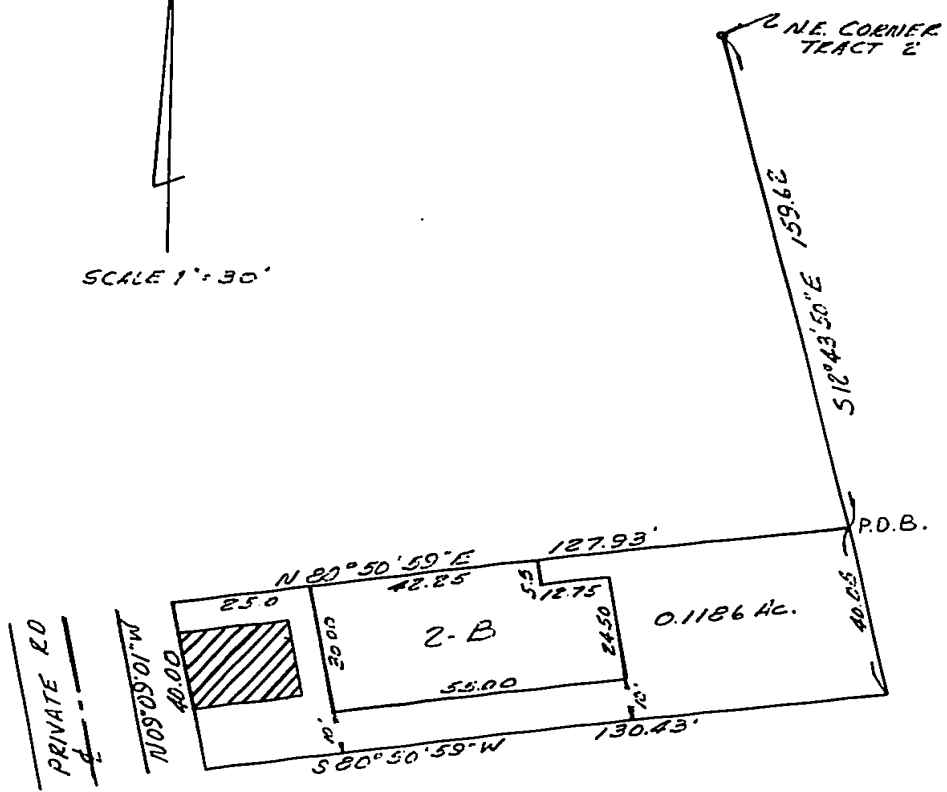
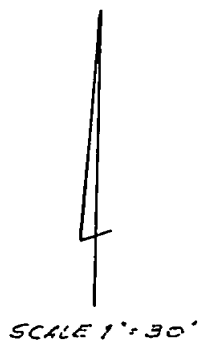
A parcel of land lying in Section 8, Township 50 South, Range 41 East, being a part of Tract Two of the "JOSE CRESPO TRACTS" plat, as recorded in Plat Book 89, Page 17 of the Public Records of Broward County, Florida, lying and being in the City of Plantation, Florida and being further described as follows:

Commence at the Northeast corner of said Tract 2, thence S 12° 43' 50" E, a distance of 119.54 feet to the POINT OF BEGINNING; thence continue S 12° 43' 50" E a distance of 40.08 feet; thence S 80° 50' 59" W a distance of 127.93 feet; thence N 09° 09' 01" W a distance of 40.00 feet; thence N 80° 50' 59" E a distance of 125.43 feet to the POINT OF BEGINNING.

Said land containing 0.1163 acres, more or less.

Arnold F. Fernald

REC 9765
PAGE 872



UNIT 2-B

DENOTES PARKING

REF 9765
PAGE 873

SURVEY FOR: JOSE CRESPO (CONDO EXHIBITS)

Arnold...

I hereby certify that the attached sketch represents a recent survey made under my direction, and is true and correct to the best of my knowledge and beliefs, and that there are no encroachments on said land other than are shown hereon.

Fla. Reg. Surveyor No. 1975



MID SOUTH ENGINEERING COMPANY
Consulting Engineers, Surveyors, Planners

233 COMMERCIAL BLVD,
LAUDERDALE BY THE SEA, FLORIDA 33308

DATE	F.B. NO.	DRAWN BY	CHECKED BY	JOB NO.
7-81		C.D.	A.J.F.	0420

"A-4"

LEGAL DESCRIPTION

of

BUILDING 2-B

COCORANDA

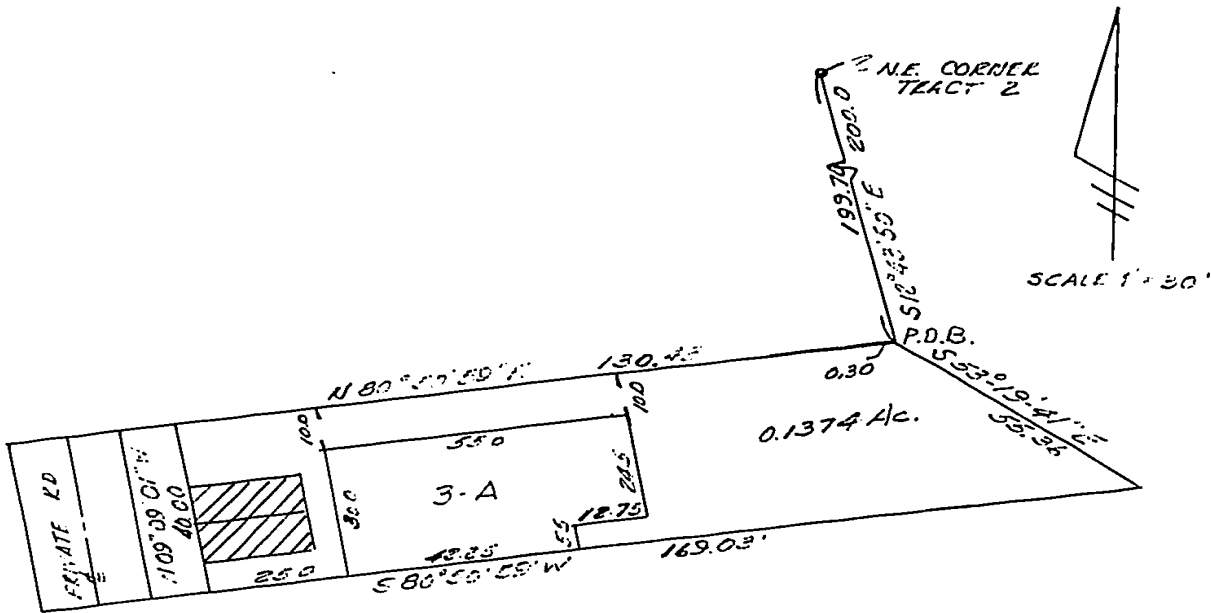
A parcel of land lying in Section 8, Township 50 South, Range 41 East, being a part of Tract Two of the "JOSE CRESPO TRACTS" plat, as recorded in Plat Book 89, Page 17 of the Public Records of Broward County, Florida, lying and being in the City of Plantation, Florida and being further described as follows:

Commence at the Northeast corner of said Tract 2; thence S 12° 43' 50" E, a distance of 159.62 feet to the POINT OF BEGINNING; thence continue S 12° 43' 50" E a distance of 40.08 feet; thence S 80° 50' 59" W a distance of 130.43 feet; thence N 09° 09' 01" W a distance of 40.00 feet; thence N 80° 50' 59" E a distance of 127.93 feet to the POINT OF BEGINNING.

Said land containing 0.1186 acres, more or less.

Arnold F. [unclear]

OFF 9765
PAGE 87A



SCALE 1" = 30'

UNIT 3-A

DENOTE'S PARKING

DEF 9765
PAGE 875

SURVEY FOR JOSE CRESPO (CONDO EXHIBITS)

Arnold...

I hereby certify that the attached sketch represents a recent survey made under my direction, and is true and correct to the best of my knowledge and beliefs, and that there are no encroachments on said land other than are shown hereon.

Fla. Reg. Surveyor No. 1975

MSIE

MID SOUTH ENGINEERING COMPANY
Consulting Engineers, Surveyors, Planners

233 COMMERCIAL BLVD,
LAUDERDALE BY THE SEA, FLORIDA 33308

DATE 7-81	F.B. NO.	DRAWN BY C.D.	CHECKED BY A.J.F.	JOB NO. 0480
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"A-5"

LEGAL DESCRIPTION

of

BUILDING 3-A

COCORANDA

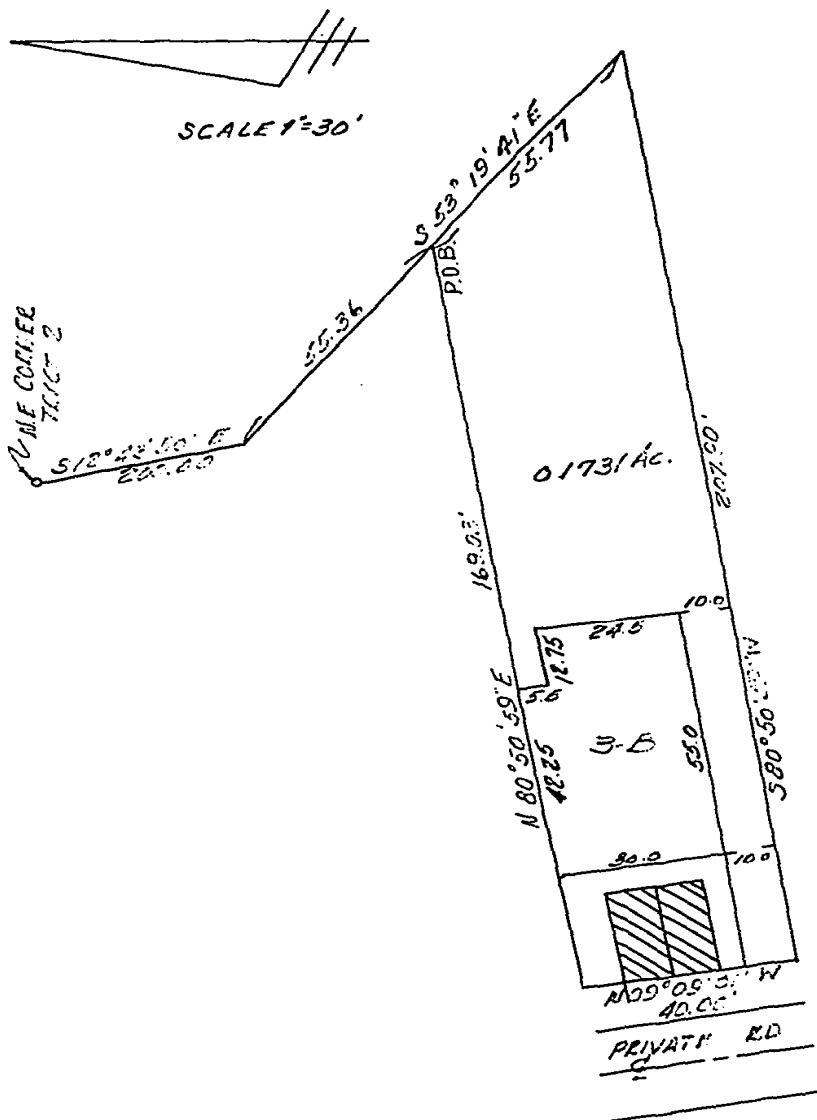
A parcel of land lying in Section 8, Township 50 South, Range 41 East, being a part of Tract Two of the "JOSE CRESPO TRACTS" plat, as recorded in Plat Book 89, Page 17 of the Public Records of Broward County, Florida, lying and being in the City of Plantation, Florida and being further described as follows:

Commence at the Northeast corner of said Tract 2; thence S 12° 43' 50" E, a distance of 199.70 feet to the POINT OF BEGINNING; continue S 12° 43' 50" E a distance of 0.30 feet; thence S 53° 19' 41" E a distance of 55.36 feet; thence S 80° 50' 59" W a distance of 169.03 feet; thence N 09° 09' 01" W a distance of 40.00 feet; thence N 80° 50' 59" E a distance of 130.43 feet to the POINT OF BEGINNING.

Said land containing 0.1374 acres, more or less.

Arnold F. Farnel

OFF 9765
PAGE 876



SCALE 1"=30'

W/ME CORNER
TRAC-2

0.1731 AC.

N 89° 05' 00" W
40.00'

PRIVATE RD

▨ DENOTES PARKING

UNIT 3-B

REF 9765 PAGE 877

SURVEY FOR: JOSE CRESPO (CONDO EXHIBITS)

I hereby certify that the attached sketch represents a recent survey made under my direction, and is true and correct to the best of my knowledge and beliefs, and that there are no encroachments on said land other than are shown hereon.

Fla. Reg. Surveyor No.



MID SOUTH ENGINEERING COMPANY
Consulting Engineers, Surveyors, Planners

233 COMMERCIAL BLVD,
LAUDERDALE BY THE SEA, FLORIDA 33308

DATE 7-81	F.B. NO.	DRAWN BY C.D.	CHECKED BY A.J.F.	JOB NO. 0450
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LEGAL DESCRIPTION

of

BUILDING 3-B

COCORANDA

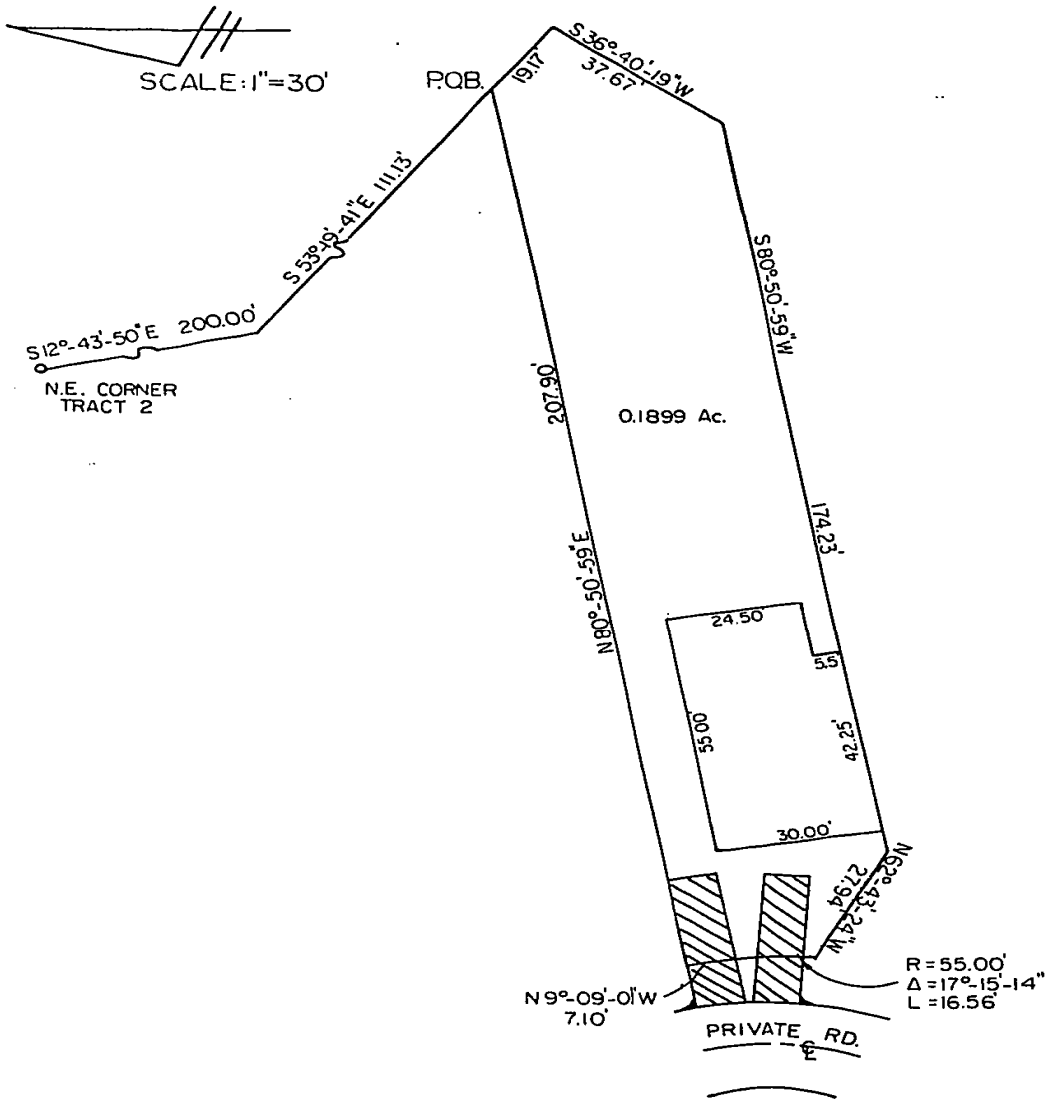
A parcel of land lying in Section 8, Township 50 South, Range 41 East, being a part of Tract Two of the "JOSE CRESPO TRACTS" plat, as recorded in Plat Book 89, Page 17 of the Public Records of Broward County, Florida, lying and being in the City of Plantation, Florida and being further described as follows:

Commence at the Northeast corner of said Tract 2, thence S 12° 43' 50" E, a distance of 200.00 feet; thence S 53° 19' 41" E, a distance of 55.36 feet to the POINT OF BEGINNING; thence continue S 53° 19' 41" E, a distance of 55.77 feet; thence S 80° 50' 59" W, a distance of 207.90 feet; thence N 09° 09' 01" W, a distance of 40.00 feet; thence N 80° 50' 59" E, a distance of 169.03 feet to the POINT OF BEGINNING.

Said land containing 0.1731 acres, more or less.

Arnold F. [unclear]

9765
PAGE 878



SCALE: 1"=30'

S12°-43'-50"E 200.00'

N.E. CORNER TRACT 2

S53°-19'-41"E 111.13'

R.O.B.

19.17' S36°-40'-19"W 37.67'

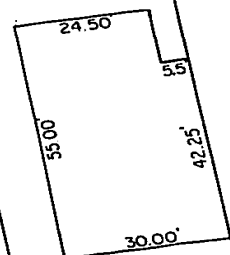
S80°-50'-59"W

0.1899 Ac.

207.90'

N80°-50'-59"E

174.23'



N52°-43'-24"W 27.94'

N9°-09'-0"W 7.10'

PRIVATE RD.

R = 55.00'
Δ = 17°-15'-14"
L = 16.56'

DENOTES PARKING

UNIT-4-A

PLOT 9765 PAGE 879

SURVEY FOR JOSE CRESPO (CONDO EXHIBIT)

Handwritten signature: Arnold...

I hereby certify that the attached sketch represents a recent survey made under my direction, and is true and correct to the best of my knowledge and beliefs, and that there are no encroachments on said land other than are shown hereon.

Fla. Reg. Surveyor No. 1975

MSIE
 MID SOUTH ENGINEERING COMPANY
 Consulting Engineers, Surveyors, Planners
 233 COMMERCIAL BLVD,
 LAUDERDALE BY THE SEA, FLORIDA 33308

DATE 7-31-81	F.B. NO.	DRAWN BY B.F.	CHECKED BY A.J.F.	JOB NO. 0420
-----------------	----------	------------------	----------------------	-----------------

"A-7"

LEGAL DESCRIPTION

of

BUILDING 4-A

COCORANDA

A parcel of land lying in Section 8, Township 50 South, Range 41 East, being a part of Tract Two of the "JOSE CRESPO TRACTS" plat, as recorded in Plat Book 89, Page 17 of the Public Records of Broward County, Florida, lying and being in the City of Plantation, Florida and being further described as follows:

Commence at the Northeast corner of said Tract 2; thence S 12° 43' 50" E, a distance of 200.00 feet; thence S 53° 19' 41" E, a distance of 111.13 feet to the POINT OF BEGINNING; thence continue S 53° 19' 41" E, a distance of 19.17 feet; thence S 36° 40' 19" W, a distance of 37.67 feet; thence S 80° 50' 59" W, a distance of 174.23 feet; thence N 62° 43' 24" W, a distance of 27.94 feet to the point of intersection with a curve to the left, having a radius of 55.00 feet; thence along the arc of said curve, having a central angle of 17° 15' 14", a distance of 16.56 feet to the point of tangency; thence N 09° 09' 01" W, a distance of 7.10 feet; thence N 80° 50' 59" E, a distance of 207.90 feet to the POINT OF BEGINNING,

Said land containing 0.1899 acres, more or less.

Arnold F. [Signature]

SEE 9765
PAGE 880

SCALE: 1" = 30'

S12°-43'-50" E 200.0'
N.E.
CORNER TRACT 2

37.67' P.O.B.

S53°-19'-41" E 130.30'

S36°-40'-19" W

174.23'

N80°-50'-59" E

0.2590 Ac.

24.50'

9.5'

42.25'

30.00'

55.00'

147.93'

142.46'


N55°-37'-02" W

S62°-43'-24" E
27.04'

PRIVATE RD

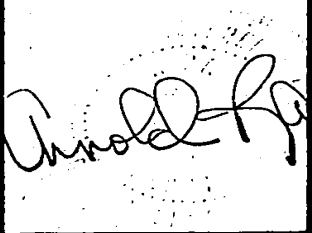
R = 55.00'
Δ = 26°-16'-23"
L = 25.22'

UNIT 4-B

 DENOTES PARKING

9765
PAGE 881

SURVEY FOR: JOSE CRESPO (CONDO EXHIBITS)



I hereby certify that the attached sketch represents a recent survey made under my direction, and is true and correct to the best of my knowledge and beliefs, and that there are no encroachments on said land other than are shown hereon.

Fla. Reg. Surveyor No. 1975

MSE

MID SOUTH ENGINEERING COMPANY
Consulting Engineers, Surveyors, Planners

233 COMMERCIAL BLVD,
LAUDERDALE BY THE SEA, FLORIDA 33308

DATE	F.B. NO.	DRAWN BY	CHECKED BY	JOB NO.
7-81		C.D.	A.J.F.	0530

"A-8"

LEGAL DESCRIPTION

of

BUILDING 4-B

COCORANDA

A parcel of land lying in Section 8, Township 50 South, Range 41 East, being a part of Tract Two of the "JOSE CRESPO TRACTS" plat, as recorded in Plat Book 89, Page 17 of the Public Records of Broward County, Florida, lying and being in the City of Plantation, Florida and being further described as follows:

Commence at the Northeast corner of said Tract 2; thence S 12° 43' 50" E a distance of 200.00 feet; thence S 53° 19' 41" E, a distance of 130.30 feet; thence S 36° 40' 19" W, a distance of 37.67 feet to the POINT OF BEGINNING; thence continue S 36° 40' 19" W, a distance of 147.93 feet; thence N 55° 37' 02" W, a distance of 142.46 feet to the point of intersection with a curve to the left having a radius of 55.00 feet; thence along the arc of said curve having a central angle of 26° 16' 23", a distance of 25.22 feet; thence S 62° 43' 24" E, a distance of 27.94 feet; thence N 80° 50' 59" E a distance of 174.23 feet to the POINT OF BEGINNING.

Said land containing 0.2590 acres, more or less.

Arnold F. Farnel

OFF
NO. 9765
PAGE 882

SCALE - 1" = 30'

TRACT 2
NE.
CORNER

200.0
S 12°-43'-50" E

130.30
S 53°-19'-41" E

185.60

POB.

S 36°-40'-19" W

91.44

0.1918 Ac.

S 55°-37'-02" E
142.46

6.98

0.05

R = 55.0'
Δ = 25°-14'-49"
L = 24.24'

PRIVATE RD

55.0'

12.75'

159.25'

42.25'


0.05

12.75'

159.25'

N 30°-22'-25" E

UNIT 5-A

 DENOTES PARKING

FILE 9765 PAGE 883

SURVEY FOR JOSE CRESPO (CONDO EXHIBITS)

I hereby certify that the attached sketch represents a recent survey made under my direction, and is true and correct to the best of my knowledge and beliefs, and that there are no encroachments on said land other than are shown hereon.

Fla. Reg. Surveyor No.

MID SOUTH ENGINEERING COMPANY
Consulting Engineers, Surveyors, Planners

233 COMMERCIAL BLVD,
LAUDERDALE BY THE SEA, FLORIDA 33308

DATE	FB. NO.	DRAWN BY	CHECKED BY	JOB NO.
7-31-81		B.F.	A.J.F.	0420

"A-9"

LEGAL DESCRIPTION

of

BUILDING 5-A

COCORANDA

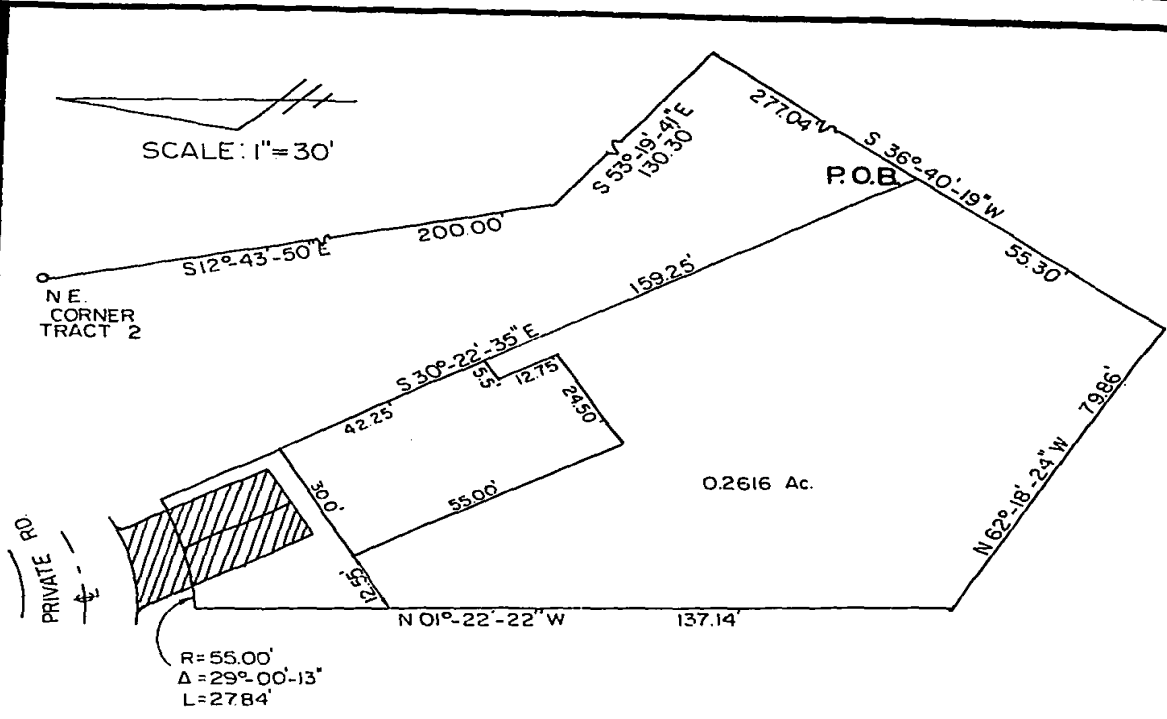
A parcel of land lying in Section 8, Township 50 South, Range 41 East, being a part of Tract Two of the "JOSE CRESPO TRACTS" plat, as recorded in Plat Book 89, Page 17 of the Public Records of Broward County, Florida, lying and being in the City of Plantation, Florida and being further described as follows:

Commence at the Northeast corner of Tract 2; thence S 12° 43' 50" E, a distance of 200.00 feet; thence S 53° 19' 41" E a distance of 130.30 feet; thence S 36° 40' 19" W, a distance of 185.60 feet to the POINT OF BEGINNING; thence continue S 36° 40' 19" W, a distance of 91.44 feet; thence N 30° 22' 35" W, a distance of 159.25 feet to the point of intersection with a curve to the left having a radius of 55.00 feet; thence along the arc of said curve having a central angle of 25° 14' 49", a distance of 24.24 feet; thence S 55° 37' 02" E, a distance of 142.46 feet to the POINT OF BEGINNING.

Said land containing 0.1918 acres, more or less.

Arnold K. Ford

9765
PAGE 884



SCALE: 1"=30'

N.E. CORNER TRACT 2

P.O.B.

0.2616 Ac.

PRIVATE

R=55.00'
 $\Delta=29^{\circ}00'-13"$
 L=27.84'

DENOTES PARKING

UNIT 5-B

REC 9765
 PAGE 885

SURVEY FOR: JOSE CRESPO (CONDO EXHIBIT)

Arnold R. ...

I hereby certify that the attached sketch represents a recent survey made under my direction, and is true and correct to the best of my knowledge and beliefs, and that there are no encroachments on said land other than are shown hereon.

Fla. Reg. Surveyor No.

MSE
 MID SOUTH ENGINEERING COMPANY
 Consulting Engineers, Surveyors, Planners
 233 COMMERCIAL BLVD,
 LAUDERDALE BY THE SEA, FLORIDA 33308

DATE 7-31-81	F.S. NO.	DRAWN BY B.F.	CHECKED BY A.J.F.	JOB NO. 0420
-----------------	----------	------------------	----------------------	-----------------

"A-10"

LEGAL DESCRIPTION

of

BUILDING 5-B

COCORANDA

A parcel of land lying in Section 8, Township 50 South, Range 41 East, being a part of Tract Two of the "JOSE CRESPO TRACTS" plat, as recorded in Plat Book 89, Page 17 of the Public Records of Broward County, Florida, lying and being in the City of Plantation, Florida and being further described as follows:

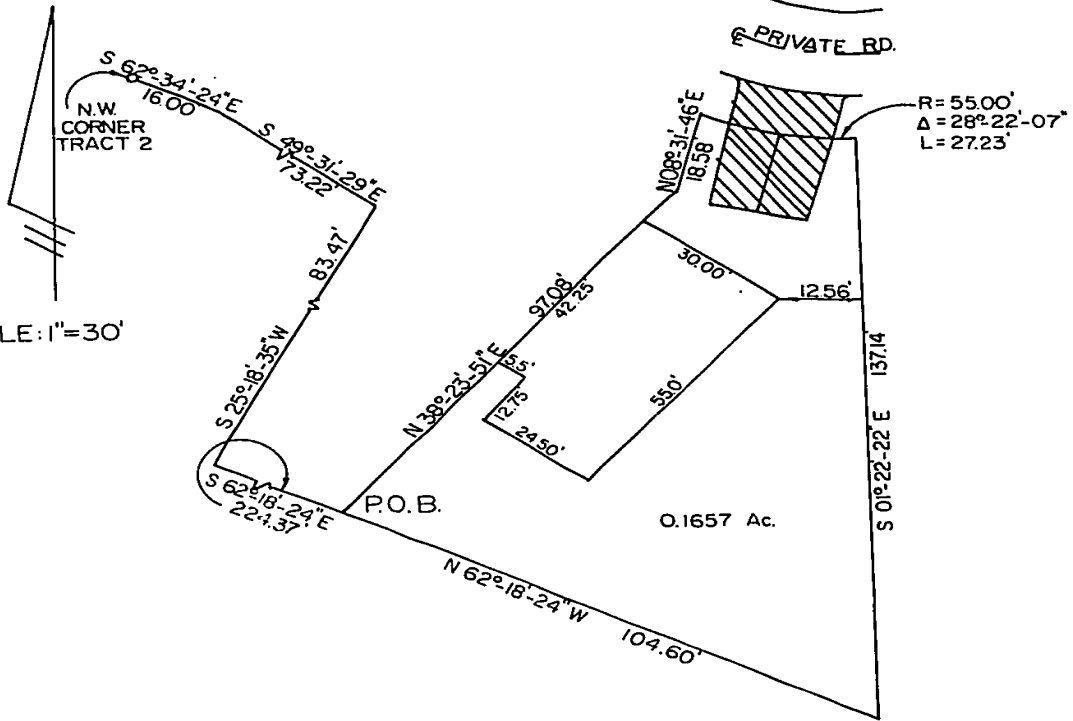
Commence at the Northeast corner of Tract 2; thence S 12° 43' 50" E, a distance of 200.00 feet; thence S 53° 19' 41" E a distance of 130.30 feet; thence S 36° 40' 19" W, a distance of 277.04 feet to the POINT OF BEGINNING; thence continue S 36° 40' 19" W, a distance of 55.30 feet; thence N 62° 18' 24" W, a distance of 79.86 feet; thence N 01° 22' 22" W a distance of 137.14 feet to the point of intersection with a curve to the left having a radius of 55.00 feet; thence along the arc of said curve having a central angle of 29° 00' 13", a distance of 27.84 feet; thence S 30° 22' 35" E, a distance of 159.25 feet to the POINT OF BEGINNING.

Said land containing 0.2616 acres, more or less.

Arnold F. Ford

REF 9765
PAGE 886

SCALE: 1"=30'



UNIT 6-A

 DENOTES PARKING

REF 9765
PAGE 887

SURVEY FOR JOSE CRESPO (CONDO EXHIBITS)

Arnold...

I hereby certify that the attached sketch represents a recent survey made under my direction, and is true and correct to the best of my knowledge and beliefs, and that there are no encroachments on said land other than are shown hereon.

Fla. Reg. Surveyor No.

MSE

MID SOUTH ENGINEERING COMPANY
Consulting Engineers, Surveyors, Planners

233 COMMERCIAL BLVD,
LAUDERDALE BY THE SEA, FLORIDA 33308

DATE 7-31-81	F.B. NO.	DRAWN BY B.F.	CHECKED BY A.U.F.	JOB NO. 0420
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"A-11"

LEGAL DESCRIPTION

of

BUILDING 6-A

COCORANDA

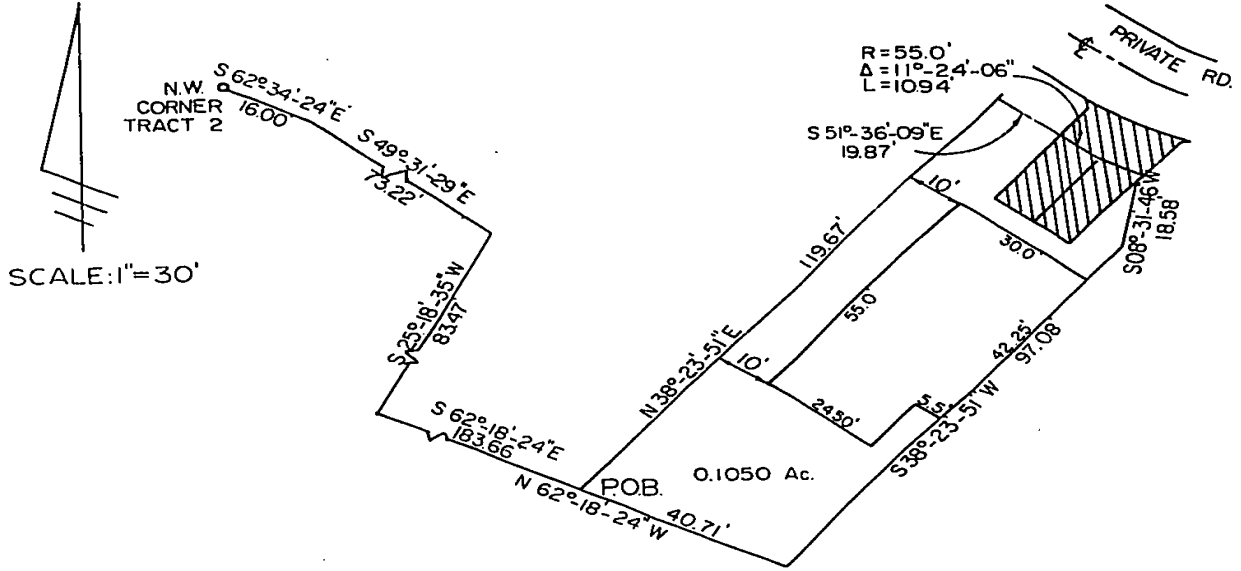
A parcel of land lying in Section 8, Township 50 South, Range 41 East, being a part of Tract Two of the "JOSE CRESPO TRACTS" plat, as recorded in Plat Book 89, Page 17 of the Public Records of Broward County, Florida, lying and being in the City of Plantation, Florida and being further described as follows:

Commence at the Northwest corner of said Tract 2; thence S 62° 34' 24" E, a distance of 16.00 feet; thence S 49° 31' 29" E, a distance of 73.22 feet; thence S 25° 18' 35" W a distance of 83.47 feet; thence S 62° 18' 24" E, a distance of 224.37 feet; thence N 38° 23' 51" E, a distance of 97.08 feet; thence N 08° 31' 46" E, a distance of 18.58 feet to the Point of Intersection with a curve to the left, having a radius of 55.00 feet; thence along the arc of said curve having a central angle of 28° 22' 07", a distance of 27.23 feet; thence S 01° 22' 22" E, a distance of 137.14 feet; thence N 62° 18' 24" W, a distance of 104.60 feet to the POINT OF BEGINNING.

Said land containing 0.1657 acres, more or less.

Arnold Ford

OFF
9765
PAGE 888



SCALE: 1"=30'

DENOTES PARKING

UNIT 6-B

REF 9765
PAGE 889

SURVEY FOR: JOSE CRESPO (CONDO EXHIBITS)

I hereby certify that the attached sketch represents a recent survey made under my direction, and is true and correct to the best of my knowledge and beliefs, and that there are no encroachments on said land other than are shown hereon.

Fla. Reg. Surveyor No.

MSIE
MID SOUTH ENGINEERING COMPANY
 Consulting Engineers, Surveyors, Planners
 233 COMMERCIAL BLVD,
 LAUDERDALE BY THE SEA, FLORIDA 33308

DATE 7-31-81	F.B. NO.	DRAWN BY B.F.	CHECKED BY A.U.F.	JOB NO. 0420
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LEGAL DESCRIPTION

of

BUILDING 6-B

COCORANDA

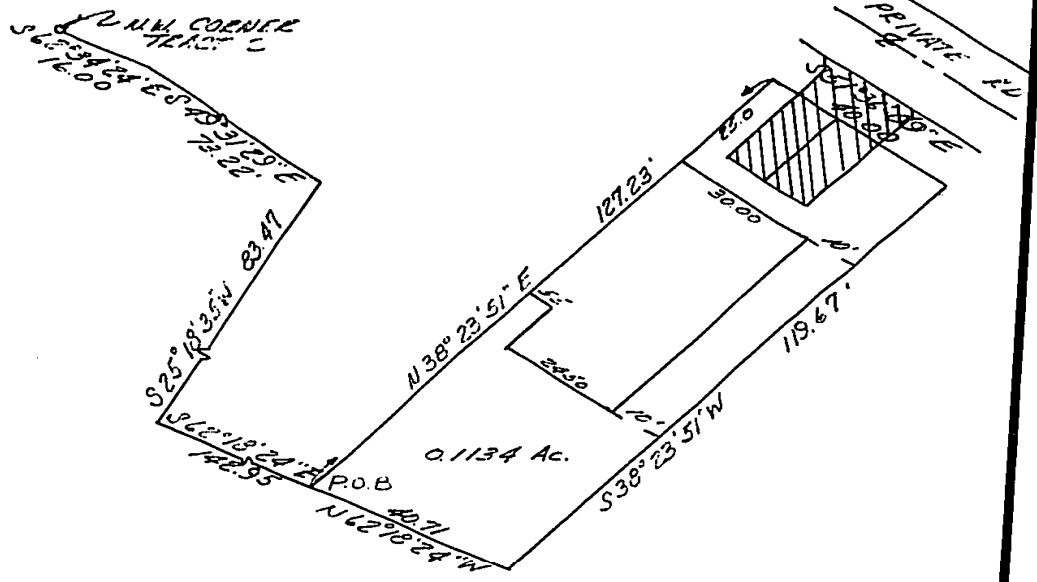
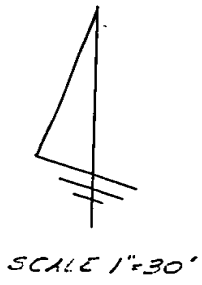
A parcel of land lying in Section 8, Township 50 South, Range 41 East, being a part of Tract Two of the "JOSE CRESPO TRACTS" plat, as recorded in Plat Book 89, Page 17 of the Public Records of Broward County, Florida, lying and being in the City of Plantation, Florida and being further described as follows:

Commence at the Northwest corner of said Tract 2; thence S 62° 34' 24" E, a distance of 16.00 feet; thence S 49° 31' 29" E, a distance of 73.22 feet; thence S 25° 18' 35" W, a distance of 83.47 feet; thence S 62° 18' 24" E, a distance of 183.66 feet to the POINT OF BEGINNING; thence N 38° 23' 51" E, a distance of 119.67 feet; thence S 51° 36' 09" E, a distance of 19.87 feet to the point of curvature of a curve to the left having a radius of 55.00 feet; thence along the arc of said curve having a central angle of 11° 24' 06", a distance of 10.94 feet; thence S 08° 31' 46" W, a distance of 18.58 feet; thence S 38° 23' 51" W, a distance of 97.08 feet; thence N 62° 18' 24" W, a distance of 40.71 feet to the POINT OF BEGINNING.

