

81-321042

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Dade County, Florida at
2881 East Commercial Street
for Land Records, Florida 33137

DECLARATION OF CONDOMINIUM
OF
LAKWOOD VILLAGE OF CORAL SPRINGS A CONDOMINIUM

THIS DECLARATION OF CONDOMINIUM is made by M.A.P. LAKEWOOD VILLAGE, INC., a Florida corporation, hereinafter referred to as "DEVELOPER," for itself, its successors, grantees and assigns.

WHEREIN, the DEVELOPER makes the following declarations:

1. Purpose: The purpose of this DECLARATION is to submit the land and improvements described to the CONDOMINIUM FORM OF OWNERSHIP and use pursuant to Chapter 718 of the Florida Statutes, herein referred to as the "CONDOMINIUM ACT." Except where permissive variances therefrom appear in this DECLARATION, the annexed ARTICLES and/or BYLAWS of Lakewood Village Condominium Association, Inc., a Florida corporation not-for-profit, or in lawful amendments to these instruments, the provisions of the CONDOMINIUM ACT are incorporated herein by reference. This DECLARATION, the ARTICLES and the BYLAWS of the ASSOCIATION, as lawfully amended from time to time, and the CONDOMINIUM ACT as same exists as of the execution of this DECLARATION, shall govern this CONDOMINIUM and the rights, duties and responsibilities of UNIT OWNERS therein.

1.1 Name. The name by which this CONDOMINIUM is to be identified is LAKEWOOD VILLAGE OF CORAL SPRINGS, A CONDOMINIUM.

1.2 Submission to CONDOMINIUM FORM OF OWNERSHIP. By this DECLARATION, the fee simple title to the property described upon Exhibit "C" attached hereto and made a part hereof, is hereby submitted to the CONDOMINIUM FORM OF OWNERSHIP.

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

2. Definitions. The terms used in this DECLARATION and all exhibits attached hereto, and in the ARTICLES and the BYLAWS, shall have the meanings stated in the CONDOMINIUM ACT and as follows, unless the context otherwise requires.

2.1 ARTICLES means the Articles of Incorporation of the ASSOCIATION, as same may be amended from time to time.

2.2 ASSESSMENT means a share of the funds required for the payment of COMMON EXPENSES which from time to time is assessed against a UNIT OWNER, and all other sums which may be assessed against a UNIT OWNER or which may be required to be paid by any UNIT OWNER to the ASSOCIATION pursuant to this DECLARATION, the ARTICLES or the BYLAWS.

2.3 ASSOCIATION means Lakewood Village Condominium Association, Inc., a Florida corporation not-for-profit, which is the corporate entity responsible for the operation of the CONDOMINIUM.

2.4 BOARD means the Board of Directors of the ASSOCIATION.

2.5 BUILDING means and includes any building contained within the CONDOMINIUM from time to time as herein provided.

2.6 BYLAWS means the bylaws of the ASSOCIATION, as same may be amended from time to time.

2.7 COMMON ELEMENTS means the portions of the CONDOMINIUM PROPERTY not included in the UNITS, and all other property declared as COMMON ELEMENTS herein and in the CONDOMINIUM ACT.

2.8 COMMON EXPENSES means all expenses properly incurred by the ASSOCIATION for the CONDOMINIUM which shall include, but not be limited to, the following:

a. Expenses of administration and management of the CONDOMINIUM PROPERTY and of the ASSOCIATION.

b. Expenses of maintenance, operation, repair or replacement of COMMON ELEMENTS.

c. Expenses declared COMMON EXPENSES by the provisions of this DECLARATION, the ARTICLES and/or the BYLAWS.

d. Any valid charge against the CONDOMINIUM as a whole.

e. Any expenses of or charges to the ASSOCIATION as provided for in this DECLARATION, the ARTICLES and/or the BYLAWS.

f. Expenses of maintenance, operation, repair or replacement of any recreational facilities within the COMMON ELEMENTS or owned by the ASSOCIATION, which may exist from time to time, and the lands underlying the facilities.

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

2.10 CONDOMINIUM means LAKEWOOD VILLAGE OF CORAL SPRINGS, A CONDOMINIUM, which is formed pursuant to this DECLARATION.

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

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

2.13 CONDOMINIUM PROPERTY means the lands that are subjected to the CONDOMINIUM FORM OF OWNERSHIP by this DECLARATION or by any amendment hereto, and all improvements thereon and all easements and rights appurtenant thereto intended for use in connection with the CONDOMINIUM.

2.14 DECLARATION or DECLARATION of CONDOMINIUM means this instrument, as it may be amended from time to time.

2.15 DEVELOPER means and refers to M.A.P. Lakewood Village, Inc., a Florida corporation, its successors, grantees, assigns, nominees, and designees. In the event any mortgagee of the DEVELOPER obtains title to all or any portion of the CONDOMINIUM PROPERTY by foreclosure, or deed in lieu thereof, such mortgagee shall become the DEVELOPER only if it so elects, by written notice to the BOARD, but in any event such mortgagee may assign its rights as DEVELOPER to any third party who acquires title to all or a portion of the CONDOMINIUM PROPERTY from the mortgagee. In any event, such mortgagee, and its assigns, shall not be liable for any defaults or obligations incurred by any prior DEVELOPER, except as same are expressly assumed by the mortgagee. The term "DEVELOPER" shall not include any person or entity acquiring title only to one or more UNIT(S) for which a certificate of occupancy has been issued by the controlling governmental authority, unless DEVELOPER specifically assigns its rights as developer to such person or entity.

2.16 ELIGIBLE MORTGAGEE means an INSTITUTIONAL MORTGAGEE which holds a first mortgage encumbering a CONDOMINIUM PARCEL, who has requested notice of certain matters from the ASSOCIATION in accordance with Paragraph 26.1 of this DECLARATION. ELIGIBLE INSURER or GUARANTOR means any company or entity insuring or guaranteeing a first mortgage encumbering a CONDOMINIUM

PARCEL, who has requested notice of certain matters from the ASSOCIATION in accordance with Paragraph 26.1 of this DECLARATION, and who would be an INSTITUTIONAL MORTGAGEE if it was the holder of such mortgage.

2.17 INSTITUTIONAL MORTGAGEE or INSTITUTIONAL LENDER means any company or entity holding a mortgage encumbering a CONDOMINIUM PARCEL, which in the ordinary course of business makes, purchases, guarantees, or insures residential mortgage loans, and which company or entity is not owned or controlled by the UNIT OWNER of the CONDOMINIUM PARCEL encumbered. An institutional lender may include a bank, savings and loan association, insurance company, real estate or mortgage investment trust, pension or profit sharing plan, mortgage company, an agency of the United States or any other governmental authority, or any other similar type of lender generally recognized as an institutional-type lender. For definitional purposes only, an INSTITUTIONAL MORTGAGEE shall also mean the holder of any mortgage executed by or in favor of the DEVELOPER, whether or not such holder would otherwise be considered an INSTITUTIONAL MORTGAGEE.

2.18 LIMITED COMMON ELEMENTS means those COMMON ELEMENTS which are reserved for the use of a certain UNIT or UNITS to the exclusion of other UNITS, if any.

2.19 UNIT or DWELLING UNIT means a part of the CONDOMINIUM PROPERTY which is subject to exclusive ownership. The term DWELLING shall be synonymous, and may be used interchangeably, with UNIT.

2.20 UNIT OWNER means the owner(s) of a CONDOMINIUM PARCEL.

3. Development Plans. This CONDOMINIUM is being developed in phases pursuant to Section 718.403 of the CONDOMINIUM ACT. Initially, the CONDOMINIUM PROPERTY will consist of the land and improvements described and depicted in Exhibit "C" attached hereto, which will be sometimes hereinafter referred to as Phase 1 of the CONDOMINIUM. As described in detail in Paragraph 22 of this DECLARATION, additional phases may be added as part of the CONDOMINIUM PROPERTY. If all of the phases are added, the CONDOMINIUM PROPERTY will consist of a total of 38 BUILDINGS containing 392 UNITS, all as generally depicted in Exhibit "B" attached hereto. Accordingly, if all of the phases are added as part of the CONDOMINIUM PROPERTY, the CONDOMINIUM will ultimately consist of the property described on Exhibit "A" attached hereto. Notwithstanding the foregoing, nothing contained herein shall impose upon the DEVELOPER any obligation to add any additional lands or improvements to the CONDOMINIUM PROPERTY, or to otherwise utilize all or any portion of the lands described in Exhibit "A" (other than Phase 1) in any particular manner.

4. CONDOMINIUM Improvements and UNITS.

4.1 Plot Plan and Survey. A survey of the property initially comprising the CONDOMINIUM, a graphic description of the improvements, and a plot plan thereof, as well as the floor plans of the UNITS within the CONDOMINIUM, are all attached hereto as Exhibit "C." This exhibit, together with this DECLARATION, is an accurate representation of the location and dimensions of the improvements constituting the CONDOMINIUM and are in sufficient detail so that the location, location, and dimensions of the COMMON ELEMENTS and of each UNIT can be determined.

4.2 UNIT Identification. The legal description of each UNIT shall consist of the number and letter of the UNIT (the number designation being the BUILDING in which the UNIT is located, and the letter designation being the location of the UNIT within the BUILDING), as shown upon Exhibit "C." Every deed, lease, mortgage or other instrument may legally describe a UNIT and/or CONDOMINIUM PARCEL by its identifying UNIT designation as provided, and each and every description shall be deemed good and sufficient for all purposes.

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

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

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

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

b. Perimetrical Boundaries. The perimetrical boundaries of the UNIT shall be the vertical planes of the undecorated finished interior of the walls bounding the UNIT extended to intersections with each other and with the upper and lower boundaries, with the following exceptions: When the vertical planes of the undecorated interior surfaces of the walls do not intersect with each other on the undecorated finished interior surfaces of the bounding walls or within an intervening partition, the vertical planes of the undecorated finished interior surfaces of bounding walls shall be extended to intersect with the plane of the center line of the intervening partition and that plane shall be one of the perimetrical boundaries of the UNIT.

c. Boundaries - Further Defined. The boundaries of the UNIT shall not include all of those spaces and improvements lying beneath the undecorated and/or unfinished inner surfaces of the perimeter walls and floors, and those surfaces above the undecorated and/or unfinished inner surfaces of the ceilings of each UNIT, and, further, shall not include those spaces and improvements lying beneath the undecorated and/or unfinished inner surfaces of all interior bearing walls and/or bearing partitions and, further shall exclude all pipes, ducts, wires, conduit and other facilities running through any interior wall or partition for the utility services or to other UNITS and/or for COMMON ELEMENTS. However, a UNIT shall include the inner decorated and/or finished surfaces of the perimeter walls, floors and ceilings, including plaster, paint and wallpaper of his UNIT, and the windows, doors, sliding doors, and interior and exterior framing around same, on the perimetrical boundaries of the UNIT.

4.4 LIMITED COMMON ELEMENTS. Where applicable and as depicted on Exhibit "C," a balcony, patio, garden area, or similar area outside of but adjacent to a UNIT shall be a LIMITED COMMON ELEMENT of the UNIT, for the exclusive use and enjoyment of the UNIT OWNER and residents of the UNIT designated, and their guests and invitees.

4.5 AUTOMOBILE PARKING SPACES.

a. The COMMON ELEMENTS include parking areas for automobiles of the UNIT OWNERS and residents of the CONDOMINIUM, their guests and invitees. The ASSOCIATION may designate one (1) space as an assigned parking space for the exclusive use of the UNIT OWNER or any resident of each UNIT, and their guests and invitees. No UNIT OWNER or resident of any UNIT, and none of their guests and invitees, shall park in a parking space designated for another UNIT. All other parking spaces will be for the general use of the UNIT OWNERS and residents of the CONDOMINIUM, and their guests and invitees. The ASSOCIATION shall have the right to redesignate the designated parking spaces for each UNIT from time to time upon written notice to the affected UNIT OWNERS.

b. Any transfer of title of a UNIT, including a transfer by operation of law, shall operate to transfer the exclusive use of the UNIT'S

then assigned parking space. In addition, a UNIT OWNER shall not sell, reassign or otherwise transfer his right to use his then assigned parking space without the express prior written consent of the BOARD.

5. Easements and Restrictions. Each of the following easements and restrictions is a covenant running with the land of the CONDOMINIUM and, notwithstanding any of the other provisions of this DECLARATION, may not be substantially amended or revoked in such a way as to unreasonably interfere with their proper and intended uses and purposes, and each shall survive the termination of the CONDOMINIUM.

5.1 Utilities. Easements as may be required for utility services in order to adequately serve the CONDOMINIUM or any UNIT or COMMON ELEMENT, including, but not limited to, electricity, telephones, sewer, water, lighting, irrigation, drainage, television antenna and cable television facilities, and electronic security facilities. However, easements through a UNIT shall be only according to the plans and specifications for the building containing the UNIT or as the building is actually constructed, or reconstructed, unless approved in writing by the UNIT OWNER of the UNIT. A UNIT OWNER shall do nothing within or outside his UNIT that interferes with or impairs the utility services using these easements. The BOARD or its designee shall have a right of access to each UNIT to inspect same, to maintain, repair or replace the pipes, wires, ducts, vents, cables, conduits and other utility service facilities and COMMON ELEMENTS contained in the UNIT or elsewhere in the CONDOMINIUM PROPERTY and to remove any improvements interfering with or impairing the utility services or easements herein reserved; provided such right of access shall not unreasonably interfere with the UNIT OWNER's permitted use of the UNIT, and except in the event of an emergency, entry into any UNIT shall be made on reasonable notice to the UNIT OWNER.

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

5.3 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 in favor of all of the UNIT OWNERS and residents of the CONDOMINIUM, and their guests and invitees, for all proper and normal purposes and for the furnishing of services and facilities for which the same are reasonably intended.

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

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

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

5.7 Easements and Restrictions of Record. The creation of this CONDOMINIUM is subject to restrictions, reservations and easements which have been placed of record prior to the formation and filing hereof.

5.8 Easements for Pedestrian and vehicular traffic.

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5.8.01 Easements for pedestrian traffic over, through and across sidewalks, paths, lanes and walks, as the same may from time to time exist upon the COMMON ELEMENTS and be intended for such purpose; and for pedestrian and vehicular traffic and parking over, through, across and upon such portions of the COMMON ELEMENTS as may from time to time be paved and intended for such purposes, same being for the use and benefit of the UNIT OWNERS and the residents of the CONDOMINIUM, and their guests and invitees.

5.8.02. In addition to the foregoing, the DEVELOPER for itself, its successors and assigns, including, without limitation, any person residing within the property described on Exhibit "A," and their guests and invitees, expressly reserves an easement for ingress and egress over and across all paved roads existing from time to time within the property described on Exhibit "A," whether said roads are ultimately within or outside of the CONDOMINIUM, and over and across that portion of Exhibit "C" described as an ingress and egress easement.

5.9 Additional Easements. DEVELOPER (so long as it owns any UNITS) and the ASSOCIATION, on their behalf and on behalf of all UNIT OWNERS, each shall have the right to (i) grant and declare additional easements over, upon, under, and/or across the COMMON ELEMENTS in favor of the UNIT OWNERS and residents of the CONDOMINIUM and their guests and invitees, or in favor of any other person, entity, public or quasi-public authority or utility company, or (ii) modify, relocate, abandon or terminate existing easements within or outside of the CONDOMINIUM in favor of the ASSOCIATION and/or the UNIT OWNERS and residents of the CONDOMINIUM and their guests and invitees or in favor of any person, entity, public or quasi-public authority, or utility company, as the DEVELOPER or the ASSOCIATION may deem desirable for the proper operation and maintenance of the CONDOMINIUM, or any portion thereof, or for the health, safety or welfare of the UNIT OWNERS, or for any other reason or purpose. So long as such additional easements, or the modification, relocation or abandonment of existing easements will not unreasonably and adversely interfere with the use of UNITS for dwelling purposes, no joinder of any UNIT OWNER or any mortgagee of any UNIT shall be required or, if same would unreasonably and adversely interfere with the use of any UNIT for dwelling purposes, only the joinder of the UNIT OWNERS and ELIGIBLE MORTGAGEES of UNITS so affected shall be required. To the extent required, all UNIT OWNERS hereby irrevocably appoint DEVELOPER and/or the ASSOCIATION as their attorney-in-fact for the foregoing purposes.

6. Ownership.

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

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

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

8. Percentage of Ownership of COMMON ELEMENTS. Each of the UNIT OWNERS of the CONDOMINIUM shall own an undivided share in the COMMON ELEMENTS as an appurtenance to the UNIT OWNER'S UNIT, which undivided share shall be equal to $1/X$, "X" being the number of UNITS contained within the CONDOMINIUM from time to time. Said undivided share in the COMMON ELEMENTS appurtenant to each UNIT will be redetermined if and when each phase is added to the CONDOMINIUM as described in Paragraph 22 of this DECLARATION.

9. COMMON EXPENSE and COMMON SURPLUS.

9.1 Each UNIT OWNER will be responsible for a portion of the COMMON EXPENSES, equal to the undivided share in the COMMON ELEMENTS appurtenant to the UNIT OWNER'S UNIT as determined above. In the event the ASSOCIATION operates more than one (1) condominium, the COMMON EXPENSES of this CONDOMINIUM shall include all expenses specifically relating to this CONDOMINIUM, as well as this CONDOMINIUM'S share of all mutual expenses relating to this and other condominiums operated by the ASSOCIATION, as determined by the BOARD.

9.2 Any COMMON SURPLUS of the ASSOCIATION shall be owned by each UNIT OWNER in the same proportion as his liability for COMMON EXPENSES. In the event the ASSOCIATION operates more than one condominium, then the UNIT OWNERS in this CONDOMINIUM shall only have an interest in the COMMON SURPLUS of the ASSOCIATION attributable to this CONDOMINIUM.

10. Maintenance, Alterations and Improvements. The responsibility for the maintenance of the CONDOMINIUM PROPERTY, and restrictions upon its alterations and improvements, shall be as follows:

10.1 By the ASSOCIATION. The ASSOCIATION shall operate, maintain, repair and replace, at the ASSOCIATION'S expense:

a. All COMMON ELEMENTS;

b. The exterior surfaces of all BUILDINGS.

c. All conduits, ducts, plumbing, wiring and other facilities for the furnishing of utility services which are contained in the portion of a UNIT contributing to the support of the BUILDING or to another UNIT, or within interior boundary walls, and all such facilities contained within a UNIT which service part or parts of the CONDOMINIUM other than the UNIT within which such facilities are contained.

d. All property owned by the ASSOCIATION.

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

10.2 By the UNIT OWNER. Each UNIT OWNER shall operate, maintain, repair and replace, at the UNIT OWNER'S EXPENSE:

a. All portions of the UNIT except the portions to be maintained, repaired and replaced by the ASSOCIATION. Included within the responsibility of the UNIT OWNER shall be windows, screens, sliding glass doors, and doors on the exterior of his UNIT, and framing for same. All such maintenance, repairs and replacements shall be done without disturbing the rights of other UNIT OWNERS.

b. The air conditioning and heating systems serving the UNIT OWNER'S UNIT, whether inside or outside of his UNIT.

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

d. The LIMITED COMMON ELEMENTS serving the UNIT OWNER'S UNIT, including any additions, alterations or improvements which are made thereon with the consent of the ASSOCIATION, except for maintenance and painting of the exterior portions of any BUILDING, the maintenance of any common fences or walls around such LIMITED COMMON ELEMENTS, and the maintenance of any parking space which may be a LIMITED COMMON ELEMENT, which shall be the responsibility of the ASSOCIATION as a COMMON EXPENSE.

All property to be maintained, repaired and/or replaced by a UNIT OWNER shall be maintained at all times in a first class condition and in good working order, if same affects the exterior appearance of the CONDOMINIUM, so as to

10.3 No UNIT OWNER shall operate, maintain, repair or replace any portion of the CONDOMINIUM property to be operated, maintained, repaired and/or replaced by the ASSOCIATION without first obtaining written approval from the ASSOCIATION. Each UNIT OWNER shall promptly report to the ASSOCIATION any defects or need for repairs, maintenance, or replacements, the responsibility for which is that of the ASSOCIATION.

10.5 Additions, Alterations or Improvements.

b. By UNIT OWNERS. No UNIT OWNER shall make any structural addition, alteration or improvement in or to his UNIT without the prior written consent of the ASSOCIATION. No UNIT OWNER shall make any addition, alteration or improvement in or to the exterior of the BUILDING containing the UNIT, or any LIMITED COMMON ELEMENT of the UNIT, or any COMMON ELEMENT, without the prior written consent of the ASSOCIATION, including, but not limited to: electric or other fixtures; awnings, patios, terraces, balconies, or courts, or any enclosure of same; fountains, swimming pools, whirlpools, hot tubs, or other similar improvements; or any landscaping. Any request by a UNIT OWNER for consent by the ASSOCIATION to any addition, alteration or improvement, as aforesaid, shall be in writing and shall be accompanied by plans and specifications or other details as the ASSOCIATION may deem reasonably necessary in connection with its determination as to whether or not it will approve any such addition, alteration or improvement, but the ASSOCIATION'S approval as to same may be granted or withheld in the ASSOCIATION'S sole discretion, and in any event shall not be granted if same would detrimentally affect the architectural design of the CONDOMINIUM property, but shall not be withheld in a discriminatory manner. All additions, alterations or improvements made by a UNIT OWNER shall be made in compliance with all laws, rules, ordinances, and regulations of all governmental authorities having jurisdiction, and with any conditions imposed by the ASSOCIATION with respect to design, structural integrity, aesthetic appeal, construction details, or otherwise. A UNIT OWNER making or causing to be made any additions, alterations or improvements agrees, and shall be deemed to have agreed, that such UNIT OWNER, and the UNIT OWNER'S heirs, personal representatives, successors, and assigns, as appropriate, shall hold the ASSOCIATION and all other UNIT OWNERS harmless

from any liability or damage to the CONDOMINIUM PROPERTY and expenses arising therefrom. Each UNIT OWNER shall be solely responsible for and shall maintain all exterior additions, alterations or improvements in a first class condition and in good working order as originally approved by the ASSOCIATION, provided, however, that the ASSOCIATION shall remain responsible for the maintenance and painting of the original exterior building walls, and shall have access to any enclosed patio or improvement for such purposes.

c. By the DEVELOPER. The foregoing restrictions shall not apply to DEVELOPER-owned UNITS. DEVELOPER shall have the right, without the consent or approval of the ASSOCIATION or any other UNIT OWNER, to (i) make alterations, additions or improvements, in, to, and upon UNITS owned by DEVELOPER, or any LIMITED COMMON ELEMENTS of such UNITS or any COMMON ELEMENTS, whether structural or non-structural, interior or exterior, ordinary or extraordinary (including, without limitation, the removal of walls, floors, ceilings and other structural portions of any improvements); and (ii) change the layout or number of rooms in any DEVELOPER-owned UNITS; provided, however, the DEVELOPER shall comply with all laws, ordinances and regulations of all governmental authorities having jurisdiction in connection with the foregoing. In making the above alterations, additions and improvements DEVELOPER may relocate and alter COMMON ELEMENTS adjacent to or affected by same, provided that such relocation or alteration does not materially and adversely affect the market value (in DEVELOPER'S sole but reasonable opinion) or ordinary use of UNITS owned by UNIT OWNERS other than DEVELOPER. In the event DEVELOPER makes any alterations, additions or improvements as authorized above, then DEVELOPER shall have the right to amend this DECLARATION to reflect same. Such amendment need be signed and acknowledged only by DEVELOPER and shall not require the approval or joinder of the ASSOCIATION, other UNIT OWNERS or mortgagees of UNITS, whether or not such approvals are elsewhere required for an amendment to this DECLARATION. The provisions of this paragraph may not be added to, amended or deleted without the prior written consent of DEVELOPER.

11. Determination of COMMON EXPENSES and Fixing of ASSESSMENTS Therefor. The BOARD shall from time to time, and at least annually, prepare and adopt a budget for the CONDOMINIUM, determine the amount of ASSESSMENTS for COMMON EXPENSES payable by the UNIT OWNERS to meet the COMMON EXPENSES of the CONDOMINIUM, and allocate and assess such expenses among the UNIT OWNERS in accordance with the provisions of this DECLARATION and the BYLAWS. The ASSOCIATION shall notify all UNIT OWNERS, in writing, of the amount and due dates of the ASSESSMENTS for COMMON EXPENSES payable by each of them, which due dates shall not be less than ten (10) days from the date of such notification. In the event any ASSESSMENTS for COMMON EXPENSES are made in equal periodic payments as provided in the notice from the ASSOCIATION, such periodic payments shall automatically continue to be due and payable in the same amount and frequency as indicated in the notice, unless and/or until: (i) the notice specifically provides that the periodic payments will terminate upon the occurrence of a specified event or the payment of a specified amount, or (ii) the ASSOCIATION notifies the UNIT OWNER in writing of a change in the amount and/or frequency of the periodic payments. If requested in writing, copies of all notices of ASSESSMENTS for COMMON EXPENSES shall be given to any mortgagee of a UNIT. The COMMON EXPENSES shall include the expenses of and reserves for (if desired by the BOARD or required by law) the operation, maintenance, repair and replacement of the COMMON ELEMENTS, costs of carrying out the powers and duties of the ASSOCIATION, and any other expenses designated as COMMON EXPENSES by the CONDOMINIUM ACT, this DECLARATION, the ARTICLES or BYLAWS, applicable Rules and Regulations, or by the ASSOCIATION. Working capital contributions made to the ASSOCIATION upon the sale of UNITS by the DEVELOPER may be used to reimburse the DEVELOPER for start-up expenses of the ASSOCIATION, or otherwise as the ASSOCIATION shall determine from time to time and need not be restricted or accumulated. Any budget adopted by the BOARD shall be subject to change to cover actual expenses at any time, in conformance with applicable provisions of the BYLAWS. In the event the expenditure of funds by the ASSOCIATION is required that cannot be made from the regular ASSESSMENTS for COMMON EXPENSES, the ASSOCIATION may make special ASSESSMENTS for COMMON EXPENSES, which shall be levied in the same manner as hereinbefore provided for regular ASSESSMENTS for COMMON EXPENSES and shall be payable in the manner determined by the BOARD as stated in the notice of any special ASSESSMENT for COMMON EXPENSES. ASSESSMENTS for COMMON EXPENSES will commence upon the conveyance of the first UNIT by the DEVELOPER, and prior to such commencement

date the DEVELOPER will be responsible for all COMMON EXPENSES of the CONDOMINIUM.

12. Monetary Default and Collection of ASSESSMENTS.

12.1 Liability for ASSESSMENTS. A UNIT OWNER, regardless of how title is acquired, including without limitation a purchaser at a judicial sale, shall be liable for all ASSESSMENTS coming due while he is the UNIT OWNER. The ASSESSMENTS shall include regular and special ASSESSMENTS for COMMON EXPENSES, and other ASSESSMENTS which may be payable to the ASSOCIATION by a UNIT OWNER pursuant to the CONDOMINIUM ACT, this DECLARATION, the ARTICLES, or the BYLAWS. In a voluntary conveyance the grantee shall be jointly and severally liable with the grantor for all unpaid ASSESSMENTS against the grantor for his share of the COMMON EXPENSES or otherwise up to the time of the conveyance, without prejudice to any right the grantee may have to recover from the grantor the amounts paid by the grantee.

12.2 Non-Waiver. The liability for ASSESSMENTS may not be avoided by waiver of the use or enjoyment of any COMMON ELEMENTS or by abandonment of the UNIT for which the ASSESSMENTS are made.

12.3 Interest. ASSESSMENTS and installments on ASSESSMENTS not paid within ten (10) days after the date when they are due shall bear interest at the then highest rate of interest allowable by law from the due date until paid. If there is no due date applicable to any particular ASSESSMENT, then the ASSESSMENT shall be due ten (10) days after written demand by the ASSOCIATION.

12.4 Acceleration of ASSESSMENTS. If any member or any UNIT OWNER is in default in the payment of any ASSESSMENT owed to the ASSOCIATION for more than thirty (30) days after written demand by the ASSOCIATION, the ASSOCIATION upon written notice to the defaulting member or UNIT OWNER shall have the right to accelerate and require such defaulting UNIT OWNER or member to pay to the ASSOCIATION ASSESSMENTS for COMMON EXPENSES for the next twelve (12) month period, based upon the then existing amount and frequency of ASSESSMENTS for COMMON EXPENSES. In the event of such acceleration, the defaulting UNIT OWNER or member shall continue to be liable for any increases in the regular ASSESSMENTS for COMMON EXPENSES, for all special ASSESSMENTS or COMMON EXPENSES, and/or for all other ASSESSMENTS payable to the ASSOCIATION.

12.5 Lien for ASSESSMENTS. The ASSOCIATION has a lien on each CONDOMINIUM PARCEL for any unpaid ASSESSMENTS with interest, and for reasonable attorneys' fees incurred by the ASSOCIATION incident to the collection of the ASSESSMENT or enforcement of the lien, and for all sums advanced and paid by the ASSOCIATION for taxes and payment on account of superior mortgages, liens or encumbrances in order to preserve and protect the ASSOCIATION'S lien. The lien is effective from and after recording a claim of lien in the public records in the county in which the CONDOMINIUM PARCEL is located, stating the description of the CONDOMINIUM PARCEL, the name of the record UNIT OWNER, the amount due, and the due dates. The lien is in effect until all sums secured by it have been fully paid or until the lien is barred by law. The claim of lien includes only ASSESSMENTS which are due when the claim is recorded, together with all other sums specified herein. The claim of lien must be signed and acknowledged by an officer or agent of the ASSOCIATION. Upon payment in full of all sums secured by the lien, the person making the payment is entitled to a satisfaction of the lien.

12.6 Collection and Foreclosure. The ASSOCIATION may bring an action in its name to foreclose a lien for ASSESSMENTS in the manner a mortgage of real property is foreclosed and may also bring an action to recover a money judgment for the unpaid ASSESSMENTS without waiving any claim of lien, and the applicable UNIT OWNER shall be liable to the ASSOCIATION for all costs and expenses incurred by the ASSOCIATION in connection with the collection of any unpaid ASSESSMENT, and the filing, enforcement and/or foreclosure of the ASSOCIATION'S lien, including reasonable attorneys' fees, and all sums paid by the ASSOCIATION for taxes and on account of any other mortgage, lien, or encumbrance in order to preserve and protect the ASSOCIATION'S lien. However, no foreclosure judgment may be entered until at least thirty (30) days after the ASSOCIATION gives written notice to the UNIT OWNER of its intention to foreclose its lien to collect the unpaid ASSESSMENTS, and other sums secured by the claim of lien. If this notice is not given at least thirty (30) days he-

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fore the foreclosure action is filed, and if the unpaid ASSESSMENTS, including those coming due after the claim of lien is recorded, are paid before the entry of a final judgment of foreclosure, the ASSOCIATION shall not recover attorneys' fees or costs. The notice must be given by delivery of a copy of it to the UNIT OWNER or by certified mail, return receipt requested, addressed to the UNIT OWNER. If, after diligent search and inquiry, the ASSOCIATION cannot find the UNIT OWNER or a mailing address at which the UNIT OWNER will receive the notice, the court may proceed with the foreclosure action and may award attorneys' fees and costs as permitted by law. The notice requirements of this subsection are satisfied if the UNIT OWNER records a notice of contest of lien as provided by the CONDOMINIUM ACT. The BOARD is authorized to settle and compromise the ASSOCIATION'S lien if the BOARD deems a settlement or compromise to be in the best interest of the ASSOCIATION.

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

12.8 Liability of Mortgagee, Lien or Judicial Sale Purchaser for ASSESSMENT. Where any person obtains title to a CONDOMINIUM PARCEL pursuant to the foreclosure of a first mortgage of record of an INSTITUTIONAL LENDER, or where an INSTITUTIONAL LENDER accepts a deed to a CONDOMINIUM PARCEL in lieu of foreclosure of the first mortgage of record of such lender, such acquirer of title, its successors and assigns, shall not be liable for the share of COMMON EXPENSES or ASSESSMENTS by the ASSOCIATION, or for any other monies owed to the ASSOCIATION including, but not limited to, interest, late charges, fines, or fees, pertaining to the CONDOMINIUM PARCEL or chargeable to the former UNIT OWNER of the CONDOMINIUM PARCEL which became due prior to acquisition of title as a result of the foreclosure or deed in lieu thereof, unless the payment of such funds is secured by a claim of lien for ASSESSMENTS that is recorded prior to the recording of the foreclosed or underlying mortgage. The unpaid share of COMMON EXPENSES or ASSESSMENTS, or other monies owed to the ASSOCIATION, are COMMON EXPENSES collectable from all of the UNIT OWNERS, including such acquirer and his successors and assigns. The new owner, from and after the time of acquiring such title, shall be liable for payment of all future ASSESSMENTS for COMMON EXPENSES and such other expenses as may be assessed to the CONDOMINIUM PARCEL. Any person who acquires an interest in a CONDOMINIUM PARCEL, except through foreclosure of a first mortgage of record of an INSTITUTIONAL LENDER, or deed in lieu thereof, including, without limitation, persons acquiring title by sale, gift, devise, operation of law or by purchase at a judicial or tax sale, shall not be entitled to occupancy of the UNIT or enjoyment of the COMMON ELEMENTS, or of the recreational facilities as same may exist from time to time, until such time as all unpaid ASSESSMENTS and other monies due and owing by the former UNIT OWNER to the ASSOCIATION have been paid in full.

12.9 Assignment of Claim and Lien Rights. The ASSOCIATION, acting through its BOARD, shall have the right to assign its claim and lien rights for the recovery of any unpaid ASSESSMENTS and any other monies owed to the ASSOCIATION, to the DEVELOPER or to any UNIT OWNER or group of UNIT OWNERS or to any third party.

12.10 Unpaid ASSESSMENTS - Certificate. Any UNIT OWNER shall have the right to require from the ASSOCIATION a certificate showing the amount of unpaid ASSESSMENTS against him with respect to his CONDOMINIUM PARCEL. The holder of a mortgage or other lien of record shall have the same right as to any CONDOMINIUM PARCEL upon which he has a lien. Any person other than the UNIT OWNER who relies upon such certificate shall be protected thereby.

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

ASSESSMENTS owed to the ASSOCIATION, in the inverse order that such ASSESSMENTS were due.

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

13.1 ARTICLES. A copy of the ARTICLES is attached as Exhibit "E." No amendment of the ARTICLES shall be deemed an amendment to this DECLARATION and this DECLARATION shall not prohibit or restrict amendments to the ARTICLES, except as specifically provided herein.

13.2 BYLAWS. A copy of the BYLAWS is attached as Exhibit "F." No amendment of the BYLAWS shall be deemed an amendment to this DECLARATION and this DECLARATION shall not prohibit or restrict amendments to the BYLAWS, except as specifically provided herein.

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

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

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

13.6 Acts of the ASSOCIATION. Unless the approval or action of the UNIT OWNERS, and/or a certain specific percentage of the BOARD, is specifically required in this DECLARATION, the ARTICLES or BYLAWS, applicable rules and regulations or applicable law, all approvals or actions required or permitted to be given or taken by the ASSOCIATION shall be given or taken by the BOARD, without the consent of the UNIT OWNERS, and the BOARD may so approve and act through the proper officers of the ASSOCIATION without a specific resolution. When an approval or action of the ASSOCIATION is permitted to be given or taken, such action or approval may be conditioned in any manner the ASSOCIATION deems appropriate or the ASSOCIATION may refuse to take or give such action or approval without the necessity of establishing the reasonableness of such conditions or refusal, except as herein specifically provided to the contrary.

13.7 Membership. The record owner(s) of all UNITS in the CONDOMINIUM shall be members of the ASSOCIATION. Membership as to each UNIT shall be established, and transferred, as provided by the ARTICLES and the BYLAWS.

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

14. Insurance. The insurance other than title insurance which shall be carried upon the CONDOMINIUM PROPERTY and the property of the UNIT OWNERS shall be governed by the following provisions:

14.1 Purchase, Custody and Payment of Policies.

a. Purchase. All insurance policies covering the CONDOMINIUM PROPERTY shall be purchased by the ASSOCIATION and shall be issued by an insurance company authorized to do business in Florida which has an office or agent located in the vicinity of the CONDOMINIUM.

b. Approval By ELIGIBLE MORTGAGEE. Each insurance policy, the agency and company issuing the policy, the amount of the policy, and the

Insurance Trustee hereinafter designated, shall be subject to the reasonable approval of the ELIGIBLE MORTGAGEE holding at that time the largest number of mortgages encumbering UNITS, or if there is no one such mortgagee, the ELIGIBLE MORTGAGEE holding at that time mortgages encumbering units which secure an aggregate indebtedness which is larger than that held by any other ELIGIBLE MORTGAGEE. If the ASSOCIATION fails to obtain such approval, then any ELIGIBLE MORTGAGEE holding a mortgage encumbering a UNIT shall have the right to require the BOARD to obtain such approval.

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

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

e. Copies to Mortgagees. One copy of each insurance policy or a certificate evidencing same, and all endorsements thereon, shall be furnished by the ASSOCIATION to each INSTITUTIONAL MORTGAGEE included in the mortgagee roster who holds a mortgage upon a UNIT covered by the policy, and in writing requests the ASSOCIATION to provide it with such policies. Copies of policies or certificates, with proof of payment of premiums, shall be furnished to such mortgagees not less than ten (10) days prior to the beginning of the term of the policy or not less than ten (10) days prior to the expiration of each preceding policy that is being renewed or replaced, whichever date shall first occur. If the ASSOCIATION fails to furnish such copies or certificates, same shall be furnished to any INSTITUTIONAL MORTGAGEE holding a mortgage encumbering a UNIT covered by the policy within ten (10) days after written demand by the holder of such mortgage.

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

14.2 Coverage.

a. Casualty. All BUILDINGS and improvements upon the CONDOMINIUM PROPERTY and all personal property of the ASSOCIATION included in the CONDOMINIUM PROPERTY are to be insured in an amount equal to the maximum insurable replacement value, excluding foundation and excavating costs, as determined annually by the ASSOCIATION. Prior to obtaining any casualty insurance or any renewal thereof, the ASSOCIATION shall obtain an appraisal from a fire insurance company or otherwise of the full replacement value of the BUILDINGS and improvements upon the CONDOMINIUM PROPERTY and all personal property of the ASSOCIATION, without deduction for depreciation, for the purposes of determining the amount of casualty insurance to be effected pursuant to this Paragraph. Such coverage shall afford protection against:

(1) Loss or damage by fire and other hazards covered by a standard extended coverage endorsement;

(2) Such other risks as from time to time shall be customarily insured against with respect to buildings and improvements similar in construction, location and use, including but not limited to vandalism and malicious mischief.

(3) The hazard insurance policy shall cover, among other things, all of the UNITS within the CONDOMINIUM including, but not limited to, load-bearing partition walls, doors, stairways, kitchen cabinets and fixtures, built-in kitchen appliances, electrical fixtures, and bathroom cabinets and fixtures, all as originally supplied by DEVELOPER or having a value not in excess of that originally supplied by DEVELOPER. The hazard insurance policy shall not include any improvements made in any UNIT having a value in excess of that originally supplied by the DEVELOPER, or any furniture, fur-

nishings, or other personal property installed or brought into a UNIT, from time to time, by the UNIT OWNERS or residents of a UNIT, or their guests or invitees.

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

c. Workmen's Compensation as shall be required to meet the requirements of the law.

d. Flood Insurance and Such Other Insurance as the ASSOCIATION shall determine from time to time to be desirable or as may reasonably be required by the INSTITUTIONAL MORTGAGEE having the right to approve the insurance purchased by the ASSOCIATION pursuant to Paragraph 14.1(b).

When appropriate and obtainable, each of the foregoing policies shall waive the insurer's right to: (i) subrogation against the ASSOCIATION and against the UNIT OWNERS individually and as a group, (ii) any pro rata clause that reserves to the insurer the right to pay only a fraction of any loss if other insurance carriers have issued coverage upon the same risk, and (iii) avoid liability for a loss that is caused by an act of one or more Directors of the ASSOCIATION or by one or more UNIT OWNERS; and shall provide that such policies may not be cancelled or substantially modified without at least ten (10) days' prior written notice to all of the insureds, including all INSTITUTIONAL MORTGAGEES of UNITS.

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

14.4 Insurance Trustee. All insurance policies purchased by the ASSOCIATION shall provide that all proceeds covering casualty losses shall be paid to any national bank or trust company in the vicinity of the CONDOMINIUM with trust powers as may be designated by the ASSOCIATION, as Trustee, which Trustee is herein referred to as the "Insurance Trustee." The Insurance Trustee shall not be liable for payment of premiums or for the renewal or sufficiency of the policies or for the failure to collect any insurance proceeds. The duty of the Insurance Trustee shall be to receive such proceeds as are paid and hold the same in trust for the purposes elsewhere stated herein and for the benefit of the UNIT OWNERS and their respective mortgagees in the following shares, which shares need not be set forth in the records of the Insurance Trustee.

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

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

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

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

(3) Mortgagee. In the event a mortgagee endorsement has been issued as to a UNIT, the share of the UNIT OWNER shall be held in trust for the mortgagee and the UNIT OWNER as their interests may appear. However, no mortgagee shall have any right to determine or participate in the determination as to whether or not any damaged property shall be reconstructed or repaired, and no mortgagee shall have any right to apply or have applied to the reduction of a mortgage debt any insurance proceeds except distributions thereof made to the UNIT OWNER and mortgagee pursuant to the provisions of this DECLARATION.

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

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

b. Reconstruction or repair. If the damage for which the proceeds are paid is to be repaired or reconstructed, the remaining proceeds shall be paid to defray the costs thereof as elsewhere provided. Any proceeds remaining after defraying such costs shall be distributed to the beneficial owners, remittances to UNIT OWNERS and their mortgagees being payable jointly to them. This is a covenant for the benefit of any mortgagee of a UNIT and may be enforced by such mortgagee.

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

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

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

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

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

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

15. Reconstruction or Repair - After Casualty.

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

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

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

15.2 Plans and Specifications. Any reconstruction or repair must be substantially in accordance with the plans and specifications for the original improvements, portions of which are attached hereto as exhibits, or if not, then according to plans and specifications approved by the BOARD and the members of the ASSOCIATION, and ELIGIBLE MORTGAGEES holding mortgages on UNITS which have at least fifty-one (51%) percent of the votes of UNITS subject to mortgages of ELIGIBLE MORTGAGEES, and if the damaged property is one or more BUILDINGS containing UNITS, by the UNIT OWNERS of all UNITS (and their respective ELIGIBLE MORTGAGEES) the plans for which are to be altered, which approval shall not be unreasonably withheld.

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

15.4 Estimates of Costs. Immediately after a determination is made to rebuild or repair damage to property for which the ASSOCIATION has the responsibility of reconstruction and repair, the ASSOCIATION shall obtain reliable and detailed estimates of the cost to rebuild or repair from one or more reliable licensed contractors, and shall submit copies of all acceptable estimates to the Insurance Trustee.

15.5 ASSESSMENTS. If the proceeds of insurance are not sufficient to defray the estimated costs of reconstruction and repair by the ASSOCIATION, or if at any time during or after the reconstruction and repair the funds for the payment of the costs thereof are insufficient, ASSESSMENTS shall be made against the UNIT OWNERS, in sufficient amounts to provide funds to pay such costs. Such ASSESSMENTS against UNIT OWNERS for damage to UNITS shall be in proportion to the cost of reconstruction and repair of their respective UNITS. Such ASSESSMENTS on account of damage to COMMON ELEMENTS shall be in proportion to the UNIT OWNER'S share in the COMMON ELEMENTS.

15.6 Deductible Provision. The funds necessary to cover any deductible amount under an insurance policy against which a claim is made shall be a COMMON EXPENSE.

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

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

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

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

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

(3) UNIT OWNER. If there is a balance of insurance proceeds after payment of costs of reconstruction and repair that is the responsibility of the ASSOCIATION, such balance shall next be distributed to owners of damaged UNITS who have responsibility for reconstruction and repair of their UNITS. The distribution shall be in the shares that the estimated cost of reconstruction and repair in each damaged UNIT bears to the total of these costs in all damaged UNITS; provided, however, that no UNIT OWNER shall be paid an amount in excess of the estimated costs of reconstruction and repair for his UNIT. If there is a mortgage upon a UNIT, the distribution shall be paid to the UNIT OWNER and the mortgagee jointly and they may use the proceeds as they may determine.

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

(5) Certificate. Notwithstanding the provisions herein, the Insurance Trustee shall not be required to determine whether or not sums paid by UNIT OWNERS upon ASSESSMENTS shall be deposited by the ASSOCIATION with the Insurance Trustee, nor to determine whether the disbursements from the construction fund are to be upon the order of the ASSOCIATION or upon approval of an archi-

tect or otherwise, nor whether a disbursement is to be made from the construction fund, nor to determine the payee nor the amount to be paid, nor to determine whether surplus funds to be distributed are less than the ASSESSMENTS paid by UNIT OWNERS. Instead the Insurance Trustee may rely upon a certificate of the ASSOCIATION executed by its President and Secretary as to any or all of such matters and stating that the sums to be paid are due and properly payable, and stating the name of the payee and the amount to be paid; provided, however, that when a mortgagee is herein required to be named as payee, the Insurance Trustee shall also name the mortgagee as payee of any distribution of insurance proceeds to a UNIT OWNER and further provided that when the ASSOCIATION or a mortgagee which is the beneficiary of an insurance policy, the proceeds of which are included in the construction fund, so requires, the approval of an architect named by the ASSOCIATION shall first be obtained by the ASSOCIATION for disbursements in payment of costs of reconstruction and repair.

16. Condemnation and Eminent Domain.

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

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

16.3 Determination Whether to Terminate CONDOMINIUM. Whether the CONDOMINIUM will be terminated after condemnation or eminent domain proceedings will be determined in the manner provided for termination of the CONDOMINIUM as elsewhere provided, and in the event of any condemnation or eminent domain proceedings, a meeting of the members of the ASSOCIATION shall be called to make such determination within sixty (60) days after the taking of any CONDOMINIUM PROPERTY by condemnation or eminent domain proceedings is final.

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

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

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

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

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

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

16.6.2 Addition to COMMON ELEMENTS. The remaining portion of the UNIT, if any, shall become part of the COMMON ELEMENTS and shall be placed in condition for use by all of the UNIT OWNERS in the manner approved by the BOARD; provided that if the cost of the work shall exceed the balance of the fund from the award for the taking, the work shall be approved in the manner elsewhere required for further improvement of the COMMON ELEMENTS.

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

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

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

16.7 Taking of COMMON ELEMENTS. Awards for the taking of COMMON ELEMENTS shall be used to make the remaining portion of the COMMON ELEMENTS usable in the manner approved by the BOARD; provided, that if the cost of the work shall exceed the balance of the funds from the awards for the taking, the work shall be approved in the manner elsewhere required for further improvement of the COMMON ELEMENTS. The balance of the awards for the taking of COMMON ELEMENTS, if any, shall be distributed to the UNIT OWNERS in the shares in which they own the COMMON ELEMENTS after adjustment of these shares on account of the condemnation or eminent domain proceedings. If there is a mortgage on a UNIT, the distribution shall be paid jointly to the owner and the mortgagee(s) of the UNIT.

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

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

17.1 UNITS.

a. Residential Use. Each of the UNITS shall be occupied and used only for residential purposes, and not for business, commercial or other purposes.

b. Maximum Number of Occupants. With the exception of temporary occupancy by visiting guests, no UNIT may be occupied by more than two (2) persons for each bedroom in the UNIT, without the prior written consent of the ASSOCIATION. The BYLAWS or the Rules and Regulations of the ASSOCIATION may define visiting guests, and limit the number of visiting guests permitted in any UNIT at any time, and the maximum length of time a visiting guest may reside in any UNIT.

c. No Division. Except as reserved to DEVELOPER, no UNIT may be divided or subdivided into a smaller UNIT or any portion thereof sold or otherwise transferred without first amending this DECLARATION to show the changes in the UNITS to be affected thereby.

17.2 Exterior Appearance. Without limiting the provisions of Paragraph 10.5(b) of this DECLARATION, except with the written consent of the ASSOCIATION as elsewhere provided, no UNIT OWNER shall cause or permit his terrace, balcony, garden area, or patio (except as originally constructed by DEVELOPER) to be enclosed, nor shall any UNIT OWNER cause or permit his terrace, balcony, garden area, or patio to be increased in size, the configuration thereof altered, or awnings installed thereon, or on the exterior of any BUILDING. Except with the written consent of the ASSOCIATION, no UNIT OWNER shall cause or permit any doors, windows, or screening on the exterior of his UNIT to be modified or removed, nor shall any UNIT OWNER in any manner change the exterior appearance of his UNIT or any BUILDING or COMMON ELEMENT, except for purposes of repair or replacement required to be made by the UNIT OWNER, and any such repair or replacement shall be in substantial conformity with that originally installed by the DEVELOPER or last approved by the ASSOCIATION. Except with the written consent of the ASSOCIATION, no UNIT OWNER shall install or permit to be installed in his UNIT electrical wiring, television or radio antenna, machines or air conditioning equipment, which may protrude through the roof or walls or his UNIT or the BUILDING. No UNIT OWNER shall place signs or written material on the windows of his UNIT, or on the exterior of the CONDOMINIUM PROPERTY. Except with the written consent of the ASSOCIATION, no UNIT OWNER shall install any trees, shrubbery, flowers, or other landscaping on the exterior of any CONDOMINIUM PROPERTY, and no UNIT OWNER shall remove or alter any such landscaping installed by the ASSOCIATION. UNIT OWNERS may place tasteful patio furniture, plants, and barbecue UNITS on their terraces, balconies, garden areas, or patios, but shall keep same neat and in a slightly condition, and the ASSOCIATION shall have the right to require any UNIT OWNER to remove any personal property placed on any terrace, balcony, garden area, or patio, or otherwise on the exterior of the CONDOMINIUM PROPERTY, which the ASSOCIATION deems unsightly or potentially dangerous.

17.3 Pets. One cat or one dog not exceeding twenty-five (25 lbs.) pounds at maturity is permitted in any UNIT. In addition, fish, birds and other small animals are permitted so long as they are not kept for commercial purposes, and are exclusively and continuously confined to cages, tanks, or other similar enclosures. All other pets are prohibited. No pet is permitted which creates an unreasonable source of noise or annoyance to other residents of the CONDOMINIUM. No pet may be kept outside of any UNIT in the absence of any resident of the UNIT. The BYLAWS or the Rules and Regulations of the ASSOCIATION may further provide for reasonable rules and regulations regarding pets.

17.4 Lakes. The use of any Lake contained within the CONDOMINIUM PROPERTY which is owned and/or operated and maintained by the ASSOCIATION shall be subject to all rules, regulations and restrictions adopted by the BOARD concerning same. In particular, and without limitation, no swimming or boating will be allowed in any such Lake unless and except as expressly permitted pursuant to any such rules, regulations and restrictions imposed by the BOARD.

17.5 COMMON ELEMENTS. The COMMON ELEMENTS shall be used only for the purposes for which they are intended.

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

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

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

17.9 Proviso. Provided, however, that until the DEVELOPER has completed all of the contemplated improvements and closed the sales of all of the UNITS within this CONDOMINIUM, including the additional phases contemplated by the DEVELOPER as set forth in Paragraph 22 below, neither the UNIT OWNERS nor the ASSOCIATION nor the use of the CONDOMINIUM PROPERTY shall interfere with the completion of all contemplated improvements and the sale of all UNITS within the CONDOMINIUM, and the DEVELOPER may make such use of the unsold UNITS and COMMON ELEMENTS as may facilitate such completion and sale including, but not limited to, maintenance of a sales office, the showing of the CONDOMINIUM PROPERTY and DEVELOPER-owned UNITS and the display of signs.

18. Conveyances, Sales, Leasing and Mortgages. In order to maintain a community of congenial and financially responsible UNIT OWNERS and to protect the value of the UNITS within the CONDOMINIUM, the sale, transfer, leasing, and encumbrance of UNITS shall be subject to the following provisions:

18.1 Notice to ASSOCIATION. If a UNIT OWNER intends to sell, transfer, lease or encumber his UNIT, or any interest therein, then prior to such sale, transfer, lease, or encumbrance the UNIT OWNER shall give the ASSOCIATION written notice of such intention, together with the name and address of the intended purchaser, transferee, tenant, or encumbrance holder, and such other information concerning any intended purchaser, transferee, tenant, or encumbrance holder as the ASSOCIATION may reasonably request, along with an executed copy of the written agreement pursuant to which the sale, transfer, lease or encumbrance is intended to be consummated. If a UNIT OWNER acquires title to a UNIT by devise, bequest, inheritance, or by any manner other than a voluntary conveyance by the prior UNIT OWNER, such UNIT OWNER shall upon his acquisition of title give the ASSOCIATION written notice of such acquisition, together with such information concerning the UNIT OWNER as the ASSOCIATION may reasonably request, and also together with a certified copy of the instrument evidencing the UNIT OWNER'S title.

18.2 Failure to Give Notice. If the notice to the ASSOCIATION herein required is not given, then at any time after receiving knowledge of a transaction or event whereby a UNIT is sold, transferred, leased, or encumbered, the ASSOCIATION, at its election and without notice, may approve or disapprove the transaction or ownership, or act as if it had been given the appropriate notice as of the date it receives knowledge of the transaction.

18.3 ASSOCIATION'S Rights Upon Receipt of Notice. Within twenty (20) days after receipt of the notice, information and documents required above, the ASSOCIATION shall by written notice to the UNIT OWNER either:

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a. Approve. Approve the transaction or the acquisition of title, which approval shall be in recordable form and shall be executed by any officer or director of the ASSOCIATION.

b. Disapprove. If the intended transaction is a sale, transfer, lease or encumbrance of a UNIT, the ASSOCIATION may disapprove the transaction by written notice to the UNIT OWNER. Any disapproval of a transaction must be by majority vote of the entire BOARD, and be based upon good cause which shall not be solely on the basis of the race, religion, color, age, or sex of a proposed purchaser, transferee, or tenant, or on any other basis which is prohibited by law. However, the ASSOCIATION'S basis for any disapproval need not be stated in any written notice to the UNIT OWNER.

c. Purchase. Except in the case of a lease or encumbrance, the ASSOCIATION may exercise its right to purchase or to designate a purchaser for the UNIT by written notice to the UNIT OWNER as hereinafter provided.

d. Failure to Disapprove or Purchase. If the ASSOCIATION shall fail to timely disapprove of an intended transaction, or, where applicable, to exercise its right to purchase or designate a purchaser for a UNIT, as set forth above, then the intended transaction shall be deemed approved and upon the request of the applicable UNIT OWNER the ASSOCIATION shall deliver the UNIT OWNER a written approval of the intended transaction in recordable form, which shall be executed by any officer or director of the ASSOCIATION.

e. Approval Fee. The ASSOCIATION shall have the right to impose a fee in connection with any requested approval of any sale, transfer, lease or encumbrance, to defray its expenses associated therewith, not exceeding any amount prescribed by law.

f. Delinquent ASSESSMENTS. The ASSOCIATION shall have the right to refuse to give written approval to any sale, transfer, lease, or encumbrance, until all ASSESSMENTS owed by the applicable UNIT OWNER are paid in full.

18.4 Right to Purchase in the Case of a Sale. If the intended transaction is a sale of a UNIT for a cash consideration which is approximately equal to or is greater than the value of the UNIT, the ASSOCIATION or its designee shall have the right to purchase the UNIT upon the same terms and conditions as contained in the agreement for the intended transaction, which right shall be exercised by written notice to the UNIT OWNER as hereinabove provided, and within ten (10) days after such written notice the ASSOCIATION, or its designee, shall execute a purchase agreement for the UNIT containing the identical terms and conditions as that contained in the agreement for the intended sale by the UNIT OWNER, except as the parties may otherwise agree to the contrary. If the ASSOCIATION, or its designee, shall fail to timely execute a purchase agreement for the UNIT without the fault of the UNIT OWNER, or if the ASSOCIATION or its designee shall default in the agreement to purchase after same is executed, then notwithstanding the ASSOCIATION'S election to purchase or have its designee purchase the UNIT, the intended transaction shall be deemed to have been approved and the ASSOCIATION shall furnish a certificate of approval as elsewhere provided to the UNIT OWNER. If the ASSOCIATION elects to have its designee purchase the UNIT, at the closing the ASSOCIATION shall provide its designee with a certificate approving the designee as a purchaser of the UNIT in recordable form. Notwithstanding the foregoing:

a. If the intended transaction contemplates a personal obligation on the part of the intended purchaser to pay a portion of the purchase price to the seller after the time of closing, then: (i) the ASSOCIATION must guarantee the payment of that obligation, or (ii) its designee must pay that amount at the time of closing in addition to the amount originally intended to be paid at the time of closing.

b. If the intended transaction contemplates that the intended purchaser will assume an existing mortgage, and the ASSOCIATION or its designee fails to qualify for same (if required by the holder of the mortgage), then the ASSOCIATION or its designee must pay the full amount required to satisfy the existing mortgage at the time of closing in addition to the amount initially intended to be paid at the time of closing.

c. If the intended transaction contemplates that the intended purchaser will obtain a new mortgage, the purchase by the ASSOCIATION or its designee will not be contingent upon the obtaining of such mortgage, and at the time of closing, the ASSOCIATION or its designee must pay the entire purchase price, less the proceeds of any mortgage obtained by the ASSOCIATION or its designee.

18.5 Right to Purchase in the Case of Transfers by Devise, Inheritance, Gift, or Other Transfers. If a UNIT OWNER intends to transfer title to his UNIT by gift or by any means other than a sale for a cash consideration which is approximately equal to or is greater than the value of the UNIT, or if a UNIT OWNER has acquired title to a UNIT by devise, inheritance, or in any other involuntary manner, then for a period of twenty (20) days after receipt from the UNIT OWNER of the notice and all information hereinabove required to be furnished, the ASSOCIATION may elect to purchase the UNIT or have its designee purchase the UNIT by written notice to the UNIT OWNER as hereinabove provided, and in that event the ASSOCIATION or its designee shall purchase the UNIT and the UNIT OWNER must sell the UNIT upon the following terms: The sale price for the UNIT shall be the fair market value determined by agreement between the UNIT OWNER and the ASSOCIATION or its designee within thirty (30) days from the date the ASSOCIATION elects to purchase or have its designee purchase the UNIT. If the parties are unable to agree as to the purchase price, the purchase price shall be determined by one (1) M.A.I. appraiser mutually agreed upon by the UNIT OWNER and the ASSOCIATION or its designee, or if the parties are unable to agree as to an appraiser, the purchase price shall be determined as the average of three (3) appraisals by three (3) such appraisers, one of whom shall be selected by the ASSOCIATION or its designee, one by the UNIT OWNER, and one by the two appraisers so selected. The cost of such appraisal shall be borne by the ASSOCIATION or the designated purchaser. The sale shall close within ten (10) days following the determination of the purchase price, provided, however, that prior to such closing the ASSOCIATION or its designee may investigate the title to the UNIT and if any title defects are discovered, the closing shall be deferred for a period of up to sixty (60) days in order to enable the ASSOCIATION or its designee to cure any title defects, and the UNIT OWNER shall cooperate with the ASSOCIATION or its designee with respect to the curing of such defects. The purchase price shall be paid in cash or by cashier's check at the closing unless the parties otherwise agree to the contrary, and all costs of the closing including documentary stamps and recording fees shall be paid by the purchaser. At the closing the purchaser may assume any existing mortgages encumbering the UNIT if same are assumable, but the purchaser shall pay any fees imposed by the lender in connection with such assumption, and if the purchaser elects to assume any existing mortgages the amount to be paid at the closing shall be reduced by the indebtedness secured by the mortgage as of the closing date. Real estate taxes and ASSESSMENTS of the CONDOMINIUM ASSOCIATION and other ASSESSMENTS payable by the UNIT OWNER shall be appropriately prorated as of the date of closing. At the closing, if the purchaser is a designee of the ASSOCIATION, the ASSOCIATION shall deliver to the purchaser a certificate in recordable form approving the designee as a purchaser. Notwithstanding the foregoing, if the ASSOCIATION or its designee shall default in the purchase of the UNIT after electing to purchase the UNIT, the intended transfer or ownership of the UNIT shall be deemed to have been approved, and the ASSOCIATION shall furnish a certificate of approval to the intended transferee or the UNIT OWNER as elsewhere provided.

18.6 Leases and Occupancy in the Absence of a UNIT OWNER. All leases of a UNIT must be in writing and specifically be subject to this DECLARATION, the ARTICLES, the BYLAWS, and the Rules and Regulations of the ASSOCIATION. In connection with any intended lease of any UNIT, the ASSOCIATION shall have the right to approve or disapprove both the intended tenants or occupants of the UNIT, and the form of any intended lease. For purposes of this DECLARATION and the approvals herein required, any person(s) occupying a UNIT in the absence of the UNIT OWNER, or in the absence of an approved occupant or tenant, shall be deemed occupying the UNIT pursuant to a lease, regardless of the presence or absence of consideration with respect to the occupancy. Without the prior written consent of the ASSOCIATION, no lease shall be for a term of less than six (6) months, and no UNIT shall be leased more than two (2) times in any consecutive twelve (12) month period. Without the prior written consent of the ASSOCIATION, no lease may be modified, amended, extended, or assigned, and any approved tenant or occupant may not assign

his interest in such lease or sublet the UNIT or any part thereof. The ASSOCIATION shall have the right, but not the obligation, to terminate any lease and/or to bring summary proceedings to evict any tenant or occupant in the event of a default by the tenant or occupant in the performance of the obligations under the lease to the extent such default adversely affects the ASSOCIATION or the other UNIT OWNERS, or in the event any tenant or occupant creates a nuisance or unreasonably annoys the other UNIT OWNERS, or fails to observe any of the provisions of this DECLARATION, the ARTICLES, the BYLAWS, or the Rules and Regulations of the ASSOCIATION. Any costs or attorneys' fees incurred by the ASSOCIATION in connection with the eviction of any tenant or occupant, as aforesaid, shall be assessed to the UNIT OWNER. No UNIT may be leased or occupied for transient or hotel purposes.

18.7 Disapprovals. If any sale, transfer, lease or encumbrance of any UNIT is not approved or deemed to have been approved by the ASSOCIATION, the intended transaction shall not be consummated, and any transaction which is consummated and which has not been approved or deemed to have been approved by the ASSOCIATION as elsewhere provided shall be voidable at the election of the ASSOCIATION upon written notice to the UNIT OWNER. If the ASSOCIATION so elects, the UNIT OWNER shall be deemed to have authorized and empowered the ASSOCIATION to institute legal proceedings to evict any unauthorized occupant of the UNIT or to otherwise void the unauthorized transaction, at the expense of the UNIT OWNER, including the ASSOCIATION'S attorneys' fees.

18.8 UNITS Owned or Leased by a Corporation or Other Entity. If a UNIT OWNER intends to sell, transfer or lease his UNIT to a corporation or other entity, or if a UNIT OWNER acquiring title to a UNIT by devise, bequest, inheritance, or any involuntary manner is a corporation or other entity, the ASSOCIATION'S approval of same may be conditioned upon the approval of one or more particular occupant(s) for the UNIT, and if the ASSOCIATION'S approval is so conditioned, the approved occupant(s) shall be deemed the UNIT OWNER(S) of the UNIT for purposes of this Paragraph 18, and no other person will be entitled to occupy the UNIT in the absence of such approved occupant(s) without the approval of the ASSOCIATION, except as hereinafter provided.

18.9 Exceptions. Notwithstanding anything contained herein to the contrary, the provisions of this section shall not apply with respect to any sale, transfer, or lease of any UNIT (a) by a UNIT OWNER to his spouse, adult children, parents and/or parents-in-law, or to any co-owner of the UNIT, or to any one or more of them, permanently residing in the UNIT, or to a trust or entity, the beneficiaries or owners of which are exclusively any one or more of them, (b) by or to the DEVELOPER, (c) by or to the ASSOCIATION, (d) by or to an INSTITUTIONAL MORTGAGEE who acquires title to any UNIT by foreclosing its mortgage upon the UNIT encumbered, or by deed in lieu thereof, (e) to a former UNIT OWNER who acquires title to any UNIT by foreclosing its mortgage upon the UNIT encumbered, or by deed in lieu thereof, (f) to any purchaser who acquires title to a UNIT at a duly advertised public sale with open bidding which is provided by law, such as, but not limited to, an execution sale, foreclosure sale, judicial sale or tax sale. The provisions of this section shall further not apply with respect to any encumbrance in favor of any INSTITUTIONAL MORTGAGEE, or to a purchase money mortgage in favor of a UNIT OWNER selling his UNIT to secure the payment of all or any portion of the purchase price of the UNIT.

18.10 No Severance of Ownership. No part of the COMMON ELEMENTS of any UNIT may be sold, conveyed or otherwise disposed of, except as part of the sale, conveyance, or other disposition of the UNIT to which such interest is appurtenant, and any sale, conveyance or other disposition of a UNIT shall be deemed to include that UNIT'S appurtenant interest in the COMMON ELEMENTS.

18.11 Purchase of UNITS by the ASSOCIATION. The ASSOCIATION'S purchase of any UNIT, whether or not by virtue of a right of first refusal in favor of the ASSOCIATION as hereinabove provided, shall be subject to the following provisions:

a. **Decision.** The decision of the ASSOCIATION to purchase a UNIT shall be made by the BOARD, without approval of its membership, except as hereinafter provided.

b. Limitation. If at any one time the ASSOCIATION is the owner or agreed purchaser of five (5%) percent or more of the UNITS in the CONDOMINIUM, it may not purchase any additional UNIT without the prior written approval of seventy-five percent (75%) of the members eligible to vote thereon. A member whose UNIT is the subject matter of the proposed purchase shall be ineligible to vote thereon; provided, however, that the foregoing limitation shall not apply to UNITS to be purchased at public sale resulting from a foreclosure of the ASSOCIATION'S lien for delinquent ASSESSMENTS where the bid of the ASSOCIATION does not exceed the amount found due the ASSOCIATION, or to be acquired by the ASSOCIATION in lieu of foreclosure of such lien if the consideration therefor does not exceed the cancellation of such lien.

c. If the ASSOCIATION purchases any UNIT and if the available funds of the ASSOCIATION are insufficient to effectuate any such purchase, the ASSOCIATION may levy an ASSESSMENT against each UNIT OWNER, in proportion to his share of the COMMON EXPENSES, and/or the ASSOCIATION may, in its discretion, finance the acquisition of the UNIT; provided, however, that no such financing may be secured by an encumbrance or hypothecation of any portion of the CONDOMINIUM PROPERTY other than the UNIT to be purchased.

19. Compliance and Non-Monetary Default.

19.1 Failure of UNIT OWNER to Comply. Each UNIT OWNER shall comply with all of the terms of this DECLARATION, the ARTICLES, the BYLAWS, and the Rules and Regulations, as they may be amended from time to time, and in the event any UNIT OWNER fails to comply therewith (other than the non-payment of any ASSESSMENT, which is governed by Paragraph 12 of this DECLARATION), the ASSOCIATION shall give the UNIT OWNER written notice of such failure. If such failure is not corrected as soon as is reasonably practical and in any event within ten (10) days after such written notice, or in the event of a subsequent similar failure by the UNIT OWNER, then without further notice the ASSOCIATION shall have the following rights, in addition to all other rights otherwise granted to or available to the ASSOCIATION:

a. The ASSOCIATION may commence an action to enforce performance on the part of the UNIT OWNER, and to require the UNIT OWNER to correct such failure, for damages, for injunctive relief, and/or for such other relief as may be necessary under the circumstances; and/or

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

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

19.3 Responsibility of UNIT OWNER for Occupants, Tenants, Guests and Invitees. Each UNIT OWNER shall be responsible for the acts and omissions, whether negligent or willful, of any person residing in his UNIT, and for all guests and invitees of the UNIT OWNER or any such resident, and in the event the acts or omissions of any of the foregoing shall result in any damage to the CONDOMINIUM PROPERTY, or any liability to the ASSOCIATION, the UNIT OWNER shall be assessed for same as in the case of any other ASSESSMENT, limited where applicable to the extent that the expense or liability is not met by the proceeds of insurance carried by the ASSOCIATION. Furthermore, any violation of any of the provisions of this DECLARATION, of the ARTICLES, the BYLAWS, or any Rule or Regulation, by any resident of any UNIT, or any guest or invitee of a UNIT OWNER or any resident of a UNIT, shall also be deemed a violation by the UNIT OWNER, and shall subject the UNIT OWNER to the same liability as if such violation was that of the UNIT OWNER.

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

19.5 Costs and Attorneys' Fees. In any legal proceeding* arising out of an alleged failure of a UNIT OWNER to comply with the terms of the DECLARATION, the ARTICLES, the BYLAWS, and/or the Rules and Regulations, as said documents may be amended from time to time, the prevailing party shall be entitled to recover the costs of the proceeding and reasonable attorneys' fees. Any such cost or attorneys' fees awarded to the ASSOCIATION in connection with any action against any UNIT OWNER shall be assessed against the UNIT OWNER as in the case of any other ASSESSMENT as hereinabove provided.

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

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

20.1 Amendments to DECLARATION. In addition to amendments elsewhere authorized herein, and subject to limitations contained herein upon amendments, this DECLARATION may be amended in the following manner:

a. By the DEVELOPER. Except for amendments required to be approved by UNIT OWNERS and ELIGIBLE MORTGAGEES as set forth below, the DEVELOPER shall have the right to amend this DECLARATION without the consent of the UNIT OWNERS, the ASSOCIATION or its BOARD so long as the DEVELOPER is entitled to appoint any director of the ASSOCIATION, or holds title to any UNIT in the CONDOMINIUM, including UNITS in any additional phase contemplated herein, as described in Paragraph 22 below. A copy of each amendment made by the DEVELOPER shall be recorded amongst the public records of the county in which the CONDOMINIUM is located, and any amendment shall be effective when so recorded.

b. By the UNIT OWNERS.

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

(2) Resolution of Adoption. A resolution adopting a proposed amendment may be proposed by either the BOARD or by the members of the ASSOCIATION. Approval of an amendment must be by not less than sixty-seven (67%) percent of the votes of the entire membership of the ASSOCIATION. Members not present in person or by proxy at a meeting considering an amendment may express their approval in writing, provided such approval is delivered to the Secretary within thirty (30) days after the meeting.

(3) Execution and Recording. A copy of each amendment shall be attached to a certificate of the ASSOCIATION certifying that the amendment was duly adopted, which certificate shall include the recording data identifying this DECLARATION and shall be executed by the President and Secretary of the ASSOCIATION with the formalities of a deed. The amendment shall be effective when such certificate and copy of the amendment are recorded amongst the public records of the county in which the CONDOMINIUM is located.

20.2 Approval of UNIT OWNERS and ELIGIBLE MORTGAGEES of Amendments to DECLARATION, ARTICLES and BYLAWS. The approval of at least sixty-seven (67%) percent of the votes of the entire membership of the ASSOCIATION and the approval of ELIGIBLE MORTGAGEES holding first mortgages encumbering UNITS which have at least fifty-one (51%) percent of the votes of UNITS subject to first mortgages of ELIGIBLE MORTGAGEES shall be required to add or amend any material provision of this DECLARATION, the ARTICLES, or the BYLAWS, which establish, provide for, govern, or regulate any of the following:

- a. Voting.
- b. ASSESSMENTS, ASSESSMENT liens or subordination of such liens.
- c. Reserves for maintenance, repair and replacement of the COMMON ELEMENTS (or UNITS if applicable).
- d. Insurance or fidelity bonds.
- e. Rights to use of the COMMON ELEMENTS.
- f. Responsibility for maintenance and repair of the several portions of the CONDOMINIUM.
- g. Expansion or contraction of the CONDOMINIUM or the addition, annexation or withdrawal of property to or from the CONDOMINIUM (except as expressly provided for in other provisions of this DECLARATION).
- h. Boundaries of any UNIT, or the partition or subdivision of any UNIT.
- i. The interest in the general or limited COMMON ELEMENTS.
- j. The convertability of UNITS into COMMON ELEMENTS or of COMMON ELEMENTS into UNITS.
- k. Leasing of UNITS.
- l. Any right of first refusal or similar restriction on the right of a UNIT OWNER to sell, transfer, or otherwise convey his or her UNIT.
- m. Any provisions which are for the expressed benefit of INSTITUTIONAL MORTGAGEES or other mortgage holders, or insurers or guarantors of mortgages, encumbering UNITS.

- n. The allocation of distributions of hazard insurance proceeds or condemnation awards.

An addition or amendment to the DECLARATION, ARTICLES or BYLAWS, shall not be considered material if it is for the purpose of correcting technical errors, or for clarification only.

20.4 Proviso. No amendment shall discriminate against any UNIT OWNER or against any UNIT, or class or group of UNITS, unless the UNIT OWNERS so affected and their respective INSTITUTIONAL MORTGAGEES shall join in the execution of the amendment. No amendment shall change the configuration or size of any UNIT in any material fashion, materially alter or modify the appurtenances to the UNIT, or change the proportion or percentage by which the UNIT OWNER of the UNIT shares the COMMON EXPENSES and owns the COMMON SURPLUS unless the record OWNER of the UNIT and any INSTITUTIONAL MORTGAGEE holding a first mortgage encumbering the UNIT join in the execution of the amendment. No amendment may prejudice or impair the rights, interests or priorities of INSTITUTIONAL MORTGAGEES unless all INSTITUTIONAL MORTGAGEES holding a first mortgage encumbering any UNIT join in the execution of the amendment. Prior to the addition of all phases to this CONDOMINIUM as described in Paragraph 22 of this DECLARATION and the closing of the sale of all UNITS in all phases of the CONDOMINIUM, no amendment shall make any change which would in any way affect any of the rights, privileges, powers and options of the DEVELOPER, unless the DEVELOPER joins in the execution of such amendment. The foregoing joinder requirements as to the amendments herein specified shall be in addition to other provisions of this DECLARATION relating to amendments to the DECLARATION.

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

21. Termination of CONDOMINIUM. The CONDOMINIUM shall continue until (i) terminated by casualty loss, condemnation or eminent domain as more particularly provided in this DECLARATION, or (ii) such time as withdrawal of the CONDOMINIUM PROPERTY from the provisions of the CONDOMINIUM ACT is authorized by a vote of UNIT OWNERS of at least eighty (80%) percent of the UNITS and COMMON ELEMENTS (DEVELOPER shall not vote the UNITS owned by it for such withdrawal) unless the UNIT OWNERS of at least eighty (80%) percent of all other UNITS and COMMON ELEMENTS so elect such withdrawal, at which time DEVELOPER may choose to vote either in favor of or against such withdrawal, as DEVELOPER sees fit) and such withdrawal is consented to in writing by each INSTITUTIONAL MORTGAGEE holding a first mortgage encumbering a UNIT in the CONDOMINIUM. In the event such withdrawal is authorized as aforesaid, the CONDOMINIUM PROPERTY shall be subject to an action for partition by any UNIT OWNER or lienor as if owned in common, in which event the net proceeds of sale shall be divided among all UNIT OWNERS in proportion to their respective interests in the COMMON ELEMENTS, provided, however, that no payment shall be made to a UNIT OWNER until there has first been paid off out of his share of such net proceeds all liens on his UNIT in the order of their priority. The termination of the CONDOMINIUM in either of the foregoing manners shall be evidenced by a certificate of the ASSOCIATION executed by its President and Secretary, certifying as to the basis of the termination and said certificate shall be recorded among the public records of the county in which the CONDOMINIUM is located. This section may not be amended without the consent of all INSTITUTIONAL MORTGAGEES, and the DEVELOPER, so long as it owns any UNITS. After termination of the CONDOMINIUM, UNIT OWNERS shall own the CONDOMINIUM PROPERTY and all assets of the ASSOCIATION as tenants in common in undivided shares, and their respective mortgages and lienors shall have mortgages and liens upon the respective undivided shares of the UNIT OWNERS. Such undivided share of the UNIT OWNERS shall be the same as the undivided shares in the COMMON ELEMENTS appurtenant to the UNIT OWNERS' UNITS prior to the termination.

22. Description of Phasing. As previously indicated, there may be additional phases added to the CONDOMINIUM pursuant to and in accordance with Section 718.403 of the CONDOMINIUM Act of the State of Florida. In the event the DEVELOPER elects to add a phase to this CONDOMINIUM, a complete description of

the phasing, and the impact which the completion of subsequent phases will have upon the initial phase, is as follows:

22.1 Attached as Exhibit "D" to this DECLARATION are legal descriptions, which describe the land on which each phase is to be built, the building(s) within each phase, and the number of units within each building. Exhibit "B" attached to this DECLARATION depicts the property and relative location of each proposed phase, and the approximate location of the BUILDING(S) and COMMON ELEMENTS within each proposed phase. The size of the UNITS in each phase will range from approximately 800 to 900 square feet.

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

22.3 The membership vote and ownership in the ASSOCIATION attributable to each UNIT will be one (1) vote per UNIT. Accordingly, in the event any phase is added, the membership in the ASSOCIATION will be increased by the number of additional UNIT OWNERS in the added phase or phases, and each UNIT in the CONDOMINIUM will have one (1) vote. If any phase or phases are not developed and added as part of the CONDOMINIUM, then the membership vote in the ASSOCIATION will be one (1) vote per UNIT for UNIT OWNERS in Phase 1 and any phase actually added to the CONDOMINIUM.

22.4 ASSESSMENTS and votes appurtenant to UNITS which are added to the CONDOMINIUM in any phase will become effective on the first day of the calendar month following the recording of the amendment adding the phase, or upon the conveyance of the first UNIT in the phase, whichever occurs first.

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

22.6 Each phase will be added to the CONDOMINIUM by an appropriate amendment to this DECLARATION. Notwithstanding the provisions of Section 718.110, Florida Statutes, or any other provision of this DECLARATION, amendments to this DECLARATION adding one or more phases to this CONDOMINIUM shall not require the execution of such amendments or consents thereto by UNIT OWNERS, mortgagees, lienors or the ASSOCIATION, or any other person or entity, other than the DEVELOPER of such additional phase. Taxes and other ASSESSMENTS relating to the property in any phase added to this CONDOMINIUM, covering any period prior to the addition of such phase, shall be the responsibility of the DEVELOPER. All intended improvements in any phase must be substantially completed prior to the time the phase is added to the CONDOMINIUM.

22.7 A DEVELOPER of any additional phase may be the DEVELOPER of this CONDOMINIUM and/or its nominees, designees, assignees, or successors, in whole or in part, or any person or entity which owns the land constituting the phase when added.

22.8 Any phase(s) added to the CONDOMINIUM must be contiguous at some point to the then existing CONDOMINIUM PROPERTY.

22.9 The DEVELOPER, or his successors, nominees, assignees or designees has no obligation or responsibility to cause any additional phase or its improvements to be constructed and added to this CONDOMINIUM. Accordingly, nothing contained herein should be deemed a representation or warranty that any additional phase will, in fact, be constructed and added to the CONDOMINIUM, although the DEVELOPER does plan, at this time, to construct and add all additional phases to the CONDOMINIUM.

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

22.11 The time period within which each phase must be completed, if at all, is a date which is seven (7) years after this DECLARATION is recorded in the Public Records of the County where the CONDOMINIUM is located.

22.12 The impact which the addition of any phase will have upon the CONDOMINIUM is as follows: (i) the land included in the CONDOMINIUM will be increased, (ii) the number of UNITS included in the CONDOMINIUM will be increased, (iii) the COMMON ELEMENTS will be increased, (iv) the ASSOCIATION will be responsible for the repair, maintenance and operation of the COMMON ELEMENTS as increased by the addition of any phase, (v) the ASSOCIATION will incur additional expenses in connection with the maintenance, repair and operation of the CONDOMINIUM as increased by the addition of the phase; however, expenses incurred by the ASSOCIATION in connection with the COMMON ELEMENTS of additional phases will be a COMMON EXPENSE to be assessed against a larger number of UNITS in proportion to their respective shares of the COMMON ELEMENTS, and (vi) the ownership interest in the COMMON ELEMENTS and share of the COMMON EXPENSES of each UNIT will be reduced pursuant to Paragraph 8 of this DECLARATION.

22.13 DEVELOPER reserves the right, in its sole discretion, to change the location, size and configuration of the buildings, the UNITS within the buildings, and the COMMON ELEMENTS to be included in any phase of the CONDOMINIUM, prior to the time such phase is added to the CONDOMINIUM, and in connection therewith DEVELOPER shall have the right to unilaterally amend this DECLARATION to reflect such change. However, all UNITS added to the CONDOMINIUM shall be of comparable style, floor plan, size, and quality of construction, to the UNITS initially included in the CONDOMINIUM, and the UNITS which are added in Phase 2 of the CONDOMINIUM, and in no event shall there be more than a total of three hundred ninety-two (392) UNITS within the CONDOMINIUM and contained within the property described in Exhibit "A" attached hereto.

23. Alternate Improvement of Additional Lands. The DEVELOPER reserves the following rights with respect to all or any portion of the lands described in Exhibit "D" of the DECLARATION in lieu of or in addition to improving such lands and adding same as additional phases to the CONDOMINIUM:

23.1 Other Condominiums Operated By The ASSOCIATION. The DEVELOPER may construct and develop one or more separate and distinct condominium(s) upon the lands, or any portion thereof, and may use as the governing entity conducting the affairs of such separate and distinct condominium(s), LAKEWOOD VILLAGE CONDOMINIUM ASSOCIATION, INC., which is the same ASSOCIATION that operates this CONDOMINIUM. In this event, the following will apply:

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

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

23.2 Other Condominiums Operated By Other Condominium Associations. The DEVELOPER may construct and develop one or more separate and distinct condominium(s) upon the lands, or any portion thereof, and may use as the governing entity operating such separate and distinct condominiums a distinct, independent condominium association, other than LAKEWOOD VILLAGE CONDOMINIUM ASSOCIATION, INC.

23.3 Other Types of Residential Dwelling UNITS. The DEVELOPER may construct and develop residential dwelling UNITS other than condominium UNITS upon the lands, or any portion thereof.

23.4 Developer. For purposes of this paragraph, the term DEVELOPER shall also include any of the successors, nominees, assignees or designees of the DEVELOPER, or any person or entity which owns any portion of such lands.

23.5 Proviso. Nothing contained herein shall be deemed to impose any requirement that the DEVELOPER develop and/or improve all or any portion of such lands described in Exhibit "D" in any particular manner.

24. RECREATIONAL FACILITIES.

24.1. The DEVELOPER plans to construct recreational facilities within the property described as "recreation area" in Exhibit "D" attached hereto, which is within the property described in Exhibit "A" attached hereto. The timing of such construction shall be in the sole discretion of the DEVELOPER, provided, however, that same shall be constructed and completed no later than nine (9) months from the date of the closing of the first UNIT. At such time as the recreational facilities are constructed, the DEVELOPER shall add the recreation area property, including the recreational facilities to the CONDOMINIUM PROPERTY as COMMON ELEMENTS by amendment to this DECLARATION, or shall convey the recreation area property to the ASSOCIATION, which amendment or conveyance need only be executed by the DEVELOPER and need not be executed or approved by the ASSOCIATION, or any UNIT OWNER or mortgagee.

24.2 The recreational facilities to be contained within the recreation area property will include two lakes, a large swimming pool, a children's wading pool, a whirlpool, and a recreation building, all as depicted on Exhibit "B" attached hereto. Any recreational facilities added to the CONDOMINIUM shall be COMMON ELEMENTS of the CONDOMINIUM, and the UNIT OWNERS shall have the right to use same. DEVELOPER reserves the right to expand such facilities or to add additional facilities without the consent of the ASSOCIATION or the UNIT OWNERS.

24.3 Each UNIT OWNER agrees to be bound by additional Rules and Regulations which may be promulgated by the DEVELOPER or the BOARD concerning any recreational facilities which may be added to the CONDOMINIUM from time to time.

24.4 After the recreation area property is added to the CONDOMINIUM PROPERTY or conveyed to the ASSOCIATION, the ASSOCIATION, as the operator of this CONDOMINIUM, will be responsible for all costs in connection with the recreational facilities, including, but not limited to, maintenance, upkeep, repairs, replacements, insurance, taxes, and the administration and operation of the properties and facilities, which costs shall be a COMMON EXPENSE.

24.5 Any person who is a resident of a UNIT within the CONDOMINIUM may use and enjoy any recreational facilities which may be added to the CONDOMINIUM from time to time. In addition, guests and invitees of any resident may use such recreational facilities, subject to the BYLAWS or any Rules and Regulations of the ASSOCIATION.

24.6 Common Recreational Facilities. If all of the phases contemplated by this DECLARATION are not added to the CONDOMINIUM, the following shall apply with respect to the common recreational facilities which are part of the COMMON ELEMENTS of this CONDOMINIUM:

a. The DEVELOPER, in its sole discretion, may grant to the unit owners and residents of any other condominium which is developed within the property contained within Exhibit "A" the right to use the common recreational facilities, provided, however, that in no event shall the DEVELOPER grant such right if the unit owners and residents of any such other condominium have the right to use any other common recreational facilities which include a swimming pool.

b. If pursuant to the foregoing, the residents and guests of any other condominium(s) are granted the right to use any common recreational facilities which are COMMON ELEMENTS of this CONDOMINIUM, then the ASSOCIATION shall maintain a separate budget, and separate books and records, for all expenses of any kind or nature whatsoever relating to the maintenance, ownership, and operation of the common recreational facilities. Each condominium whose unit owners and residents have the right to use the common recreational

facilities shall be required to pay to the ASSOCIATION a portion of such expenses equal to the ratio that the number of units in the condominium bears to the total number of units in all condominiums, the residents of which have the right to use the common recreational facilities. The amount payable by each condominium shall be assessed to, and will be payable by, the condominium association operating the condominium, which assessments shall be made pursuant to the aforementioned budget for the common recreational facilities. Copies of any such budget and a notice of any assessments payable by a condominium association shall be sent to such condominium association by the ASSOCIATION not less than thirty (30) days prior to the due date of any assessment. Each condominium association obligated for a portion of the expenses of the common recreational facilities shall be entitled to inspect the books and records relating to the recreational facilities at any time upon reasonable notice.

c. For definitional purposes relating to this Paragraph 24.6, if any portion of the property described on Exhibit "A" is developed into dwelling units other than condominium units, and if pursuant to a declaration of covenants and restrictions or similar document, such dwelling units are subject to the jurisdiction of a homeowners' association, such dwelling units shall be deemed to be condominium units, and such homeowners' association shall be deemed to be a condominium association. If any dwelling units are constructed within Exhibit "A" which are not pursuant to a declaration of covenants and restrictions or similar document subject to the jurisdiction of a homeowners' association, the owners and residents of such dwelling units will not be entitled to use, and will not be obligated to pay for, any common recreational facilities constructed within Exhibit "A".

25. MANAGEMENT AGREEMENT. The BOARD, acting on behalf of the ASSOCIATION, shall have the right to contract for the management and maintenance of the CONDOMINIUM PROPERTY and to authorize a management agent or company to assist the ASSOCIATION in carrying out its powers and duties by performing such functions as the submission of proposals; preparation of budgets; collection of ASSESSMENTS; preparation of records; enforcement of Rules and Regulations; maintenance, repair and replacement of the COMMON ELEMENTS with funds as shall be made available by the ASSOCIATION for such purposes; and exercising such other powers and rights delegated to it by the ASSOCIATION, which powers and rights are vested in the ASSOCIATION by virtue of this DECLARATION, the ARTICLES, the BYLAWS and the CONDOMINIUM ACT. The ASSOCIATION and its officers shall, however, retain at all times the powers and duties granted to it by this DECLARATION, the ARTICLES, BYLAWS and the CONDOMINIUM ACT, including, but not limited to, the making of ASSESSMENTS, promulgation of rules, and execution of contracts on behalf of the ASSOCIATION. In the event such a management and maintenance contract is entered into, each UNIT OWNER shall be bound by the terms and conditions of same. Furthermore, it is hereby recognized that, in the event such a management and maintenance contract is entered into, the stockholders, officers or directors of the management agent or company may in fact be some or all of the original members of the BOARD, and/or stockholders, directors or officers of the DEVELOPER.

26. Special Provisions Regarding INSTITUTIONAL MORTGAGEES.

26.1 Notice of Action. Upon written request to the ASSOCIATION by an INSTITUTIONAL MORTGAGEE holding, insuring or guaranteeing a first mortgage encumbering any UNIT, identifying the name and address of the holder, insurer or guarantor and the UNIT number or address, any such holder, insurer or guarantor will be entitled to timely written notice of:

a. Any condemnation loss or any casualty loss which affects a material portion of the CONDOMINIUM or any UNIT on which there is a first mortgage held, insured, or guaranteed by such holder, insurer or guarantor, as applicable;

b. Any delinquency in the payment of ASSESSMENTS or other monies owed by a UNIT OWNER, or any other default in the performance by the UNIT OWNER of any obligation under this DECLARATION, the ARTICLES, or the BYLAWS, which UNIT OWNER'S UNIT is subject to a first mortgage held, insured or guaranteed by such holder, insurer or guarantor, which remains uncured for a period of sixty (60) days;

c. Any lapse, cancelation or material modification of any insurance policy or fidelity bond maintained by the ASSOCIATION;

d. Any proposed action which would require the consent of a specified percentage of ELIGIBLE or INSTITUTIONAL MORTGAGEES.

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

27. Miscellaneous Provisions.

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

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

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

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

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

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

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

27.8 Captions. The captions herein and in the Exhibits annexed hereto are inserted only as a matter of convenience and for reference, and in no way define, limit or describe the scope of the particular document or any provision thereof.

IN WITNESS WHEREOF, the DEVELOPER, M.A.P. LAKEWOOD VILLAGE, INC., a Florida corporation, has caused this DECLARATION to be executed this 17th day of November, 1981.

Signed, sealed and delivered
in the presence of:

By: M.A.P. LAKEWOOD VILLAGE, INC.
a Florida corporation

Susan Hannon
Myra Ann Brown

By: B. L. Martz

its president

STATE OF FLORIDA)
COUNTY OF BROWARD) SS:

The foregoing instrument was acknowledged before me this 17th day of November, 1981, by B. L. Martz of M.A.P. LAKEWOOD VILLAGE, INC., a Florida corporation, on behalf of the corporation.

Susan Hannon
NOTARY PUBLIC, State of Florida at Large

My Commission expires: Notary Public, State of Florida at Large
My Commission Expires July 17, 1982
Bonded by American Fire & Casualty Company

(Notary Seal)

FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, LAKEWOOD VILLAGE CONDOMINIUM ASSOCIATION, INC., a Florida corporation not-for-profit, hereby agrees to this DECLARATION and does by these presents accept all of the benefits and duties, responsibilities, obligations and burdens imposed upon it by the provisions of this DECLARATION and the exhibits attached hereto.

IN WITNESS WHEREOF, the ASSOCIATION, LAKEWOOD VILLAGE CONDOMINIUM ASSOCIATION, INC., has caused this DECLARATION to be executed this 17th day of November, 1981.

Signed, sealed and delivered
in the presence of:

Susan Hannon
Myra Ann Brown

LAKEWOOD VILLAGE CONDOMINIUM ASSOCIATION,
INC., a Florida corporation not-for-profit

By: B. L. Martz

B. L. MARTZ, its President

STATE OF FLORIDA)
) SS:
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me this 17th day of September, 1981, by B. L. MARTZ, President of LAKEWOOD VILLAGE CONDOMINIUM ASSOCIATION, INC., a Florida corporation not-for-profit, on behalf of the Corporation.

[Signature]
NOTARY PUBLIC, State of Florida at Large

My Commission expires:

Notary Public, State of Florida at Large
My Commission Expires July 17, 1982
Bounded by American Law & Courtesy, Genssax

(Notary Seal)



THIS INSTRUMENT PREPARED BY:

ERIC A. SIMON, ESQUIRE
Goldberg, Young, Goldberg & Borkson, P.A.
2881 East Commercial Boulevard
Fort Lauderdale, Florida 33308

35

EXHIBIT "A"
TO
DECLARATION OF CONDOMINIUM OF LAKEWOOD VILLAGE OF CORAL SPRINGS, A CONDOMINIUM

LEGAL DESCRIPTION OF
ALL OF THE PROPERTY THAT MAY ULTIMATELY BE PART OF THE CONDOMINIUM

Parcel A, of the Plat of LAKEWOOD VILLAGE OF CORAL SPRINGS, according to the Plat thereof, recorded in Plat Book 108, Page 17, of the Public Records of Broward County, Florida.

SURVEY PLOT PLAN and GRAPHIC DESCRIPTION

PLAN AND SPECIFICATIONS
OF IMPROVEMENTS
EXHIBIT "B"

TO THE DECLARATION

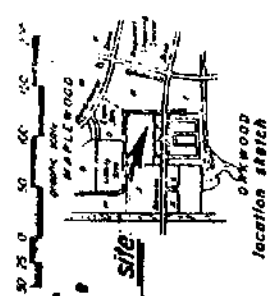
OF
CONDOMINIUM

**"LAKEWOOD VILLAGE OF CORAL SPRINGS,
OF
A CONDOMINIUM"
A CONDOMINIUM**

phase plan

NOTE: 12.54200 08\$
12: building numbers

prepared by:
DENNIS R. POORE, INC.
Surveyors · Engineers · Planners
12201 Ave. 35th Street
Coral Springs, Florida
(305) 752-1936



FOIES:

- 1. STANDARD FORM - American culture is National Geographic Tropical Dilemma
- 2. 2.2. INDIGENOUS - CURRENTS EXCHANGE
- 3. 2.2.2. INDIGENOUS - CURRENTS EXCHANGE

Legend:

1. *What is the purpose of the study?*
 2. *What are the research objectives?*
 3. *What is the research design?*
 4. *What are the variables?*
 5. *What are the data sources?*
 6. *What are the data collection methods?*
 7. *What are the data analysis methods?*
 8. *What are the results?*
 9. *What are the conclusions?*
 10. *What are the limitations?*
 11. *What are the implications?*
 12. *What are the future research directions?*

$$21 \text{ g} \times \frac{100 \text{ g}}{100 \text{ g} + 21 \text{ g}} = 17.35 \text{ g}$$
[illegible]

typical results:

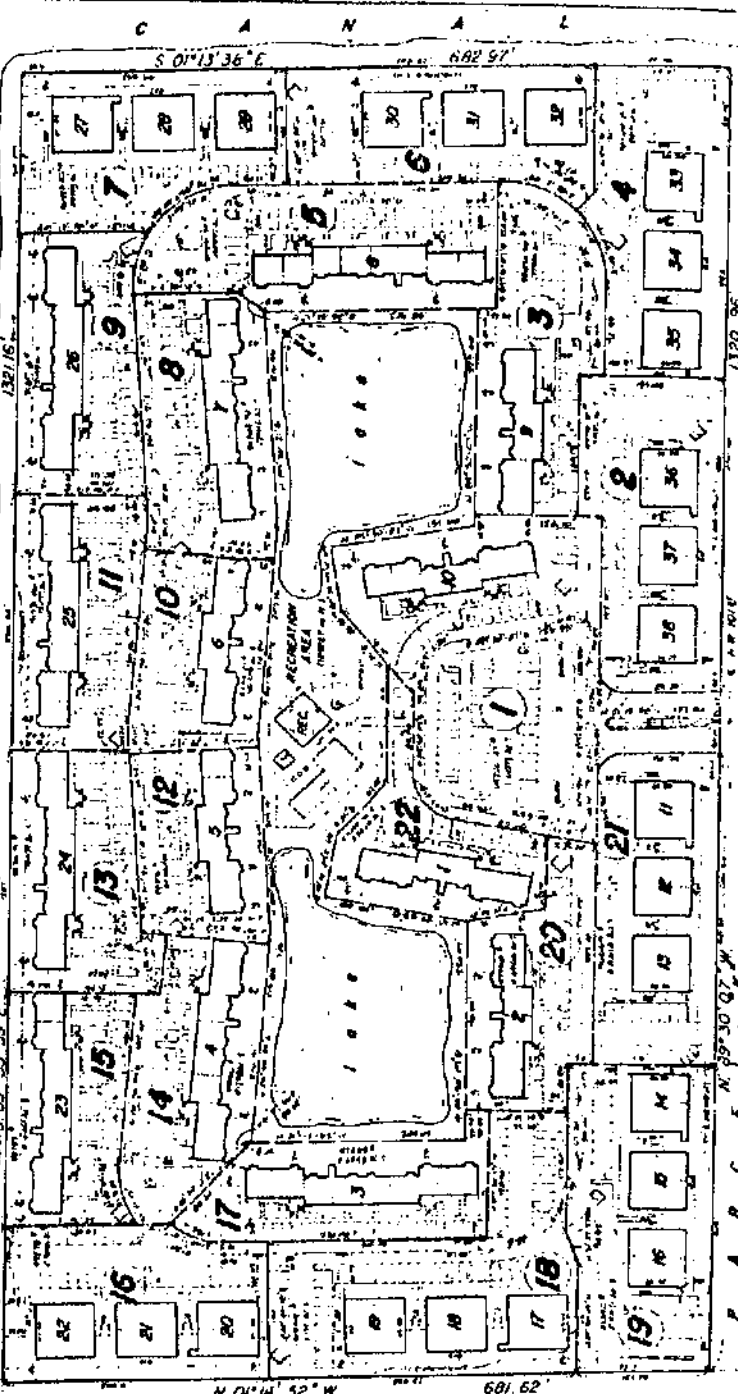


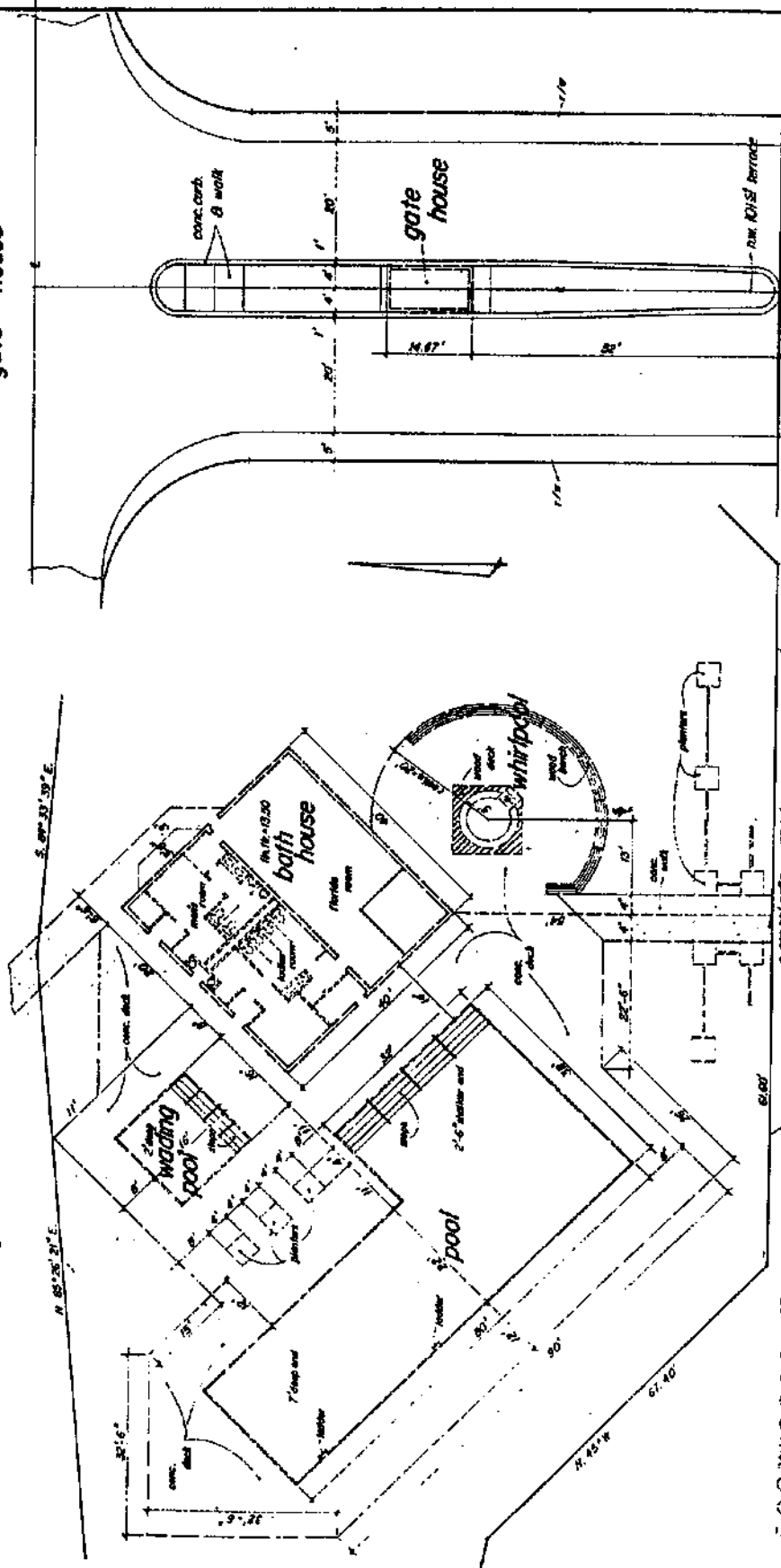
EXHIBIT "B"

DESIGNED BY
 DENNIS R. POORE, INC.
 Surveyors - Engineers - Planners
 12201 NW 35th Street
 Coral Springs, Florida 33063
 (305) 752-1300

"LAKEWOOD VILLAGE OF CORAL SPRINGS." A CONDOMINIUM "

recreation facility

gate house



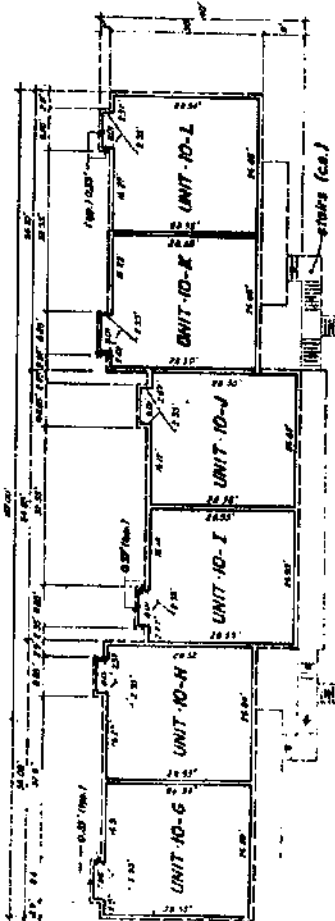
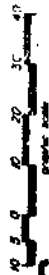
DESIGNED BY
DENNIS R. POORE, INC.
Surveyors - Engineers - Planners
12201 NW 30th Street
Coral Springs, Florida - 33065
(305) 752-1300

"SUNNY PLAT PLAN AND CONING DESCRIPTION
OF IMPROVEMENTS"
EXHIBIT - "C"
TO THE DECLARATION
OF
CORPORATION

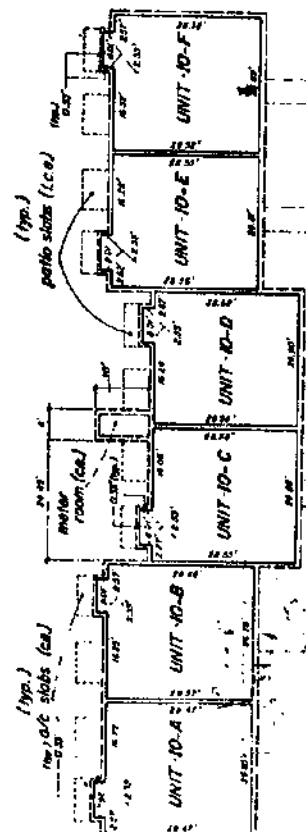
"LAKEWOOD VILLAGE OF CORAL SPRINGS, A CONDOMINIUM"

BUILDING NO 10

first floor:	finished floor = 13.50	at base
	finished ceiling = 21.58	21.55
second floor:	finished floor = 22.41	22.33
	finished ceiling = 30.58	30.30

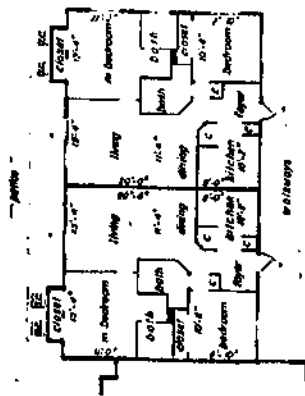


second floor



first floor

typical floor plan:



Handwritten signature and date: 11-20-81

PHASE 2, LAKEWOOD VILLAGE OF CORAL SPRINGS, A CONDOMINIUM

BEING A PORTION OF PARCEL "A" OF LAKEWOOD VILLAGE OF CORAL SPRINGS AS SHOWN IN PLAT BOOK 108, PAGE 17 IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID PARCEL "A"; RUNNING THENCE SOUTH 89°30'07" EAST ALONG THE SOUTH LINE OF SAID PARCEL "A" A DISTANCE OF 690.56 FEET TO THE POINT OF BEGINNING; THENCE NORTH 1°13'38" WEST, A DISTANCE OF 89.29 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST; THENCE NORTHERLY, NORTHEASTERLY, AND EASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 40.02 FEET (SAID CURVE HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 91°43'31") TO A POINT OF TANGENCY; THENCE SOUTH 89°30'07" EAST, A DISTANCE OF 152.57 FEET; THENCE NORTH 00°29'53" EAST, A DISTANCE OF 24.00 FEET; THENCE SOUTH 89°30'07" EAST, A DISTANCE OF 143.02 FEET; THENCE SOUTH 00°29'53" WEST, A DISTANCE OF 139.00 FEET TO A POINT ON THE SOUTH LINE OF SAID PARCEL "A"; THENCE NORTH 89°30'07" WEST, A DISTANCE OF 317.90 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 0.919 ACRES MORE OR LESS AND SUBJECT TO ALL EASEMENTS OF RECORD

9.29.81
DATE


DENNIS R. POORE, P.L.S. No 2226

Includes:

Building #36 - 8 units.
Building #37 - 8 units.
Building #38 - 8 units.

EXHIBIT "D"

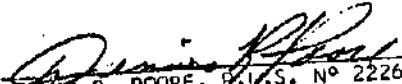
PHASE 3, LAKEWOOD VILLAGE OF CORAL SPRINGS, A CONDOMINIUM.

BEING A PORTION OF PARCEL "A" OF LAKEWOOD VILLAGE OF CORAL SPRINGS AS SHOWN IN PLAT BOOK 108, PAGE 17 IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID PARCEL "A"; RUNNING THENCE SOUTH 89°30'07" WEST ALONG THE SOUTH LINE OF SAID PARCEL "A" A DISTANCE OF 1008.46 FEET; THENCE NORTH 00°29'53" EAST, A DISTANCE OF 115.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°29'53" EAST, A DISTANCE OF 24.00 FEET; THENCE NORTH 89°30'07" WEST, A DISTANCE OF 143.02 FEET; THENCE NORTH 00°29'53" EAST, A DISTANCE OF 100.00 FEET; THENCE SOUTH 89°30'07" EAST, A DISTANCE OF 209.22 FEET; THENCE SOUTH 1°13'38" EAST, A DISTANCE OF 17.34 FEET; THENCE SOUTH 89°30'07" EAST, A DISTANCE OF 124.05 FEET; THENCE SOUTH 1°13'38" EAST, A DISTANCE OF 3.66 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST; THENCE SOUTHERLY, SOUTHWESTERLY, AND WESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 160.09 FEET (SAID CURVE HAVING A RADIUS OF 100.00 FEET AND A CENTRAL ANGLE OF 91°43'31") TO A POINT OF TANGENCY; THENCE NORTH 89°30'07" WEST A DISTANCE OF 90.93 FEET TO THE POINT OF BEGINNING.

SAID LAND CONTAINING 0.773 ACRES MORE OR LESS AND SUBJECT TO ALL EASEMENTS OF RECORD.

9.29.81
DATE


DENNIS R. POORE, P.L.S. No 2226

Includes: Building #9 - 12 units.

EXHIBIT "L"

PHASE 5, LAKEWOOD VILLAGE OF CORAL SPRINGS A CONDOMINIUM

BEING A PORTION OF PARCEL "A" OF LAKEWOOD VILLAGE OF CORAL SPRINGS AS SHOWN IN PLAT BOOK 108, PAGE 17 IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID PARCEL "A"; RUNNING THENCE NORTH $1^{\circ}13'38''$ WEST ALONG THE EAST LINE OF SAID PARCEL "A" A DISTANCE OF 427.47 FEET; THENCE SOUTH $88^{\circ}46'22''$ WEST, A DISTANCE OF 115.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH $1^{\circ}13'38''$ EAST, A DISTANCE OF 202.24 FEET; THENCE NORTH $89^{\circ}30'07''$ WEST, A DISTANCE OF 124.05 FEET; THENCE NORTH $1^{\circ}13'38''$ WEST, A DISTANCE OF 223.17 FEET; THENCE NORTH $32^{\circ}09'26''$ EAST, A DISTANCE OF 31.19 FEET; THENCE NORTH $10^{\circ}38'10''$ WEST, A DISTANCE OF 99.23 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHWEST; THENCE EASTERLY SOUTHEASTERLY, AND SOUTHERLY ALONG SAID CURVE AN ARC DISTANCE OF 162.90 FEET (SAID CURVE HAVING A RADIUS OF 100.00 FEET AND A CENTRAL ANGLE OF $93^{\circ}20'01''$) TO A POINT OF TANGENCY; THENCE SOUTH $1^{\circ}13'38''$ EAST, A DISTANCE OF 50.11 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 0.903 ACRES MORE OR LESS AND SUBJECT TO ALL EASEMENTS OF RECORD.

DATE

9-22-81

DENNIS R. POORE, P.L.S. No 2226

Includes: Building #8 - 16 units.

PHASE 6, LAKEWOOD VILLAGE OF CORAL SPRINGS, A CONDOMINIUM

BEING A PORTION OF PARCEL "A" OF LAKEWOOD VILLAGE OF CORAL SPRINGS AS SHOWN IN PLAT BOOK 108, PAGE 17 IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID PARCEL "A"; RUNNING THENCE NORTH $1^{\circ}13'38''$ WEST ALONG THE EAST LINE OF SAID PARCEL "A" A DISTANCE OF 129.05 FEET TO THE POINT OF BEGINNING; THENCE NORTH $1^{\circ}13'38''$ WEST, A DISTANCE OF 298.42 FEET; THENCE SOUTH $88^{\circ}46'22''$ WEST, A DISTANCE OF 115.00 FEET; THENCE SOUTH $1^{\circ}13'38''$ EAST, A DISTANCE OF 205.90 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST; THENCE SOUTHERLY, SOUTHWESTERLY, AND WESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 80.59 FEET (SAID CURVE HAVING A RADIUS OF 100.00 FEET AND A CENTRAL ANGLE OF $46^{\circ}10'23''$); THENCE SOUTH $45^{\circ}03'15''$ EAST ALONG A LINE RADIAL TO THE LAST MENTIONED CURVE, A DISTANCE OF 22.83 FEET; THENCE SOUTH $89^{\circ}30'07''$ EAST, A DISTANCE OF 130.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 0.808 ACRES MORE OR LESS AND SUBJECT TO ALL EASEMENTS OF RECORD.

9-29-81
DATE


DENNIS R. POORE, P.L.S. No 2226

Includes:

Building #30 - 8 units.
Building #31 - 8 units.
Building #32 - 8 units.

PHASE 7, LAKEWOOD VILLAGE OF CORAL SPRINGS A CONDOMINIUM

BEING A PORTION OF PARCEL "A" OF LAKEWOOD VILLAGE OF CORAL SPRINGS AS SHOWN IN PLAT BOOK 108, PAGE 17 IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID PARCEL "A"; RUNNING THENCE NORTH $1^{\circ}13'38''$ WEST ALONG THE EAST LINE OF SAID PARCEL "A" A DISTANCE OF 427.47 FEET TO THE POINT OF BEGINNING; THENCE SOUTH $88^{\circ}46'22''$ WEST, A DISTANCE OF 115.00 FEET; THENCE NORTH $1^{\circ}13'38''$ WEST, A DISTANCE OF 50.11 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST; THENCE NORTHERLY AND NORTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 97.64 FEET (SAID CURVE HAVING A RADIUS OF 100.00 FEET AND A CENTRAL ANGLE OF $55^{\circ}56'39''$); THENCE NORTH $1^{\circ}13'38''$ WEST, A DISTANCE OF 127.16 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL "A"; THENCE SOUTH $89^{\circ}33'39''$ EAST, A DISTANCE OF 159.07 FEET TO THE NORTHEAST CORNER OF SAID PARCEL "A"; THENCE SOUTH $1^{\circ}13'38''$ EAST, A DISTANCE OF 255.50 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 0.832 ACRES MORE OR LESS AND SUBJECT TO ALL EASEMENTS OF RECORD.

9-22-81
DATE

Dennis R. Poore
DENNIS R. POORE, P.L.S. No 2226

Includes:

Building #27 - 8 units.
Building #28 - 8 units.
Building #29 - 8 units.

PHASE 8, LAKEWOOD VILLAGE OF CORAL SPRINGS A CONDOMINIUM

BEING A PORTION OF PARCEL "A" OF LAKEWOOD VILLAGE OF CORAL SPRINGS AS SHOWN IN PLAT BOOK 108, PAGE 17 IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID PARCEL "A"; RUNNING THENCE NORTH 89°33'39" WEST ALONG THE NORTH LINE OF SAID PARCEL "A", A DISTANCE OF 420.19 FEET; THENCE SOUTH 0°26'21" WEST, A DISTANCE OF 129.65 FEET TO THE POINT OF BEGINNING; THENCE NORTH 85°26'21" EAST, A DISTANCE OF 203.30 FEET; THENCE SOUTH 10°38'10" EAST, A DISTANCE OF 99.23 FEET; THENCE SOUTH 32°09'26" WEST, A DISTANCE OF 31.19 FEET; THENCE SOUTH 85°26'21" WEST, A DISTANCE OF 215.95 FEET; THENCE NORTH 84°33'39" WEST, A DISTANCE OF 32.30 FEET; THENCE NORTH 5°26'21" EAST, A DISTANCE OF 124.00 FEET; THENCE SOUTH 84°33'39" EAST, A DISTANCE OF 12.70 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH; THENCE EASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 17.45 FEET (SAID CURVE HAVING A RADIUS OF 100.00 FEET AND A CENTRAL ANGLE OF 10°00'00") TO A POINT OF TANGENCY; THENCE NORTH 85°26'21" EAST A DISTANCE OF 18.45 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 0.731 ACRES MORE OR LESS AND SUBJECT TO ALL EASEMENTS OF RECORD.

DATE 9.29.81


DENNIS R. POORE, P.L.S. No. 2226

Includes Building #7 - 16 units.