Said land containing 0.1050 acres, more or less.

Arnold F. Ford

REF 9765
PAGE 890



UNIT 7-A

DENOTES PARKING

SIT 9765
SHEET 891

SURVEY FOR: JOSE CRESPO (CONDO EXHIBITS)

Arnold H. ...

I hereby certify that the attached sketch represents a recent survey made under my direction, and is true and correct to the best of my knowledge and beliefs, and that there are no encroachments on said land other than are shown hereon.

Fla. Reg. Surveyor No. 1975



MID SOUTH ENGINEERING COMPANY
Consulting Engineers, Surveyors, Planners

233 COMMERCIAL BLVD,
LAUDERDALE BY THE SEA, FLORIDA 33308

DATE 7-81	F.B. NO.	DRAWN BY C.D.	CHECKED BY A.J.F.	JOB NO. 0480
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"A-13"

LEGAL DESCRIPTION

of

BUILDING 7-A

COCORANDA

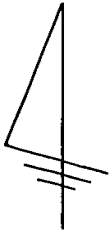
A parcel of land lying in Section 8, Township 50 South, Range 41 East, being a part of Tract Two of the "JOSE CRESPO TRACTS" plat, as recorded in Plat Book 89, Page 17 of the Public Records of Broward County, Florida, lying and being in the City of Plantation, Florida and being further described as follows:

Commence at the Northwest corner of said Tract 2; thence S 62° 34' 24" E, distance of 16.00 feet; thence S 49° 31' 29" E a distance of 73.22 feet; thence S 25° 18' 35" W a distance of 83.47 feet; thence S 62° 18' 24" E, a distance of 142.95 feet to the POINT OF BEGINNING; thence N 38° 23' 51" E, a distance of 127.23 feet; thence S 51° 36' 09" E, a distance of 40.00 feet; thence S 38° 23' 51" W a distance of 119.67 feet; thence N 62° 18' 24" W a distance of 40.71 feet to the POINT OF BEGINNING.

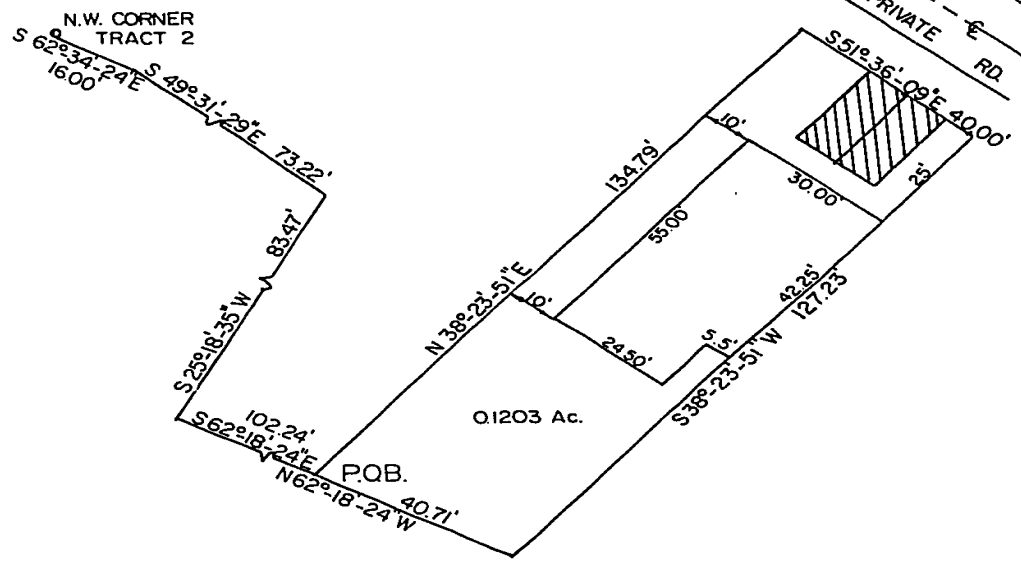
Said land containing 0.1134 acres, more or less.

Arnold James

REC 9765
PAGE 892




SCALE: 1"=30'



REF 9765 PAGE 898

UNIT 7-B

 DENOTES PARKING

SURVEY FOR: JOSE CRESPO (CONDO EXHIBITS)

I hereby certify that the attached sketch represents a recent survey made under my direction, and is true and correct to the best of my knowledge and beliefs, and that there are no encroachments on said land other than are shown hereon.

Fla. Reg. Surveyor No.



MID SOUTH ENGINEERING COMPANY
Consulting Engineers, Surveyors, Planners

233 COMMERCIAL BLVD,
LAUDERDALE BY THE SEA, FLORIDA 33308

DATE 7-81	F.B. NO.	DRAWN BY B.F.	CHECKED BY A.J.F.	JOB NO. 0420
--------------	----------	------------------	----------------------	-----------------

"A-14"

LEGAL DESCRIPTION

of

BUILDING 7-B

COCORANDA

A parcel of land lying in Section 8, Township 50 South, Range 41 East, being a part of Tract Two of the "JOSE CRESPO TRACTS" plat, as recorded in Plat Book 89, Page 17 of the Public Records of Broward County, Florida, lying and being in the City of Plantation, Florida and being further described as follows:

Commence at the Northwest corner of said Tract 2; thence S 62° 34' 24" E, distance of 16.00 feet; thence S 49° 31' 29" E a distance of 73.22 feet; thence S 25° 18' 35" W a distance of 83.47 feet; thence S 62° 18' 24" E a distance of 102.24 feet to the POINT OF BEGINNING; thence N 38° 23' 51" E, a distance of 134.79 feet; thence S 51° 36' 09" E, a distance of 40.00 feet; thence S 38° 23' 51" W a distance of 127.23 feet; thence N 62° 18' 24" W a distance of 40.71 feet to the POINT OF BEGINNING.

Said land containing 0.1203 acres, more or less.

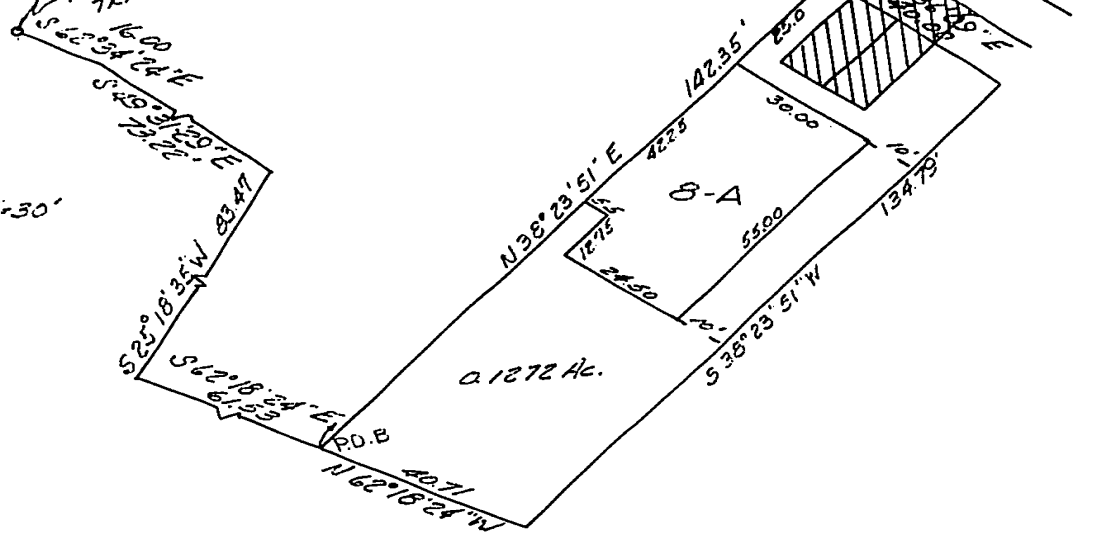
Arnold F. Ford

9765
PAGE 894

SCALE 1"=30'



N.W. CORNER TRACT 2



UNIT 8-A

DENOTES PARKING

OFF 9765
PAGE 805

SURVEY FOR: JOSE CRESPO (CONDO EXHIBITS)

Arnold F. ...

I hereby certify that the attached sketch represents a recent survey made under my direction, and is true and correct to the best of my knowledge and beliefs, and that there are no encroachments on said land other than are shown hereon.

Fla. Reg. Surveyor No. 1975

MSE
 MID SOUTH ENGINEERING COMPANY
 Consulting Engineers, Surveyors, Planners
 233 COMMERCIAL BLVD,
 LAUDERDALE BY THE SEA, FLORIDA 33308

DATE 7-81	F.B.NO.	DRAWN BY C.D.	CHECKED BY A.J.F.	JOB NO. 0420
--------------	---------	------------------	----------------------	-----------------

"A-15"

LEGAL DESCRIPTION

of

BUILDING 8-A

COCORANDA

A parcel of land lying in Section 8, Township 50 South, Range 41 East, being a part of Tract Two of the "JOSE CRESPO TRACTS" plat, as recorded in Plat Book 89, Page 17 of the Public Records of Broward County, Florida, lying and being in the City of Plantation, Florida and being further described as follows:

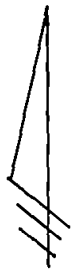
Commence at the Northwest corner of said Tract 2; thence S 62° 34' 24" E, a distance of 16.00 feet; thence S 49° 31' 29" E a distance of 73.22 feet; thence S 25° 18' 35" W a distance of 83.47 feet; thence S 62° 18' 24" E, a distance of 61.53 feet to the POINT OF BEGINNING; thence N 38° 23' 51" E, a distance of 142.35 feet; thence S 51° 36' 09" E, a distance of 40.00 feet; thence S 38° 23' 51" W a distance of 134.79 feet; thence N 62° 18' 24" W a distance of 40.71 feet to the POINT OF BEGINNING.

Said land containing 0.1272 acres, more or less.

Arnold J. [Signature]

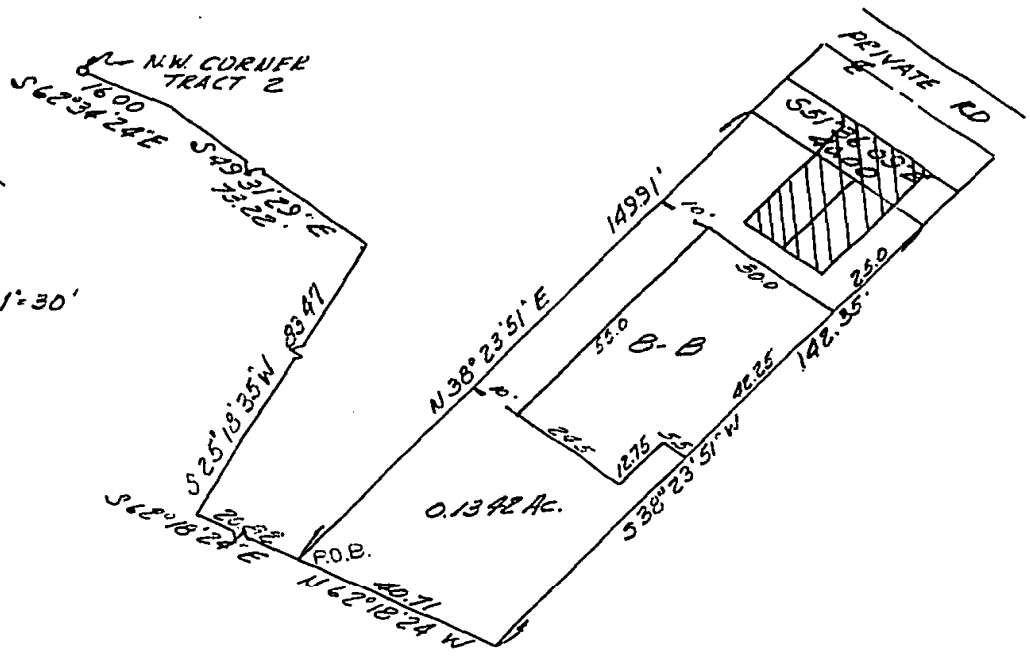


9765
PAGE 806



N.W. CORNER TRACT 2

SCALE 1"=30'



UNIT 8-B

DENOTES PARKING

NET 9765
PAGE 897

SURVEY FOR: JOSE CRESPO (CONDO EXHIBITS)

Arnold K...

REGISTERED
SURVEYOR
FLORIDA
1975

I hereby certify that the attached sketch represents a recent survey made under my direction, and is true and correct to the best of my knowledge and beliefs, and that there are no encroachments on said land other than are shown hereon.

Fla. Reg. Surveyor No. 1975



MID SOUTH ENGINEERING COMPANY
Consulting Engineers, Surveyors, Planners

233 COMMERCIAL BLVD,
LAUDERDALE BY THE SEA, FLORIDA 33308

DATE 7-81	F.B. NO.	DRAWN BY C.D.	CHECKED BY A.J.F.	JOB NO. 0420
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LEGAL DESCRIPTION

of

BUILDING 8-B

COCORANDA

A parcel of land lying in Section 8, Township 50 South, Range 41 East, being a part of Tract Two of the "JOSE CRESPO TRACTS" plat, as recorded in Plat Book 89, Page 17 of the Public Records of Broward County, Florida, lying and being in the City of Plantation, Florida and being further described as follows:

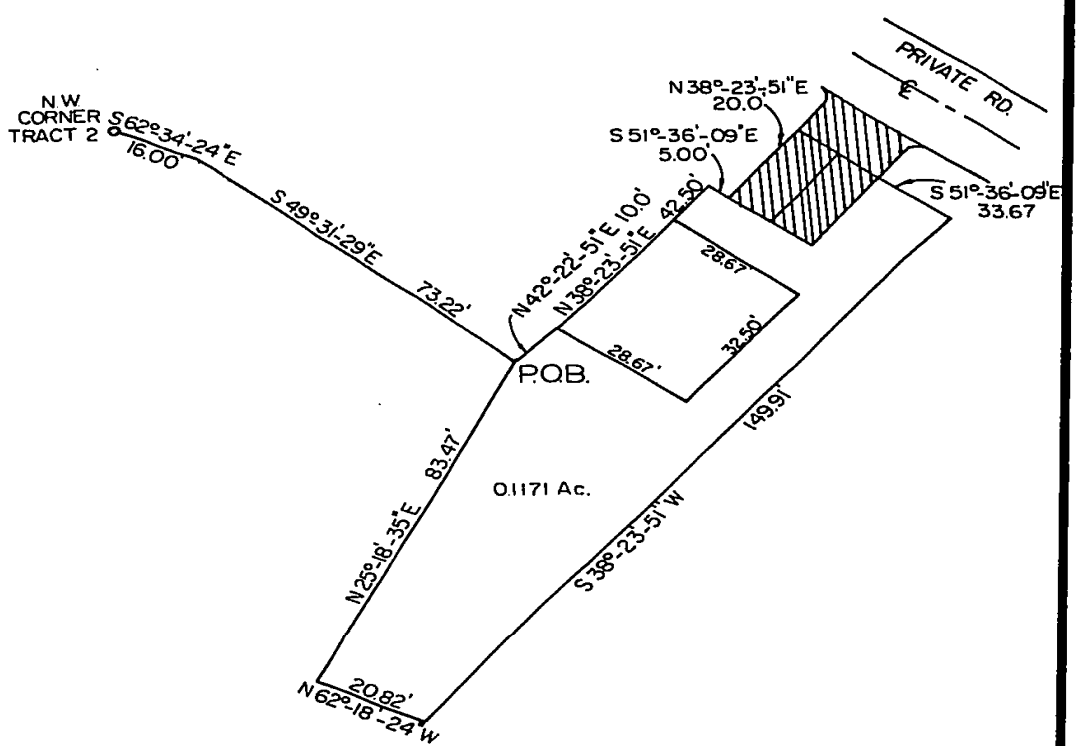
Commence at the Northwest corner of said Tract 2; thence S 62° 34' 24" E, a distance of 16.00 feet; thence S 49° 31' 29" E a distance of 73.22 feet; thence S 25° 18' 35" W a distance of 83.47 feet; thence S 62° 18' 24" E a distance of 20.82 feet; to the POINT OF BEGINNING; thence N 38° 23' 51" E, a distance of 149.91 feet; thence S 51° 36' 09" E, a distance of 40.00 feet; thence S 38° 23' 51" W a distance of 142.35 feet; thence N 62° 18' 24" W a distance of 40.71 feet to the POINT OF BEGINNING.

Said land containing 0.1342 acres, more or less.


Arnold F. [Signature]

REC 9765
PAGE 898

SCALE: 1"=30'



UNIT 9-A

 DENOTES PARKING

REF 9765 PAGE 809

SURVEY FOR JOSE CRESPO (CONDO EXHIBITS)

Arnold F. ...

I hereby certify that the attached sketch represents a recent survey made under my direction, and is true and correct to the best of my knowledge and beliefs, and that there are no encroachments on said land other than are shown hereon.

Fla. Reg. Surveyor No. 1975



MID SOUTH ENGINEERING COMPANY
Consulting Engineers, Surveyors, Planners

233 COMMERCIAL BLVD,
LAUDERDALE BY THE SEA, FLORIDA 33308

DATE	F.B. NO.	DRAWN BY	CHECKED BY	JOB NO.
7-31-81		B.F.	A.L.F.	0420

LEGAL DESCRIPTION

of

BUILDING 9-A

COCORANDA

A parcel of land lying in Section 8, Township 50 South, Range 41 East, being a part of Tract Two of the "JOSE CRESPO TRACTS" plat, as recorded in Plat Book 89, Page 17 of the Public Records of Broward County, Florida, lying and being in the City of Plantation, Florida and being further described as follows:

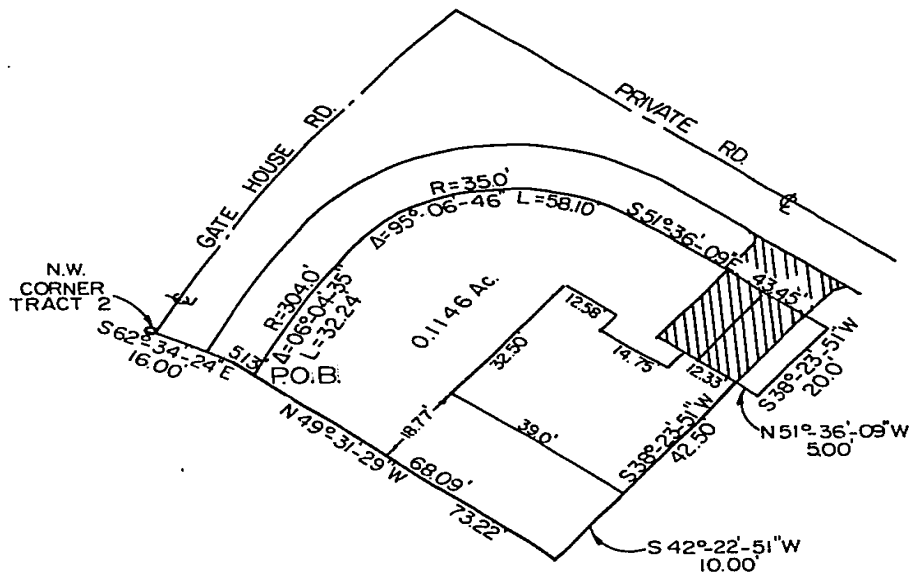
Commence at the Northwest corner of said Tract 2, thence S 62° 34' 24" E a distance of 16.00 feet; thence S 49° 31' 29" E, a distance of 73.22 feet to the POINT OF BEGINNING; thence N 42° 22' 51" E, a distance of 10.00 feet; thence N 38° 23' 51" E, a distance of 42.50 feet; thence S 51° 36' 09" E, a distance of 5.00 feet; thence N 38° 23' 51" E, a distance of 20.00 feet; thence S 51° 36' 09" E, a distance of 33.67 feet; thence S 38° 23' 51" W, a distance of 149.91 feet; thence N 62° 18' 24" W, a distance of 20.82 feet, thence N 25° 18' 35" E, a distance of 83.47 feet to the POINT OF BEGINNING.

Said land containing 0.1171 acres, more or less.


Arnold Spindel

OFF 9765
PAGE 3/10

SCALE: 1" = 30'



UNIT 9-B

 DENOTES PARKING

9765 PART 901

SURVEY FOR JOSE CRESPO (CONDO EXHIBITS)

Arnold P. ...

I hereby certify that the attached sketch represents a recent survey made under my direction, and is true and correct to the best of my knowledge and beliefs, and that there are no encroachments on said land other than are shown hereon.

Fla. Reg. Surveyor No.

MSIE
MID SOUTH ENGINEERING COMPANY
 Consulting Engineers, Surveyors, Planners
 233 COMMERCIAL BLVD,
 LAUDERDALE BY THE SEA, FLORIDA 33308

DATE 7-31-81	F.B.NO.	DRAWN BY B.F.	CHECKED BY A.J.F.	JOB NO. 0420
-----------------	---------	------------------	----------------------	-----------------

"A-18"

LEGAL DESCRIPTION

of

BUILDING 9-B

COCORANDA

A parcel of land lying in Section 8, Township 50 South, Range 41 East, being a part of Tract Two of the "JOSE CRESPO TRACTS" plat, as recorded in Plat Book 89, Page 17 of the Public Records of Broward County, Florida, lying and being in the City of Plantation, Florida and being further described as follows:

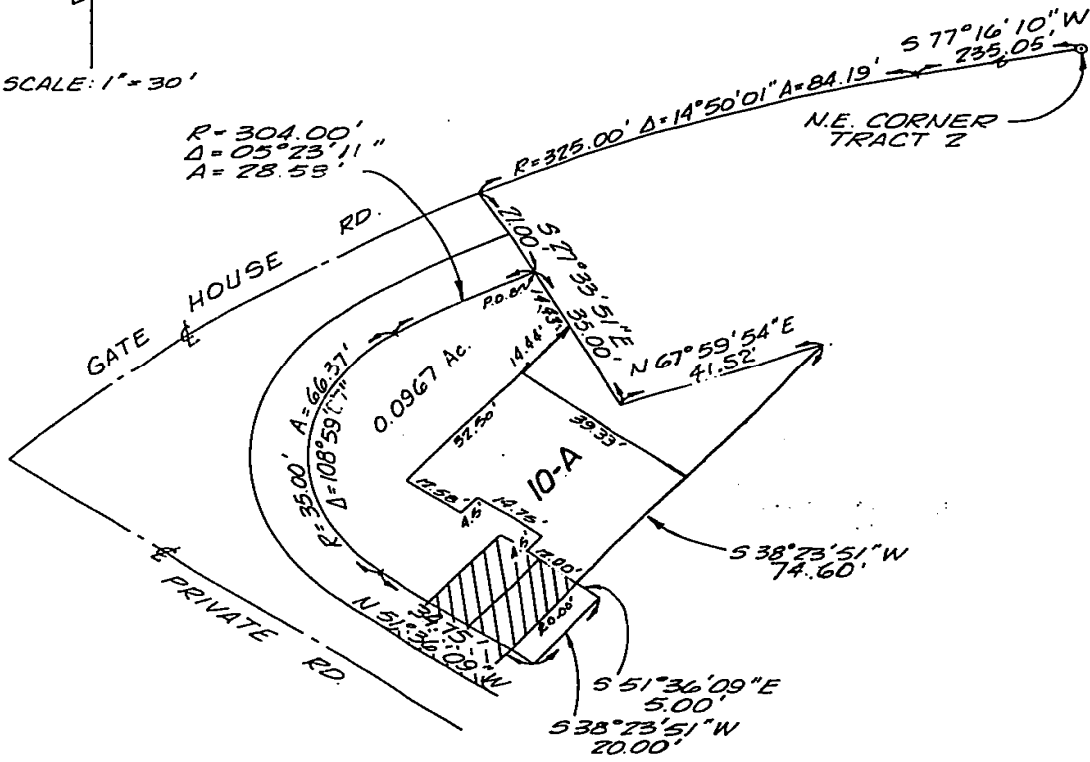
Commence at the Northwest corner of Tract 2, thence South $62^{\circ} 34' 24''$ East a distance of 16.00 feet, thence South $49^{\circ} 31' 29''$ East a distance of 5.13 feet to the point of intersection with a curve having a radius of 304.00 feet Also being the POINT OF BEGINNING, thence along the arc of said curve having a central angle of $06^{\circ} 04' 35''$ a distance of 32.24 feet to the point of compound curvature of a curve to the right having a radius of 35.00 feet, thence along the arc of said curve having a central angle of $95^{\circ} 06' 46''$ a distance of 58.10 feet to the point of tangency, thence South $51^{\circ} 36' 09''$ East a distance of 43.45 feet, thence South $38^{\circ} 23' 51''$ West a distance of 20.00 feet, thence North $51^{\circ} 36' 09''$ West a distance of 5.00 feet, thence South $38^{\circ} 23' 51''$ West a distance of 42.50 feet, thence South $42^{\circ} 22' 51''$ West a distance of 10.00 feet, thence North $49^{\circ} 31' 29''$ West a distance of 68.09 feet to the POINT OF BEGINNING.

Said land containing 0.1146 acres more or less.

Arnold James

OFF 9765
PAGE 902

N
SCALE: 1" = 30'



UNIT 10-A

▨ DENOTES PARKING

REF 9765 PAGE 003

SURVEY FOR: JOSE CRESPO (CONDO EXHIBITS)

Handwritten signature and surveyor seal

I hereby certify that the attached sketch represents a recent survey made under my direction, and is true and correct to the best of my knowledge and beliefs, and that there are no encroachments on said land other than as shown hereon.

Fla. Reg. Surveyor No. 1975

MSE

MID SOUTH ENGINEERING COMPANY
Consulting Engineers, Surveyors, Planners

233 COMMERCIAL BLVD,
LAUDERDALE BY THE SEA, FLORIDA 33308

DATE 7-81	F.B. NO.	DRAWN BY P.S. III	CHECKED BY A.J.F.	JOB NO. 0420
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"A-19"

LEGAL DESCRIPTION

of

BUILDING 10-A

COCORANDA

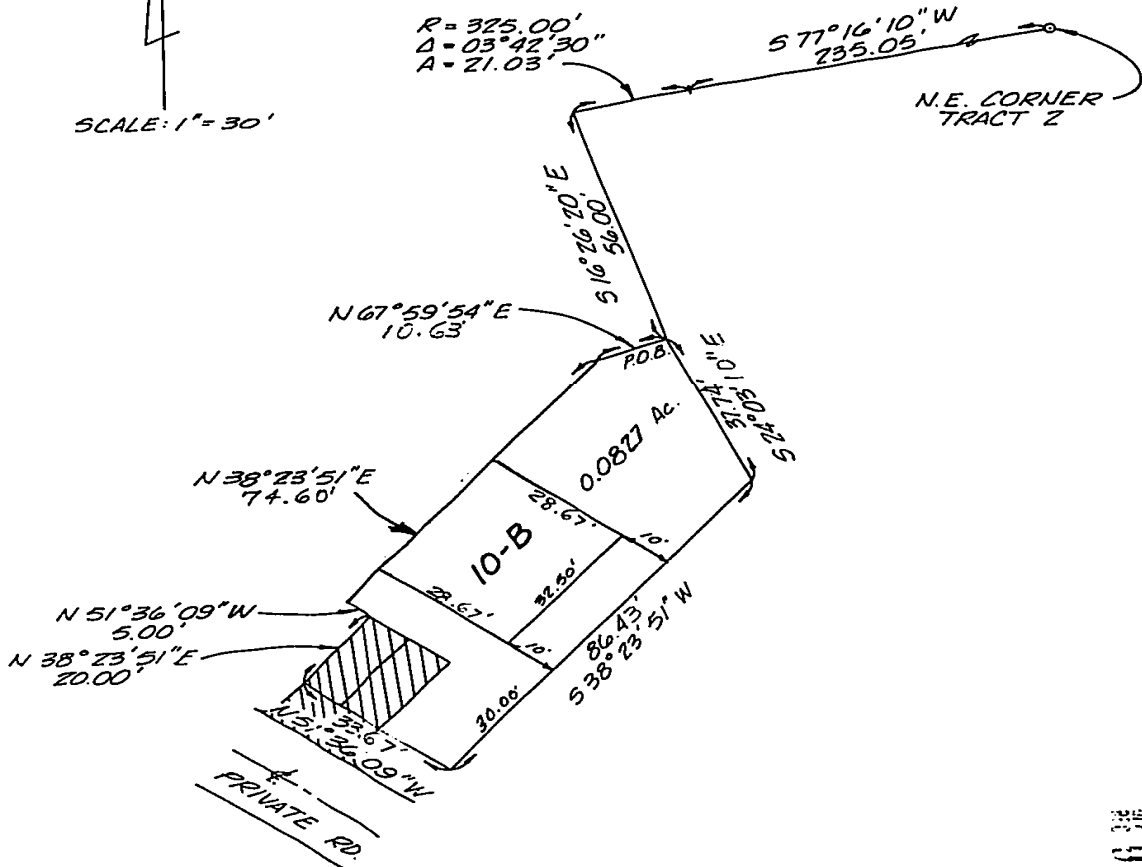
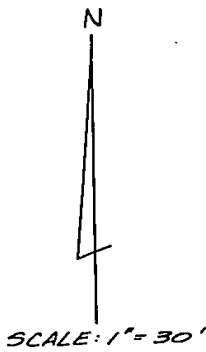
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Commence at the Northeast corner of said Tract Two; thence S 77° 16' 10" W, a distance of 235.05 feet to a point of curvature of a curve to the left; thence 84.19 feet along the arc of said curve having a radius of 325.00 feet and a central angle of 14° 50' 01"; thence S 27° 33' 51" E, a distance of 21.00 feet to the POINT OF BEGINNING; thence continue S 27° 33' 51" E, a distance of 35.00 feet; thence N 67° 59' 54" E, a distance of 41.52 feet; thence S 38° 23' 51" W, a distance of 74.60 feet; thence S 51° 36' 09" E, a distance of 5.00 feet; thence S 38° 23' 51" W, a distance of 20.00 feet; thence N 51° 36' 09" W, a distance of 34.75 feet to a point of curvature of a curve to the right; thence 66.37 feet along the arc of said curve having a radius of 35.00 feet and a central angle of 108° 59' 07" to a point of compound curvature; thence 28.58 feet along the arc of said curve having a radius of 304.00 feet and a central angle of 05° 23' 11" to the POINT OF BEGINNING.

Said lands containing 0.0967 acres, more or less.

Arnold F. [Signature]

OFF 9765 PAGE 904



UNIT 10-B

DENOTES PARKING

SHEET 9765 PAGE 905

SURVEY FOR: JOSE CRESPO (CONDO EXHIBITS)

I hereby certify that the attached sketch represents a recent survey made under my direction, and is true and correct to the best of my knowledge and beliefs, and that there are no encroachments on said land other than are shown hereon.

Fla. Reg. Surveyor No. 1975



MID SOUTH ENGINEERING COMPANY
Consulting Engineers, Surveyors, Planners

233 COMMERCIAL BLVD,
LAUDERDALE BY THE SEA, FLORIDA 33308

DATE 7-81	F.B. NO.	DRAWN BY P.S. III	CHECKED BY A.J.F.	JOB NO. 0420
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LEGAL DESCRIPTION

of

BUILDING 10-B

COCORANDA

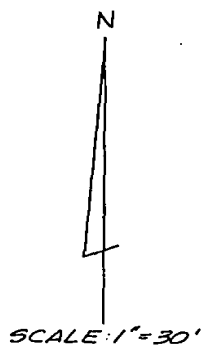
A parcel of land in Section 8, Township 50 South, Range 41 East being a part of Tract Two of the "JOSE CREPO TRACTS" plat, as recorded in Plat Book 89, Page 17 of the Public Records of Broward County, Florida, lying and being in the City of Plantation, Florida, and being further described as follows:

Commence at the Northeast corner of said Tract Two; thence S 77° 16' 10" W, a distance of 235.05 feet to a point of curvature of a curve to the left; thence 21.03 feet along the arc of said curve having a radius of 325.00 feet and a central angle of 03° 42' 30"; thence S 16° 26' 20" E, a distance of 56.00 feet to the POINT OF BEGINNING; thence S 24° 03' 10" E, a distance of 37.74 feet; thence S 38° 23' 51" W, a distance of 86.43 feet; thence N 51° 36' 09" W, a distance of 33.67 feet; thence N 38° 23' 51" E a distance of 20.00 feet; thence N 51° 36' 09" W a distance of 5.00 feet; thence N 38° 23' 51" E a distance of 74.60 feet; thence N 67° 59' 54" E, a distance of 10.63 feet to the POINT OF BEGINNING.

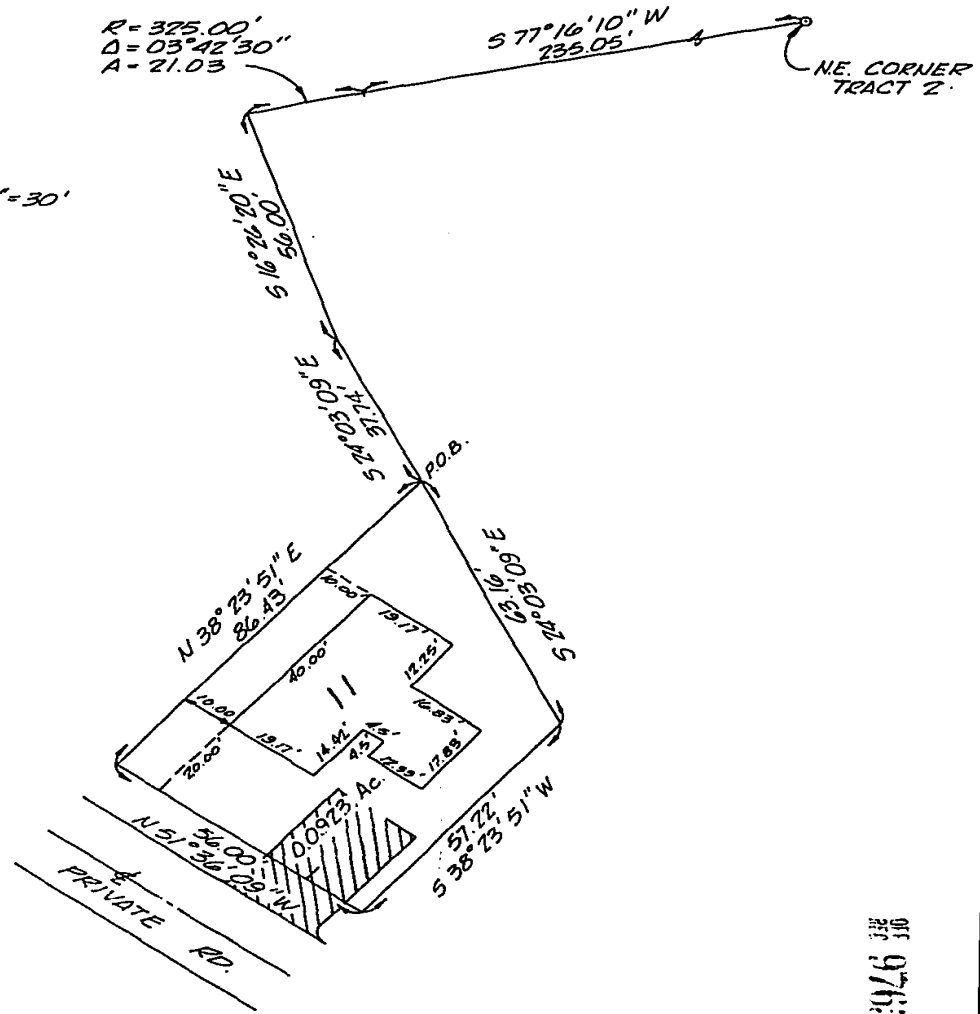
Said lands containing 0.0827 acres, more or less.

Arnold James

OFF 9765
PAGE 906



$R = 325.00'$
 $\Delta = 03^\circ 42' 30''$
 $A = 21.03$



DENOTES PARKING

UNIT 11

REF 9765 PAGE 007

SURVEY FOR: JOSE CRESPO (CONDO EXHIBITS)

I hereby certify that the attached sketch represents a recent survey made under my direction, and is true and correct to the best of my knowledge and beliefs, and that there are no encroachments on said land other than are shown hereon.

Fla. Reg. Surveyor No. 1975



MID SOUTH ENGINEERING COMPANY
 Consulting Engineers, Surveyors, Planners

233 COMMERCIAL BLVD,
 LAUDERDALE BY THE SEA, FLORIDA 33308

DATE 7-81	F.B. NO.	DRAWN BY P.S. III	CHECKED BY A.J.F.	JOB NO. 0420
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"A-21"

LEGAL DESCRIPTION

of

BUILDING 11

COCORANDA

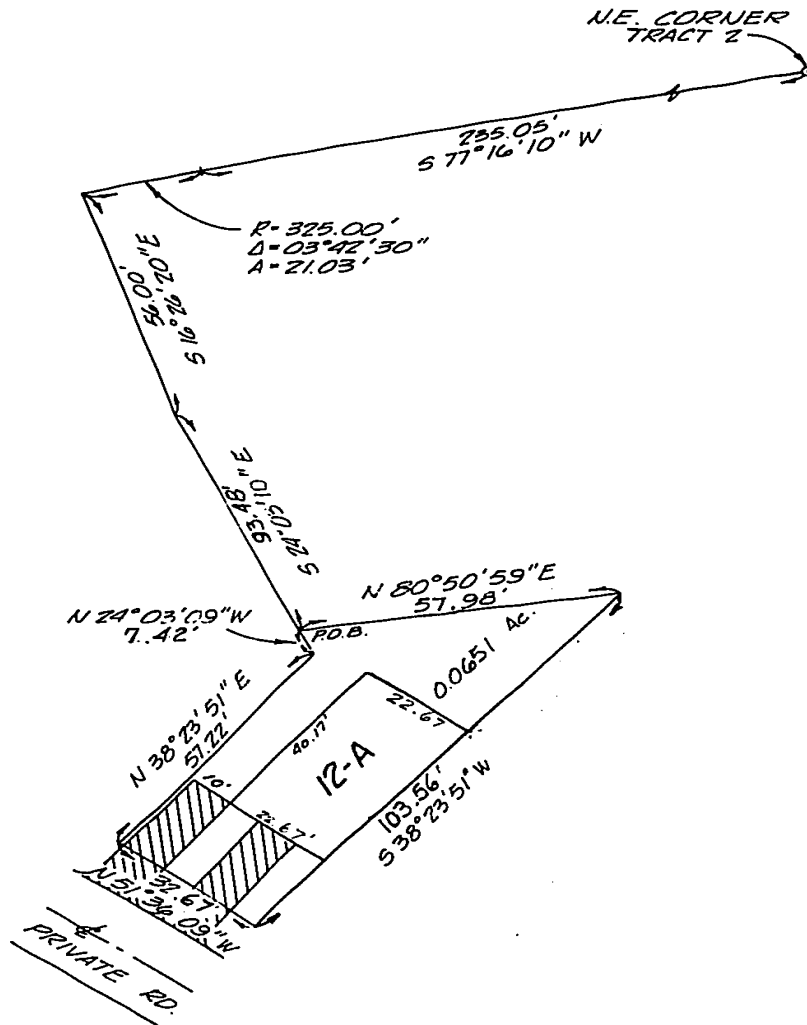
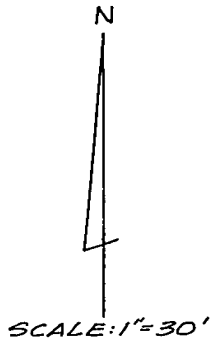
A parcel of land in Section 8, Township 50 South, Range 41 East being a part of Tract Two of the "JOSE CRESPO TRACTS" plat, as recorded in Plat Book 89, Page 17 of the Public Records of Broward County, Florida lying and being in the City of Plantation, Florida and being further described as follows:

Commence at the Northeast corner of said Tract Two, thence S 77° 16' 10" W a distance of 235.05 feet to a point of curvature of a curve to the left; thence 21.03 feet along the arc of said curve having a radius of 325.00 feet and a central angle of 03° 42' 30"; thence S 16° 26' 20" E, a distance of 56.00 feet; thence S 24° 03' 09" E a distance of 37.74 feet to the POINT OF BEGINNING; thence continue S 24° 03' 09" E, a distance of 63.16 feet; thence S 38° 23' 51" W, a distance of 57.22 feet; thence N 51° 36' 09" W a distance of 56.00 feet; thence N 38° 23' 51" E, a distance of 86.43 feet to the POINT OF BEGINNING.