PHASE 9, LAKEWOOD VILLAGE OF CORAL SPRINGS A CONDOMINIUM

BEING A PORTION OF PARCEL "A" OF LAKEWOOD VILLAGE OF CORAL SPRINGS AS SHOWN IN PLAT BOOK 108, PAGE 17 IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID PARCEL "A"; RUNNING THENCE NORTH 89°33'39" WEST ALONG THE NORTH LINE OF SAID PARCEL "A"; A DISTANCE OF 159.07 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°33'39" WEST ALONG SAID NORTH LINE A DISTANCE OF 261.12 FEET; THENCE SOUTH 0°26'21" WEST, A DISTANCE OF 129.65 FEET; THENCE NORTH 85°26'21" EAST, A DISTANCE OF 203.30 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST; THENCE EASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 65.26 FEET (SAID CURVE HAVING A RADIUS OF 100.00' AND A CENTRAL ANGLE OF 37°23'22"); THENCE NORTH 1°13'38" WEST, A DISTANCE OF 127.16 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 0.722 ACRES MORE OR LESS AND SUBJECT TO ALL EASEMENTS OF RECORD.

DATE 9-22-81


DENNIS R. POORE, No 2226

Includes Building #26 - 16 units.

EXHIBIT "D"

PHASE 10, LAKEWOOD VILLAGE OF CORAL SPRINGS A CONDOMINIUM

BEING A PORTION OF PARCEL "A" OF LAKEWOOD VILLAGE OF CORAL SPRINGS AS SHOWN
IN PLAT BOOK 108, PAGE 17 IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;
MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID PARCEL "A"; RUNNING THENCE NORTH
89°33'39" WEST, A DISTANCE OF 676.63 FEET ALONG THE NORTH LINE OF SAID PARCEL
"A"; THENCE SOUTH 0°26'21" WEST, A DISTANCE OF 115.98 FEET TO THE POINT OF
BEGINNING; THENCE SOUTH 85°26'21" WEST, A DISTANCE OF 2.31 FEET; THENCE SOUTH
4°33'39" EAST, A DISTANCE OF 124.00 FEET; THENCE NORTH 85°26'21" EAST, A
DISTANCE OF 14.53 FEET; THENCE SOUTH 84°33'39" EAST, A DISTANCE OF 174.85 FEET;
THENCE NORTH 5°26'21" EAST, A DISTANCE OF 124.00 FEET; THENCE NORTH 84°33'39"
WEST, A DISTANCE OF 174.85 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE
TO THE SOUTH; THENCE WESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 21.64 FEET
(SAID CURVE HAVING A RADIUS OF 124.00 FEET AND A CENTRAL ANGLE OF 10°00'00")
TO A POINT OF TANGENCY; THENCE SOUTH 85°26'21" WEST, A DISTANCE OF 12.22 FEET
TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 0.567 ACRES MORE OR LESS AND SUBJECT TO ALL EASEMENTS OF
RECORD.

9/29/81
DATE


DENNIS R. POORE, P.L.S. No 2226

Includes Building #6 - 12 units.

EXHIBIT "D"

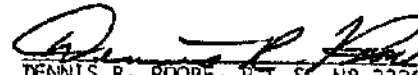
PHASE 11, LAKEWOOD VILLAGE OF CORAL SPRINGS A CONDOMINIUM

BEING A PORTION OF PARCEL "A" OF LAKEWOOD VILLAGE OF CORAL SPRINGS AS SHOWN IN PLAT BOOK 108, PAGE 17 IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID PARCEL "A"; RUNNING THENCE NORTH 89°33'39" WEST, A DISTANCE OF 420.19 FEET, ALONG THE NORTH LINE OF SAID PARCEL "A" TO THE POINT OF BEGINNING; THENCE NORTH 89°33'39" WEST ALONG THE NORTH LINE OF SAID PARCEL "A", A DISTANCE OF 256.44 FEET; THENCE SOUTH 0°26'21" WEST, A DISTANCE OF 115.98 FEET; THENCE NORTH 85°26'21" EAST, A DISTANCE OF 12.22 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH; THENCE EASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 21.64 FEET (SAID CURVE HAVING A RADIUS OF 124.00 FEET AND A CENTRAL ANGLE OF 10°00'00") TO A POINT OF TANGENCY; THENCE SOUTH 84°33'39" EAST, A DISTANCE OF 187.55 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH; THENCE EASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 17.45 FEET (SAID CURVE HAVING A RADIUS OF 100.00 FEET AND A CENTRAL ANGLE OF 10°00'00") TO A POINT OF TANGENCY; THENCE NORTH 85°26'21" EAST, A DISTANCE OF 18.45 FEET; THENCE NORTH 0°16'21" EAST, A DISTANCE OF 129.65 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 0.725 ACRES MORE OR LESS AND SUBJECT TO ALL EASEMENTS OF RECORD.

9-22-81
DATE


DENNIS R. POORE, P.L.S. No 2226

Includes Building #25 - 16 units.

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9-29-81

SAID LANDS CONTAINING 0.537 ACRES MORE OR LESS AND SUBJECT TO ALL EASEMENTS OF RECORD.

DATE

DENNIS R. POORE, P.L.S. N° 2226

Includes Building #5 - 12 units.

REC 2903 PALS 51

PHASE 13, LAKEWOOD VILLAGE OF CORAL SPRINGS A CONDOMINIUM

BEING A PORTION OF PARCEL "A" OF LAKEWOOD VILLAGE OF CORAL SPRINGS AS SHOWN IN PLAT BOOK 108, PAGE 17 IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID PARCEL "A"; RUNNING THENCE NORTH 89°33'39" WEST ALONG THE NORTH LINE OF SAID PARCEL "A", A DISTANCE OF 676.63 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 0°26'21" WEST, A DISTANCE OF 115.98 FEET; THENCE SOUTH 85°26'21" WEST, A DISTANCE OF 173.68 FEET; THENCE SOUTH 12°22'42" WEST, A DISTANCE OF 25.03 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTH (A RADIAL LINE FROM SAID POINT BEARS NORTH 2°52'46" WEST); THENCE WESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 18.00 FEET (SAID CURVE HAVING A RADIUS OF 124.00 FEET AND A CENTRAL ANGLE OF 8°19'07") TO A POINT OF TANGENCY; THENCE NORTH 84°33'39" WEST, A DISTANCE OF 51.01 FEET; THENCE NORTH 0°26'21" EAST, A DISTANCE OF 150.90 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL "A"; THENCE SOUTH 89°33'39" EAST, A DISTANCE OF 247.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 0.751 ACRES MORE OR LESS AND SUBJECT TO ALL EASEMENTS OF RECORD.

DATE 9-29-01


DENNIS R. POORE, P.L.S. No 2226

Includes Building #24 - 16 units.

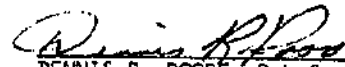
PHASE 14, LAKEWOOD VILLAGE OF CORAL SPRINGS A CONDOMINIUM

BEING A PORTION OF PARCEL "A" OF LAKEWOOD VILLAGE OF CORAL SPRINGS AS SHOWN IN PLAT BOOK 108, PAGE 17 IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID PARCEL "A"; RUNNING THENCE NORTH 89°33'39" WEST ALONG THE NORTH LINE OF SAID PARCEL "A", A DISTANCE OF 923.63 FEET; THENCE SOUTH 0°26'21" WEST, A DISTANCE OF 126.81 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 0°26'21" WEST, A DISTANCE OF 24.09 FEET; THENCE SOUTH 84°33'39" EAST, A DISTANCE OF 51.01 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH; THENCE EASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 18.00 FEET (SAID CURVE HAVING A RADIUS OF 124.00 FEET AND A CENTRAL ANGLE OF 8°19'07"); THENCE SOUTH 12°22'42" WEST, A DISTANCE OF 44.63 FEET; THENCE SOUTH 5°26'21" WEST, A DISTANCE OF 57.00 FEET; THENCE NORTH 84°33'39" WEST, A DISTANCE OF 206.81 FEET; THENCE NORTH 41°37'55" WEST, A DISTANCE OF 25.52 FEET; THENCE NORTH 48°35'17" WEST, A DISTANCE OF 86.60 FEET; THENCE NORTH 1°14'52" WEST, A DISTANCE OF 31.55 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST; THENCE NORTHEASTERLY, AND EASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 71.37 FEET (SAID CURVE HAVING A RADIUS OF 100.00 FEET AND A CENTRAL ANGLE OF 40°53'36") TO A POINT OF TANGENCY; THENCE SOUTH 84°33'39" EAST, A DISTANCE OF 168.13 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 0.731 ACRES MORE OR LESS AND SUBJECT TO ALL EASEMENTS OF RECORD.

9-29-81
DATE


DENNIS R. POORE, P.L.S. No 2226

Includes Building #4 - 16 units.

PHASE 15, LAKEWOOD VILLAGE OF CORAL SPRINGS A CONDOMINIUM

BEING A PORTION OF PARCEL "A" OF LAKEWOOD VILLAGE OF CORAL SPRINGS AS SHOWN IN PLAT BOOK 108, PAGE 17 IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID PARCEL "A"; RUNNING THENCE NORTH 89°33'39" WEST ALONG THE NORTH LINE OF SAID PARCEL "A", A DISTANCE OF 923.63 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 0°26'21" WEST, A DISTANCE OF 126.81 FEET; THENCE NORTH 84°33'39" WEST A DISTANCE OF 168.13 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST; THENCE WESTERLY, SOUTHWESTERLY, ALONG SAID CURVE AN ARC DISTANCE OF 71.37 FEET (SAID CURVE HAVING A RADIUS OF 100.00 FEET AND A CENTRAL ANGLE OF 40°53'36") TO A POINT OF CUSP; THENCE NORTH 1°14'52" WEST, A DISTANCE OF 130.92 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL "A"; THENCE SOUTH 89°33'39" EAST, A DISTANCE OF 233.69 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 0.646 ACRES MORE OR LESS AND SUBJECT TO ALL EASEMENTS OF RECORD.

10-7-81
DATE

Dennis R. Podre
DENNIS R. PODRE, P.L.S. N° 2226

Includes Building #23 - 16 units.

EXHIBIT "D"

PHASE 16, LAKEWOOD VILLAGE OF CORAL SPRINGS A CONDOMINIUM

BEING A PORTION OF PARCEL "A" OF LAKEWOOD VILLAGE OF CORAL SPRINGS AS SHOWN IN PLAT BOOK 106, PAGE 17, IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID PARCEL "A"; RUNNING THENCE NORTH 89°33'39" WEST ALONG THE NORTH LINE OF SAID PARCEL "A", A DISTANCE OF 1162.31 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 1°14'52" EAST, A DISTANCE OF 162.37 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, (RADIAL LINE THRU SAID POINT BEARS NORTH 48°57'15" WEST); THENCE SOUTHWESTERLY AND SOUTHERLY ALONG SAID CURVE AN ARC DISTANCE OF 56.10 FEET (SAID CURVE HAVING A RADIUS OF 76.00 FEET AND A CENTRAL ANGLE OF 42°17'37") TO A POINT OF TANGENCY; THENCE SOUTH 1°14'52" EAST, A DISTANCE OF 40.95 FEET; THENCE SOUTH 88°45'08" WEST, A DISTANCE OF 139.00 FEET TO A POINT ON THE WEST LINE OF SAID PARCEL "A"; THENCE NORTH 1°14'52" WEST, A DISTANCE OF 259.15 FEET TO THE NORTHWEST CORNER OF SAID PARCEL "A"; THENCE SOUTH 89°33'39" EAST, A DISTANCE OF 158.85 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 0.902 ACRES MORE OR LESS AND SUBJECT TO ALL EASEMENTS OF RECORD.

DATE

10-7-81


DENNIS R. POORE, P.L.S. No 2226

Includes:

Building #20 - 8 units.
Building #21 - 8 units.
Building #22 - 8 units.

55

EXHIBIT "D"

PHASE 17, LAKEWOOD VILLAGE OF CORAL SPRINGS A CONDOMINIUM

BEING A PORTION OF PARCEL "A" OF LAKEWOOD VILLAGE OF CORAL SPRINGS AS SHOWN IN PLAT BOOK 108, PAGE 17 IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID PARCEL "A"; RUNNING THENCE SOUTH 1°14'52" EAST, A DISTANCE OF 259.15 FEET ALONG THE WEST LINE OF SAID PARCEL "A"; THENCE NORTH 88°45'08" EAST, A DISTANCE OF 139.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 1°14'52" WEST, A DISTANCE OF 40.95 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST; THENCE NORTHERLY, NORTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 56.10 FEET (SAID CURVE HAVING A RADIUS OF 76.00 FEET AND A CENTRAL ANGLE OF 42°17'37") TO A POINT OF NON-TANGENCY (RADIAL LINE THRU SAID POINT BEARS NORTH 48°57'15" WEST); THENCE SOUTH 48°35'17" EAST, 86.60 FEET; THENCE SOUTH 41°37'55" EAST, 25.52 FEET; THENCE SOUTH 1°14'52" EAST, A DISTANCE OF 204.62 FEET; THENCE SOUTH 89°30'07" EAST, A DISTANCE OF 28.92 FEET; THENCE SOUTH 0°29'53" WEST, A DISTANCE OF 20.42 FEET; THENCE NORTH 89°30'07" WEST, A DISTANCE OF 128.34 FEET; THENCE NORTH 1°14'52" WEST, A DISTANCE OF 208.03 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 0.630 ACRES MORE OR LESS AND SUBJECT TO ALL EASEMENTS OF RECORD.

10-7-81
DATE


DENNIS R. POORE, P.L.S. N° 2226

Includes Building #3 - 16 units.

EXHIBIT "D"

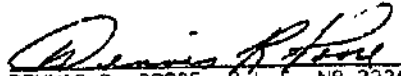
PHASE 18, LAKEWOOD VILLAGE OF CORAL SPRINGS A CONDOMINIUM

BEING A PORTION OF PARCEL "A" OF LAKEWOOD VILLAGE OF CORAL SPRINGS AS SHOWN IN PLAT BOOK 108, PAGE 17 IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID PARCEL "A"; RUNNING THENCE SOUTH 1°14'52" EAST, A DISTANCE OF 259.15 FEET ALONG THE WEST LINE OF SAID PARCEL "A" TO THE POINT OF BEGINNING; RUNNING THENCE NORTH 88°45'08" EAST, A DISTANCE OF 139.00 FEET; THENCE SOUTH 1°14'52" EAST, A DISTANCE OF 208.03 FEET; THENCE SOUTH 89°30'07" EAST, A DISTANCE OF 128.34 FEET; THENCE SOUTH 0°29'53" WEST, A DISTANCE OF 79.58 FEET; THENCE NORTH 89°30'07" WEST, A DISTANCE OF 117.20 FEET; THENCE SOUTH 70°27'27" WEST, A DISTANCE OF 34.52 FEET; THENCE NORTH 89°30'07" WEST, A DISTANCE OF 115.00 FEET; THENCE NORTH 01°14'52" WEST, ALONG THE WEST LINE OF SAID PARCEL "A", A DISTANCE OF 295.24 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 1.179 ACRES MORE OR LESS AND SUBJECT TO ALL EASEMENTS OF RECORD.

10-7-81
DATE.


DENNIS R. POORE, P.L.S. No 2226

Includes:

Building #17 - 8 units.
Building #18 - 8 units.
Building #19 - 8 units.

EXHIBIT "D"

PHASE 19, LAKEWOOD VILLAGE OF CORAL SPRINGS A CONDOMINIUM

BEING A PORTION OF PARCEL "A" OF LAKEWOOD VILLAGE OF CORAL SPRINGS, AS SHOWN IN PLAT BOOK 108, PAGE 17 IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL "A"; RUNNING THENCE SOUTH 89°30'07" EAST, A DISTANCE OF 309.00 FEET ALONG THE SOUTH LINE OF SAID PARCEL "A"; RUNNING THENCE NORTH 0°29'53" EAST, A DISTANCE OF 139.00 FEET; THENCE NORTH 89°30'07" WEST, A DISTANCE OF 165.45 FEET; THENCE SOUTH 70°27'27" WEST; A DISTANCE OF 34.52 FEET; THENCE NORTH 89°30'07" WEST, A DISTANCE OF 115.00 FEET; THENCE SOUTH 01°14'52" EAST, ALONG THE WEST LINE OF SAID PARCEL "A", A DISTANCE OF 127.23 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 0.957 ACRES MORE OR LESS AND SUBJECT TO ALL EASEMENTS OF RECORDS.

10-7-81
DATE

Dennis R. Poore
DENNIS R. POORE, P.L.S. No 2226

Includes:

Building #14 - 8 units.
Building #15 - 8 units.
Building #16 - 8 units.

EXHIBIT "D"

PHASE 20, LAKEWOOD VILLAGE OF CORAL SPRINGS A CONDOMINIUM

BEING A PORTION OF PARCEL "A" OF LAKEWOOD VILLAGE OF CORAL SPRINGS AS SHOWN IN PLAT BOOK 108, PAGE 17 IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID PARCEL "A"; RUNNING THENCE SOUTH 89°30'07" EAST, A DISTANCE OF 309.00 FEET ALONG THE SOUTH LINE OF SAID PARCEL "A"; THENCE NORTH 0°29'53" EAST, A DISTANCE OF 115.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°30'07" EAST, A DISTANCE OF 227.48 FEET; THENCE NORTH 10°29'53" EAST, A DISTANCE OF 49.76 FEET; THENCE NORTH 89°30'07" WEST, A DISTANCE OF 76.00 FEET; THENCE NORTH 8°49'44" WEST, A DISTANCE OF 76.00 FEET; THENCE NORTH 89°30'07" WEST, A DISTANCE OF 196.05 FEET; THENCE SOUTH 0°29'53" WEST, A DISTANCE OF 100.00 FEET; THENCE SOUTH 89°30'07" EAST, A DISTANCE OF 48.25 FEET; THENCE SOUTH 0°29'53" WEST, A DISTANCE OF 24.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 0.637 ACRES MORE OR LESS AND SUBJECT TO ALL EASEMENTS OF RECORD.

10-7-81
DATE


DENNIS R. PODRE, P.L.S. No 2226

Includes Building #2 - 12 units.

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Page 559

PHASE 21, LAKEWOOD VILLAGE OF CORAL SPRINGS A CONDOMINIUM

BEING A PORTION OF PARCEL "A" OF LAKEWOOD VILLAGE OF CORAL SPRINGS AS SHOWN IN PLAT BOOK 108, PAGE 17 IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID PARCEL "A"; RUNNING THENCE SOUTH 89°30'07" EAST, A DISTANCE OF 309.00 FEET ALONG THE SOUTH LINE OF SAID PARCEL "A" TO THE POINT OF BEGINNING; RUNNING THENCE NORTH 0°29'53" EAST, A DISTANCE OF 115.00 FEET; THENCE SOUTH 89°30'07" EAST, A DISTANCE OF 293.82 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST; THENCE EASTERLY, SOUTHEASTERLY, AND SOUTHERLY ALONG SAID CURVE AN ARC DISTANCE OF 38.52 FEET (SAID CURVE HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 88°16'29") TO A POINT OF TANGENCY; THENCE SOUTH 1°13'38" EAST, A DISTANCE OF 90.79 FEET TO A POINT ON THE SOUTH LINE OF SAID PARCEL "A"; THENCE NORTH 89°30'07" WEST, A DISTANCE OF 321.54 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 0.841 ACRES MORE OR LESS AND SUBJECT TO ALL EASEMENTS OF RECORD.

10-7-91
DATE

Dennis R. Poore
DENNIS R. POORE, P.L.S. No 2226

Includes:

Building #11 - 8 units.
Building #12 - 8 units.
Building #13 - 8 units.

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EXHIBIT "D"

PHASE 22, LAKEWOOD VILLAGE OF CORAL SPRINGS A CONDOMINIUM

BEING A PORTION OF PARCEL "A" OF LAKEWOOD VILLAGE OF CORAL SPRINGS AS SHOWN IN PLAT BOOK 308, PAGE 17 IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID PARCEL "A"; RUNNING THENCE SOUTH 89°30'07" EAST ALONG THE SOUTH LINE OF SAID PARCEL "A", A DISTANCE OF 373.00 FEET; THENCE 0°29'53" EAST, A DISTANCE OF 115.00 FEET; THENCE SOUTH 89°30'07" EAST, A DISTANCE OF 163.48 FEET; THENCE NORTH 10°29'53" EAST, A DISTANCE OF 49.76 FEET TO THE POINT OF BEGINNING; RUNNING THENCE NORTH 10°29'53" EAST, A DISTANCE OF 89.87 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST; THENCE NORTHEASTERLY AND EASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 68.42 FEET (SAID CURVE HAVING A RADIUS OF 49.00 FEET AND A CENTRAL ANGLE OF 80°00'00") TO A POINT OF TANGENCY; THENCE SOUTH 89°30'07" EAST, A DISTANCE OF 82.80 FEET; THENCE NORTH 45°00'00" EAST, A DISTANCE OF 35.05 FEET; THENCE NORTH 89°30'07" WEST, A DISTANCE OF 123.20 FEET; THENCE NORTH 45°00'00" WEST, A DISTANCE OF 67.42 FEET; THENCE NORTH 79°30'07" WEST, A DISTANCE OF 65.00 FEET; THENCE SOUTH 10°29'53" WEST, A DISTANCE OF 139.66 FEET; THENCE SOUTH 8°49'44" EAST, A DISTANCE OF 76.00 FEET; THENCE SOUTH 89°30'07" EAST, A DISTANCE OF 76.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 0.532 ACRES MORE OR LESS AND SUBJECT TO ALL EASEMENTS OF RECORD.

10-7-81
DATE


DENNIS R. POORE, P.L.S. No 2226

Includes Building #1 - 12 units

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RECREATION AREA, LAKEWOOD VILLAGE OF CORAL SPRINGS A CONDOMINIUM

BEING A PORTION OF PARCEL "A" OF LAKEWOOD VILLAGE OF CORAL SPRINGS AS SHOWN IN PLAT BOOK 108, PAGE 17 IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID PARCEL "A"; RUNNING THENCE SOUTH 89°30'07" EAST, A DISTANCE OF 373.00 FEET ALONG THE SOUTH LINE OF SAID PARCEL "A"; THENCE NORTH 0°29'53" EAST, A DISTANCE OF 133.00 FEET; THENCE NORTH 89°30'07" WEST, A DISTANCE OF 107.25 FEET; THENCE NORTH 0°29'53" EAST, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING; RUNNING THENCE NORTH 89°30'07" WEST, A DISTANCE OF 33.92 FEET; THENCE NORTH 3°14'52" WEST, A DISTANCE OF 204.62 FEET; THENCE SOUTH 84°33'39" EAST, A DISTANCE OF 223.86 FEET; THENCE NORTH 35°26'21" EAST, A DISTANCE OF 209.35 FEET; THENCE SOUTH 84°33'39" EAST, A DISTANCE OF 207.35 FEET; THENCE NORTH 85°26'21" EAST, A DISTANCE OF 215.95 FEET; THENCE SOUTH 1°13'38" EAST, A DISTANCE OF 205.83 FEET; THENCE NORTH 89°30'07" WEST, A DISTANCE OF 223.60 FEET; THENCE NORTH 9°30'07" WEST, A DISTANCE OF 139.66 FEET; THENCE SOUTH 89°29'53" WEST, A DISTANCE OF 65.00 FEET; THENCE SOUTH 45°00'00" WEST, A DISTANCE OF 66.26 FEET; THENCE NORTH 89°30'07" WEST, A DISTANCE OF 123.20 FEET; THENCE NORTH 45°00'00" WEST, A DISTANCE OF 67.42 FEET; THENCE NORTH 79°30'07" WEST, A DISTANCE OF 65.00 FEET; THENCE SOUTH 10°29'53" WEST, A DISTANCE OF 139.66 FEET; THENCE NORTH 89°30'07" WEST, A DISTANCE OF 191.05 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 2.875 ACRES MORE OR LESS AND SUBJECT TO ALL EASEMENTS OF RECORD.

ARTICLES OF INCORPORATION
OF
LAKEWOOD VILLAGE CONDOMINIUM ASSOCIATION, INC.
a Florida Corporation Not-for-Profit

FILED
NOV 4 2 1981
CLERK OF CIRCUIT COURT
IN AND FOR THE COUNTY OF DALLAS, TEXAS

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

ARTICLE I - NAME

The name of the corporation is "Lakewood Village Condominium Association, Inc.", a Florida corporation not-for-profit, hereinafter referred to as the "ASSOCIATION".

ARTICLE II - PURPOSE

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

1. To operate as a corporation not-for-profit pursuant to Chapter 617 of the Florida Statutes.
2. To operate one or more of the CONDOMINIUMS which may be established from time to time within the property legally described in Exhibit "A" attached hereto, pursuant to the Florida CONDOMINIUM ACT. The first CONDOMINIUM the ASSOCIATION will operate is LAKEWOOD VILLAGE OF CORAL SPRINGS, A CONDOMINIUM. The DEVELOPER shall determine which other CONDOMINIUM(S) established within Exhibit "A", if any, will be operated by the ASSOCIATION, pursuant to the DECLARATION of any such other CONDOMINIUM.
3. To promote the health, safety, welfare, comfort, and social and economic benefit of the members of the ASSOCIATION.

ARTICLE III - DEFINITIONS

The terms used in these ARTICLES and the BYLAWS shall have the same definitions and meanings as those set forth in the Declaration of Condominium of LAKEWOOD VILLAGE OF CORAL SPRINGS, A CONDOMINIUM, and in the CONDOMINIUM ACT, unless herein provided to the contrary, or unless the context otherwise requires. In addition, if the ASSOCIATION operates more than one (1) CONDOMINIUM, the following definitions shall apply:

1. CONDOMINIUM shall mean and refer to Lakewood Village of Coral Springs, a Condominium, and/or any other Condominium established within the property described in Exhibit "A" which the ASSOCIATION is to operate as provided in its DECLARATION.
2. DECLARATION shall mean and refer to the Declaration of Condominium of LAKEWOOD VILLAGE OF CORAL SPRINGS, A CONDOMINIUM, and/or any other Declaration of Condominium submitting property within Exhibit "A" to the CONDOMINIUM FORM OF OWNERSHIP which provides that the CONDOMINIUM will be operated by the ASSOCIATION, and any amendments to such DECLARATIONS.
3. UNIT shall mean and refer to a CONDOMINIUM UNIT within a CONDOMINIUM.

ARTICLE IV - POWERS AND DUTIES

The ASSOCIATION shall have the following powers and duties:

1. All of the common law and statutory powers of a corporation not-for-profit under the laws of the State of Florida, and the statutory powers set forth in the CONDOMINIUM ACT.
2. To administer, enforce, carry out and perform all of the acts, functions, rights and duties provided in, or contemplated by, a DECLARATION, either expressed or implied, and to take any action reasonably necessary or appropriate to operate a CONDOMINIUM pursuant to its DECLARATION, including, but not limited to, the following:

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

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

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

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

5. To make and amend reasonable rules and regulations for the maintenance, conservation and use of the UNITS, COMMON ELEMENTS, recreational facilities, and other areas within a CONDOMINIUM or owned by the ASSOCIATION, and for the health, comfort, safety, welfare, and benefit of the ASSOCIATION'S members.

6. To approve or disapprove the sale, leasing, transfer, mortgaging, ownership and possession of UNITS as may be provided by an applicable DECLARATION.

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

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

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

ARTICLE V - MEMBERS

1. The members of the ASSOCIATION shall consist of all of the record owners of UNITS. Membership shall be established as to each UNIT upon the recording of a DECLARATION, or any amendment to a DECLARATION, submitting the property which includes the UNIT to the CONDOMINIUM FORM OF OWNERSHIP. Upon the transfer of ownership of fee title to, or fee interest in, a UNIT, whether by conveyance, devise, judicial decree, foreclosure, or otherwise, and upon the recordation amongst the public records in the county in which the CONDOMINIUM is located of the deed or other instrument establishing the acquisition and designating the UNIT affected thereby, the new UNIT OWNER designated in such deed or other instrument shall thereupon become a member of the ASSOCIATION, and the membership of the prior UNIT OWNER as to the UNIT designated shall be terminated, provided, however, that the ASSOCIATION shall not have the responsibility or obligation of recognizing any such change in membership until it has been delivered a true copy of the applicable deed or other instrument, or is otherwise informed of the transfer of ownership of the UNIT. Prior to the recording of any DECLARATION, the subscribers to these ARTICLES shall be the members of the ASSOCIATION.

2. The share of each member in the funds and assets of the ASSOCIATION, the COMMON ELEMENTS and the COMMON SURPLUS, and any membership in this

ASSOCIATION, cannot be assigned, hypothecated or transferred in any manner except as an appurtenance to the UNIT for which that membership is established.

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

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

5. In the event the ASSOCIATION operates more than one CONDOMINIUM, membership in the ASSOCIATION may be divided into classes for each such CONDOMINIUM pursuant to the BYLAWS, so that matters relating to only one CONDOMINIUM will be voted upon only by the members who own UNITS in the CONDOMINIUM.

ARTICLE VI - TERM OF EXISTENCE

The ASSOCIATION shall have perpetual existence.

ARTICLE VII - SUBSCRIBERS

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

B. L. MARTZ	W. R. HARRIS	E. C. JENSEN
10235 West Sample Road	10235 West Sample Road	10235 West Sample Road
Suite 200	Suite 200	Suite 200
Coral Springs, FL 33065	Coral Springs, FL 33065	Coral Springs, FL 33065

ARTICLE VIII - DIRECTORS

1. The property, business and affairs of the ASSOCIATION shall be managed by a BOARD which shall consist of not less than three (3) directors, and which shall always be an odd number. The BYLAWS may provide for a method of determining the number of directors from time to time. In the absence of a determination as to the number of directors, the BOARD shall consist of three (3) directors. Directors are not required to be members of the ASSOCIATION.

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

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

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

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

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

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

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

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

4. Within sixty (60) days after the members other than the DEVELOPER are entitled to elect one or more directors, the ASSOCIATION shall call, and give not less than thirty (30) days or more than forty (40) days notice of, a meeting of members to elect the directors which the members are then entitled to elect. The meeting may be called and the notice given by any UNIT OWNER if the ASSOCIATION fails to do so. Thereafter, the directors which the members are entitled to elect shall be elected at the annual meeting of the members.

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

6. In the event the ASSOCIATION operates more than one CONDOMINIUM, the BYLAWS may provide a means by which the BOARD will be comprised of at least one UNIT OWNER from each CONDOMINIUM operated by the ASSOCIATION, unless no UNIT OWNER from a CONDOMINIUM is nominated and/or is able and willing to serve as a director.

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

B. L. MARTZ	W. R. HARRIS	E. C. JENSEN
10235 West Sample Road	10235 West Sample Road	10235 West Sample Road
Suite 200	Suite 200	Suite 200
Coral Springs, FL 33065	Coral Springs, FL 33065	Coral Springs, FL 33065

ARTICLE IX - OFFICERS

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

President.....	B. L. MARTZ
Vice-President.....	W. R. HARRIS
Secretary/Treasurer.....	E. C. JENSEN

ARTICLE X - INDEMNIFICATION

1. The ASSOCIATION shall indemnify any person who was or is a party, or is threatened to be made a party, to any threatened, pending or contemplated action, suit or proceeding, whether civil, criminal, administrative or investigative (other than an action by or in the right of the ASSOCIATION) by reason of the fact that he is or was a director, employee, officer or agent of the ASSOCIATION, against expenses (including attorneys' fees and appellate attorneys' fees), judgments, fines and amounts paid in settlement actually and reasonably incurred by him in connection with the action, suit or proceeding if he acted in good faith and in a manner he reasonably believed to be in, or not opposed to, the best interest of the ASSOCIATION; and with respect to any criminal action or proceeding, if he had no reasonable cause to believe his conduct was unlawful; except, that no indemnification shall be made in respect to any claim, issue or matter as to which such person shall have been adjudged to be liable for gross negligence or willful misfeasance or malfeasance in the

performance of his duty to the ASSOCIATION unless and only to the extent that the court in which the action or suit was brought shall determine, upon application, that despite the adjudication of liability, but in view of all the circumstances of the case, such person is fairly and reasonably entitled to indemnity for such expenses which the court shall deem proper. The termination of any action, suit or proceeding by judgment, order, settlement, conviction, or upon a plea of nolo contendere or its equivalent, shall not, in and of itself, create a presumption that the person did not act in good faith and in a manner which he reasonably believed to be in, or not opposed to, the best interest of the ASSOCIATION; and with respect to any criminal action or proceeding, that he had no reasonable cause to believe that his conduct was unlawful.

2. To the extent that a director, officer, employee or agent of the ASSOCIATION has been successful on the merits or otherwise in defense of any action, suit or proceeding referred to in Paragraph 1 above, or in defense of any claim, issue or matter therein, he shall be indemnified against expenses (including attorneys' fees and appellate attorneys' fees) actually and reasonably incurred by him in connection therewith.

3. Any indemnification under Paragraph 1 above (unless ordered by a court) shall be made by the ASSOCIATION only as authorized in the specific case upon a determination that indemnification of the director, officer, employee or agent is proper under the circumstances because he has met the applicable standard of conduct set forth in Paragraph 1 above. Such determination shall be made (a) by the BOARD by a majority vote of a quorum consisting of directors who were not parties to such action, suit or proceeding, or (b) if such quorum is not obtainable or, even if obtainable, if a quorum of disinterested directors so directs, by independent legal counsel in written opinion, or (c) by approval of the members.

4. Expenses incurred in defending a civil or criminal action, suit or proceeding may be paid by the ASSOCIATION in advance of the final disposition of such action, suit or proceeding as authorized by the BOARD in the specific case upon receipt of an undertaking by or on behalf of the directors, officer, employee or agent to repay such amount unless it shall ultimately be determined that he is entitled to be indemnified by the ASSOCIATION as authorized herein.

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

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

ARTICLE XI - BYLAWS

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

ARTICLE XII - AMENDMENTS

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

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

2. A resolution for the adoption of a proposed amendment may be proposed either by a majority of the BOARD or by not less than one-third (1/3) of the members. Directors and members not present in person or by proxy at any meeting considering an amendment may express their approval in writing, provided that such written approval is delivered to the secretary or to a director prior to, or within thirty (30) days after, the meeting. Approval of an amendment must be by not less than a majority of the votes of the entire membership of the ASSOCIATION.

3. Notwithstanding anything contained herein to the contrary, so long as the DEVELOPER is entitled to appoint any director, or holds for sale in the ordinary course of business any UNIT which will be ultimately operated by the ASSOCIATION, including a UNIT in any phase contemplated by a DECLARATION, the DEVELOPER shall have the right to unilaterally amend these ARTICLES without the joinder or approval of the BOARD or any member, and no amendment to these ARTICLES shall be effective without the written approval of the DEVELOPER.

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

5. No amendment to these ARTICLES shall be made which discriminates against any UNIT OWNER(S), or affects less than all of the UNIT OWNERS within a CONDOMINIUM, without the written approval of all of the UNIT OWNERS so discriminated against or affected. In the event the ASSOCIATION operates more than one CONDOMINIUM, no amendment to these ARTICLES shall be made which discriminates against the UNIT OWNERS in any CONDOMINIUM(S), or affects the UNIT OWNERS in less than all of the CONDOMINIUMS operated by the ASSOCIATION, without the written approval of a majority of the UNIT OWNERS within the CONDOMINIUM(S) so discriminated against or affected. No amendment to these ARTICLES shall be made which would discriminate against, or affect, the future rights of any UNIT OWNER in any CONDOMINIUM which may be constructed on any portion of the property described in Exhibit "A", without the written approval of the owner of the property on which the CONDOMINIUM(S) so discriminated against or affected may be constructed. No amendment shall be made deleting any portion of the property described in Exhibit "A" of these ARTICLES without the written approval of the owner of the property which is intended to be deleted.

6. A copy of each amendment shall be filed with the Secretary of State pursuant to the provisions of the applicable Florida statutes, and a copy certified by the Secretary of State shall be recorded in the public records of the county in which the CONDOMINIUM is located.

ARTICLE XIII

INITIAL REGISTERED OFFICE ADDRESSES AND NAME OF REGISTERED AGENT

The initial registered office of the ASSOCIATION shall be at 2514 Hollywood Boulevard, Hollywood, Florida 33020. The initial registered agent of the ASSOCIATION at that address is Steven I. Engel.

WHEREFORE, the subscribers, and the initial registered agent, have af-
fixed their signatures on this 20th day of October, 1981.

B. L. Martz

B. L. MARTZ, Subscriber

W. R. Harris

W. R. HARRIS, Subscriber

E. C. Jensen

E. C. JENSEN, Subscriber

Steven I. Engel

STEVEN I. ENGEL, Registered Agent

STATE OF FLORIDA)
COUNTY OF BROWARD) SS:

The foregoing instrument was acknowledged before me this 20th day of
October, 1981, by B. L. Martz, W. R. Harris and E. C. Jensen, as sub-
scribers, and Steven I Engel, as registered agent.

Judson Howard Morrison
NOTARY PUBLIC, State of Florida at Large

My Commission expires:

Notary Public, State of Florida at Large
My Commission Expires July 17, 1982
Bonds by American Fidelity & Guaranty Company

(Notary Seal)



THIS INSTRUMENT PREPARED BY: ERIC A. SIMON, ESQ.
Goldberg, Young, Goldberg & Borkson, P.A.
2801 East Commercial Boulevard
Fort Lauderdale, Florida 33308

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EXHIBIT "A"
OF
ARTICLES OF INCORPORATION OF LAKEWOOD VILLAGE CONDOMINIUM ASSOCIATION, INC.

LEGAL DESCRIPTION

Parcel A, of the Plat of LAKEWOOD VILLAGE OF CORAL SPRINGS, according to the Plat thereof, recorded in Plat Book 108, Page 17, of the Public Records of Broward County, Florida

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BYLAWS
OF
LAKEWOOD VILLAGE CONDOMINIUM ASSOCIATION, INC.
a Florida corporation not-for-profit

1. GENERAL PROVISIONS.

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

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

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

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

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

1.06 Conflict with ARTICLES. In the event of any conflict between these BYLAWS and the ARTICLES, the ARTICLES shall control.

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

2. MEMBERSHIP IN GENERAL.

2.01 Qualification. Pursuant to the ARTICLES, all of the record owners of UNITS in a CONDOMINIUM operated by the ASSOCIATION shall be members of the ASSOCIATION. Membership for each UNIT shall be established upon the recording of a DECLARATION or any amendment thereto, submitting the UNIT to the CONDOMINIUM FORM OF OWNERSHIP. Prior to the recording of a DECLARATION, the subscribers shall be the members of the ASSOCIATION, but their membership shall terminate upon the recording of a DECLARATION.

2.02 Changes in Membership. The transfer of the ownership of any UNIT, either voluntarily or by operation of law, shall automatically terminate the membership of the prior owner, and the transferee or new owner shall automatically become a member of the ASSOCIATION. It shall be the responsibility of any such transferor and transferee of a UNIT to notify the ASSOCIATION of any change in the ownership of any UNIT, and the corresponding change in any membership, by delivering to the ASSOCIATION a copy of the deed or other instrument of conveyance which establishes a transfer of ownership. In the absence of such notification, the ASSOCIATION shall not be obligated to recognize any change in membership or ownership of a UNIT for purposes of notice, voting, ASSESSMENTS, or for any other purpose.

2.03 Member Register. The secretary of the ASSOCIATION shall maintain a register in the office of the ASSOCIATION showing the names and addresses of the members of the ASSOCIATION. It shall be the obligation of each member of the ASSOCIATION to advise the secretary of any change of address of the member, or of the change of ownership of the member's UNIT, as set forth EXHIBIT F TO DECLARATION OF CONDOMINIUM OF LAKEWOOD VILLAGE OF CORAL SPRINGS, A CONDOMINIUM

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above. Any member who mortgages his UNIT shall notify the ASSOCIATION of the name and address of his mortgagee and shall file a copy of the mortgage and underlying promissory note with the ASSOCIATION. Any member who satisfies the mortgage encumbering his UNIT shall also notify the ASSOCIATION thereof, and shall file a copy of the satisfaction of mortgage with the ASSOCIATION. The names and addresses of any such mortgagee shall also be maintained in the member register.

2.04 Inspection of Books and Records. The records of the ASSOCIATION shall be open to inspection by UNIT OWNERS or their authorized representatives, and all holders, insurers or guarantors of any first mortgage encumbering a UNIT, upon request, during normal business hours or under other reasonable circumstances. Such records of the ASSOCIATION shall include current copies of the DECLARATION, ARTICLES, BYLAWS, the Rules and Regulations of the ASSOCIATION, and any amendments thereto, any contracts entered into by the ASSOCIATION, and the books, records and financial statements of the ASSOCIATION.

3. MEMBERSHIP VOTING

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

3.02 Majority Vote and Quorum Requirements.

3.02.01 The acts approved by a majority of the votes present in person or by proxy at a meeting at which a quorum is present shall be binding upon all members and UNIT OWNERS for all purposes, except where otherwise provided by law, in any DECLARATION, in the ARTICLES, or in these BYLAWS. Unless otherwise so provided, at any regular or special meeting, the presence in person or by proxy of persons entitled to cast the votes for a majority of the UNITS operated by the ASSOCIATION shall constitute a quorum.

3.02.02 In the event any meeting is adjourned or continued to another time because a quorum is not present at such meeting, then and in that event, the quorum requirements provided heretofore shall be reduced to be the presence in person or by proxy of persons entitled to cast the votes for one-third (1/3) of the UNITS operated by the ASSOCIATION at the adjourned meeting, and the acts approved by a majority of the votes present in person or by proxy at such adjourned meeting at which such reduced quorum exists shall be binding upon all members and UNIT OWNERS for all purposes, except where otherwise provided by law, in any DECLARATION, in the ARTICLES, or in these BYLAWS. This reduction of the quorum requirement shall apply only if the BOARD sends notice of the adjourned meeting to the members as elsewhere provided, which notice must specifically provide that the quorum requirement will be reduced at the adjourned meeting.

3.03 Determination as to Voting Rights.

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

3.03.02 In the event any UNIT is owned by more than one person or by an entity, the person entitled to cast the vote for the UNIT shall be designated by a certificate signed by all of the record owners of the UNIT, or by the president of the corporate owner in the case of a UNIT owned by a corporation, and filed with the secretary of the ASSOCIATION. The person designated by such certificate, in the absence of a revocation of same, shall be conclusively deemed to be the person entitled to cast the vote for the UNIT at any meeting. In the absence of such certificate, or in the event the person designated in such certificate does not appear at a meeting in person or by proxy, the vote for the UNIT may be cast at any meeting by any co-owner of the UNIT provided, however, that in the event a dispute arises between the co-owners as to how the vote for the UNIT shall be cast, or in the event the co-owners are unable to concur in their decision upon any subject requiring a vote, they shall lose their right to cast the vote for the UNIT on the matter

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being voted upon at that meeting, but their membership shall be counted for purposes of determining the existence of a quorum. For purposes of this paragraph, the principals or partners of any entity (other than a corporation) owning a UNIT shall be deemed co-owners of the UNIT, and the directors and officers of a corporation owning a UNIT shall be deemed co-owners of the UNIT.

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

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

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

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

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

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

3.06 Loss of Voting Rights. In recognition of the importance to the ASSOCIATION of having all members pay, on a timely basis, all ASSESSMENTS, if, at the time of any meeting of the members, or at the time any vote or action is to be taken by the members, any member is more than 30 days delinquent in the payment of any ASSESSMENT, or in the payment of any other monies owed to the ASSOCIATION, subject to the discretion of the BOARD, the vote for the UNIT of such delinquent member may not be cast until all such ASSESSMENTS and monies are paid in full. The treasurer, or such other person or entity charged with the responsibility of collecting ASSESSMENTS, shall, at the commencement of any meeting, certify to the person conducting the meeting which members are current in the payment of ASSESSMENTS and other monies owed, and which members, due to default in the payment of same, may be ineligible to cast the vote for their respective UNITS. Any member so ineligible to vote who attends any meeting shall be counted for purposes of determining whether a quorum exists, notwithstanding the fact he may not have the right to vote on any matter at such meeting.

3.07 Multiple CONDOMINIUMS. In the event the ASSOCIATION operates more than one CONDOMINIUM, matters relating to the ASSOCIATION as a whole, or which affect the rights and interests of all, or substantially all, of the UNIT OWNERS in all of the CONDOMINIUMS operated by the ASSOCIATION, shall be voted on by the membership at large. Any matter relating to only one or more CONDOMINIUM(S), which does not affect the ASSOCIATION as a whole or the rights and interests of UNIT OWNERS in any other CONDOMINIUM operated by the ASSOCIATION, shall be voted upon by the members owning Units in the CONDOMINIUM(S) to

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which the matter relates, and in that event, the presence in person or by proxy of persons entitled to cast the votes for a majority of the UNITS in such CONDOMINIUM(S) shall constitute a quorum. If any meeting is adjourned for lack of a quorum, the quorum requirement at an adjourned meeting may be reduced to one-third (1/3) of the votes in accordance with Paragraph 3.02.02 of these BYLAWS. The decision as to whether a matter should be voted upon by UNIT OWNERS in less than all of the CONDOMINIUMS operated by the ASSOCIATION, or by the membership at large, shall be determined by the BOARD, and their determination, in the absence of bad faith, shall be conclusive.

4. MEMBERSHIP MEETINGS

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

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

4.03 Notices. Written notice stating the place, day and hour of any meeting and, in the case of a special meeting, the purpose or purposes for which the meeting is called, shall be given to each member entitled to vote at such meeting not less than 14 nor more than 60 days before the date of the meeting, by or at the direction of the president, the secretary or the officer or persons calling the meeting. Notice of any meeting where ASSESSMENTS against UNIT OWNERS are to be considered for any reason shall specifically contain a statement that ASSESSMENTS will be considered and the nature of any such ASSESSMENTS. A copy of the notice shall be posted in a conspicuous place on the property of each CONDOMINIUM at least 14 days prior to any meeting. Unless a member waives in writing his right to receive notice of a meeting by mail, the notice of any meeting shall be sent by mail to each member, and a Post Office certificate of mailing shall be obtained as to each member and retained by the ASSOCIATION as proof of such mailing. For the purpose of determining members entitled to notice of, or to vote at, any meeting of the members of the ASSOCIATION, or in order to make a determination of the members for any other purpose, the BOARD shall be entitled to rely upon the member register as same exists ten days prior to the giving of the notice of any meeting, and the BOARD shall not be required to take into account any changes in membership occurring after that date but may, in their sole and absolute discretion, do so. Notwithstanding the foregoing, if a UNIT is owned by more than one person or by an entity, only one notice shall be required to be given with respect to the UNIT, which may be given to any co-owner as defined in Paragraph 3.03.02 of these BYLAWS. Notice to any member or co-owner shall be sent to the UNIT of such member or co-owner, unless the UNIT OWNER(S) of the UNIT otherwise request.

4.04 Waiver of Notice. Whenever any notice is required to be given to any member under the provisions of the ARTICLES or these BYLAWS, or as otherwise provided by law, a waiver thereof in writing signed by the person or persons entitled to such notice, whether before or after the time stated therein, shall be equivalent to the giving of such notice. Attendance of a member at a meeting shall constitute a waiver of notice of such meeting, except when the member objects at the beginning of the meeting to the transaction of any business because the meeting is not lawfully called or convened.

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

4.06 Special Meetings. Special meetings of the members may be called at any time by any director, the president, or at the request, in writing, by not less than 25% of the members, or as otherwise provided by law. Such request shall state the purpose of the proposed meeting. Business transacted at all special meetings shall be confined to the subjects stated in the notice of meeting. Notice of any special meeting shall be given by the secretary, or

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other officer of the ASSOCIATION, to all of the members within thirty (30) days after same is duly called, and the meeting shall be held within forty-five (45) days after same is duly called.

4.07 Adjournments. Any meeting may be adjourned or continued by a majority vote of the members present in person or by proxy and entitled to vote, or if no member entitled to vote is present, then any officer of the ASSOCIATION, may adjourn the meeting from time to time. If any meeting is adjourned or continued to another time or place, it shall not be necessary to give any notice of the adjourned meeting, if the time and place to which the meeting is adjourned are announced at the meeting at which the adjournment is taken, and any business may be transacted at the adjourned meeting that might have been transacted at the original meeting. If the time and place to which the meeting is adjourned are announced at the meeting at which the adjournment is taken, notice of the adjourned meeting may be given to members not present at the original meeting, without giving notice to the members which were present at such meeting. Notwithstanding the foregoing, if a meeting is adjourned for lack of a quorum, notice of the adjourned meeting must be given to all members in order for the quorum requirement at the adjourned meeting to be reduced pursuant to Paragraph 3.02.02 of these BYLAWS.

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

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

- 4.09.01 Determination of chairman of the meeting;
- 4.09.02 Calling of the roll and certifying of proxies;
- 4.09.03 Proof of notice of meeting or waiver of notice;
- 4.09.04 Reading and disposal of any unapproved minutes;
- 4.09.05 Election of inspectors of election;
- 4.09.06 Determination of number of directors;
- 4.09.07 Election of directors;
- 4.09.08 Reports of directors, officers or committees;
- 4.09.09 Unfinished business;
- 4.09.10 New business; and
- 4.09.11 Adjournment

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

4.11 Actions Without a Meeting. Any action required or permitted to be taken at any annual or special meeting of the members of the ASSOCIATION, may be taken without a meeting, without prior notice, and without a vote if a consent in writing, setting forth the action so taken, shall be signed by the members having not less than the minimum number of votes that would be necessary to authorize or take such action at a meeting at which all members entitled to vote thereon were present and voted. Within ten days after obtaining such authorization by written consent, notice shall be given to those members who have not consented in writing. The notice shall fairly summarize the material features of the authorized action. If a UNIT is owned by more than one person or by a corporation, the consent for such UNIT need only be signed by one person who would be entitled to cast the vote for the UNIT as a co-owner pursuant to Paragraph 3.03.02 of these BYLAWS.

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4.12 Multiple CONDOMINIUMS. In the event the ASSOCIATION operates more than one CONDOMINIUM, and in the event pursuant to Paragraph 3.07 of these BYLAWS, the owners of UNITS within less than all of the CONDOMINIUMS would be entitled to vote on any matter for which a special meeting is called, only the members owning UNITS within such CONDOMINIUM(S) shall be entitled to notice and to attend such meeting.

5. DIRECTORS

5.01 Membership.

5.01.01 The affairs of the ASSOCIATION shall be managed by a BOARD of not less than three nor more than seven directors. So long as the DEVELOPER is entitled to appoint any director pursuant to the ARTICLES, the number of directors will be determined, and may be changed from time to time, by the DEVELOPER by written notice to the BOARD. After the DEVELOPER is no longer entitled to appoint any director, the number of directors may be changed at any meeting where the members are to elect any directors (i) by the then existing BOARD, if prior to such meeting of the members the BOARD votes to change the number of directors and such change is indicated in the notice of the meeting sent to the members, or (ii) by the members at the meeting prior to the election of directors. If the number of directors on the BOARD is not changed, then the number of directors shall be the same as the number on the BOARD prior to such meeting (plus any unfilled vacancies created by the death, resignation or removal of a director). In any event there shall always be an odd number of directors.

5.01.02 Multiple CONDOMINIUMS. Except with respect to directors appointed by the DEVELOPER, if the ASSOCIATION operates more than one CONDOMINIUM, until such time as one director is elected or appointed from each CONDOMINIUM, no two directors shall be elected or appointed from any one CONDOMINIUM, unless (i) no person from a CONDOMINIUM is nominated at a meeting to elect directors, or (ii) no person nominated from a CONDOMINIUM is able or willing to serve. For purposes of this Paragraph, any UNIT OWNER, or any person who is deemed a co-owner of a UNIT pursuant to Paragraph 3.03.02 of these BYLAWS, shall be "from the CONDOMINIUM" in which the UNIT is located.

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

5.02.01 Within sixty days after the members other than the DEVELOPER are entitled to elect any directors, as provided in the CONDOMINIUM ACT and the ARTICLES, or within sixty (60) days after the DEVELOPER notifies the ASSOCIATION that it waives its right to appoint one or more directors, the ASSOCIATION shall call, and give not less than thirty (30) days' nor more than forty (40) days' notice of, a special meeting of the members to elect any directors the members are then entitled to elect, or to replace the appropriate number of directors previously appointed by the DEVELOPER. Such special meeting may be called and the notice given by any member if the ASSOCIATION fails to do so. At such special meeting the members shall be required to elect any directors which they are entitled to elect, and if they fail to do so any directors appointed by DEVELOPER which would have been replaced by any directors elected by the members may resign without further liability or obligation to the ASSOCIATION. In the event such a special meeting is called and held, at the meeting the members may elect not to hold the next annual meeting of the members if such next annual meeting would be less than four (4) months after the date of the special meeting, and upon such election the next annual meeting of the members shall not be held.

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

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

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5.02.04 The election of directors by the members shall be by ballot (unless dispensed with by unanimous consent) and by a plurality of the votes cast, each member voting being entitled to cast his votes for each of as many nominees as there are vacancies to be filled. There shall be no cumulative voting.

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

5.04 Organizational Meeting. The newly elected BOARD shall meet for the purposes of organization, the election of officers and the transaction of other business immediately after their election or within ten (10) days of same at such place and time as shall be fixed by the directors at the meeting at which they were elected, and no further notice of the organizational meeting shall be necessary.

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

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

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

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

5.09 Quorum and Manner of Acting. A majority of the directors determined in the manner provided in these BYLAWS shall constitute a quorum for the transaction of any business at a meeting of the BOARD. The act of the majority of the directors present at a meeting at which a quorum is present shall be the act of the BOARD, unless the act of a greater number of directors

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is required by statute, the CONDOMINIUM ACT, a DECLARATION, the ARTICLES, or by these BYLAWS. A director may join by written concurrence in any action taken at a meeting of the BOARD but such concurrence may not be used for the purposes of creating a quorum.

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

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

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

- 5.12.01 Calling of role;
- 5.12.02 Proof of due notice of meeting;
- 5.12.03 Reading and disposal of any unapproved minutes;
- 5.12.04 Reports of officers and committees;
- 5.12.05 Election of officers;
- 5.12.06 Unfinished business;
- 5.12.07 New business; and
- 5.12.08 Adjournment

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

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

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

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

5.16.01 Any director other than a director appointed by the DEVELOPER may be removed by majority vote of the remaining directors, if such director (a) has been absent for the last three consecutive BOARD meetings, and/or adjournments and continuances of such meetings; or (b) is a UNIT OWNER and

has been delinquent for more than thirty (30) days after written notice in the payment of ASSESSMENTS or other monies owed to the ASSOCIATION.

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

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

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

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

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

5.20.01 The operation, care, upkeep and maintenance of COMMON ELEMENTS and of any property owned by the ASSOCIATION.

5.20.02 The determination of the expenses required for the operation of a CONDOMINIUM and the ASSOCIATION.

5.20.03 The collection of ASSESSMENTS from UNIT OWNERS required to pay same.

5.20.04 The employment and dismissal of personnel necessary for the maintenance and operation of the COMMON ELEMENTS.

5.20.05 The adoption and amendment of rules and regulations covering the details of the operation and use of CONDOMINIUM PROPERTY.

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

5.20.07 Purchasing, leasing or otherwise acquiring UNITS in the name of the ASSOCIATION, or its designee.

5.20.08 Purchasing UNITS at foreclosure or other judicial sales, in the name of the ASSOCIATION or its designee.

5.20.09 Selling, leasing, mortgaging, or otherwise dealing with UNITS acquired by, and subleasing UNITS leased by, the ASSOCIATION or its designee.

5.20.10 The organization of corporations to act as designees of the ASSOCIATION in acquiring title to UNITS or leasing UNITS by the ASSOCIATION.

5.20.11 Obtaining and reviewing insurance.

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

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

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

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

5.20.16 Borrowing money on behalf of the ASSOCIATION when required in connection with the operation, care, upkeep, and maintenance of the COMMON ELEMENTS; provided, however, that (i) the consent of the UNIT OWNERS of at least two-thirds (2/3) of the UNITS, obtained at a meeting duly called and held for such purpose in accordance with the provisions of these BYLAWS, shall be required for the borrowing of any sum in excess of \$10,000.00; and (ii) no lien to secure repayment of any sum borrowed may be created on any UNIT without the consent of the owner of such UNIT. If any sum borrowed by the BOARD on behalf of the ASSOCIATION pursuant to authority contained in this subparagraph 5.20.16 is not repaid by the ASSOCIATION, a UNIT OWNER, who pays to the creditor a proportion thereof equal to his percentage interest in the COMMON ELEMENTS, shall be entitled to obtain from the creditor a release of any judgment or other lien which said creditor shall have filed or shall have the right to file against the UNIT OWNER'S UNIT.

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

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

5.20.19 Suspending the right of any UNIT OWNER to use the recreational facilities of any CONDOMINIUM operated by the ASSOCIATION, so long as said UNIT OWNER is delinquent in the payment of ASSESSMENTS.

5.20.20 Imposing a lawful fee in connection with the approval of the transfer, lease, sale or sublease of UNITS not exceeding Fifty (\$50) Dollars.

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

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

5.20.23 Acquiring and entering into agreements whereby the ASSOCIATION acquires leaseholds, memberships, and other possessory or use interests in lands or facilities, whether or not contiguous to the lands of a CONDOMINIUM operated by the ASSOCIATION, intended to provide for the enjoyment, recreation, or other use and benefit of the UNIT OWNERS, and declaring expenses in connection therewith to be COMMON EXPENSES; all in such form and in such manner as may be deemed by the BOARD to be in the best interest of the ASSOCIATION; and the participation in the acquisition of any interest in lands or facilities for the foregoing purposes may be direct or indirect, meaning, without limiting the generality of the foregoing, by direct ownership of land or acquisition of stock in a corporation owning land.