Said lands containing 0.0923 acres, more or less.

Arnold F. [Signature]

REC 9765
PAGE 908



▨ DENOTES PARKING

UNIT 12-A

9705
PAGE 019

SURVEY FOR: JOSE CRESPO (CONDO EXHIBITS)

Arnold R. ...

I hereby certify that the attached sketch represents a recent survey made under my direction, and is true and correct to the best of my knowledge and beliefs, and that there are no encroachments on said land other than are shown hereon.

Fla. Reg. Surveyor No. 1975

MSE

MID SOUTH ENGINEERING COMPANY
Consulting Engineers, Surveyors, Planners

233 COMMERCIAL BLVD,
LAUDERDALE BY THE SEA, FLORIDA 33308

DATE 7-81	F.B. NO.	DRAWN BY P.S. III	CHECKED BY A.J.F.	JOB NO. 0420
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"A-22"

LEGAL DESCRIPTION

of

BUILDING 12-A

COCORANDA

A parcel of land in Section 8, Township 50 South, Range 41 East, being a part of Tract Two of the "JOSE CREPO TRACTS" plat, as recorded in Plat Book 89, Page 17 of the Public Records of Broward County, Florida lying and being in the City of Plantation, Florida and being further described as follows:

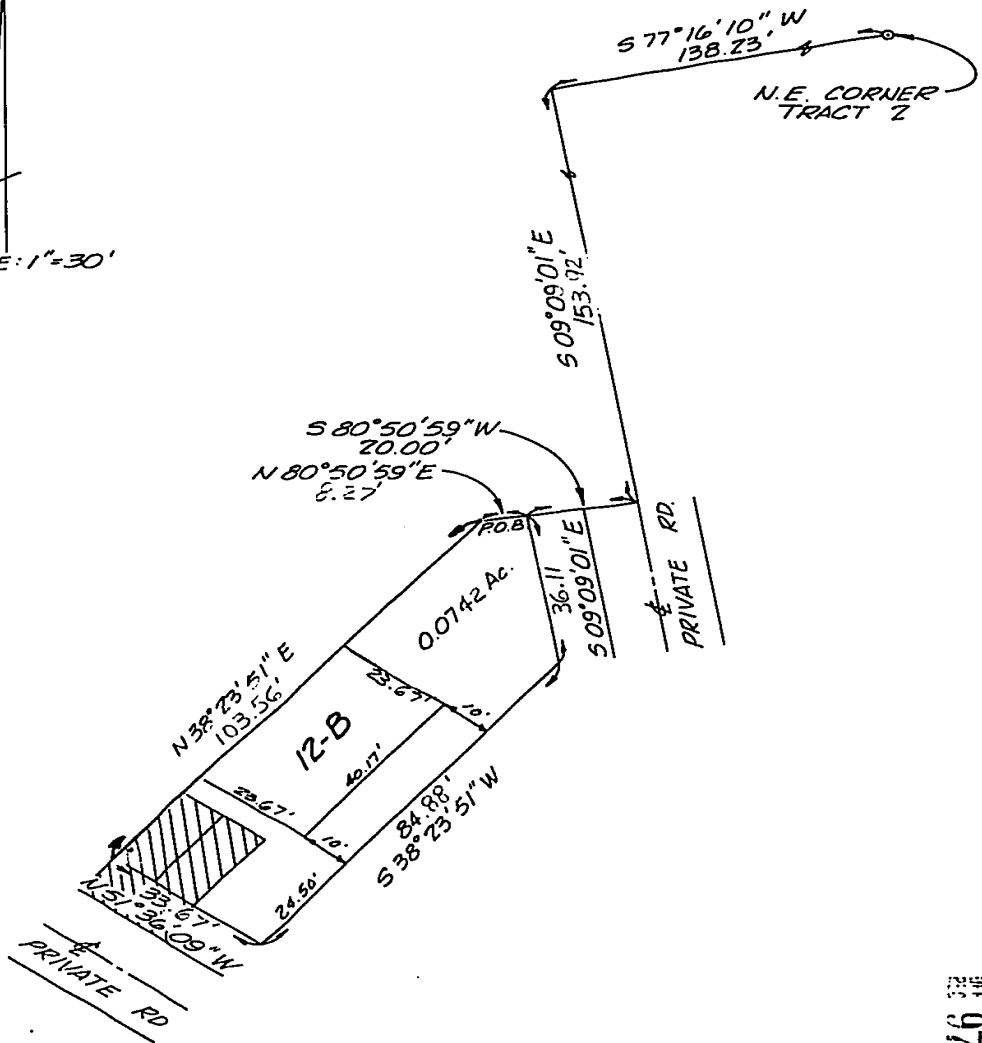
Commence at the Northeast corner of said Tract Two; thence S 77° 16' 10" W a distance of 235.05 feet to a point of curvature of a curve to the left; thence 21.03 feet along the arc of said curve having a radius of 325.00 feet and a central angle of 03° 42' 30"; thence S 16° 26' 20" E, a distance of 56.00 feet; thence S 24° 03' 10" E, a distance of 93.48 feet to the POINT OF BEGINNING; thence N 80° 50' 59" E, a distance of 57.98 feet; thence S 38° 23' 51" W, a distance of 103.56 feet; thence N 51° 36' 09" W a distance of 32.67 feet; thence N 38° 23' 51" E, a distance of 57.22 feet; thence N 24° 03' 09" W, a distance of 7.42 feet to the POINT OF BEGINNING.

Said lands containing 0.0651 acres, more or less.

Arnold James

REC 9765
PAGE 910

N
SCALE: 1"=30'



▨ DENOTES PARKING

UNIT 12-B

REF 9765
PAGE 9114

SURVEY FOR: JOSE CRESPO (CONDO EXHIBITS)

Arnold R. ...

I hereby certify that the attached sketch represents a recent survey made under my direction, and is true and correct to the best of my knowledge and beliefs, and that there are no encroachments on said land other than are shown hereon.

Fla. Reg. Surveyor No. 1975

MSIE

MID SOUTH ENGINEERING COMPANY
Consulting Engineers, Surveyors, Planners

233 COMMERCIAL BLVD,
LAUDERDALE BY THE SEA, FLORIDA 33308

DATE 7-81	F.B. NO.	DRAWN BY P.S. III	CHECKED BY A.J.F.	JOB NO 0420
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"A-23"

LEGAL DESCRIPTION

of

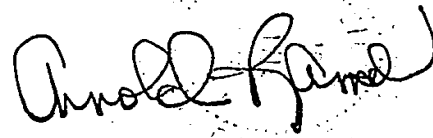
BUILDING 12-B

COCORANDA

A parcel of land in Section 8, Township 50 South, Range 41 East, being a part of Tract Two of the "JOSE CRESPO TRACTS" plat as recorded in Plat Book 89, Page 17 of the Public Records of Broward County, Florida lying and being in the City of Plantation, Florida and being further described as follows:

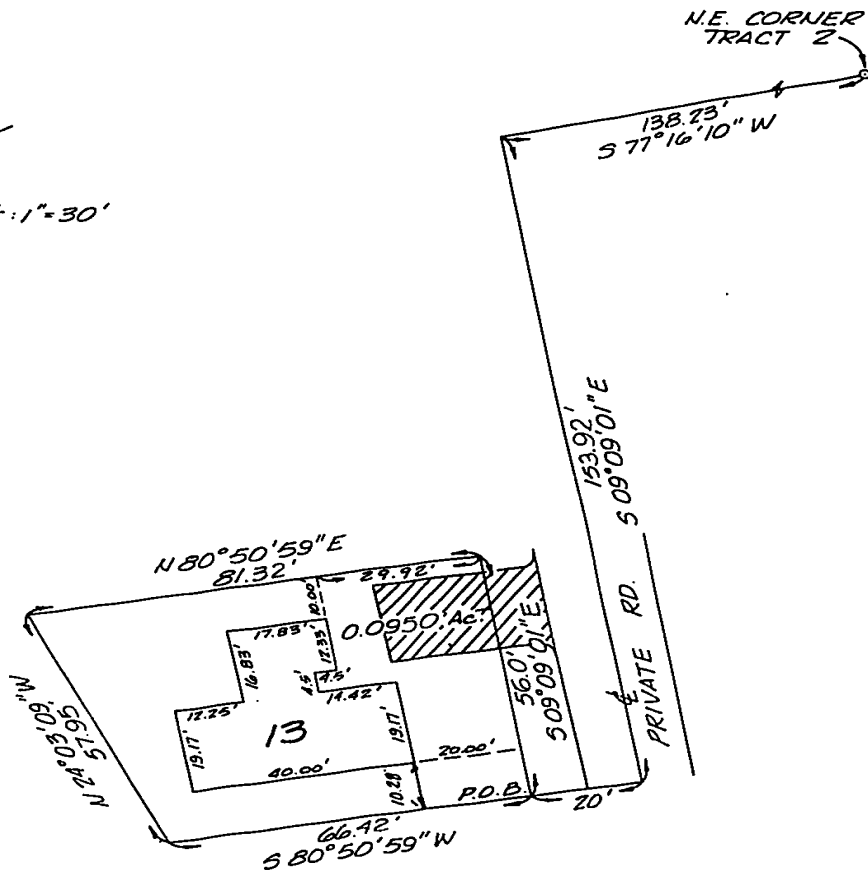
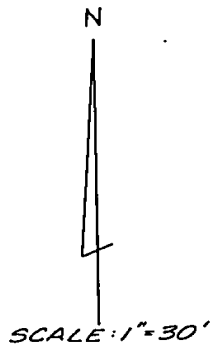
Commence at the Northeast corner of said Tract Two; thence S 77° 16' 10" W, a distance of 138.23 feet; thence S 09° 09' 01" E, a distance of 153.92 feet; thence S 80° 50' 59" W, a distance of 20.00 feet to the POINT OF BEGINNING; thence S 09° 09' 01" E, a distance of 36.11 feet; thence S 38° 23' 51" W, a distance of 84.88 feet; thence N 51° 36' 09" W, a distance of 33.67 feet; thence N 38° 23' 51" E, a distance of 103.56 feet; thence N 80° 50' 59" E, a distance of 8.27 feet to the POINT OF BEGINNING.

Said lands containing 0.0742 acres, more or less.



Arnold F. James

OFF 9765
PAGE 912



UNIT 13

DENOTES PARKING

SHEET 9715 PAGE 913

SURVEY FOR: JOSE CRESPO (CONDO EXHIBITS)

Arnold P. ...

I hereby certify that the attached sketch represents a recent survey made under my direction, and is true and correct to the best of my knowledge and beliefs, and that there are no encroachments on said land other than are shown hereon.

Fla. Reg. Surveyor No. 1975



MID SOUTH ENGINEERING COMPANY
Consulting Engineers, Surveyors, Planners

233 COMMERCIAL BLVD,
LAUDERDALE BY THE SEA, FLORIDA 33308

DATE 8-81	F.B. NO.	DRAWN BY P.S. III	CHECKED BY AIF	JOB NO. 0420
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"A-24"

LEGAL DESCRIPTION

of

BUILDING 13

COCORANDA

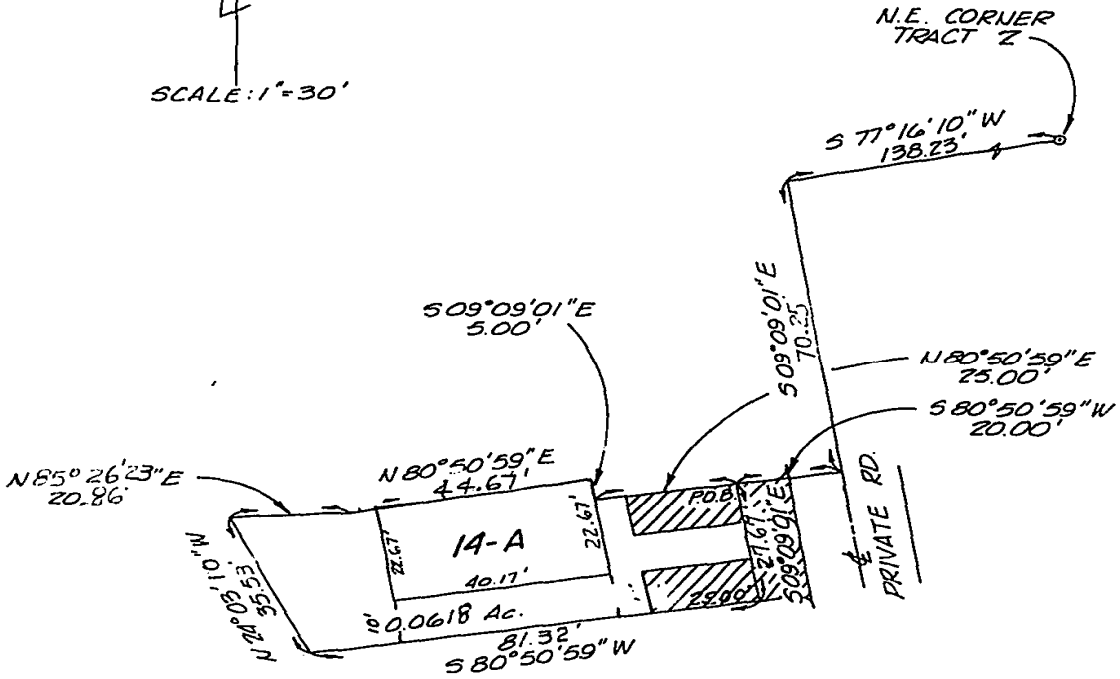
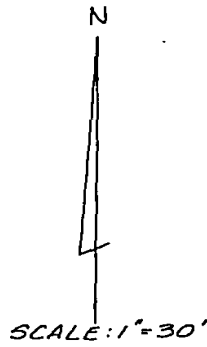
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Commence at the Northeast corner of said Tract Two; thence S 77° 16' 10" W, a distance of 138.23 feet; thence S 09° 09' 01" E, a distance of 153.92 feet; thence S 80° 50' 59" W, a distance of 20.00 feet to the POINT OF BEGINNING; thence continue S 80° 50' 59" W, a distance of 66.42 feet; thence N 24° 03' 09" W a distance of 57.95 feet; thence N 80° 50' 59" E, a distance of 81.32 feet; thence S 09° 09' 01" E, a distance of 56.00 feet to the POINT OF BEGINNING.

Said lands containing 0.0950 acres, more or less.

Arnold F. [Signature]

REC 9765
PAGE 914



UNIT 14-A

DENOTES PARKING

9765
PAGE 915

SURVEY FOR: JOSE CRESPO (CONDO EXHIBITS)

Arnold

I hereby certify that the attached sketch represents a recent survey made under my direction, and is true and correct to the best of my knowledge and beliefs, and that there are no encroachments on said land other than are shown hereon.

Fla. Reg. Surveyor No. 1975



MID SOUTH ENGINEERING COMPANY
Consulting Engineers, Surveyors, Planners

233 COMMERCIAL BLVD,
LAUDERDALE BY THE SEA, FLORIDA 33308

DATE 7-81	F.B. NO.	DRAWN BY P.S. III	CHECKED BY A.J.F.	JOB NO. 9420
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"A-25"

LEGAL DESCRIPTION

of

BUILDING 14-A

COCORANDA

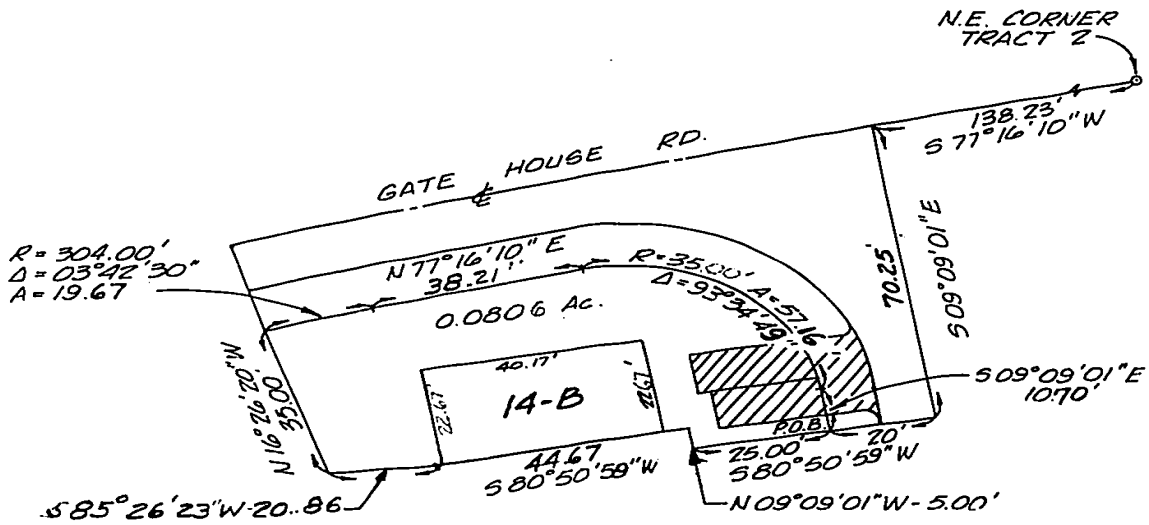
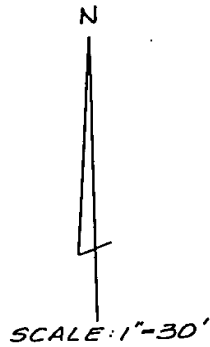
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Commence at the Northeast corner of said Tract Two; thence S 77° 16' 10" W, a distance of 138.23 feet; thence S 09° 09' 01" E, a distance of 70.25 feet; thence S 80° 50' 59" W, a distance of 20.00 feet to the POINT OF BEGINNING; thence S 09° 09' 01" E, a distance of 27.67 feet; thence S 80° 50' 59" W, a distance of 81.32 feet; thence N 24° 03' 10" W, a distance of 35.53 feet; thence N 85° 26' 23" E, a distance of 20.86 feet; thence N 80° 50' 59" E, a distance of 44.67 feet; thence S 09° 09' 01" E, a distance of 5.00 feet; thence N 80° 50' 59" E, a distance of 25.00 feet to the POINT OF BEGINNING.

Said lands containing 0.0618 acres, more or less.

Arnold James

9765
9116

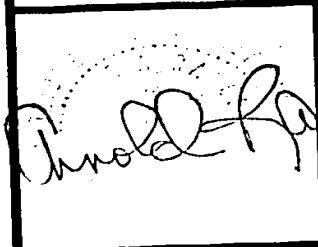


UNIT 14-B

9765 917

DENOTES PARKING

SURVEY FOR JOSE CRESPO (CONDO EXHIBITS)



I hereby certify that the attached sketch represents a recent survey made under my direction, and is true and correct to the best of my knowledge and beliefs, and that there are no encroachments on said land other than are shown hereon.

Fla. Reg. Surveyor No. 1975



MID SOUTH ENGINEERING COMPANY
Consulting Engineers, Surveyors, Planners

233 COMMERCIAL BLVD,
LAUDERDALE BY THE SEA, FLORIDA 33308

DATE 7-81	F.B. NO.	DRAWN BY P.S. III	CHECKED BY A.J.F.	JOB NO. 0420
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"A-26"

LEGAL DESCRIPTION

of

BUILDING 14-B

COCORANDA

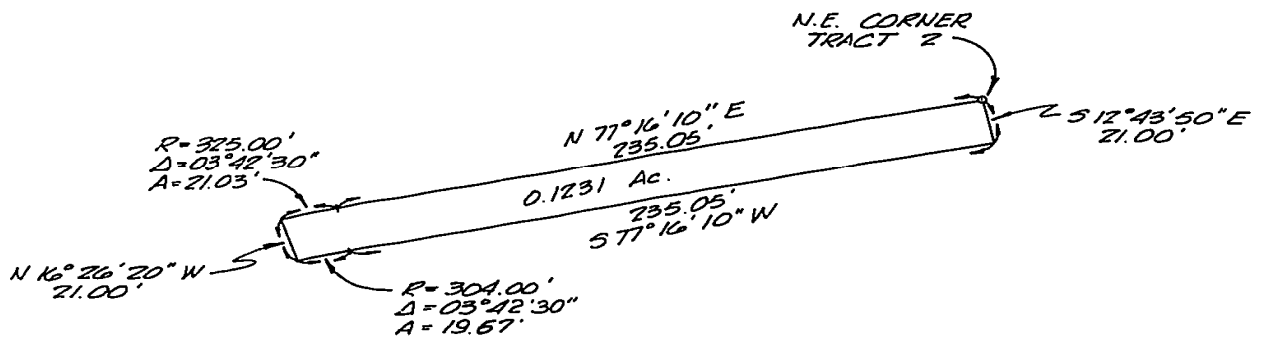
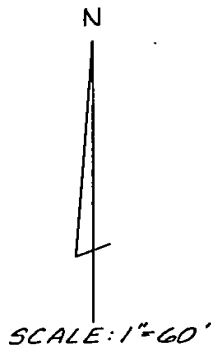
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Commence at the Northeast corner of said Tract Two; thence S 77° 16' 10" W, a distance of 138.23 feet; thence S 09° 09' 01" E, a distance of 70.25 feet, thence S 80° 50' 59" W a distance of 20.00 feet to the POINT OF BEGINNING; thence continue S 80° 50' 59" W a distance of 25.00 feet; thence N 09° 09' 01" W, a distance of 5.00 feet; thence S 80° 50' 59" W, a distance of 44.67 feet; thence S 85° 26' 23" W a distance of 20.86 feet; thence N 16° 26' 20" W, a distance of 35.00 feet to the intersection with the arc of a curve to the right (radial bearing being the last described course); thence 19.67 feet along the arc of said curve having a radius of 304.00 feet and a central angle of 03° 42' 30" to a point of tangency; thence N 77° 16' 10" E, a distance of 38.21 feet to a point of curvature of a curve to the right; thence 57.16 feet along the arc of said curve having a radius of 35.00 feet and a central angle of 93° 34' 49"; thence S 09° 09' 01" E a distance of 10.70 feet to the POINT OF BEGINNING.

Said lands containing 0.0806 acres, more or less.

Arnold F. Fernald

OFF 9765
PAGE 918



EAST PORTION OF GATE HOUSE ROAD

REF 9765 PAGE 919

SURVEY FOR: JOSE CRESPO (CONDO EXHIBITS)

I hereby certify that the attached sketch represents a recent survey made under my direction, and is true and correct to the best of my knowledge and beliefs, and that there are no encroachments on said land other than are shown hereon.

Fla. Reg. Surveyor No. 1975



MID SOUTH ENGINEERING COMPANY

Consulting Engineers, Surveyors, Planners

233 COMMERCIAL BLVD,
LAUDERDALE BY THE SEA, FLORIDA 33308

DATE 7-81	F.B.NO.	DRAWN BY P.S. III	CHECKED BY A.J.F.	JOB NO. 0420
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"A-27"

LEGAL DESCRIPTION

of

EAST PORTION OF GATE HOUSE ROAD

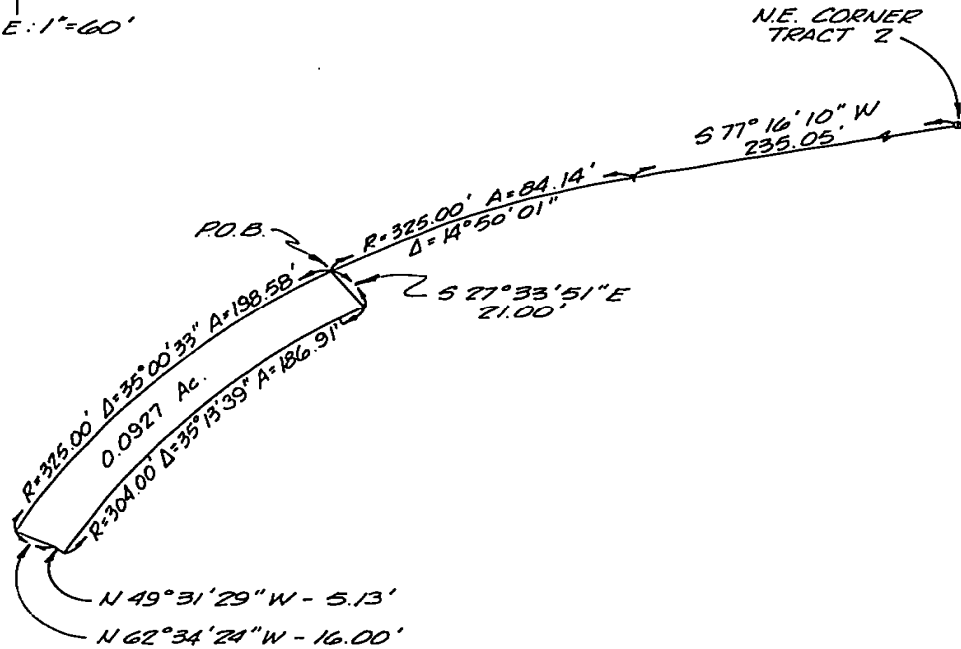
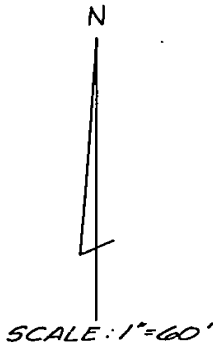
COCORANDA

A parcel of land in Section 8, Township 50 South, Range 41 East, being a part of Tract Two of the "JOSE CRESPO TRACTS" plat as recorded in Plat Book 89, Page 17 of the Public Records of Broward County, Florida, lying and being in the City of Plantation, Florida and being further described as follows:

Commence at the Northeast corner of said Tract Two; thence S 12° 43' 50" E a distance of 21.00 feet; thence S 77° 16' 10" W a distance of 235.05 feet to a point of curvature of a curve to the left; thence 19.67 feet along the arc of said curve having a radius of 304.00 feet and a central angle of 03° 42' 30"; thence N 16° 26' 20" W along a line radial to the last described curve, a distance of 21.00 feet to the intersection with the arc of a curve to the right; thence 21.03 feet along the arc of said curve having a radius of 325.00 feet and a central angle of 03° 42' 30" to a point of tangency; thence N 77° 16' 10" E a distance of 235.05 feet; thence N 12° 23' 50" W, a distance of 21.00 feet to the POINT OF BEGINNING.

Said lands containing 0.1231 acres, more or less.

Arnold F. Farnel



WEST PORTION OF GATE HOUSE ROAD

REF 9765
PAGE 021

SURVEY FOR: JOSE CRESPO (CONDO EXHIBITS)

Arnold...

I hereby certify that the attached sketch represents a recent survey made under my direction, and is true and correct to the best of my knowledge and beliefs, and that there are no encroachments on said land other than are shown hereon.

Fla. Reg. Surveyor No. 1975

MSIE
MID SOUTH ENGINEERING COMPANY
Consulting Engineers, Surveyors, Planners

233 COMMERCIAL BLVD,
LAUDERDALE BY THE SEA, FLORIDA 33308

DATE	F.B. NO.	DRAWN BY	CHECKED BY	JOB NO.
7-81		P.S. II	A.J.F.	0420

LEGAL DESCRIPTION

of

WEST PORTION OF GATE HOUSE ROAD

COCORANDA

A parcel of land in Section 8, Township 50 South, Range 41 East, being a part of Tract Two of the "JOSE CRESPO TRACTS" plat as recorded in Plat Book 89, Page 17 of the Public Records of Broward County, Florida lying and being in the City of Plantation, Florida and being further described as follows:

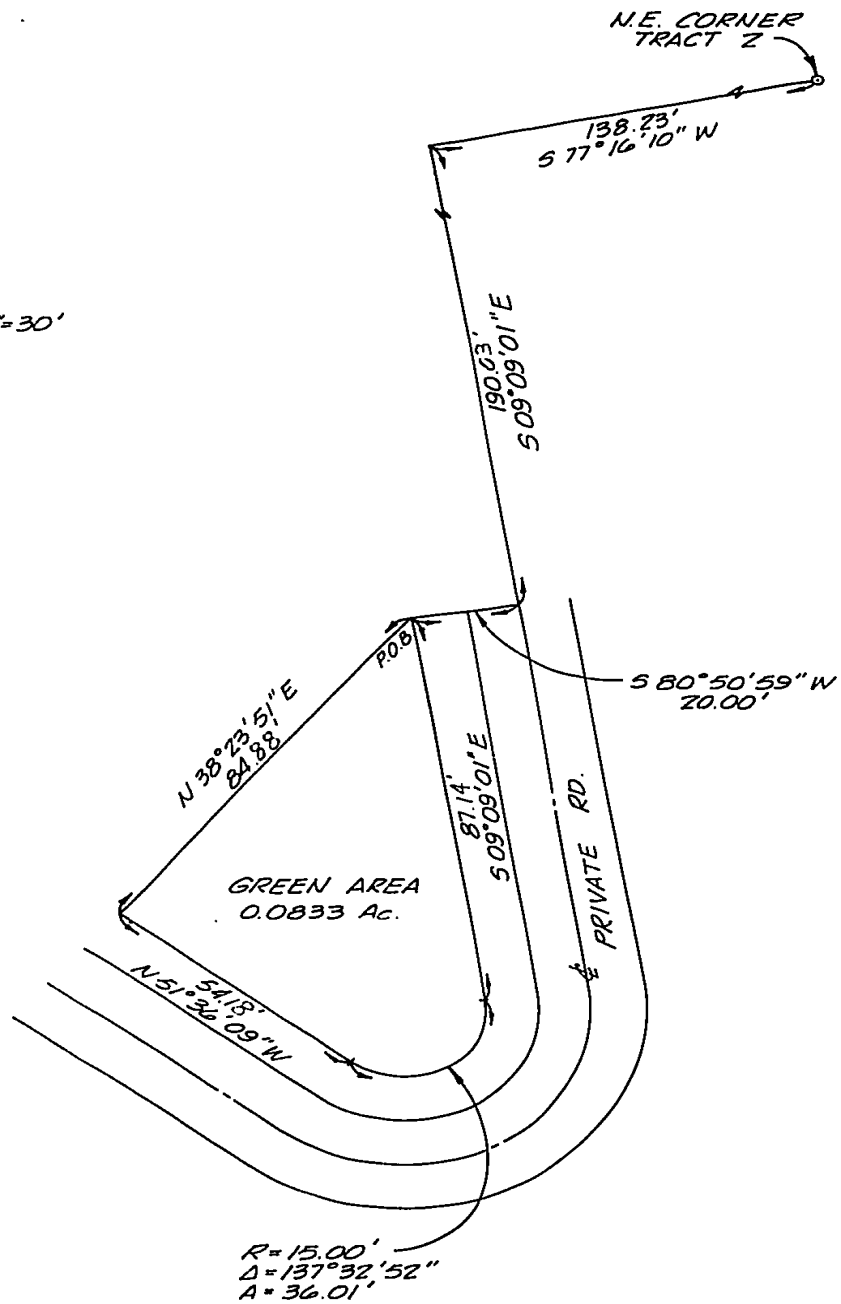
Commence at the Northeast corner of said Tract Two; thence S 77° 16' 10" W, a distance of 235.05 feet to a point of curvature to the left; thence 84.14 feet along the arc of said curve having a radius of 325.00 feet and a central angle of 14° 50' 01" to the POINT OF BEGINNING; thence S 27° 33' 51" E, a distance of 21.00 feet to the intersection with the arc of a curve to the left, (radial bearing being the last described course) thence 186.91 feet along the arc of said curve having a radius of 304.00 feet and a central angle of 35° 13' 39"; thence N 49° 31' 29" W a distance of 5.13 feet; thence N 62° 34' 24" W a distance of 16.00 feet to the intersection with the arc of a curve to the right (radial bearing being the last described course); thence 198.58 feet along the arc of said curve having a radius of 325.00 feet and a central angle of 35° 00' 33" to the POINT OF BEGINNING.

Said lands containing 0.0927 acres, more or less.

Arnold R. Jones

OFF
9765
PAGE 122

N
SCALE: 1"=30'



9765 928

SURVEY FOR: JOSE CRESPO (CONDO EXHIBITS)

Arnold...

I hereby certify that the attached sketch represents a recent survey made under my direction, and is true and correct to the best of my knowledge and beliefs, and that there are no encroachments on said land other than are shown hereon.

Fla. Reg. Surveyor No. 1975

MSIE

MID SOUTH ENGINEERING COMPANY
Consulting Engineers, Surveyors, Planners

233 COMMERCIAL BLVD,
LAUDERDALE BY THE SEA, FLORIDA 33308

DATE 7-81	F.B.NO.	DRAWN BY P.S.III	CHECKED BY A.J.F	JOB NO. 0420
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LEGAL DESCRIPTION

of

RECREATION OR GREEN AREA

COCORANDA

A parcel of land in Section 8, Township 50 South, Range 41 East, being a part of Tract Two of the "JOSE CRESPO TRACTS", plat as recorded in Plat Book 89, Page 17 of the Public Records of Broward County, Florida, lying and being in the City of Plantation, Florida and being further described as follows:

Commence at the Northeast corner of said Tract Two; thence S 77° 16' 10" W, a distance of 138.23 feet; thence S 09° 09' 01" E, a distance of 190.03 feet; thence S 80° 50' 59" W, a distance of 20.00 feet to the POINT OF BEGINNING; thence S 09° 09' 01" E, a distance of 87.14 feet to a point of curvature of a curve to the right; thence 36.01 feet along the arc of said curve having a radius of 15.00 feet and a central angle of 137° 32' 52" to a point of tangency; thence N 51° 36' 09" W a distance of 54.18 feet; thence N 38° 23' 51" E a distance of 84.88 feet to the POINT OF BEGINNING.

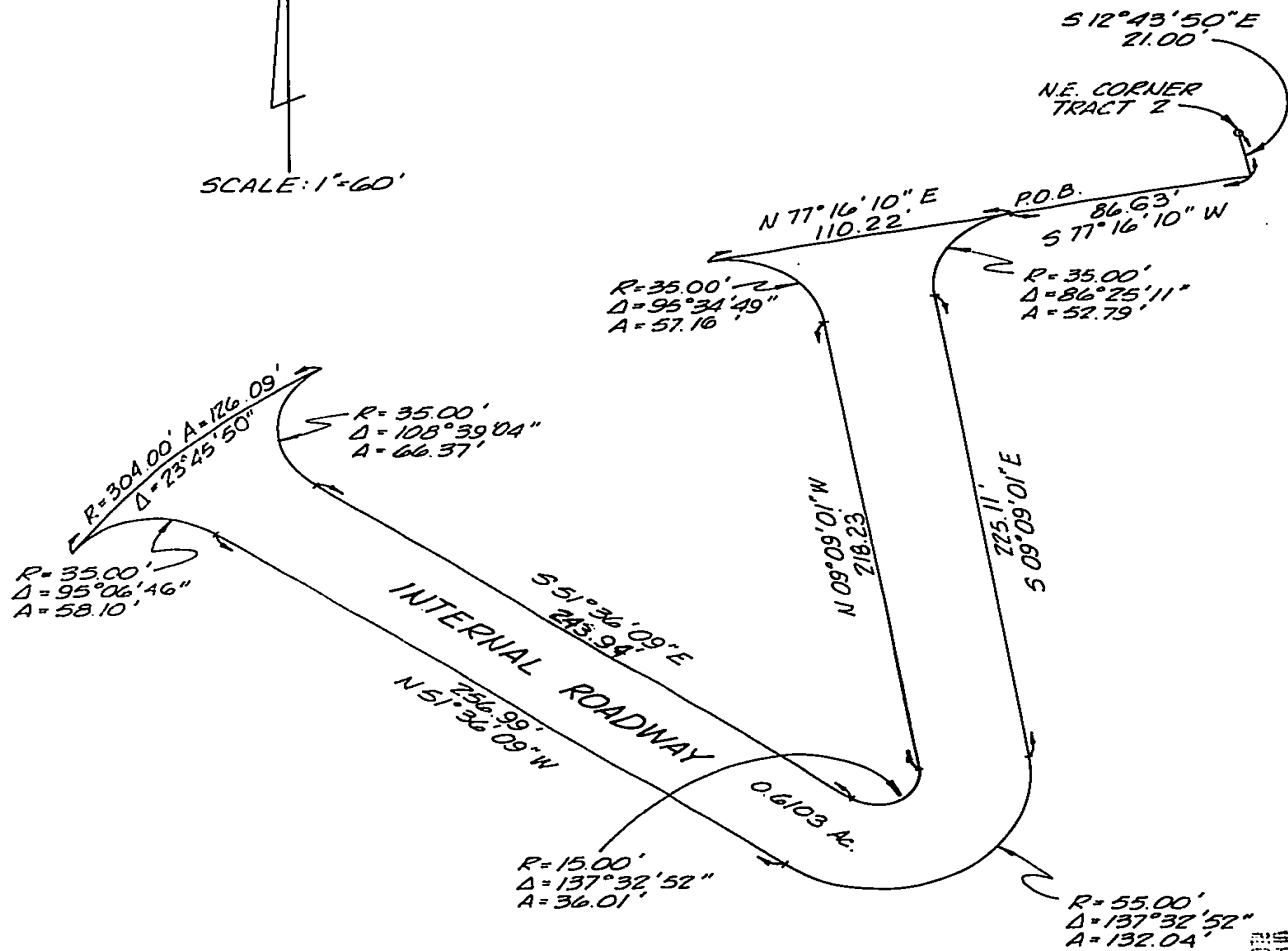
Said lands containing 0.0833 acres, more or less.

Arnold F. [Signature]

9765
92A

N

SCALE: 1"=60'



REV 09/16 9765 09/25

SURVEY FOR: JOSE CRESPO (CONDO EXHIBITS)

Arnold...

I hereby certify that the attached sketch represents a recent survey made under my direction, and is true and correct to the best of my knowledge and beliefs, and that there are no encroachments on said land other than are shown hereon.