6. OFFICERS.

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

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

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

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

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

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

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6.07 The Treasurer. The treasurer shall have custody of all property of the ASSOCIATION, including funds, securities, and evidences of indebtedness. He shall keep books of account for the ASSOCIATION in accordance with good accounting practices, which, together with substantiating papers, shall be made available to the BOARD for examination at reasonable times. He shall submit a Treasurer's Report to the BOARD at reasonable intervals and shall perform all other duties incident to the office of treasurer. He shall collect all ASSESSMENTS and shall report to the BOARD the status of collections as requested.

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

7. FINANCES AND ASSESSMENTS.

7.01 Adoption of the Budget.

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

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

7.01.03 If an adopted budget requires ASSESSMENTS against UNIT OWNERS (members) in any fiscal or calendar year exceeding 115% of ASSESSMENTS for the preceding year, the BOARD, upon written application of 10% of the members to the BOARD, shall call a special meeting of the members within thirty (30) days after the presentation of such application, upon not less than ten (10) days' written notice to each member. At the special meeting so called, UNIT OWNERS shall consider and ratify the budget, or enact an alternate budget, by a vote of not less than a majority of all members. In the alternative, the BOARD may propose any budget to the UNIT OWNERS at a meeting of the members or in writing, and if the budget or proposed budget is approved by the UNIT OWNERS at the meeting or by a majority of all UNIT OWNERS in writing, the budget shall be adopted. In determining whether ASSESSMENTS exceed 115% of similar ASSESSMENTS in prior years, any authorized provisions for reasonable reserves for repair or replacement of the CONDOMINIUM PROPERTY, expenses by the ASSOCIATION which are not anticipated to be incurred on a regular or annual basis, or ASSESSMENTS for betterments to any CONDOMINIUM PROPERTY shall be excluded from the computation. However, as long as the DEVELOPER is in control of the

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BOARD, the BOARD shall not impose an ASSESSMENT for any year greater than 115% of the prior fiscal or calendar year's ASSESSMENT without approval of a majority of all of the UNIT OWNERS.

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

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

7.02 ASSESSMENTS and ASSESSMENT Roll.

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

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

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

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

7.04 Application of Payments and Comingling of Funds. All sums collected by the ASSOCIATION from ASSESSMENTS may be comingled in a single fund or divided into more than one fund, as determined by the BOARD. However, in the event the ASSOCIATION operates more than one CONDOMINIUM, a separate fund shall be established for each such CONDOMINIUM, and the portion of all sums collected by the ASSOCIATION for expenses relating only to that CONDOMINIUM shall be kept in such fund.

7.05 Accounting Records and Reports. The ASSOCIATION shall maintain accounting records for each CONDOMINIUM it operates, according to good accounting practices. The records shall be open to inspection by UNIT OWNERS and INSTITUTIONAL MORTGAGEES or their authorized representatives, at reasonable times, and written summaries of the reports shall be supplied at least annually to UNIT OWNERS or their authorized representatives. The records shall include, but not be limited to, (a) a record of all receipts and expenditures, and (b) the ASSESSMENT roll of the members referred to above. The BOARD may, and upon the vote of a majority of the members shall, conduct an audit of the accounts of the ASSOCIATION by a public accountant, and if such an audit is made, a copy of the report shall be furnished to each member, or their authorized representative, within fifteen days after same is completed.

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

7.07 Fidelity Bonds. Fidelity bonds shall be required to be maintained by the ASSOCIATION for all directors, officers, trustees and employees of the ASSOCIATION and all other persons handling or responsible for funds of or administered by the ASSOCIATION. Where the ASSOCIATION has delegated some or all of the responsibility for the handling of funds to a management agent or company, bonding will also be required for such agent's or company's, officers, employees and agents handling or responsible for funds of, or administered on behalf of, the ASSOCIATION.

8. PARLIAMENTARY RULES

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

9. AMENDMENTS.

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

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

9.02 Initiation. A resolution to amend these BYLAWS may be proposed either by any director, or by or at the direction of ten (10%) percent or more of the members of the ASSOCIATION. No BYLAW shall be revised or amended by reference to its title or number only. Proposals to amend existing

BYLAWS shall contain the full text of the BYLAWS to be amended; new words shall be inserted in the text underlined, and words to be deleted shall be lined through with hyphens. However, if the proposed change is so extensive that this procedure would hinder, rather than assist, the understanding of the proposed amendment, it is not necessary to use underlining and hyphens as indicators of words added or deleted, but, instead, a notation must be inserted immediately preceding the proposed amendment in substantially the following language: "Substantial rewording of Bylaw. See Bylaw _____ for present text." Non-material errors or omissions in the BYLAW process shall not invalidate an otherwise properly promulgated amendment.

9.03 Adoption of Amendments.

9.03.01 A resolution for the adoption of the proposed amendment shall be adopted either: (a) by unanimous vote of all of the directors; or (b) by not less than a majority of the votes of the entire membership of the ASSOCIATION, provided, however, that any amendment relating only to a particular CONDOMINIUM operated by the ASSOCIATION need only be approved by a majority of the votes of the members residing in such CONDOMINIUM. Any amendment approved by the members may provide that the BOARD may not further amend, modify or repeal such amendment.

9.03.02 Notwithstanding the foregoing, so long as the DEVELOPER is entitled to elect any director of the ASSOCIATION, or holds for sale in the ordinary course of business any UNIT which will be ultimately operated by the ASSOCIATION, including a UNIT in any phase contemplated by a DECLARATION, the DEVELOPER shall have the right to unilaterally amend these BYLAWS without the joinder or approval of the BOARD or any member, and no amendment to these BYLAWS shall be effective without the written approval of the DEVELOPER.

9.04 No amendment shall make any changes in the qualification for membership nor in the voting rights or property rights of members without approval by all of the members and the joinder of all record owners of mortgages upon the UNITS. No amendment shall be made that is in conflict with the CONDOMINIUM ACT, a DECLARATION, or the ARTICLES. Prior to the closing of the sale of all UNITS that will be ultimately operated by the ASSOCIATION, including UNITS in all phases in a CONDOMINIUM as contemplated by its DECLARATION, no amendment shall make any changes which would in any way affect any of the rights, privileges, powers or options herein provided in favor of, or reserved to, the DEVELOPER, unless the DEVELOPER shall join in the execution of the amendment, including, but not limited to, any right of the DEVELOPER to appoint directors.

9.05 No amendment to these BYLAWS shall be made which discriminates against any UNIT OWNER(S), or affects less than all of the UNIT OWNERS within a CONDOMINIUM, without the written approval of all of the UNIT OWNERS so discriminated against or affected. In the event the ASSOCIATION operates more than one CONDOMINIUM, no amendment to these BYLAWS shall be made which discriminates against the UNIT OWNERS in any CONDOMINIUM(S), or affects the UNIT OWNERS in less than all of the CONDOMINIUMS operated by the ASSOCIATION, without the written approval of a majority of the UNIT OWNERS within the CONDOMINIUM(S) so discriminated against or affected. No amendment to these BYLAWS shall be made which would discriminate against, or affect, the future rights of any UNIT OWNER in any CONDOMINIUM which may be constructed on any portion of the property described in Exhibit "A" of the ARTICLES, without the written approval of the owner of the property on which the CONDOMINIUM(S) so discriminated against or affected may be constructed.

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

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

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11. MISCELLANEOUS.

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

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

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

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

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

The foregoing was adopted as the BYLAWS of the ASSOCIATION at the First Meeting of the BOARD on the 17th day of December, 1974.

By: B. L. Watt, President

By: E. C. Jensen, Secretary

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

9003 REC 8 67

EAS:14(CONDO 3)
11/23/81(2)

RECORD & RETURN TO:
Goldberg, Young, Goldberg & Bakken, P.A.
2801 E. Commercial Boulevard
Fort Lauderdale, Florida 33308

81-324343

AMENDMENT TO DECLARATION OF CONDOMINIUM

OF

LAKEWOOD VILLAGE OF CORAL SPRINGS, A CONDOMINIUM, ADDING PHASES 2 and 3

THIS AMENDMENT to Declaration of Condominium, is made by M.A.P. LAKEWOOD VILLAGE, INC., a Florida corporation ("DEVELOPER").

P R E A M B L E :

LAKEWOOD VILLAGE OF CORAL SPRINGS, A CONDOMINIUM, was created by the Declaration of Condominium of LAKEWOOD VILLAGE OF CORAL SPRINGS, A CONDOMINIUM (the "DECLARATION"), recorded in Official Records Book 9901, Page 801, of the Public Records of Broward County, Florida. In Paragraph 22 of the DECLARATION, DEVELOPER reserved the right to add one or more additional phases to the CONDOMINIUM, pursuant to Florida statutes, Section 718.403.

DEVELOPER now desires to amend the DECLARATION to add Phases 2 and 3 to the CONDOMINIUM, which Phases are located on the lands described in Exhibit "D," Pages 1 and 2 of the DECLARATION.

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

1. Attached hereto as Exhibit "C" is the legal description of the land which constitutes Phases 2 and 3, and a survey of the land and a graphic description of the improvements in which UNITS are located and a plot plan thereof that, together with the DECLARATION, are in sufficient detail to identify the COMMON ELEMENTS and each UNIT and their relative locations and approximate dimensions, in Phases 2 and 3. Exhibit "C" of the DECLARATION is hereby amended by adding thereto Exhibit "C" of this Amendment, and the fee simple title to the property described in Exhibit "C" of this Amendment are hereby submitted to the CONDOMINIUM FORM OF OWNERSHIP as part of the CONDOMINIUM. Accordingly, the complete legal description of the land now comprising the CONDOMINIUM, and the complete survey of the land and graphic description of the improvements in which UNITS are located and plot plan thereof that, together with the DECLARATION, are in sufficient detail to identify the COMMON ELEMENTS and each UNIT and their relative locations and approximate dimensions, in the entire CONDOMINIUM as hereby amended by adding Phases 2 and 3, now consists of Exhibit "C" of the DECLARATION and Exhibit "C" of this Amendment.

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2. With this Amendment, there are a total of 48 UNITS in the CONDOMINIUM. Accordingly, pursuant to Paragraph 8 of the DECLARATION, each UNIT OWNER in the CONDOMINIUM now owns an undivided share in the COMMON ELEMENTS appurtenant to his UNIT, which share will equal 1/48. This undivided interest may be diluted as additional phases, and UNITS, are added to the CONDOMINIUM pursuant to Paragraph 22 of the DECLARATION.

3. Except as the DECLARATION is expressly or impliedly amended as provided herein, all of the terms and provisions of the DECLARATION shall remain in full force and effect. In particular, and without limitation, nothing contained herein shall be deemed to affect or modify the rights and privileges of DEVELOPER as provided in Paragraphs 22 and 23 of the DECLARATION with respect to any phases or lands now heretofore or herein added to the CONDOMINIUM.

IN WITNESS WHEREOF, the DEVELOPER, M.A.P. LAKEWOOD VILLAGE, INC., has caused this Amendment to Declaration of Condominium to be executed this 24th day of November, 1981.

WITNESSES:

M.A.P. LAKEWOOD VILLAGE, INC.,
a Florida corporation

Paul C. Southworth
E. C. Jensen

By:

B. L. Matz, its president

STATE OF FLORIDA }
COUNTY OF BROWARD } SS:

The foregoing instrument was acknowledged before me this 24 day of November, 1981, by B. L. Matz, President of M.A.P. LAKEWOOD VILLAGE, INC., a Florida corporation, on behalf of the corporation.

Donna E. Hall
NOTARY PUBLIC, State of Florida at Large

My Commission Expires:

(Notary Seal)

Notary Public, State of Florida
My Commission Expires March 15, 1983
Notary Seal - Notary Public, State of Florida

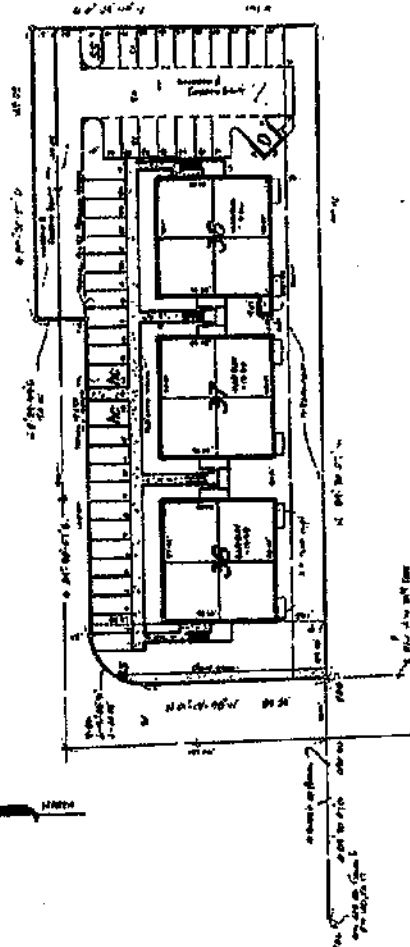
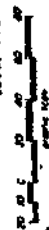
This instrument prepared by: Eric A. Simon
GOLDBERG, YOUNG, GOLDBERG & BORKSON, P.A.
2881 East Commercial Boulevard
Fort Lauderdale, Florida 33308

REC 9909 MAR 6 44

DENNIS A. MOORE, INC.
Surveyors - Engineers - Planners
7620 Miles Road Suite-A
Caret Springs, Florida - 33065
(305) 752-1900

**SURVEY PLOT PLAN AND GRAPHIC DESCRIPTION
OF IMPROVEMENTS
EXHIBIT - C
TO THE DECLARATION
OF
CONDOMINIUM**

**"LAKEWOOD VILLAGE OF CORAL SPRINGS.
A CONDOMINIUM"
Phase Two**



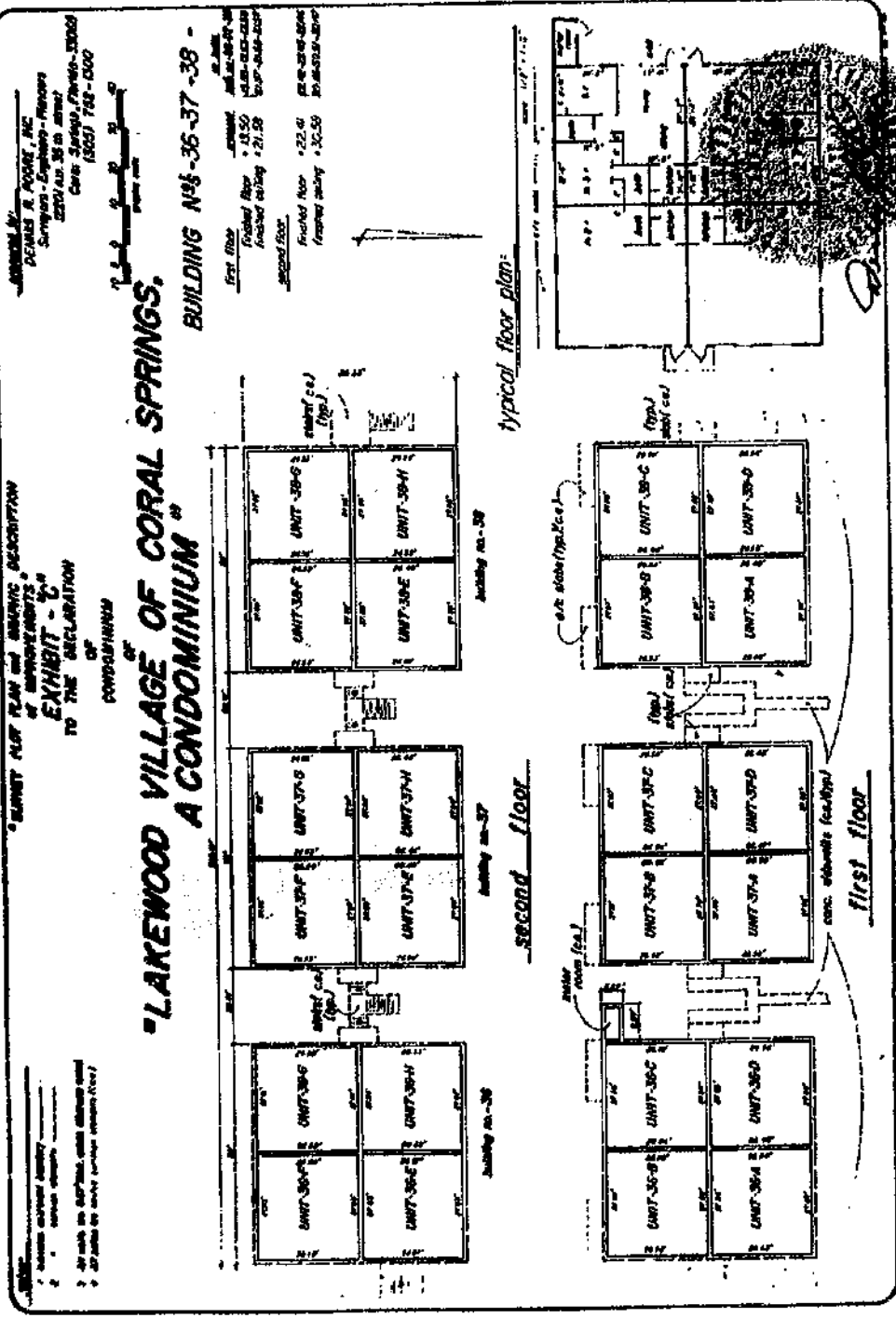
2. Chapman 1984 1985 1986 1987 1988 1989 1990 1991 1992 1993 1994 1995 1996 1997 1998 1999 2000 2001 2002 2003 2004 2005 2006 2007 2008 2009 2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024 2025 2026 2027 2028 2029 2030 2031 2032 2033 2034 2035 2036 2037 2038 2039 2040 2041 2042 2043 2044 2045 2046 2047 2048 2049 2050 2051 2052 2053 2054 2055 2056 2057 2058 2059 2060 2061 2062 2063 2064 2065 2066 2067 2068 2069 2070 2071 2072 2073 2074 2075 2076 2077 2078 2079 2080 2081 2082 2083 2084 2085 2086 2087 2088 2089 2090 2091 2092 2093 2094 2095 2096 2097 2098 2099 2100 2101 2102 2103 2104 2105 2106 2107 2108 2109 2110 2111 2112 2113 2114 2115 2116 2117 2118 2119 2120 2121 2122 2123 2124 2125 2126 2127 2128 2129 2130 2131 2132 2133 2134 2135 2136 2137 2138 2139 2140 2141 2142 2143 2144 2145 2146 2147 2148 2149 2150 2151 2152 2153 2154 2155 2156 2157 2158 2159 2160 2161 2162 2163 2164 2165 2166 2167 2168 2169 2170 2171 2172 2173 2174 2175 2176 2177 2178 2179 2180 2181 2182 2183 2184 2185 2186 2187 2188 2189 2190 2191 2192 2193 2194 2195 2196 2197 2198 2199 2200 2201 2202 2203 2204 2205 2206 2207 2208 2209 2210 2211 2212 2213 2214 2215 2216 2217 2218 2219 2220 2221 2222 2223 2224 2225 2226 2227 2228 2229 2230 2231 2232 2233 2234 2235 2236 2237 2238 2239 2240 2241 2242 2243 2244 2245 2246 2247 2248 2249 2250 2251 2252 2253 2254 2255 2256 2257 2258 2259 2260 2261 2262 2263 2264 2265 2266 2267 2268 2269 2270 2271 2272 2273 2274 2275 2276 2277 2278 2279 2280 2281 2282 2283 2284 2285 2286 2287 2288 2289 2290 2291 2292 2293 2294 2295 2296 2297 2298 2299 2300 2301 2302 2303 2304 2305 2306 2307 2308 2309 2310 2311 2312 2313 2314 2315 2316 2317 2318 2319 2320 2321 2322 2323 2324 2325 2326 2327 2328 2329 2330 2331 2332 2333 2334 2335 2336 2337 2338 2339 2340 2341 2342 2343 2344 2345 2346 2347 2348 2349 2350 2351 2352 2353 2354 2355 2356 2357 2358 2359 2360 2361 2362 2363 2364 2365 2366 2367 2368 2369 2370 2371 2372 2373 2374 2375 2376 2377 2378 2379 2380 2381 2382 2383 2384 2385 2386 2387 2388 2389 2390 2391

DATE	DESCRIPTION	AMOUNT	BALANCE
1950 12 31	Balance	100.00	100.00
1951 1 1	Interest	1.00	101.00
1951 2 1	Interest	1.00	102.00
1951 3 1	Interest	1.00	103.00
1951 4 1	Interest	1.00	104.00
1951 5 1	Interest	1.00	105.00
1951 6 1	Interest	1.00	106.00
1951 7 1	Interest	1.00	107.00
1951 8 1	Interest	1.00	108.00
1951 9 1	Interest	1.00	109.00
1951 10 1	Interest	1.00	110.00
1951 11 1	Interest	1.00	111.00
1951 12 1	Interest	1.00	112.00
1952 1 1	Interest	1.00	113.00
1952 2 1	Interest	1.00	114.00
1952 3 1	Interest	1.00	115.00
1952 4 1	Interest	1.00	116.00
1952 5 1	Interest	1.00	117.00
1952 6 1	Interest	1.00	118.00
1952 7 1	Interest	1.00	119.00
1952 8 1	Interest	1.00	120.00
1952 9 1	Interest	1.00	121.00
1952 10 1	Interest	1.00	122.00
1952 11 1	Interest	1.00	123.00
1952 12 1	Interest	1.00	124.00
1953 1 1	Interest	1.00	125.00
1953 2 1	Interest	1.00	126.00
1953 3 1	Interest	1.00	127.00
1953 4 1	Interest	1.00	128.00
1953 5 1	Interest	1.00	129.00
1953 6 1	Interest	1.00	130.00
1953 7 1	Interest	1.00	131.00
1953 8 1	Interest	1.00	132.00
1953 9 1	Interest	1.00	133.00
1953 10 1	Interest	1.00	134.00
1953 11 1	Interest	1.00	135.00
1953 12 1	Interest	1.00	136.00
1954 1 1	Interest	1.00	137.00
1954 2 1	Interest	1.00	138.00
1954 3 1	Interest	1.00	139.00
1954 4 1	Interest	1.00	140.00
1954 5 1	Interest	1.00	141.00
1954 6 1	Interest	1.00	142.00
1954 7 1	Interest	1.00	143.00
1954 8 1	Interest	1.00	144.00
1954 9 1	Interest	1.00	145.00
1954 10 1	Interest	1.00	146.00
1954 11 1	Interest	1.00	147.00
1954 12 1	Interest	1.00	148.00
1955 1 1	Interest	1.00	149.00
1955 2 1	Interest	1.00	150.00
1955 3 1	Interest	1.00	151.00
1955 4 1	Interest	1.00	152.00
1955 5 1	Interest	1.00	153.00
1955 6 1	Interest	1.00	154.00
1955 7 1	Interest	1.00	155.00
1955 8 1	Interest	1.00	156.00
1955 9 1	Interest	1.00	157.00
1955 10 1	Interest	1.00	158.00
1955 11 1	Interest	1.00	159.00
1955 12 1	Interest	1.00	160.00
1956 1 1	Interest	1.00	161.00
1956 2 1	Interest	1.00	162.00
1956 3 1	Interest	1.00	163.00
1956 4 1	Interest	1.00	164.00
1956 5 1	Interest	1.00	165.00
1956 6 1	Interest	1.00	166.00
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1958 12 1	Interest	1.00	196.00
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1959 2 1	Interest	1.00	198.00
1959 3 1	Interest	1.00	199.00
1959 4 1	Interest	1.00	200.00
1959 5 1	Interest	1.00	201.00
1959 6 1	Interest	1.00	202.00
1959 7 1	Interest	1.00	203.00
1959 8 1	Interest	1.00	204.00
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1973 12 1	Interest	1.00	376.00
1974 1 1	Interest	1.00	377.00
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STANLEY & SONS, INC.
Lumber & Building Materials
1000 10th St. N.E.
Atlanta, Georgia 30309

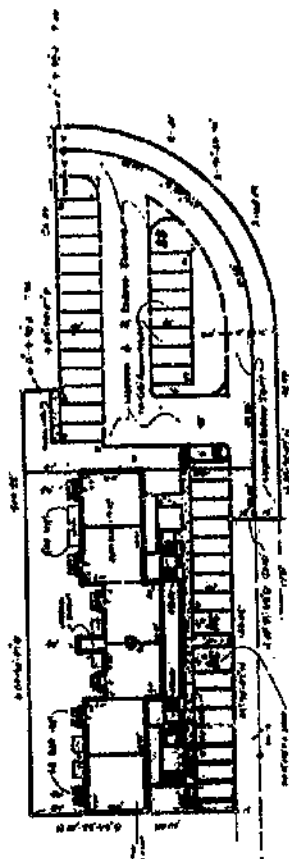
1. The first step in the process is to identify the problem or issue that needs to be addressed. This involves gathering information and understanding the context of the problem.



RESEARCH INC.
DESIGNS & MODEL, INC.
Surveyors • Engineers • Planners
7000 White Road Suite A
Carol Springs, Florida 33005
(305) 752-1500

**"LAKEWOOD VILLAGE OF CORAL SPRINGS
A CONDOMINIUM"**

phase three



STANDARD FORM NO. 64

1100 100% 200% 300% 400% 500% 600% 700% 800% 900% 1000% 1100% 1200% 1300% 1400% 1500% 1600% 1700% 1800% 1900% 2000% 2100% 2200% 2300% 2400% 2500% 2600% 2700% 2800% 2900% 3000% 3100% 3200% 3300% 3400% 3500% 3600% 3700% 3800% 3900% 4000% 4100% 4200% 4300% 4400% 4500% 4600% 4700% 4800% 4900% 5000% 5100% 5200% 5300% 5400% 5500% 5600% 5700% 5800% 5900% 6000% 6100% 6200% 6300% 6400% 6500% 6600% 6700% 6800% 6900% 7000% 7100% 7200% 7300% 7400% 7500% 7600% 7700% 7800% 7900% 8000% 8100% 8200% 8300% 8400% 8500% 8600% 8700% 8800% 8900% 9000% 9100% 9200% 9300% 9400% 9500% 9600% 9700% 9800% 9900% 10000% 10100% 10200% 10300% 10400% 10500% 10600% 10700% 10800% 10900% 11000% 11100% 11200% 11300% 11400% 11500% 11600% 11700% 11800% 11900% 12000% 12100% 12200% 12300% 12400% 12500% 12600% 12700% 12800% 12900% 13000% 13100% 13200% 13300% 13400% 13500% 13600% 13700% 13800% 13900% 14000% 14100% 14200% 14300% 14400% 14500% 14600% 14700% 14800% 14900% 15000% 15100% 15200% 15300% 15400% 15500% 15600% 15700% 15800% 15900% 16000% 16100% 16200% 16300% 16400% 16500% 16600% 16700% 16800% 16900% 17000% 17100% 17200% 17300% 17400% 17500% 17600% 17700% 17800% 17900% 18000% 18100% 18200% 18300% 18400% 18500% 18600% 18700% 18800% 18900% 19000% 19100% 19200% 19300% 19400% 19500% 19600% 19700% 19800% 19900% 20000% 20100% 20200% 20300% 20400% 20500% 20600% 20700% 20800% 20900% 21000% 21100% 21200% 21300% 21400% 21500% 21600% 21700% 21800% 21900% 22000% 22100% 22200% 22300% 22400% 22500% 22600% 22700% 22800% 22900% 23000% 23100% 23200% 23300% 23400% 23500% 23600% 23700% 23800% 23900% 24000% 24100% 24200% 24300% 24400% 24500% 24600% 24700% 24800% 24900% 25000% 25100% 25200% 25300% 25400% 25500% 25600% 25700% 25800% 25900% 26000% 26100% 26200% 26300% 26400% 26500% 26600% 26700% 26800% 26900% 27000% 27100% 27200% 27300% 27400% 27500% 27600% 27700% 27800% 27900% 28000% 28100% 28200% 28300% 28400% 28500% 28600% 28700% 28800% 28900% 29000% 29100% 29200% 29300% 29400% 29500% 29600% 29700% 29800% 29900% 30000% 30100% 30200% 30300% 30400% 30500% 30600% 30700% 30800% 30900% 31000% 31100% 31200% 31300% 31400% 31500% 31600% 31700% 31800% 31900% 32000% 32100% 32200% 32300% 32400% 32500% 32600% 32700% 32800% 32900% 33000% 33100% 33200% 33300% 33400% 33500% 33600% 33700% 33800% 33900% 34000% 34100% 34200% 34300% 34400% 34500% 34600% 34700% 34800% 34900% 35000% 35100% 35200% 35300% 35400% 35500% 35600% 35700% 35800% 35900% 36000% 36100% 36200% 36300% 36400% 36500% 36600% 36700% 36800% 36900% 37000% 37100% 37200% 37300% 37400% 37500% 37600% 37700% 37800% 37900% 38000% 38100% 38200% 38300% 38400% 38500% 38600% 38700% 38800% 38900% 39000% 39100% 39200% 39300% 39400% 39500% 39600% 39700% 39800% 39900% 40000% 40100% 40200% 40300% 40400% 40500% 40600% 40700% 40800% 40900% 41000% 41100% 41200% 41300% 41400% 41500% 41600% 41700% 41800% 41900% 42000% 42100% 42200% 42300% 42400% 42500% 42600% 42700% 42800% 42900% 43000% 43100% 43200% 43300% 43400% 43500% 43600% 43700% 43800% 43900% 44000% 44100% 44200% 44300% 44400% 44500% 44600% 44700% 44800% 44900% 45000% 45100% 45200% 45300% 45400% 45500% 45600% 45700% 45800% 45900% 46000% 46100% 46200% 46300% 46400% 46500% 46600% 46700% 46800% 46900% 47000% 47100% 47200% 47300% 47400% 47500% 47600% 47700% 47800% 47900% 48000% 48100% 48200% 48300% 48400% 48500% 48600% 48700% 48800% 48900% 49000% 49100% 49200% 49300% 49400% 49500% 49600% 49700% 49800% 49900% 50000% 50100% 50200% 50300% 50400% 50500% 50600% 50700% 50800% 50900% 51000% 51100% 51200% 51300% 51400% 51500% 51600% 51700% 51800% 51900% 52000% 52100% 52200% 52300% 52400% 52500% 52600% 52700% 52800% 52900% 53000% 53100% 53200% 53300% 53400% 53500% 53600% 53700% 53800% 53900% 54000% 54100% 54200% 54300% 54400% 54500% 54600% 54700% 54800% 54900% 55000% 55100% 55200% 55300% 55400% 55500% 55600% 55700% 55800% 55900% 56000% 56100% 56200% 56300% 56400% 56500% 56600% 56700% 56800% 56900% 57000% 57100% 57200% 57300% 57400% 57500% 57600% 57700% 57800% 57900% 58000% 58100% 58200% 58300% 58400% 58500% 58600% 58700% 58800% 58900% 59000% 59100% 59200% 59300% 59400% 59500% 59600% 59700% 59800% 59900% 6

THE INFORMATION that the "New York Times" has published concerning the alleged "Communist" activities of the Chinese Embassy in Washington, D. C., is being widely discussed in the Chinese community in this country. The Chinese community in this country is being informed that the Chinese Embassy in Washington, D. C., is being investigated by the Federal Bureau of Investigation (FBI) for alleged "Communist" activities. The Chinese community in this country is being informed that the Chinese Embassy in Washington, D. C., is being investigated by the Federal Bureau of Investigation (FBI) for alleged "Communist" activities. The Chinese community in this country is being informed that the Chinese Embassy in Washington, D. C., is being investigated by the Federal Bureau of Investigation (FBI) for alleged "Communist" activities.

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OFF REC 9809 PAGE 547

BUILDING No. 9

finished ceiling = 30.59

5-1 = 5 1/2 4000

first floor

REC- 8909 MAR 64 8

EAS/om(COND03)
1/16/81(1)

WILL CALL
RECORD & RETURN TO: EAS/CA
Goldberg, Young, Goldberg & Borkson, P.A.
2881 E. Commercial Boulevard
Fort Lauderdale, Florida 33308

81-327921

AMENDMENT TO DECLARATION OF CONDOMINIUM

OF

LAKEWOOD VILLAGE OF CORAL SPRINGS, A CONDOMINIUM, ADDING PHASE 4

THIS AMENDMENT to Declaration of Condominium, is made by M.A.P. LAKEWOOD VILLAGE, INC., a Florida corporation ("DEVELOPER").

P R E A M B L E :

LAKEWOOD VILLAGE OF CORAL SPRINGS, A CONDOMINIUM, was created by the Declaration of Condominium of LAKEWOOD VILLAGE OF CORAL SPRINGS, A CONDOMINIUM (the "DECLARATION"), recorded in Official Records Book 9903, Page 801, of the Public Records of Broward County, Florida. In Paragraph 22 of the DECLARATION, DEVELOPER reserved the right to add one or more additional phases to the CONDOMINIUM, pursuant to Florida statutes, Section 718.403.

The following phases have heretofore been added to the CONDOMINIUM pursuant to various amendments to the DECLARATION, which amendments are recorded in the Official Records Book and Pages of the Public Records of Broward County, Florida, set forth below for the respective phases:

<u>Phase</u>	<u>ORB</u>	<u>Page</u>
2 and 3	9910	452

Official Records Book and Page where
the amendment to the DECLARATION
adding the Phase is recorded

DEVELOPER now desires to further amend the DECLARATION to add Phase 4 to the CONDOMINIUM, which Phase is located on the lands described in Exhibit "D," Page 3, of the DECLARATION.

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

1. Attached hereto as Exhibit "C" is the legal description of the land which constitutes Phase 4, and a survey of the land and a graphic description of the improvements in which UNITS are located and a plot plan thereof that, together with the DECLARATION, are in sufficient detail to identify the COMMON

81 DEC 2 PM 12 38

REC
9915 PAGE 960

ELEMENTS and each UNIT and their relative locations and approximate dimensions, in Phase 4. Exhibit "C" of the DECLARATION is hereby amended by adding thereto Exhibit "C" of this Amendment, and the ^{fee simple title to the property} ~~lands~~ described in Exhibit "C" of this Amendment is hereby submitted to the CONDOMINIUM FORM OF OWNERSHIP as part of the CONDOMINIUM. Accordingly, the complete legal description of the land now comprising the CONDOMINIUM, and the complete survey of the land and graphic description of the improvements in which UNITS are located and plot plan thereof that, together with the DECLARATION, are in sufficient detail to identify the COMMON ELEMENTS and each UNIT and their relative locations and approximate dimensions, in the entire CONDOMINIUM as hereby amended by adding Phase 4, now consists of Exhibit "C" of the DECLARATION, Exhibit "C" of the amendments to the DECLARATION referred to above, and Exhibit "C" of this Amendment.

2. With this Amendment, there are a total of 72 UNITS in the CONDOMINIUM. Accordingly, pursuant to Paragraph 8 of the DECLARATION, each UNIT OWNER in the CONDOMINIUM now owns an undivided share in the COMMON ELEMENTS appurtenant to his UNIT, which share will equal 1/72. This undivided interest may be diluted as additional phases, and UNITS, are added to the CONDOMINIUM pursuant to Paragraph 22 of the DECLARATION.

3. Except as the DECLARATION is expressly or impliedly amended as provided herein, all of the terms and provisions of the DECLARATION shall remain in full force and effect. In particular, and without limitation, nothing contained herein shall be deemed to affect or modify the rights and privileges of DEVELOPER as provided in Paragraphs 22 and 23 of the DECLARATION with respect to any phases or lands now heretofore or herein added to the CONDOMINIUM.

IN WITNESS WHEREOF, the DEVELOPER, M.A.P. LAKEWOOD VILLAGE, INC., has caused this Amendment to Declaration of Condominium to be executed this 1st day of December, 1981.

WITNESSES:

M.A.P. LAKEWOOD VILLAGE, INC.,
a Florida corporation

Randall C. Sautterland
E. L. Jensen

By: B. J. W. [Signature]
President



REC 9915PM 961

STATE OF FLORIDA }
COUNTY OF BROWARD }: SS:

The foregoing instrument was acknowledged before me this 1st day of December, 1981, by B.L. Frosty, President of M.A.P. LAKEWOOD VILLAGE, INC., a Florida corporation, on behalf of the corporation.

Susan (Horn) Hammers
NOTARY PUBLIC, State of Florida
(Notary Seal)

My Commission Expires:

Notary Public, State of Florida
My Commission Expires July 17, 1982
Bonds by American Fire & Casualty Company



This instrument prepared by: Eric A. Simon
GOLDBERG, YOUNG, GOLDBERG & BORKSON, P.A.
2881 East Commercial Boulevard
Fort Lauderdale, Florida 33308

REC 9915 MAR 982

EXHIBIT "C"

LEGAL DESCRIPTION

PHASE 4, LAKEWOOD VILLAGE OF CORAL SPRINGS, A CONDOMINIUM

BEING A PORTION OF PARCEL "A" OF LAKEWOOD VILLAGE OF CORAL SPRINGS AS SHOWN IN PLAT BOOK 108, PAGE 17 IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID PARCEL "A"; RUNNING THENCE SOUTH 89°30'07" EAST ALONG THE SOUTH LINE OF SAID PARCEL "A" A DISTANCE OF 1008.46 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°29'53" EAST, A DISTANCE OF 125.00 FEET; THENCE SOUTH 89°30'07" EAST, A DISTANCE OF 90.93 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST; THENCE EASTERLY, NORTHEASTERLY, AND NORTHERLY ALONG SAID CURVE AN ARC DISTANCE OF 79.50 FEET (SAID CURVE HAVING A RADIUS OF 100.00 FEET AND A CENTRAL ANGLE OF 48°33'08"); THENCE SOUTH 45°03'15" EAST ALONG A LINE RADIAL TO THE LAST MENTIONED CURVE, A DISTANCE OF 22.83 FEET; THENCE SOUTH 89°30'07" EAST, A DISTANCE OF 130.00 FEET TO A POINT ON THE EAST LINE OF SAID PARCEL "A"; THENCE SOUTH 1°13'38" EAST, A DISTANCE OF 129.05 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL "A"; THENCE NORTH 89°30'07" WEST, A DISTANCE OF 312.50 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 0.886 ACRES MORE OR LESS AND SUBJECT TO ALL EASEMENTS OF RECORD.

DATE 3-22-81


DENNIS R. POORE, P.L.S. No. 2226

REF 99150963

Sheet 1 of 2

ATTEST:
DENNIS R. MOORE, INC.
Surveyors - Engineers - Planners
7000 White Road, Suite-A
Coral Springs, Florida 33066
(561) 750-1300

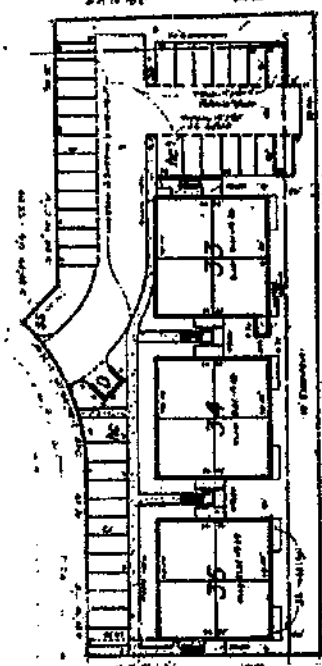
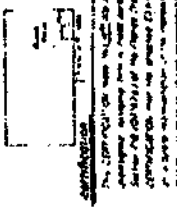
SURVEY PLOT PLAN and GRAPHIC DESCRIPTION
of IMPROVEMENTS
EXHIBIT - C
TO THE DECLARATION
OF
CONDOMINIUM
OF

"LAKEWOOD VILLAGE OF CORAL SPRINGS"
A CONDOMINIUM
phase four

Scale: 1" = 10'-0"

Legend

1	Existing Building Footprint
2	Proposed Building Footprint
3	Proposed Parking Spaces
4	Proposed Driveways
5	Proposed Walkways
6	Proposed Landscaping
7	Proposed Fencing
8	Proposed Other Improvements



By: [Signature]
[Stamp]

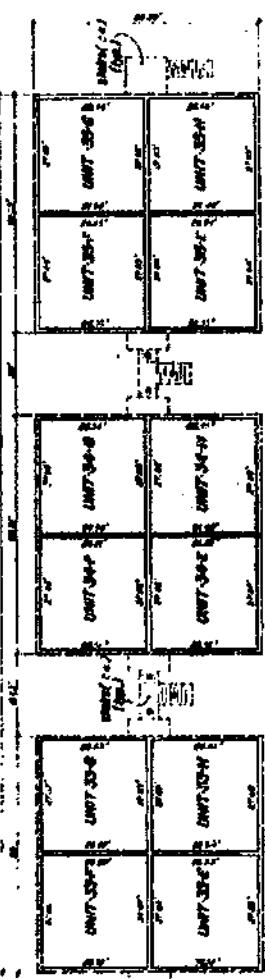
REC 0915ME964

**"SURVEY PLAN AND PLANNING DESCRIPTION
OF IMPROVEMENTS"
EXHIBIT - C
TO THE DECLARATION
OF
CONDOMINIUM**

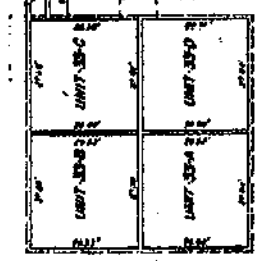
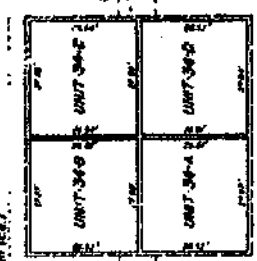
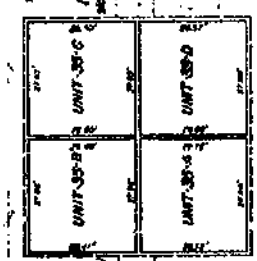
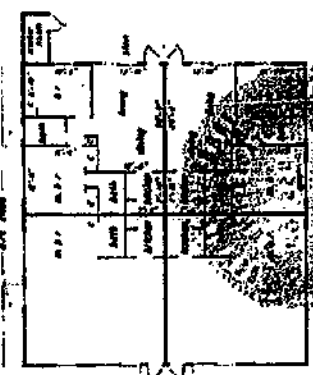
ARMSTRONG & KYLE, INC.
Surveyors - Engineers - Planners
1200 E. 1st St. Suite 100
Coral Springs, Florida 33065
(305) 732-1500

**"LAKEWOOD VILLAGE OF CORAL SPRINGS
A CONDOMINIUM"**
BUILDING Nos. 33-34-35

First Floor:
Finished floor = 13.50
Finished ceiling = 21.50
Second Floor:
Finished floor = 22.40
Finished ceiling = 30.50



typical floor plan



1981
OFFICIAL RECORD
FILED

DEF 9915-ME 965

EAS:am (CONDO3)

1/18/81(1)
81-328789

81-327921

WILL CALL

RECORD & RETURN TO: LAS/ER
Goldberg, Young, Goldberg & Berkson, P.A.
2881 E. Commercial Boulevard
Fort Lauderdale, Florida 33308

AMENDMENT TO DECLARATION OF CONDOMINIUM

OF

LAKEWOOD VILLAGE OF CORAL SPRINGS, A CONDOMINIUM, ADDING PHASE 4

THIS AMENDMENT to Declaration of Condominium, is made by M.A.P. LAKEWOOD VILLAGE, INC., a Florida corporation ("DEVELOPER").

P R E A M B L E :

LAKEWOOD VILLAGE OF CORAL SPRINGS, A CONDOMINIUM, was created by the Declaration of Condominium of LAKEWOOD VILLAGE OF CORAL SPRINGS, A CONDOMINIUM (the "DECLARATION"), recorded in Official Records Book 9903, Page 801, of the Public Records of Broward County, Florida. In Paragraph 22 of the DECLARATION, DEVELOPER reserved the right to add one or more additional phases to the CONDOMINIUM, pursuant to Florida statutes, Section 718.403.

The following phases have heretofore been added to the CONDOMINIUM pursuant to various amendments to the DECLARATION, which amendments are recorded in the Official Records Book and Pages of the Public Records of Broward County, Florida, set forth below for the respective phases:

Phase	Official Records Book and Page where the amendment to the DECLARATION adding the Phase is recorded	Page
2 and 3	9909	643

DEVELOPER now desires to further amend the DECLARATION to add Phase 4 to the CONDOMINIUM, which Phase is located on the lands described in Exhibit "D," Page 3, of the DECLARATION.

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

1. Attached hereto as Exhibit "C" is the legal description of the land which constitutes Phase 4, and a survey of the land and a graphic description of the improvements in which UNITS are located and a plot plan thereof that, together with the DECLARATION, are in sufficient detail to identify the COMMON

This document is being re-recorded to show the correct O.R. Book and page of the recording of the Amendment to DECLARATION OF CONDOMINIUM adding Phases 2 and 3.

'81 DEC 2 PM 12 38

'81 DEC 3 AM 8:38

REC 9917 PGE 609

REC 9915 PGE 960

ELEMENTS and each UNIT and their relative locations and approximate dimensions, in Phase 4. Exhibit "C" of the DECLARATION is hereby amended by adding thereto Exhibit "C" of this Amendment, and the ^{fee simple title to the property} ~~XXXXX~~ described in Exhibit "C" of this Amendment is hereby submitted to the CONDOMINIUM FORM OF OWNERSHIP as part of the CONDOMINIUM. Accordingly, the complete legal description of the land now comprising the CONDOMINIUM, and the complete survey of the land and graphic description of the improvements in which UNITS are located and plot plan thereof that, together with the DECLARATION, are in sufficient detail to identify the COMMON ELEMENTS and each UNIT and their relative locations and approximate dimensions, in the entire CONDOMINIUM as hereby amended by adding Phase 4, now consists of Exhibit "C" of the DECLARATION, Exhibit "C" of the amendments to the DECLARATION referred to above, and Exhibit "C" of this Amendment.

2. With this Amendment, there are a total of 72 UNITS in the CONDOMINIUM. Accordingly, pursuant to Paragraph B of the DECLARATION, each UNIT OWNER in the CONDOMINIUM now owns an undivided share in the COMMON ELEMENTS appurtenant to his UNIT, which share will equal $1/72$. This undivided interest may be diluted as additional phases, and UNITS, are added to the CONDOMINIUM pursuant to Paragraph 22 of the DECLARATION.

3. Except as the DECLARATION is expressly or impliedly amended as provided herein, all of the terms and provisions of the DECLARATION shall remain in full force and effect. In particular, and without limitation, nothing contained herein shall be deemed to affect or modify the rights and privileges of DEVELOPER as provided in Paragraphs 22 and 23 of the DECLARATION with respect to any phases or lands now heretofore or herein added to the CONDOMINIUM.

IN WITNESS WHEREOF, the DEVELOPER, M.A.P. LAKEWOOD VILLAGE, INC., has caused this Amendment to Declaration of Condominium to be executed this 1st day of December, 1981.

WITNESSES:

M.A.P. LAKEWOOD VILLAGE, INC.,
a Florida corporation

Randall A. Southland
E. C. Jensen

By:

B. J. [Signature]
President



REC 9917 MAR 610

REC 9915 MAR 961

STATE OF FLORIDA }
COUNTY OF BROWARD } SS:

The foregoing instrument was acknowledged before me this 10 day of December, 1981, by B. L. Moody, President of M.A.P. LAKEWOOD VILLAGE, INC., a Florida corporation, on behalf of the corporation.

Susan (Horn) Hammer
NOTARY PUBLIC, State of Florida at Large
(Notary Seal)

My Commission Expires:
Notary Public, State of Florida at Large
My Commission Expires July 17, 1982
Issued By American Sure & Casualty Company



DEF
REC 9917 PAGE 611

DEF
REC

EXHIBIT "C"

LEGAL DESCRIPTION

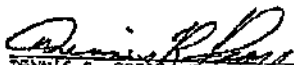
PHASE 4, LAKEWOOD VILLAGE OF CORAL SPRINGS, A CONDOMINIUM

BEING A PORTION OF PARCEL "A" OF LAKEWOOD VILLAGE OF CORAL SPRINGS AS SHOWN IN PLAT BOOK 108, PAGE 17 IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID PARCEL "A"; RUNNING THENCE SOUTH 89°30'07" EAST ALONG THE SOUTH LINE OF SAID PARCEL "A" A DISTANCE OF 1008.46 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°29'53" EAST, A DISTANCE OF 115.00 FEET; THENCE SOUTH 89°30'07" EAST, A DISTANCE OF 90.93 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST; THENCE EASTERLY, NORTHEASTERLY, AND NORTHERLY ALONG SAID CURVE AN ARC DISTANCE OF 79.50 FEET (SAID CURVE HAVING A RADIUS OF 100.00 FEET AND A CENTRAL ANGLE OF 45°33'08"); THENCE SOUTH 45°03'15" EAST ALONG A LINE RADIAL TO THE LAST MENTIONED CURVE, A DISTANCE OF 22.83 FEET; THENCE SOUTH 89°30'07" EAST, A DISTANCE OF 230.00 FEET TO A POINT ON THE EAST LINE OF SAID PARCEL "A"; THENCE SOUTH 1°13'38" EAST, A DISTANCE OF 129.05 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL "A"; THENCE NORTH 89°30'07" WEST, A DISTANCE OF 312.50 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 0.886 ACRES MORE OR LESS AND SUBJECT TO ALL EASEMENTS OF RECORD.

DATE 3-22-81


DENNIS R. POORE, F.L.S. No 2226

OFF
REC 9917 REC 612

OFF
REC 9916 REC 963

DESIGNED BY
DENNIS R. POORE, INC.
Surveyors - Engineers - Planners
7020 Wilms Road, Suite A
Coral Springs, Florida 33065
(305) 742-1500

PLAN AND GRAPHIC DESCRIPTION
OF IMPROVEMENTS
EXHIBIT - "2"
TO THE DECLARATION

OF
CONDOMINIUM
OF

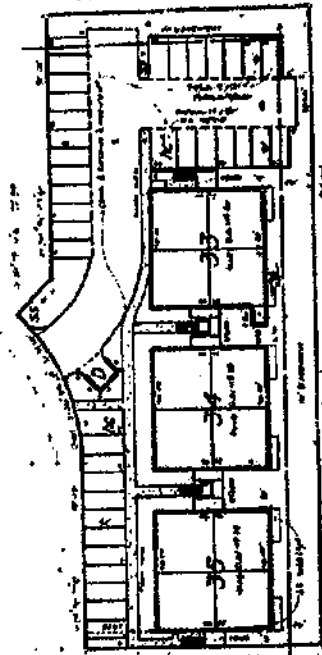
"LAKEWOOD VILLAGE OF CORAL SPRINGS"
A CONDOMINIUM
phase four

[illegible]

DATE	DESCRIPTION	AMOUNT	BALANCE
1960-12-31	Balance forward	100.00	100.00
1961-01-01	Interest on loan	1.00	101.00
1961-02-01	Interest on loan	1.00	102.00
1961-03-01	Interest on loan	1.00	103.00
1961-04-01	Interest on loan	1.00	104.00
1961-05-01	Interest on loan	1.00	105.00
1961-06-01	Interest on loan	1.00	106.00
1961-07-01	Interest on loan	1.00	107.00
1961-08-01	Interest on loan	1.00	108.00
1961-09-01	Interest on loan	1.00	109.00
1961-10-01	Interest on loan	1.00	110.00
1961-11-01	Interest on loan	1.00	111.00
1961-12-01	Interest on loan	1.00	112.00
1962-01-01	Interest on loan	1.00	113.00
1962-02-01	Interest on loan	1.00	114.00
1962-03-01	Interest on loan	1.00	115.00
1962-04-01	Interest on loan	1.00	116.00
1962-05-01	Interest on loan	1.00	117.00
1962-06-01	Interest on loan	1.00	118.00
1962-07-01	Interest on loan	1.00	119.00
1962-08-01	Interest on loan	1.00	120.00
1962-09-01	Interest on loan	1.00	121.00
1962-10-01	Interest on loan	1.00	122.00
1962-11-01	Interest on loan	1.00	123.00
1962-12-01	Interest on loan	1.00	124.00
1963-01-01	Interest on loan	1.00	125.00
1963-02-01	Interest on loan	1.00	126.00
1963-03-01	Interest on loan	1.00	127.00
1963-04-01	Interest on loan	1.00	128.00
1963-05-01	Interest on loan	1.00	129.00
1963-06-01	Interest on loan	1.00	130.00
1963-07-01	Interest on loan	1.00	131.00
1963-08-01	Interest on loan	1.00	132.00
1963-09-01	Interest on loan	1.00	133.00
1963-10-01	Interest on loan	1.00	134.00
1963-11-01	Interest on loan	1.00	135.00
1963-12-01	Interest on loan	1.00	136.00
1964-01-01	Interest on loan	1.00	137.00
1964-02-01	Interest on loan	1.00	138.00
1964-03-01	Interest on loan	1.00	139.00
1964-04-01	Interest on loan	1.00	140.00
1964-05-01	Interest on loan	1.00	141.00
1964-06-01	Interest on loan	1.00	142.00
1964-07-01	Interest on loan	1.00	143.00
1964-08-01	Interest on loan	1.00	144.00
1964-09-01	Interest on loan	1.00	145.00
1964-10-01	Interest on loan	1.00	146.00
1964-11-01	Interest on loan	1.00	147.00
1964-12-01	Interest on loan	1.00	148.00
1965-01-01	Interest on loan	1.00	149.00
1965-02-01	Interest on loan	1.00	150.00
1965-03-01	Interest on loan	1.00	151.00
1965-04-01	Interest on loan	1.00	152.00
1965-05-01	Interest on loan	1.00	153.00
1965-06-01	Interest on loan	1.00	154.00
1965-07-01	Interest on loan	1.00	155.00
1965-08-01	Interest on loan	1.00	156.00
1965-09-01	Interest on loan	1.00	157.00
1965-10-01	Interest on loan	1.00	158.00
1965-11-01	Interest on loan	1.00	159.00
1965-12-01	Interest on loan	1.00	160.00
1966-01-01	Interest on loan	1.00	161.00
1966-02-01	Interest on loan	1.00	162.00
1966-03-01	Interest on loan	1.00	163.00
1966-04-01	Interest on loan	1.00	164.00
1966-05-01	Interest on loan	1.00	165.00
1966-06-01	Interest on loan	1.00	166.00
1966-07-01	Interest on loan	1.00	167.00
1966-08-01	Interest on loan	1.00	168.00
1966-09-01	Interest on loan	1.00	169.00
1966-10-01	Interest on loan	1.00	170.00
1966-11-01	Interest on loan	1.00	171.00
1966-12-01	Interest on loan	1.00	172.00
1967-01-01	Interest on loan	1.00	173.00
1967-02-01	Interest on loan	1.00	174.00

The following is a list of the names of the persons who have been appointed to the various positions in the Department of the Interior, for the year ending June 30, 1891:

Position	Name
Secretary	John W. Foster
Assistant Secretary	John W. Foster
Chief Clerk	John W. Foster
Comptroller	John W. Foster
Surveyor General	John W. Foster
Inspector General	John W. Foster
Chief of Bureau	John W. Foster
Chief of Division	John W. Foster
Chief of Office	John W. Foster
Chief of Section	John W. Foster
Chief of Branch	John W. Foster
Chief of Detail	John W. Foster
Chief of Staff	John W. Foster
Chief of Adjutant General's Office	John W. Foster
Chief of Quartermaster General's Office	John W. Foster
Chief of Commissary General's Office	John W. Foster
Chief of Medical Department	John W. Foster
Chief of Veterinary Department	John W. Foster
Chief of Ordnance Department	John W. Foster
Chief of Artillery Department	John W. Foster
Chief of Cavalry Department	John W. Foster
Chief of Infantry Department	John W. Foster
Chief of Engineers Department	John W. Foster
Chief of Signal Corps Department	John W. Foster
Chief of Military Police Department	John W. Foster
Chief of Mounted Police Department	John W. Foster
Chief of Artillery Department	John W. Foster
Chief of Cavalry Department	John W. Foster
Chief of Infantry Department	John W. Foster
Chief of Engineers Department	John W. Foster
Chief of Signal Corps Department	John W. Foster
Chief of Military Police Department	John W. Foster
Chief of Mounted Police Department	John W. Foster



OFF REC 9917-466 613

REC 591575 964

**"SURVEY AND PLAN OF GRADING, DESCRIPTION
OF IMPROVEMENTS"
EXHIBIT "C"
TO THE DECLARATION
OF
CONDOMINIUM**

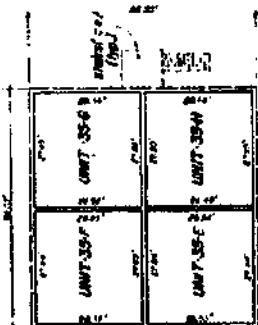
DESIGNED BY:
JENNIS R. MOORE, INC.
Survey - Grading - Plans
1200 Ave. 50th Street
Coral Springs, Florida 33068
(305) 732-5500

**"LAKEWOOD VILLAGE OF CORAL SPRINGS
A CONDOMINIUM"**

BUILDING NOS. 33-34-35

FINISH

First Floor	Second Floor
Finished floor +13.50	Finished floor +22.47
Finished ceiling +21.50	Finished ceiling +30.50
Finished wall +19.00	Finished wall +28.00



typical floor plan

second floor

first floor

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

REC 9917 MAR 6 14 REC 9915 MAR 9 65

EAS:bam(CONDO 3)
12/17/01(4)

82- 2943

AMENDMENT TO DECLARATION OF CONDOMINIUM
OF

LAKEMOOD VILLAGE OF CORAL SPRINGS, A CONDOMINIUM, ADDING PHASE 5

THIS AMENDMENT to Declaration of Condominium, is made by M.A.P. LAKEMOOD VILLAGE, INC., a Florida corporation ("DEVELOPER").