Fla. Reg. Surveyor No. 1975



MID SOUTH ENGINEERING COMPANY
Consulting Engineers, Surveyors, Planners

233 COMMERCIAL BLVD,
LAUDERDALE BY THE SEA, FLORIDA 33308

DATE 7-81	F.B. NO.	DRAWN BY P.S. III	CHECKED BY J.F.	JOB NO. 0420
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LEGAL DESCRIPTION

of

INTERNAL ROADWAY

COCORANDA

A parcel of land in Section 8, Township 50 South, Range 41 East being a part of Tract Two of the "JOSE CRESPO TRACTS", plat as recorded in Plat Book 89, Page 17 of the Public Records of Broward County, Florida lying and being in the City of Plantation, Florida and being further described as follows:

Commence at the Northeast corner of said Tract Two; thence S $12^{\circ} 43' 50''$ E a distance of 21.00 feet; thence S $77^{\circ} 16' 10''$ W, a distance of 86.63 feet to the POINT OF BEGINNING; and to a point of curvature of a curve to the left; thence 52.79 feet along the arc of said curve having a radius of 35.00 feet and a central angle of $86^{\circ} 25' 11''$ to a point of tangency; thence S $09^{\circ} 09' 01''$ E a distance of 225.11 feet to a point of curvature of a curve to the right; thence 132.04 feet along the arc of said curve having a radius of 55.00 feet and a central angle of $137^{\circ} 32' 52''$ to a point of tangency; thence N $51^{\circ} 36' 09''$ W a distance of 256.99 feet to a point of curvature of a curve to the left; thence 58.10 feet along the arc of said curve having a radius of 35.00 feet and a central angle of $95^{\circ} 06' 46''$ to the intersection with the arc of a curve to the right (radial bearing S $56^{\circ} 42' 46''$ E); thence 126.09 feet along the arc of said curve having a radius of 304.00 feet and a central angle of $23^{\circ} 45' 50''$ to the intersection with the arc of a curve to the left; thence 66.37 feet along the arc of said curve having a radius of 35.00 feet and a central angle of $108^{\circ} 39' 04''$ to a point of tangency; thence S $51^{\circ} 36' 09''$ E a distance of 243.94 feet to a point of curvature of a curve to the left; thence 36.01 feet along the arc of said curve having a radius of 15.00 feet and a central angle of $137^{\circ} 32' 52''$ to a point of tangency; thence N $09^{\circ} 09' 01''$ W a distance of 210.23 feet to a point of curvature of a curve to the left; thence 57.16 feet along the arc of said curve having a radius of 35.00 feet and a central angle of $95^{\circ} 34' 49''$; thence N $77^{\circ} 16' 10''$ E a distance of 110.22 feet to the POINT OF BEGINNING.

Said lands containing 0.6103 acres, more or less.

Arnold James

9765
926

State of Florida



Department of State

I certify that the attached is a true and correct copy of the Articles of Incorporation of COCORANDA TWIN HOME ASSOCIATION, INC., a corporation not for profit organized under the Laws of the State of Florida, filed on July 17, 1981, as shown by the records of this office.

The charter number for this corporation is 759251.

Given under my hand and the
Great Seal of the State of Florida,
at Tallahassee, the Capital, this the
22nd day of July, 1981.



CEIR 101 Rev. 12-80

George Hirstone
Secretary of State

81 9765 261927

JUL 17 2 31 PM '61
RECORDED & INDEXED

ARTICLES OF INCORPORATION
OF
COCORANDA TWIN HOME ASSOCIATION, INC.
(A Corporation Not For Profit)

In order to form a corporation under and in accordance with the provisions and the laws of the State of Florida for the formation of corporations not for profit, we, the undersigned, hereby associate ourselves into a corporation for the purpose and the powers hereinafter mentioned; and to that end we do, by these Articles of Incorporation, set forth the following:

ARTICLE I. - NAME:

The name of this corporation shall be COCORANDA TWIN HOME ASSOCIATION, INC. For convenience, the corporation shall be herein referred to as the "Association", whose present address is 2750 Southwest 87th Avenue, Miami, Florida, 33165. Thereafter, the office may be located at any place in Broward County, Florida, designated by the Board of Directors of the Association.

ARTICLE II. - DEFINITIONS:

The following terms have the following meanings:

1. "COCORANDA TWIN HOME" means COCORANDA, a residential Twin Home Unit development being developed by the Developer.

2. "Articles" means the Articles of Incorporation of the Association.

OFF 9765
PAGE 928

3. "Assessment" means a share of the funds required for the payment of common expenses which from time to time is assessed against the Twin Home Unit Owner.

4. "Association" means the COCORANDA TWIN HOME ASSOCIATION, INC.; this corporation not for profit organized and existing under the laws of the State of Florida for the purpose of operating COCORANDA.

5. "Board" or "Board of Administration" means the Board of Directors of the Association.

6. "By-Laws" means the By-Laws of the Association.

7. "Property" means the real property, leaseholds and personal property that are subject to the Declaration of Covenants, Conditions and Restrictions of COCORANDA, whether or not contiguous, all improvements thereon, and all easements and rights appurtenant thereto intended for use in connection with COCORANDA.

8. "Common Elements" means the portions of COCORANDA property not included in the Twin Home Units.

9. "Common Expenses" means all expenses and assessments properly incurred by the Association for COCORANDA.

10. "Common Surplus" means the excess of all receipts of the Association, including but not limited to assessments, properly incurred by the Association for COCORANDA.

11. "Covenants" means the Declaration of of Covenants, Conditions and Restrictions of COCORANDA.

12. "Developer" means J.T.C. CONSTRUCTION CORP., a Florida corporation, its successors and assigns.

13. "Limited Common Elements" means those Common Elements which are reserved for the use of a certain Twin Home Unit or Twin Home Units to the exclusion of other Twin Home Units.

14. "Operation" or "operation of COCORANDA" includes the administration and management of the Property.

15. "Unit" means a unit constructed on the Property and is that part of the COCORANDA project which is subject to exclusive ownership.

16. "Twin Home Unit Owner" or "Owner of a Twin Home Unit" means the Owner of a Twin Home Site.

ARTICLE III. - PURPOSE:

The purpose for which this Association is organized is the operation and management of Twin Home building known as COCORANDA.

And, further, to undertake the performance of, and to carry out the acts and duties incident to, the administration of the operation and management of COCORANDA in accordance with the terms, provisions, conditions and authorizations contained in these Articles and which may be contained in the Covenants, Conditions and Restrictions, which will be recorded amongst the Public Records of Broward County, Florida, at the time the Covenants, Conditions and Restrictions controlling said real property and the improvements COCORANDA; and to own, operate, lease, sell, trade and otherwise deal with such property, whether real or personal, as may be necessary or convenient in the administration of the said COCORANDA.

ARTICLE IV. - POWERS:

The powers of the Association shall include and be governed by the following provisions:

1. The Association shall have all of the common law and statutory powers of a corporation not for profit which are not in conflict with the laws of the State of Florida.

2. The Association shall have all of the powers reasonably necessary to implement the purposes of the Association, including but not limited to, the following:

A. To make, establish and enforce reasonable rules and regulations governing the use of Twin Home Units, Common Elements, Limited Common Elements of COCORANDA.

B. To make, levy and collect assessments against Twin Home Unit Owners; to provide the funds to pay for Common Expenses of COCORANDA, as is provided in the Covenants, Conditions and Restrictions and, to use and expend the proceeds of assessments in the exercise of the powers and duties of the Association;

C. To maintain, repair, replace and operate the COCORANDA Property, specifically including all portions of the COCORANDA Property to which the Association has the right and power to maintain, repair, replace and operate in accordance with the Covenants, Conditions and Restrictions. The Association has the irrevocable right to access to each Twin Home Unit during reasonable hours when necessary for the maintenance, repair or replacement of any common elements, or for making emergency repairs necessary to prevent damage to the common elements or to another Twin Home Unit or Twin Home Units.

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D. To reconstruct improvements within the Cocoranda Property in the event of casualty or other loss;

E. To enforce by legal means the provisions of the Covenants, Conditions and Restrictions.

F. To contract for the management of the Cocoranda Project and to delegate to such contractors reasonable powers and duties to carry out the terms of the management contract;

G. The Association shall maintain accounting records for each Twin Home Unit it manages according to good accounting practices. The records shall be open to inspection by Twin Home Unit Owners or their authorized representatives at reasonable times and written summaries of them shall be supplied at least annually to Twin Home Unit Owners or their authorized representatives. Failure to permit inspection of the Association's accounting records by Twin Home Unit Owners or their authorized representatives entitle any person prevailing in an enforcement action to recover reasonable attorney's fees from the person in control of the books and records who, directly or indirectly, knowingly denies access to the books and records for inspection. The records shall include, but are not limited to:

1. A record of all receipts and expenditures.

2. An account for each Twin Home Unit designating the name and current mailing address of the Twin Home Unit Owner, the amount of each assessment, the dates and amounts in which the assessments come due, the amount paid upon the account, and the balance due.

H. The Association has the power unless prohibited by the Covenants, Conditions and Restrictions, Articles

of Incorporation, or By-Laws of the Association, to purchase Twin Home Sites in the Project and to acquire and hold, lease, mortgage, and convey them;

I. The Association shall use its best efforts to obtain and maintain adequate insurance to protect the Association and the Common Elements. A copy of each policy of insurance in effect shall be made available for inspection by Twin Home Unit Owners at reasonable times; and,

J. Unless prohibited by the Covenants, the Association has the authority without the joinder of any Twin Home Unit Owner, to modify or move any easement for ingress and egress or for the purposes of utilities if the easement constitutes part of or crosses the COCORANDA Property. This subsection does not authorize the Association to modify or move any easement created in whole or in part for the use or benefit of anyone other than the Twin Home Unit Owners, or crossing the property of anyone other than the Twin Home Unit Owners, without their consent or approval as required by law or the instrument creating the easement.

ARTICLE V. - MEMBERS:

The qualification of members, the manner of their admission to membership, the termination of such membership and voting by members shall be as follows:

1. The Owners of all Twin Home Sites in COCORANDA shall be members of this Association, and no other persons or entities shall be entitled to membership.

2. Membership shall be established by the acquisition of ownership of fee title to or fee interest in a Twin Home Site in COCORANDA whether by conveyance, devise, judicial decree, and

designating the Twin Home Units effected thereby. The new Owner designated in such deed or other instrument shall thereupon become a member of the Association, and the membership of the prior owner as to the Twin Home Site designated shall be terminated. The new owner shall deliver to the Association a true copy of such deed or instrument of acquisition of title.

3. The share of a member in the funds and assets of the Association, and membership in this Association cannot be assigned, hypothecated or transferred in any manner except as an appurtenance to the Twin Home Site.

4. The Developer, J.T.C. Construction Corp., as the owner of each Twin Home Site, shall exercise membership rights of each Twin Home Unit until the establishment of new ownership as provided in Section 2 of this Article.

ARTICLE VI. TERMS:

The term for which this Association is to exist shall be perpetual.

ARTICLE VII. - SUBSCRIBERS:

The names and street addresses of the subscribers to these Articles are as follows:

<u>NAME</u>	<u>ADDRESS</u>
Jose T. Crespo	2750 Southwest 87th Avenue Miami, Florida 33165
Maria Perez	8220 Southwest 36th Street Miami, Florida
Otilio Perez	8220 Southwest 36th Street Miami, Florida

ARTICLE VIII. - OFFICERS:

1. The affairs of the Association shall be managed by the President of the Association, assisted by one or several Vice

Presidents, the Secretary and the Treasurer, and, if any, by the Assistant Secretary and Assistant Treasurer, subject to the direction of the Board.

2. The Board shall elect the President, a Vice President, a Secretary, and a Treasurer, and as many other Vice Presidents, Assistant Secretaries and Assistant Treasurers as the Board shall, from time to time, determine. The President shall be elected from amongst the membership of the Board, but no other officer need be a member of the Board. The same person may hold two offices, the duties of which are not incompatible; provided, however, the office of President and a Vice President shall not be held by the same person, nor shall the office of President and Secretary or Assistant Secretary be held by the same person.

ARTICLE IX. - FIRST OFFICERS:

The names of the officers who are to serve until the first election of officers by the Board are as follows:

President	Jose T. Crespo
Secretary	Maria Perez
Treasurer	Otilio Perez

ARTICLE X. - BOARD OF DIRECTORS:

1. The number of the First Board of Directors (the "First Board") shall be three (3). The number of the Board elected subsequent to the First Board shall be as provided in Section 3 of this Article. The "First Board" shall designate any Board and any Director thereof appointed, designated and/or elected by the Developer prior to the first election by the members as provided in Section 4 below.

2. The names and street addresses of the persons who are to serve as the First Board are as follows:

SEP 9765 MAR 1985

<u>NAME</u>	<u>ADDRESS</u>
Jose T. Crespo	2750 Southwest 87th Avenue Miami, Florida 33165
Maria Perez	8220 Southwest 36th Street Miami, Florida
Otilio Perez	8220 Southwest 36th Street Miami, Florida

3. Membership of all Boards elected subsequent to the First Board shall be composed of the following:

There shall be five (5) Directors elected by the members in accordance with Sections 5 and 6 of this Article X. or thereafter by the members. Other than representatives of the Developer, each member so elected shall be a resident of COCORANDA.

4. The first election by the members of the Association for Directors shall not be held until after the Developer has relinquished control of the Association as described in Section 5 of this Article X. Thereafter, the election of Directors shall take place annually at the annual members meeting. After the Developer has relinquished control, there shall be a Special Meeting of the Members for the purpose of electing a Board as provided in Section 3 of the Articles to serve until the annual members meeting.

5. Until December 31, 1983, the Developer shall have the right to appoint, designate and elect all of the members of the Board. The Developer may, at any time prior thereto, relinquish its right to appoint Directors and resign its Directorship. The Developer shall in any event relinquish its right to appoint Directors and cause the Board appointed, designated and/or elected to resign no later than at the time hereinabove described in the first sentence of this Section.

ARTICLE XI. - INDEMNIFICATION:

Every Director and every officer of the Association shall be indemnified by the Association against all expenses and liabilities, including counsel fees reasonably incurred by or imposed upon him in connection with the proceeding to which he may become involved, by reason of his being or having been a Director or officer at the time such expenses are incurred, except in such cases wherein the Director or officer is adjudged guilty of willful misfeasance or malfeasance in the performance of his duties; provided that in the event of a settlement, the indemnification herein shall apply only when the Board approves such settlement as being for the best interest of the Association. The foregoing right of indemnification shall be in addition to and not exclusive of all rights of indemnification to which such Director or officer may be entitled whether by Statute or common law.

ARTICLE XII. - BY-LAWS:

The By-Laws of the Association shall be adopted by the First Board and thereafter may be altered, amended or rescinded in the manner provided for by the By-Laws.

ARTICLE XIII. - AMENDMENTS:

1. Prior to the time of the recordation of the Covenants for COCORANDA, these Articles may be amended by an instrument, in writing, signed by all the subscribers to these Articles stating the Article Number and contents of its amendment and filed in the office of the Secretary of State of the State of Florida with a certified copy of each such amendment attached to these Articles upon its recordation with the Covenants.

2. After the recordation of the Covenants for COCORANDA, these Articles may be amended in the following manner:

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


b. A resolution approving a proposed amendment may be proposed by either the Board or by the membership of the Association, and after being proposed and approved by one of said bodies, it must be submitted for approval and thereupon receive such approval of the other. Such approval must be by seventy five percent (75%) of the members of the Association and such approval must be by two thirds (2/3) of the members of the Board.

c. No amendment may be made to the Articles which shall in any manner reduce, amend, affect or modify the provisions and obligations set forth in the Covenants.

d. A copy of each amendment shall be certified by the Secretary of State and filed of record.

e. Notwithstanding the foregoing provisions of this Article XIII, no amendment to these Articles which shall abridge, amend or alter the rights of the Developer, including the right to designate and select members of the First Board as provided in Article X hereof, may be adopted or become effective without the prior written consent of the Developer.

IN WITNESS WHEREOF, the Subscribers have hereunto affixed their signatures, this 16th day of July 1981.

x 
x Maria Perez
x Otilio Perez

DT 9765
PAGE 038

STATE OF FLORIDA)

ss:

COUNTY OF BROWARD)

I HEREBY CERTIFY that on this day, before me, a notary public, duly authorized in the State and County aforesaid, to take acknowledgments, personally appeared JOSE T. CRESPO, MARIA PEREZ and OTILIO PEREZ, to me known to be the persons described as the subscribers and who executed the foregoing Articles of Incorporation, and they acknowledged before me that they executed the same for the purposes therein expressed.

IN WITNESS WHEREOF, the subscribers have hereunto affixed their signatures, this 16th day of July, 1981.

Ouelis G. Waddle
Notary Public

My commission expires:

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES JULY 1 1985
BONDED AND GENERAL INS. UNDERWRITERS

Having been named to accept service of process for the above stated corporation, at the place designated in this Certificate, I hereby accept to act in this capacity, and agree to comply with the provisions of Chapter 48.091, Florida Statutes, relative to keeping open said office.



JOSE T. CRESPO

FILED
JUL 17 2 03 PM '81
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE FOR THE SERVICE OF PROCESS WITHIN FLORIDA, NAMING AGENT UPON WHOM PROCESS MAY BE SERVED.

IN COMPLIANCE WITH SECTION 48.091, FLORIDA STATUTES, THE FOLLOWING IS SUBMITTED:

FIRST---THAT COCORANDA TWIN HOME ASSOCIATION, INC.
(NAME OF CORPORATION)

DESIRING TO ORGANIZE OR QUALIFY UNDER THE LAWS OF THE STATE OF FLORIDA, WITH ITS PRINCIPAL PLACE OF BUSINESS AT CITY OF

PLANTATION
(CITY)

STATE OF FLORIDA, HAS NAMED JOSE T. CRESPO
(STATE) (NAME OF RESIDENT AGENT)

LOCATED AT 2750 SOUTHWEST 87TH AVENUE
(STREET ADDRESS AND NUMBER OF BUILDING,
POST OFFICE BOX ADDRESSES ARE NOT ACCEPTABLE)

CITY OF MIAMI, STATE OF FLORIDA, AS ITS AGENT TO
(CITY)

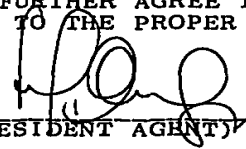
ACCEPT SERVICE OF PROCESS WITHIN FLORIDA.

SIGNATURE 
(CORPORATE OFFICER)

TITLE PRESIDENT

DATE July 16, 1981

HAVING BEEN NAMED TO ACCEPT SERVICE OF PROCESS FOR THE ABOVE STATED CORPORATION, AT THE PLACE DESIGNATED IN THIS CERTIFICATE, I HEREBY AGREE TO ACT IN THIS CAPACITY, AND I FURTHER AGREE TO COMPLY WITH THE PROVISIONS OF ALL STATUTES RELATIVE TO THE PROPER AND COMPLETE PERFORMANCE OF MY DUTIES.

SIGNATURE 
(RESIDENT AGENT)

DATE July 16, 1981

CORP. 25
1/1/76

RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
GRAHAM W. WATT
COUNTY ADMINISTRATOR

REC 0765 REC 941

82-105760

This instrument prepared by and to be
Returned to: George R. Moraitis
Moraitis, Cofar & Karney, Attorneys
P.O. Box 11104
Fort Lauderdale, Florida 33339

AMENDMENT

TO

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

COCORANDA

THIS DECLARATION made and executed this 30th day of November, 1981, by PENINSULAR DEVELOPMENT CORP., Florida Corporation, hereinafter referred to as "Developer" and/or "Declarant" and COCORANDA TWIN HOME ASSOCIATION, INC., a Florida Corporation not for profit, hereinafter referred to as "Association";

W I T N E S S E T H:

WHEREAS, J.T.C. CONSTRUCTION CORP., a Florida Corporation, as Declarant heretofore executed and caused to be recorded among the Public Records of Broward County, Florida, a certain Declaration of Covenants, Conditions and Restrictions recorded in Official Records Book 9765, page 840 of the Public Records of Broward County, Florida, affecting the lands therein described, and

WHEREAS, PENINSULAR DEVELOPMENT CORP., a Florida Corporation, has become the owner of all of the lands described in said Covenants and Restrictions as a result of a Warranty Deed from J.T.C. CONSTRUCTION CORP., a Florida Corporation, to PENINSULAR DEVELOPMENT CORP., a Florida Corporation, recorded in Official Records Book 9828, page 54 of the Public Records of Broward County, Florida, and

WHEREAS, J.T.C. CONSTRUCTION CORP. as the Declarant and Developer under the original Covenants and Restrictions referred to above assigned all of its rights to PENINSULAR DEVELOPMENT CORP. by virtue of that certain document entitled Assignment of

82 APR 23 AM 8:05

DEF 10149 REC 344

Declarant's Rights Under the Declaration of Covenants, Conditions and Restrictions in Cocoranda and Assignment of Developer's Rights Under The Articles of Incorporation of Cocoranda Twin Homes Association, Inc., said document being recorded in Official Records Book 9828, page 60 of the Public Records of Broward County, Florida, and

WHEREAS, Declarant is now the owner and holder of all of the stock of the Association, and by virtue thereof has the authority to amend the original Declaration of Covenants, Conditions and Restrictions, and

WHEREAS, Developer and Association desire to amend said Declaration of Covenants, Conditions and Restrictions, and

WHEREAS, all of the members of the Association have approved the said Amendment,

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that Developer and Association do hereby and herewith amend the said Declaration of Covenants and Restrictions recorded in Official Records Book 9765, page 840 of the Public Records of Broward County, Florida, by deleting and adding the Amendments attached hereto, it being understood that in the event there is a conflict between the original covenants, conditions and restrictions and the Amendments hereto, that the Amendment shall supercede and be controlling, said Amendments shall also be deemed to be covenants running with the land from and after the date hereof until the same terminate or are terminated in accordance with the provisions thereof.

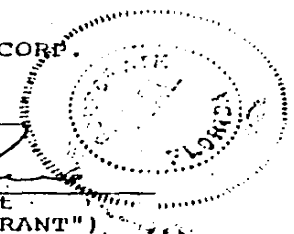
IN WITNESS WHEREOF, these presents have been executed the day and year first above written.

In the presence of:

PENINSULAR DEVELOPMENT CORP.

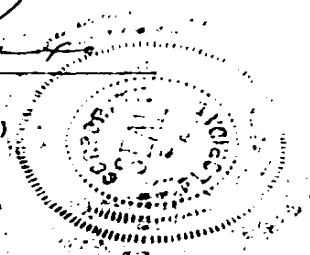
Paul D. Sullivan
Diane Puglio

By: *Andy Fuxa*
Andy Fuxa, President
("DEVELOPER" and "DECLARANT")
(SEAL)



Paul D. Sullivan
Diane Puglio

COCORANDA TWIN HOME ASSOCIATION, INC.
By: *Andy Fuxa*
Andy Fuxa, President
("ASSOCIATION")
(SEAL)



STATE OF FLORIDA
COUNTY OF BROWARD

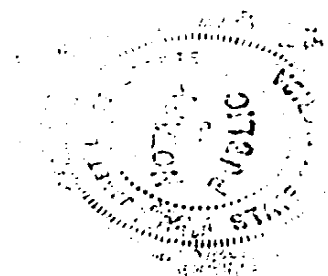
BEFORE ME this day personally appeared Andy Fuxa to me well known and known to be the President of PENINSULAR DEVELOPMENT CORP., who, being by me first duly sworn, acknowledged to me that he executed the above and foregoing instrument as the act and deed of said Corporation and with full authority so to do.

WITNESS my hand and official seal at said County and State this 30th day of November, 1981.

Paul D. Sullivan
Notary Public

My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES APRIL 1 1985
BONDED THRU GENERAL INS. UNDERWRITERS




REF 10149 REC 346

STATE OF FLORIDA
COUNTY OF BROWARD

BEFORE ME this day personally appeared ANDY FUXA to me well known and known to be the President of COCORANDA TWIN HOME ASSOCIATION, INC., who after being by me first duly sworn, acknowledged to me that he executed the above and foregoing instrument as the act and deed of said Corporation and with full authority so to do.

WITNESS my hand and official seal at said County and State, this 30th day of November, 1981.


Notary Public

My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES APRIL 1 1985
BONDED THRU GENERAL TRUST UNDERWRITERS



DEF 10149 REC 347

THE FOLLOWING PARAGRAPHS SHALL BE DELETED AND/OR ADDED TO THE ORIGINAL DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF COCORANDA RECORDED IN OFFICIAL RECORDS BOOK 9765, PAGE 840 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA:

ARTICLE I, SECTION 2. shall be deleted in in present form and read as follows:

SECTION 2. "COMMON AREA" shall mean all real "Property" owned by the "Association" for the common use and enjoyment of the Owners.

ARTICLE I, SECTION 3. shall be amended by inserting the name "PENINSULAR DEVELOPMENT CORP., a Florida Corporation" in place of J.T.C. Construction Corp.

ARTICLE II, SECTION 1, SUBPARAGRAPH f) is hereby deleted.

ARTICLE II, SECTION 4 is deleted and shall read as follows:

SECTION 4. Title to Common Area. At its election, the "Declarant" may retain the legal title to all or any part of the "Common Area" until such time as it has completed improvements thereon, for advertising the sale of the "Property", "Sites" and "Twin Home Units", for as long as and to the extent it is deemed necessary as determined by "Declarant" and until such time, as in the opinion of the "Declarant", the "Association" is able to maintain the same, at which time the "Declarant" shall convey the "Common Area" to the "Association" by quit-claim deed or by warranty deed subject to taxes for the year of conveyance, and to restrictions, conditions, limitations and easements of record.

ARTICLE IV, SECTION 2 b) is hereby changed to read as follows:

b) On December 31, 1985.

ARTICLE XIII is hereby deleted and shall read as follows:

ARTICLE XII - LIVESTOCK, POULTRY & LEASH LAW

No animals, livestock or poultry of any kind shall be raised, bred or kept on any "Site" except that dogs, cats or other household pets may be kept on the premises. Moreover, no animals may be kept, bred or maintained for any commercial purposes. No dogs, cats or other household pets can be allowed to roam free in the development, but are to be kept in an on each "Owners" property, unless same are on a leash.

The following Article XVIII entitled "Developer's Rights" is hereby added to these Covenants and Restrictions:

ARTICLE XVIII - RIGHTS OF DEVELOPER

The Developer at the time of the filing of this Declaration is the owner of all of the sites. The Developer therefore, until all of the sites have been sold and closed shall be irrevocably empowered notwithstanding anything herein to the contrary, to sell, lease or rent units to any person approved by it. Said Developer shall have the right to transact upon any of the sites or common areas in the property any business necessary to consummate the sale or lease of sites, including but not limited to the right to maintain models, have signs, staff and employees, maintain offices, use the common elements and show sites owned by the Developer.

RECORDED IN THE OFFICIAL RECORDS
OF THE COUNTY OF...
...
...
...

REC 10149 REC 349

95-422300 T#005
09-28-95 10:06AM

DOCUMENT COVER PAGE

(Space above this line reserved for recording office use.)

Document Title:

Certificate of Amendment to the Declaration
of Covenants, Conditions and Restrictions of Cacaronda
Twin Home Association, Inc.
(Warranty Deed, Mortgage, Affidavit, etc.)

Executed By:

ELAINE GREEN - PRESIDENT

To:

Cacaronda-Twin Home Association, Inc.

BK 23959 PG 0775

Brief Legal Description:

(if applicable)

Cacaronda-Twin Home Association, Inc
as recorded in the Public Records of Broward
County, Florida in O.R Book 9765, at Page 840,

➔ **Return Recorded Document to:**

PREPARED BY
Cheryl J. Lewis, P.A.
10220 NW 47th Street
Sunrise, FL 33351

(2)

SEP 07 1995

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

CERTIFICATE of AMENDMENT to the DECLARATION of COVENANTS, CONDITIONS and RESTRICTIONS of COCORANDA TWIN HOME ASSOCIATION, INC.
(Text that is underlined is additional text; text that is stricken through is text that is to be deleted)

NOTICE IS HEREBY GIVEN that on August 31, 1995, by the affirmative vote of the Owners of not less than two thirds (2/3) of the Twin Home Units (as required by article 10.1 of the Bylaws), which vote was taken by written ballot, Article 7.2(e) of the Bylaws of COCORANDA TWIN HOME ASSOCIATION, INC., as recorded in the records of Broward County, Florida in O.R. Book 9765 at Page _____, hereby amended as follows:

~~There shall be a review or compilation of the accounts of the Association shall be made annually by an auditor, accountant, or certified public accountant designated by the Board and a copy of a report of such audit review or compilation shall be furnished to each Member not later than the first thirty-first day of March of the year following the year for which the report is made. The report shall be deemed to be furnished to the Member upon its delivery or mailing to the Member at his last known address shown on the books and records of the Association.~~

IN WITNESS WHEREOF, COCORANDA TWIN HOME ASSOCIATION, INC. has caused this Certificate of Amendment to be executed in accordance with the authority hereinabove expressed this 31st day of August, 1995.

(CORPORATE SEAL)

COCORANDA TWIN HOME ASSOCIATION, INC.

ATTEST:

Joy E. Fredericks
Secretary JOY E. FREDERICKS

By: Elaine Green
President ELAINE GREEN

STATE OF FLORIDA)
COUNTY OF BROWARD)

On this 31st day of August, 1995, personally appeared Elaine Green, President, and acknowledged before me that she/he executed this instrument for the purposes herein expressed.

Dorothy E. Kuebler
Notary Public
Dorothy E. Kuebler
Notary Public [name printed]

my commission expires:

OFFICIAL NOTARY SEAL
DOROTHY E. KUEBLER
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC451579
MY COMMISSION EXP. APR. 16, 1997

1

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

BK 23959 PG 0776

RETURN TO
MORAN, COFAR & KARNEY
ATTORNEYS AT LAW
10000 Galleria Drive
Galleria Professional Building Suite 506
Fort Lauderdale, FL 33304

89289731

CERTIFICATE OF AMENDMENT
TO
ARTICLES OF INCORPORATION

COCORANDA TWIN HOME ASSOCIATION, INC., a Florida corporation under its corporate seal and the hands of its President, ANDREW FUXA, and its Secretary, ALEXANDER G. CAMERON, hereby certifies that:

The Board of Directors of said Corporation, at a meeting called and held on June 23, 1989, unanimously adopted the following resolution:

"BE IT RESOLVED by the Board of Directors of COCORANDA TWIN HOME ASSOCIATION, INC., a Florida corporation, that said Board deems it advisable and hereby declares it advisable that the Articles of Incorporation be amended, changed and altered by adding the following Article XIV thereto:

ARTICLE XIV - DISSOLUTION

Upon any dissolution of the Association, all assets of the Association are hereby dedicated to the appropriate public body having jurisdiction over said assets, or, in the event of the refusal of any such public body to accept said dedication, the assets of the Association shall be conveyed to either an existing non-profit organization or a non-profit organization to be formed having similar purposes to the purposes for which this Association is organized.

The meeting of the Members of the Corporation, called by the Board of Directors, was held on June 23, 1989, and at said Members meeting, said Amendment to the Articles of Incorporation was duly adopted by the vote of more than seventy-five percent (75%) of the Members of the Association, all Members having been duly notified of said meeting pursuant to the Corporation By-Laws.

IN WITNESS WHEREOF, said Corporation has caused this Certificate to be signed by its President and its corporate seal to be hereunto affixed and attached by its Secretary, this 23rd day of June, 1989.

ATTEST:

COCORANDA TWIN HOMES
ASSOCIATION, INC.



ALEXANDER G. CAMERON,
Secretary

BY:



ANDREW FUXA, President
(Corporate Seal)

STATE OF FLORIDA
COUNTY OF BROWARD

BEFORE ME, the undersigned officer duly authorized to take acknowledgments, this day personally appeared ANDREW FUXA and ALEXANDER G. CAMERON, President and Secretary, respectively, of COCORANDA TWIN HOMES ASSOCIATION, INC., a Florida corporation, and they acknowledged before me that they executed the foregoing Certificate of Amendment as such officers for and on behalf of said corporation after having been duly authorized to do so.

WITNESS my hand and official seal at Fort Lauderdale, Florida, this 23rd day of June, 1989.

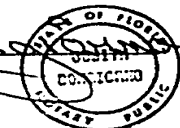
My Commission Expires:



NOTARY PUBLIC

RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA

L. A. HESTER
COUNTY ADMINISTRATOR



MY COMM. EXP. SEPT 19, 1990

Handwritten notes and stamps on the right margin, including a circular stamp that reads "COCORANDA TWIN HOMES ASSOCIATION" and a vertical stamp that reads "BK1611PG0703".

RETURN TO: MORAITIS, COFAR & KARNEY
ATTORNEYS AT LAW
5700 N.W. 11th Drive
Galleria Professional Building Suite 506
Fort Lauderdale, FL 33304

89289732

BY-LAWS

OF

COCORANDA TWIN HOME ASSOCIATION, INC.

Section 1. Identification of Association

These are the By-Laws of COCORANDA TWIN HOME ASSOCIATION, INC., hereinafter referred to as the "Association", as duly adopted by its Board of Directors. The Association is a corporation not for profit organized pursuant to and under Chapter 617 of the Florida Statutes for the purpose of managing, operating and administering a residential development, as hereinafter defined, and the Cocoranda Property thereof, which Cocoranda Project will be located on that certain property as legally described on Exhibit "A -1" through "A -26" attached hereto and made a part hereof as though fully set forth herein.

1.1 The office of the Association shall be for the present at 2750 Southwest 87th Avenue, Miami, Florida 33165, and thereafter may be located at any place in Broward County, Florida designated by the Board of Directors of the Association.

1.2 The fiscal year of the Association shall be the calendar year.

1.3 The seal of the Association shall bear the name of the Association; the word "Florida", and the words "Corporation Not For Profit".

Section 2. Definitions

All terms shall have the meaning set forth in the Declaration of Covenants, Conditions and Restrictions and for clarification the following terms have the following meanings:

2.1 "Articles" means the Articles of Incorporation of the Association.

2.2 "Assessment" means a share of the funds required for the payment of Common Expenses which from time to time is assessed against the Twin Home Unit Owner.

2.3 "Association" means the COCORANDA TWIN HOME ASSOCIATION, INC.; this corporation not for profit organized and existing under the laws of the State of Florida for the purpose of operating COCORANDA.

2.4 "Board" or "Board of Administration" means the Board of Directors of the Association.

2.5 "By-Laws" means the By-Laws of the Association.

2.6 "Common Elements" means the portions of the Property not included in the Twin Home Units.

2.7 "Common Expenses" means all expenses and assessments properly incurred by the Association for COCORANDA.

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2.8 "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 Common Expenses.

2.9 "Declaration" means the Declaration of Covenants, Conditions and Restrictions of COCORANDA.

2.10 "Developer" means J.T.C. Construction Corp., a Florida corporation, its successors and assigns.

2.11 "COCORANDA" means COCORANDA TWIN HOME ASSOCIATION, INC., residential Twin Home Project being developed by the Developer.

2.12 "Limited Common Elements" means those Common Elements which are reserved for the use of a certain Twin Home Unit or Twin Home Units to the exclusion of other Twin Home Units.

2.13 "Operation" or "Operation of the Twin Home" includes the administration and management of the Twin Home Property.

2.14 "Twin Home Property" means the lands, leaseholds and personal property described on Exhibit _____ attached, all improvements thereon, and all easements and rights appurtenant thereto intended for use in connection with the COCORANDA.

Section 3. Membership, Members' Meetings, Voting and Proxies

3.1 The qualification of Members, the manner of their admission to membership in the Association, and the manner of the termination of such membership shall be as set forth in Article V of the Articles.

3.2 The Members shall meet annually at the office of the Association or such place in Broward County, Florida, as determined by the Board and as designated in the notice of such meeting at 7:30 o'clock p.m., Eastern Standard Time on the second Thursday in the month of March of each year, commencing with the year 1981; provided, however, that if that day is a legal holiday, then the meeting shall be held at the same hour on the next succeeding Thursday which is not a legal holiday. The purpose of the Annual Members Meeting shall be to hear reports of the officers, elect members of the Board (subject to the provisions of Article X of the Articles), and to transact any other business authorized to be transacted by the Members.

3.3 Special meetings of the Members shall be held at any place within the County of Broward, State of Florida whenever a special meeting must be called by the President or Vice President of the Association upon receipt of written request from one third (1/3rd) of the entire Membership.

3.4 A written notice of all meetings of Members (whether the Annual Members Meeting or a special meeting of the Members) shall be mailed certified mail to each Member entitled to vote thereat at his last known address as it appears on the books of the Association not less than fourteen (14) days, nor more than thirty (30) days prior to the date of such meeting. Proof of such mailing shall be given by the affidavit of the person who mailed such notice. The notice shall state the time and place of such meeting and the purpose for which the meeting is called and shall be signed by an officer of the Association. Notice of all meetings of Members shall be posted at a conspic-

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uous place on the Twin Home Property at least fourteen (14) days prior to any such meeting. Any provision herein to the contrary notwithstanding, notice of any meeting may be waived by any Member before, during or after such meeting, which waiver shall be in writing and shall set forth a waiver of written notice of such meeting.

3.5 The Membership may at the discretion of the Board, act by written agreement in lieu of meeting provided that written notice of the matter or matters to be determined by such Members is given to the Membership at the addresses and within the time periods set forth in Section 3.4 herein or is duly waived in accordance with such Section. Any determination as to the matter or matters to be determined pursuant to such notice by the number of persons that would be able to determine the subject matter at a meeting shall be binding on the Membership, provided a quorum of the Membership responds in writing to such notice in the matter set forth in the notice. Any such notice shall set forth a time period during which time a response may be made thereto.

3.6. A quorum of the Membership shall consist of persons entitled to cast a majority of the votes of the entire Membership. A Member may join in the action of a meeting by signing and concurring in the minutes thereof, and such a signing shall constitute the presence of such parties for the purpose of determining a quorum. When a quorum is present at any meeting and a question is presented, the holders of a majority of the voting rights present in person or represented by written proxy shall be required to decide the question. However, if such question is one upon which by express provisions of the Florida Statutes or the Declaration of Covenants, Conditions and Restrictions requires other than such majority vote, then such express provision shall govern and control the required vote on the decision of such question.

3.7 If any meeting of the Membership cannot be organized because a quorum is not in attendance, the Members who are present, either in person or by proxy, may adjourn the meeting from time to time until a quorum is present. In the case of the adjournment of a meeting, Notice to the Members of such adjournment shall, subject to the Florida Statutes, be in the manner determined by the Board.

3.8 Minutes of all meetings shall be kept in a business-like manner and be available for inspection by the Members and Directors at all reasonable times. Said minutes shall be retained by the Association for a period of not less than seven (7) years.

3.9 Voting rights of Members shall be as stated in the Declaration and Articles. Such votes may be cast in person or by proxy. "Proxy" is defined to mean an instrument containing the appointment of a person who is substituted by a Member to vote for him and in his place and stead. Proxies shall be in writing and shall be valid only for the particular meeting designated therein and any adjournments thereof is so stated. A proxy must be filed with the Secretary before the appointed time of the meeting in order to be effective. Any proxy may be revoked prior to the time a vote is cast pursuant to such proxy. No one person shall be permitted to hold more than five (5) proxies. The Twin Home Unit Owners may waive notice in writing of specific meetings and may take action by written agreement without meetings.

3.10 At any time prior to a vote upon any matter at a meeting of the Membership any Member may raise the question of the use of a secret written ballot, the Chairman of the meeting shall call for nominations and the election of the inspectors of

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election to collect and tally such written ballots upon the completion of the balloting upon such matter.

Section 4. Board of Directors; Directors' Meetings

4.1 The form of administration of the Association shall be by a Board of Directors. The "First Board", as defined in Article X of the Articles shall consist of three (3) Directors and at no time shall there be less than three (3) Directors on the Board.

4.2 The election and, if applicable, designation of Directors, shall be conducted in accordance with the Articles.

4.3 Subject to the Developer's rights set forth in Section 4.5 below, vacancies in the Board shall be filled by persons elected by the remaining Directors. Any such person shall be a Director and have all of the rights, privileges, duties and obligations as a Director elected at an Annual Members Meeting and shall serve for the term prescribed in Section 4.4 of these By-Laws. Vacancies on the Board of Administration caused by the expiration of a Director's term shall be filled by the Members electing new Board Members at the next Annual Members Meeting.

4.4 The term of each Director's service shall extend until the next Annual Members Meeting and/or until his successor is duly elected and qualified, or until he is removed in the manner elsewhere provided herein.

4.5 A Director designated by the Developer, as provided in the Articles, may be removed only by the Developer in its sole and absolute discretion and without any need for a meeting or vote. The Director designated and thereafter removed by it or for any vacancy on the Board as to a Director designated by it, and the Developer shall notify the Board as to any such removal or vacancy and the name of the respective successor Director and of the commencement date for the term of such successor Director.

4.6 The organizational meeting of a newly elected Board shall be held within ten (10) days of their election at such place and time as shall be fixed by the Directors at the meeting at which they were elected. No further notice of the organizational meeting shall be necessary.

4.7 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. Special meetings of the Board may be called at the discretion of the President or the Vice President of the Association. Special meetings must be called by the Secretary at the written request of one third of the Directors.

4.8 Notice of the time and place of regular and special meetings of the Board, or adjournments thereof, shall be given to each Director personally or by mail, telephone or telegraph at least three (3) days prior to the day named for such meeting. Except in an emergency, notice of a Board meeting shall be posted conspicuously on the Twin Home Property forty eight (48) hours in advance for the attention of Members. Any Director may waive notice of a meeting before, during or after such meeting, and such waiver shall be deemed equivalent to the receipt of notice by such Director.

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4.9 A quorum of the Board shall consist of the Directors entitled to cast a majority of the votes of the entire Board. Matters approved by a majority of the Directors present at a meeting at which a quorum is present shall constitute the official acts of the Board, except as specifically otherwise provided in the Declaration, Articles or elsewhere herein. If at any meetings of the Board there shall be less than a quorum present, the majority of those present may adjourn the meeting from time to time until a quorum is present. At any adjourned meeting any business which might have been transacted at the meeting as originally called may be transacted. In the case of the adjournment of a meeting, notice to the Directors of such adjournment shall, subject to the Act, be as determined by the Board.

4.10 The presiding officer at Board Meetings shall be the President.

4.11 Directors' fees, if any, shall be determined by the majority of the Membership.

4.12 Minutes of all meetings of the Board shall be kept in a business-like manner and be available for inspection by Members and Directors at all reasonable times.

4.13 The Board shall have the power to appoint Executive Committees of the Board, consisting of not less than three (3) Directors. Executive Committees shall have and exercise such powers of the Board as may be delegated to such Executive Committee by the Board.

4.14 Meetings of the Board shall be open to all Members. Unless a Member serves as a Director or unless he has been 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 an observer. In the event that a Member not serving as a Director or not otherwise 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.

Section 5. Powers and Duties of the Board of Directors

All of the powers and duties of the Association, including those existing under the laws of the State of Florida and the Twin Home Documents, shall be exercised by the Board unless otherwise specifically delegated therein to the Members by the provisions of the applicable statutes of the State of Florida or the Twin Home Documents and shall include but not be limited to the following:

5.1 Making and collecting assessments against Members to pay the costs of Common Expenses. These assessments shall be collected by the Association through payments made directly to it by the Members as set forth in the Declaration.

5.2 Using the proceeds of assessments in the exercise of the powers and duties of the Association and the Board.

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5.3 Maintaining, repairing and operating property of Cocoranda.

5.4 Reconstructing improvements after casualties and losses and making further authorized improvements of the Twin Home Property.

5.5 Making and amending rules and regulations with respect to the use of Cocoranda.

5.6 Approving or disapproving of proposed purchasers, lessees, or mortgagees of Twin Home Units and those acquiring Twin Home Units by gift, devise, or inheritance, and other transferees, in accordance with the provisions set forth in the Declaration of Covenants, Conditions and Restrictions.

5.7 Enforcing by legal means the provisions of the Declaration of Covenants, Conditions and Restrictions and the applicable provisions of the Act.

5.8 Entering into and terminating management agreements and contracts for the maintenance and care of the Twin Home Property, including the power to delegate to third parties pursuant to such contracts all powers and duties of the Association with respect to the care and maintenance of such Property, except where approval of the Membership is specifically required by the Twin Home Documents.

5.9 Paying taxes and assessments which are or may become liens against any Twin Home Property other than the individual Twin Home Units and the appurtenances thereto and assessing the same against Twin Home Units which are or may become subject to such liens.

5.10 Purchasing and carrying insurance for the protection of Twin Home Unit Owners and the Association against casualty and liability for Cocoranda.

5.11 Paying costs of all power, water, sewer and other utilities services rendered to COCORANDA and not billed to owners of individual Twin Home Units.

5.12 Hiring and retaining such employees as are necessary to administer and carry out the services required for the proper administration of the purposes of this Association, and paying all salaries therefor.

Section 6. Officers of the Association

6.1 The officers of the Association shall be a President, who shall be a Director, a Vice President, a Treasurer, a Secretary, and, if the Board so determines, an Assistant Treasurer and an Assistant Secretary, all of whom shall be elected annually by the Board. Any officer may be removed without cause from office by a vote of the Directors at any meeting of the Board. The Board shall, from time to time, elect such other officers and assistant officers and designate their powers and duties as the Board shall find to be required to manage the affairs of the Association.

6.2 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 the President of a Twin Home association, including, but not limited to, the power to appoint such committees at such times from among the Members as he may in his discretion determine appropriate to assist in the conduct of the affairs of the Association. The President shall preside at all meetings of the Board.

6.3 In the absence or disability of the President, the Vice President shall exercise the powers and perform the duties of the President. The Vice President shall also generally assist the President and exercise such other powers and perform such other duties as shall be prescribed by the Board. In the event there shall be more than one Vice President elected by the Board, then they shall be designated "First", "Second", etc., and shall exercise the powers and perform the duties of the Presidency in such order.

6.4 The Secretary shall keep the minutes of all meetings of the Board and of the Membership in a book, in a business-like manner available for inspection by Members (Twin Home Unit Owners) or their authorized representative and the Directors at all reasonable times in accordance with Section 7 below. He shall have custody of the seal of the Association and shall affix the same to instruments requiring such seal when duly authorized and directed by the Board to do so. He shall keep the records of the Association, except those of the Treasurer, and shall perform all of the duties incident to the office of Secretary of the Association as may be required by the Board or the President. The Assistant Secretary, if any, shall perform the duties of the Secretary when the Secretary is absent and shall assist the Secretary.

6.5 The Treasurer shall have custody of all of the property of the Association, including funds, securities and evidences of indebtedness. He shall keep the assessment rolls and accounts of the Members; he shall keep the books of the Association in accordance with good accounting practices; and he shall perform all of the duties incident to the office of a Treasurer. The Assistant Treasurer, if any, shall perform the duties of the Treasurer whenever the Treasurer is absent and shall assist the Treasurer.

6.6 The compensation, if any, of all officers and other employees of the Association shall be fixed by the Board. This provision shall not preclude the Board from employing a Director as an employee of the Association or preclude the contracting with a Director for the management of COCORANDA.

Section 7. Accounting Records; Fiscal Management

7.1 The Association shall maintain accounting records in accordance with good accounting practices which shall be open to inspection by Members or their authorized representatives at reasonable times. Such authorization as a representative of a Member must be in writing and be signed by the Member giving such authorization and dated within sixty (60) days of the date of any such inspection. Written summaries of the accounting records shall be supplied at least annually to the Members. Such records shall include (a) a record of all receipts and expenditures; (b) an account for each Twin Home Unit which shall designate the name and address of the Twin Home Unit Owner, the amount of each assessment charged to the Twin Home Unit, the amounts and due dates for each assessment, the amounts paid upon such account and the balance due; and (c) an account indicating the Common Expenses allocated under the "Budget" defined in the Declaration and the Common Expenses actually incurred during the course of the fiscal year.

7.2 (a) The Board shall adopt a budget of the Common Expenses of the Association for each forthcoming fiscal year at a special meeting of the Board ("Budget Meeting") called for that purpose during the first two (2) weeks of November of each year. Prior to the Budget Meeting, a proposed budget shall be prepared

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by or on behalf of the Board which budget shall include, but not be limited to, the following items of expenses:

(1) Common Expenses Budget

- (i) Administration
- (ii) Utilities
- (iii) Contracts
- (iv) Legal Fees and Auditing
- (v) Supplies
- (vi) Outside Maintenance
- (vii) Personal Property Tax
- (viii) Federal-State Payroll Taxes
- (ix) Workmen's Compensation Insurance
- (x) Reserve for Deferred Maintenance and Depreciation
- (xi) Reserve for Capital Improvements
- (xii) Contingency Fund
- (xiii) Recreational Facilities, Maintenance, Taxes and Insurance

(2) Proposed Assessments against each Member.

(3) Proposed Special Assessments against each Member if any are anticipated.

Copies of the proposed budget and notice of the exact time and place of the Budget Meeting shall be mailed to each Member at the Member's last known address as reflected on the books and records of the Association not less than thirty (30) days prior to said Budget Meeting, and the Budget Meeting shall be open to the Membership.

(b) The Board may also include in any such proposed budget a sum of money as an assessment for the making of betterments to the property of Cocoranda or for the establishment of reserves for repair or replacement of Cocoranda, either annually or from time to time as the Board shall determine the same to be necessary. This sum of money so fixed shall then be levied upon the Members by the Board as Special Assessment and shall be considered an "Excluded Expense" under Section 7.3(a) hereof.

(c) In administering the finances of the Association, the following procedures shall govern: (i) the fiscal year shall be the calendar year; (ii) any income received by the Association in any calendar year may be used by the Association to pay expenses incurred by the Association in the same calendar year; (iii) there shall be apportioned between calendar years, on a pro rata basis, any expenses which are prepaid in any one calendar year for Common Expenses which cover more than such calendar year; (iv) assessments shall be made not less frequently than quarterly 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 unpaid operating expenses previously incurred; and (v) Common Expenses incurred in a calendar year shall be charged against income for the same calendar year regardless of when the bill for such Common Expenses is received. Notwithstanding the foregoing, regular and/or interim assessments shall be of sufficient magnitude to insure an adequacy and availability of cash to meet all budgeted expenses in any calendar year as such expenses are incurred in accordance with the cash basis method of accounting. The cash basis method of accounting shall conform to generally accepted accounting standards and principles.

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(d) The depository of the Association shall be such bank or banks as shall be designated from time to time by the Board in which the monies of the Association shall be deposited. Withdrawal of monies from such account shall be only by checks signed by such persons as are authorized by the Board.

(e) An audit of the accounts of the Association shall be made annually by an auditor, accountant, or certified public accountant designated by the Board and a copy of a report of such audit shall be furnished to each Member not later than the first day of March of the year following the year for which the report is made. The report shall be deemed to be furnished to the Member upon its delivery or mailing to the Member at his last known address shown on the books and records of the Association.

7.3 The Board shall mail a meeting notice and copies of the proposed annual budget of Common Expenses to the Twin Home Unit Owners not less than thirty (30) days prior to the meeting at which the Budget will be considered by the Board. The Budget may be adopted by the Board at this meeting. The Twin Home Unit Owners shall be given written notice of the time and place of the meeting of the Board which will consider the Budget. The meeting shall be open to the Twin Home Unit Owners. If an adopted Budget requires assessment against the Twin Home Unit Owners in any fiscal or calendar year exceeding one hundred fifteen percent (115%) of the assessments for the preceding year, upon written application of ten percent (10%) of the Twin Home Unit Owners to the Board, the Board shall call a special meeting of the Twin Home Unit Owners within thirty (30) days upon not less than ten (10) days' written notice to each Twin Home Unit Owner. At the special meeting Twin Home Unit Owners shall consider and enact a Budget. The adoption of the Budget shall require a vote of not less than a majority vote of all Twin Home Unit Owners. The Board may propose a Budget to the Twin Home Unit Owners at a meeting of Members or in writing, and if the Budget or proposed Budget is approved by the Twin Home Unit Owners at the meeting or by a majority of all Twin Home Unit Owners in writing, the Budget shall be adopted. In determining whether assessments exceed one hundred fifteen percent (115%) of similar assessments in prior years, any authorized provisions for reasonable reserves for repair or replacement of Cocoranda, anticipated expenses by the Twin Homes' Association which are not anticipated to be incurred on a regular or annual basis, or assessment for betterments to the Property, shall be excluded from the computation. However, as long as the Developer is in control of the Board, the Board shall not impose an assessment for any year greater than one hundred fifteen percent (115%) of the prior fiscal or calendar year's assessment without approval of a majority.

(a) Any Member of the Board may be recalled and removed from office with or without cause by the vote or agreement in writing by a majority of all Twin Home Unit Owners. A special meeting of the Twin Home Unit Owners to recall a Member or Members of the Board may be called by ten percent (10%) of the Twin Home Unit Owners giving notice of the meeting as required for a meeting of Twin Home Unit Owners, and the notice shall state the purpose of the meeting.

(b) After Developer control is over: Should the Excess Assessment be adopted by the Board after such time as the Twin Home Unit Owners are entitled to elect a majority of the Board, then upon written application requesting a special meeting signed by ten percent (10%) or more of the Members and delivered to the Board within twenty (20) days after the Budget Meeting, the Board shall call a special meeting to be held upon not less than ten (10) days' written notice to each Twin Home Unit Owner but

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within thirty (30) days of the delivery of such application to the Board. At said special meeting, the Twin Home Unit Owners may consider and enact a revision of the Budget. The enactment of a revision of the Budget shall require approval of not less than two thirds (2/3) of the Membership. If such a revised Budget is enacted at said special meeting, then the revised Budget shall be the final Budget, or if a revised Budget is not enacted at such special meeting, then the Budget originally adopted by the Board shall be the final Budget. If no written application is delivered, as provided herein, then the Budget originally adopted by the Board shall be the final Budget.

(c) No Board shall be required to anticipate revenue from assessments or expend funds to pay for Common Expenses not included in the Budget or which shall exceed budgeted items, and no Board shall be required to engage in deficit spending. Should there exist any deficiency which results from there being greater Common Expenses than income from assessments, then such deficits shall be carried into the next succeeding year's budget as a deficiency or shall be the subject of a special assessment to be levied by the Board as otherwise provided in the Declaration.

7.4 Determination of Annual Assessments

(a) The Budget constitutes an estimate of the expenses to be incurred by the Association. The Budget shall be multiplied by the percentage share in Common Expenses of each Twin Home Unit of COCORANDA, and the resultant product shall constitute the "Annual Assessment" for such Twin Home Unit.

(b) Notwithstanding the allocation to each Patio Villas Unit of its Annual Assessment, a Twin Home Unit Owner shall also be liable for any Special Assessments levied by the Board against his Twin Home Unit, as provided in the Declaration.

Section 8. Rules and Regulations

The Board may adopt rules and regulations, or amend or rescind existing rules and regulations, for the operation of COCORANDA and the use of Twin Home Property at any meeting of the Board; provided, however, that such rules and regulations are not inconsistent with the Declaration of Covenants, Conditions and Restrictions. Copies of any rules and regulations promulgated, amended or rescinded shall be mailed to all Twin Home Unit Owners at their last known address as shown on the books and records of the Association and shall not take effect until forty eight (48) hours after such mailing.

Section 9. Parliamentary Rules

The then latest edition of Robert's Rules of Order shall govern the conduct of meetings of the Association, provided, however, if such Rules and Regulations are in conflict with the Articles, these By-Laws, or the Declaration, then the Articles, By-Laws, or Declaration, as the case may be, shall apply and govern.

Section 10. Amendment of the By-Laws

10.1 These By-Laws may be amended by the affirmative vote of the Owners of not less than two thirds (2/3rds) of the Twin Home Units. No By-Law shall be revised or amended or reference to its title or number only. Proposals to amend existing By-Laws shall contain the full text of the By-Laws 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,

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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 By-Law. See By-Law . . . for present text."

10.2 No modification or amendment to these By-Laws shall be adopted which would affect or impair the priority of any Approved Mortgagee as defined in the Declaration, the validity of the mortgage held by any such Approved Mortgagee or any of the rights of the Developer.

THE FOREGOING ARE THE BY-LAWS OF COCORANDA TWIN HOME ASSOCIATION, INC. A TRUE COPY OF THESE BY-LAWS SHALL BE ATTACHED TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF COCORANDA, A TWIN HOME UNIT AND FOR THAT PURPOSE THESE BY-LAWS HAVE BEEN JOINED IN BY THE DEVELOPER REFERRED TO AS SUCH IN THE DECLARATION.

COCORANDA TWIN HOME ASSOCIATION, INC
A Florida corporation Not For Profit

Witnesses:

By: [Signature]
President

ATTEST:

[Signature]

[Signature]
Secretary
(SEAL)

Developer: J.T.C. CONSTRUCTION CORP.
A Florida corporation

[Signature]

By: [Signature]

ATTEST:

[Signature]
(SEAL)

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STATE OF FLORIDA)
)ss:
COUNTY OF BROWARD)

I HEREBY CERTIFY that on this day before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Jose T. Crespo and Thomas Heren respectively of Cocoranda Twin Home Association, Inc., a Florida Corporation Not For Profit, and they acknowledged executing the foregoing By-Laws, freely and voluntarily, under authority vested in them by said corporation, and as the act and deed of said corporation, and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid, at Fort Lauderdale, Florida, this 24 day of August, 1981.

Quellen & Wadde
Notary Public

My commission expires:
July 1, 1985

STATE OF FLORIDA)
) ss:
COUNTY OF BROWARD)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Jose T. Crespo and Manuel P. Pagan, President and Secretary respectively of P.T.C. Construction Corp., a Florida corporation, and they acknowledged executing the foregoing By-Laws, freely and voluntarily, under authority duly vested in them by said corporation, and as the act and deed of said corporation, and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid, at Fort Lauderdale, Florida, this 24 day of August, 1981.

Quellen & Wadde
Notary Public

My commission expires:
July 1, 1985

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

89505382

RETURN TO: MORAITIS, COFAR & KARNEY
ATTORNEYS AT LAW
10000 River Drive
Galleria Professional Building Suite 800
Fort Lauderdale, FL 33304

89 DEC 19 AM 9 04

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BY-LAWS

OF

COCORANDA TWIN HOME ASSOCIATION, INC.

Section 1. Identification of Association

These are the By-Laws of COCORANDA TWIN HOME ASSOCIATION, INC., hereinafter referred to as the "Association", as duly adopted by its Board of Directors. The Association is a corporation not for profit organized pursuant to and under Chapter 617 of the Florida Statutes for the purpose of managing, operating and administering a residential development, as hereinafter defined, and the Cocoranda Property thereof, which Cocoranda Project will be located on that certain property as legally described on Exhibit "A -1" through "A"-26" attached hereto and made a part hereof as though fully set forth herein.

1.1 The office of the Association shall be for the present at 2750 Southwest 87th Avenue, Miami, Florida 33165, and thereafter may be located at any place in Broward County, Florida designated by the Board of Directors of the Association.

1.2 The fiscal year of the Association shall be the calendar year.

1.3 The seal of the Association shall bear the name of the Association; the word "Florida", and the words "Corporation Not For Profit".

Section 2. Definitions

All terms shall have the meaning set forth in the Declaration of Covenants, Conditions and Restrictions and for clarification the following terms have the following meanings:

2.1 "Articles" means the Articles of Incorporation of the Association.

2.2 "Assessment" means a share of the funds required for the payment of Common Expenses which from time to time is assessed against the Twin Home Unit Owner.

2.3 "Association" means the COCORANDA TWIN HOME ASSOCIATION, INC.; this corporation not for profit organized and existing under the laws of the State of Florida for the purpose of operating COCORANDA.

2.4 "Board" or "Board of Administration" means the Board of Directors of the Association.

2.5 "By-Laws" means the By-Laws of the Association.

2.6 "Common Elements" means the portions of the Property not included in the Twin Home Units.

2.7 "Common Expenses" means all expenses and assessments properly incurred by the Association for COCORANDA.

This instrument is being re-recorded to show the Exhibit on Item 2.14 and attachments thereto.

(Handwritten initials and date)

2.8 "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 Common Expenses.

2.9 "Declaration" means the Declaration of Covenants, Conditions and Restrictions of COCORANDA.

2.10 "Developer" means J.T.C. Construction Corp., a Florida corporation, its successors and assigns.

2.11 "COCORANDA" means COCORANDA TWIN HOME ASSOCIATION, INC., residential Twin Home Project being developed by the Developer.

2.12 "Limited Common Elements" means those Common Elements which are reserved for the use of a certain Twin Home Unit or Twin Home Units to the exclusion of other Twin Home Units.

2.13 "Operation" or "Operation of the Twin Home" includes the administration and management of the Twin Home Property.

2.14 "Twin Home Property" means the lands, leaseholds and personal property described on Exhibit "A" attached, all improvements thereon, and all easements and rights appurtenant thereto intended for use in connection with the COCORANDA.

Section 3. Membership, Members' Meetings, Voting and Proxies

3.1 The qualification of Members, the manner of their admission to membership in the Association, and the manner of the termination of such membership shall be as set forth in Article V of the Articles.

3.2 The Members shall meet annually at the office of the Association or such place in Broward County, Florida, as determined by the Board and as designated in the notice of such meeting at 7:30 o'clock p.m., Eastern Standard Time on the second Thursday in the month of March of each year, commencing with the year 1981; provided, however, that if that day is a legal holiday, then the meeting shall be held at the same hour on the next succeeding Thursday which is not a legal holiday. The purpose of the Annual Members Meeting shall be to hear reports of the officers, elect members of the Board (subject to the provisions of Article X of the Articles), and to transact any other business authorized to be transacted by the Members.

3.3 Special meetings of the Members shall be held at any place within the County of Broward, State of Florida whenever a special meeting must be called by the President or Vice President of the Association upon receipt of written request from one third (1/3rd) of the entire Membership.

3.4 A written notice of all meetings of Members (whether the Annual Members Meeting or a special meeting of the Members) shall be mailed certified mail to each Member entitled to vote thereat at his last known address as it appears on the books of the Association not less than fourteen (14) days, nor more than thirty (30) days prior to the date of such meeting. Proof of such mailing shall be given by the affidavit of the person who mailed such notice. The notice shall state the time and place of such meeting and the purpose for which the meeting is called and shall be signed by an officer of the Association. Notice of all meetings of Members shall be posted at a conspic-

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uous place on the Twin Home Property at least fourteen (14) days prior to any such meeting. Any provision herein to the contrary notwithstanding, notice of any meeting may be waived by any Member before, during or after such meeting, which waiver shall be in writing and shall set forth a waiver of written notice of such meeting.

3.5 The Membership may at the discretion of the Board, act by written agreement in lieu of meeting provided that written notice of the matter or matters to be determined by such Members is given to the Membership at the addresses and within the time periods set forth in Section 3.4 herein or is duly waived in accordance with such Section. Any determination as to the matter or matters to be determined pursuant to such notice by the number of persons that would be able to determine the subject matter at a meeting shall be binding on the Membership, provided a quorum of the Membership responds in writing to such notice in the matter set forth in the notice. Any such notice shall set forth a time period during which time a response may be made thereto.

3.6. A quorum of the Membership shall consist of persons entitled to cast a majority of the votes of the entire Membership. A Member may join in the action of a meeting by signing and concurring in the minutes thereof, and such a signing shall constitute the presence of such parties for the purpose of determining a quorum. When a quorum is present at any meeting and a question is presented, the holders of a majority of the voting rights present in person or represented by written proxy shall be required to decide the question. However, if such question is one upon which by express provisions of the Florida Statutes or the Declaration of Covenants, Conditions and Restrictions requires other than such majority vote, then such express provision shall govern and control the required vote on the decision of such question.

3.7 If any meeting of the Membership cannot be organized because a quorum is not in attendance, the Members who are present, either in person or by proxy, may adjourn the meeting from time to time until a quorum is present. In the case of the adjournment of a meeting, Notice to the Members of such adjournment shall, subject to the Florida Statutes, be in the manner determined by the Board.

3.8 Minutes of all meetings shall be kept in a business-like manner and be available for inspection by the Members and Directors at all reasonable times. Said minutes shall be retained by the Association for a period of not less than seven (7) years.

3.9 Voting rights of Members shall be as stated in the Declaration and Articles. Such votes may be cast in person or by proxy. "Proxy" is defined to mean an instrument containing the appointment of a person who is substituted by a Member to vote for him and in his place and stead. Proxies shall be in writing and shall be valid only for the particular meeting designated therein and any adjournments thereof is so stated. A proxy must be filed with the Secretary before the appointed time of the meeting in order to be effective. Any proxy may be revoked prior to the time a vote is cast pursuant to such proxy. No one person shall be permitted to hold more than five (5) proxies. The Twin Home Unit Owners may waive notice in writing of specific meetings and may take action by written agreement without meetings.

3.10 At any time prior to a vote upon any matter at a meeting of the Membership any Member may raise the question of the use of a secret written ballot, the Chairman of the meeting shall call for nominations and the election of the inspectors of

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election to collect and tally such written ballots upon the completion of the balloting upon such matter.

Section 4. Board of Directors; Directors' Meetings

4.1 The form of administration of the Association shall be by a Board of Directors. The "First Board", as defined in Article X of the Articles shall consist of three (3) Directors and at no time shall there be less than three (3) Directors on the Board.

4.2 The election and, if applicable, designation of Directors, shall be conducted in accordance with the Articles.

4.3 Subject to the Developer's rights set forth in Section 4.5 below, vacancies in the Board shall be filled by persons elected by the remaining Directors. Any such person shall be a Director and have all of the rights, privileges, duties and obligations as a Director elected at an Annual Members Meeting and shall serve for the term prescribed in Section 4.4 of these By-Laws. Vacancies on the Board of Administration caused by the expiration of a Director's term shall be filled by the Members electing new Board Members at the next Annual Members Meeting.

4.4 The term of each Director's service shall extend until the next Annual Members Meeting and/or until his successor is duly elected and qualified, or until he is removed in the manner elsewhere provided herein.

4.5 A Director designated by the Developer, as provided in the Articles, may be removed only by the Developer in its sole and absolute discretion and without any need for a meeting or vote. The Director designated and thereafter removed by it or for any vacancy on the Board as to a Director designated by it, and the Developer shall notify the Board as to any such removal or vacancy and the name of the respective successor Director and of the commencement date for the term of such successor Director.

4.6 The organizational meeting of a newly elected Board shall be held within ten (10) days of their election at such place and time as shall be fixed by the Directors at the meeting at which they were elected. No further notice of the organizational meeting shall be necessary.

4.7 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. Special meetings of the Board may be called at the discretion of the President or the Vice President of the Association. Special meetings must be called by the Secretary at the written request of one third of the Directors.

4.8 Notice of the time and place of regular and special meetings of the Board, or adjournments thereof, shall be given to each Director personally or by mail, telephone or telegraph at least three (3) days prior to the day named for such meeting. Except in an emergency, notice of a Board meeting shall be posted conspicuously on the Twin Home Property forty eight (48) hours in advance for the attention of Members. Any Director may waive notice of a meeting before, during or after such meeting, and such waiver shall be deemed equivalent to the receipt of notice by such Director.

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4.9 A quorum of the Board shall consist of the Directors entitled to cast a majority of the votes of the entire Board. Matters approved by a majority of the Directors present at a meeting at which a quorum is present shall constitute the official acts of the Board, except as specifically otherwise provided in the Declaration, Articles or elsewhere herein. If at any meetings of the Board there shall be less than a quorum present, the majority of those present may adjourn the meeting from time to time until a quorum is present. At any adjourned meeting any business which might have been transacted at the meeting as originally called may be transacted. In the case of the adjournment of a meeting, notice to the Directors of such adjournment shall, subject to the Act, be as determined by the Board.

4.10 The presiding officer at Board Meetings shall be the President.

4.11 Directors' fees, if any, shall be determined by the majority of the Membership.

4.12 Minutes of all meetings of the Board shall be kept in a business-like manner and be available for inspection by Members and Directors at all reasonable times.

4.13 The Board shall have the power to appoint Executive Committees of the Board, consisting of not less than three (3) Directors. Executive Committees shall have and exercise such powers of the Board as may be delegated to such Executive Committee by the Board.

4.14 Meetings of the Board shall be open to all Members. Unless a Member serves as a Director or unless he has been 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 an observer. In the event that a Member not serving as a Director or not otherwise 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.

Section 5. Powers and Duties of the Board of Directors

All of the powers and duties of the Association, including those existing under the laws of the State of Florida and the Twin Home Documents, shall be exercised by the Board unless otherwise specifically delegated therein to the Members by the provisions of the applicable statutes of the State of Florida or the Twin Home Documents and shall include but not be limited to the following:

5.1 Making and collecting assessments against Members to pay the costs of Common Expenses. These assessments shall be collected by the Association through payments made directly to it by the Members as set forth in the Declaration.

5.2 Using the proceeds of assessments in the exercise of the powers and duties of the Association and the Board.

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5.3 Maintaining, repairing and operating property of Cocoranda.

5.4 Reconstructing improvements after casualties and losses and making further authorized improvements of the Twin Home Property.

5.5 Making and amending rules and regulations with respect to the use of Cocoranda.

5.6 Approving or disapproving of proposed purchasers, lessees, or mortgagees of Twin Home Units and those acquiring Twin Home Units by gift, devise, or inheritance, and other transferees, in accordance with the provisions set forth in the Declaration of Covenants, Conditions and Restrictions.

5.7 Enforcing by legal means the provisions of the Declaration of Covenants, Conditions and Restrictions and the applicable provisions of the Act.

5.8 Entering into and terminating management agreements and contracts for the maintenance and care of the Twin Home Property, including the power to delegate to third parties pursuant to such contracts all powers and duties of the Association with respect to the care and maintenance of such Property, except where approval of the Membership is specifically required by the Twin Home Documents.

5.9 Paying taxes and assessments which are or may become liens against any Twin Home Property other than the individual Twin Home Units and the appurtenances thereto and assessing the same against Twin Home Units which are or may become subject to such liens.

5.10 Purchasing and carrying insurance for the protection of Twin Home Unit Owners and the Association against casualty and liability for Cocoranda.

5.11 Paying costs of all power, water, sewer and other utilities services rendered to COCORANDA and not billed to owners of individual Twin Home Units.

5.12 Hiring and retaining such employees as are necessary to administer and carry out the services required for the proper administration of the purposes of this Association, and paying all salaries therefor.

Section 6. Officers of the Association

6.1 The officers of the Association shall be a President, who shall be a Director, a Vice President, a Treasurer, a Secretary, and, if the Board so determines, an Assistant Treasurer and an Assistant Secretary, all of whom shall be elected annually by the Board. Any officer may be removed without cause from office by a vote of the Directors at any meeting of the Board. The Board shall, from time to time, elect such other officers and assistant officers and designate their powers and duties as the Board shall find to be required to manage the affairs of the Association.

6.2 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 the President of a Twin Home association, including, but not limited to, the power to appoint such committees at such times from among the Members as he may in his discretion determine appropriate to assist in the conduct of the affairs of the Association. The President shall preside at all meetings of the Board.

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6.3 In the absence or disability of the President, the Vice President shall exercise the powers and perform the duties of the President. The Vice President shall also generally assist the President and exercise such other powers and perform such other duties as shall be prescribed by the Board. In the event there shall be more than one Vice President elected by the Board, then they shall be designated "First", "Second", etc., and shall exercise the powers and perform the duties of the Presidency in such order.

6.4 The Secretary shall keep the minutes of all meetings of the Board and of the Membership in a book, in a business-like manner available for inspection by Members (Twin Home Unit Owners) or their authorized representative and the Directors at all reasonable times in accordance with Section 7 below. He shall have custody of the seal of the Association and shall affix the same to instruments requiring such seal when duly authorized and directed by the Board to do so. He shall keep the records of the Association, except those of the Treasurer, and shall perform all of the duties incident to the office of Secretary of the Association as may be required by the Board or the President. The Assistant Secretary, if any, shall perform the duties of the Secretary when the Secretary is absent and shall assist the Secretary.

6.5 The Treasurer shall have custody of all of the property of the Association, including funds, securities and evidences of indebtedness. He shall keep the assessment rolls and accounts of the Members; he shall keep the books of the Association in accordance with good accounting practices; and he shall perform all of the duties incident to the office of a Treasurer. The Assistant Treasurer, if any, shall perform the duties of the Treasurer whenever the Treasurer is absent and shall assist the Treasurer.

6.6 The compensation, if any, of all officers and other employees of the Association shall be fixed by the Board. This provision shall not preclude the Board from employing a Director as an employee of the Association or preclude the contracting with a Director for the management of COCORANDA.

Section 7. Accounting Records; Fiscal Management

7.1 The Association shall maintain accounting records in accordance with good accounting practices which shall be open to inspection by Members or their authorized representatives at reasonable times. Such authorization as a representative of a Member must be in writing and be signed by the Member giving such authorization and dated within sixty (60) days of the date of any such inspection. Written summaries of the accounting records shall be supplied at least annually to the Members. Such records shall include (a) a record of all receipts and expenditures; (b) an account for each Twin Home Unit which shall designate the name and address of the Twin Home Unit Owner, the amount of each assessment charged to the Twin Home Unit, the amounts and due dates for each assessment, the amounts paid upon such account and the balance due; and (c) an account indicating the Common Expenses allocated under the "Budget" defined in the Declaration and the Common Expenses actually incurred during the course of the fiscal year.

7.2 (a) The Board shall adopt a budget of the Common Expenses of the Association for each forthcoming fiscal year at a special meeting of the Board ("Budget Meeting") called for that purpose during the first two (2) weeks of November of each year. Prior to the Budget Meeting, a proposed budget shall be prepared

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by or on behalf of the Board which budget shall include, but not be limited to, the following items of expenses:

(1) Common Expenses Budget

- (i) Administration
- (ii) Utilities
- (iii) Contracts
- (iv) Legal Fees and Auditing
- (v) Supplies
- (vi) Outside Maintenance
- (vii) Personal Property Tax
- (viii) Federal-State Payroll Taxes
- (ix) Workmen's Compensation Insurance
- (x) Reserve for Deferred Maintenance and Depreciation
- (xi) Reserve for Capital Improvements
- (xii) Contingency Fund
- (xiii) Recreational Facilities, Maintenance, Taxes and Insurance

(2) Proposed Assessments against each Member.

(3) Proposed Special Assessments against each Member if any are anticipated.

Copies of the proposed budget and notice of the exact time and place of the Budget Meeting shall be mailed to each Member at the Member's last known address as reflected on the books and records of the Association not less than thirty (30) days prior to said Budget Meeting, and the Budget Meeting shall be open to the Membership.

(b) The Board may also include in any such proposed budget a sum of money as an assessment for the making of betterments to the property of Cocoranda or for the establishment of reserves for repair or replacement of Cocoranda, either annually or from time to time as the Board shall determine the same to be necessary. This sum of money so fixed shall then be levied upon the Members by the Board as Special Assessment and shall be considered an "Excluded Expense" under Section 7.3(a) hereof.

(c) In administering the finances of the Association, the following procedures shall govern: (i) the fiscal year shall be the calendar year; (ii) any income received by the Association in any calendar year may be used by the Association to pay expenses incurred by the Association in the same calendar year; (iii) there shall be apportioned between calendar years, on a pro rata basis, any expenses which are prepaid in any one calendar year for Common Expenses which cover more than such calendar year; (iv) assessments shall be made not less frequently than quarterly 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 unpaid operating expenses previously incurred; and (v) Common Expenses incurred in a calendar year shall be charged against income for the same calendar year regardless of when the bill for such Common Expenses is received. Notwithstanding the foregoing, regular and/or irregular assessments shall be of sufficient magnitude to insure an adequacy and availability of cash to meet all budgeted expenses in any calendar year as such expenses are incurred in accordance with the cash basis method of accounting. The cash basis method of accounting shall conform to generally accepted accounting standards and principles.

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(d) The depository of the Association shall be such bank or banks as shall be designated from time to time by the Board in which the monies of the Association shall be deposited. Withdrawal of monies from such account shall be only by checks signed by such persons as are authorized by the Board.

(e) An audit of the accounts of the Association shall be made annually by an auditor, accountant, or certified public accountant designated by the Board and a copy of a report of such audit shall be furnished to each Member not later than the first day of March of the year following the year for which the report is made. The report shall be deemed to be furnished to the Member upon its delivery or mailing to the Member at his last known address shown on the books and records of the Association.

7.3 The Board shall mail a meeting notice and copies of the proposed annual budget of Common Expenses to the Twin Home Unit Owners not less than thirty (30) days prior to the meeting at which the Budget will be considered by the Board. The Budget may be adopted by the Board at this meeting. The Twin Home Unit Owners shall be given written notice of the time and place of the meeting of the Board which will consider the Budget. The meeting shall be open to the Twin Home Unit Owners. If an adopted Budget requires assessment against the Twin Home Unit Owners in any fiscal or calendar year exceeding one hundred fifteen percent (115%) of the assessments for the preceding year, upon written application of ten percent (10%) of the Twin Home Unit Owners to the Board, the Board shall call a special meeting of the Twin Home Unit Owners within thirty (30) days upon not less than ten (10) days' written notice to each Twin Home Unit Owner. At the special meeting Twin Home Unit Owners shall consider and enact a Budget. The adoption of the Budget shall require a vote of not less than a majority vote of all Twin Home Unit Owners. The Board may propose a Budget to the Twin Home Unit Owners at a meeting of Members or in writing, and if the Budget or proposed Budget is approved by the Twin Home Unit Owners at the meeting or by a majority of all Twin Home Unit Owners in writing, the Budget shall be adopted. In determining whether assessments exceed one hundred fifteen percent (115%) of similar assessments in prior years, any authorized provisions for reasonable reserves for repair or replacement of Cocoranda, anticipated expenses by the Twin Homes' Association which are not anticipated to be incurred on a regular or annual basis, or assessment for betterments to the Property, shall be excluded from the computation. However, as long as the Developer is in control of the Board, the Board shall not impose an assessment for any year greater than one hundred fifteen percent (115%) of the prior fiscal or calendar year's assessment without approval of a majority.

(a) Any Member of the Board may be recalled and removed from office with or without cause by the vote or agreement in writing by a majority of all Twin Home Unit Owners. A special meeting of the Twin Home Unit Owners to recall a Member or Members of the Board may be called by ten percent (10%) of the Twin Home Unit Owners giving notice of the meeting as required for a meeting of Twin Home Unit Owners, and the notice shall state the purpose of the meeting.

(b) After Developer control is over: Should the Excess Assessment be adopted by the Board after such time as the Twin Home Unit Owners are entitled to elect a majority of the Board, then upon written application requesting a special meeting signed by ten percent (10%) or more of the Members and delivered to the Board within twenty (20) days after the Budget Meeting, the Board shall call a special meeting to be held upon not less than ten (10) days' written notice to each Twin Home Unit Owner but

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within thirty (30) days of the delivery of such application to the Board. At said special meeting, the Twin Home Unit Owners may consider and enact a revision of the Budget. The enactment of a revision of the Budget shall require approval of not less than two thirds (2/3) of the Membership. If such a revised Budget is enacted at said special meeting, then the revised Budget shall be the final Budget, or if a revised Budget is not enacted at such special meeting, then the Budget originally adopted by the Board shall be the final Budget. If no written application is delivered, as provided herein, then the Budget originally adopted by the Board shall be the final Budget.

(c) No Board shall be required to anticipate revenue from assessments or expend funds to pay for Common Expenses not included in the Budget or which shall exceed budgeted items, and no Board shall be required to engage in deficit spending. Should there exist any deficiency which results from there being greater Common Expenses than income from assessments, then such deficits shall be carried into the next succeeding year's budget as a deficiency or shall be the subject of a special assessment to be levied by the Board as otherwise provided in the Declaration.

7.4 Determination of Annual Assessments

(a) The Budget constitutes an estimate of the expenses to be incurred by the Association. The Budget shall be multiplied by the percentage share in Common Expenses of each Twin Home Unit of COCORANDA, and the resultant product shall constitute the "Annual Assessment" for such Twin Home Unit.

(b) Notwithstanding the allocation to each Patio Villas Unit of its Annual Assessment, a Twin Home Unit Owner shall also be liable for any Special Assessments levied by the Board against his Twin Home Unit, as provided in the Declaration.

Section 8. Rules and Regulations

The Board may adopt rules and regulations, or amend or rescind existing rules and regulations, for the operation of COCORANDA and the use of Twin Home Property at any meeting of the Board; provided, however, that such rules and regulations are not inconsistent with the Declaration of Covenants, Conditions and Restrictions. Copies of any rules and regulations promulgated, amended or rescinded shall be mailed to all Twin Home Unit Owners at their last known address as shown on the books and records of the Association and shall not take effect until forty eight (48) hours after such mailing.