P R E A M B L E :

LAKEMOOD VILLAGE OF CORAL SPRINGS, A CONDOMINIUM, was created by the Declaration of Condominium of LAKEMOOD VILLAGE OF CORAL SPRINGS, A CONDOMINIUM (the "DECLARATION"), recorded in Official Records Book 9903, Page 801, of the Public Records of Broward County, Florida. In Paragraph 22 of the DECLARATION, DEVELOPER reserved the right to add one or more additional phases to the CONDOMINIUM, pursuant to Florida statutes, Section 718.403.

The following phases have heretofore been added to the CONDOMINIUM pursuant to various amendments to the DECLARATION, which amendments are recorded in the Official Records Book and Pages of the Public Records of Broward County, Florida, set forth below for the respective phases:

Phase
2 and 3
4

Official Records Book and Page where
the amendment to the DECLARATION
adding the Phase is recorded

ORB	Page
9909	843
9915	860
and re-recorded in	
9917	609

DEVELOPER now desires to further amend the DECLARATION to add Phase 5 to the CONDOMINIUM.

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

1. Attached hereto as Exhibit "C" is the legal description of the land which constitutes Phase 5, and a survey of the land and a graphic description of the improvements in which UNITS are located and a plot plan thereof that, together with the DECLARATION, are in sufficient detail to identify the COMMON ELEMENTS and each UNIT and their relative locations and approximate dimensions, in Phase 5. Exhibit "C" of the DECLARATION is hereby amended by adding thereto Exhibit "C" of this Amendment, and the fee simple title to the property described in Exhibit "C" of this Amendment is hereby submitted to the

PLEASE RETURN TO:
LANDMARK TITLE COMPANY
11400 W. SAMPLE ROAD
CORAL SPRINGS, FLA. 33066

82 JUN 5 AM 11 16

REF 9968ME257

106

CONDOMINIUM FORM OF OWNERSHIP as part of the CONDOMINIUM. Accordingly, the complete legal description of the land now comprising the CONDOMINIUM, and the complete survey of the land and graphic description of the improvements in which UNITS are located and plot plan thereof that, together with the DECLARATION, are in sufficient detail to identify the COMMON ELEMENTS and each UNIT and their relative locations and approximate dimensions, in the entire CONDOMINIUM as hereby amended by adding Phase 5, now consists of Exhibit "C" of the DECLARATION, Exhibit "C" of the amendments to the DECLARATION referred to above, and Exhibit "C" of this Amendment.

2. With this Amendment, there are a total of 88 UNITS in the CONDOMINIUM. Accordingly, pursuant to Paragraph 8 of the DECLARATION, each UNIT OWNER in the CONDOMINIUM now owns an undivided share in the COMMON ELEMENTS appertenant to his UNIT, which share will equal 1/88. This undivided interest may be diluted as additional phases, and UNITS, are added to the CONDOMINIUM pursuant to Paragraph 22 of the DECLARATION.

3. Except as the DECLARATION is expressly or impliedly amended as provided herein, all of the terms and provisions of the DECLARATION shall remain in full force and effect. In particular, and without limitation, nothing contained herein shall be deemed to affect or modify the rights and privileges of DEVELOPER as provided in Paragraphs 22 and 23 of the DECLARATION with respect to any phases or lands now heretofore or herein added to the CONDOMINIUM.

IN WITNESS WHEREOF, the DEVELOPER, M.A.P. LAKEWOOD VILLAGE, INC., has caused this Amendment to Declaration of Condominium to be executed this 22nd day of December, 1981.

WITNESSES:

M.A.P. LAKEWOOD VILLAGE, INC.,
a Florida corporation

Ronald L. Sattler
John Waller

By:

[Signature]
President

STATE OF FLORIDA }
COUNTY OF BROWARD } ss:

The foregoing instrument was acknowledged before me this 22nd day of December, 1981, by B. A. P. Lauder, President of M.A.P. LAKEWOOD VILLAGE, INC., a Florida corporation, on behalf of the corporation.

[Signature]
Notary Public, State of Florida at Large
My Commission Expires: 12/17/1982 (Notary Seal)
Notary Public, State of Florida at Large
My Commission Expires: 12/17/1982

This instrument prepared by: Eric A. Simon
GOLDBERG, YOUNG, GOLDBERG & BORKSON, P.A.
2001 East Commercial Boulevard
Fort Lauderdale, Florida 33308

REC 0968 MAR 25 82

RE 9860ME 259

SUBJECT: PLAT PLAN AND DECLARATION

OF IMPROVEMENTS

EXHIBIT - C

TO THE DECLARATION

OF

OF

OF

OF

"LAKEWOOD VILLAGE OF CORAL SPRINGS,"

A CONDOMINIUM

Phase Five

DEVELOPER

DEVELOPER

DEVELOPER

DEVELOPER

DEVELOPER

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EXHIBIT "C"
LEGAL DESCRIPTION

PHASE 5, LAKEWOOD VILLAGE OF CORAL SPRINGS A CONDOMINIUM

BEING A PORTION OF PARCEL "A" OF LAKEWOOD VILLAGE OF CORAL SPRINGS AS SHOWN IN PLAT BOOK 108, PAGE 17 IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID PARCEL "A"; RUNNING THENCE NORTH 1°13'38" WEST ALONG THE EAST LINE OF SAID PARCEL "A" A DISTANCE OF 427.47 FEET; THENCE SOUTH 88°46'22" WEST, A DISTANCE OF 135.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 1°13'38" EAST, A DISTANCE OF 202.24 FEET; THENCE NORTH 89°30'07" WEST, A DISTANCE OF 124.05 FEET; THENCE NORTH 1°13'38" WEST, A DISTANCE OF 223.17 FEET; THENCE NORTH 32°09'26" EAST, A DISTANCE OF 31.19 FEET; THENCE NORTH 0°38'10" WEST, A DISTANCE OF 99.23 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHWEST; THENCE EASTERLY SOUTHEASTERLY, AND SOUTHERLY ALONG SAID CURVE AN ARC DISTANCE OF 162.90 FEET (SAID CURVE HAVING A RADIUS OF 100.00 FEET AND A CENTRAL ANGLE OF 93°20'01") TO A POINT OF TANGENCY; THENCE SOUTH 1°13'38" EAST, A DISTANCE OF 50.11 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 0.903 ACRES MORE OR LESS AND SUBJECT TO ALL EASEMENTS OF RECC.

DATE 9-29-81


DENNIS R. POORE, P.L.S. NO 2226

Includes: Building 18 - 16 units.

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

RE 096800201

EAS:nd(3)
1/12/82(5)

82- 22878

AMENDMENT TO DECLARATION OF CONDOMINIUM
OF
LAKEWOOD VILLAGE OF CORAL SPRINGS, A CONDOMINIUM, ADDING PHASE 21

THIS AMENDMENT to Declaration of Condominium, is made by M.A.P. LAKEWOOD VILLAGE, INC., a Florida corporation ("DEVELOPER").

P R E A M B L E :

LAKEWOOD VILLAGE OF CORAL SPRINGS, A CONDOMINIUM, was created by the Declaration of Condominium of LAKEWOOD VILLAGE OF CORAL SPRINGS, A CONDOMINIUM (the "DECLARATION"), recorded in Official Records Book 9903, Page 801, of the Public Records of Broward County, Florida. In Paragraph 22 of the DECLARATION, DEVELOPER reserved the right to add one or more additional phases to the CONDOMINIUM, pursuant to Florida statutes, Section 718.403.

The following phases have heretofore been added to the CONDOMINIUM pursuant to various amendments to the DECLARATION, which amendments are recorded in the Official Records Book and Pages of the Public Records of Broward County, Florida, set forth below for the respective phases:

<u>Official Records Book and Page where the amendment to the DECLARATION adding the Phase is recorded</u>		
Phase	ORB	Page
2 and 3	9909	843
4	9915	960
	and re-recorded in	
	9917	609
5	9968	257

DEVELOPER now desires to further amend the DECLARATION to add Phase 21 to the CONDOMINIUM.

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

1. Attached hereto as Exhibit "C" is the legal description of the land which constitutes Phase 21, and a survey of the land and a graphic description of the improvements in which UNITS are located and a plot plan thereof that, together with the DECLARATION, are in sufficient detail to identify the COMMON ELEMENTS and each UNIT and their relative locations and approximate dimensions, in Phase 21. Exhibit "C" of the DECLARATION is hereby amended by adding thereto Exhibit "C" of this Amendment, and the fee simple title to the property described in Exhibit "C" of this Amendment is hereby submitted to the

82 JAN 28 AM 10:19

RE 10003M:235



PLEASE RETURN TO:
LANDMARK TITLE COMPANY
11400 W. SAMPLE ROAD
CORAL SPRINGS, FLA. 33063

CONDOMINIUM FORM OF OWNERSHIP as part of the CONDOMINIUM. Accordingly, the complete legal description of the land now comprising the CONDOMINIUM, and the complete survey of the land and graphic description of the improvements in which UNITS are located and plot plan thereof that, together with the DECLARATION, are in sufficient detail to identify the COMMON ELEMENTS and each UNIT and their relative locations and approximate dimensions, in the entire CONDOMINIUM as hereby amended by adding Phase 21, now consists of Exhibit "C" of the DECLARATION, Exhibit "C" of the amendments to the DECLARATION referred to above, and Exhibit "C" of this Amendment.

2. With this Amendment, there are a total of 112 UNITS in the CONDOMINIUM. Accordingly, pursuant to Paragraph 8 of the DECLARATION, each UNIT OWNER in the CONDOMINIUM now owns an undivided share in the COMMON ELEMENTS appurtenant to his UNIT, which share will equal 1/112. This undivided interest may be diluted as additional phases, and UNITS, are added to the CONDOMINIUM pursuant to Paragraph 22 of the DECLARATION.

3. Except as the DECLARATION is expressly or impliedly amended as provided herein, all of the terms and provisions of the DECLARATION shall remain in full force and effect. In particular, and without limitation, nothing contained herein shall be deemed to affect or modify the rights and privileges of DEVELOPER as provided in Paragraphs 22 and 23 of the DECLARATION with respect to any phases or lands now heretofore or herein added to the CONDOMINIUM.

IN WITNESS WHEREOF, the DEVELOPER, M.A.P. LAKEWOOD VILLAGE, INC., has caused this Amendment to Declaration of Condominium to be executed this 27th day of January, 1982.

WITNESSES:

M.A.P. LAKEWOOD VILLAGE, INC.,
a Florida corporation

Randolph Southland
John H. Harrison

By:

W. R. Harris
W. R. Harris, Vice President

STATE OF FLORIDA }
COUNTY OF BROWARD } SS:

The foregoing instrument was acknowledged before me this 27th day of JANUARY, 1982, by W. R. Harris, Vice President of M.A.P. LAKEWOOD VILLAGE, INC., a Florida corporation, on behalf of the corporation.

Lucia J. [Signature]
NOTARY PUBLIC, State of Florida at Large

My Commission Expires: August 14, 1982 (Notary Seal)

This instrument prepared by: Eric A. Simon
GOLDBERG, YOUNG, GOLDBERG & BORKSON, P.A.
2881 East Commercial Boulevard
Fort Lauderdale, Florida 33308

RE 1003 ME 236

1. *Explain the main ideas of the following books: John
a. C. F. Lewis's *Divine Reality*
b. C. F. Lewis's *Common Elements**

**"LAKEWOOD VILLAGE OF CORAL SPRINGS
A CONDOMINIUM"**

Phase Twenty - One

2. SURVEY PLAT PLAN AND GRADING &
OF IMPROVEMENTS -
EXHIBIT - C
TO THE DECLARATION

DATE 10003 MAR 28 1968
DEPT. OF DEFENSE
DISTRIBUTION STATEMENT
UNCLASSIFIED
EXCLUDED FROM AUTOMATIC
DOWNGRADING AND
DECLASSIFICATION
SCHEDULE
DOWNS & POORE, INC.
Distributors - Engineers - Architects

Partners - Engineers - Planners
7500 Wilshire Blvd., Suite A
Covett, Spang, Finkbeiner, Jones
(310) 752-1200

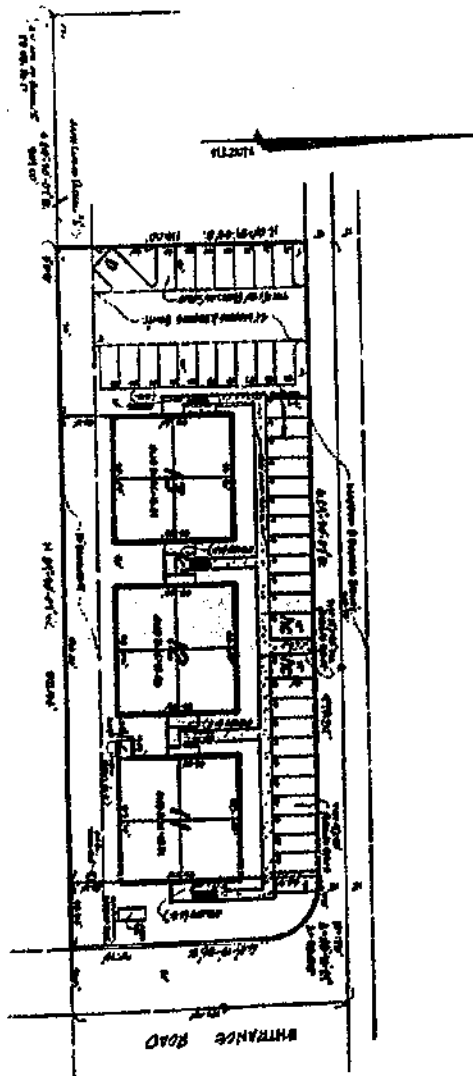
2000

2018-2019

[illegible]

**HOMER A POET, BY
SIMPSON - \$9.00**

Security of Privacy Act, 1972

[illegible]

1. Name of the building
2. Address
3. City, State, Zip
4. Name of the owner
5. Name of the architect
6. Name of the engineer

EXHIBIT 2
TO THE DECLARATION
OF
CONDOMINIUM

LAKEWOOD VILLAGE OF CORAL SPRINGS CONDOMINIUM

BUILDING NO. 11-2-13

DEVELOPER: LAKELAND, INC.
DESIGNER: LAKELAND, INC.
CONSTRUCTION: LAKELAND, INC.
DATE: 11/1/80

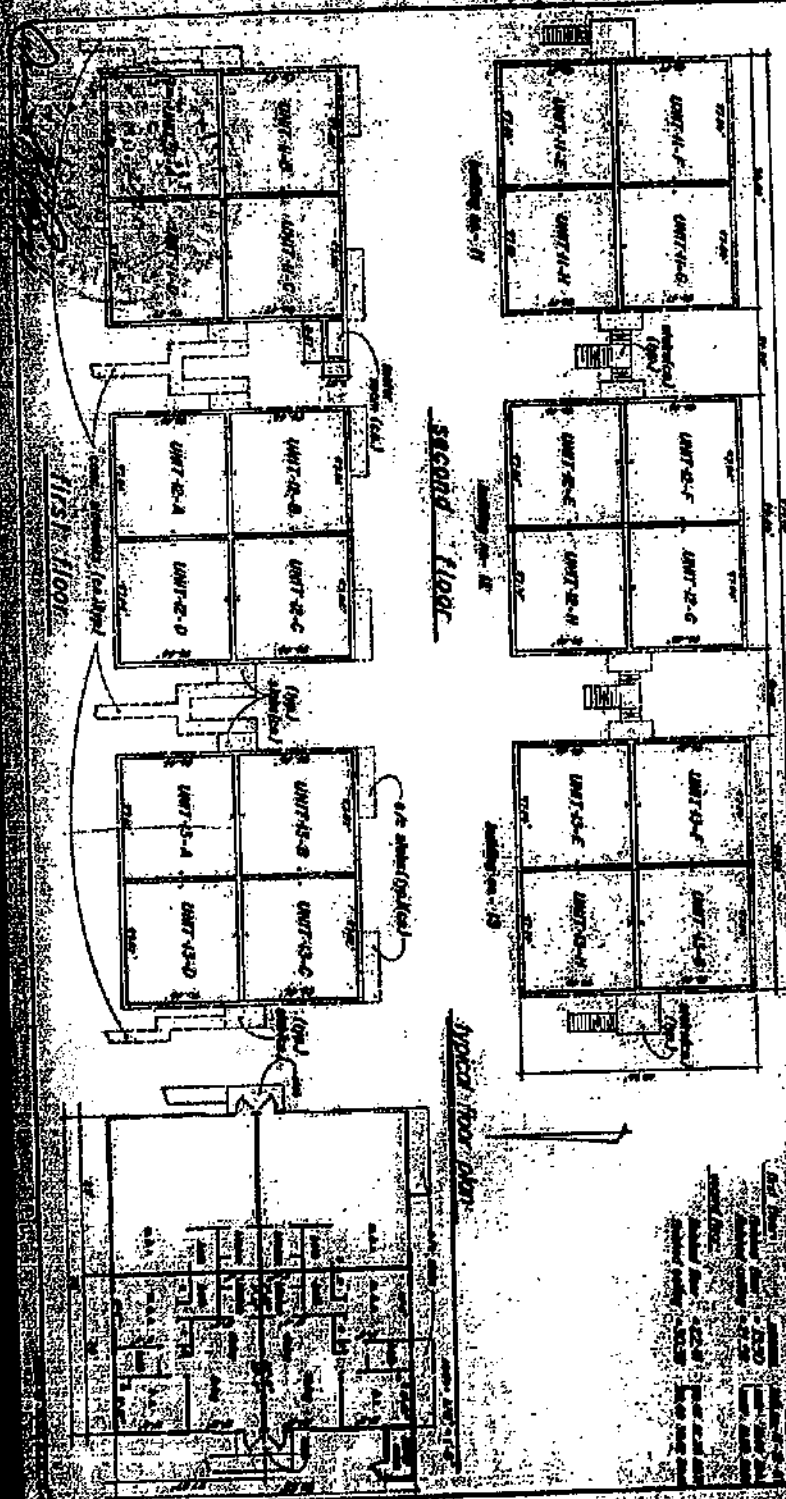


EXHIBIT "C" - LEGAL DESCRIPTION

PHASE 21, LAKEWOOD VILLAGE OF CORAL SPRINGS A CONDOMINIUM

BEING A PORTION OF PARCEL "A" OF LAKEWOOD VILLAGE OF CORAL SPRINGS AS SHOWN IN PLAT BOOK 108, PAGE 17 IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID PARCEL "A"; RUNNING THENCE SOUTH 89°30'07" EAST, A DISTANCE OF 309.00 FEET ALONG THE SOUTH LINE OF SAID PARCEL "A" TO THE POINT OF BEGINNING; RUNNING THENCE NORTH 0°29'53" EAST, A DISTANCE OF 115.00 FEET; THENCE SOUTH 89°30'07" EAST, A DISTANCE OF 293.82 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST; THENCE EASTERLY, SOUTHEASTERLY, AND SOUTHERLY ALONG SAID CURVE AN ARC DISTANCE OF 38.52 FEET (SAID CURVE HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 88°16'29") TO A POINT OF TANGENCY; THENCE SOUTH 1°13'38" EAST, A DISTANCE OF 90.79 FEET TO A POINT ON THE SOUTH LINE OF SAID PARCEL "A"; THENCE NORTH 89°30'07" WEST, A DISTANCE OF 321.54 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 0.842 ACRES MORE OR LESS AND SUBJECT TO ALL EASEMENTS OF RECORD.

10-7-81
DATE

Dennis R. Poore
DENNIS R. POORE, P.L.S. No 2226

Includes:

Building #11 - 8 units.
Building #12 - 8 units.
Building #13 - 8 units.

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

REC 10003 INC 239

AMENDMENT TO DECLARATION OF CONDOMINIUM
82- 28195 OF

LAKWOOD VILLAGE OF CORAL SPRINGS, A CONDOMINIUM, ADDING PHASE 19

THIS AMENDMENT to Declaration of Condominium, is made by M.A.P. LAKWOOD VILLAGE, INC., a Florida corporation ("DEVELOPER").

P R E A M B L E :

LAKWOOD VILLAGE OF CORAL SPRINGS, A CONDOMINIUM, was created by the Declaration of Condominium of LAKWOOD VILLAGE OF CORAL SPRINGS, A CONDOMINIUM (the "DECLARATION"), recorded in Official Records Book 9903, Page 801, of the Public Records of Broward County, Florida. In Paragraph 22 of the DECLARATION, DEVELOPER reserved the right to add one or more additional phases to the CONDOMINIUM, pursuant to Florida statutes, Section 718.403.

The following phases have heretofore been added to the CONDOMINIUM pursuant to various amendments to the DECLARATION, which amendments are recorded in the Official Records Book and Pages of the Public Records of Broward County, Florida, set forth below for the respective phases:

<u>Official Records Book and Page where the amendment to the DECLARATION adding the Phase is recorded</u>		
Phase	Official Records Book	Page
2 and 3	9903	843
4	9915	960
	(and re-recorded in	
	9917	609
5	9918	257
21	10013	235

DEVELOPER now desires to further amend the DECLARATION to add Phase 19 to the CONDOMINIUM.

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

1. Attached hereto as Exhibit "C" is the legal description of the land which constitutes Phase 19, and a survey of the land and a graphic description of the improvements in which UNITS are located and a plot plan thereof that, together with the DECLARATION, are in sufficient detail to identify the COMMON ELEMENTS and each UNIT and their relative locations and approximate dimensions. In Phase 19, Exhibit "C" of the DECLARATION is hereby amended by adding thereto Exhibit "C" of this Amendment, and the fee simple title to the property described in Exhibit "C" of this Amendment is hereby submitted to the

82 FEB 3 AM 9.56

OFF 10012782

CONDOMINIUM FORM OF OWNERSHIP as part of the CONDOMINIUM. Accordingly, the complete legal description of the land now comprising the CONDOMINIUM, and the complete survey of the land and graphic description of the improvements in which UNITS are located and plot plan thereof that, together with the DECLARATION, are in sufficient detail to identify the COMMON ELEMENTS and each UNIT and their relative locations and approximate dimensions, in the entire CONDOMINIUM as hereby amended by adding Phase 19, now consists of Exhibit "C" of the DECLARATION, Exhibit "C" of the amendments to the DECLARATION referred to above, and Exhibit "C" of this Amendment.

2. With this Amendment, there are a total of 136 UNITS in the CONDOMINIUM. Accordingly, pursuant to Paragraph 8 of the DECLARATION, each UNIT OWNER in the CONDOMINIUM now owns an undivided share in the COMMON ELEMENTS appurtenant to his UNIT, which share will equal 1/136. This undivided interest may be diluted as additional phases, and UNITS, are added to the CONDOMINIUM pursuant to Paragraph 22 of the DECLARATION.

3. Except as the DECLARATION is expressly or impliedly amended as provided herein, all of the terms and provisions of the DECLARATION shall remain in full force and effect. In particular, and without limitation, nothing contained herein shall be deemed to affect or modify the rights and privileges of DEVELOPER as provided in Paragraphs 22 and 23 of the DECLARATION with respect to any phases or lands now heretofore or herein added to the CONDOMINIUM.

IN WITNESS WHEREOF, the DEVELOPER, M.A.P. LAKEWOOD VILLAGE, INC., has caused this Amendment to Declaration of Condominium to be executed this 2nd day of February, 1984.

WITNESSES:

Randall Southland
William R. Jones

STATE OF FLORIDA)
COUNTY OF BROWARD) SS:

M.A.P. LAKEWOOD VILLAGE, INC.,
a Florida corporation

By:

B.L. Martz, President

The foregoing instrument was acknowledged before me this 2nd day of February, 1984, by B.L. Martz, President of M.A.P. LAKEWOOD VILLAGE, INC., a Florida corporation, on behalf of the corporation.

Eric A. Simon
NOTARY PUBLIC, State of Florida

My Commission Expires: Aug. 14, 1984

(Notary Seal)

This instrument prepared by: Eric A. Simon
GOLDBERG, YOUNG, GOLDBERG & BORKSON, P.A.
2881 East Commercial Boulevard
Fort Lauderdale, Florida 33308

RES-14(CORDO-3)
01/29/82(6)

DEWITT R. ROBERTS, INC.
 Surveyors, Engineers, Planners
 17001 West Road, Suite A
 Coral Springs, Florida 33068
 (305) 770-1500

"SURVEY, LOT PLAN AND GRADING, DESCRIPTION
 OF IMPROVEMENTS"
 EXHIBIT - C
 TO THE DECLARATION
 OF
 CONDOMINIUM
 OF

"LAKEWOOD VILLAGE OF CORAL SPRINGS, A CONDOMINIUM" phase nineteen

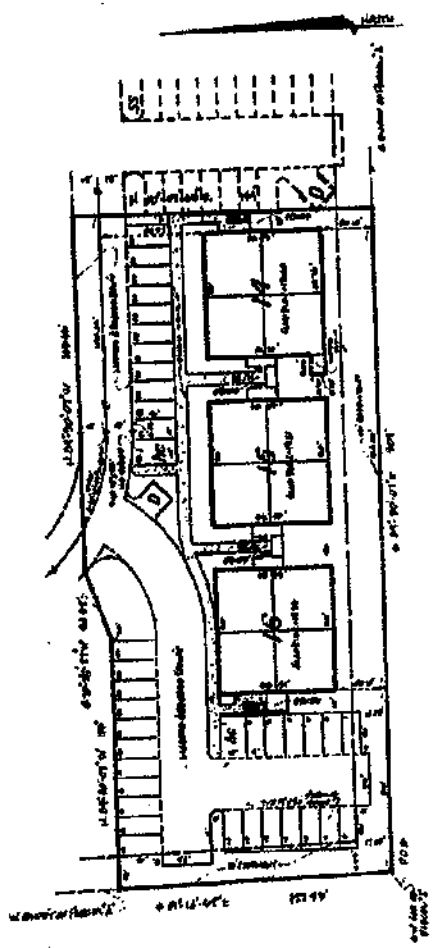
1. Owner shall report any additional building areas within
 2. C.C. shall maintain limited common elements
 3. C.C. shall maintain limited common elements

The declaration shall not be subject to any...
 The declaration shall not be subject to any...
 The declaration shall not be subject to any...



The declaration shall not be subject to any...
 The declaration shall not be subject to any...
 The declaration shall not be subject to any...

[Handwritten signature]
 DEWITT R. ROBERTS, INC.
 Surveyors, Engineers, Planners



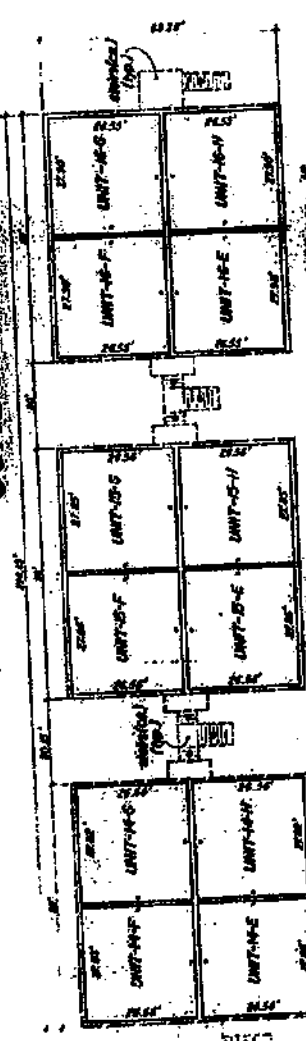
REF 10012 REC 784



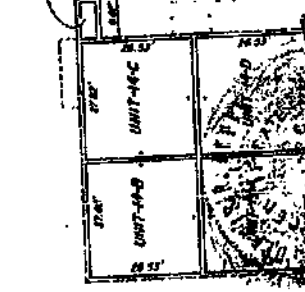
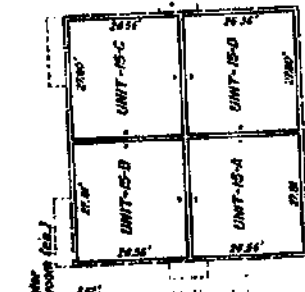
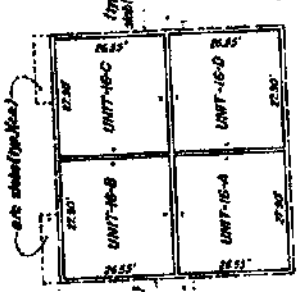
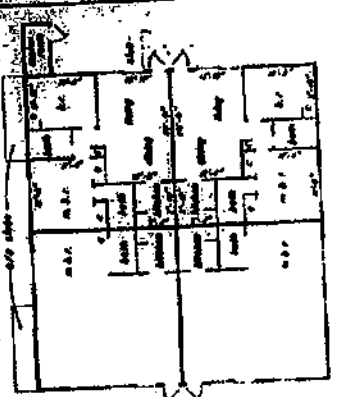
UNIT 10012
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 UNIT 10099
 UNIT 10100

"LAKEWOOD VILLAGE OF CORAL SPRINGS" CONDOMINIUM BUILDING NOS. 14, 15, 16

UNIT 10012
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Typical floor plan



first floor

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EXHIBIT "C"
LEGAL DESCRIPTION

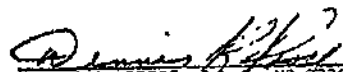
PHASE 19, LAKEWOOD VILLAGE OF CORAL SPRINGS A CONDOMINIUM

BEING A PORTION OF PARCEL "A" OF LAKEWOOD VILLAGE OF CORAL SPRINGS, AS SHOWN IN PLAT BOOK 108, PAGE 17 IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL "A"; RUNNING THENCE SOUTH 89°30'07" EAST, A DISTANCE OF 309.00 FEET ALONG THE SOUTH LINE OF SAID PARCEL "A"; RUNNING THENCE NORTH 0°29'53" EAST, A DISTANCE OF 139.00 FEET; THENCE NORTH 89°30'07" WEST, A DISTANCE OF 165.45 FEET; THENCE SOUTH 70°27'27" WEST, A DISTANCE OF 34.52 FEET; THENCE NORTH 89°30'07" WEST, A DISTANCE OF 115.00 FEET; THENCE SOUTH 01°14'52" EAST, ALONG THE WEST LINE OF SAID PARCEL "A", A DISTANCE OF 127.23 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 0.957 ACRES MORE OR LESS AND SUBJECT TO ALL EASEMENTS OF RECORDS.

10-7-81
DATE


DENNIS R. POORE, P.L.S. NO 2226

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

SEE 10012 PAGE 786

(2)

AMENDMENT TO DECLARATION OF CONDOMINIUM
82- 49180 OF
 LAKEWOOD VILLAGE OF CORAL SPRINGS, A CONDOMINIUM, ADDING PHASE 6

THIS AMENDMENT to Declaration of Condominium, is made by M.A.P. LAKEWOOD VILLAGE, INC., a Florida corporation ("DEVELOPER").

P R E A M B L E :

LAKEWOOD VILLAGE OF CORAL SPRINGS, A CONDOMINIUM, was created by the Declaration of Condominium of LAKEWOOD VILLAGE OF CORAL SPRINGS, A CONDOMINIUM (the "DECLARATION"), recorded in Official Records Book 9903, Page 801, of the Public Records of Broward County, Florida. In Paragraph 22 of the DECLARATION, DEVELOPER reserved the right to add one or more additional phases to the CONDOMINIUM, pursuant to Florida statutes, Section 718.403.

The following phases have heretofore been added to the CONDOMINIUM pursuant to various amendments to the DECLARATION, which amendments are recorded in the Official Records Book and Pages of the Public Records of Broward County, Florida, set forth below for the respective phases:

Official Records Book and Page where the amendment to the DECLARATION adding the Phase is recorded		
Phase	ORB	Page
2 and 3	9909	843
4	9915	960
	and re-recorded in	
	9917	609
	9968	257
5	10012	782
19	10003	235
21		

DEVELOPER now desires to further amend the DECLARATION to add Phase 6 to the CONDOMINIUM.

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

1. Attached hereto as Exhibit "C" is the legal description of the land which constitutes Phase 6, and a survey of the land and a graphic description of the improvements in which UNITS are located and a plot plan thereof that, together with the DECLARATION, are in sufficient detail to identify the COMMON ELEMENTS and each UNIT and their relative locations and approximate dimensions, in Phase 6. Exhibit "C" of the DECLARATION is hereby amended by adding thereto Exhibit "C" of this Amendment, and the fee simple title to the property described in Exhibit "C" of this Amendment is hereby submitted to the

82 JUL 25 AM 10 46

RE 10048 Sub 711

PLEASE RETURN TO:
 LANDMARK TITLE COMPANY
 1000 EAST 10TH AVENUE
 SUITE 100
 FORT LAUDERDALE, FL 33304

CONDOMINIUM FORM OF OWNERSHIP as part of the CONDOMINIUM. Accordingly, the complete legal description of the land now comprising the CONDOMINIUM, and the complete survey of the land and graphic description of the improvements in which UNITS are located and plot plan thereof that, together with the DECLARATION, are in sufficient detail to identify the COMMON ELEMENTS and each UNIT and their relative locations and approximate dimensions, in the entire CONDOMINIUM as hereby amended by adding Phase 6, now consists of Exhibit "C" of the DECLARATION, Exhibit "C" of the amendments to the DECLARATION referred to above, and Exhibit "C" of this Amendment.

2. With this Amendment, there are a total of 160 UNITS in the CONDOMINIUM. Accordingly, pursuant to Paragraph 8 of the DECLARATION, each UNIT OWNER in the CONDOMINIUM now owns an undivided share in the COMMON ELEMENTS appurtenant to his UNIT, which share will equal 1/160. This undivided interest may be diluted as additional phases, and UNITS, are added to the CONDOMINIUM pursuant to Paragraph 22 of the DECLARATION.

3. Except as the DECLARATION is expressly or impliedly amended as provided herein, all of the terms and provisions of the DECLARATION shall remain in full force and effect. In particular, and without limitation, nothing contained herein shall be deemed to affect or modify the rights and privileges of DEVELOPER as provided in Paragraphs 22 and 23 of the DECLARATION with respect to any phases or lands now heretofore or herein added to the CONDOMINIUM.

IN WITNESS WHEREOF, the DEVELOPER, M.A.P. LAKEWOOD VILLAGE, INC., has caused this Amendment to Declaration of Condominium to be executed this 19th day of FEBRUARY, 1982.

WITNESSES:

Sam Gulletta
Randall S. Southland

STATE OF FLORIDA):
COUNTY OF BROWARD): SS:

M.A.P. LAKEWOOD VILLAGE, INC.,
a Florida corporation

By:

B.L. Mertz
B.L. MERTZ, Jr.

pres. and

The foregoing instrument was acknowledged before me this 19th day of FEBRUARY, 1982, by B.L. MERTZ, Jr., PRESIDENT of M.A.P. LAKEWOOD VILLAGE, INC., a Florida corporation, on behalf of the corporation.

Cellette J. Dorman
NOTARY PUBLIC, State of Florida

(Notary Seal)

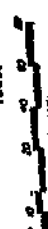
My Commission Expires: 3-9-83

This instrument prepared by: Eric A. Simon
GOLDBERG, YOUNG, GOLDBERG & BORKSON
2881 East Commercial Boulevard
Fort Lauderdale, Florida 33308

EAS:nd(CONDO 3)
02/10/82(7)

RE 100487712

DESIGNED BY
DEWARS & POORE, INC.
 Surveyors - Engineers - Planners
 7000 Miles Road Suite A
 Coral Springs, Florida - 33065
 (305) 752-1200

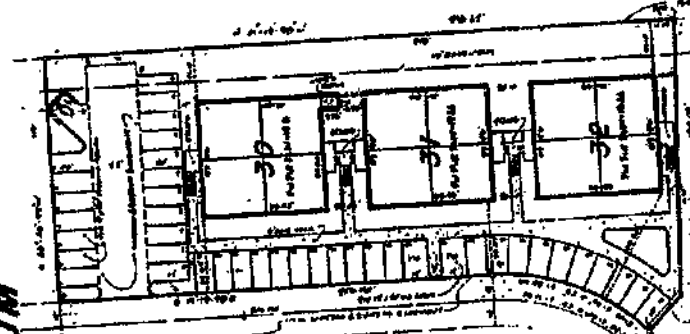


**SURVEY PLOT PLAN AND GRAPHIC DESCRIPTION
 OF IMPROVEMENTS
 EXHIBIT - C
 TO THE DECLARATION**

OF
 CONDOMINIUM

"LAKEWOOD VILLAGE OF CORAL SPRINGS A CONDOMINIUM"

phase six



Prepared by: [Signature]
 Date: [Date]
 Title: [Title]

Reviewed by: [Signature]
 Date: [Date]
 Title: [Title]



THIS SURVEY PLOT PLAN AND GRAPHIC DESCRIPTION OF IMPROVEMENTS, EXHIBIT - C, TO THE DECLARATION OF CONDOMINIUM, "LAKEWOOD VILLAGE OF CORAL SPRINGS A CONDOMINIUM", PHASE SIX, WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IT COMPLYES WITH ALL THE REQUIREMENTS OF THE FLORIDA CONDOMINIUM ACT, CHAPTER 718, F.S., AND THE RULES AND REGULATIONS OF THE FLORIDA BOARD OF SURVEYING AND MAPPING, CHAPTER 461, F.S.

[Handwritten Signature]

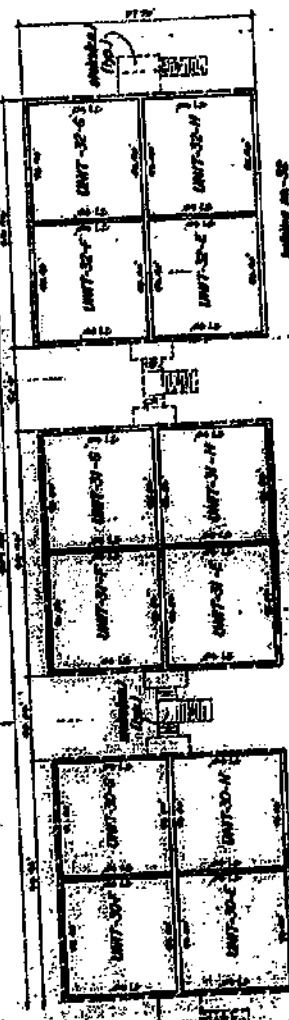
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EE 10048ME 718

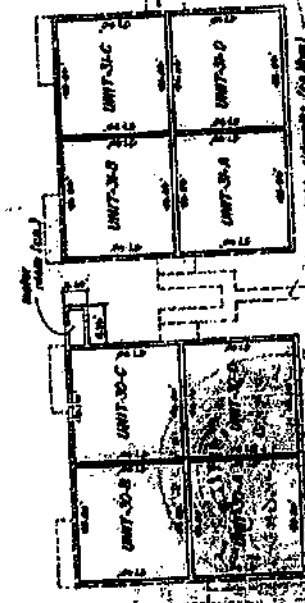
165 BUILDING Nos. 30-31-32 -

EXHIBIT - C

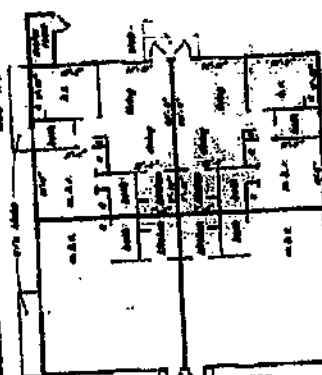
CONCLUSIONS

[illegible]

second floor



first floor



10048 米 / 1 米

EXHIBIT
LEGAL DESCRIPTION

PHASE 6, LAKEWOOD VILLAGE OF CORAL SPRINGS, A CONDOMINIUM

BEING A PORTION OF PARCEL "A" OF LAKEWOOD VILLAGE OF CORAL SPRINGS AS SHOWN IN PLAT BOOK 108, PAGE 17 IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID PARCEL "A"; RUNNING THENCE NORTH $1^{\circ}13'38''$ WEST ALONG THE EAST LINE OF SAID PARCEL "A" A DISTANCE OF 129.05 FEET TO THE POINT OF BEGINNING; THENCE NORTH $1^{\circ}13'38''$ WEST, A DISTANCE OF 298.42 FEET; THENCE SOUTH $88^{\circ}46'22''$ WEST, A DISTANCE OF 115.00 FEET; THENCE SOUTH $1^{\circ}13'38''$ EAST, A DISTANCE OF 205.90 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST; THENCE SOUTHERLY, SOUTHWESTERLY, AND WESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 80.59 FEET (SAID CURVE HAVING A RADIUS OF 200.00 FEET AND A CENTRAL ANGLE OF $46^{\circ}10'23''$); THENCE SOUTH $45^{\circ}03'15''$ EAST ALONG A LINE RADIAL TO THE LAST MENTIONED CURVE, A DISTANCE OF 22.83 FEET; THENCE SOUTH $89^{\circ}30'07''$ EAST, A DISTANCE OF 130.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 0.808 ACRES MORE OR LESS AND SUBJECT TO ALL EASEMENTS OF RECORD.

DATE 2-23-81


DENNIS R. POOREY, P.L.S. No 2226

Includes:

Building #30 - 8 units.
Building #31 - 8 units.
Building #32 - 8 units.

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

REF 10048715

EAS55684 (CONDO 3)
3/24/82(5)

82- 83721

AMENDMENT TO DECLARATION OF CONDOMINIUM

OF

LAKWOOD VILLAGE OF CORAL SPRINGS, A CONDOMINIUM, ADDING PHASE 9

THIS AMENDMENT to Declaration of Condominium, is made by M.A.P. LAKWOOD VILLAGE, INC., a Florida corporation ("DEVELOPER").

P R E A M B L E :

LAKWOOD VILLAGE OF CORAL SPRINGS, A CONDOMINIUM, was created by the Declaration of Condominium of LAKWOOD VILLAGE OF CORAL SPRINGS, A CONDOMINIUM (the "DECLARATION"), recorded in Official Records Book 9903, Page 801, of the Public Records of Broward County, Florida. In Paragraph 22 of the DECLARATION, DEVELOPER reserved the right to add one or more additional phases to the CONDOMINIUM, pursuant to Florida statutes, Section 718.403.

The following phases have heretofore been added to the CONDOMINIUM pursuant to various amendments to the DECLARATION, which amendments are recorded in the Official Records Book and Pages of the Public Records of Broward County, Florida, set forth below for the respective phases:

Official Records Book and Page where the amendment to the DECLARATION adding the Phase is recorded		
Phase	ORB	Page
2 and 3	9909	643
4	9915	960
	and re-recorded in	
	9917	609
	9968	257
5	10048	711
6	10012	782
19	10003	235
21		

DEVELOPER now desires to further amend the DECLARATION to add Phase 9 to the CONDOMINIUM.

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

1. Attached hereto as Exhibit "C" is the legal description of the land which constitutes Phase 9, and a survey of the land and a graphic description of the improvements in which UNITS are located and a plot plan thereof that, together with the DECLARATION, are in sufficient detail to identify the COMMON ELEMENTS and each UNIT and their relative locations and approximate dimensions, in Phase 9. Exhibit "C" of the DECLARATION is hereby amended by adding thereto Exhibit "C" of this Amendment, and the fee simple title to the property described in Exhibit "C" of this Amendment is hereby submitted to the

MAR 31 4 16 PM '82



PLEASE RETURN TO:
LANDMARK TITLE COMPANY
11400 W. SAMPLE ROAD
CORAL SPRINGS, FLA. 33065

REF 10109 PAGE 422

CONDOMINIUM FORM OF OWNERSHIP as part of the CONDOMINIUM. Accordingly, the complete legal description of the land now comprising the CONDOMINIUM, and the complete survey of the land and graphic description of the improvements in which UNITS are located and plot plan thereof that, together with the DECLARATION, are in sufficient detail to identify the COMMON ELEMENTS and each UNIT and their relative locations and approximate dimensions, in the entire CONDOMINIUM as hereby amended by adding Phase 9, now consists of Exhibit "C" of the DECLARATION, Exhibit "C" of the amendments to the DECLARATION referred to above, and Exhibit "C" of this Amendment.

2. With this Amendment, there are a total of 176 UNITS in the CONDOMINIUM. Accordingly, pursuant to Paragraph 8 of the DECLARATION, each UNIT OWNER in the CONDOMINIUM now owns an undivided share in the COMMON ELEMENTS appurtenant to his UNIT, which share will equal 1/176. This undivided interest may be diluted as additional phases, and UNITS, are added to the CONDOMINIUM pursuant to Paragraph 22 of the DECLARATION.

3. Except as the DECLARATION is expressly or impliedly amended as provided herein, all of the terms and provisions of the DECLARATION shall remain in full force and effect. In particular, and without limitation, nothing contained herein shall be deemed to affect or modify the rights and privileges of DEVELOPER as provided in Paragraphs 22 and 23 of the DECLARATION with respect to any phases or lands now heretofore or herein added to the CONDOMINIUM.

IN WITNESS WHEREOF, the DEVELOPER, M.A.P. LAKEWOOD VILLAGE, INC., has caused this Amendment to Declaration of Condominium to be executed this 30th day of March, 1982.

WITNESSES:

Randall Southwell
Dennis Roberts

M.A.P. LAKEWOOD VILLAGE, INC.,
a Florida corporation

By:

B.L. Mariz
B.L. Mariz, Jr. President



STATE OF FLORIDA
COUNTY OF BROWARD

SS:

The foregoing instrument was acknowledged before me this 30 day of March, 1982 by B.L. Mariz, President of M.A.P. LAKEWOOD VILLAGE, INC., a Florida corporation, on behalf of the corporation.

Melanie Burns
NOTARY PUBLIC, State of Florida at Large

My Commission Expires: 9-27-83

This instrument prepared by: Eric A. Simon
GOLDBERG, YOUNG, GOLDBERG & ROBINSON, P.A.
2881 East Commercial Boulevard
Fort Lauderdale, Florida 33308

10109423

1. The above described property is situated in the County of ...
 2. The above described property is situated in the County of ...
 3. The above described property is situated in the County of ...

4. The above described property is situated in the County of ...
 5. The above described property is situated in the County of ...
 6. The above described property is situated in the County of ...



7. The above described property is situated in the County of ...
 8. The above described property is situated in the County of ...
 9. The above described property is situated in the County of ...

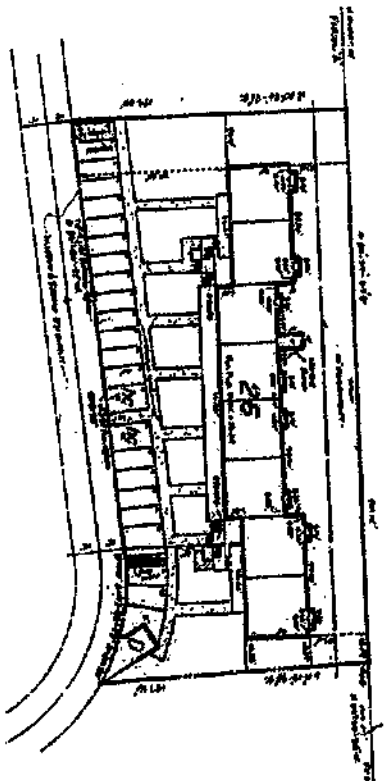
10. The above described property is situated in the County of ...
 11. The above described property is situated in the County of ...
 12. The above described property is situated in the County of ...



"LAKEWOOD VILLAGE OF CORAL SPRINGS" A CONDOMINIUM Phase nine

SURVEY PLAT PLAN and GRAPHIC DESCRIPTION
 of IMPROVEMENTS
 EXHIBIT - "C"
 TO THE DECLARATION
 OF
 CONDOMINIUM

ISSUED BY:
 DEAN & POORE, INC.
 Surveyors - Engineers - Planners
 2800 NW 1st Street, Suite 4
 Coral Springs, Florida - 33065
 (305) 754-1500



SET 10109 PHE A 2A

SHEET 1 OF 1

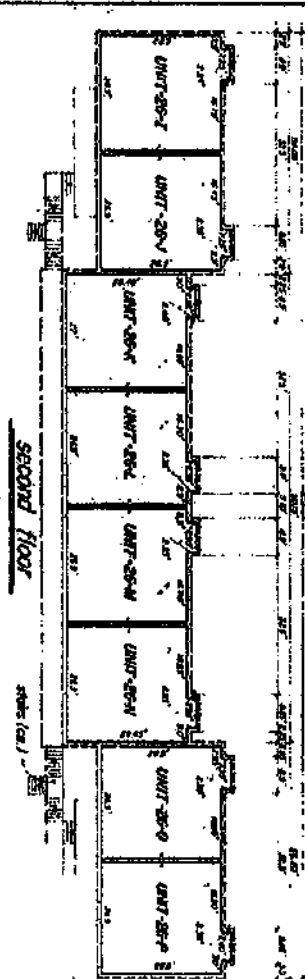
1. All dimensions are in feet and inches.
 2. All dimensions are to the center of the wall unless otherwise noted.
 3. All dimensions are to the center of the wall unless otherwise noted.

SHORE PLANT AND MARINE ASSOCIATION
 EXHIBIT "C"
 TO THE DECLARATION
 OF
 CONDOMINIUM

DESIGNED BY
 DENNIS R. MOORE, INC.
 Surveyors - Engineers - Planners
 1500 Miles Road, Suite 4
 Coral Springs, Florida 33065
 (305) 755-6800

"LAKEWOOD VILLAGE OF CORAL SPRINGS CONDOMINIUM"

BUILDING No. 26



Typical floor plan:

Floor	Area	Volume
First Floor	13,350	13,350
Second Floor	27,250	27,250
Third Floor	27,250	27,250
Fourth Floor	27,250	27,250
Fifth Floor	27,250	27,250
Sixth Floor	27,250	27,250
Seventh Floor	27,250	27,250
Eighth Floor	27,250	27,250
Ninth Floor	27,250	27,250
Tenth Floor	27,250	27,250

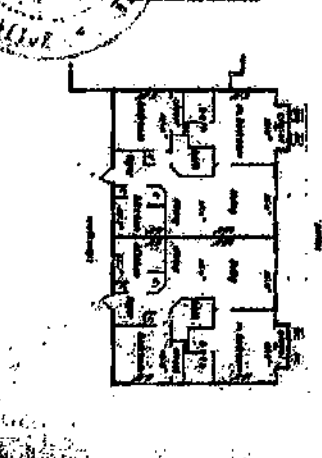
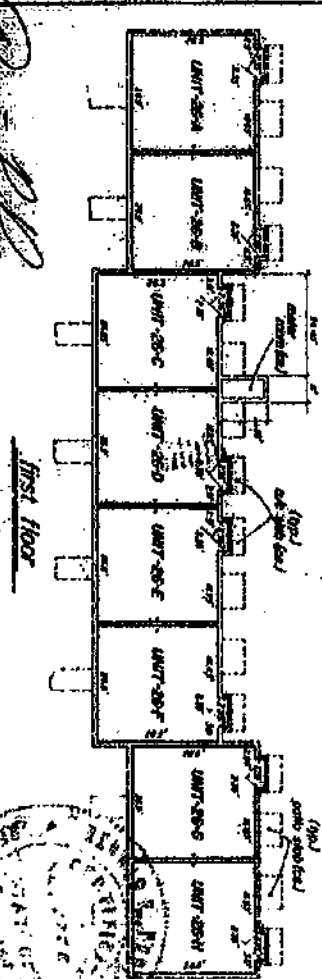


EXHIBIT
LEGAL DESCRIPTION

PHASE 2: LAKEWOOD VILLAGE OF CORAL SPRINGS A CONDOMINIUM

BEING A PORTION OF PARCEL 7A OF LAKEWOOD VILLAGE OF CORAL SPRINGS, AS SHOWN IN PLAT BOOK 105 PAGE 17 IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID PARCEL 7A; RUNNING THENCE NORTH 89°33'39" WEST ALONG THE NORTH LINE OF SAID PARCEL 7A A DISTANCE OF 159.07 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°33'39" WEST ALONG SAID NORTH LINE A DISTANCE OF 86.512 FEET; THENCE SOUTH 0°26'21" WEST A DISTANCE OF 129.05 FEET; THENCE NORTH 89°33'39" EAST A DISTANCE OF 203.30 FEET TO A POINT OF CURVATURE OF A CURVE CONTAINING TO THE SOUTHWEST; THENCE EASTENLY ALONG SAID CURVE AN ARC DISTANCE OF 65.26 FEET (SAID CURVE HAVING A RADIUS OF 100.00' AND A CENTRAL ANGLE OF 37°23'22"); THENCE NORTH 1°13'39" WEST A DISTANCE OF 127.16 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 0.722 ACRES MORE OR LESS AND SUBJECT TO ALL EASEMENTS OF RECORD.

DATE 1-30-72



Includes Building #26 - 16 Units.

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

RE 101092428

EAS/1d(CONDO 3) 82- 98140
04/01/82(9)

AMENDMENT TO DECLARATION OF CONDOMINIUM

OF

LAKWOOD VILLAGE OF CORAL SPRINGS, A CONDOMINIUM, ADDING PHASE 11

THIS AMENDMENT to Declaration of Condominium, is made by H.A.P. LAKEWOOD VILLAGE, INC., a Florida corporation ("DEVELOPER").

P R E A M B L E :

LAKWOOD VILLAGE OF CORAL SPRINGS, A CONDOMINIUM, was created by the Declaration of Condominium of LAKWOOD VILLAGE OF CORAL SPRINGS, A CONDOMINIUM (the "DECLARATION"), recorded in Official Records Book 9903, Page 801, of the Public Records of Broward County Florida. In Paragraph 22 of the DECLARATION, DEVELOPER reserved the right to add one or more additional phases to the CONDOMINIUM, pursuant to Florida statutes, Section 718.403.

The following phases have heretofore been added to the CONDOMINIUM pursuant to various amendments to the DECLARATION, which amendments are recorded in the Official Records Book and Pages of the Public Records of Broward County, Florida, set forth below for the respective phases:

<u>Official Records Book and Page where the amendment to the DECLARATION adding the Phase is recorded</u>		
Phase	ORB	Page
2 and 3	9909	643
4	9915	960
	and re-recorded in	
	9917	609
5	9968	257
6	10048	711
9	10109	422
19	10012	782
21	10003	235

DEVELOPER now desires to further amend the DECLARATION to add Phase 9 to the CONDOMINIUM.

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

1. Attached hereto as Exhibit "C" is the legal description of the land which constitutes Phase 11, and a survey of the land and a graphic description of the improvements in which UNITS are located and a plot plan thereof that, together with the DECLARATION, are in sufficient detail to identify the COMMON ELEMENTS and each UNIT and their relative locations and approximate dimensions, in Phase 11. Exhibit "C" of the DECLARATION is hereby amended by adding thereto Exhibit "C" of this Amendment, and the fee simple title to the property described in Exhibit "C" of this Amendment is hereby submitted to the

Mr 15 11 02 MR 02

OFF 10135PM 865

PLEASE RETURN TO:
LAWFIRM THE COMPANY
1140 N. MIAMI ROAD
CORAL SPRING, FLA 33066

CONDOMINIUM FORM OF OWNERSHIP as part of the CONDOMINIUM. Accordingly, the complete legal description of the land now comprising the CONDOMINIUM, and the complete survey of the land and graphic description of the improvements in which UNITS are located and plot plan thereof that, together with the DECLARATION, are in sufficient detail to identify the COMMON ELEMENTS and each UNIT and their relative locations and approximate dimensions, in the entire CONDOMINIUM as hereby amended by adding Phase 11, now consists of Exhibit "C" of the DECLARATION, Exhibit "C" of the amendments to the DECLARATION referred to above, and Exhibit "C" of this Amendment.

2. With this Amendment, there are a total of 192 UNITS in the CONDOMINIUM. Accordingly, pursuant to Paragraph 8 of the DECLARATION, each UNIT OWNER in the CONDOMINIUM now owns an undivided share in the COMMON ELEMENTS appurtenant to his UNIT, which share will equal 1/192. This undivided interest may be diluted as additional phases, and UNITS, are added to the CONDOMINIUM pursuant to Paragraph 22 of the DECLARATION.

3. Except as the DECLARATION is expressly or impliedly amended as provided herein, all of the terms and provisions of the DECLARATION shall remain in full force and effect. In particular, and without limitation, nothing contained herein shall be deemed to affect or modify the rights and privileges of DEVELOPER as provided in Paragraphs 22 and 23 of the DECLARATION with respect to any phases or lands now heretofore or herein added to the CONDOMINIUM.

IN WITNESS WHEREOF, the DEVELOPER, N.A.P. LAKEWOOD VILLAGE, INC., has caused this Amendment to Declaration of Condominium to be executed this 6th day of April, 1982.

WITNESSES:

N.A.P. LAKEWOOD VILLAGE, INC.,
a Florida corporation

E. C. Simon
Randall Southerton By:

B. L. MARTZ President

STATE OF FLORIDA)
) SS:
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me this 6 day of April, 1982, by B. L. Martz, President of N.A.P. LAKEWOOD VILLAGE, INC., a Florida corporation, on behalf of the corporation.