Section 9. Parliamentary Rules

The then latest edition of Robert's Rules of Order shall govern the conduct of meetings of the Association, provided, however, if such Rules and Regulations are in conflict with the Articles, these By-Laws, or the Declaration, then the Articles, By-Laws, or Declaration, as the case may be, shall apply and govern.

Section 10. Amendment of the By-Laws

10.1 These By-Laws may be amended by the affirmative vote of the Owners of not less than two thirds (2/3rds) of the Twin Home Units. No By-Law shall be revised or amended or reference to its title or number only. Proposals to amend existing By-Laws shall contain the full text of the By-Laws 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,

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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 By-Law. See By-Law . . . for present text."

10.2 No modification or amendment to these By-Laws shall be adopted which would affect or impair the priority of any Approved Mortgagee as defined in the Declaration, the validity of the mortgage held by any such Approved Mortgagee or any of the rights of the Developer.

THE FOREGOING ARE THE BY-LAWS OF COCORANDA TWIN HOME ASSOCIATION, INC. A TRUE COPY OF THESE BY-LAWS SHALL BE ATTACHED TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF COCORANDA, A TWIN HOME UNIT AND FOR THAT PURPOSE THESE BY-LAWS HAVE BEEN JOINED IN BY THE DEVELOPER REFERRED TO AS SUCH IN THE DECLARATION.

COCORANDA TWIN HOME ASSOCIATION, INC.
A Florida corporation Not For Profit

Witnesses:

By: [Signature]
President

ATTEST:

[Signature]

[Signature]
Secretary
(SEAL)

Developer: J.T.C. CONSTRUCTION CORP.
A Florida corporation

[Signature]

By: [Signature]

ATTEST:

[Signature]
(SEAL)

STATE OF FLORIDA)
)ss:
COUNTY OF BROWARD)

I HEREBY CERTIFY that on this day before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared [Signature] and [Signature] respectively of Cocoranda Twin Home Association, Inc., a Florida Corporation Not For Profit, and they acknowledged executing the foregoing By-Laws, freely and voluntarily, under authority vested in them by said corporation, and as the act and deed of said corporation, and that the seal affixed thereto is the true corporate seal of said corporation.

BK 47 5 PG 239

BK 16 1 PG 714

WITNESS my hand and official seal in the County and State last aforesaid, at Fort Lauderdale, Florida, this 24 day of August, 1981.

Quellen B. Waddell
Notary Public

My commission expires:

July 1, 1985

STATE OF FLORIDA)
)ss:
COUNTY OF BROWARD)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Jose T. Craxo and Thomas Ryan, President and Secretary respectively of P.T.C. Construction Corp., a Florida corporation, and they acknowledged executing the foregoing By-Laws, freely and voluntarily, under authority duly vested in them by said corporation, and as the act and deed of said corporation, and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid, at Fort Lauderdale, Florida, this 24 day of August, 1981.

Quellen B. Waddell
Notary Public

My commission expires:

July 1, 1985

BR 4701580240

BR 661180715

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

LEGAL DESCRIPTION

All of the "JOSE CRESPO TRACTS" Tract Two as recorded in Plat Book 89, Page 17 of the Public Records of Broward County, Florida and being further described as follows:

Commence at the Northeast corner of said Jose Crespo Tracts (Tract Two); thence South 12° 43' 50" East a distance of 200.00 feet; thence South 53° 19' 41" East a distance of 130.20 feet; thence South 36° 40' 19" West a distance of 332.34 feet; thence North 62° 18' 24" West a distance of 408.83 feet; thence North 25° 18' 35" East a distance of 83.47 feet; thence North 49° 31' 29" West a distance of 73.22 feet; thence North 62° 34' 24" West a distance of 16.00 feet to the intersection with the arc of a curve to the right (radial bearing South 62° 34' 24" East); thence 198.58 feet along the arc of said curve having a radius of 325.00 feet and a central angle of 35° 00' 33"; thence South 27° 33' 51" East a distance of 56.00 feet; thence North 67° 59' 54" a distance of 52.15 feet; thence North 16° 26' 20" West a distance of 36.00 feet to the intersection with the arc of a curve to the right (radial bearing South 16° 26' 20" East); thence 21.03 feet along the arc of said curve having a radius of 325.00 feet and a central angle of 83° 42' 30" to a point of tangency; thence North 77° 16' 10" East a distance of 235.65 feet to the Point of Commencement.

Said lands lying and being in the City of Plantation, Broward County, Florida.

BK 17015 PG 241

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

9765 REG 865

EXHIBIT "A"

BK 47015F00242



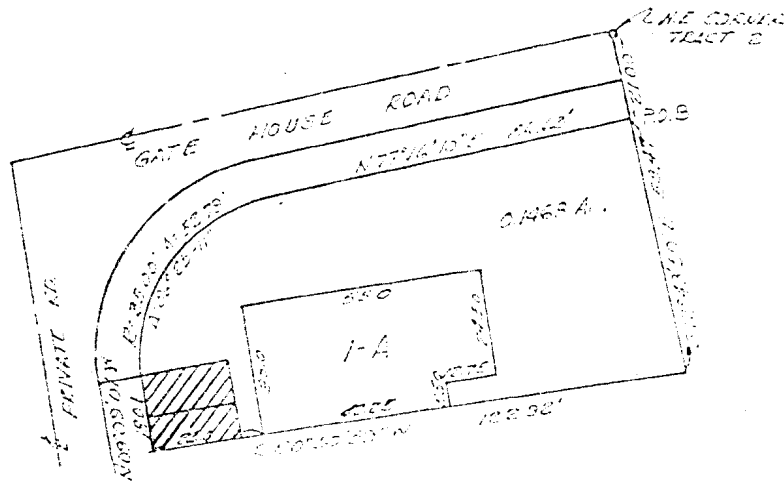
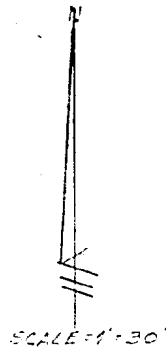
MEMO FOR THE RECORD

MEMO: Legality of sending
typing or printing unclassified
in this document when microfilm

LEGAL DESCRIPTION

... of the City of Providence, Rhode Island, ...

COCCORANDA EXHIBITS	
NO. SOUTH ENGINEERING COMPANY	...
...	...
...	...
...	...



OFF 1005 P 5 P 6 0 2 4 3

UNIT 1-A

(Metric Equivalents of existing
typing or printing unsatisfactory in
this document when interchanged)

W DENOTES DRAINING

SURVEY FOR: JOSE CRESPO (CONDO EXHIBITS)

Arnold...

I hereby certify that the attached sketch represents a recent survey made under my direction, and is true and correct to the best of my knowledge and beliefs, and that there are no encroachments on said land other than are shown hereon.

MSIE
MID SOUTH ENGINEERING COMPANY
Consulting Engineers, Surveyors, Planners
233 COMMERCIAL BLVD,
LAUDERDALE BY THE SEA, FLORIDA 33308

Fla. Reg. Surveyor No. 1975	DATE 7-81	P.B. NO.	DRAWN BY C.D.	CHECKED BY A.J.F.	JOB NO. 0420
-----------------------------	--------------	----------	------------------	----------------------	-----------------

BEFORE Duplicity of printing,
typing or printing unsatisfactory in
this document when microfilmed.

LEGAL DESCRIPTION

of

BUILDING 1-A

CCCORANDA

A parcel of land lying in Section 8, Township 50 South, Range 41 East, being a part of Tract Two of the "JOHN GRESFO TRACTS" plat, as recorded in Plat Book 89, Page 17 of the Public Records of Broward County, Florida, lying and being in the City of Plantation, Florida and being further described as follows:

Commence at the Northeast corner of said Tract 2, thence S 12° 43' 50" E, a distance of 21.00 feet to the POINT OF BEGINNING; thence continue S 12° 43' 50" E, a distance of 58.47 feet; thence S 80° 50' 59" W, a distance of 122.92 feet; thence N 09° 09' 01" W, a distance of 18.01 feet to the point of curvature of a curve to the right; thence along the arc of said curve having a radius of 35.00 feet and a central angle of 86° 25' 11", a distance of 52.79 feet to the point of tangency; thence N 77° 16' 16" E, a distance of 86.63 feet to the POINT OF BEGINNING.

Said land containing 0.1469 acres, more or less.

Arnold Hand

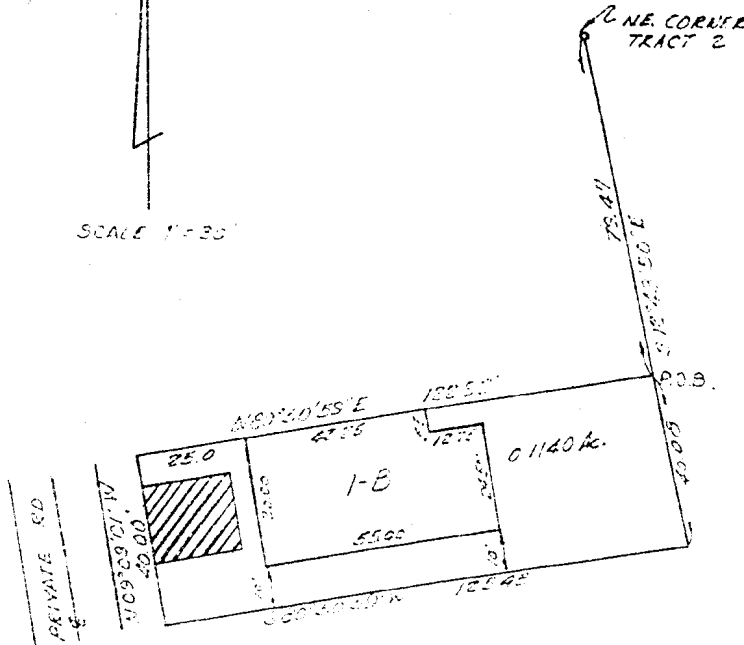
BR 47045 PG 0244

BR 9765 2/1/88

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



SCALE 1"=30'



BK 17015 FSD 245

UNIT 1-B

DENOTES FARMING

SURVEY FOR JOSE CRESPO (CONDO EXHIBITS)



I hereby certify that the attached sketch represents a recent survey made under my direction, and is true and correct to the best of my knowledge and beliefs, and that there are no encroachments on said land other than are shown hereon.

Fla. Reg. Surveyor No. 1875

ME
 MID SOUTH ENGINEERING COMPANY
 Consulting Engineers, Surveyors, Planners
 233 COMMERCIAL BLVD,
 LAUDERDALE BY THE SEA, FLORIDA 33308

DATE 7-81	F.S. NO.	DRAWN BY C.D.	CHECKED BY A.J.F.	JOB NO. 0420
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REV 9761
 08/06/99

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

LEGAL DESCRIPTION

of

BUILDING 1-B

COCORANDA

A parcel of land lying in Section 8, Township 20 South, Range 41 East being a part of Tract Two of the "MOSE CRESPO TRACTS" plat, as recorded in Plat Book 89, Page 17 of the Public Records of Broward County, Florida, lying and being in the City of Plantation, Florida and being further described as follows:

Commence at the Northeast corner of said Tract 2, thence S 12° 43' 50" E, a distance of 79.47 feet to the POINT OF BEGINNING; thence continue S 12° 43' 30" E, a distance of 40.08 feet; thence S 80° 50' 59" W, a distance of 125.43 feet; thence N 09° 09' 01" W, a distance of 40.00 feet; thence N 80° 50' 59" E, a distance of 122.92 feet to the POINT OF BEGINNING.

Said land containing 0.1140 acres, more or less.

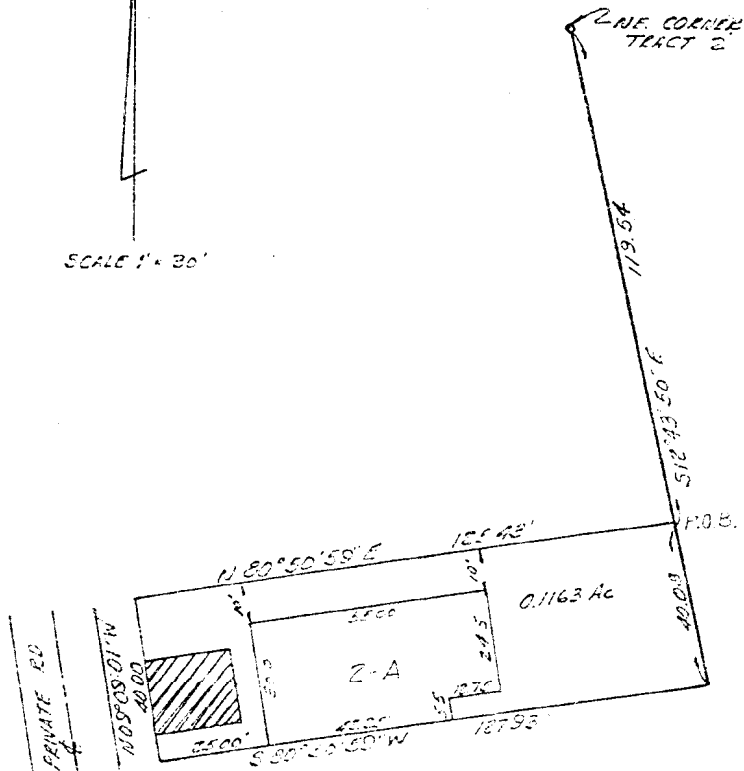
Arnold J. Ford

BR 47015 RE 0246

BR 9765 RE 870

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

SCALE 1" = 30'



BK 1784 SP60247

UNIT 2-A

DRIVOT'S PARKING

SURVEY FOR JOSE CRESPO (CONDO EXHIBITS)



I hereby certify that the attached sketch represents a recent survey made under my direction, and is true and correct to the best of my knowledge and beliefs, and that there are no encroachments on said land other than are shown hereon.

Fla. Reg. Surveyor No. 1575

MSE
MID SOUTH ENGINEERING COMPANY
 Consulting Engineers, Surveyors, Planners
 233 COMMERCIAL BLVD,
 LAUDERDALE BY THE SEA, FLORIDA 33308

DATE	F.B. NO.	DRAWN BY	CHECKED BY	JOB NO.
7-81		C.D.	A.J.F.	0480

SP 9765

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

LEGAL DESCRIPTION

of

BUILDING 2-A

COCORANDA

A parcel of land lying in Section 8, Township 50 South, Range 41 East, being a part of Tract Two of the "JOSE CRESPO TRACTS" plat, as recorded in Plat Book 39, Page 17 of the Public Records of Broward County, Florida, lying and being in the City of Plantation, Florida and being further described as follows:

Commence at the Northeast corner of said Tract 2, thence S 127° 43' 50" W, a distance of 119.54 feet to the POINT OF BEGINNING; thence continue S 127° 43' 50" E a distance of 40.03 feet; thence S 80° 50' 59" W a distance of 127.93 feet; thence N 09° 08' 01" W a distance of 40.00 feet; thence N 40° 50' 59" E a distance of 125.43 feet to the POINT OF BEGINNING.

Said land containing 0.1163 acres, more or less.

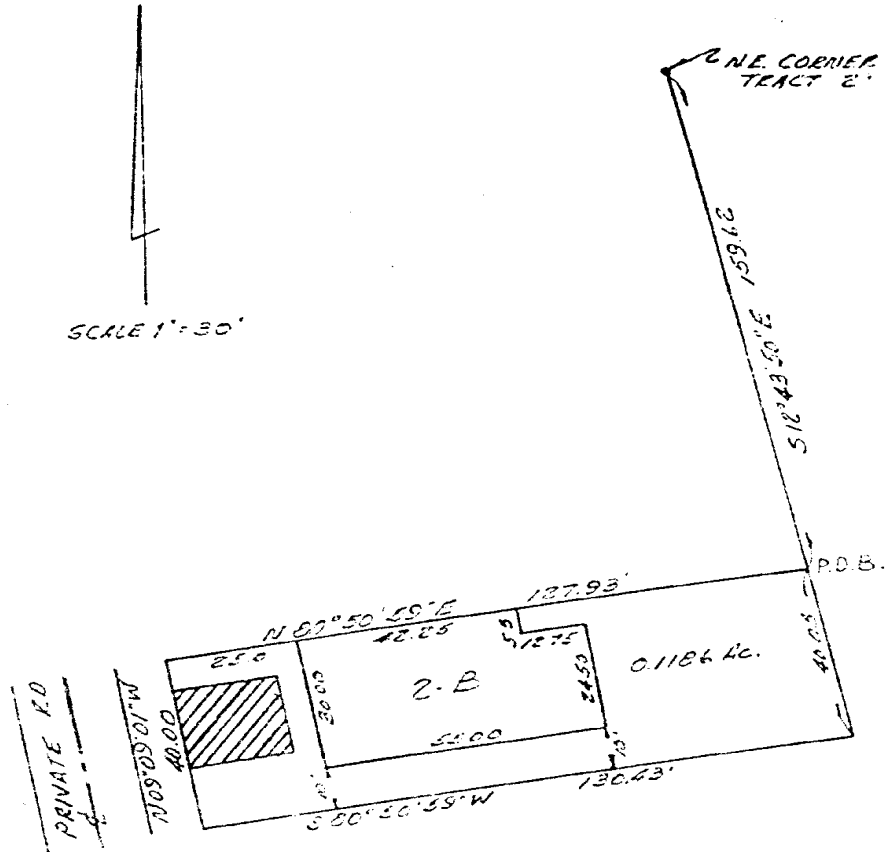
Arnold [Signature]

8K17015P60248

8K 9765
PAGE 872

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

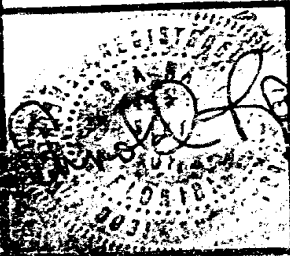
SCALE 1" = 30'



UNIT 2-B

DENOTES PARKING

SURVEY FOR JOSE CRESPO (CONDO EXHIBITS)



I hereby certify that the attached sketch represents a recent survey made under my direction, and is true and correct to the best of my knowledge and beliefs, and that there are no encroachments on said land other than are shown hereon.

Fla. Reg. Surveyor No. 1975

MSE
 MID SOUTH ENGINEERING COMPANY
 Consulting Engineers, Surveyors, Planners
 233 COMMERCIAL BLVD,
 LAUDERDALE BY THE SEA, FLORIDA 33308

DATE	F.S. NO.	DRAWN BY	CHECKED BY	JOB NO.
7-81		C.D.	A.J.F.	0421

DATE PLOTTED 09/16/81

LEGAL DESCRIPTION

of

BUILDING 2-B

COCORANDA

A parcel of land lying in Section 8, Township 30 South, Range 41 East, being a part of Tract Two of the "JOSE CRESPO TRACTS" plat, as recorded in Plat Book 89, Page 17 of the Public Records of Broward County, Florida, lying and being in the City of Plantation, Florida and being further described as follows:

Commence at the Northeast corner of said Tract 2; thence S 12° 43' 50" E, a distance of 159.62 feet to the POINT OF BEGINNING; thence continue S 12° 43' 50" E a distance of 40.68 feet; thence S 80° 50' 59" W a distance of 130.43 feet; thence N 89° 09' 01" W a distance of 40.00 feet; thence N 80° 50' 59" E a distance of 127.93 feet to the POINT OF BEGINNING.

Said land containing 0.1186 acres, more or less.

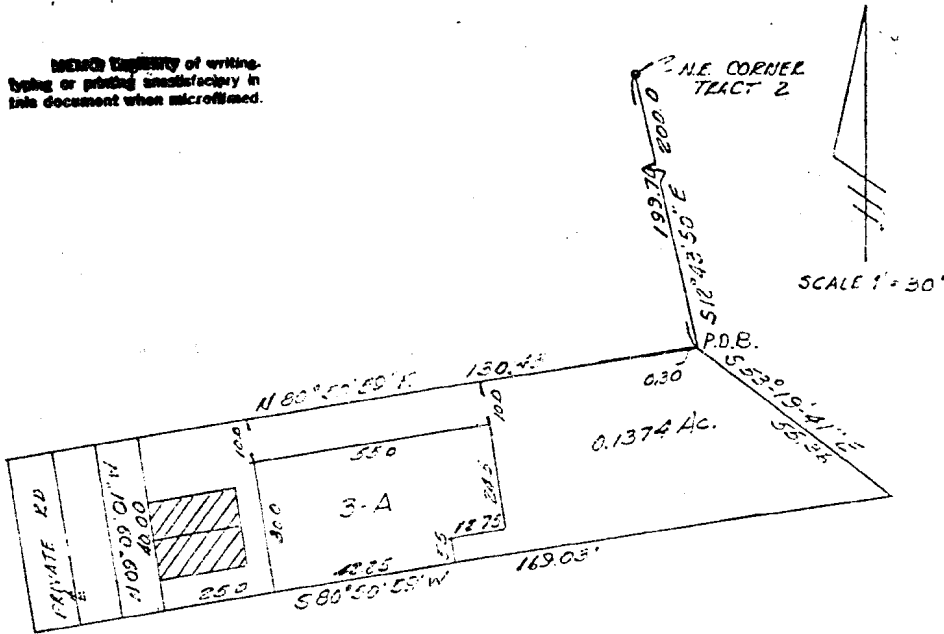
Arnold James

BK 87015 PG 0250

PG 17115 REG 8774

Broward County or other
Party to this instrument is
not bound by this instrument.

Check legibility of writing.
 Typing or printing unsatisfactory in
 this document when microfilmed.



BK 1701560251

UNIT 3-A

DENOTES PARKING

PL 97015
 PLOT 8775

SURVEY FOR JOSE CRESPO (CONDO EXHIBITS)

	I hereby certify that the attached sketch represents a recent survey made under my direction, and is true and correct to the best of my knowledge and beliefs, and that there are no encroachments on said land other than are shown hereon.	 MID SOUTH ENGINEERING COMPANY Consulting Engineers, Surveyors, Planners 233 COMMERCIAL BLVD, LAUDERDALE BY THE SEA, FLORIDA 33309				
		File. Reg. Surveyor No. <u>9725</u>	DATE <u>7-81</u>	P.S. NO.	DRAWN BY <u>C.D.</u>	CHECKED BY <u>A.J.F.</u>

LEGAL DESCRIPTION

of

BUILDING 3-A

COCORANDA

A parcel of land lying in Section 8, Township 30 South, Range 41 East, being a part of Tract Two of the "JOSE CRESPO TRACTS" plat, as recorded in Plat Book 89, Page 17 of the Public Records of Broward County, Florida, lying and being in the City of Plantation, Florida and being further described as follows:

Commence at the Northeast corner of said Tract 2; thence S 12° 43' 50" E, a distance of 199.70 feet to the POINT OF BEGINNING; continue S 12° 43' 50" E a distance of 0.30 feet; thence S 53° 19' 41" E a distance of 55.36 feet; thence S 80° 50' 59" W a distance of 169.03 feet; thence N 09° 09' 01" W a distance of 40.00 feet; thence N 80° 50' 59" E a distance of 130.43 feet to the POINT OF BEGINNING.

Said land containing 0.1374 acres, more or less.

Arnold [Signature]

BK 1764 SP60252

EE 9765 pp. 876

BEHO Company of writing
types or printing inscribed in
this document when introduced.

LEGAL DESCRIPTION

of

BUILDING 3-B

COCORANDA

A parcel of land lying in Section 8, Township 50 South, Range 41 East, being a part of Tract Two of the "ROSE CRESPO TRACTS" plat, as recorded in Plat Book 89, Page 17 of the Public Records of Broward County, Florida, lying and being in the City of Plantation, Florida and being further described as follows:

Commence at the Northeast corner of said Tract 2, thence S 12° 42' 50" E, a distance of 200.00 feet; thence S 53° 19' 41" E, a distance of 55.36 feet to the POINT OF BEGINNING; thence continue S 53° 19' 41" E, a distance of 55.77 feet; thence S 80° 50' 59" W, a distance of 207.90 feet; thence N 09° 09' 01" W, a distance of 40.00 feet; thence N 80° 50' 59" E, a distance of 169.03 feet to the POINT OF BEGINNING.

Said land containing 0.1731 acres, more or less.

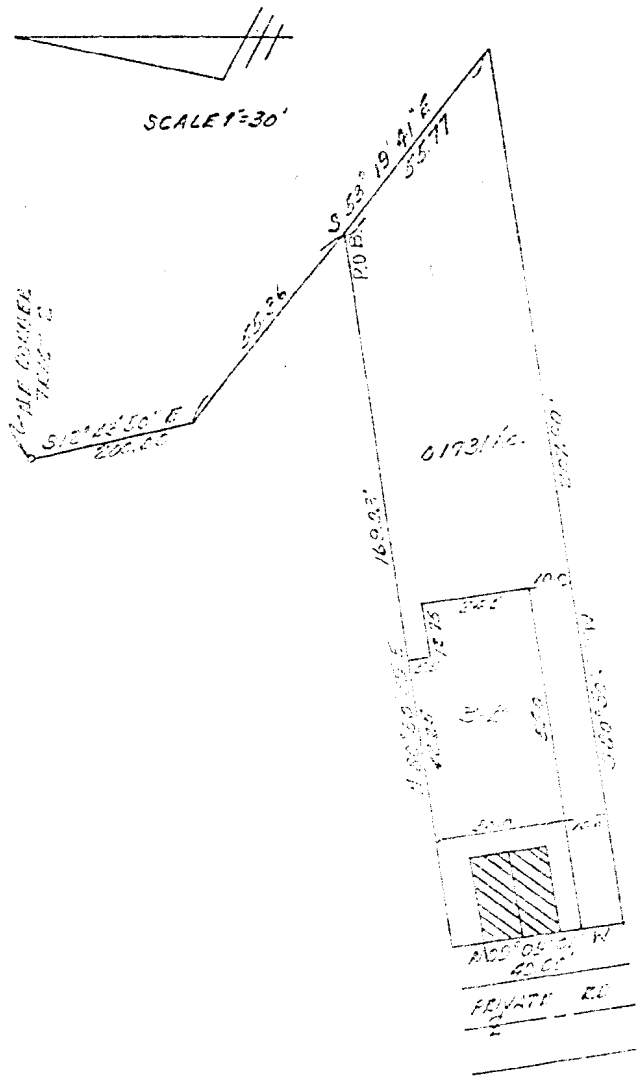
Arnold F. ...

BR 4790 S 980 2 53

9765 980 78

MEMOR: Duplication of content,
typing or printing unsatisfactory in
this document when microfilmed.

REPRODUCTION of writing,
typing or printing unauthorized in
this document when microfilmed.



OK 4/24/81 SP0254

019705 04877

UNIT 3-B
TOA LENTEC PARKING

SURVEY FOR: JOSE CRESPO (CONDO EXHIBITS)

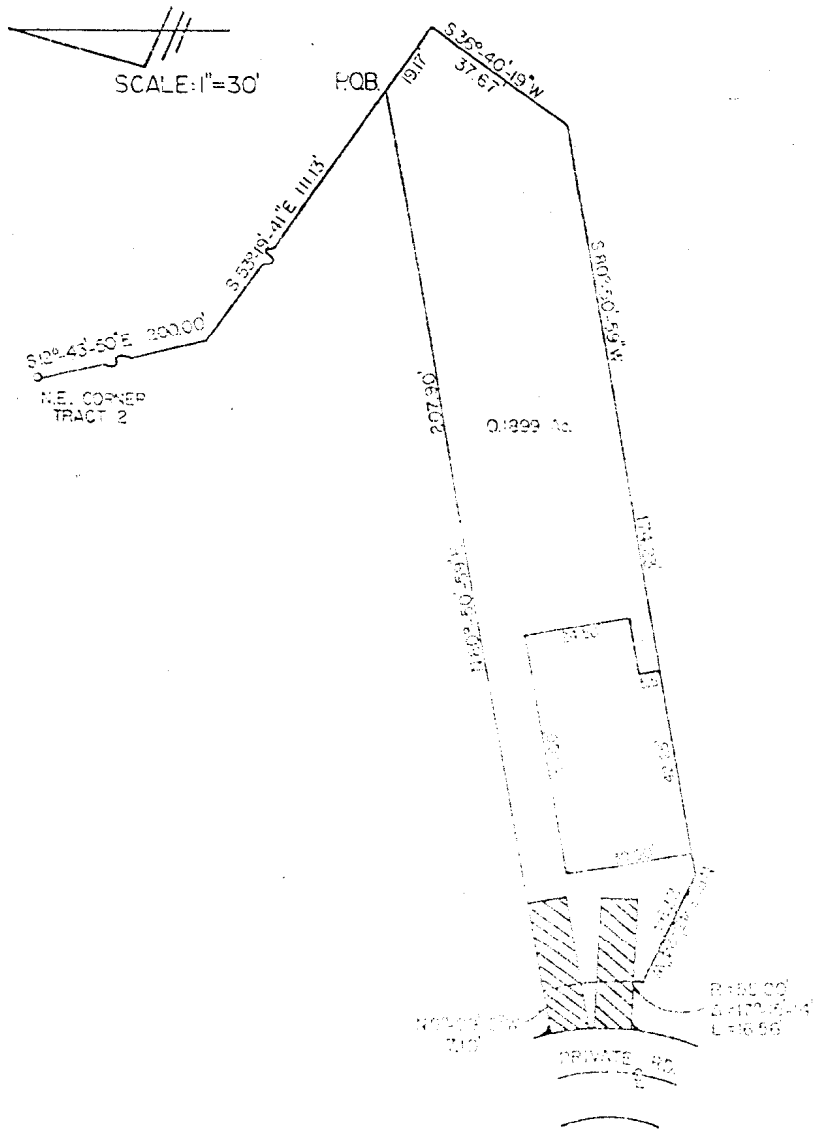
Jose Crespo
Professional Seal

I hereby certify that the attached sketch represents a recent survey made under my direction, and is true and correct to the best of my knowledge and belief; and that there are no encroachments on said land other than are shown hereon.

Fla. Reg. Surveyor No.

MSE
MID SOUTH ENGINEERING COMPANY
Consulting Engineers, Surveyors, Planners
233 COMMERCIAL BLVD,
LAUDERDALE BY THE SEA, FLORIDA 33308

DATE 7-81	F.B. NO.	DRAWN BY C.O.	CHECKED BY A.J.F.	JOB NO. 0480
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SCALE: 1"=30'

H.O.B.

S12°43'50"E 300.00'

S33°10'41"E 111.13'

S35°40'19"W 37.67'

S10°40'49"E

N.E. CORNER TRACT 2

207.20'

0.1899 Ac.

S15°40'30"E

114.83'

WIDE SW 1/4

PRIVATE RD.

R18000
2100-2104
L-1855

CEMENT PARKING

UNIT 10-A

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

BK 17015 P60255

08 9705 000070

SURVEY FOR JOSE CRESPO (CONDO EXHIBIT)



I hereby certify that the attached sketch represents a recent survey made under my direction, and is true and correct to the best of my knowledge and beliefs, and that there are no encroachments on said land other than are shown hereon.

Fla. Reg. Surveyor No. 1975

MESE
MID SOUTH ENGINEERING COMPANY
 Consulting Engineers, Surveyors, Planners
 233 COMMERCIAL BLVD,
 LAUDERDALE BY THE SEA, FLORIDA 33308

DATE 7-31-81	F.S. NO.	DRAWN BY B.F.	CHECKED BY A.J.F.	JOB NO. 0420
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LEGAL DESCRIPTION

of

BUILDING 4-A

COCORANDA

A parcel of land lying in Section 8, Township 30 South, Range 41 East, being a part of Tract Two of the "JOSE GONZALEZ TRACTS" plat, as recorded in Plat Book 89, Page 17 of the Public Records of Broward County, Florida, lying and being in the City of Plantation, Florida and being further described as follows:

Commence at the Northeast corner of said Tract 2; thence S 12° 43' 30" E, a distance of 200.00 feet; thence S 53° 19' 41" E, a distance of 111.23 feet to the POINT OF BEGINNING; thence continue S 33° 19' 41" E, a distance of 12.17 feet; thence S 34° 48' 33" W, a distance of 27.97 feet; thence S 80° 50' 39" W, a distance of 174.23 feet; thence N 02° 43' 24" E, a distance of 27.94 feet to the point of intersection with a curve to the left, having a radius of 35.00 feet; thence along the arc of said curve, having a central angle of 17° 15' 14", a distance of 16.36 feet to the point of tangency; thence N 09° 02' 01" W, a distance of 7.16 feet; thence N 80° 30' 33" E, a distance of 207.80 feet to the POINT OF BEGINNING.

Said land containing 0.1880 acres, more or less.

Arnold James

BK 17015760256

9765 REC 880

REPRODUCTION OF THIS DOCUMENT IS PROHIBITED WITHOUT THE WRITTEN PERMISSION OF THE COUNTY OF BROWARD

SCALE: 1"=30'

S12°-43'-50"E 2000'
N.E.
CORNER TRACT 2

S31°-41'E 130.30'

37.67'

P.O.B.

S35°-50'-19"W

147.55'

174.23'

S19°-50'-53"E

02890 Ac.

24.50'

5.5'

47.25'

100.00'

150.00'±

PRIVATE RD

UNIT 4-B

REMOVES PARKING

PK 4715860257

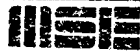
09 07 15

SURVEY FOR: JOSE CRESPO (CONDO EXHIBITS)



I hereby certify that the attached sketch represents a recent survey made under my direction, and is true and correct to the best of my knowledge and beliefs, and that there are no encroachments on said land other than are shown hereon.

Fig. Reg. Surveyor No 1575



MID SOUTH ENGINEERING COMPANY
Consulting Engineers, Surveyors, Planners

233 COMMERCIAL BLVD,
LAUDERDALE BY THE SEA, FLORIDA 33308

DATE	F.B. NO.	DRAWN BY	CHECKED BY	JOB NO.
7-81		C.O.	A.J.F.	0420

"A-8"

LEGAL DESCRIPTION

of

BUILDING 4-B

COCORANDA

A parcel of land lying in Section 8, Township 30 South, Range 41 East, being a part of Tract Two of the "JOSE CRESPO TRACTS" plat, as recorded in Plat Book 89, Page 17 of the Public Records of Broward County, Florida, lying and being in the City of Plantation, Florida and being further described as follows:

Commence at the Northeast corner of said Tract 2; thence S 12° 43' 56" E a distance of 200.00 feet; thence S 53° 19' 41" E, a distance of 130.30 feet; thence S 36° 40' 19" W, a distance of 37.67 feet to the POINT OF BEGINNING; thence continue S 36° 40' 19" W, a distance of 147.93 feet; thence N 55° 37' 02" W, a distance of 142.46 feet to the point of intersection with a curve to the left having a radius of 55.00 feet; thence along the arc of said curve having a central angle of 36° 16' 23", a distance of 19.22 feet; thence S 62° 43' 24" E, a distance of 27.04 feet; thence N 40° 30' 59" E a distance of 174.23 feet to the POINT OF BEGINNING.

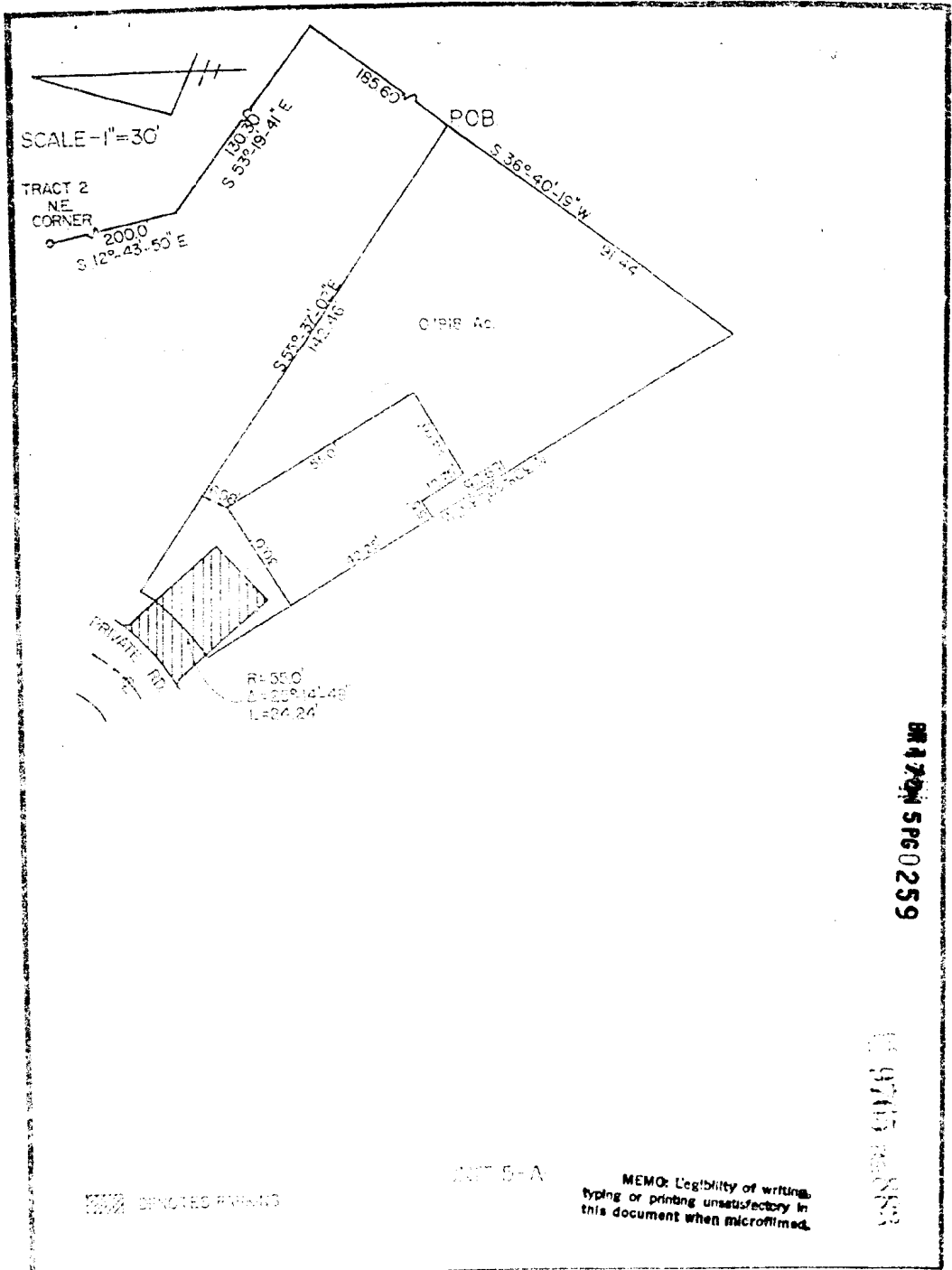
Said land containing 0.2590 acres, more or less.

Arnold F. ...

BR 4 701 5 P 6 0 2 5 8

MEMO: Legibility of writing
lying or printing unsatisfactory in
this document when administered.

10005 802



BR 4 704 S PC 0259

INDICATED PARAS

NET 5-A

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

SURVEY FOR JOSE CRESPO (CONDO EXHIBITS)

REGISTERED

 SURVEYOR

I hereby certify that the attached sketch represents a recent survey made under my direction, and is true and correct to the best of my knowledge and beliefs, and that there are no encroachments on said land other than are shown hereon.

Fla. Reg. Surveyor No.

MSE
 MID SOUTH ENGINEERING COMPANY
 Consulting Engineers, Surveyors, Planners
 233 COMMERCIAL BLVD,
 LAUDERDALE BY THE SEA, FLORIDA 33308

DATE	FB. NO.	DRAWN BY	CHECKED BY	JOB NO.
7-31-91		BF	AJE	0420

LEGAL DESCRIPTION

of

BUILDING 5-A

COCCANNA

A parcel of land lying in Section 8, Township 50 North, Range 41 East, being a part of Tract Two of the "JOSE CRESS" TRACTS" plat, as recorded in Plat Book 89, Page 17 of the Public Records of Broward County, Florida, lying and being in the City of Plantation, Florida and being further described as follows:

Commence at the Northeast corner of Tract 2; thence S 12° 42' 50" E, a distance of 200.00 feet; thence S 23° 12' 41" E a distance of 130.30 feet; thence S 36° 40' 19" W, a distance of 145.00 feet to the POINT OF BEGINNING; thence continue S 06° 40' 12" W, a distance of 31.44 feet; thence N 20° 22' 25" W, a distance of 152.25 feet to the point of intersection with a curve to the left having a radius of 55.00 feet; thence along the arc of said curve having a central angle of 21° 14' 40", a distance of 24.24 feet; thence S 55° 37' 07" E, a distance of 142.76 feet to the POINT OF BEGINNING.

Said land containing 0.1213 acres, more or less.

Arnell F. Ford

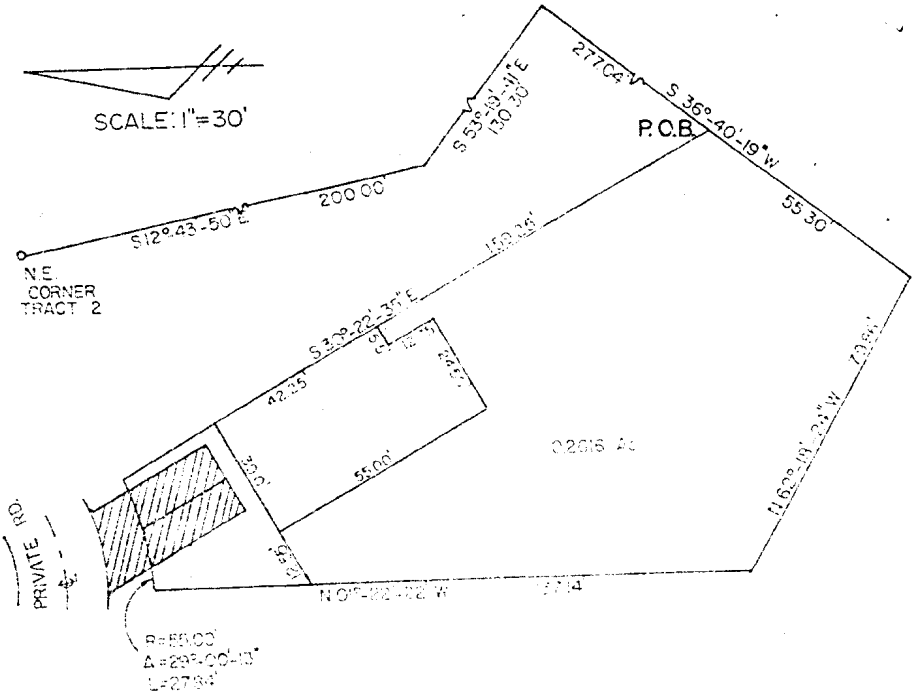
BR 1705 884
0260

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

BR 1705 884



SCALE: 1"=30'



BR 47045 PG 0261

11 07 10 10 00 AM

UNIT 5-43

□ HATCHED PARKING

MEMO: Legibility of writing, typing or printing unsatisfactory in this document when microfilm-ed

SURVEY FOR: JOSE CRESPO (CONDO EXHIBIT)



I hereby certify that the attached sketch represents a recent survey made under my direction, and is true and correct to the best of my knowledge and beliefs, and that there are no encroachments on said land other than are shown hereon.

Fla. Reg. Surveyor No.

MSE
MID SOUTH ENGINEERING COMPANY
 Consulting Engineers, Surveyors, Planners

233 COMMERCIAL BLVD,
 LAUDERDALE BY THE SEA, FLORIDA 33308

DATE 7-31-81	F.B. NO. B.F.	DRAWN BY A.J.F.	CHECKED BY A.J.F.	JOB NO. 0420
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LEGAL DESCRIPTION

of

BUILDING 5-B

COCORANHA

A parcel of land lying in Section 8, Township 50 South, Range 41 East, being a part of Tract Two of the "LOSS GREENSPO TRACTS" plat, as recorded in Plat Book 89, Page 17 of the Public Records of Broward County, Florida, lying and being in the City of Plantation, Florida and being further described as follows:

Commence at the Northeast corner of Tract 2; thence S 12° 43' 50" E, a distance of 230.00 feet; thence S 34° 15' 41" E a distance of 130.00 feet; thence S 36° 40' 19" W, a distance of 277.04 feet to the POINT OF BEGINNING; thence continue S 36° 40' 19" W, a distance of 35.00 feet; thence N 62° 18' 24" W, a distance of 79.86 feet; thence N 01° 22' 22" W a distance of 137.14 feet to the point of intersection with a curve to the left having a radius of 55.00 feet; thence along the arc of said curve having a central angle of 29° 03' 17", a distance of 27.84 feet; thence S 20° 22' 25" E, a distance of 159.75 feet to the POINT OF BEGINNING.

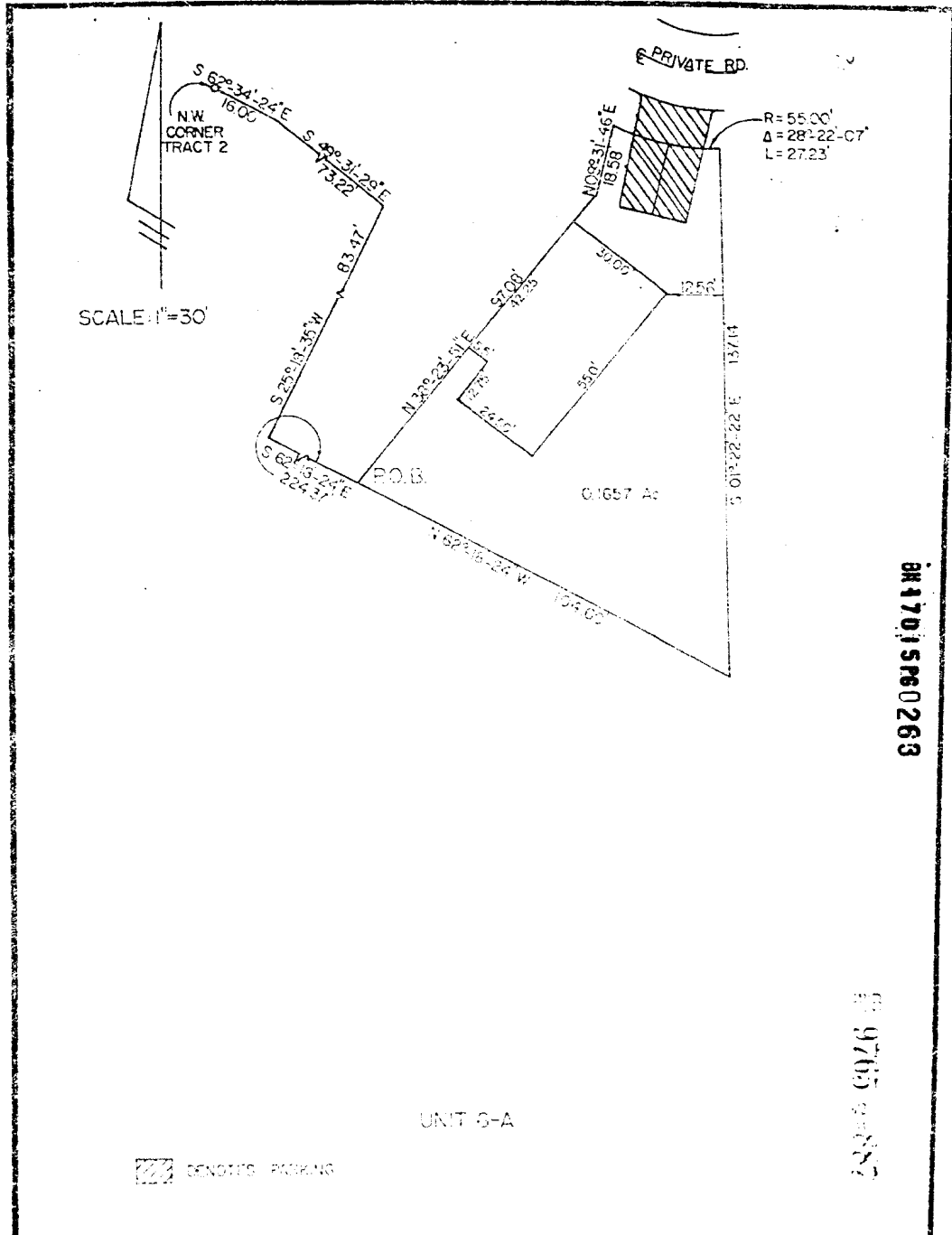
Said land containing 0.2616 acres, more or less.

Arnold F. [Signature]

BM 17015 PG 0262

02 07 65 2 28 885

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



SCALE: 1"=30'

BR 17015 P60263

UNIT 5-A

CONDOS PARKING

SURVEY FOR JOSE CRESPO (CONDO EXHIBITS)

Jose Crespo
 STATE OF FLORIDA
 SURVEYOR
 No. 12345

I hereby certify that the attached sketch represents a recent survey made under my direction, and is true and correct to the best of my knowledge and beliefs, and that there are no encroachments on said land other than are shown hereon.

Fla. Reg. Surveyor No.

MSE
 MID SOUTH ENGINEERING COMPANY
 Consulting Engineers, Surveyors, Planners
 233 COMMERCIAL BLVD,
 LAUDERDALE BY THE SEA, FLORIDA 33308

DATE 7-31-81	F.B. NO.	DRAWN BY B.F.	CHECKED BY A.J.F.	JOB NO. 0420
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LEGAL DESCRIPTION

of

BUILDING 6-A

COCONADA

A parcel of land lying in Section 8, Township 50 South, Range 41 East, being a part of Tract Two of the "JOSE CRESPO TRACTS" plat, as recorded in Plat Book 89, Page 17 of the Public Records of Broward County, Florida, lying and being in the City of Plantation, Florida and being further described as follows:

Commence at the Northwest corner of said Tract 2; thence S 62° 34' 24" E, a distance of 16.00 feet; thence S 49° 31' 29" E, a distance of 73.22 feet; thence S 25° 18' 35" W a distance of 83.47 feet; thence S 62° 18' 24" E, a distance of 224.37 feet; thence N 38° 23' 51" E, a distance of 97.68 feet; thence N 08° 31' 46" E, a distance of 18.58 feet to the Point of Intersection with a curve to the left, having a radius of 55.00 feet; thence along the arc of said curve having a central angle of 28° 22' 00", a distance of 27.23 feet; thence S 01° 22' 22" E, a distance of 137.14 feet; thence N 62° 18' 24" W, a distance of 194.60 feet to the POINT OF BEGINNING.

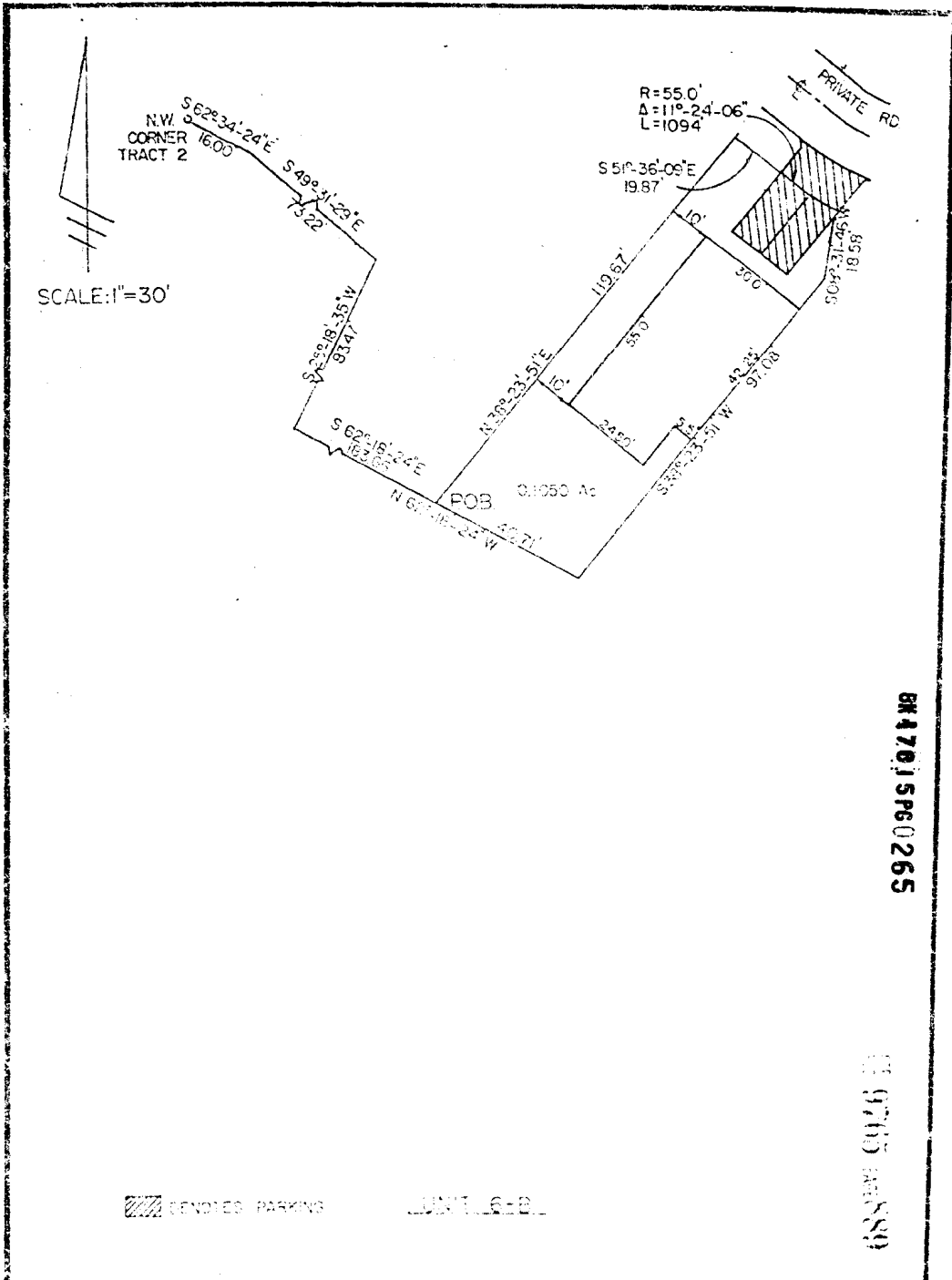
Said land containing 0.1667 acres, more or less.

Arnold F. [Signature]

BR 47015 PG 0264

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

9765 PAGE 888



BR 4761 SP60265

EE 9705 8/8/89

SURVEY FOR: JOSE CRESPO (CONDO EXHIBITS)

	<p>I hereby certify that the attached sketch represents a recent survey made under my direction, and is true and correct to the best of my knowledge and beliefs, and that there are no encroachments on said land other than are shown hereon.</p>	<p>MSIE MID SOUTH ENGINEERING COMPANY Consulting Engineers, Surveyors, Planners 233 COMMERCIAL BLVD. LAUDERDALE BY THE SEA, FLORIDA 33308</p>		
	<p>Fla. Reg. Surveyor No.</p>			
<p>DATE 7-31-81</p>	<p>F.B. NO.</p>	<p>DRAWN BY B.F.</p>	<p>CHECKED BY A.U.F.</p>	<p>JOB NO. 0420</p>

LEGAL DESCRIPTION

of

BUILDING 6-B

COCONADA

A parcel of land lying in Section 8, Township 53 South, Range 41 East, being a part of Tract Two of the "DANDY GRUSPO TRACTS" plat, as recorded in Plat Book 89, Page 17 of the Public Records of Broward County, Florida, lying and being in the City of Plantation, Florida and being further described as follows:

Commence at the Northwest corner of said Tract 2; thence S 62° 34' 24" E, a distance of 16.00 feet; thence S 47° 31' 28" E, a distance of 73.27 feet; thence S 25° 18' 35" W, a distance of 91.47 feet; thence S 62° 12' 24" E, a distance of 181.66 feet to the POINT OF BEGINNING; thence N 38° 23' 11" E, a distance of 119.67 feet; thence S 51° 36' 09" E, a distance of 19.87 feet to the point of curvature of a curve to the left having a radius of 55.80 feet; thence along the arc of said curve having a central angle of 11° 24' 06", a distance of 10.94 feet; thence S 08° 31' 46" W, a distance of 18.98 feet; thence S 28° 23' 51" W, a distance of 87.08 feet; thence N 62° 15' 24" W, a distance of 49.71 feet to the POINT OF BEGINNING.

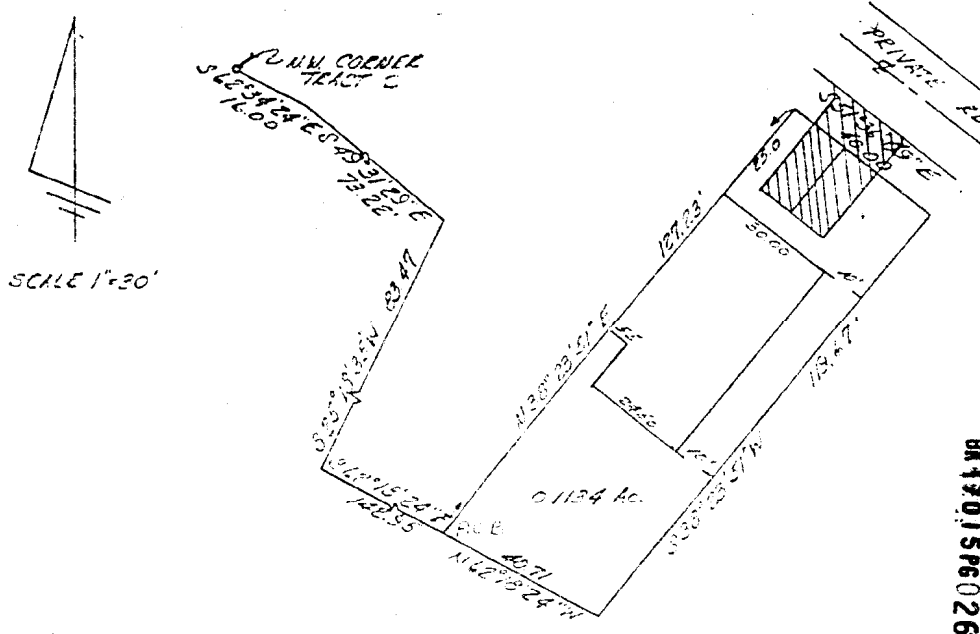
Said land containing 0.1059 acres, more or less.

Arnold J. Ford

BR 17015 PG0266

31 9765 22 890

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



SCALE 1"=30'

BK 13015 P60267

UNIT 7-A

DENOTES PARKING

SURVEY FOR: JOSE CRESPO (CONDO EXHIBITS)

Handwritten signature and stamp

I hereby certify that the attached sketch represents a recent survey made under my direction, and is true and correct to the best of my knowledge and beliefs, and that there are no encroachments on said land other than those shown hereon.

File No. Surveyor No. 1975

MSE

MID SOUTH ENGINEERING COMPANY
Consulting Engineers, Surveyors, Planners

233 COMMERCIAL BLVD,
LAUDERDALE BY THE SEA, FLORIDA 33308

DATE 7-81	F.S. NO.	DRAWN BY C.A.	CHECKED BY A.J.F.	JOB NO. 0450
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LEGAL DESCRIPTION

of

BUILDING 7-A

CCCORANDA

A parcel of land lying in Section 8, Township 50 South, Range 41 East, being a part of Tract Two of the "JOSE ONESPO TRACTS" plat, as recorded in Plat Book 89, Page 17 of the Public Records of Broward County, Florida, lying and being in the City of Plantation, Florida and being further described as follows:

Commence at the Northwest corner of said Tract 2; thence S 62° 34' 24" E, a distance of 16.00 feet; thence S 49° 31' 29" E a distance of 73.22 feet; thence S 25° 18' 35" W a distance of 23.47 feet; thence S 62° 18' 24" E, a distance of 142.95 feet to the POINT OF BEGINNING; thence N 48° 23' 41" W, a distance of 127.23 feet; thence S 51° 26' 09" E, a distance of 46.02 feet; thence S 28° 23' 51" W a distance of 119.67 feet; thence N 62° 18' 24" W a distance of 49.71 feet to the POINT OF BEGINNING.

Said land containing 0.1134 acres, more or less.

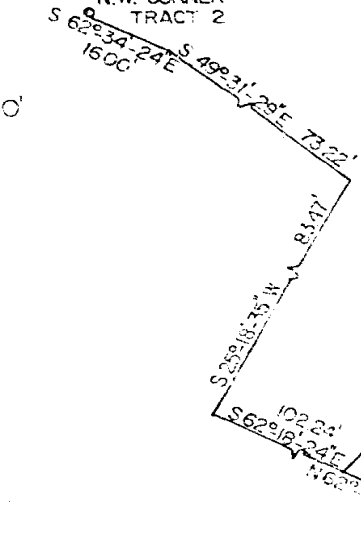
Arnold Ford

OK 17 01 5 P 60 268

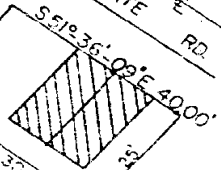
9765
2021 892

SCALE: 1"=30'


N.W. CORNER
TRACT 2
S 62°34'-24"E
16.00'



PRIVATE RD.



UNIT 7-B

 DENOTES PARKING

SURVEY FOR JOSE CRESPO (CONDO EXHIBITS)

Handwritten signature and stamp

I hereby certify that the attached sketch represents a recent survey made under my direction, and is true and correct to the best of my knowledge and beliefs, and that there are no encroachments on said land other than are shown hereon.

Fla. Reg. Surveyor No.



MID SOUTH ENGINEERING COMPANY
Consulting Engineers, Surveyors, Planners

233 COMMERCIAL BLVD,
LAUDERDALE BY THE SEA, FLORIDA 33308

DATE 7-81	F.B. NO.	DRAWN BY B.F.	CHECKED BY A.J.F.	JOB NO. 0420
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60709061000

LEGAL DESCRIPTION

of

BUILDING 7-8

COCORANDA

A parcel of land lying in Section 8, Township 50 South, Range 41 East, being a part of Tract Two of the "UCSB GRASSY TRACTS" plat, as recorded in Plat Book 29, Page 17 of the Public Records of Broward County, Florida, lying and being in the City of Plantation, Florida and being further described as follows:

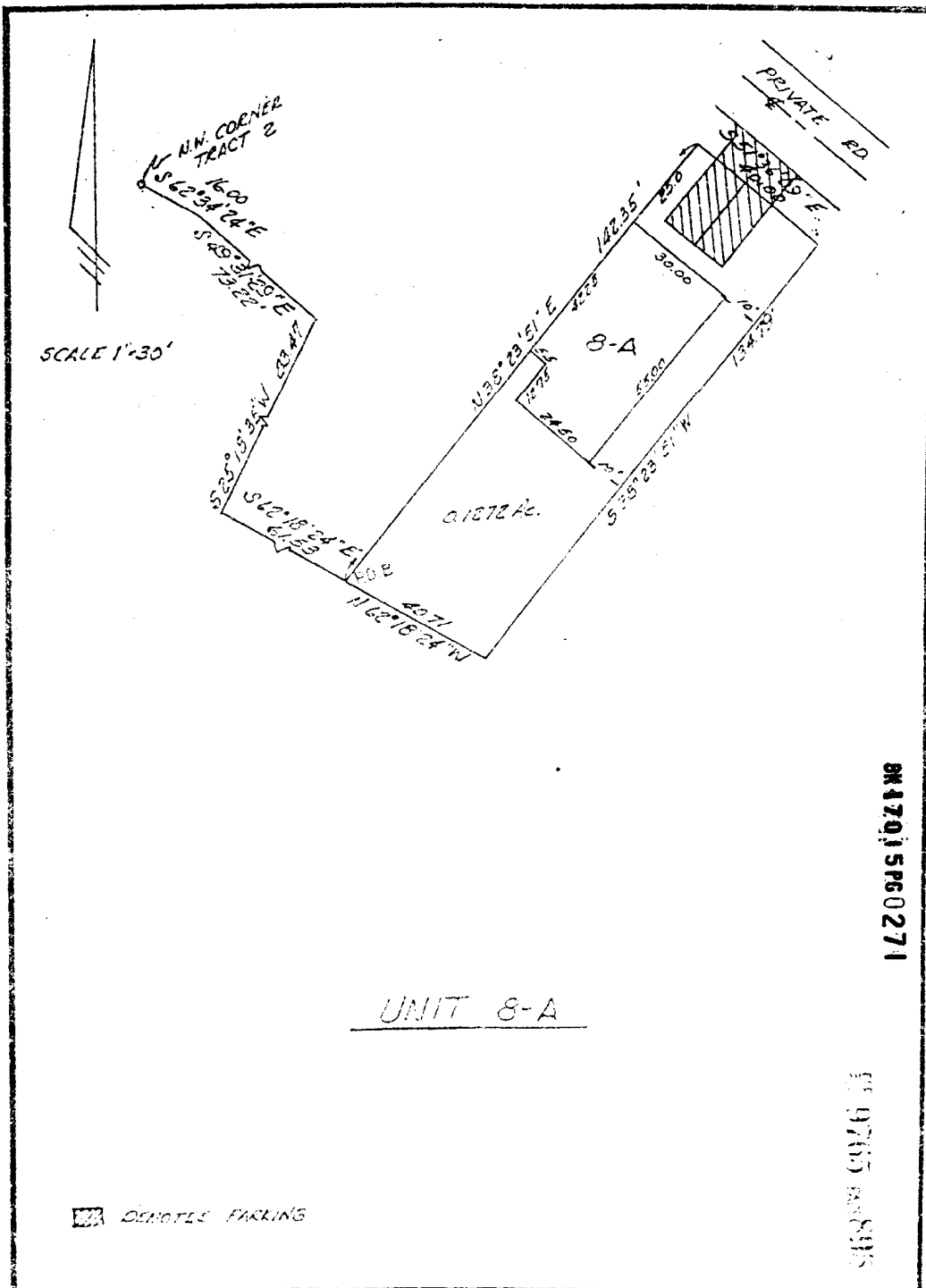
Commence at the Northwest corner of said Tract 2; thence S 62° 34' 24" E, distance of 16.00 feet; thence S 42° 31' 29" E a distance of 73.02 feet; thence S 25° 18' 35" W a distance of 83.47 feet; thence S 62° 16' 21" E a distance of 102.24 feet to the POINT OF BEGINNING; thence N 38° 23' 51" E, a distance of 134.79 feet; thence S 51° 36' 09" E, a distance of 40.00 feet; thence S 38° 21' 51" W a distance of 127.23 feet; thence N 62° 18' 24" W a distance of 40.71 feet to the POINT OF BEGINNING.

Said land containing 6.1203 acres, more or less.

Arnold Fane

BR 1701 5F60270

9765 Part 894



OK 47015 P60271

UNIT 8-A

DENOTES PARKING

SURVEY FOR: JOSE CRESPO (CONDO EXHIBITS)

Arnold
 Surveyor's Seal
 State of Florida
 Surveyor No. 1975

I, hereby certify that the attached sketch represents a recent survey made under my direction, and is true and correct to the best of my knowledge and beliefs, and that there are no encroachments on said land other than are shown hereon.

MSE
 MID SOUTH ENGINEERING COMPANY
 Consulting Engineers, Surveyors, Planners
 233 COMMERCIAL BLVD,
 LAUDERDALE BY THE SEA, FLORIDA 33308

Fla. Reg. Surveyor No. 1975	DATE 7-81	F.B. NO.	DRAWN BY C.O.	CHECKED BY A.J.F.	JOB NO. 0630
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LEGAL DESCRIPTION

of

BUILDING S-A

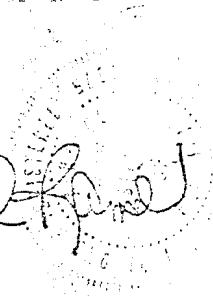
COCORANDA

A parcel of land lying in Section 8, Township 50 South, Range 41 East, being a part of Tract Two of the "MONTE CRESPO TRACTS" plat, as recorded in Plat Book 89, Page 17 of the Public Records of Broward County, Florida, lying and being in the City of Plantation, Florida and being further described as follows:

Commence at the Northwest corner of said Tract 2; thence S 62° 34' 24" E, a distance of 16.09 feet; thence S 49° 31' 28" E a distance of 71.22 feet; thence S 25° 18' 33" W a distance of 83.47 feet; thence S 62° 18' 24" E, a distance of 61.53 feet to the POINT OF BEGINNING; thence N 38° 23' 51" W, a distance of 142.35 feet; thence S 21° 36' 09" E, a distance of 40.83 feet; thence S 38° 23' 51" W a distance of 134.79 feet; thence N 62° 18' 24" W a distance of 40.71 feet to the POINT OF BEGINNING.

Said land containing 0.1272 acres, more or less.

Arnold Janet



OK 170 JSP60272

01 9765 896

LEGAL DESCRIPTION

of

BUILDING S-B

AGGREGANDA

A parcel of land lying in Section 8, Township 32 South, Range 41 East, being a part of Tract Two of the "WASH CREEK TRACTS" plat, as recorded in Plat Book 89, Page 17 of the Public Records of Broward County, Florida, lying and being in the City of Plantation, Florida and being further described as follows:

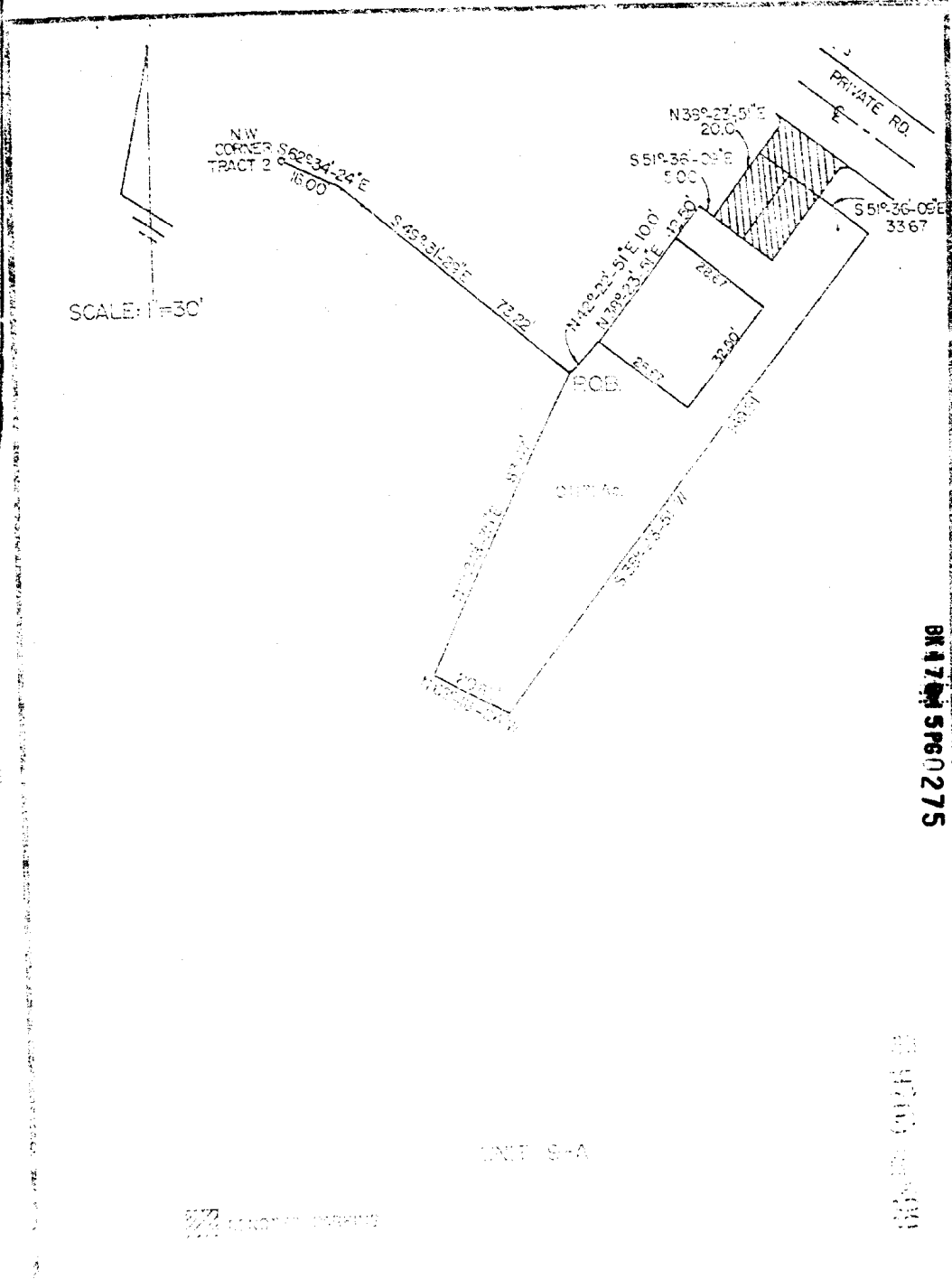
Commence at the Northwest corner of said Tract 2; thence S 01° 34' 24" E, a distance of 16.03 feet; thence S 01° 21' 20" E, a distance of 10.21 feet; thence S 25° 18' 21" E, a distance of 53.47 feet; thence S 12° 18' 24" E, a distance of 20.62 feet to the point of BEGINNING; thence N 10° 21' 11" E, a distance of 142.31 feet; thence S 21° 16' 09" E, a distance of 40.03 feet; thence S 71° 01" W, a distance of 142.25 feet; thence N 62° 18' 21" W, a distance of 10.71 feet to the point of BEGINNING.

Said land containing 0.1364 acres, more or less.

Archie Kane

BR 1701 SP60274

PLANTATION, FLORIDA



SCALE: 1"=30'

BK 17015 P60275

UNIT: S-A

SURVEY FOR JOHN CRISP (OWNING PARTY)

Handwritten signature

I hereby certify that the attached sketch represents a recent survey made under my direction, and is true and correct to the best of my knowledge and beliefs, and that there are no encroachments on said land other than are shown hereon.

Fla. Reg. Surveyor No. 1975

MSE
 MID SOUTH ENGINEERING COMPANY
 Consulting Engineers, Surveyors, Planners
 233 COMMERCIAL BLVD,
 LAUDERDALE BY THE SEA, FLORIDA 33308

DATE	F.B. NO.	DRAWN BY	CHECKED BY	JOB NO.
7-31-81		B.A.	A.L.F.	0420

LEGAL DESCRIPTION

of

EXHIBIT 9-A

COOPERANDA

A parcel of land lying in Section 8, Township 30 South, Range 41 East, being a part of Tract Two of the "1088 CRESPO TRACT" plan, as recorded in Plat Book 82, Page 17 of the Public Records of Broward County, Florida, lying and being in the City of Plantation, Florida and being further described as follows:

Commence at the Northwest corner of said Tract 2, thence S 62° 31' 24" E, a distance of 16.00 feet; thence S 49° 31' 29" E, a distance of 71.00 feet to the POINT OF BEGINNING; thence N 42° 22' 51" E, a distance of 12.00 feet; thence N 26° 22' 51" E, a distance of 12.00 feet; thence S 51° 26' 29" E, a distance of 1.00 feet; thence N 38° 23' 51" E, a distance of 22.00 feet; thence S 51° 26' 29" E, a distance of 22.00 feet; thence S 18° 23' 51" E, a distance of 148.91 feet; thence N 61° 18' 26" W, a distance of 23.12 feet; thence N 22° 15' 55" E, a distance of 23.47 feet to the POINT OF BEGINNING.

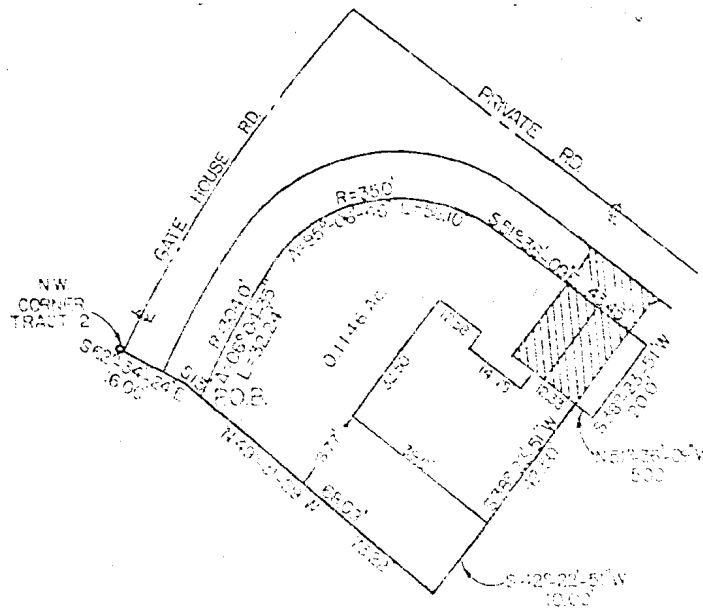
Said land containing 0.171 acres, more or less.

Arnold Kane

BR 17015760276

9705 201900

SCALE 1" = 30'



BR 4701 SR 0277

BR 5705 SR 0111

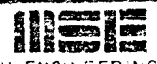
UNIT 0-0

SURVEY FOR JOSE ANTONIO MARTINEZ EXHIBIT 101

Handwritten signature: Arnold...

I hereby certify that the attached sketch represents a recent survey made under my direction, and is true and correct to the best of my knowledge and beliefs, and that there are no encroachments on said land other than are shown hereon.

Fla. Reg. Surveyor No.



MID SOUTH ENGINEERING COMPANY
Consulting Engineers, Surveyors, Planners

233 COMMERCIAL BLVD.
LAUDERDALE BY THE SEA, FLORIDA 33308

DATE 7-31-81	F.B. NO.	DRAWN BY B.E.	CHECKED BY A.P.	JOB NO. 0420
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LEGAL DESCRIPTION

of

BUILDING 9-B

COCCORANDA

A parcel of land lying in Section 8, Township 30 South, Range 41 East, being a part of Tract Two of the "JOSEPH WARD TRACTS" plat, as recorded in Plat Book 99, Page 17 of the Public Records of Broward County, Florida, lying and being in the City of Plantation, Florida and being further described as follows:

Commence at the Northeast corner of Tract B, thence South 62° 31' 24" East a distance of 16.00 feet, thence South 20° 31' 20" East a distance of 5.13 feet to the point of intersection with a curve having a radius of 210.00 feet. Also being the POINT OF BEGINNING, thence along the arc of said curve having a central angle of 06° 24' 13" a distance of 22.24 feet to the point of tangency of a curve to the right having a radius of 35.00 feet, thence along the arc of said curve having a central angle of 25° 06' 10" a distance of 34.10 feet to the point of tangency, thence South 31° 24' 00" East a distance of 43.35 feet, thence South 33° 12' 17" West a distance of 20.00 feet, thence North 31° 00' 00" West a distance of 5.00 feet, thence South 38° 23' 31" East a distance of 42.20 feet, thence South 42° 22' 31" East a distance of 10.00 feet, thence North 42° 22' 31" West a distance of 42.00 feet to the POINT OF BEGINNING.

Said land containing 0.1178 acres more or less.

Arvid J. Ford

BR 1704 S P 0278

BR 1765 S P 902

LEGAL DESCRIPTION

of

BUILDING 10-A

COCONA

A parcel of land in Section 8, Township 30 South, Range 41 East, being a part of Tract Two of the "MOSH GUNSD TRACTS", plat as recorded in Plat Book 89, Page 17 of the Public Records of Broward County, Florida, lying and being in the City of Pompano, Florida, and being further described as follows:

Commence at the Northeast corner of said Tract Two; thence S 77° 14' 12" W, a distance of 223.00 feet to a point of curvature of a curve to the left; thence 24.12 feet along the arc of said curve having a radius of 323.10 feet and a central angle of 13° 34' 01"; thence S 23° 31' 51" E, a distance of 21.00 feet to the POINT OF BEGINNING; thence continue S 23° 31' 51" E, a distance of 33.00 feet; thence S 67° 59' 54" E, a distance of 7.10 feet; thence S 38° 33' 51" W, a distance of 14.80 feet; thence S 3° 34' 03" E, a distance of 5.00 feet; thence S 38° 27' 51" W, a distance of 20.00 feet; thence S 11° 34' 09" W, a distance of 24.75 feet to a point of curvature of a curve to the right; thence 66.32 feet along the arc of said curve having a radius of 35.00 feet and a central angle of 108° 29' 07" to a point of compound curvature; thence 23.30 feet along the arc of said curve having a radius of 304.00 feet and a central angle of 05° 23' 12" to the POINT OF BEGINNING.