Melanie Bunn
NOTARY PUBLIC, State of Florida at Large

Notary Public, State of Florida at Large
My Commission Expires: My Commission Expires Sept. 27, 1983
Issued by American Bar & Company

(Notary Seal)

This instrument prepared by: Eric A. Simon
GOLDBERG, YOUNG, GOLDBERG & BORKSON, P.A.
2881 East Commercial Boulevard
Fort Lauderdale, Florida 33308

RE 101355867

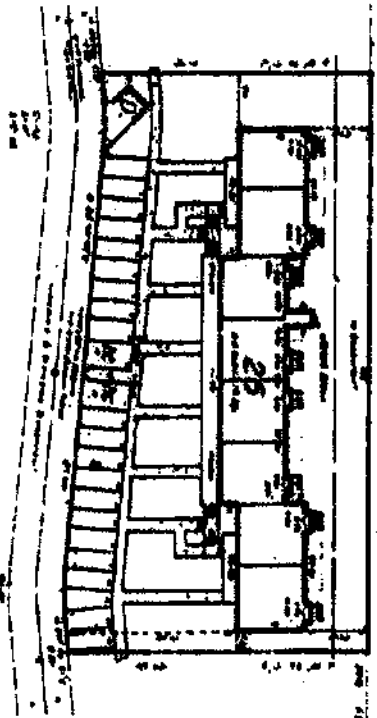
ENCLOSURE

RECEIVED
COUNTY CLERK'S OFFICE
JAN 11 1977
1000 WEST 10TH STREET
DENVER, COLORADO 80202

**"LAKEWOOD VILLAGE OF CORAL SPRINGS,
A CONDOMINIUM"**

Phase eleven

DENNIS R. MOORE, INC.
Surveyors - Engineers - Planners
7030 West North Street, Suite 1
Coral Springs, Florida 33066
(305) 762-1500



[Handwritten signature]

[Faint, mostly illegible text, likely a legal declaration or affidavit.]

1. Unit owner shall be responsible for the maintenance and repair of the unit and the interior of the unit.

2. The unit owner shall be responsible for the maintenance and repair of the unit and the interior of the unit.

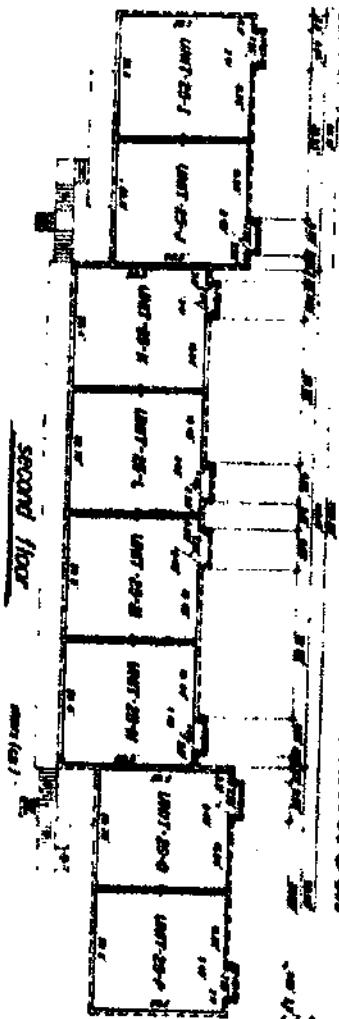
3. The unit owner shall be responsible for the maintenance and repair of the unit and the interior of the unit.

CONDOMINIUM
EXHIBIT - C
TO THE DECLARATION

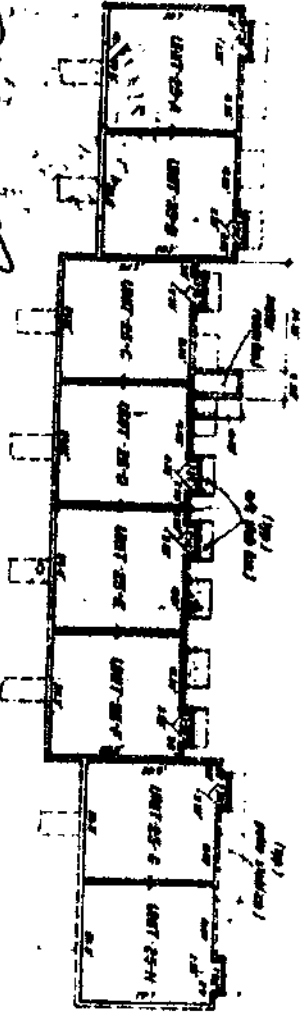
RECORDED
AT 101954888

LAKEWOOD VILLAGE OF CORAL SPRINGS A CONDOMINIUM

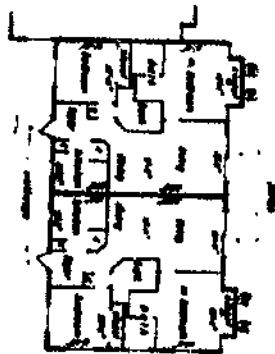
BUILDING N° 25



SECOND floor



FIRST floor



Typical floor plan

Level	Area	Volume
First floor	1,135.00	1,135.00
Second floor	1,135.00	1,135.00
Third floor	1,135.00	1,135.00
Fourth floor	1,135.00	1,135.00
Fifth floor	1,135.00	1,135.00

EXHIBIT "C"

PHASE 31, LAKEWOOD VILLAGE OF CORAL SPRINGS A CONDOMINIUM

BEING A PORTION OF PARCEL "A" OF LAKEWOOD VILLAGE OF CORAL SPRINGS AS SHOWN IN
PLAY BOOK 108, PAGE 37 IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID PARCEL "A"; RUNNING THENCE NORTH
09°33'39" WEST, A DISTANCE OF 420.36 FEET, ALONG THE NORTH LINE OF SAID PARCEL
"A" TO THE POINT OF BEGINNING; THENCE NORTH 09°33'39" WEST ALONG THE NORTH LINE
OF SAID PARCEL "A", A DISTANCE OF 256.44 FEET; THENCE SOUTH 0°26'21" WEST, A
DISTANCE OF 125.98 FEET; THENCE NORTH 85°26'21" EAST, A DISTANCE OF 12.22 FEET
TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH; THENCE EASTERLY ALONG
SAID CURVE AN ARC DISTANCE OF 21.64 FEET (SAID CURVE HAVING A RADIUS OF 124.00
FEET AND A CENTRAL ANGLE OF 10°00'00") TO A POINT OF TANGENCY; THENCE SOUTH
84°33'39" EAST, A DISTANCE OF 187.55 FEET TO A POINT OF CURVATURE OF A CURVE
CONCAVE TO THE NORTH; THENCE EASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 27.45
FEET (SAID CURVE HAVING A RADIUS OF 100.00 FEET AND A CENTRAL ANGLE OF 10°00'00")
TO A POINT OF TANGENCY; THENCE NORTH 85°26'21" EAST, A DISTANCE OF 18.45 FEET;
THENCE NORTH 0°26'21" EAST, A DISTANCE OF 129.65 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 0.725 ACRES MORE OR LESS AND SUBJECT TO ALL EASEMENTS OF
RECORD.

DATE

9-29-91


DENNIS R. POORE, P.L.S. N° 2226

Includes Building #25 - 16 units.

RECORDED IN THE OFFICIAL RECORDS
OF BROWARD COUNTY, FLORIDA
GRAHAM W. WATT
COUNTY CLERK'S OFFICE

REF 10135 MAR 889

Exhibit "C"

135

82-144246

AMENDMENT TO DECLARATION OF CONDOMINIUM
OF

LAKEWOOD VILLAGE OF CORAL SPRINGS, A CONDOMINIUM, ADDING PHASE 8

THIS AMENDMENT to Declaration of Condominium, is made by M.A.P. LAKEWOOD VILLAGE, INC., a Florida corporation ("DEVELOPER").

P R E A M B L E :

LAKEWOOD VILLAGE OF CORAL SPRINGS, A CONDOMINIUM, was created by the Declaration of Condominium of LAKEWOOD VILLAGE OF CORAL SPRINGS, A CONDOMINIUM (the "DECLARATION"), recorded in Official Records Book 9903, Page 801, of the Public Records of Broward County, Florida. In Paragraph 22 of the DECLARATION, DEVELOPER reserved the right to add one or more additional phases to the CONDOMINIUM, pursuant to Florida statutes, Section 718.403.

The following phases have heretofore been added to the CONDOMINIUM pursuant to various amendments to the DECLARATION, which amendments are recorded in the Official Records Book and Pages of the Public Records of Broward County, Florida, set forth below for the respective phases:

<u>Official Records Book and Page where the amendment to the DECLARATION adding the Phase is recorded</u>		
<u>Phase</u>	<u>ORB</u>	<u>Page</u>
2 and 3	9909	643
4	9915	960
	and re-recorded in	
	9917	609
5	9968	267
6	10048	711
9	10109	422
11	10135	865
19	10012	782
21	10003	235

DEVELOPER now desires to further amend the DECLARATION to add Phase 8 to the CONDOMINIUM.

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

1. Attached hereto as Exhibit "C" is the legal description of the land which constitutes Phase 8, and a survey of the land and a graphic description of the improvements in which UNITS are located and a plot plan thereof that, together with the DECLARATION, are in sufficient detail to identify the COMMON ELEMENTS and each UNIT and their relative locations and approximate dimensions, in Phase 8. Exhibit "C" of the DECLARATION is hereby amended by adding thereto Exhibit "C" of this Amendment, and the fee simple title to the property described in Exhibit "C" of this Amendment is hereby submitted to the

JUN 1 4 47 PM '82

REC 10219MA 73

LAKEWOOD VILLAGE COMPANY
2100 N. WATKINS ROAD
CORAL SPRINGS, FLA 33066

CONDOMINIUM FORM OF OWNERSHIP as part of the CONDOMINIUM. Accordingly, the complete legal description of the land now comprising the CONDOMINIUM, and the complete survey of the land and graphic description of the improvements in which UNITS are located and plot plan thereof that, together with the DECLARATION, are in sufficient detail to identify the COMMON ELEMENTS and each UNIT and their relative locations and approximate dimensions, in the entire CONDOMINIUM as hereby amended by adding Phase 8, now consists of Exhibit "C" of the DECLARATION, Exhibit "C" of the amendments to the DECLARATION referred to above, and Exhibit "C" of this Amendment.

2. With this Amendment, there are a total of 208 UNITS in the CONDOMINIUM. Accordingly, pursuant to Paragraph 8 of the DECLARATION, each UNIT OWNER in the CONDOMINIUM now owns an undivided share in the COMMON ELEMENTS appurtenant to his UNIT, which share will equal 1/208. This undivided interest may be diluted as additional phases, and UNITS, are added to the CONDOMINIUM pursuant to Paragraph 22 of the DECLARATION.

3. Except as the DECLARATION is expressly or impliedly amended as provided herein, all of the terms and provisions of the DECLARATION shall remain in full force and effect. In particular, and without limitation, nothing contained herein shall be deemed to affect or modify the rights and privileges of DEVELOPER as provided in Paragraphs 22 and 23 of the DECLARATION with respect to any phases or lands not heretofore or herein added to the CONDOMINIUM.

IN WITNESS WHEREOF, the DEVELOPER, M.A.P. LAKEWOOD VILLAGE, INC., has caused this Amendment to Declaration of Condominium to be executed this 26th day of May, 1982.

WITNESSES:

[Signature]
[Signature]

STATE OF FLORIDA

COUNTY OF BROWARD

SS:

M.A.P. LAKEWOOD VILLAGE, INC.
a Florida corporation

By:

[Signature]
B.L. Martz

President



The foregoing instrument was acknowledged before me this 26 day of May, 1982, by B.L. Martz, President of M.A.P. LAKEWOOD VILLAGE, INC., a Florida corporation, on behalf of the corporation.

[Signature]
NOTARY PUBLIC, State of Florida

My Commission Expires Sept. 27, 1983
Notary Public, State of Florida at Large
My Commission Expires Sept. 27, 1983
Issued by American Bar & County Council

(Notary Seal)

This instrument prepared by: Eric A. Simon

EAS/edu(CONDO 3)
04/22/82(1)

GOLDBERG, YOUNG, GOLDBERG & BORKSON, P.A.
2881 East Commercial Boulevard
Fort Lauderdale, Florida 33308

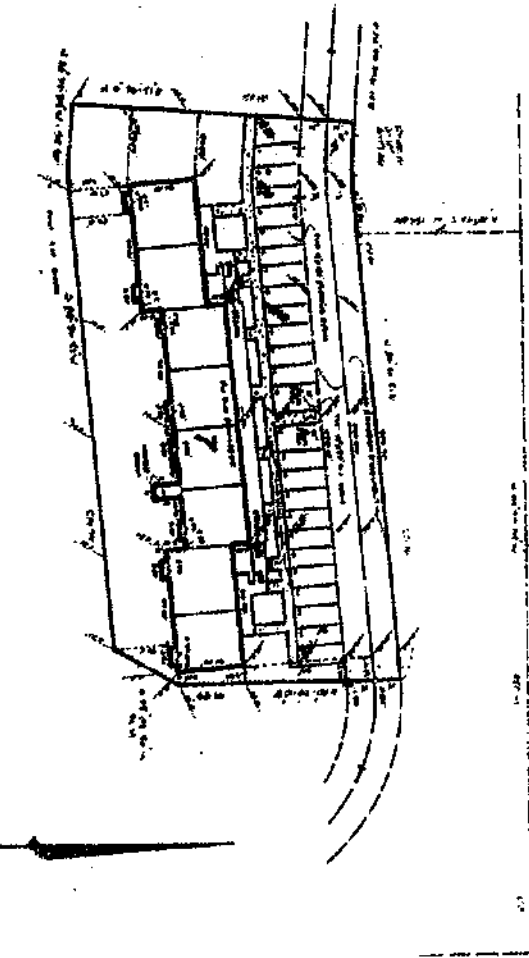


RE 10219 74

Shirley L. Bess

DENNIS R. POORE, INC.
 Surveyors - Engineers - Planners
 7800 Wilshire Road, Suite A
 Culver Springs, Florida 33053
 (561) 732-1900

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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[illegible][illegible]

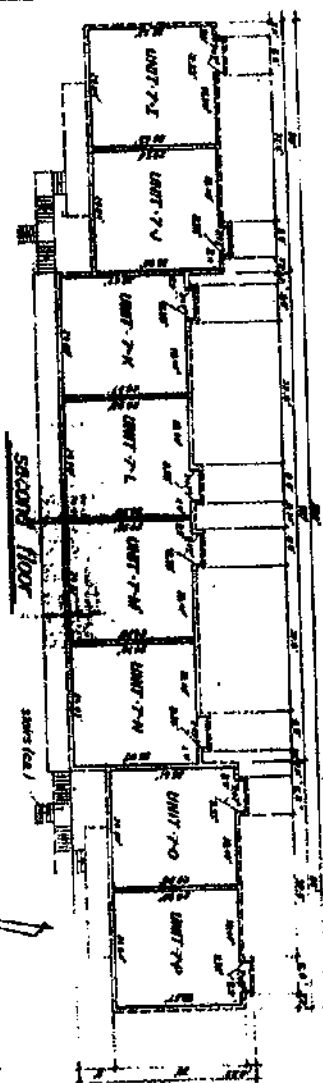
- 1. General description of property
- 2. Name of owner
- 3. Address of property
- 4. Date of survey
- 5. Name of surveyor
- 6. Name of client
- 7. Name of engineer
- 8. Name of architect
- 9. Name of contractor
- 10. Name of developer
- 11. Name of lender
- 12. Name of insurer
- 13. Name of agent
- 14. Name of broker
- 15. Name of dealer
- 16. Name of wholesaler
- 17. Name of retailer
- 18. Name of distributor
- 19. Name of manufacturer
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- 26. Name of disassembler
- 27. Name of repairer
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- 99. Name of dismantler
- 100. Name of dismantler

CONVEY PLAN, MAP, and GENERAL DESCRIPTION
 OF IMPROVEMENTS
EXHIBIT - C
 TO THE DECLARATION
 OF
 CONDOMINIUM

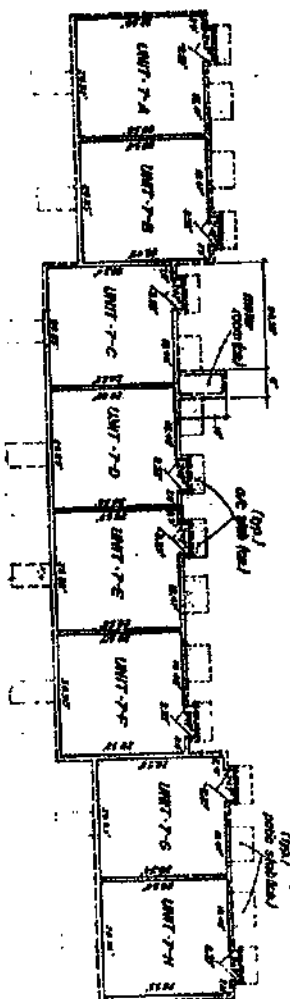
DEVELOPED BY
DEWIS R. FORD, INC.
 Surveyors - Engineers - Planners
 12345 Ave. SE in Denver
 Denver, Colorado 80202
 (303) 732-1500

"LAKEWOOD VILLAGE OF CORAL SPRINGS"
A CONDOMINIUM -

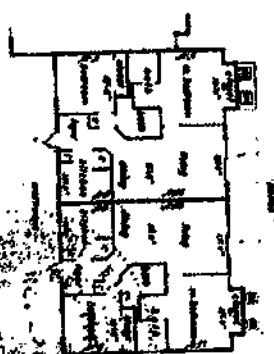
BUILDING #27



SECOND FLOOR



FIRST FLOOR



Typical floor plan:

First Floor		Second Floor	
Overall	14.50	Overall	14.50
Overall	21.50	Overall	21.50
Overall	22.00	Overall	22.00
Overall	20.25	Overall	20.25

[Handwritten signature and stamp]

EXHIBIT "C"

PHASE 8, LAKEWOOD VILLAGE OF CORAL SPRINGS A CONDOMINIUM

BEING A PORTION OF PARCEL "A" OF LAKEWOOD VILLAGE OF CORAL SPRINGS AS SHOWN IN PLAT BOOK 108, PAGE 17 IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID PARCEL "A"; RUNNING THENCE NORTH 89°33'39" WEST ALONG THE NORTH LINE OF SAID PARCEL "A", A DISTANCE OF 420.39 FEET; THENCE SOUTH 0°26'21" WEST, A DISTANCE OF 129.65 FEET TO THE POINT OF BEGINNING; THENCE NORTH 85°26'21" EAST, A DISTANCE OF 203.30 FEET; THENCE SOUTH 00°38'10" EAST, A DISTANCE OF 99.23 FEET; THENCE SOUTH 32°09'26" WEST, A DISTANCE OF 31.19 FEET; THENCE SOUTH 85°26'21" WEST, A DISTANCE OF 215.95 FEET; THENCE NORTH 84°33'39" WEST, A DISTANCE OF 32.30 FEET; THENCE NORTH 5°26'21" EAST, A DISTANCE OF 124.00 FEET; THENCE SOUTH 84°33'39" EAST, A DISTANCE OF 12.70 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH; THENCE EASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 17.45 FEET (SAID CURVE HAVING A RADIUS OF 100.00 FEET AND A CENTRAL ANGLE OF 10°00'00") TO A POINT OF TANGENCY; THENCE NORTH 85°26'21" EAST A DISTANCE OF 18.45 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 0.731 ACRES MORE OR LESS AND SUBJECT TO ALL EASEMENTS OF RECORD.

DATE

9-29-81


DENNIS R. POORE, P.L.S. No. 2226

Includes Building #7 - 16 units.

RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
GRAHAM W. WACE
COUNTY CLERK

RE 10219ME 77

140

82-189790

AMENDMENT TO DECLARATION OF CONDOMINIUM
OF

LAKEWOOD VILLAGE OF CORAL SPRINGS, A CONDOMINIUM, ADDING PHASE 7

THIS AMENDMENT to Declaration of Condominium, is made by M.A.P. LAKEWOOD VILLAGE, INC., a Florida corporation ("DEVELOPER").

P R E A M B L E :

LAKEWOOD VILLAGE OF CORAL SPRINGS, A CONDOMINIUM, was created by the Declaration of Condominium of LAKEWOOD VILLAGE OF CORAL SPRINGS, A CONDOMINIUM (the "DECLARATION"), recorded in Official Records Book 9903, Page 801, of the Public Records of Broward County, Florida. In Paragraph 22 of the DECLARATION, DEVELOPER reserved the right to add one or more additional phases to the CONDOMINIUM, pursuant to Florida statutes, Section 718.403.

The following phases have heretofore been added to the CONDOMINIUM pursuant to various amendments to the DECLARATION, which amendments are recorded in the Official Records Book and Pages of the Public Records of Broward County, Florida, set forth below for the respective phases:

<u>Official Records Book and Page where the amendment to the DECLARATION adding the Phase is recorded</u>		
Phase	ORB	Page
2 and 3	9909	643
4	9915	960
	and re-recorded in	
	9917	609
	9968	257
6	10048	711
6	10129	73
8	10109	422
9	10135	865
11	10012	782
19	10003	235
21		

DEVELOPER now desires to further amend the DECLARATION to add Phase 7 to the CONDOMINIUM.

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

1. Attached hereto as Exhibit "C" is the legal description of the land which constitutes Phase 7, and a survey of the land and a graphic description of the improvements in which UNITS are located and a plot plan thereof that, together with the DECLARATION, are in sufficient detail to identify the COMMON ELEMENTS and each UNIT and their relative locations and approximate dimensions, in Phase 7. Exhibit "C" of the DECLARATION is hereby amended by adding thereto Exhibit "C" of this Amendment, and the fee simple title to the property described in Exhibit "C" of this Amendment is hereby submitted to the

JUL 14 4 10 PM '82

REC 10300 MAR 370

PLEASE RETURN TO:
LANDMARK TITLE COMPANY
1100 N. W. 10TH AVE.
CORAL SPRINGS, FL 33065

CONDOMINIUM FORM OF OWNERSHIP as part of the CONDOMINIUM. Accordingly, the complete legal description of the land now comprising the CONDOMINIUM, and the complete survey of the land and graphic description of the improvements in which UNITS are located and plot plan thereof that, together with the DECLARATION, are in sufficient detail to identify the COMMON ELEMENTS and each UNIT and their relative locations and approximate dimensions, in the entire CONDOMINIUM as hereby amended by adding Phase 7, now consists of Exhibit "C" of the DECLARATION, Exhibit "C" of the amendments to the DECLARATION referred to above, and Exhibit "C" of this Amendment.

2. With this Amendment, there are a total of 232 UNITS in the CONDOMINIUM. Accordingly, pursuant to Paragraph 8 of the DECLARATION, each UNIT OWNER in the CONDOMINIUM now owns an undivided share in the COMMON ELEMENTS appurtenant to his UNIT, which share will equal 1/232. This undivided interest may be diluted as additional phases, and UNITS, are added to the CONDOMINIUM pursuant to Paragraph 22 of the DECLARATION.

3. Except as the DECLARATION is expressly or impliedly amended as provided herein, all of the terms and provisions of the DECLARATION shall remain in full force and effect. In particular, and without limitation, nothing contained herein shall be deemed to affect or modify the rights and privileges of DEVELOPER as provided in Paragraphs 22 and 23 of the DECLARATION with respect to any phases or lands not heretofore or herein added to the CONDOMINIUM.

IN WITNESS WHEREOF, the DEVELOPER, H.A.P. LAKEWOOD VILLAGE, INC., has caused this Amendment to Declaration of Condominium to be executed this 28th day of June, 1982.

WITNESSES:

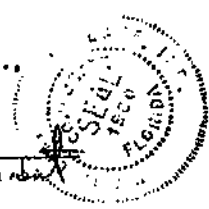
Russell C. Southland
Melanie Burr

STATE OF FLORIDA } SS:
COUNTY OF BROWARD }

H.A.P. LAKEWOOD VILLAGE, INC.,
a Florida corporation

By:

B.L. Martz President



The foregoing instrument was acknowledged before me this 29 day of June, 1982, by B.L. Martz, President of H.A.P. LAKEWOOD VILLAGE, INC., a Florida corporation, on behalf of the corporation.

Melanie Burr
NOTARY PUBLIC, State of Florida at Large

My Commission Expires: 11/1/82

(Notary Seal)

This instrument prepared by: Eric A. Simon
GOLDBERG, YOUNG, GOLDBERG & BORKSON, P.A.
2881 East Commercial Boulevard
Fort Lauderdale, Florida 33308

EAS/ban(CONDO 3)
05/18/82(2)

REF 10300ME371

the CONDOMINIUM. Accordingly, the
comprising the CONDOMINIUM, and the
description of the improvements in
eof that, together with the DECLARA-
y the COMMON ELEMENTS and each UNIT
ate dimensions, in the entire CONDO-
, now consists of Exhibit "C" of the
nts to the DECLARATION referred to

total of 232 UNITS in the CONDOMINI-
of the DECLARATION, each UNIT OWNER
share in the COMMON ELEMENTS appurte-
1/232. This undivided interest may
S, are added to the CONDOMINIUM pur-

expressly or impliedly amended as pro-
visions of the DECLARATION shall remain
and without limitation, nothing con-
r modify the rights and privileges of
ad 23 of the DECLARATION with respect
herein added to the CONDOMINIUM.

M.A.P. LAKEWOOD VILLAGE, INC., has
Condominium to be executed this 20th

M.A.P. LAKEWOOD VILLAGE, INC.,
Florida corporation

B. L. Martz its president



witnessed before me this 29 day of
December of M.A.P. LAKEWOOD
behalf of the corporation.

Clarie Burr
PUBLIC, State of Florida at Large
(Notary Seal)



YOUNG, GOLDBERG & BORKSON, P.A.
Commercial Boulevard
rdale, Florida 33308

EXHIBIT "C"

PHASE 7, LAKEWOOD VILLAGE OF CORAL SPRINGS A CONDOMINIUM

BEING A PORTION OF PARCEL "A" OF LAKEWOOD VILLAGE OF CORAL SPRINGS AS SHOWN IN PLAT BOOK 108, PAGE 17 IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID PARCEL "A"; RUNNING THENCE NORTH 1°13'38" WEST ALONG THE EAST LINE OF SAID PARCEL "A" A DISTANCE OF 427.47 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88°46'22" WEST, A DISTANCE OF 115.00 FEET; THENCE NORTH 1°13'38" WEST, A DISTANCE OF 50.13 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST; THENCE NORTHERLY AND NORTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 97.64 FEET (SAID CURVE HAVING A RADIUS OF 100.00 FEET AND A CENTRAL ANGLE OF 55°56'39"); THENCE NORTH 1°13'38" WEST, A DISTANCE OF 127.16 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL "A"; THENCE SOUTH 89°33'39" EAST, A DISTANCE OF 159.07 FEET TO THE NORTHEAST CORNER OF SAID PARCEL "A"; THENCE SOUTH 1°13'38" EAST, A DISTANCE OF 255.50 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 0.832 ACRES MORE OR LESS AND SUBJECT TO ALL EASEMENTS OF RECORD.

9-22-81
DATE


DENNIS R. POORE, P.L.S. No 2226

Includes:

Building #27 - 8 units.
Building #28 - 8 units.
Building #29 - 8 units.

REF 10300 REC 372

1044

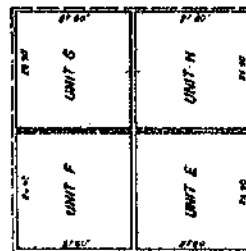
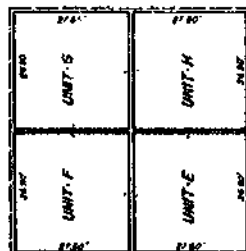
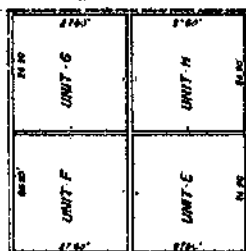
REF ID: A6373

DEAN R. POORE, INC.
Surgical - Equipment - Rentals
12250 Ave. 35th Street
Coral Springs, Florida 33065
(954) 752-1500

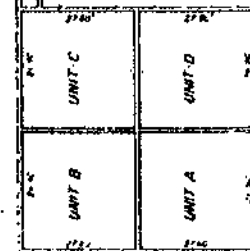
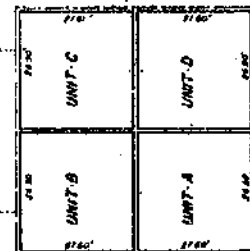
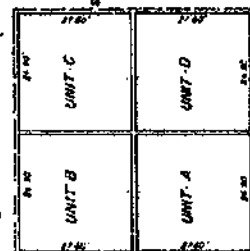
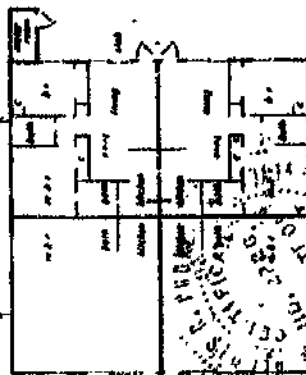
**"LAKEWOOD VILLAGE OF CORAL SPRINGS
A CONDOMINIUM"**

BUILDING Nos-27-28-29.

	first floor	second floor
finished floor	13.50	22.41
finished ceiling	21.55	10.19
	13.49	27.39
	21.49	



typical floor plan:



RECORDED IN THE OFFICE RECORDS BOOK
OF RECORDS OFFICE

F. T. JOHNSON

Community Development

1030 374

82-189791

This Indenture,

Made this 29th day of June . A. D. 1982, Between

ADRIEN FORTIN and MONIQUE FORTIN, his wife
of the County of BROWARD, in the State of FLORIDA, part 1es of the first part, and
RONALD A. LLOYD AND KIM L. LLOYD, his wife
of the County of BROWARD, in the State of FLORIDA, whose post office address is
6961 Scott Street, Hollywood, Florida

part 1es of the second part.

Witnesseth, That the said part 1es of the first part, for and in consideration of the sum of
TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATIONS Dollars,
to them in hand paid by the said part 1es of the second part, the receipt whereof is hereby acknowl-
edged, have granted, bargained, and sold to the said part 1es of the second part, their heirs
and assigns forever, the following described land, situate, and being in the County of Broward
State of Florida to-wit:

Lot 21, Block 12 of DRIFTWOOD ACRES NUMBER TWENTY, according to the Plat thereof
as recorded in Plat Book 42, Page 18 of the Public Records of Broward County,
Florida.

Subject to a mortgage to Stockton, Whatley, Davin & Company filed June 15, 1971
under Clerk's File No. 1-83768 Public Records of Broward County, Florida in
the sum of \$22,949.99, which sum RONALD A. LLOYD AND KIM L. LLOYD, his wife
expressly assumes and agrees to pay; and also hereby assumes and agrees to pay
all the obligations of Adrien Fortin and Monique Fortin, his wife

Subject to conditions, restrictions, limitations of record, and taxes for
1982 and subsequent years; this reference to said restrictions shall
not operate to reimpose the same.

337.50
on Recording Fee
Stamp Tax as provided by law
Catherine C. Corbett, Deputy

And the said part 1es of the first part do hereby fully warrant the title to said land, and will defend the
same against the lawful claims of all persons whomsoever.

In Witness Whereof, The said part 1es of the first part ha ve hereunto set their
hand and seal the day and year first above written.

Signed, sealed and Delivered in the presence of:

Adrien Fortin
ADRIEN FORTIN
Monique Fortin
MONIQUE FORTIN

Adrien Fortin
ADRIEN FORTIN
Monique Fortin
MONIQUE FORTIN

STATE OF
COUNTY OF

I HEREBY CERTIFY that on this day, before me, as
notary public, authorized in the State of Florida and in the County of Broward, to take acknowledgments, personally appeared

ADRIEN FORTIN and MONIQUE FORTIN, his wife

to be known as the persons described in and who executed the foregoing instrument and have acknowledged
before me and they executed the same.

Witness my hand and official seal in the County and State last aforesaid this
June A. D. 19 82 day of

X

The instrument prepared by:

JUN 19 4 11 PM '82

REC 10800 ME 375

147

922

I HEREBY CERTIFY that on this day, before me, an notary from the province of Quebec, to take acknowledgments, personally appeared ADRIEN FORTIN and MONIQUE FORTIN, his wife to me known to be the persons described in and who executed the foregoing instrument and have acknowledged before me that they executed the same.

WITNESS my hand and official seal in the City of Laval, province of Quebec, this 15e day of July, A.D., 1982.

M. Chalut Notary
Micheline Chalut Notary

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

EE 10300ME376

82-234210

AMENDMENT TO DECLARATION OF CONDOMINIUM
OF
LAKEWOOD VILLAGE OF CORAL SPRINGS, A CONDOMINIUM, ADDING PHASE 18

THIS AMENDMENT to Declaration of Condominium, is made by M.A.P. LAKEWOOD VILLAGE, INC., a Florida corporation ("DEVELOPER").

P R E A M B L E :

LAKEWOOD VILLAGE OF CORAL SPRINGS, A CONDOMINIUM, was created by the Declaration of Condominium of LAKEWOOD VILLAGE OF CORAL SPRINGS, A CONDOMINIUM (the "DECLARATION"), recorded in Official Records Book 9903, Page 801, of the Public Records of Broward County, Florida. In Paragraph 22 of the DECLARATION, DEVELOPER reserved the right to add one or more additional phases to the CONDOMINIUM, pursuant to Florida statutes, Section 718.403.

The following phases have heretofore been added to the CONDOMINIUM pursuant to various amendments to the DECLARATION, which amendments are recorded in the Official Records Book and Pages of the Public Records of Broward County, Florida, set forth below for the respective phases:

<u>Official Records Book and Page where the amendment to the DECLARATION adding the Phase is recorded</u>		
Phase	ORB	Page
2 and 3	9909	843
4	9918	960
	and re-recorded in	
	9917	609
5	9968	257
6	10048	711
7	10300	370
8	10129	73
9	10109	422
11	10135	865
19	10012	782
21	10003	235

DEVELOPER now desires to further amend the DECLARATION to add Phase 18 to the CONDOMINIUM.

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

1. Attached hereto as Exhibit "C" is the legal description of the land which constitutes Phase 18, and a survey of the land and a graphic description of the improvements in which UNITS are located and a plot plan thereof that, together with the DECLARATION, are in sufficient detail to identify the COMMON ELEMENTS and each UNIT and their relative locations and approximate dimensions in Phase 18. Exhibit "C" of the DECLARATION is hereby amended by adding thereto Exhibit "C" of this Amendment, and the fee simple title to the property described in Exhibit "C" of this Amendment is hereby submitted to the

REC 10378 PM 390

CONDOMINIUM FORM OF OWNERSHIP as part of the CONDOMINIUM. Accordingly, the complete legal description of the land now comprising the CONDOMINIUM, and the complete survey of the land and graphic description of the improvements in which UNITS are located and plot plan thereof that, together with the DECLARATION, are in sufficient detail to identify the COMMON ELEMENTS and each UNIT and their relative locations and approximate dimensions, in the entire CONDOMINIUM as hereby amended by adding Phase 18, now consists of Exhibit "C" of the DECLARATION, Exhibit "C" of the amendments to the DECLARATION referred to above, and Exhibit "C" of this Amendment.

2. With this Amendment, there are a total of 256 UNITS in the CONDOMINIUM. Accordingly, pursuant to Paragraph 8 of the DECLARATION, each UNIT OWNER in the CONDOMINIUM now owns an undivided share in the COMMON ELEMENTS appurtenant to his UNIT, which share will equal 1/256. This undivided interest may be diluted as additional phases, and UNITS, are added to the CONDOMINIUM pursuant to Paragraph 22 of the DECLARATION.

3. Except as the DECLARATION is expressly or impliedly amended as provided herein, all of the terms and provisions of the DECLARATION shall remain in full force and effect. In particular, and without limitation, nothing contained herein shall be deemed to affect or modify the rights and privileges of DEVELOPER as provided in Paragraphs 22 and 23 of the DECLARATION with respect to any phases or lands not heretofore or herein added to the CONDOMINIUM.

IN WITNESS WHEREOF, the DEVELOPER, M.A.P. LAKEMOOD VILLAGE, INC., has caused this Amendment to Declaration of Condominium to be executed this 6th day of August, 1982.

WITNESSES:

M.A.P. LAKEMOOD VILLAGE, INC.
a Florida corporation

STATE OF FLORIDA)
COUNTY OF BROWARD) SS:

The foregoing instrument was acknowledged before me this 6 day of Aug, 1982, by B.L. Martz, president of M.A.P. LAKEMOOD VILLAGE, INC., a Florida corporation, on behalf of the corporation.

Melanie B...
NOTARY PUBLIC, State of Florida

My Commission Expires: My Commission Expires Sept. 27, 1983
Issued by American Notary & Stationery Company

(Notary Seal)

This instrument prepared by: Eric A. Simon
GOLDBERG, YOUNG, GOLDBERG & BORKSON, P.A.
2881 East Commercial Boulevard
Fort Lauderdale, Florida 33308

EAS/1d(CONDO 3)
08/04/82(3)

OFF 10378pc 391

THE LAKEDOWN VILLAGE OF CORAL SPRINGS A CONDOMINIUM

THEir LOCATION ON PARCEL 14A OF LAKESHORE VILLAGE OF CORAL SPRINGS AS SHOWN IN
 PLAT BOOK 226, PAGE 37 IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE
 PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH WEST CORNER OF SAID PARCEL "A" AND RUNNING: THENCE SOUTH 89°30'17" EAST, A DISTANCE OF 117.20 FEET; ALONG THE WEST LINE OF SAID PARCEL "A" TO THE POINT OF BEGINNING; THENCE NORTH 89°30'17" EAST, A DISTANCE OF 208.00 FEET; THENCE SOUTH 89°30'17" EAST, A DISTANCE OF 208.00 FEET; THENCE SOUTH 0°29'59" WEST, A DISTANCE OF 174.40 FEET; THENCE NORTH 0°29'59" WEST, A DISTANCE OF 117.20 FEET; THENCE SOUTH 70°27'27" WEST, A DISTANCE OF 24.32 FEET; THENCE NORTH 89°30'17" WEST, A DISTANCE OF 113.00 FEET; THENCE NORTH 0°14'12" WEST, ALONG THE WEST LINE OF SAID PARCEL "A", A DISTANCE OF 299.24 FEET TO THE POINT OF BEGINNING.

SAYD LANDS CONTAINING 1.375 ACRES MORE OR LESS AND SUBJECT TO ALL EASEMENTS OF RECORD.

DATE 12-7-81

DEANIS R. FIDORE, P.L.S. No 222

Includes:

Building #17 - 8 units.
Building #18 - 8 units.
Building #19 - 8 units.

REC 10378 PG 392

SURVEY PLAT PLAN AND GRAPHIC DESCRIPTION
OF IMPROVEMENTS

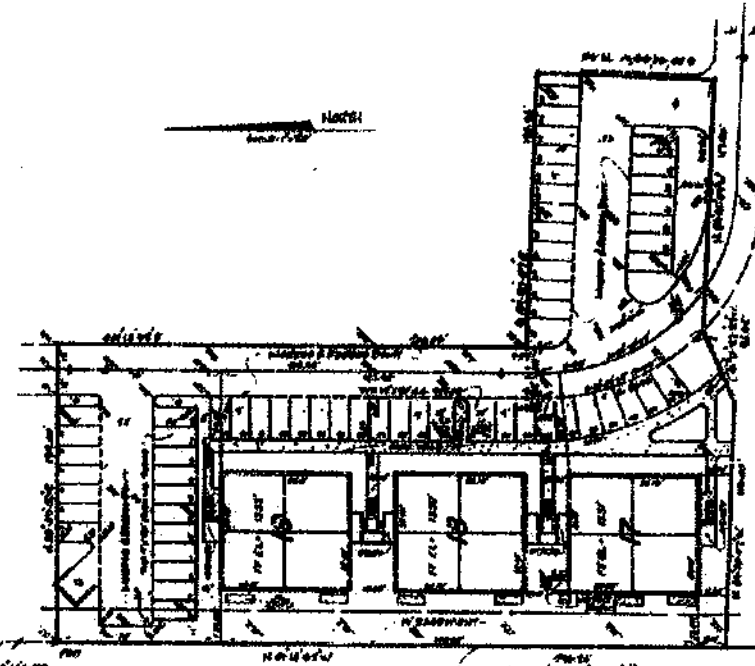
EXHIBIT - C
TO THE DECLARATION

OF
CONDOMINIUM

"LAKEWOOD VILLAGE OF CORAL SPRINGS, A CONDOMINIUM"

Phase eighteen

JOHN A. POORE, INC.
Surveyors - Engineers - Planners
1800 S.W. 1st Ave., Suite 4
Coral Springs, Florida 33069
(305) 798-1300



1. All improvements shown on this plat are to be constructed in accordance with the Declaration of Condominium and the rules and regulations of the Condominium Association.

2. The improvements shown on this plat are to be constructed in accordance with the Declaration of Condominium and the rules and regulations of the Condominium Association.



3. The improvements shown on this plat are to be constructed in accordance with the Declaration of Condominium and the rules and regulations of the Condominium Association.



Notary Public, State of Florida

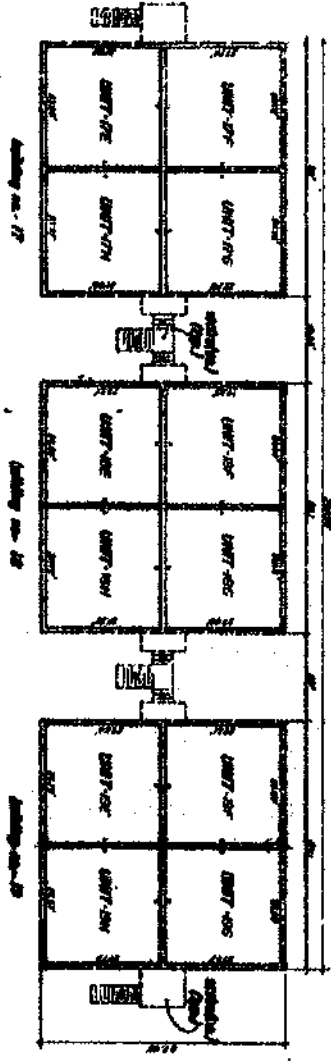
1. Address: Lakewood Village of Coral Springs, A Condominium
2. Project Name: Lakewood Village of Coral Springs, A Condominium
3. Date: 10/1/80
4. By: F. T. Johnson, County Administrator
5. For: Building Nos. 17, 18, 19

"LAKEWOOD VILLAGE OF CORAL SPRINGS, A CONDOMINIUM"

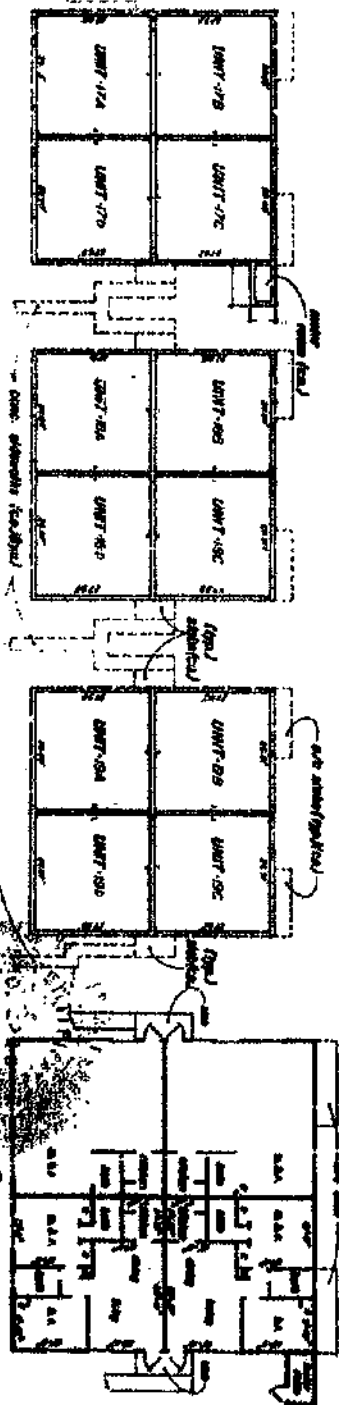
"SUNSET PLAN AND ELEVATION
AS APPROVED BY
EXHIBIT - C
TO THE DECLARATION
OF
CONDOMINIUM"

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

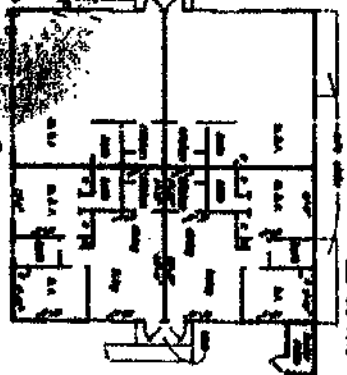
second floor



first floor



typical floor plan



BUILDING NOS. 17 - 18 - 19

Area	17A	17B	17C	17D
Room	17A	17B	17C	17D
Room	17A	17B	17C	17D
Room	17A	17B	17C	17D
Room	17A	17B	17C	17D

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

82-259177

AMENDMENT TO DECLARATION OF CONDOMINIUM OF

LAKEMOOD VILLAGE OF CORAL SPRINGS, A CONDOMINIUM, ADDING PHASE 10

THIS AMENDMENT to Declaration of Condominium, is made by M.A.P. LAKEMOOD VILLAGE, INC., a Florida corporation ("DEVELOPER").

P R E A M B L E :

LAKEMOOD VILLAGE OF CORAL SPRINGS, A CONDOMINIUM, was created by the Declaration of Condominium of LAKEMOOD VILLAGE OF CORAL SPRINGS, A CONDOMINIUM (the "DECLARATION"), recorded in Official Records Book 9903, Page 801, of the Public Records of Broward County, Florida. In Paragraph 22 of the DECLARATION, DEVELOPER reserved the right to add one or more additional phases to the CONDOMINIUM, pursuant to Florida statutes, Section 718.403.

The following phases have heretofore been added to the CONDOMINIUM pursuant to various amendments to the DECLARATION, which amendments are recorded in the Official Records Book and Pages of the Public Records of Broward County, Florida, set forth below for the respective phases:

		<u>Official Records Book and Page where the amendment to the DECLARATION adding the phase is recorded</u>	
Phase		ORB	Page
2 and 3		9909	843
4		9915	960
		and re-recorded in	
		9917	809
5		9968	257
6		10048	711
7		10300	370
8		10129	73
9		10109	422
11		10135	865
18		10378	390
19		10012	782
21		10003	235

DEVELOPER now desires to further amend the DECLARATION to add Phase 10 to the CONDOMINIUM.

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

1. Attached hereto as Exhibit "C" is the legal description of the land which constitutes Phase 10, and a survey of the land and a graphic description of the improvements in which UNITS are located and a plot plan thereof that, together with the DECLARATION, are in sufficient detail to identify the COMMON ELEMENTS and each UNIT and their relative locations and approximate dimensions, in Phase 10. Exhibit "C" of the DECLARATION is hereby amended by adding thereto Exhibit "C" of this Amendment, and the fee simple title to the property described in Exhibit "C" of this Amendment is hereby submitted to the

SEP 28 12 09 PM '97

SEP 10 4 23 PM '97

CONDOMINIUM FORM OF OWNERSHIP as part of the CONDOMINIUM. Accordingly, the complete legal description of the land now comprising the CONDOMINIUM, and the complete survey of the land and graphic description of the improvements in which UNITS are located and plot plan thereof that, together with the DECLARATION, are in sufficient detail to identify the COMMON ELEMENTS and each UNIT and their relative locations and approximate dimensions, in the entire CONDOMINIUM as hereby amended by adding Phase 10, now consists of Exhibit "C" of the DECLARATION, Exhibit "C" of the amendments to the DECLARATION referred to above, and Exhibit "C" of this Amendment.

2. With this Amendment, there are a total of 268 UNITS in the CONDOMINIUM. Accordingly, pursuant to Paragraph 8 of the DECLARATION, each UNIT OWNER in the CONDOMINIUM now owns an undivided share in the COMMON ELEMENTS appurtenant to his UNIT, which share will equal 1/268. This undivided interest may be diluted as additional phases, and UNITS, are added to the CONDOMINIUM pursuant to Paragraph 22 of the DECLARATION.

3. Except as the DECLARATION is expressly or impliedly amended as provided herein, all of the terms and provisions of the DECLARATION shall remain in full force and effect. In particular, and without limitation, nothing contained herein shall be deemed to affect or modify the rights and privileges of DEVELOPER as provided in Paragraphs 22 and 23 of the DECLARATION with respect to any phases or lands not heretofore or herein added to the CONDOMINIUM.

IN WITNESS WHEREOF, the DEVELOPER, M.A.P. LAKEWOOD VILLAGE, INC., has caused this Amendment to Declaration of Condominium to be executed this 21 day of September, 1982

WITNESSES:

Randall L. Gutterman

Lorraine Jensen

STATE OF FLORIDA

COUNTY OF BROWARD

SS:

M.A.P. LAKEWOOD VILLAGE, INC.,
a Florida corporation

By:

E.C. Jensen
E.C. Jensen, Vice Vice President



The foregoing instrument was acknowledged before me this 21 day of September, 1982, by E.C. Jensen, Vice Vice President of M.A.P. Lakewood Village, Inc., a Florida corporation, on behalf of the corporation.

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXPIRES APR 24 1983
BROWARD COUNTY GENERAL INFO. UNDERWRITERS

My Commission Expires:

Lorraine Jensen
NOTARY PUBLIC, STATE OF FLORIDA

(Notary Seal)

This instrument prepared by:

Eric A. Simon
GOLDBERG, YOUNG, GOLDBERG & SIMON, P.A.
3881 East Commercial Boulevard
Fort Lauderdale, Florida 33308

Eric A. Simon
GOLDBERG, YOUNG, GOLDBERG & SIMON, P.A.
3881 East Commercial Boulevard
Fort Lauderdale, Florida 33308

REC 1042308 352

NOTE: A PORTION OF PHOTO 100 OF LISTED VILLAGE OF EDNA, SPREADS AS SHOWN IN PLAT BOOK 120, PAGE 12, IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, NOW PARTICULARLY DESIGNATED AS PEARSON.

COMMENCING AT THE NORTH EAST CORNER OF SAID PARCEL, 144th, RUNNING THENCE NORTH 89°41'00" WEST, A DISTANCE OF 476.45 FEET ALONG THE NORTH LINE OF SAID PARCEL TO THE CORNER SOUTH 89°41'00" WEST, A DISTANCE OF 346.45 FEET TO THE POINT OF BEGINNING, THENCE NORTH 89°41'00" WEST, A DISTANCE OF 1.81 FEET, THENCE SOUTH 89°41'00" EAST, A DISTANCE OF 139.00 FEET, THENCE NORTH 0°24'23" EAST, A DISTANCE OF 14.45 FEET, THENCE SOUTH 0°24'23" EAST, A DISTANCE OF 374.85 FEET, THENCE NORTH 0°24'23" EAST, A DISTANCE OF 324.00 FEET, THENCE NORTH 04°13'39" EAST, A DISTANCE OF 14.85 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, THENCE ALONG SAID CURVE AN ARC DISTANCE OF 21.44 FEET (SAID CURVE HAVING A RADIUS OF 124.00 FEET AND A CENTRAL ANGLE OF 30°00'00") TO A POINT OF TANGENCY, THENCE SOUTH 89°26'21" WEST, A DISTANCE OF 12.22 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 0.967 ACRES MORE OR LESS AND SUBJECT TO ALL EASEMENTS OF RECORD.

DATE _____

9/29/11

DEWIS R. POORE, P.A.S., P. 2324

Includes Building #6 - 12 units.

REC 10423 PB 353

1. Survey map and plat of the property, showing the location of the property, the location of the proposed building, and the location of the proposed parking area.



2. A detailed description of the property, including the location of the property, the location of the proposed building, and the location of the proposed parking area.

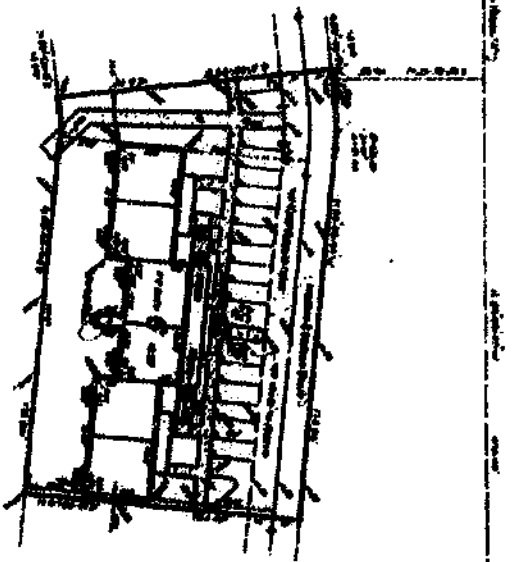


LAKWOOD VILLAGE OF CORAL SPRINGS A CONDOMINIUM

APRIL 1982

CONDOMINIUM
TO THE DECLARATION
OF
CONDOMINIUM
OF
CONDOMINIUM

CONDOMINIUM
TO THE DECLARATION
OF
CONDOMINIUM
OF
CONDOMINIUM



"LAKEWOOD VILLAGE OF CORAL SPRINGS CONDOMINIUM"

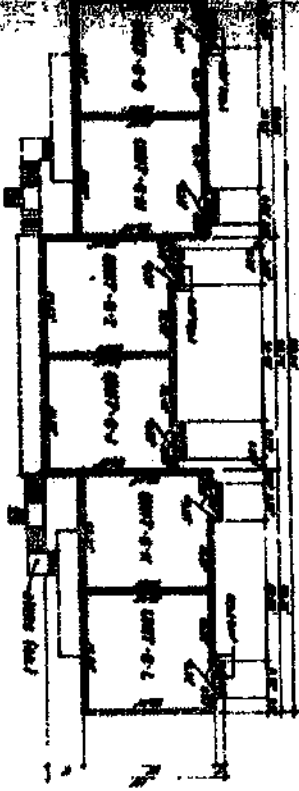
SHOWN PLAN AND SECTION
OF BUILDING
EXHIBIT - C
TO THE REGISTRATION
OF

APPROVED
BY THE
STATE OF FLORIDA
DEPARTMENT OF
HOMELAND SECURITY
AND FIRE-ARM
REGISTRATION

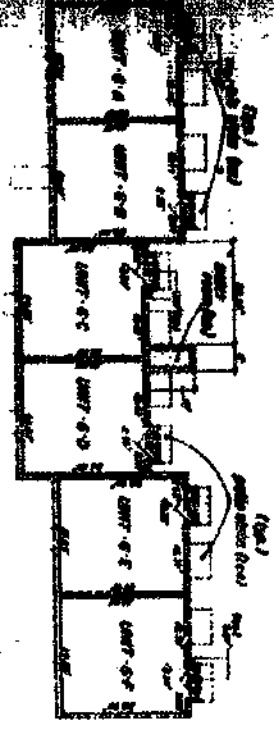
BUILDING No 6

APR. 1972	APR. 1972	APR. 1972
APR. 1972	APR. 1972	APR. 1972
APR. 1972	APR. 1972	APR. 1972
APR. 1972	APR. 1972	APR. 1972

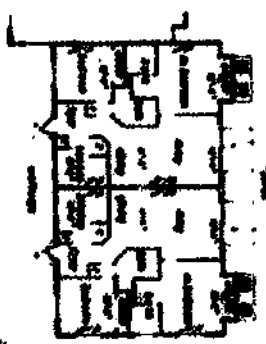
Second floor



First floor



Third floor plan



RECORDED
INDEXED
JUL 10 1972
STATE OF FLORIDA
DEPARTMENT OF
HOMELAND SECURITY
AND FIRE-ARM
REGISTRATION

RE 10423

851

THIS INSTRUMENT IS BEING RECORDED TO CORRECT THE ACKNOWLEDGMENT.

82-259177

AMENDMENT TO DECLARATION OF CONDOMINIUM
83-014119 OF

LAKEMOOD VILLAGE OF CORAL SPRINGS, A CONDOMINIUM, ADDING PHASE 10

THIS AMENDMENT to Declaration of Condominium, is made by M.A.P. LAKEMOOD VILLAGE, INC., a Florida corporation ("DEVELOPER").

P R E A M B L E :

LAKEMOOD VILLAGE OF CORAL SPRINGS, A CONDOMINIUM, was created by the Declaration of Condominium of LAKEMOOD VILLAGE OF CORAL SPRINGS, A CONDOMINIUM (the "DECLARATION"), recorded in Official Records Book 9903, Page 801, of the Public Records of Broward County, Florida. In Paragraph 22 of the DECLARATION, DEVELOPER reserved the right to add one or more additional phases to the CONDOMINIUM, pursuant to Florida statutes, Section 718.403.

The following phases have heretofore been added to the CONDOMINIUM pursuant to various amendments to the DECLARATION, which amendments are recorded in the Official Records Book and Pages of the Public Records of Broward County, Florida, set forth below for the respective phases:

<u>Official Records Book and Page where the amendment to the DECLARATION adding the Phase is recorded</u>		
Phase	ORR	Page
2 and 3	9909	643
4	9915	980
	and re-recorded in	
	9917	609
5	9968	257
6	10048	711
7	10300	370
8	10129	73
9	10109	422
11	10135	865
18	10378	390
19	10012	782
21	10003	235

DEVELOPER now desires to further amend the DECLARATION to add Phase 10 to the CONDOMINIUM.