Said land contains 0.000 acres, more or less.

Arnell Hand

BR 7709 SP60280

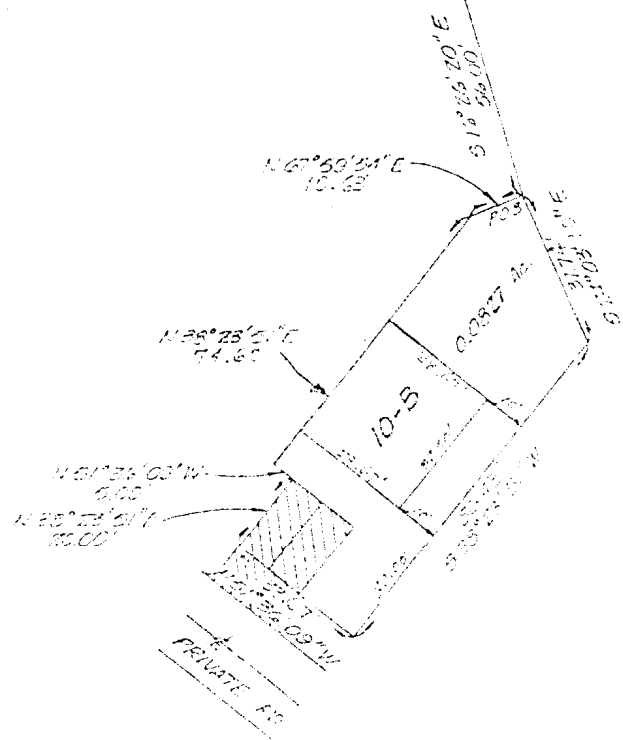
9765 REG 904

N
SCALE: 1" = 20'

R = 325.00'
L = 03° 42' 30"
A = 21.03'

S77° 16' 10" W
335.05'

N.E. CORNER
TRACT 2



BM 479455P60281

10765 005105

UNIT 10-B

███ DENOTES PARKING

SURVEY FOR: JOSE CRESPO (CONDO EXHIBITS)

[Signature]
1975

I hereby certify that the attached sketch represents a recent survey made under my direction, and is true and correct to the best of my knowledge and beliefs, and that there are no encroachments on said land other than are shown hereon.

Reg. Surveyor No. 1975



MID SOUTH ENGINEERING COMPANY
Consulting Engineers, Surveyors, Planners
223 COMMERCIAL BLVD,
LAUDERDALE BY THE SEA, FLORIDA 33508

DATE 7-81	F.S. NO.	DRAWN BY P.S. III	CHECKED BY A.J.F.	JOB NO. 0420
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LEGAL DESCRIPTION

of

BUILDING 10-B

COCORANZA

A parcel of land in Section 8, Township 50 South, Range 41 East being a part of Tract Two of the "JOSE GREGO TRACTS" plat, as recorded in Plat Book 80, Page 17 of the Public Records of Brevard County, Florida, lying and being in the City of Plantation, Florida, and being further described as follows:

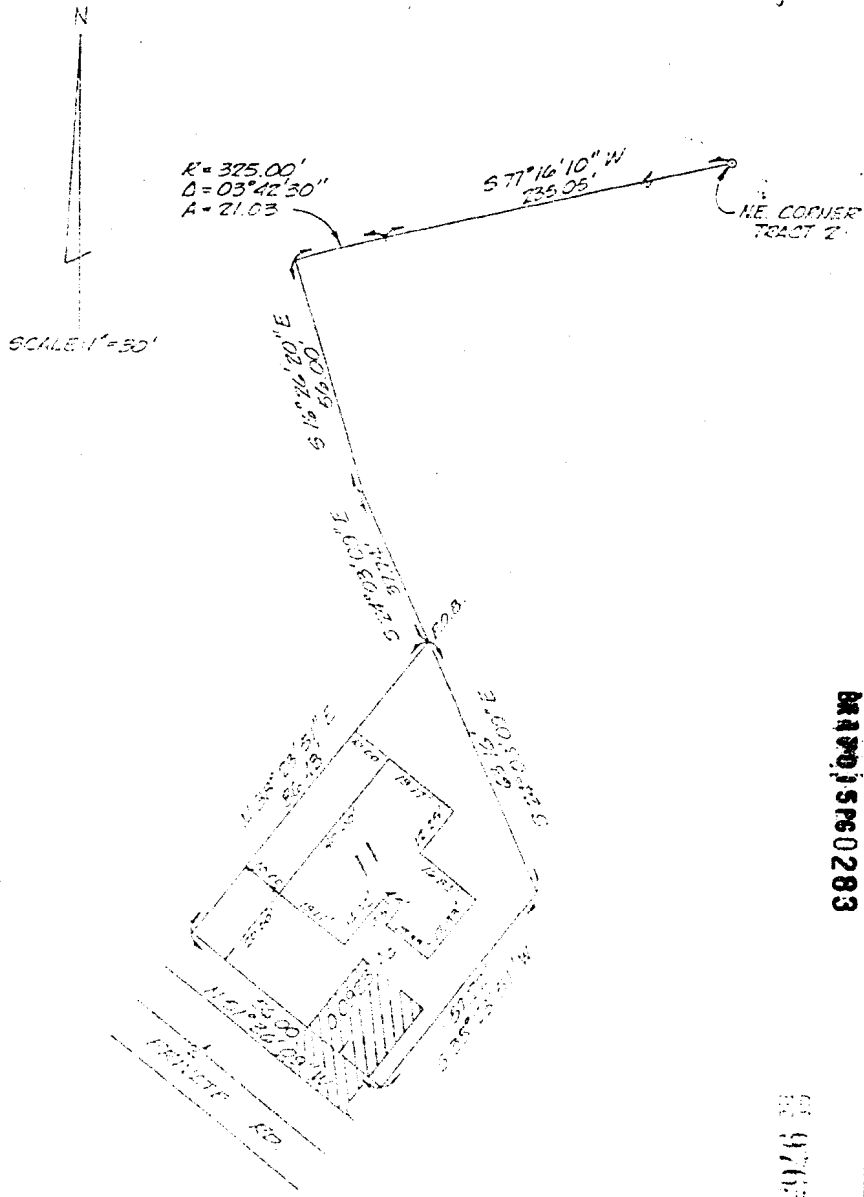
Commence at the Northeast corner of said Tract Two; thence S 77° 16' 10" W, a distance of 235.05 feet to a point of curvature of a curve to the left; thence 21.05 feet along the arc of said curve having a radius of 325.00 feet and a central angle of 03° 42' 30"; thence S 16° 26' 20" E, a distance of 56.00 feet to the POINT OF BEGINNING; thence S 24° 05' 10" E, a distance of 37.74 feet; thence S 38° 23' 51" W, a distance of 36.43 feet; thence N 51° 36' 09" W, a distance of 33.67 feet; thence N 38° 23' 51" E a distance of 20.00 feet; thence N 51° 36' 09" W a distance of 5.00 feet; thence N 38° 23' 51" E a distance of 74.60 feet; thence N 67° 59' 34" E, a distance of 10.63 feet to the POINT OF BEGINNING.

Said land contains 0.0027 acres, more or less.

Arnold Hand

BR 17055760282

9765 Page 906



DATA 5 P 6 2 8 3

97 97 65 9 4 10 7

UNIT 11

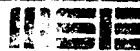
UNIT 11

SURVEY FOR JOSE CRESPO (CONDO EXHIBIT)



I hereby certify that the attached sketch represents a recent survey made under my direction, and is true and correct to the best of my knowledge and beliefs, and that there are no encroachments on said land other than those shown hereon.

Fla. Reg. Surveyor No 1975



MID SOUTH ENGINEERING COMPANY
Consulting Engineers, Surveyors, Planners

233 COMMERCIAL BLVD,
LAUDERDALE BY THE SEA, FLORIDA 33308

DATE 7-81	F.B. NO.	DRAWN BY P.S. III	CHECKED BY A.J.F.	JOB NO. 0420
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LEGAL DESCRIPTION

of

BUILDING 11

COCORANDA

A parcel of land in Section 8, Township 50 South, Range 41 East being a part of Tract Two of the "JOSE CRESPO TRACTS" plat, as recorded in Plat Book 89, Page 17 of the Public Records of Broward County, Florida lying and being in the City of Plantation, Florida and being further described as follows:

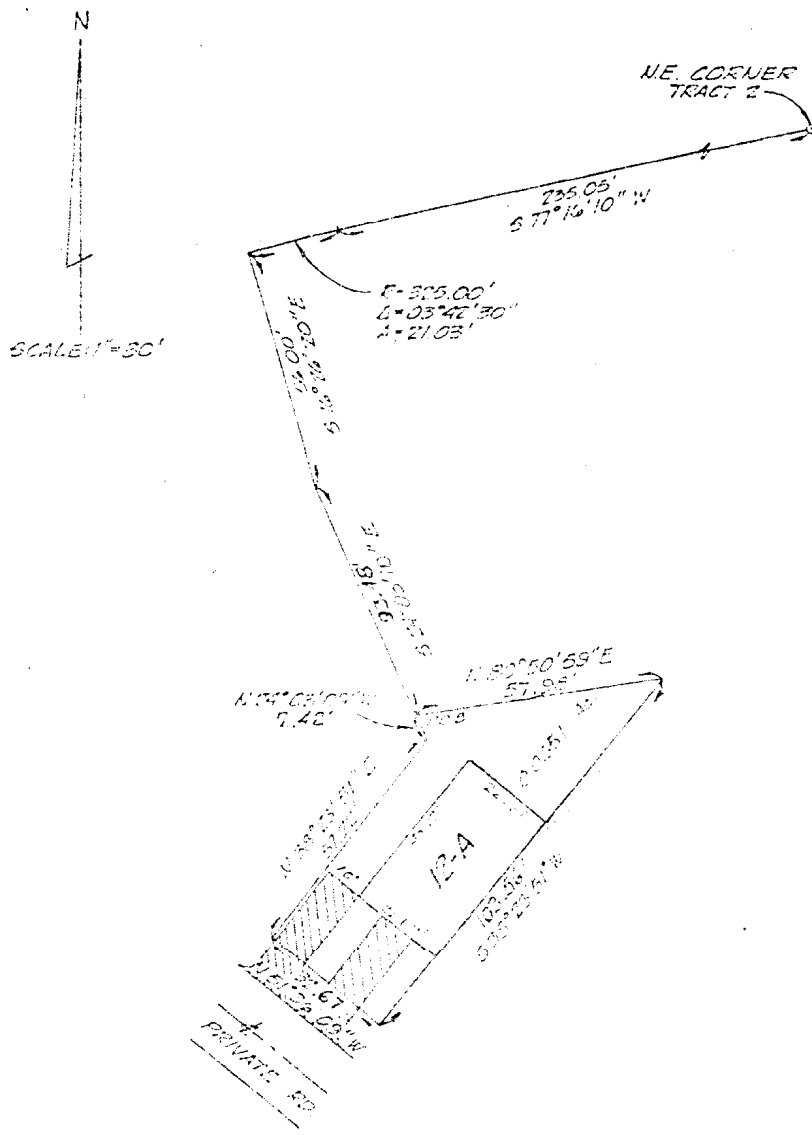
Commence at the Northeast corner of said Tract Two, thence S 77° 16' 10" W a distance of 335.05 feet to a point of curvature of a curve to the left; thence 21.03 feet along the arc of said curve having a radius of 325.00 feet and a central angle of 03° 42' 30"; thence S 16° 26' 20" E, a distance of 56.00 feet; thence S 24° 03' 00" E a distance of 37.74 feet to the POINT OF BEGINNING; thence continue S 20° 03' 00" E, a distance of 63.15 feet; thence S 29° 23' 51" W, a distance of 57.07 feet; thence N 51° 36' 09" W a distance of 26.00 feet; thence N 10° 23' 51" E, a distance of 86.43 feet to the POINT OF BEGINNING.

Said lands containing 0.0000 acres, more or less.

Arnold F. [Signature]

BR 47015 P60284

9765
PAGE 908



BK 47 991 SFB 0285

09 9765 24109

UNIT 12-A

CONDOLE PARKING

SURVEY FOR: JOSE CRISTO (CONDO EXHIBITS)

[Handwritten signature]

I hereby certify that the attached sketch represents a recent survey made under my direction, and is true and correct to the best of my knowledge and beliefs, and that there are no encroachments on said land other than are shown hereon.

Fla. Reg. Surveyor No. 1975



MID SOUTH ENGINEERING COMPANY
Consulting Engineers, Surveyors, Planners

233 COMMERCIAL BLVD,
LAUDERDALE BY THE SEA, FLORIDA 33308

DATE 7-81	F.B. NO.	DRAWN BY P.S. III	CHECKED BY A.J.F.	JOB NO. 0420
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LEGAL DESCRIPTION

of

BUILDING 12-A

COCORANEA

A parcel of land in Section 8, Township 50 South, Range 41 East, being a part of Tract Two of the "JOSE CREPO TRACTS" plat, as recorded in Plat Book 89, Page 17 of the Public Records of Broward County, Florida lying and being in the City of Plantation, Florida and being further described as follows:

Commence at the Northeast corner of said Tract Two; thence S 77° 16' 16" W a distance of 235.05 feet to a point of curvature of a curve to the left; thence 21.03 feet along the arc of said curve having a radius of 325.00 feet and a central angle of 03° 42' 30"; thence S 16° 26' 20" E, a distance of 56.50 feet; thence S 24° 02' 10" E, a distance of 93.48 feet to the POINT OF BEGINNING; thence N 86° 50' 59" E, a distance of 57.98 feet; thence S 38° 23' 31" W, a distance of 103.56 feet; thence N 31° 36' 08" W a distance of 32.47 feet; thence N 28° 23' 51" E, a distance of 37.22 feet; thence N 24° 03' 08" W, a distance of 7.42 feet to the POINT OF BEGINNING.

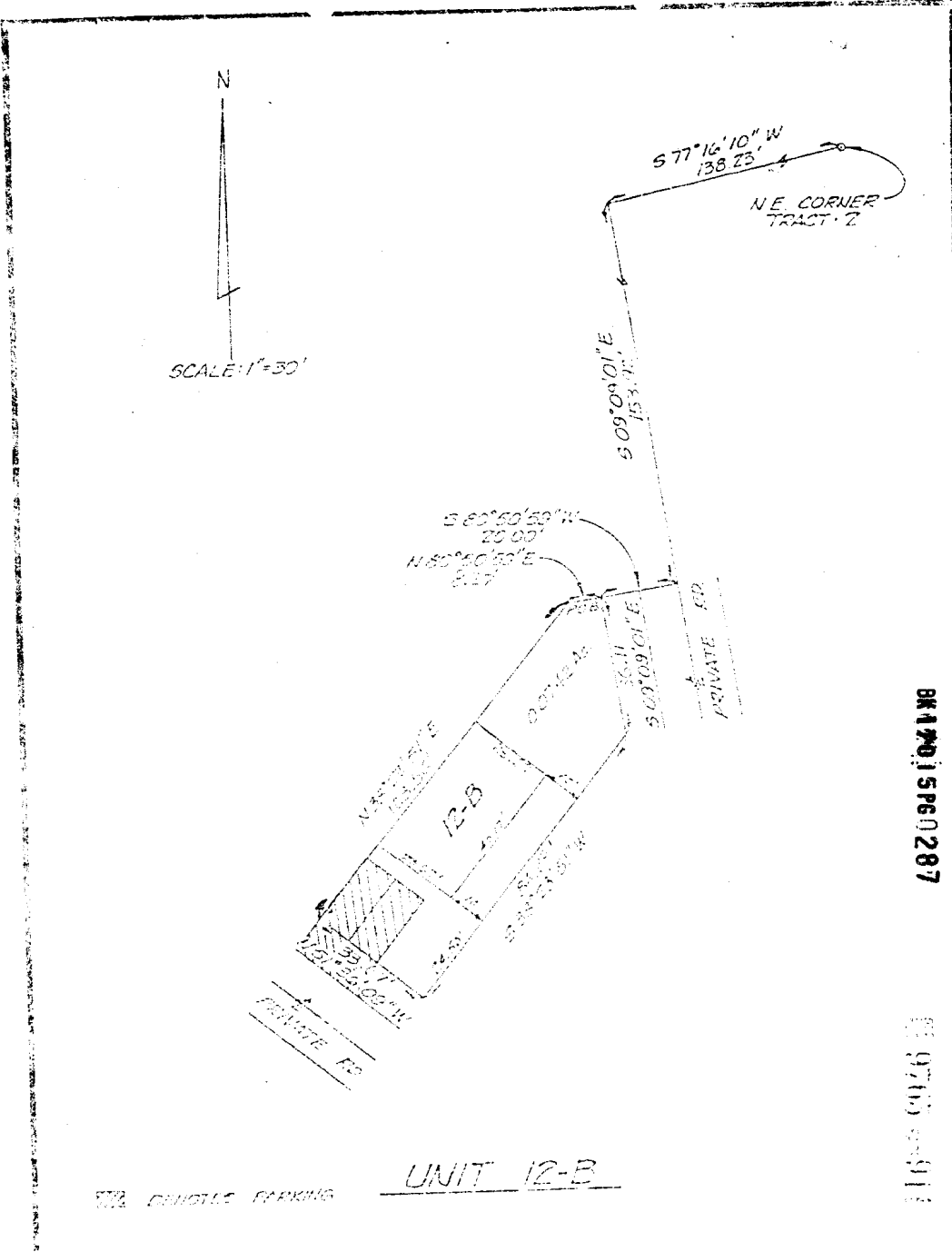
Said lands containing 0.0561 acres, more or less.

Arvid J. Ford

OK 17015 Pg 0286

Capacity of writing
System or printing unsatisfactory in
this document when microfilmed.

9705 FEB 9 1960



OK 17015 PG 0287

09 07 00 00 11

UNIT 12-B

SURVEY FOR: JOSE CRESPO (CONDO EXHIBITS)

	I hereby certify that the attached sketch represents a recent survey made under my direction, and is true and correct to the best of my knowledge and belief, and that there are no encroachments on said land other than are shown hereon.			
	Jose Crespo Prof. Reg. Surveyor No. 1975		MID SOUTH ENGINEERING COMPANY Consulting Engineers, Surveyors, Planners 233 COMMERCIAL BLVD, LAUDERDALE BY THE SEA, FLORIDA 33506	
DATE	F.B. NO.	DRAWN BY	CHECKED BY	JOB NO.
7-81		P.S. II	A.J.F.	0420

LEGAL DESCRIPTION

of

BUILDING 12-B

COCORANDA

A parcel of land in Section 8, Township 50 South, Range 41 East, being a part of Tract Two of the "JOSE CRESPO TRACTS" plat as recorded in Plat Book 82, Page 17 of the Public Records of Broward County, Florida lying and being in the City of Plantation, Florida and being further described as follows:

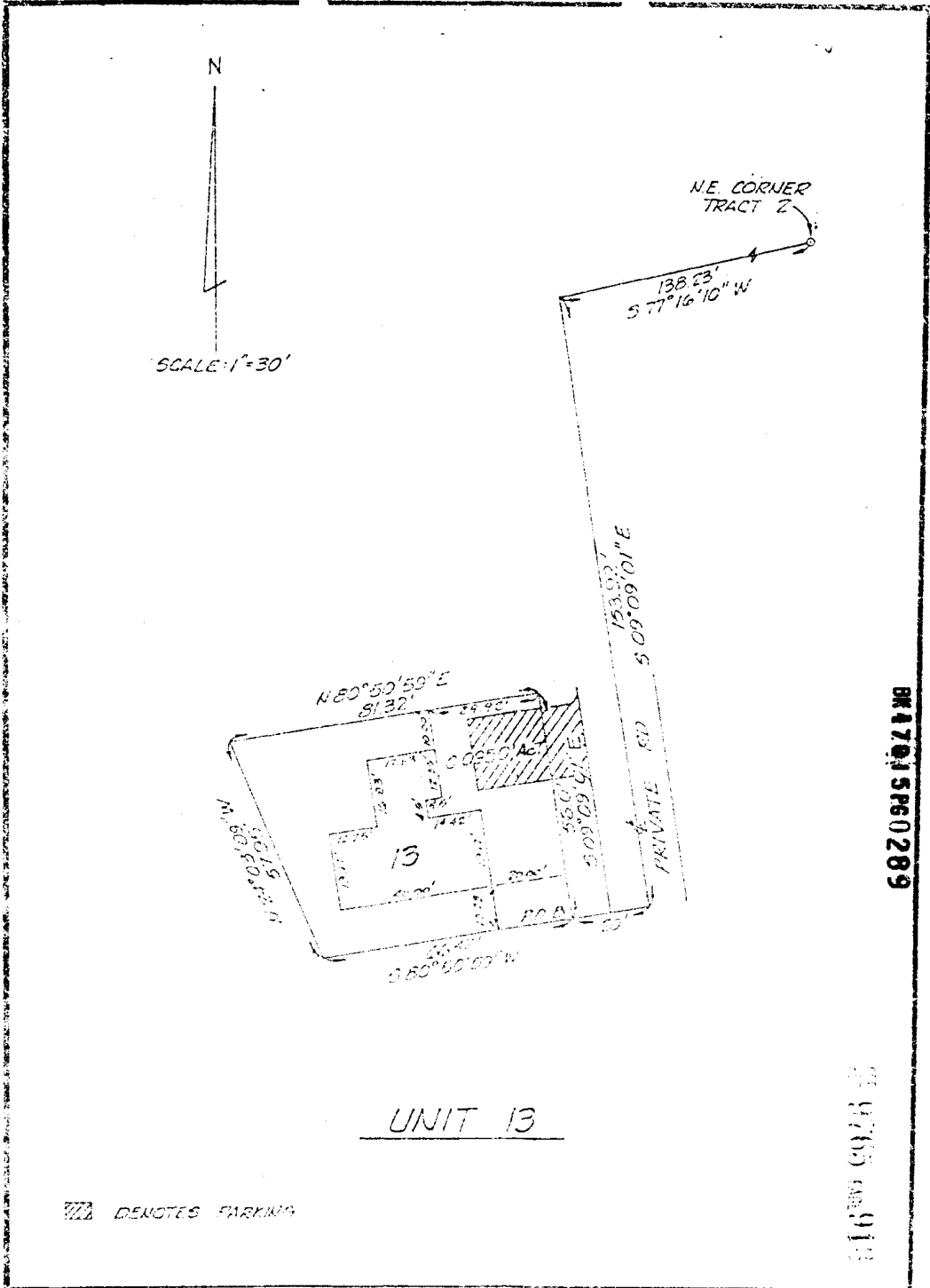
Commence at the Northeast corner of said Tract Two; thence S 77° 16' 10" W, a distance of 122.23 feet; thence S 92° 05' 01" E, a distance of 120.82 feet; thence S 80° 40' 59" W, a distance of 20.00 feet to the POINT OF BEGINNING; thence S 92° 09' 01" E, a distance of 28.11 feet; thence S 88° 23' 31" W, a distance of 84.85 feet; thence N 11° 36' 05" W, a distance of 21.47 feet; thence N 38° 23' 51" E, a distance of 103.56 feet; thence N 80° 50' 59" E, a distance of 8.27 feet to the POINT OF BEGINNING.

Said lands containing 0.0742 acres, more or less.

Arnold James

BR 1104 SP60288

11 9705 REC 012



BR 47015 F60289

25 9765 100 913

UNIT 13

DENOTES PARKING

SURVEY FOR: JOSE CRESPO (CONDO EXHIBITS)

Arnold...
 1975
 037

I hereby certify that the attached sketch represents a recent survey made under my direction, and is true and correct to the best of my knowledge and beliefs, and that there are no encroachments on said land other than are shown hereon.

Fla. Reg. Surveyor No. 1975

 MID SOUTH ENGINEERING COMPANY Consulting Engineers, Surveyors, Planners 233 COMMERCIAL BLVD, LAUDERDALE BY THE SEA, FLORIDA 33308				
DATE	F.B. NO.	DRAWN BY	CHECKED BY	JOB NO.
8-81		P.S. III	AUF	0420

LEGAL DESCRIPTION

of

BUILDING 13

COCCORANDA

A parcel of land in Section 8, Township 50 South, Range 41 East, being a part of Tract Two of the "JOSE CRISTO TRACTS" plat, as recorded in Plat Book 83, Page 17 of the Public Records of Broward County, Florida lying and being in the City of Plantation, Florida and being further described as follows:

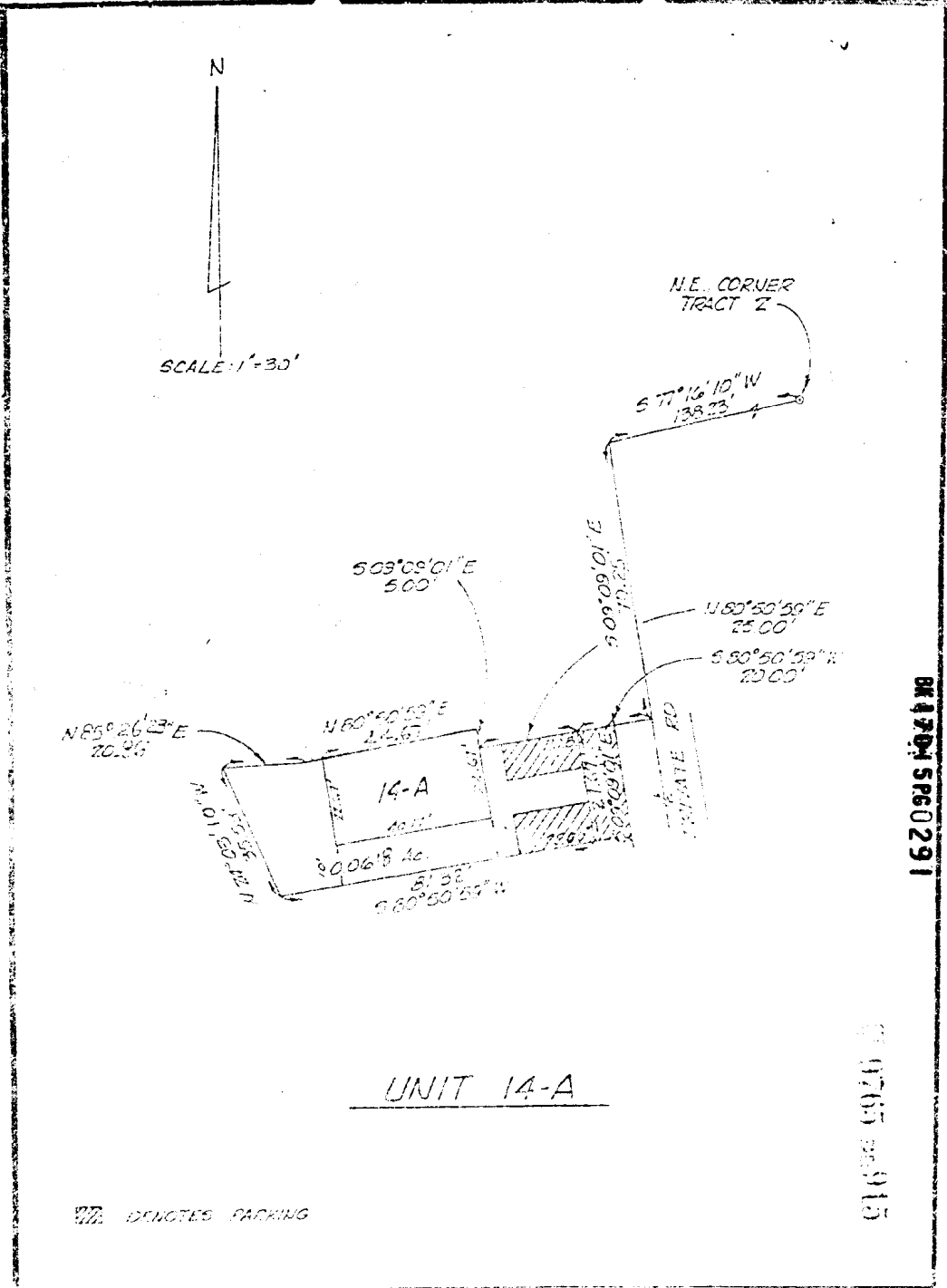
Commence at the Northeast corner of said Tract Two; thence S 77° 16' 19" W, a distance of 138.23 feet; thence S 09° 09' 01" E, a distance of 153.92 feet; thence S 80° 50' 59" W, a distance of 20.00 feet to the POINT OF BEGINNING; thence continue S 80° 50' 59" W, a distance of 56.42 feet; thence N 24° 03' 09" W a distance of 57.95 feet; thence N 80° 50' 59" E, a distance of 81.32 feet; thence S 89° 09' 01" E, a distance of 56.00 feet to the POINT OF BEGINNING.

Said lands containing 0.0900 acres, more or less.

Arnold Ford

BK 47015860290

9765 ser 914



SURVEY FOR JOSE CRESPO (CONDO EXHIBITS)

I hereby certify that the attached sketch represents a recent survey made under my direction, and is true and correct to the best of my knowledge and beliefs, and that there are no encroachments on said land other than are shown hereon.

Arnold P. ...

File Reg. Surveyor No. 1975

MSE
MID SOUTH ENGINEERING COMPANY
Consulting Engineers, Surveyors, Planners

233 COMMERCIAL BLVD,
LAUDERDALE BY THE SEA, FLORIDA 33308

DATE -7-81	F.B. NO.	DRAWN BY P.S. III	CHECKED BY A.J.F.	JOB NO. 4420
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LEGAL DESCRIPTION

of

BUILDING 1A-A

COCCOANDA

A parcel of land in Section 8, Township 30 South, Range 41 East, being a part of Tract Two of the "LAWN CRAPPO TRACTS" plat as recorded in Plat Book 88, Page 17 of the Public Records of Broward County, Florida, lying and being in the City of Plantation, Broward County, Florida, and being further described as follows:

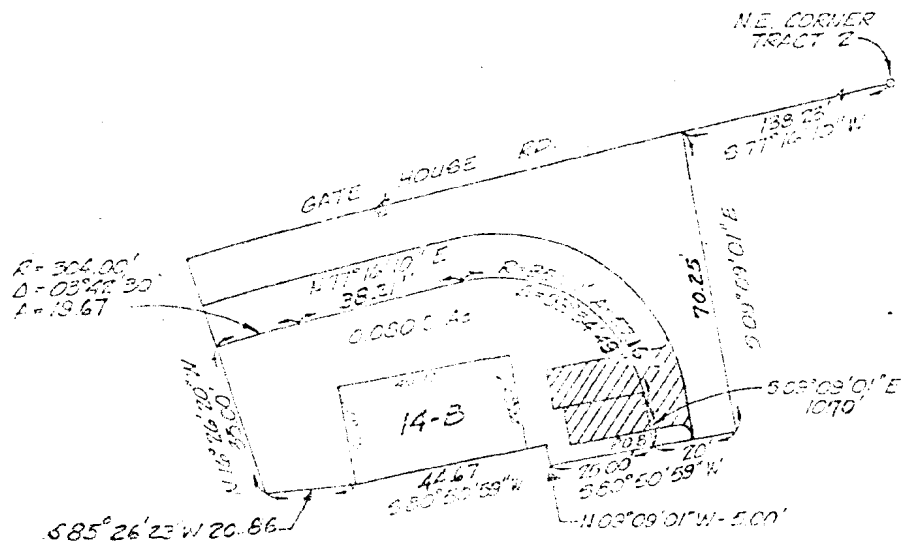
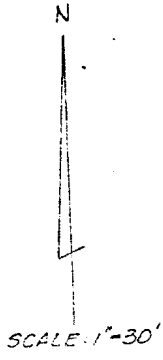
Commence at the Northwest corner of said Tract Two; thence S 07° 16' 14" E, a distance of 118.22 feet; thence S 09° 09' 01" E, a distance of 70.27 feet; thence S 80° 50' 52" W, a distance of 20.00 feet to the POINT OF BEGINNING; thence S 09° 09' 01" E, a distance of 27.67 feet; thence S 83° 50' 52" W, a distance of 31.32 feet; thence N 24° 03' 10" W, a distance of 15.53 feet; thence N 53° 26' 22" E, a distance of 20.81 feet; thence N 80° 50' 52" E, a distance of 44.67 feet; thence S 09° 09' 01" E, a distance of 2.00 feet; thence N 80° 50' 52" E, a distance of 25.00 feet to the POINT OF BEGINNING.

Said lands containing 0.0018 acres, more or less.

Arnold Kane

BK 17015 PG 0292

09 9765 09 016



BK 12015P60293

UNIT 14-B

DENOTES PARKING

SURVEY FOR: JOSE CRESPO (CONDO EXHIBITS)

	I hereby certify that the attached sketch represents a recent survey made under my direction, and is true and correct to the best of my knowledge and beliefs, and that there are no encroachments on said land other than are shown hereon.			
	Fla. Reg. Surveyor No. 1975		MID SOUTH ENGINEERS COMPANY Consulting Engineers, Surveyors, Planners 233 COMMERCIAL BLVD, LAUDERDALE BY THE SEA, FLORIDA 33308	
DATE	P.E. NO.	DRAWN BY	CHECKED BY	JOB NO.
7-81		P.S. III	A.J.F.	0420

LEGAL DESCRIPTION

of

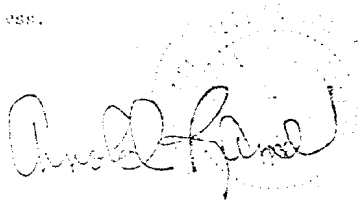
BUILDING 14-B

COCORANDA

A parcel of land in Section 8, Township 30 South, Range 41 East being a part of Tract Two of the "JOSE GRESPO TRACTS" plat, as recorded in Plat Book 80, Page 17 of the Public Records of Broward County, Florida, lying and being in the City of Plantation, Florida and being further described as follows:

Commence at the Northeast corner of said Tract Two; thence S 77° 16' 10" W, a distance of 123.23 feet; thence S 09° 09' 01" E, a distance of 70.05 feet; thence S 80° 50' 58" W a distance of 20.00 feet to the POINT OF BEGINNING; thence continue S 80° 50' 58" W a distance of 25.00 feet; thence N 09° 09' 01" W, a distance of 3.00 feet; thence S 80° 50' 58" W, a distance of 44.67 feet; thence S 85° 26' 23" W a distance of 20.86 feet; thence N 16° 16' 20" W, a distance of 35.00 feet to the intersection with the arc of a curve to the right (radial bearing being the last described course); thence 19.67 feet along the arc of said curve having a radius of 304.00 feet and a central angle of 03° 42' 56" to a point of tangency; thence N 77° 16' 10" E, a distance of 38.21 feet to a point of curvature of a curve to the right; thence 37.36 feet along the arc of said curve having a radius of 13.00 feet and a central angle of 93° 34' 49"; thence S 09° 09' 01" E a distance of 10.70 feet to the POINT OF BEGINNING.

Said lands containing 0.0356 acres, more or less.



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

BR 1701 SP60294

BR 9765 4-918

98-337072 T#001
06-08-98 03:05PM

CERTIFICATE of AMENDMENT to the DECLARATION
of COVENANTS, CONDITIONS and RESTRICTIONS of
COCORANDA TWIN HOME ASSOCIATION, INC.

(Text that is underlined is additional text; text that is
~~stricken through~~ is deleted)

NOTICE IS HEREBY GIVEN that on MAY 14, 1998, by
a vote of not less than one-half (1/2) of the voting interests of
the membership of the Association taken by written ballot and
indicated by their signatures below, Articles V, VII and XVII of
the Declaration of Covenants, Conditions and Restrictions of
COCORANDA TWIN HOME ASSOCIATION, INC., as recorded in the Public
Records of Broward County, Florida in O.R. Book 9765 at Page 840,
was hereby amended as follows:

Article V ("Covenant for Maintenance") shall be amended to add the
following paragraph:

"The Association shall also be responsible for
painting the exteriors of the buildings, and
the Board shall have the power to specially
assess the unit owners for this work. The
board will determine the color of the paint to
be used. Any color change shall be consistent
and harmonious with the Jacaranda Country Club
Community."

Article VII, Section 3(a) and (C) of the Declaration are deleted:

~~"a] No change in the colors of the exterior
"Twin Home" painting shall be made unless all
owners of the units in the grouping unanimously
[sic] agree to such color change.~~

~~"C. Any color change must also be approved in
writing by the Association and such color
change shall be consistent and harmonious with~~

Cheryl J. Levin, Esq.
CHERYL J. LEVIN, P.A.
10226 NW 47TH STREET
SUNRISE, FL 33351

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~~other Twin Home units and The Jacaranda Country Club community."~~

Article XVII ("Covenant for Maintenance") is amended to provide the following:

"The 'Association' shall at all times maintain the 'Common Area' in good condition and repair, which duty includes the obligation to paint the buildings as needed and to specially assess the members to defray the cost of the cleaning and painting."

IN WITNESS WHEREOF, COCORANDA TWIN HOME ASSOCIATION, INC. has caused this Certificate of Amendment to be executed in accordance with the authority hereinabove expressed this 14 day of MAY 1998.

(CORPORATE SEAL)

COCORANDA TWIN HOME ASSOCIATION, INC.

ATTEST:

[Signature]
Secretary

By: [Signature]
President

STATE OF FLORIDA }
COUNTY OF BROWARD }

On this 14th day of MAY, 1998, personally appeared Elaine Green, President, and acknowledged before me that he/she executed this instrument for the purposes herein expressed.

[Signature]
Notary Public
KAREN PEREZ
Notary Public [name printed]

my commission expires:

OFFICIAL NOTARY SEAL
KAREN PEREZ
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC577250
MY COMMISSION EXP. AUG. 14, 2000

Cheryl J. Levin, Esq.
CHERYL J. LEVIN, P.A.
10226 NW. 47TH STREET
SUNRISE, FL 33351

Record + Return To:

BK 28354PC0891

Barbara Arkon
B. ARKON- 88/710

Joy Fredericks
Joy FREDERICKS- 89/708

T. Huang
T. HUANG- 88/712

F. Klein
F. KLEIN- 89/711

R. McLennon
R. McLENNON- 88/703

B. Nystrom
B. NYSTROM- 88/700

M. Selkowitz
M. SELKOWITZ- 89/700

S. Yourinko
S. YOURINKO- 89/706

E. Bent
E. BENT- 88/701

Elaine Green
ELAINE GREEN- 89/713

B. Johanson
B. JOHANSON- 88/716

C. Marcolongo
C. MARCOLONGO- 88/718

R. McLennon
R. McLENNON- 89/705

G. Rodriguez
G. RODRIGUEZ- 89/703

S. Stedman
S. STEDMAN- 89/709

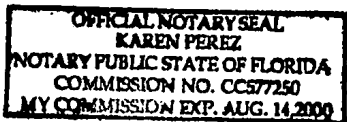
S. Stedman

STATE OF FLORIDA }
COUNTY OF BROWARD }

On this 14th day of MAY, 1998, personally appeared B. ARKON, E. BENT, J. FREDERICKS, E. GREEN, T. HUANG, B. JOHANSON, F. KLEIN, C. MARCOLONGO, R. McLENNON, R. McLENNON, NYSTROM, G. RODRIGUEZ, M. SELKOWITZ, S. STEDMAN, and S. YOURINKO, who acknowledged before me that they executed this instrument as members of the Association for the purposes herein expressed.

Karen Perez
Notary Public
KAREN PEREZ
Notary Public [name printed]

my commission expires:



Cheryl J. Levin
CHERYL J. LEVIN, P.A.
10226 NW 47TH STREET
SUNRISE, FL 33351

Record + Return To :

BK 88354 PG 0892

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