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

1. Attached hereto as Exhibit "C" is the legal description of the land which constitutes Phase 10, and a survey of the land and a graphic description of the improvements in which UNITS are located and a plot plan thereof that, together with the DECLARATION, are in sufficient detail to identify the COMMON ELEMENTS and each UNIT and their relative locations and approximate dimensions, in Phase 10. Exhibit "C" of the DECLARATION is hereby amended by adding thereto Exhibit "C" of this Amendment, and the fee simple title to the property described in Exhibit "C" of this Amendment is hereby submitted to the

JUN 17 3 53 PM '83

SEP 28 12 09 PM '82

REC 10616pg 785

REC 10423pg 351

CONDOMINIUM FORM OF OWNERSHIP as part of the CONDOMINIUM. Accordingly, the complete legal description of the land now comprising the CONDOMINIUM, and the complete survey of the land and graphic description of the improvements in which UNITS are located and plot plan thereof that, together with the DECLARATION, are in sufficient detail to identify the COMMON ELEMENTS and each UNIT and their relative locations and approximate dimensions, in the entire CONDOMINIUM as hereby amended by adding Phase 10, now consists of Exhibit "C" of the DECLARATION, Exhibit "C" of the amendments to the DECLARATION referred to above, and Exhibit "C" of this Amendment.

2. With this Amendment, there are a total of 268 UNITS in the CONDOMINIUM. Accordingly, pursuant to Paragraph 8 of the DECLARATION, each UNIT OWNER in the CONDOMINIUM now owns an undivided share in the COMMON ELEMENTS appurtenant to his UNIT, which share will equal 1/268. This undivided interest may be diluted as additional phases, and UNITS, are added to the CONDOMINIUM pursuant to Paragraph 22 of the DECLARATION.

3. Except as the DECLARATION is expressly or impliedly amended as provided herein, all of the terms and provisions of the DECLARATION shall remain in full force and effect. In particular, and without limitation, nothing contained herein shall be deemed to affect or modify the rights and privileges of DEVELOPER as provided in Paragraphs 22 and 23 of the DECLARATION with respect to any phases or lands not heretofore or herein added to the CONDOMINIUM.

IN WITNESS WHEREOF, the DEVELOPER, M.A.P. LAKEWOOD VILLAGE, INC., has caused this Amendment to Declaration of Condominium to be executed this 21 day of September, 1982.

WITNESSES:

Randall C. Smith
Laurie Jensen

STATE OF FLORIDA

COUNTY OF BROWARD

SS:

M.A.P. LAKEWOOD VILLAGE, INC.,
a Florida corporation

By:

E.C. Jensen
E.C. JENSEN, Vice President

The foregoing instrument was acknowledged before me this 21 day of September, 1982, by E.C. JENSEN, Vice President of M.A.P. LAKEWOOD VILLAGE, INC., a Florida corporation, on behalf of the corporation.

NOTARY PUBLIC STATE OF FLORIDA AS ABOVE
MY COMMISSION EXPIRES APR 24 1984
BROWARD COUNTY GENERAL ISS. (10/20/82)

My Commission Expires:

This instrument prepared by:
E.C. JENSEN
09/20/82(1)

NOTARY PUBLIC STATE OF FLORIDA AS ABOVE

My Commission Expires:
E.C. JENSEN
09/20/82(1)

REC 10616 Ps 786

REC 10616 Ps 786

PHASE 101, LAKEWOOD VILLAGE OF CORAL SPRINGS A CONDOMINIUM

BEING A PORTION OF PARCEL "A" OF LAKEWOOD VILLAGE OF CORAL SPRINGS AS SHOWN IN PLAT BOOK 108, PAGE 37 IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID PARCEL "A"; RUNNING THENCE NORTH 89°33'39" WEST, A DISTANCE OF 678.63 FEET ALONG THE NORTH LINE OF SAID PARCEL "A"; THENCE SOUTH 02°26'21" WEST, A DISTANCE OF 102.98 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°26'21" WEST, A DISTANCE OF 2.30 FEET; THENCE SOUTH 45°31'39" EAST, A DISTANCE OF 324.00 FEET; THENCE NORTH 89°26'21" EAST, A DISTANCE OF 167.83 FEET; THENCE SOUTH 84°33'39" EAST, A DISTANCE OF 174.85 FEET; THENCE NORTH 89°26'21" EAST, A DISTANCE OF 324.00 FEET; THENCE NORTH 84°33'39" WEST, A DISTANCE OF 174.85 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH; THENCE WESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 27.64 FEET (SAID CURVE HAVING A RADIUS OF 224.00 FEET AND A CENTRAL ANGLE OF 10°00'00") TO A POINT OF TANGENCY; THENCE SOUTH 89°26'21" WEST, A DISTANCE OF 12.22 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 0.567 ACRES MORE OR LESS AND SUBJECT TO ALL EASEMENTS OF RECORD.

DATE

7/29/81

DENNIS R. POORE, P.L.S. No 2226

Includes Building #6 - 12 units.

REC 10616pg 787

REC 10423pg 353

161

SURVEY, PLAN and ERECTION DESCRIPTION

OF IMPROVEMENTS

EXHIBIT - C

TO THE DECLARATION

OF

OF

LAKELAND VILLAGE OF CORAL SPRINGS
A CONDOMINIUM

Phase 1a

DEVELOPER

DEVELOPER

DEVELOPER

DEVELOPER

DEVELOPER

DEVELOPER

DEVELOPER

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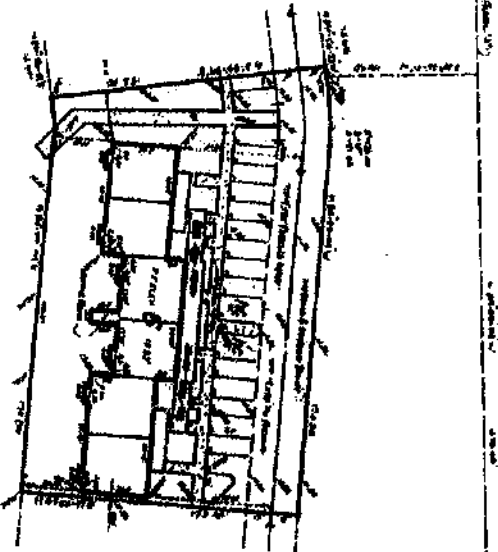
DEVELOPER

DEVELOPER

DEVELOPER

REC 104238

REC 10616P6 788



Handwritten signature and text.



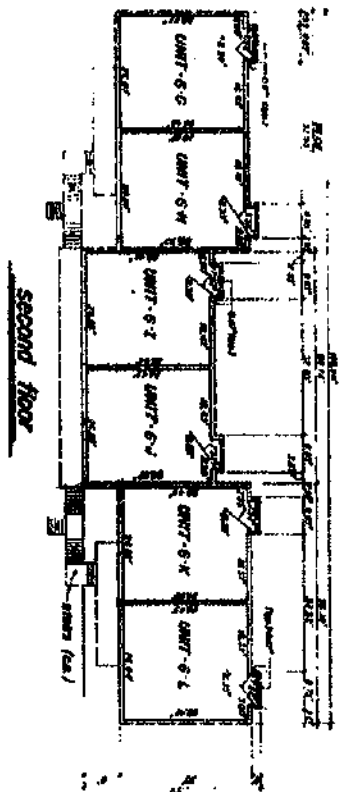
1. Section number, building, and unit
 2. Section number, building, and unit
 3. All units are 100% owned by the owner and are not subject to any lien or other claim.

"LAKEWOOD VILLAGE OF CORAL SPRINGS" CONDOMINIUM

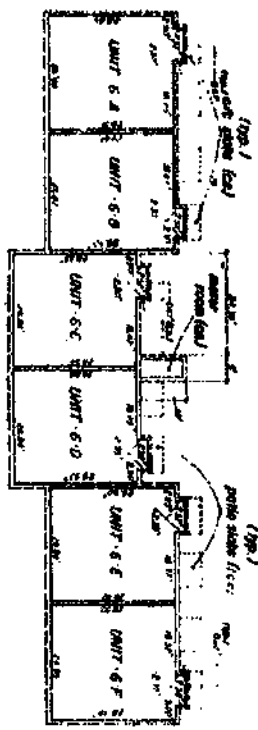
SUBJECT FLOOR PLAN AND ELEVATION DESCRIPTION
 OF IMPROVEMENTS
EXHIBIT - C
 TO THE DECLARATION
 OF
 CONDOMINIUM
 REC 10616 PG 789

RECORDED BY
DAVID R. ROSE, JR.
 Surveyor - District - Broward
 1234 N.E. 25th Street
 Coral Springs, Florida 33065
 (305) 755-1500

BUILDING No 6



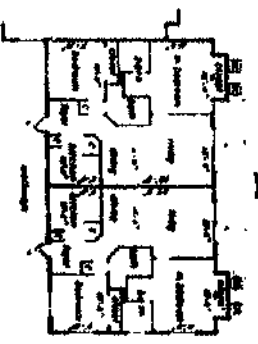
Second floor



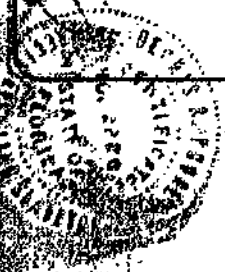
First floor

First Floor	Second Floor	Third Floor
Bedroom Area - 12.50	Bedroom Area - 12.50	Bedroom Area - 12.50
Bathroom Area - 21.50	Bathroom Area - 21.50	Bathroom Area - 21.50
Living Area - 42.41	Living Area - 42.41	Living Area - 42.41
Bedroom Area - 20.34	Bedroom Area - 20.34	Bedroom Area - 20.34
Bedroom Area - 20.34	Bedroom Area - 20.34	Bedroom Area - 20.34

Typical floor plan



Handwritten signature



RECORDED IN THE OFFICIAL RECORDS BOOK
 OF BROWARD COUNTY, FLORIDA
F. T. JOHNSON
 COUNTY ADMINISTRATION

RECORDED IN THE OFFICIAL RECORDS BOOK
 OF BROWARD COUNTY, FLORIDA
F. T. JOHNSON
 COUNTY ADMINISTRATION

REC 10423 PG 355

89-037943

**AMENDMENT TO DECLARATION OF CONDOMINIUM
OF
LAKWOOD VILLAGE OF CORAL SPRINGS, A CONDOMINIUM, ADDING PHASES 12, 13 AND 16**

THIS AMENDMENT to Declaration of Condominium, is made by M.A.P. LAKWOOD VILLAGE, INC., a Florida corporation ("DEVELOPER").

P R E A M B L E :

LAKWOOD VILLAGE OF CORAL SPRINGS, A CONDOMINIUM, was created by the Declaration of Condominium of LAKWOOD VILLAGE OF CORAL SPRINGS, A CONDOMINIUM (the "DECLARATION"), recorded in Official Records Book 9903, Page 801, of the Public Records of Broward County, Florida. In Paragraph 22 of the DECLARATION, DEVELOPER reserved the right to add one or more additional phases to the CONDOMINIUM, pursuant to Florida statutes, Section 718.403.

The following phases have heretofore been added to the CONDOMINIUM pursuant to various amendments to the DECLARATION, which amendments are recorded in the Official Records Book and Pages of the Public Records of Broward County, Florida, set forth below for the respective phases:

<u>Official Records Book and Page where the amendment to the DECLARATION adding the Phase is recorded</u>		
<u>Phase</u>	<u>ORB</u>	<u>Page</u>
2 and 3	9909	643
4	9915	49
	and re-recorded in	
	9917	609
5	9968	257
6	10048	711
7	10300	370
8	10129	73
9	10109	422
10	10423	351
	and re-recorded in	
	10616	785
11	10135	866
18	10376	390
19	10012	782
21	10003	235

DEVELOPER now desires to further amend the DECLARATION to add Phases 12, 13 and 16 to the CONDOMINIUM.

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

1. Attached hereto as Exhibit "C" is the legal description of the land which constitutes Phases 12, 13 and 16, and a survey of the land and a graphic description of the improvements in which UNITS are located and a plot plan thereof that, together with the DECLARATION, are in sufficient detail to identify the COMMON ELEMENTS and each UNIT and their relative locations and approximate dimensions, in Phase 12, 13 and 16. Exhibit "C" of the DECLARATION is hereby amended by adding thereto Exhibit "C" of this Amendment, and the fee simple title to the property described in Exhibit "C" of this Amendment is hereby submitted to the CONDOMINIUM FORM OF OWNERSHIP as part of the CONDOMINIUM. Accordingly, the complete legal description of the land now comprising the CONDOMINIUM, and the complete survey of the land and graphic description of the improvements in which UNITS are located and plot plan thereof that, together with the DECLARATION, are in sufficient detail to identify the COMMON ELEMENTS and each UNIT and their relative locations and approximate dimensions, in the entire CONDOMINIUM as hereby amended by adding Phases 12, 13 and 16, now consists of Exhibit "C" of the DECLARATION, Exhibit "C" of the amendments to the DECLARATION referred to above, and Exhibit "C" of this Amendment.

2. With this Amendment, there are a total of 320 UNITS in the CONDOMINIUM. Accordingly, pursuant to Paragraph 8 of the DECLARATION, each UNIT OWNER

To:

REC 10659pg 247

164

45-40

in the CONDOMINIUM now owns an undivided share in the COMMON ELEMENTS appurtenant to his UNIT, which share will equal 1/320. This undivided interest may be diluted as additional phases, and UNITS, are added to the CONDOMINIUM pursuant to Paragraph 22 of the DECLARATION.

3. Except as the DECLARATION is expressly or impliedly amended as provided herein, all of the terms and provisions of the DECLARATION shall remain in full force and effect. In particular, and without limitation, nothing contained herein shall be deemed to affect or modify the rights and privileges of DEVELOPER as provided in Paragraphs 22 and 23 of the DECLARATION with respect to any phases or lands not heretofore or herein added to the CONDOMINIUM.

IN WITNESS WHEREOF, the DEVELOPER, M.A.P. LAKEWOOD VILLAGE, INC., has caused this Amendment to Declaration of Condominium to be executed this 27th day of November, 1983.

WITNESSES:

Eric A. Simon
Randall C. Southland

M.A.P. LAKEWOOD VILLAGE, INC.
a Florida corporation

By:

E.C. Jensen
E.C. JENSEN, Its Vice President

STATE OF FLORIDA

SS:

COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 27th day of November, 1983, by E.C. Jensen, Vice President of M.A.P. LAKEWOOD VILLAGE, INC., a Florida corporation, on behalf of the corporation.

Steven B. Kachura
NOTARY PUBLIC, State of Florida at Large

My Commission Expires:

(Notary Seal)



This instrument prepared by: Eric A. Simon
GOLDBERG, YOUNG, GOLDBERG & BORKSON, P.A.
2881 East Commercial Boulevard
Fort Lauderdale, Florida 33308

EAS:ham(CONDO 3)
01/27/83(2)

REF 1065906 248

165

PAGE 12. LAKEWOOD VILLAGE OF CORAL SPRINGS A CONDOMINIUM

BEING A PORTION OF PARCEL "A" OF LAKEWOOD VILLAGE OF CORAL SPRINGS AS SHOWN IN PLAT BOOK 106, PAGE 17 IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID PARCEL "A"; RUNNING THENCE NORTH $89^{\circ}33'39''$ WEST ALONG THE NORTH LINE OF SAID PARCEL "A", A DISTANCE OF 676.63 FEET; THENCE SOUTH $0^{\circ}26'21''$ WEST, A DISTANCE OF 135.98 FEET; THENCE SOUTH $89^{\circ}26'21''$ WEST, A DISTANCE OF 2.81 FEET TO THE POINT OF BEGINNING; THENCE SOUTH $89^{\circ}26'21''$ WEST, A DISTANCE OF 175.36 FEET; THENCE SOUTH $38^{\circ}22'42''$ WEST, A DISTANCE OF 89.66 FEET; THENCE SOUTH $5^{\circ}26'21''$ WEST, A DISTANCE OF 97.00 FEET; THENCE SOUTH $84^{\circ}33'39''$ EAST, A DISTANCE OF 7.05 FEET; THENCE NORTH $89^{\circ}26'21''$ EAST, A DISTANCE OF 104.62 FEET; THENCE NORTH $4^{\circ}33'39''$ WEST, A DISTANCE OF 124.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 0.537 ACRES MORE OR LESS AND SUBJECT TO ALL EASEMENTS OF RECORD.

DATE

9-29-81

DENNIS R. POORE, P.L.S. No 2226

Includes Building #5 - 12 units.

REC 1065976 249

DECLARATION OF LAKESIDE VILLAGE OF CORAL SPRINGS A CONDOMINIUM

BEING A PORTION OF PARCEL 124 OF LAKESIDE VILLAGE OF CORAL SPRINGS AS SHOWN IN PLAT 2000-100, PART 27 IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID PARCEL "A"; RUNNING THENCE NORTH 89°33'00" WEST, ALONG THE NORTH LINE OF SAID PARCEL "A", A DISTANCE OF 676.63 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 0°26'21" WEST, A DISTANCE OF 325.98 FEET; THENCE SOUTH 89°33'00" WEST, A DISTANCE OF 279.68 FEET; THENCE SOUTH 32°22'42" WEST, A DISTANCE OF 29.01 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTH (A RADIAL LINE FROM SAID POINT BEARS NORTH 2°52'46" WEST); THENCE WESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 38.00 FEET (SAID CURVE HAVING A RADIUS OF 384.00 FEET AND A CENTRAL ANGLE OF 8°26'07") TO A POINT OF TANGENCY; THENCE NORTH 84°33'39" WEST, A DISTANCE OF 51.01 FEET; THENCE NORTH 0°26'21" EAST, A DISTANCE OF 150.90 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL "A"; THENCE SOUTH 89°33'39" EAST, A DISTANCE OF 247.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 0.753 ACRES MORE OR LESS AND SUBJECT TO ALL EASEMENTS OF RECORD.

DATE

2-22-81

DENNIS R. POORE, P.L.S. No 2226

Includes Building #24 - 16 units.

REC 10659 PG 250

PHASE 16, LAKEWOOD VILLAGE OF CORAL SPRINGS A CONDOMINIUM

BEING A PORTION OF PARCEL "A" OF LAKEWOOD VILLAGE OF CORAL SPRINGS AS SHOWN IN PLAT BOOK 108, PAGE 27, IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID PARCEL "A"; RUNNING THENCE NORTH 89°33'39" WEST ALONG THE NORTH LINE OF SAID PARCEL "A", A DISTANCE OF 1342.33 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 1°24'52" EAST, A DISTANCE OF 162.37 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, (RADIAL LINE THRU SAID POINT BEARS NORTH 48°57'15" WEST); THENCE SOUTHWESTERLY AND SOUTHERLY ALONG SAID CURVE AN ARC DISTANCE OF 56.10 FEET (SAID CURVE HAVING A RADIUS OF 76.00 FEET AND A CENTRAL ANGLE OF 42°17'37") TO A POINT OF TANGENCY; THENCE SOUTH 1°24'52" EAST, A DISTANCE OF 40.95 FEET; THENCE SOUTH 88°45'08" WEST, A DISTANCE OF 139.00 FEET TO A POINT ON THE WEST LINE OF SAID PARCEL "A"; THENCE NORTH 1°34'52" WEST, A DISTANCE OF 259.15 FEET TO THE NORTHWEST CORNER OF SAID PARCEL "A"; THENCE SOUTH 89°33'39" EAST, A DISTANCE OF 158.85 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 0.902 ACRES MORE OR LESS AND SUBJECT TO ALL EASEMENTS OF RECORD.

DATE 10-7-81

Dennis R. Poore
DENNIS R. POORE, P.L.S. No 2226

Includes:

Building #20 - 8 units.
Building #21 - 8 units.
Building #22 - 8 units.

REC 10659P6 251

REC 106596 252

SURVEY PLAT PLAN and EXHIBIT DESCRIPTION
AT HARRISBURG, PA.
EXHIBIT - C
TO THE DECLARATION
OF
CONDOMINIUM
OF

**"LAKEWOOD VILLAGE OF CORAL SPRINGS"
A CONDOMINIUM**

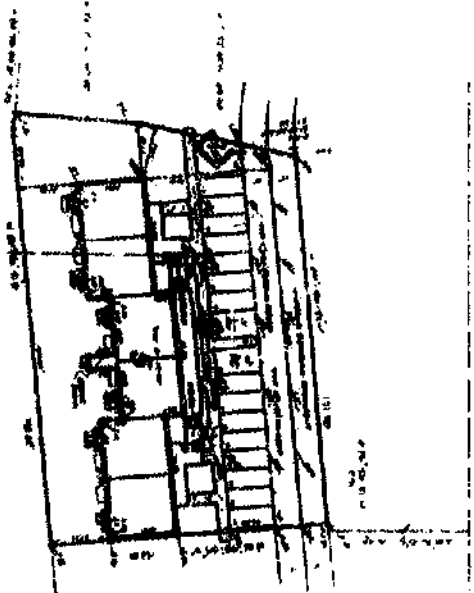
Phase Twelve

DEVELOPED BY
HARRIS & HARRIS, INC.
Survey, Planning & Design
2000 West Main Street, Suite 4
Coral Springs, Florida
(954) 762-1200

1. Contained area subject to this Declaration is approximately 1.00 acre.
2. The area is located in the City of Coral Springs, Florida.
3. The area is located in the County of Broward, Florida.



THE DECLARATION AND PLAN OF CONDOMINIUM, HEREIN, IS THE FIRST OF SEVEN PLANS OF CONDOMINIUM TO BE FILED FOR THE PROJECT. THE PROJECT IS A PHASED DEVELOPMENT OF A CONDOMINIUM. THE PROJECT IS A PHASED DEVELOPMENT OF A CONDOMINIUM. THE PROJECT IS A PHASED DEVELOPMENT OF A CONDOMINIUM.



REC 10659 P6 253

"LAKEWOOD VILLAGE" OF CORAL SPRINGS CONDOMINIUM

EXHIBIT - C
TO THE DECLARATION
OF
CONDOMINIUM

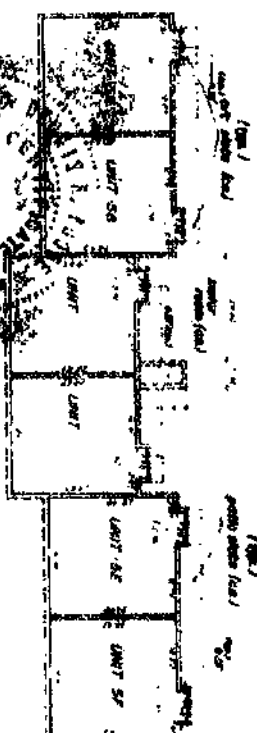
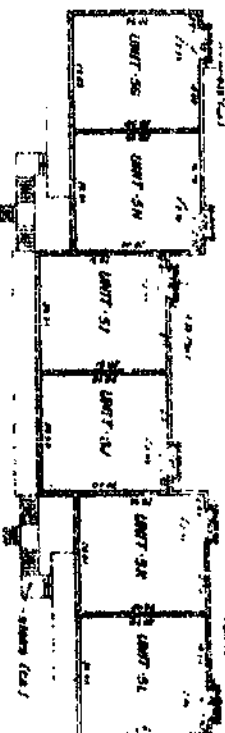
DESIGN & PLANNING, INC.

CONSTRUCTION - 1980
1200 S. W. 10th Ave.
Fort Lauderdale, Florida 33304
(305) 782-1000

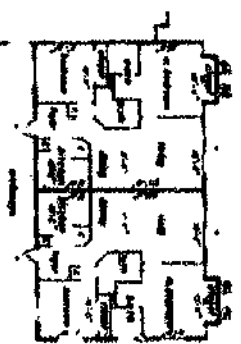
BUILDING N#5

First Floor
Building Area : 13,920
Building Cost : \$2,127
Second Floor
Building Area : 12,435
Building Cost : \$1,945

Second Floor



Typical Floor Plan:



STATE OF
NO. 2228
1981-83

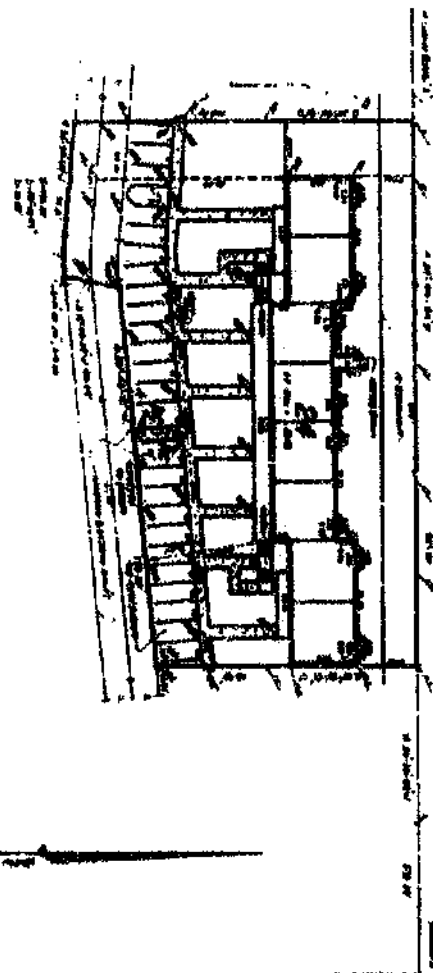
1. *Chlorophyll* (green pigment) is essential for photosynthesis.
2. *Chloroplasts* (green organelles) are the site of photosynthesis.
3. *Chlorophyll* (green pigment) is essential for photosynthesis.

the expenditures of the two parties is estimated to have exceeded \$100 million. The results of the 1996 election are expected to be a decisive victory for the incumbent Clinton administration, but the outcome of the 2000 election is uncertain. The results of the 2000 election will be determined by the outcome of the presidential election, which is expected to be a close race. The results of the 2000 election will be determined by the outcome of the presidential election, which is expected to be a close race.

**"LAKEWOOD VILLAGE OF CORAL SPRINGS"
A CONDOMINIUM**

* SECRETARY PLAT PLAN and GRADING INFORMATION
OF INTERESTING DETAILS
EXHIBIT - C
TO THE DECLARATION

REPORT by
DONALD R. POORE, Inc.
Chicago - Cincinnati - Kansas
City - St. Louis - Tulsa
Dallas - Denver - Houston
Los Angeles - Miami - New York
Philadelphia - Portland - San Francisco
Seattle - Washington
Telephone 687-0000
Teletype 95-0000



100

171

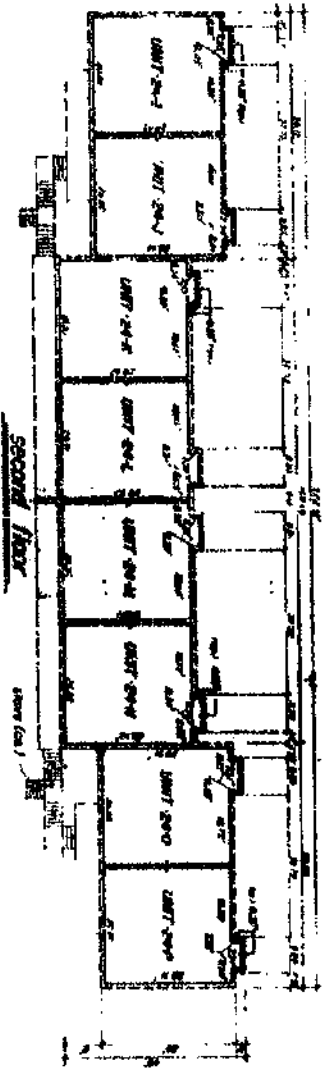
UNIT 24-1
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 UNIT 24-3
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 UNIT 24-99
 UNIT 24-100

LAKEMORE CONDOMINIUM OF CORAL SPRINGS

BUILDING No 24

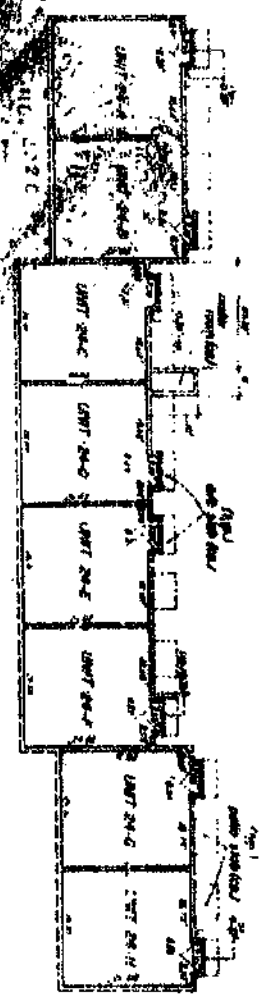
ASSOCIATED
 ASSOCIATES, INC.
 1000 N. W. 10th Ave.
 Suite 1000
 Fort Lauderdale, FL 33304
 (305) 555-1000

First Floor:
 Building Area: 1,250 sq. ft.
 Common Area: 1,000 sq. ft.
 Second Floor:
 Building Area: 1,250 sq. ft.
 Common Area: 1,000 sq. ft.

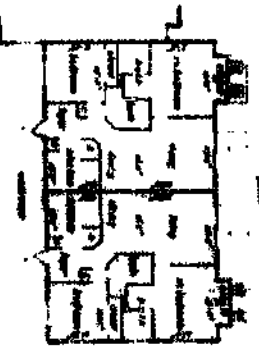


Second floor

Typical floor plan



First floor



1772
 1773

REC 10659 ps 256

SUBJECT: PLAT PLAN AND GRAPHIC DESCRIPTION

IMPROVEMENTS

EXHIBIT - C

TO THE DECLARATION

OF

OR

CONDOMINIUM

LAKEWOOD VILLAGE OF CORAL SPRINGS A CONDOMINIUM

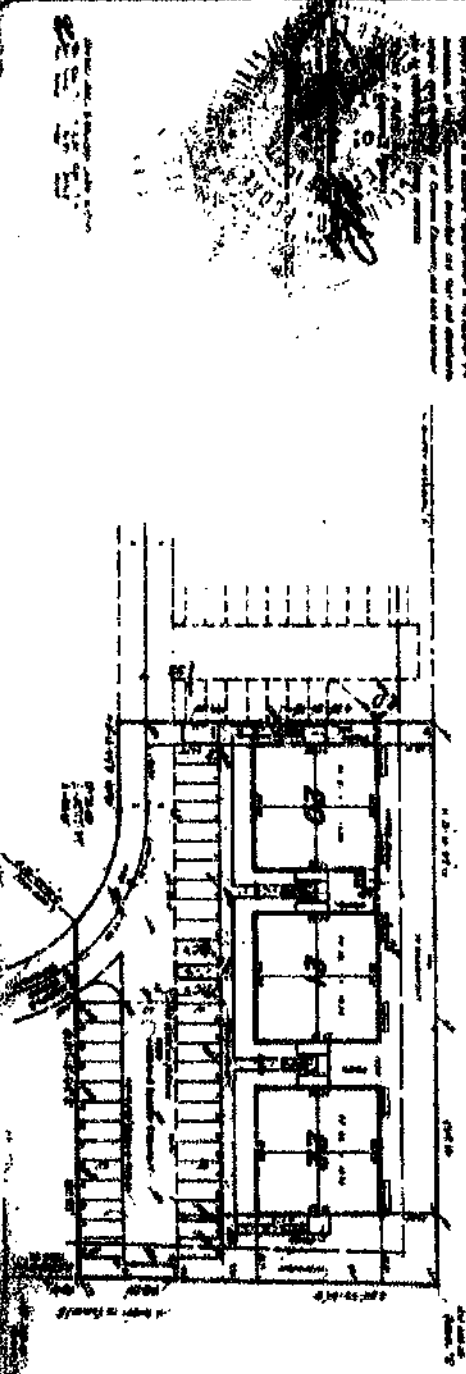
Phase SIXTH

20' 0" 10' 0" 5' 0" 0' 0"

DESIGNED BY: J. R. FORD, INC.
SURVEYED BY: J. R. FORD, INC.
2000 NW 10th Ave. Suite A
Coral Springs, Florida 33066
(305) 752-1200

NOTE:
1. The property shown on this plat is located within the
2. The property shown on this plat is located within the
3. The property shown on this plat is located within the

NO.	DESCRIPTION	ACRES
1	...	...
2	...	...
3	...	...
4	...	...
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49	...	...
50	...	...



1. Unit number, location, and area.
2. Unit number, location, and area.
3. Unit number, location, and area.
4. Unit number, location, and area.

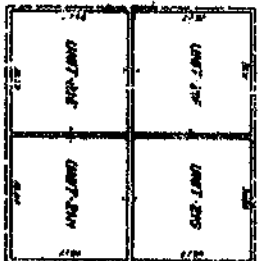
"LAKEWOOD VILLAGE" OF CORAL SPANGES CONDOMINIUM

"NAME" PLAN AND DRAWING ASSOCIATION
OF APARTMENTS
EXHIBIT - C
TO THE REGULATION
OF
CONDOMINIUMS

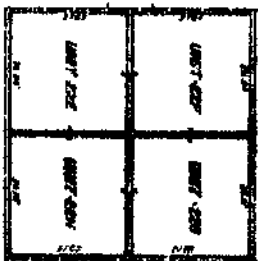
BUILDING NO. 20-21-22



Building no. 20

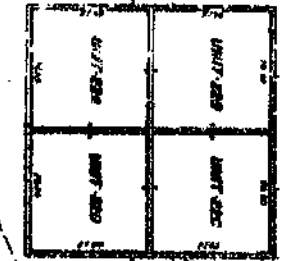
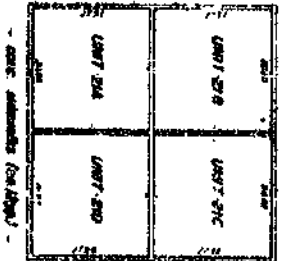
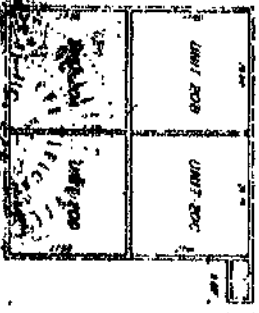


Building no. 21

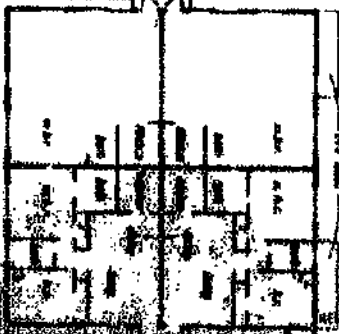


Building no. 22

second floor



first floor



typical floor plan

Area	Area	Area	Area
Building Area	1,000	1,000	1,000
Common Area	1,000	1,000	1,000
Other Area	1,000	1,000	1,000
Total Area	3,000	3,000	3,000

83-037943

ABL

AMENDMENT TO DECLARATION OF CONDOMINIUM
OF
LAKEWOOD VILLAGE OF CORAL SPRINGS, A CONDOMINIUM, ADDING PHASES 12, 13 AND 16

THIS AMENDMENT to Declaration of Condominium, is made by M.A.P. LAKEWOOD VILLAGE, INC., a Florida corporation ("DEVELOPER").

P R E A M B L E :

LAKEWOOD VILLAGE OF CORAL SPRINGS, A CONDOMINIUM, was created by the Declaration of Condominium of LAKEWOOD VILLAGE OF CORAL SPRINGS, A CONDOMINIUM (the "DECLARATION"), recorded in Official Records Book 9903, Page 801, of the Public Records of Broward County, Florida. In Paragraph 22 of the DECLARATION, DEVELOPER reserved the right to add one or more additional phases to the CONDOMINIUM, pursuant to Florida statutes, Section 718.403.

The following phases have heretofore been added to the CONDOMINIUM pursuant to various amendments to the DECLARATION, which amendments are recorded in the Official Records Book and Pages of the Public Records of Broward County, Florida, set forth below for the respective phases:

Official Records Book and Page where the amendment to the DECLARATION adding the Phase is recorded		
Phase	ORB	Page
2 and 3	9909	643
4	9916	960
	and re-recorded in	
	9917	609
6	9968	267
6	10048	711
7	10300	370
8	10129	73
9	10109	422
10	10423	351
	and re-recorded in	
	10616	785
11	10135	866
18	10378	390
19	10012	782
21	10003	235

DEVELOPER now desires to further amend the DECLARATION to add Phases 12, 13 and 16 to the CONDOMINIUM.

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

1. Attached hereto as Exhibit "C" is the legal description of the land which constitutes Phases 12, 13 and 16, and a survey of the land and a graphic description of the improvements in which UNITS are located and a plot plan thereof that, together with the DECLARATION, are in sufficient detail to identify the COMMON ELEMENTS and each UNIT and their relative locations and approximate dimensions, in Phase 12, 13 and 16. Exhibit "C" of the DECLARATION is hereby amended by adding thereto Exhibit "C" of this Amendment, and the fee simple title to the property described in Exhibit "C" of this Amendment is hereby submitted to the CONDOMINIUM FORM OF OWNERSHIP as part of the CONDOMINIUM. Accordingly, the complete legal description of the land now comprising the CONDOMINIUM, and the complete survey of the land and graphic description of the improvements in which UNITS are located and plot plan thereof that, together with the DECLARATION, are in sufficient detail to identify the COMMON ELEMENTS and each UNIT and their relative locations and approximate dimensions, in the entire CONDOMINIUM as hereby amended by adding Phases 12, 13 and 16, now consists of Exhibit "C" of the DECLARATION, Exhibit "C" of the amendments to the DECLARATION referred to above, and Exhibit "C" of this Amendment.

With this Amendment, there are a total of 320 UNITS in the CONDOMINIUM. Accordingly, pursuant to Paragraph 8 of the DECLARATION, each UNIT OWNER

THIS AMENDMENT IS BEING RECORDED TO INSERT THE
NECESSARY NOTATION FOR UNITS ADDED PREVIOUSLY

83 3 30 PM '83

83 FEB 1 11 12 AM

REC 10664Ps 799

REC 10659Ps 247

45 per Sec.
OH

175

in the CONDOMINIUM now owns an undivided share in the COMMON ELEMENTS appurtenant to his UNIT, which share will equal 1/320. This undivided interest may be diluted as additional phases and UNITS are added to the CONDOMINIUM pursuant to Paragraph 22 of the DECLARATION.

3. Except as the DECLARATION is expressly or impliedly amended as provided herein, all of the terms and provisions of the DECLARATION shall remain in full force and effect. In particular, and without limitation, nothing contained herein shall be deemed to effect or modify the rights and privileges of DEVELOPER as provided in Paragraphs 22 and 23 of the DECLARATION with respect to any phases or lands not heretofore or herein added to the CONDOMINIUM.

IN WITNESS WHEREOF, the DEVELOPER, M.A.P. LAKEWOOD VILLAGE, INC., has caused this Amendment to Declaration of Condominium to be executed this 17th day of January, 1983.

WITNESSES:

Eric A. Simon
Paul A. Sankson By:

M.A.P. LAKEWOOD VILLAGE, INC.
a Florida corporation

E.C. Jensen
E.C. JENSEN, Its Vice President

STATE OF FLORIDA

SS:

COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 17th day of January, 1983, by E.C. JENSEN, Vice President of M.A.P. LAKEWOOD VILLAGE, INC., a Florida corporation, on behalf of the corporation.

Susan B. Kachura
NOTARY PUBLIC, State of Florida at Large

My Commission Expires:

(Notary Seal)



This instrument prepared by: Eric A. Simon
GOLOBERG, YOUNG, GOLOBERG & SANKSON, P.A.
2601 East Commercial Boulevard
Fort Lauderdale, Florida 33308

EAS:bam(BOND 8)
01/27/83(2)

REC 10664 ps 800

REC 10659 ps 248

PHASE 22: LAKEWOOD VILLAGE OF CORAL SPRINGS A CONDOMINIUM

BEING A PORTION OF PARCEL "A" OF LAKEWOOD VILLAGE OF CORAL SPRINGS AS SHOWN IN
PLAY BOOK 108, PAGE 17 IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID PARCEL "A"; RUNNING THENCE NORTH
89°33'39" WEST ALONG THE NORTH LINE OF SAID PARCEL "A", A DISTANCE OF 676.63
FEET; THENCE SOUTH 0°26'21" WEST, A DISTANCE OF 135.98 FEET; THENCE SOUTH
85°26'21" WEST, A DISTANCE OF 2.31 FEET TO THE POINT OF BEGINNING; THENCE SOUTH
85°26'21" WEST, A DISTANCE OF 171.38 FEET; THENCE SOUTH 182°22'42" WEST, A
DISTANCE OF 69.66 FEET; THENCE SOUTH 5°26'21" WEST, A DISTANCE OF 57.00 FEET;
THENCE SOUTH 84°33'39" EAST, A DISTANCE OF 7.05 FEET; THENCE NORTH 85°26'21"
EAST, A DISTANCE OF 194.62 FEET; THENCE NORTH 4°33'39" WEST, A DISTANCE OF 124.00
FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 0.537 ACRES MORE OR LESS AND SUBJECT TO ALL EASEMENTS OF
RECORD.

DATE

9-29-91

DENNIS R. POORE, P.L.S. N° 2226

Includes Building #5 - 12 units.

OFF 10664 PG 801

OFF 10659 PG 249

PHASE 13, LAKEWOOD VILLAGE OF CORAL SPRINGS A CONDOMINIUM

BEING A PORTION OF PARCEL "A" OF LAKEWOOD VILLAGE OF CORAL SPRINGS AS SHOWN IN PLAT BOOK 108, PAGE 17 IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID PARCEL "A"; RUNNING THENCE NORTH 89°33'39" WEST ALONG THE NORTH LINE OF SAID PARCEL "A", A DISTANCE OF 676.63 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 0°26'21" WEST, A DISTANCE OF 135.98 FEET; THENCE SOUTH 85°26'21" WEST, A DISTANCE OF 173.68 FEET; THENCE SOUTH 12°22'42" WEST, A DISTANCE OF 25.03 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTH (A RADIAL LINE FROM SAID POINT BEARS NORTH 2°52'46" WEST); THENCE WESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 18.00 FEET (SAID CURVE HAVING A RADIUS OF 124.00 FEET AND A CENTRAL ANGLE OF 8°19'07") TO A POINT OF TANGENCY; THENCE NORTH 84°33'39" WEST, A DISTANCE OF 51.03 FEET; THENCE NORTH 0°26'21" EAST, A DISTANCE OF 150.90 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL "A"; THENCE SOUTH 89°33'39" EAST, A DISTANCE OF 247.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 0.751 ACRES MORE OR LESS AND SUBJECT TO ALL EASEMENTS OF RECORD.

DATE 9-22-81


DENNIS R. PLURE, P.L.S. No 2226

Includes Building #24 - 16 units.

REC 10664 Pg 802

REC 10659 Pg 250

EXHIBIT D

PHASE 26, LAKEWOOD VILLAGE OF CORAL SPRINGS A CONDOMINIUM .

BEING A PORTION OF PARCEL "A" OF LAKEWOOD VILLAGE OF CORAL SPRINGS AS SHOWN IN PLAT BOOK 108, PAGE 17, IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID PARCEL "A"; RUNNING THENCE NORTH 89°33'39" WEST ALONG THE NORTH LINE OF SAID PARCEL "A", A DISTANCE OF 1162.31 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 1°14'52" EAST, A DISTANCE OF 162.37 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, (RADIAL LINE THRU SAID POINT BEARS NORTH 48°57'15" WEST); THENCE SOUTHWESTERLY AND SOUTHERLY ALONG SAID CURVE AN ARC DISTANCE OF 56.10 FEET (SAID CURVE HAVING A RADIUS OF 76.00 FEET AND A CENTRAL ANGLE OF 42°17'37") TO A POINT OF TANGENCY; THENCE SOUTH 1°14'52" EAST, A DISTANCE OF 40.95 FEET; THENCE SOUTH 88°45'08" WEST, A DISTANCE OF 139.00 FEET TO A POINT ON THE WEST LINE OF SAID PARCEL "A"; THENCE NORTH 1°14'52" WEST, A DISTANCE OF 259.15 FEET TO THE NORTHWEST CORNER OF SAID PARCEL "A"; THENCE SOUTH 89°33'39" EAST, A DISTANCE OF 158.85 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 0.902 ACRES MORE OR LESS AND SUBJECT TO ALL EASEMENTS OF RECORD.

DATE

10-7-81

DENNIS R. POORE, P.E. No 2226

Includes:

Building #20 - 8 units.
Building #21 - 8 units.
Building #22 - 8 units.

REF 10664pg 803

REF 10659pg 251

Exhibit D
Page 16

REC 10664 Pg 805

REC 10659 Pg 253

1. Complete structural layout
2. Complete plumbing layout
3. Complete electrical layout
4. Complete mechanical layout
5. All other work as shown on drawings

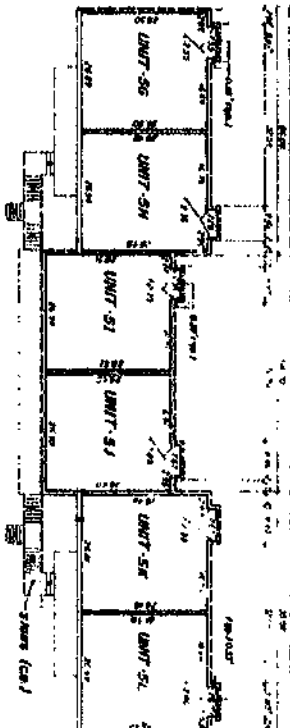
"SHEET PLAN AND BUILDING DESCRIPTION"
OF IMPROVEMENTS
EXHIBIT - "C"
TO THE RECLAMATION
OF
CONDOMINIUM

"LAKEWOOD VILLAGE OF CORAL SPRINGS CONDOMINIUM"

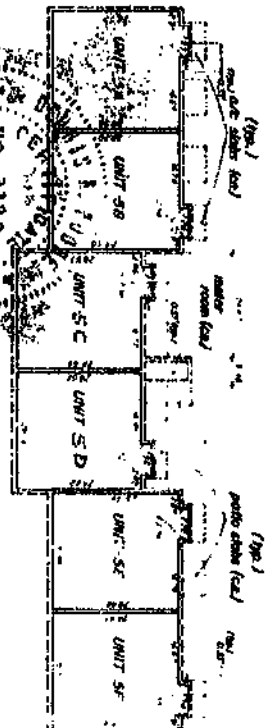
BUILDING No. 5



DESIGNED BY:
DOMUS R. ROSS, INC.
Savoy, Dyckman, Parsons
2200 Ave. 15th Street
Coral Springs, Florida 33065
(305) 752-5500



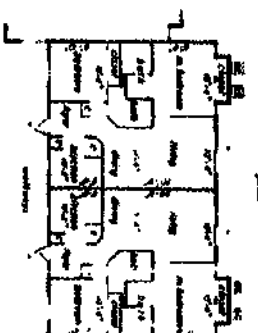
Second floor



First floor

STATE OF
FLORIDA
NO. 2228
1-21-83

Typical floor plan:



First floor:
Bedroom floor - 11.50
Bathroom ceiling - 22.50
Second floor:
Bedroom floor - 22.45
Bathroom ceiling - 30.45

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

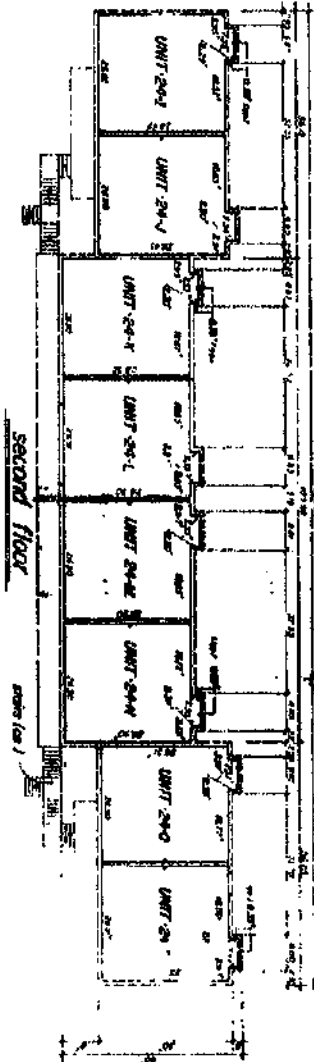
1. General Building
2. General Building
3. General Building
4. General Building
5. General Building
6. General Building
7. General Building
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91. General Building
92. General Building
93. General Building
94. General Building
95. General Building
96. General Building
97. General Building
98. General Building
99. General Building
100. General Building

"LAKEWOOD" OF CORAL SPRINGS CONDOMINIUM

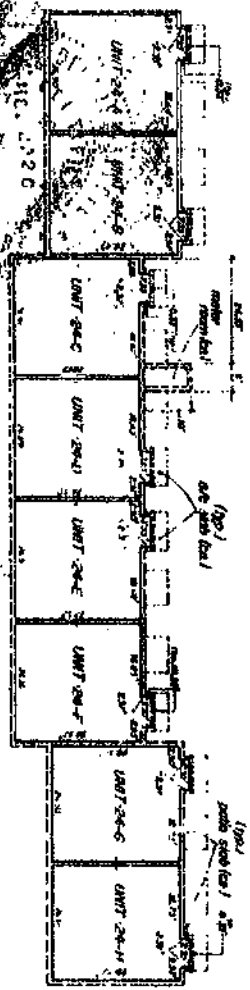
REC 10664 PG 807

REC 10659 PG 255

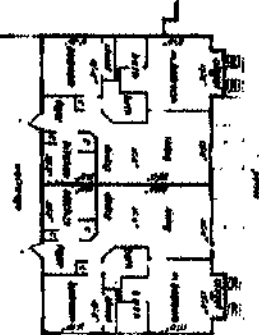
BUILDING No 24



second floor



first floor



Typical floor plan

First Floor:
Master Room - 13.46
Master Bath - 5.14
Second Floor:
Master Room - 12.25
Master Bath - 5.05

DESIGNER: R. F. FORD, JR.
Engineer - Architect
8000 W. 35th Street
Coral Springs, Florida - 33065
(305) 728-1500

1/23/83

1. Indicate whether building is:
 a. () Attached to ground
 b. () Detached from ground
 c. () Attached to ground and detached from ground
 d. () Attached to ground and detached from ground and detached from ground

"SURVEY, FLOOR PLAN AND GRADING" ASSOCIATION

EXHIBIT - C
 TO THE DECLARATION
 OF
 CONDOMINIUM

"LAKEWOOD VILLAGE OF CORAL SPRINGS" CONDOMINIUM

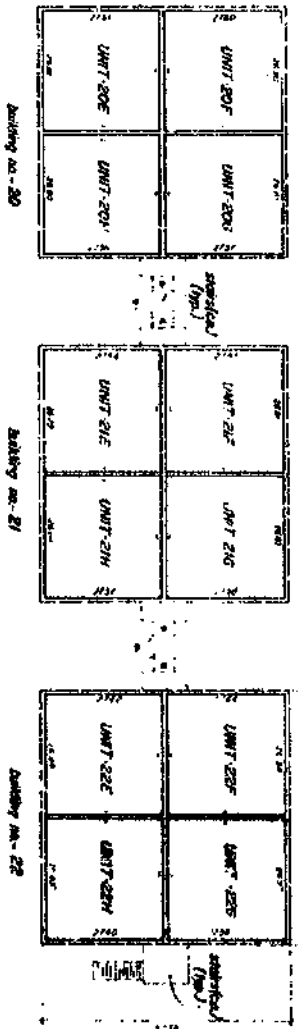
REC 10664Pg 809 REC 10659Pg 257

DENNIS R. FOLKE, INC.
 Surveyors - Engineers - Planners
 12501 NW 35th Street
 Coral Springs, Florida 33065
 (305) 752-1507

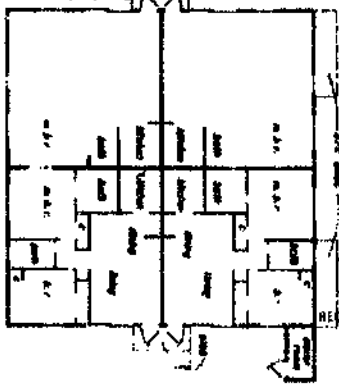
BUILDING NOS - 20-21 - 22-

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

Second floor



Typical floor plan



1583
 First floor

**AMENDMENT TO DECLARATION OF CONDOMINIUM
OF
LAKWOOD VILLAGE OF CORAL SPRINGS, A CONDOMINIUM, ADDING PHASE 15**

THIS AMENDMENT to Declaration of Condominium, is made by H.A.P. LAKEWOOD VILLAGE, INC., a Florida corporation ("DEVELOPER").

P R E A M B L E :

LAKWOOD VILLAGE OF CORAL SPRINGS, A CONDOMINIUM, was created by the Declaration of Condominium of LAKWOOD VILLAGE OF CORAL SPRINGS, A CONDOMINIUM (the "DECLARATION"), recorded in Official Records Book 9903, Page 801, of the Public Records of Broward County, Florida. In Paragraph 22 of the DECLARATION, DEVELOPER reserved the right to add one or more additional phases to the CONDOMINIUM, pursuant to Florida statutes, Section 718.403.

The following phases have heretofore been added to the CONDOMINIUM pursuant to various amendments to the DECLARATION, which amendments are recorded in the Official Records Book and Pages of the Public Records of Broward County, Florida, set forth below for the respective phases:

<u>Official Records Book and Page where the amendment to the DECLARATION adding the Phase is recorded</u>		
<u>Phase</u>	<u>ORB</u>	<u>Page</u>
2 and 3	9909	643
4	9915	960
	and re-recorded in	
	9917	609
5	9958	257
6	10048	711
7	10300	370
8	10129	73
9	10109	422
10	10423	351
	and re-recorded in	
	10616	785
11	10136	865
12, 13 and 16	10859	247
	and re-recorded in	
	10664	799
18	10378	390
19	10012	762
21	10003	235

DEVELOPER now desires to further amend the DECLARATION to add Phase 15 to the CONDOMINIUM.

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

1. Attached hereto as Exhibit "C" is the legal description of the land which constitutes Phase 15, and a survey of the land and a graphic description of the improvements in which UNITS are located and a plot plan thereof that, together with the DECLARATION, are in sufficient detail to identify the COMMON ELEMENTS and each UNIT and their relative locations and approximate dimensions, in Phase 15. Exhibit "C" of the DECLARATION is hereby amended by adding thereto Exhibit "C" of this Amendment, and the fee simple title to the property described in Exhibit "C" of this Amendment is hereby submitted to the CONDOMINIUM FOR OWNERSHIP as part of the CONDOMINIUM. Accordingly, the complete legal description of the land now comprising the CONDOMINIUM, and the complete survey of the land and graphic description of the improvements in which UNITS are located and plot plan thereof that, together with the DECLARATION, are in sufficient detail to identify the COMMON ELEMENTS and each UNIT and their relative locations and approximate dimensions, in the entire CONDOMINIUM is hereby amended by adding Phase 15, now consists of Exhibit "C" of the DECLARATION, Exhibit "C" of the amendments to the DECLARATION referred to above, and Exhibit "C" of this Amendment.

With this Amendment, there are a total of 336 UNITS in the CONDOMINIUM. Pursuant to Paragraph 8 of the DECLARATION, each UNIT OWNER

83 FEB 25 PM 1:19

REC 10694Pg 39

IN THE CONDOMINIUM now owns an undivided share in the COMMON ELEMENTS appurtenant to his UNIT, which share will equal 1/336. This undivided interest may be diluted as additional phases, and UNITS, are added to the CONDOMINIUM pursuant to Paragraph 22 of the DECLARATION.

3. Except as the DECLARATION is expressly or impliedly amended as provided herein, all of the terms and provisions of the DECLARATION shall remain in full force and effect. In particular, and without limitation, nothing contained herein shall be deemed to affect or modify the rights and privileges of DEVELOPER as provided in Paragraphs 22 and 23 of the DECLARATION with respect to any phases or lands not heretofore or herein added to the CONDOMINIUM.

IN WITNESS WHEREOF, the DEVELOPER, M.A.P. LAKEWOOD VILLAGE, INC., has caused this Amendment to Declaration of Condominium to be executed this 11th day of FEBRUARY, 1983.

WITNESSES:

Shirley Kachura

Barthelmy Carlis

STATE OF FLORIDA

COUNTY OF BROWARD

SS:

M.A.P. LAKEWOOD VILLAGE, INC.
a Florida corporation

By:

E.C. Jensen
E.C. JENSEN, Vice President



The foregoing instrument was acknowledged before me this 11th day of FEBRUARY, 1983, by E.C. JENSEN, Vice President of M.A.P. LAKEWOOD VILLAGE, INC., a Florida corporation, on behalf of the corporation.

NOTARY PUBLIC, State of FLORIDA

My Commission Expires:
9-27-86

(Notary Seal)



This instrument prepared by: Eric A. Simon
GOLOBERG, YOUNG & BORKSON, P.A.
2881 East Commercial Boulevard
Fort Lauderdale, Florida 33308

REC 10694 PG 40

PHASE 15, LAKEWOOD VILLAGE OF CORAL SPRINGS A CONDOMINIUM

BEING A PORTION OF PARCEL "A" OF LAKEWOOD VILLAGE OF CORAL SPRINGS AS SHOWN IN PLAT BOOK 106, PAGE 17 IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID PARCEL "A"; RUNNING THENCE NORTH 89°33'39" WEST ALONG THE NORTH LINE OF SAID PARCEL "A", A DISTANCE OF 923.63 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 0°26'23" WEST, A DISTANCE OF 126.81 FEET; THENCE NORTH 84°33'39" WEST A DISTANCE OF 168.13 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST; THENCE WESTERLY, SOUTHWESTERLY, ALONG SAID CURVE AN ARC DISTANCE OF 71.37 FEET (SAID CURVE HAVING A RADIUS OF 100.00 FEET AND A CENTRAL ANGLE OF 40°53'36") TO A POINT OF CUSP; THENCE NORTH 1°14'52" WEST, A DISTANCE OF 130.92 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL "A"; THENCE SOUTH 89°33'39" EAST, A DISTANCE OF 233.69 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 0.646 ACRES MORE OR LESS AND SUBJECT TO ALL EASEMENTS OF RECORD.

10-7-81
DATE

Dennis R. Poore
DENNIS R. POORE, P.L.S. No 2226

Includes Building #23 - 16 units.

REC 10694 Pg 41

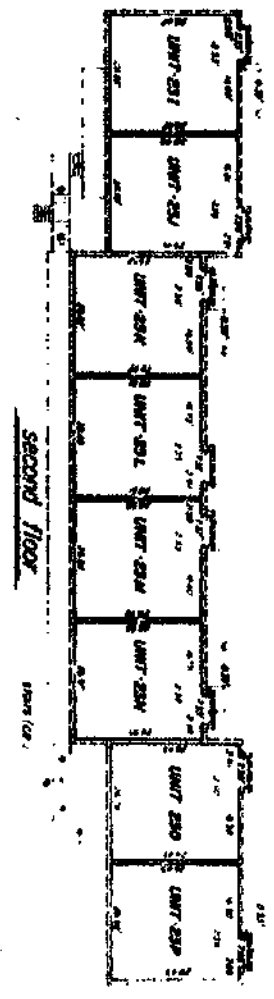
1. Address: Lakewood Village of Coral Springs Condominium
2. Unit: 23
3. Date: 10/15/83
4. By: [Signature]
5. For: [Signature]

"LAKEWOOD VILLAGE OF CORAL SPRINGS" CONDOMINIUM

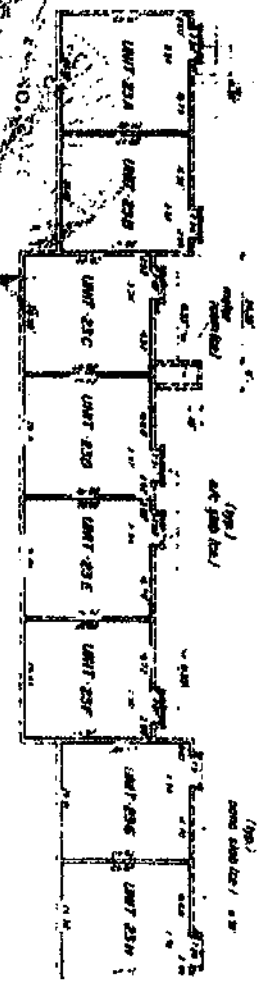
UNIT FLOOR PLAN OF CONDO. ASSOCIATION
EXHIBIT - C
TO THE DECLARATION
REC 1069446 43

DEVELOPER: R. JOHNSON, INC.
DESIGNER: [Signature]
CONSTRUCTION: [Signature]
[Signature]

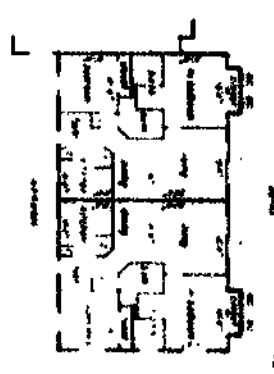
BUILDING № 23



SECOND FLOOR



FIRST FLOOR



Typical floor plan

RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
BY T. JOHNSON
RECORDING OFFICE

**AMENDMENT TO DECLARATION OF CONDOMINIUM
OF
LAKEWOOD VILLAGE OF CORAL SPRINGS, A CONDOMINIUM, ADDING PHASE 14**

THIS Amendment to Declaration of Condominium is made by M.H.P. LAKEWOOD VILLAGE, INC., a Florida corporation ("DEVELOPER").

P R E A M B L E :

LAKEWOOD VILLAGE OF CORAL SPRINGS, A CONDOMINIUM, was created by the Declaration of Condominium of LAKEWOOD VILLAGE OF CORAL SPRINGS, A CONDOMINIUM (the "DECLARATION"), recorded in Official Records Book 9903, Page 601, of the Public Records of Broward County, Florida. In Paragraph 22 of the DECLARATION, DEVELOPER reserved the right to add one or more additional phases to the CONDOMINIUM, pursuant to Florida statutes, Section 718.403.

The following phases have heretofore been added to the CONDOMINIUM pursuant to various amendments to the DECLARATION, which amendments are recorded in the Official Records Book and Pages of the Public Records of Broward County, Florida, set forth below for the respective phases:

**Official Records Book and Page where
the amendment to the DECLARATION
adding the phase is recorded**

<u>Phase</u>	<u>ORB</u>	<u>Page</u>
2 and 3	9909	643
4	9915	960
	and re-recorded in	
	9917	609
5	9968	257
6	10048	711
7	10300	370
8	10129	73
9	10109	422
10	10423	351
	and re-recorded in	
	10616	785
11	10135	865
12, 13 and 16	10659	247
	and re-recorded in	
	10664	799
15	10694	39
18	10378	390
19	10012	782
21	10003	235

DEVELOPER now desires to further amend the DECLARATION to add Phase 14 to the CONDOMINIUM.

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

1. Attached hereto as Exhibit "C" is the legal description of the land which constitutes Phase 14, and a survey of the land and a graphic description of the improvements on which UNITS are located and a plat plan thereof that, together with the DECLARATION, are in sufficient detail to identify the common elements and each UNIT and their relative location and approximate dimensions. In Paragraph 22 of the DECLARATION, it was provided that the legal description of this Amendment, and the plat plan, shall be recorded in the Official Records of this County, and shall constitute part of the DECLARATION. The legal description of the land and the plat plan are attached to this Amendment as Exhibit "C".

in the CONDOMINIUM now owns an undivided share in the COMMON ELEMENTS appurtenant to his UNIT, which share will equal 1/352. This undivided interest may be diluted as additional phases, and UNITS, are added to the CONDOMINIUM pursuant to Paragraph 22 of the DECLARATION.

3. Except as the DECLARATION is expressly or impliedly amended as provided herein, all of the terms and provisions of the DECLARATION shall remain in full force and effect. In particular, and without limitation, nothing contained herein shall be deemed to affect or modify the rights and privileges of DEVELOPER as provided in Paragraphs 22 and 23 of the DECLARATION with respect to any phases or lands not heretofore or herein added to the CONDOMINIUM.

IN WITNESS WHEREOF, the DEVELOPER, M.A.P. LAKEWOOD VILLAGE, INC., has caused this Amendment to Declaration of Condominium to be executed this 10th day of March, 1983.

WITNESSES:

[Signature]
[Signature]

M.A.P. LAKEWOOD VILLAGE, INC.,
a Florida corporation

By: [Signature]

STATE OF FLORIDA

SS:

COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 10th day of March, 1983, by [Signature], President of M.A.P. LAKEWOOD VILLAGE, INC., a Florida corporation, on behalf of the corporation.

[Signature]
NOTARY PUBLIC, State of Florida at Large

My Commission Expires:

Notary Public, State of Florida
My Commission Expires Dec. 27, 1985
Qualified Notary Public - Broward, Fla.

(Notary Seal)

This instrument prepared by: Eric A. Simon
GOLDBERG, YOUNG & BORKSON, P.A.
2881 East Commercial Boulevard
Fort Lauderdale, Florida 33308

REC 10733P 268

EAS:WHL (CONDO. 3)
12/28/83

EXHIBIT "C"

PHASE 14, LAKEWOOD VILLAGE OF CORAL SPRINGS A CONDOMINIUM

BEING A PORTION OF PARCEL "A" OF LAKEWOOD VILLAGE OF CORAL SPRINGS AS SHOWN IN PLAT BOOK 108, PAGE 17 IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID PARCEL "A"; RUNNING THENCE NORTH $89^{\circ}33'39''$ WEST ALONG THE NORTH LINE OF SAID PARCEL "A", A DISTANCE OF 923.63 FEET; THENCE SOUTH $0^{\circ}26'21''$ WEST, A DISTANCE OF 126.83 FEET TO THE POINT OF BEGINNING; THENCE SOUTH $0^{\circ}26'21''$ WEST, A DISTANCE OF 24.09 FEET; THENCE SOUTH $84^{\circ}33'39''$ EAST, A DISTANCE OF 51.01 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH; THENCE EASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 18.00 FEET (SAID CURVE HAVING A RADIUS OF 124.00 FEET AND A CENTRAL ANGLE OF $8^{\circ}19'07''$); THENCE SOUTH $12^{\circ}22'42''$ WEST, A DISTANCE OF 44.63 FEET; THENCE SOUTH $5^{\circ}26'21''$ WEST, A DISTANCE OF 57.00 FEET; THENCE NORTH $84^{\circ}33'39''$ WEST, A DISTANCE OF 206.83 FEET; THENCE NORTH $41^{\circ}37'55''$ WEST, A DISTANCE OF 25.52 FEET; THENCE NORTH $48^{\circ}35'17''$ WEST, A DISTANCE OF 84.60 FEET; THENCE NORTH $1^{\circ}14'52''$ WEST, A DISTANCE OF 31.55 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST; THENCE NORTHEASTERLY, AND EASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 71.37 FEET (SAID CURVE HAVING A RADIUS OF 100.00 FEET AND A CENTRAL ANGLE OF $40^{\circ}53'36''$) TO A POINT OF TANGENCY; THENCE SOUTH $84^{\circ}33'39''$ EAST, A DISTANCE OF 168.13 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 0.731 ACRES MORE OR LESS AND SUBJECT TO ALL EASEMENTS OF RECORD.

DATE 9-22-81

Dennis R. Poore
DENNIS R. POORE, P.L.S. N° 2226

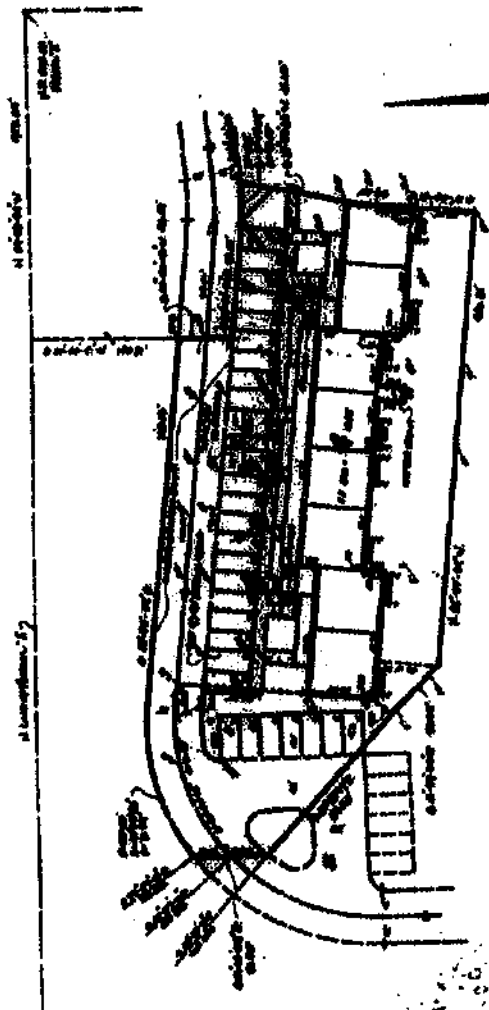
Includes Building #4 - 16 units.

REC 107338 269

2-1-3-2-3-1

TO THE DECLARATION
OF
CONDOMINIUM
OF

**"LAKEWOOD VILLAGE OF CORAL SPRINGS"
A CONDOMINIUM
Phase fourteen**



REC 10733Pg 270

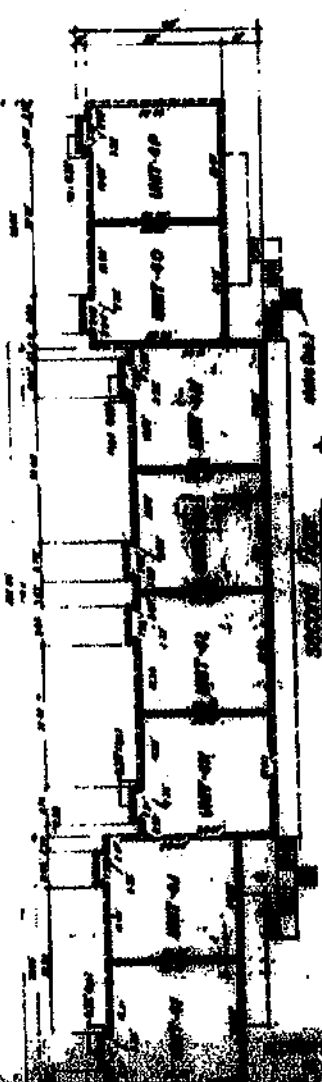
[Handwritten signature]

EXHIBIT - C
TO THE DECLARATION

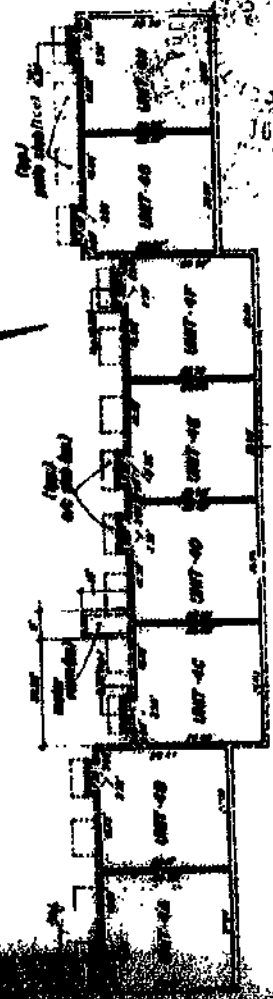
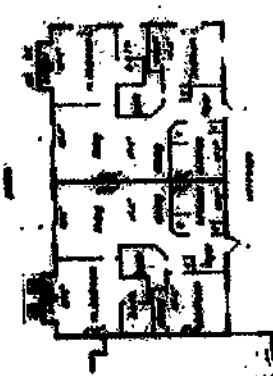
CONDOMINIUM

"LAKENWOOD VILLAGE OF CORAL SPRINGS PHASE II BUILDING No. 4"

Unit No.	1-10
Number of Units	10
Unit No.	1-10
Number of Units	10
Unit No.	1-10
Number of Units	10



typical floor plan:



first floor
P. 3-3-83
107/338 2/1

83-109684

Gillette & Allison
10239 W. Sample Rd
Coral Springs, Fl. 33066

AMENDMENT TO DECLARATION OF CONDOMINIUM
OF

LAKEWOOD VILLAGE OF CORAL SPRINGS, A CONDOMINIUM, ADDING PHASE 17

THIS AMENDMENT to Declaration of Condominium, is made by M.A.P. LAKEWOOD VILLAGE, INC., a Florida corporation ("DEVELOPER").

P R E A M B L E :

LAKEWOOD VILLAGE OF CORAL SPRINGS, A CONDOMINIUM, was created by the Declaration of Condominium of LAKEWOOD VILLAGE OF CORAL SPRINGS, A CONDOMINIUM (the "DECLARATION"), recorded in Official Records Book 9903, Page 801, of the Public Records of Broward County, Florida. In Paragraph 22 of the DECLARATION, DEVELOPER reserved the right to add one or more additional phases to the CONDOMINIUM, pursuant to Florida statutes, Section 718.403.

The following phases have heretofore been added to the CONDOMINIUM pursuant to various amendments to the DECLARATION, which amendments are recorded in the Official Records Book and Pages of the Public Records of Broward County, Florida, set forth below for the respective phases:

Official Records Book and Page where the amendment to the DECLARATION adding the Phase is recorded		
Phase	ORR	Page
2 and 3	9909	643
4	9915	960
	and re-recorded in	
	9917	809
5	9968	257
6	10048	711
7	10300	370
8	10129	73
9	10109	422
10	10423	351
	and re-recorded in	
	10616	785
11	10135	865
12, 13 and 16	10659	247
	and re-recorded in	
	10664	799
14	10733	267
15	10694	39
18	10378	390
19	10012	782
21	10003	235

DEVELOPER now desires to further amend the DECLARATION to add Phase 17 to the CONDOMINIUM.

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

1. Attached hereto as Exhibit "C" is the legal description of the land which constitutes Phase 17, and a survey of the land and a graphic description of the improvements in which UNITS are located and a plot plan thereof that, together with the DECLARATION, are in sufficient detail to identify the COMMON ELEMENTS and each UNIT and their relative locations and approximate dimensions, in Phase 17. Exhibit "C" of the DECLARATION is hereby amended by adding thereto Exhibit "C" of this Amendment, and the fee simple title to the property described in Exhibit "C" of this Amendment is hereby submitted to the CONDOMINIUM FORM OF OWNERSHIP as part of the CONDOMINIUM. Accordingly, the complete legal description of the land now comprising the CONDOMINIUM, and the complete survey of the land and graphic description of the improvements in which UNITS are located and plot plan thereof that, together with the DECLARATION, are in sufficient detail to identify the COMMON ELEMENTS and each UNIT and their relative locations and approximate dimensions, in the entire CONDOMINIUM as hereby amended by adding Phase 17, now consists of Exhibit "C" of the DECLARATION, Exhibit "C" of the amendments to the DECLARATION referred to above, and Exhibit "C" of this Amendment.

2. With this Amendment there are a total of 200 UNITS in the CONDOMINIUM. Accordingly, pursuant to Paragraph B of the DECLARATION, each UNIT OWNER

APR 13 3 33 PM '83

OFF 10790 ps 483

in the CONDOMINIUM now owns an undivided share in the COMMON ELEMENTS appurtenant to his UNIT, which share will equal 1/368. This undivided interest may be diluted as additional phases, and UNITS, are added to the CONDOMINIUM pursuant to Paragraph 22 of the DECLARATION.

3. Except as the DECLARATION is expressly or impliedly amended as provided herein, all of the terms and provisions of the DECLARATION shall remain in full force and effect. In particular, and without limitation, nothing contained herein shall be deemed to effect or modify the rights and privileges of DEVELOPER as provided in Paragraphs 22 and 23 of the DECLARATION with respect to any phases or lands not heretofore or herein added to the CONDOMINIUM.

IN WITNESS WHEREOF, the DEVELOPER, M.A.P. LAKEWOOD VILLAGE, INC., has caused this Amendment to Declaration of Condominium to be executed this 11 day of April, 1983.

WITNESSES:

Ronald L. Spitzerland
J.M. Callahan

M.A.P. LAKEWOOD VILLAGE, INC.,
a Florida corporation

By: B. L. Montz
President

STATE OF FLORIDA

COUNTY OF BROWARD

} SS:

The foregoing instrument was acknowledged before me this 11th day of April, 1983, by B. L. Montz, President of M.A.P. LAKEWOOD VILLAGE, INC., a Florida corporation, on behalf of the corporation.

Constance S. Callahan
NOTARY PUBLIC, State of Florida at Large

My Commission Expires:

Notary Public, State of Florida

My Commission Expires Oct. 27, 1985

Issued This Last Two-Months, Inc.

(Notary Seal)

This instrument prepared by: Eric A. Simon
GOLDBERG, YOUNG & BORKSON, P.A.
2881 East Commercial Boulevard
Fort Lauderdale, Florida 33308

EAS:aju(CONDO 2)
04/08/83(1)

OFF 10790pg 484

EXHIBIT "C"

PHASE 17, LAKEWOOD VILLAGE OF CORAL SPRINGS A CONDOMINIUM

BEING A PORTION OF PARCEL "A" OF LAKEWOOD VILLAGE OF CORAL SPRINGS AS SHOWN IN PLAT BOOK 108, PAGE 17 IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID PARCEL "A"; RUNNING THENCE SOUTH $1^{\circ}14'52''$ EAST, A DISTANCE OF 259.15 FEET; ALONG THE WEST LINE OF SAID PARCEL "A"; THENCE NORTH $88^{\circ}45'08''$ EAST, A DISTANCE OF 139.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH $1^{\circ}24'52''$ WEST, A DISTANCE OF 40.95 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST; THENCE NORTHERLY, NORTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 56.10 FEET (SAID CURVE HAVING A RADIUS OF 76.00 FEET AND A CENTRAL ANGLE OF $42^{\circ}17'37''$) TO A POINT OF NON-TANGENCY (RADIAL LINE THRU SAID POINT BEARS NORTH $48^{\circ}57'15''$ WEST); THENCE SOUTH $48^{\circ}35'17''$ EAST, 86.60 FEET; THENCE SOUTH $41^{\circ}37'55''$ EAST, 25.52 FEET; THENCE SOUTH $1^{\circ}14'52''$ EAST, A DISTANCE OF 204.62 FEET; THENCE SOUTH $89^{\circ}30'07''$ EAST, A DISTANCE OF 28.92 FEET; THENCE SOUTH $0^{\circ}24'53''$ WEST, A DISTANCE OF 20.42 FEET; THENCE NORTH $89^{\circ}30'07''$ WEST, A DISTANCE OF 128.34 FEET; THENCE NORTH $1^{\circ}14'52''$ WEST, A DISTANCE OF 208.03 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 0.630 ACRES MORE OR LESS AND SUBJECT TO ALL EASEMENTS OF RECORD.

10-7-81
DATE


DENNIS R. MOORE, P.L.S. NO 2226

Includes Building #3 - 16 units.

OFF 107906 485

1. Indicate apartment building
2. Indicate building
3. All buildings are located within the
4. All units are 1,200 sq. ft. or less
5. All units are 1,200 sq. ft. or less

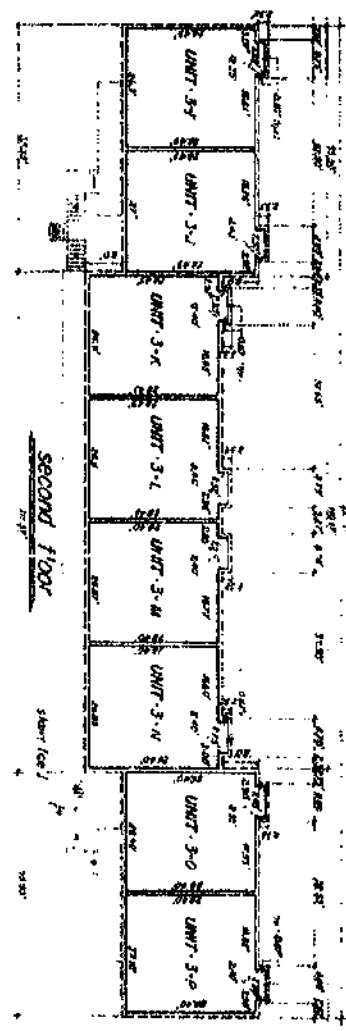
"LAKEWOOD VILLAGE OF CORAL SPRINGS CONDOMINIUM"

BUILDING N#3

**"SURVEY PLAT MAP AND GRADING DESCRIPTION
OF IMPROVEMENTS"
EXHIBIT - C
TO THE DECLARATION
OF
CONDOMINIUM**

REC 10790 PG 487

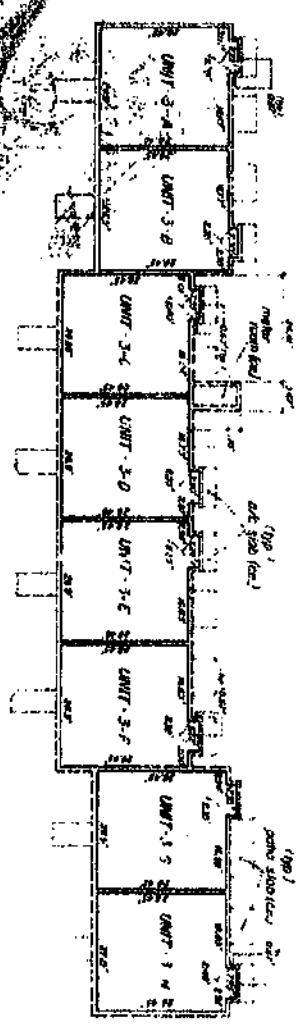
**DEVELOPER: J. R. POORE, JR.
SUNSHINE ESTATES, INC.
12001 N.W. 31st Avenue
Coral Springs, Florida 33065
(305) 722-1800**



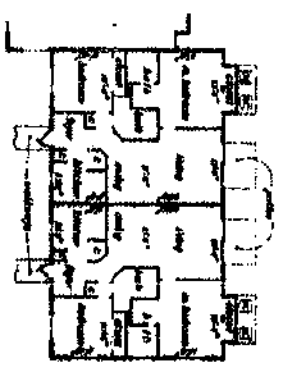
FIRST FLOOR:
Finished floor = 53.00
Finished ceiling = 21.50

SECOND FLOOR:
Finished floor = 42.25
Finished ceiling = 30.25

**RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
F. T. JOHNSON
COUNTY ADMINISTRATOR**



First floor



Typical floor plan:

Handwritten signature and date: 11/11/83

83-147028

AMENDMENT TO DECLARATION OF CONDOMINIUM
OF

LAKWOOD VILLAGE OF CORAL SPRINGS, A CONDOMINIUM, ADDING PHASE 20

THIS AMENDMENT to Declaration of Condominium, is made by M.A.P. LAKWOOD VILLAGE, INC., a Florida corporation ("DEVELOPER").

P R E A M B L E :

LAKWOOD VILLAGE OF CORAL SPRINGS, A CONDOMINIUM, was created by the Declaration of Condominium of LAKWOOD VILLAGE OF CORAL SPRINGS, A CONDOMINIUM (the "DECLARATION"), recorded in Official Records Book 9903, Page 801, of the Public Records of Broward County, Florida. In Paragraph 22 of the DECLARATION, DEVELOPER reserved the right to add one or more additional phases to the CONDOMINIUM, pursuant to Florida statutes, Section 718.403.

The following phases have heretofore been added to the CONDOMINIUM pursuant to various amendments to the DECLARATION, which amendments are recorded in the Official Records Book and Pages of the Public Records of Broward County, Florida, set forth below for the respective phases:

<u>Official Records Book and Page where the amendment to the DECLARATION adding the Phase is recorded</u>		
<u>Phase</u>	<u>ORB</u>	<u>Page</u>
2 and 3	9909	643
4	9915	960
	and re-recorded in	
	9917	609
5	9968	257
6	10048	711
7	10300	370
8	10129	73
9	10109	422
10	10423	351
	and re-recorded in	
	10616	785
11	10135	865
12, 13 and 16	10659	247
	and re-recorded in	
	10664	799
14	10733	267
15	10694	39
17	10790	483
18	10378	390
19	10012	782
21	10003	235

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

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

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

RETURN TO:
GILLESPIE & ALLISON, P.A.
10239 W. SAMPLE ROAD
CORAL SPRINGS, FL 33085

REC 13 1 17 PM '83

DEF 10857 Pg 441

CONDOMINIUM as hereby amended by adding Phase 20, now consists of Exhibit "C" of the DECLARATION, Exhibit "C" of the amendments to the DECLARATION referred to above, and Exhibit "C" of this Amendment.

2. With this Amendment, there are a total of 380 UNITS in the CONDOMINIUM. Accordingly, pursuant to Paragraph 8 of the DECLARATION, each UNIT OWNER in the CONDOMINIUM now owns an undivided share in the COMMON ELEMENTS appurtenant to his UNIT, which share will equal 1/380. This undivided interest may be diluted as additional phases, and UNITS, are added to the CONDOMINIUM pursuant to Paragraph 22 of the DECLARATION.

3. Except as the DECLARATION is expressly or impliedly amended as provided herein, all of the terms and provisions of the DECLARATION shall remain in full force and effect. In particular, and without limitation, nothing contained herein shall be deemed to affect or modify the rights and privileges of DEVELOPER as provided in Paragraphs 22 and 23 of the DECLARATION with respect to any phases or lands not heretofore or herein added to the CONDOMINIUM.

IN WITNESS WHEREOF, the DEVELOPER, M.A.P. LAKEWOOD VILLAGE, INC., has caused this Amendment to Declaration of Condominium to be executed this 11 day of May, 1983.

WITNESSES:

Randall C. Southland

M.A.P. LAKEWOOD VILLAGE, INC.,
a Florida corporation

Thery H. and

By: E. C. Jensen
E.C. JENSEN, VICE PRESIDENT

STATE OF FLORIDA

SS:

COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 11 day of May, 1983, by E.C. Jensen, Vice President of M.A.P. LAKEWOOD VILLAGE, INC., a Florida corporation, on behalf of the corporation.

Thery H. and
NOTARY PUBLIC, State of Florida at Large

My Commission Expires:

(Notary Seal)

Notary Public, State of Florida
My Commission Expires Jan. 1, 1985
Issued by the State of Florida

This instrument prepared by: Eric A. Simon
GOLDBERG, YOUNG & BORKSON, P.A.
2881 East Commercial Boulevard
Fort Lauderdale, Florida 33308

EAS:kja(CONDO 2)
05/09/83(2)

REC 10857 pg 442

EXHIBIT "C"

PHASE 20, LAKEWOOD VILLAGE OF CORAL SPRINGS A CONDOMINIUM

BEING A PORTION OF PARCEL "A" OF LAKEWOOD VILLAGE OF CORAL SPRINGS AS SHOWN IN PLAT BOOK 108, PAGE 17 IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID PARCEL "A"; RUNNING THENCE SOUTH 89°30'07" EAST, A DISTANCE OF 309.00 FEET ALONG THE SOUTH LINE OF SAID PARCEL "A"; THENCE NORTH 0°29'53" EAST, A DISTANCE OF 115.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°30'07" EAST, A DISTANCE OF 227.48 FEET; THENCE NORTH 10°29'53" EAST, A DISTANCE OF 49.76 FEET; THENCE NORTH 89°30'07" WEST, A DISTANCE OF 76.00 FEET; THENCE NORTH 8°49'44" WEST, A DISTANCE OF 76.00 FEET; THENCE NORTH 89°30'07" WEST, A DISTANCE OF 196.05 FEET; THENCE SOUTH 0°29'53" WEST, A DISTANCE OF 100.00 FEET; THENCE SOUTH 89°30'07" EAST, A DISTANCE OF 48.25 FEET; THENCE SOUTH 0°29'53" WEST, A DISTANCE OF 24.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 0.637 ACRES MORE OR LESS AND SUBJECT TO ALL EASEMENTS OF RECORD.

DATE

10-7-81

DENNIS R. POORE, P.L.S. No 2226

Includes Building #2 - 12 units.

OFF 10857pg 443

SURVEY PLOT PLAN AND GRAPHIC DESCRIPTION

EXHIBIT - C
OFF 10857 PG 444
TO THE DECLARATION

OFF REC 10857 PG 444

OF
MINIMUM

DESIGNS: A POORE, INC.
Surveyors - Engineers - Planners
7800 Wilks Road, Suite A
Coral Springs, Florida - 33066
(305) 752-1500

**"LAKEWOOD VILLAGE OF CORAL SPRINGS,"
A CONDOMINIUM**

Phase twenty

Sample	Soil	Overall development (density or % above background)
1	1	considerable water in water
2	2	light acid
3	3	very, very acid
4	4	very, very acid
5	5	very, very acid
6	6	acidic, very, very acid



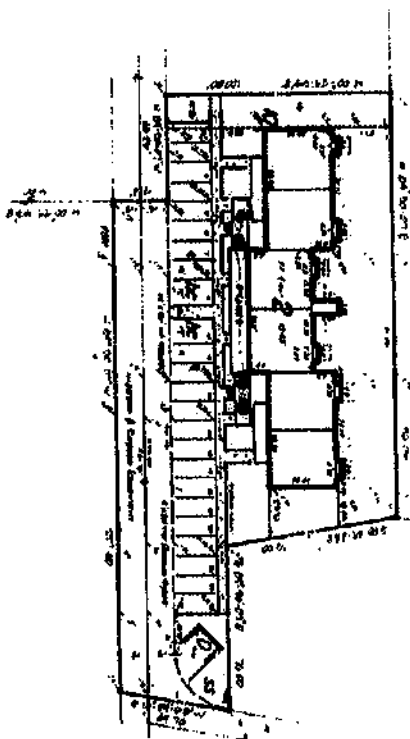
Northwestern:

[illegible]

Randall D. Henry
RANDALL D. HENRY 03803

Memorandum

and the Commission on the Status of Women, the Commission on Human Rights, the Commission on the Elimination of Discrimination against Women, the Commission on the Elimination of Racial Discrimination, the Commission on the Elimination of All Forms of Discrimination and the Commission on the Elimination of All Forms of Discrimination against Women.

[illegible]

Thickens. Abs. S. Osmotic pressure . 7.0
Gives turbidity + red color
Flame, blue + black + grey.

- 1. Includes exterior boundary
- 2. Includes common elements
- 3. Includes any other common elements
- 4. All units are 0.57 acres, unless otherwise noted
- 5. All units are 0.57 acres, unless otherwise noted

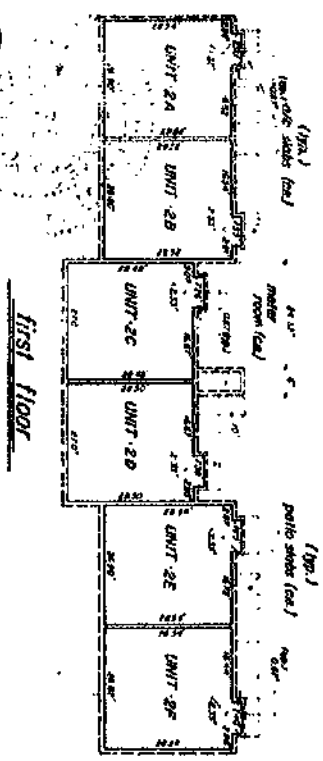
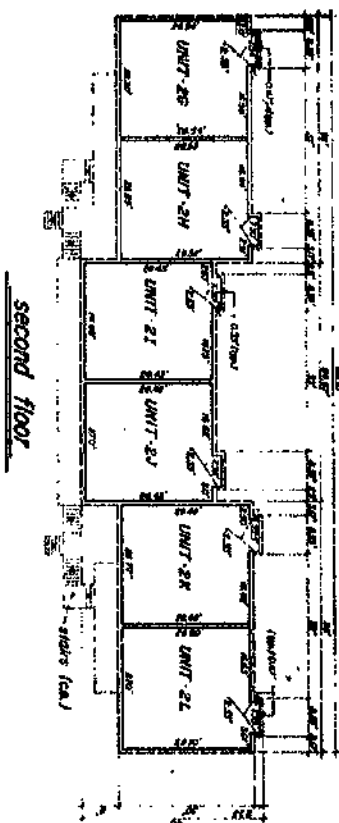
"LAKEWOOD VILLAGE OF CORAL SPRINGS CONDOMINIUM"

BUILDING No 2

"SURVEY PLAT PLAN AND GRAPHIC DESCRIPTION
OF IMPROVEMENTS"
EXHIBIT - C
TO THE DECLARATION
OF
CONDOMINIUM

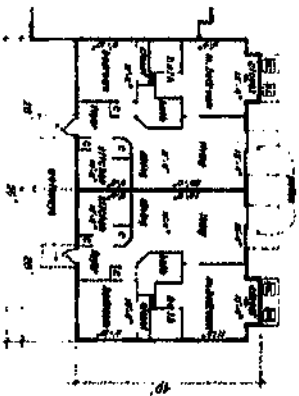
REC 10857 pg 445

DEPOSED BY
SHERIDAN R. ROORE, INC.
Surveyors - Engineers - Planners
2221 NW 35th Street
Coral Springs, Florida - 33068
(305) 752-1500



Russell D. Henry

Typical floor plan:



NOTED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
F. T. JOHNSON
COUNTY ADMINISTRATOR

First floor:
Finished floor = 13.43
Finished ceiling = 21.45
Second floor:
Finished floor = 22.43
Finished ceiling = 30.51

UNIT 1.0

RETURN TO:
GALESPIE & ALLISON, P.A.
10230 W. SAMPLE ROAD
CORAL SPRINGS, FL 33065

83-158796

AMENDMENT TO DECLARATION OF CONDOMINIUM
OF
LAKEMOOD VILLAGE OF CORAL SPRINGS, A CONDOMINIUM,
ADDING PHASE 22 AND RECREATION AREA

THIS AMENDMENT to Declaration of Condominium, is made by M.A.P. LAKEMOOD VILLAGE, INC., a Florida corporation ("DEVELOPER").

P R E A M B L E :

LAKEMOOD VILLAGE OF CORAL SPRINGS, A CONDOMINIUM, was created by the Declaration of Condominium of LAKEMOOD VILLAGE OF CORAL SPRINGS, A CONDOMINIUM (the "DECLARATION"), recorded in Official Records Book 9903, Page 801, of the Public Records of Broward County, Florida. In Paragraph 22 of the DECLARATION DEVELOPER reserved the right to add one or more additional phases to the CONDOMINIUM, and in Paragraph 24 of the DECLARATION DEVELOPER reserved the right to add certain property described as a Recreation Area in Exhibit "D" of the DECLARATION to the CONDOMINIUM, pursuant to Florida statutes, Section 718.403.

The following phases have heretofore been added to the CONDOMINIUM pursuant to various amendments to the DECLARATION, which amendments are recorded in the Official Records Book and Pages of the Public Records of Broward County, Florida, set forth below for the respective phases:

<u>Official Records Book and Page where the amendment to the DECLARATION adding the Phase is recorded</u>		
<u>Phase</u>	<u>ORB</u>	<u>Page</u>
2 and 3	9909	643
4	9915	960
	and re-recorded in	
	9917	609
5	9960	257
6	10048	711
7	10300	370
8	10129	73
9	10109	422
10	10423	351
	and re-recorded in	
	10616	785
11	10135	865
12, 13 and 16	10659	247
	and re-recorded in	
	10664	799
14	10733	267
15	10694	39
17	10790	483
18	10378	390
19	10012	762
20	10857	441
21	10003	236

DEVELOPER now desires to further amend the DECLARATION to add Phase 22 and the Recreation Area to the CONDOMINIUM.

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

1. Attached hereto as Exhibit "C" is the legal description of the land which constitutes Phase 22 and the Recreation Area, and a survey of the land and a graphic description of the improvements in which UNITS are located and a plot plan thereof that, together with the DECLARATION, are in sufficient detail to identify the COMMON ELEMENTS and each UNIT and their relative locations and approximate dimensions, in Phase 22 and the Recreation Area. Exhibit "C" of the DECLARATION is hereby amended by adding thereto Exhibit "C" of this Amendment, and the fee simple title to the property described in Exhibit "C" of this Amendment is hereby submitted to the CONDOMINIUM FORM OF OWNERSHIP as part of the CONDOMINIUM. Accordingly, the complete legal description of the

MAR 24 1 25 PM '83

OFF 10877 PG 966

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land now comprising the CONDOMINIUM, and the complete survey of the land and graphic description of the improvements in which UNITS are located and plot plan thereof that, together with the DECLARATION, are in sufficient detail to identify the COMMON ELEMENTS and each UNIT and their relative locations and approximate dimensions, in the entire CONDOMINIUM as hereby amended by adding Phase 22 and the Recreation Area, now consists of Exhibit "C" of the DECLARATION, Exhibit "C" of the amendments to the DECLARATION referred to above, and Exhibit "C" of this Amendment.

2. With this Amendment, there are a total of 392 UNITS in the CONDOMINIUM. Accordingly, pursuant to Paragraph 8 of the DECLARATION, each UNIT OWNER in the CONDOMINIUM now owns an undivided share in the COMMON ELEMENTS appurtenant to his UNIT, which share will equal 1/392.

3. With this Amendment, all of the Phases that are described in Exhibit "B" of the DECLARATION have been added to the CONDOMINIUM, and accordingly, the CONDOMINIUM consists of the property described in Exhibit "A" of the DECLARATION, and depicted in Exhibit "B" of the DECLARATION. To the extent any property described in Exhibit "A" of the DECLARATION has not been added to the CONDOMINIUM by mistake or inadvertence or due to any error in the legal description of any Phase added to the CONDOMINIUM, the fee simple title to any such property is hereby submitted to the CONDOMINIUM FORM OF OWNERSHIP as part of the CONDOMINIUM, so that the CONDOMINIUM does now consist of the property described in Exhibit "A" of the DECLARATION.

IN WITNESS WHEREOF, the DEVELOPER, M.A.P. LAKEWOOD VILLAGE, INC., has caused this Amendment to Declaration of Condominium to be executed this 20th day of May, 1983.

WITNESSES:

Randall C. Sutherland
Sharon K. Zick

STATE OF FLORIDA }
COUNTY OF BROWARD } SS:

M.A.P. LAKEWOOD VILLAGE, INC.,
a Florida corporation

By: E.C. Jensen
E.C. JENSEN, VICE PRESIDENT

The foregoing instrument was acknowledged before me this 20th day of May, 1983, by E.C. JENSEN, VICE PRES of M.A.P. LAKEWOOD VILLAGE, INC., a Florida corporation, on behalf of the corporation.

Sharon K. Zick
NOTARY PUBLIC, State of Florida at Largo B.R.
(Notary Seal)

My Commission Expires:
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES MARCH 14, 1986
REVOKED THROUGH REPRESENTATION REC

This instrument prepared by: Eric A. Simon
GOLDBERG, YOUNG & BORKSON, P.A.
2881 East Commercial Boulevard
Fort Lauderdale, Florida 33308

EAS:ejw(CONDO 4)
05/16/83(1)

REC 10877 Pg 967

EXHIBIT "C"

PHASE 22, LAKEWOOD VILLAGE OF CORAL SPRINGS A CONDOMINIUM

BEING A PORTION OF PARCEL "A" OF LAKEWOOD VILLAGE OF CORAL SPRINGS AS SHOWN IN PLAT BOOK 108, PAGE 17 IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID PARCEL "A"; RUNNING THENCE SOUTH 89°30'07" EAST ALONG THE SOUTH LINE OF SAID PARCEL "A", A DISTANCE OF 373.00 FEET; THENCE 0°29'53" EAST, A DISTANCE OF 115.00 FEET; THENCE SOUTH 89°30'07" EAST, A DISTANCE OF 163.48 FEET; THENCE NORTH 10°29'53" EAST, A DISTANCE OF 49.76 FEET TO THE POINT OF BEGINNING; RUNNING THENCE NORTH 10°29'53" EAST, A DISTANCE OF 89.87 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST; THENCE NORTHEASTERLY AND EASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 68.42 FEET (SAID CURVE HAVING A RADIUS OF 49.00 FEET AND A CENTRAL ANGLE OF 80°00'00") TO A POINT OF TANGENCY; THENCE SOUTH 89°30'07" EAST, A DISTANCE OF 82.80 FEET; THENCE NORTH 45°00'00" EAST, A DISTANCE OF 35.05 FEET; THENCE NORTH 89°30'07" WEST, A DISTANCE OF 123.20 FEET; THENCE NORTH 45°00'00" WEST, A DISTANCE OF 67.42 FEET; THENCE NORTH 79°30'07" WEST, A DISTANCE OF 65.00 FEET; THENCE SOUTH 10°29'53" WEST, A DISTANCE OF 139.66 FEET; THENCE SOUTH 8°49'44" EAST, A DISTANCE OF 76.00 FEET; THENCE SOUTH 89°30'07" EAST, A DISTANCE OF 76.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 0.532 ACRES MORE OR LESS AND SUBJECT TO ALL EASEMENTS OF RECORD.

10-2-81
DATE


DENNIS R. POORE, P.L.S. No 2226

Includes Building #1 - 12 units

OFF 10877 Pg 968

EXHIBIT "C"

RECREATION AREA, LAKEWOOD VILLAGE OF CORAL SPRINGS A CONDOMINIUM

BEING A PORTION OF PARCEL "A" OF LAKEWOOD VILLAGE OF CORAL SPRINGS AS SHOWN IN PLAT BOOK 208, PAGE 57 IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID PARCEL "A"; RUNNING THENCE SOUTH 89°30'07" EAST, A DISTANCE OF 373.00 FEET ALONG THE SOUTH LINE OF SAID PARCEL "A"; THENCE NORTH 0°29'53" EAST, A DISTANCE OF 139.00 FEET; THENCE NORTH 89°30'07" WEST, A DISTANCE OF 207.25 FEET; THENCE NORTH 0°29'53" EAST, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING; RUN TO THENCE NORTH 89°30'07" WEST, A DISTANCE OF 33.92 FEET; THENCE NORTH 37°24'52" WEST, A DISTANCE OF 204.62 FEET; THENCE SOUTH 84°33'39" EAST, A DISTANCE OF 253.86 FEET; THENCE NORTH 35°26'23" EAST, A DISTANCE OF 209.35 FEET; THENCE SOUTH 84°33'39" EAST, A DISTANCE OF 207.25 FEET; THENCE NORTH 85°26'21" EAST, A DISTANCE OF 255.95 FEET; THENCE SOUTH 0°13'38" EAST, A DISTANCE OF 205.83 FEET; THENCE NORTH 89°30'07" WEST, A DISTANCE OF 203.60 FEET; THENCE NORTH 9°30'07" WEST, A DISTANCE OF 139.66 FEET; THENCE SOUTH 90°29'53" WEST, A DISTANCE OF 65.00 FEET; THENCE SOUTH 45°00'00" WEST, A DISTANCE OF 66.26 FEET; THENCE NORTH 89°30'07" WEST, A DISTANCE OF 122.20 FEET; THENCE NORTH 45°00'00" WEST, A DISTANCE OF 67.42 FEET; THENCE NORTH 75°30'07" WEST, A DISTANCE OF 65.00 FEET; THENCE SOUTH 10°27'53" WEST, A DISTANCE OF 139.66 FEET; THENCE NORTH 89°30'07" WEST, A DISTANCE OF 191.05 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 2.875 ACRES MORE OR LESS AND SUBJECT TO ALL EASEMENTS OF RECORD.

NEW: Legally correct
typing of platting instrument
the document when it is filed

OFF 10877 pg 669

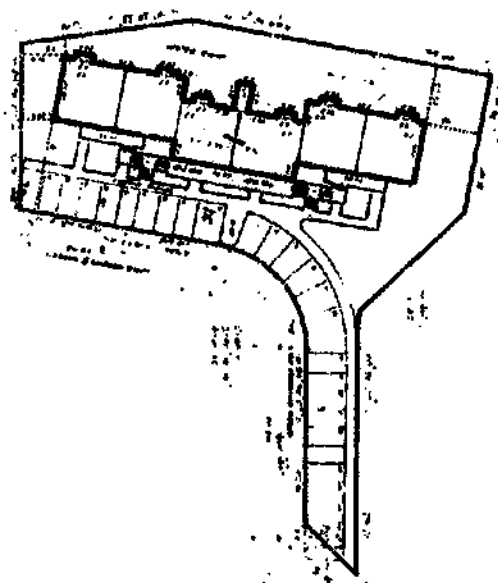
OFF 10877 ps 970

**"SURVEY PLAT PLAN AND GRADING DESCRIPTION
OF IMPROVEMENTS"**

EXHIBIT - C
TO THE DECLARATION
OF
CONDOMINIUM
OF

"LAKEWOOD VILLAGE OF CORAL SPRINGS, A CONDOMINIUM"
Phase Twenty-Two

DESIGNED BY
DENNIS R. POORE, INC.
Surveyors, Engineers & Planners
7000 Wink Road, Suite A
Coral Springs, Florida 33065
(305) 752-1200



Legend

1	Building Footprint
2	Driveway
3	Walkway
4	Grass Area
5	Shrub Area
6	Water Feature
7	Other

0180
0180
0180

Handwritten signature

Handwritten text

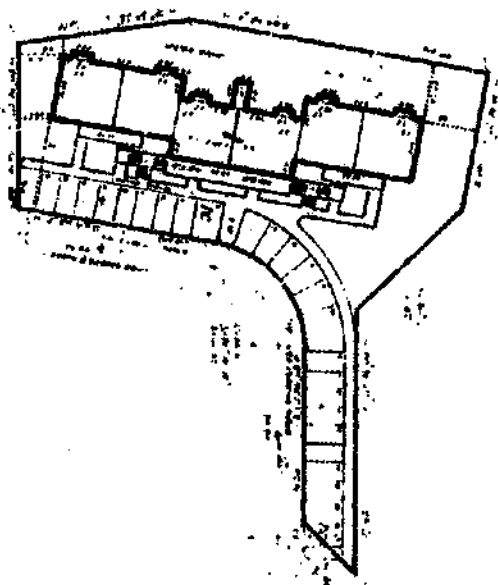
OFF 10877 Pg 971

"SUNSET POOL PLAN AND GRAPHIC DESCRIPTION

**OF IMPROVEMENTS
EXHIBIT - C
TO THE DECLARATION
OF
CONDOMINIUM**

DEVELOPER:
DEAN'S R. POORE, INC.
Savoy, Virginia
7000 West River Drive, Suite 4
Oak Springs, Florida 32068
(305) 725-1500

"LAKEWOOD VILLAGE OF CORAL SPRINGS, A CONDOMINIUM"
Phase Twenty-Two



Notes:
1. All improvements shown on this plan are to be constructed in accordance with the Declaration of Condominium.
2. All improvements shown on this plan are to be constructed in accordance with the Declaration of Condominium.
3. All improvements shown on this plan are to be constructed in accordance with the Declaration of Condominium.

Legend:
1. All improvements shown on this plan are to be constructed in accordance with the Declaration of Condominium.
2. All improvements shown on this plan are to be constructed in accordance with the Declaration of Condominium.
3. All improvements shown on this plan are to be constructed in accordance with the Declaration of Condominium.

Certification:
I, the undersigned, being a duly qualified and licensed Surveyor in the State of Florida, do hereby certify that the foregoing is a true and correct copy of the Declaration of Condominium as recorded in the Public Records of the State of Florida, and that the same has been compared with the original on file in my office.

RECORDED
10877
STATE OF FLORIDA

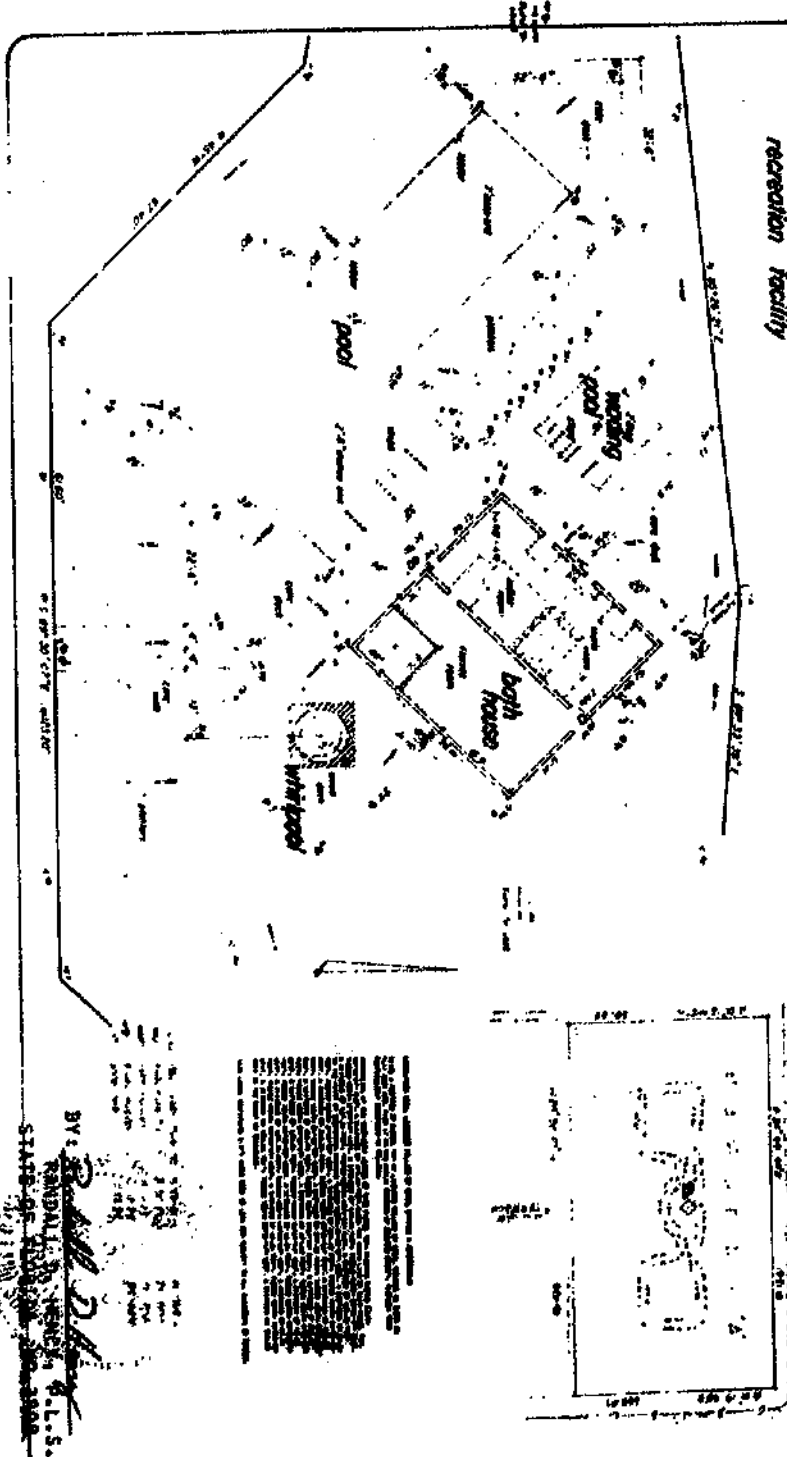
recreation facility

"LAKEWOOD VILLAGE OF CORAL SPRINGS, A CONDOMINIUM"

"SURVEY PLAN AND GRADING DESCRIPTION"
OF AN APPROXIMATELY
EXHIBIT - C
TO THE DECLARATION
OF
CONDOMINIUM

SEE 10877 Pg. 972

JOHN R. POOLE, INC.
Surveyors - Engineers - Planners
7600 Wilton Road - Suite 30
Coral Springs, Florida 33065
(305) 728-1500



BY: *[Signature]*
RANDALL B. HENCH, P.L.S.
STATE OF FLORIDA, 2000

CORRECTIVE AMENDMENT TO DECLARATION OF CONDOMINIUM

83-403029 OF

LAKEWOOD VILLAGE OF CORAL SPRINGS, A CONDOMINIUM,

ADDING PHASE 22 AND RECREATION AREA

THIS CORRECTIVE AMENDMENT TO DECLARATION OF CONDOMINIUM is made by M.A.P. LAKEWOOD VILLAGE, INC., a Florida Corporation ("DEVELOPER") to incorporate page 2 of the survey plot plan and graphic description for Phase 22, Building 1, which was inadvertently omitted from the original Amendment as filed in Official Record Book 10877, page 966 of the Public Records of Broward County, Florida.

P R E A M B L E :

LAKEWOOD VILLAGE OF CORAL SPRINGS, A CONDOMINIUM, was created by the Declaration of Condominium of LAKEWOOD VILLAGE OF CORAL SPRINGS, A CONDOMINIUM (the "DECLARATION"), recorded in Official Records Book 9903, page 801 of the Public Records of Broward County, Florida. In Paragraph 22 of the DECLARATION DEVELOPER reserved the right to add one or more additional phases to the CONDOMINIUM, and in Paragraph 24 of the DECLARATION DEVELOPER reserved the right to add certain property described as a Recreation Area in Exhibit "D" of the DECLARATION to the CONDOMINIUM, pursuant to Florida Statutes, Section 718.403.

The following phases have heretofore been added to the CONDOMINIUM pursuant to various amendments to the DECLARATION, which amendments are recorded in the Official Record Book and Pages of the Public Records of Broward County, Florida, set forth below for the respective phases:

Official Records Book and Page
where the amendment to the
DECLARATION adding the Phase is
recorded

Phase	Official Records Book and Page	Page
2 and 3	9903	801
4	9915	960
	and re-recorded in	
5	9917	609
6	9959	259
7	10048	711
8	10300	370
9	10129	73
10	10109	422
	and re-recorded in	
	10515	705

83 DEC 12 PM 1:37

RE 11320 832

<u>Phase</u>	<u>ORB</u>	<u>Page</u>
11	10135	865
12, 13 and 16	10659	247
	and re-recorded in	
14	10664	799
15	10733	267
17	10694	39
18	10790	483
19	10378	390
20	10012	782
21	10857	441
22 and Recreation Area	10003	235
	10877	966

DEVELOPER now desires to further amend the DECLARATION to add Phase 22 and the Recreation Area to the CONDOMINIUM.

NOW THEREFORE, DEVELOPER hereby amends the DECLARATION as follows:

1. Attached hereto as Exhibit "C" is the legal description of the land which constitutes Phase 22 and the Recreation Area, and a survey of the land and a graphic description of the improvements in which UNITS are located and a plot plan thereof that, together with the DECLARATION, are in sufficient detail to identify the COMMON ELEMENTS and each UNIT and their relative locations and approximate dimensions, in Phase 22 and the Recreation Area. Exhibit "C" of the DECLARATION is hereby amended by adding thereto Exhibit "C" of this Amendment, and the fee simple title to the property described in Exhibit "C" of this Amendment is hereby submitted to the CONDOMINIUM FORM OF OWNERSHIP as part of the CONDOMINIUM. Accordingly, the complete legal description of the land now comprising the CONDOMINIUM, and the complete survey of the land and graphic description of the improvements in which UNITS are located and plot plan thereof that, together with the DECLARATION are in sufficient detail to identify the COMMON ELEMENTS and each UNIT and their relative locations and approximate dimensions, in the entire CONDOMINIUM as hereby amended by adding Phase 22 and the Recreation Area, now consists of Exhibit "C" of the DECLARATION, Exhibit "C" of the amendments to the DECLARATION referred to above, and Exhibit "C" of this Amendment.

2. With this Amendment, there are a total of 392 UNITS in the CONDOMINIUM. Accordingly, pursuant to Paragraph 8 of the DECLARATION, each UNIT OWNER in the CONDOMINIUM now owns an undivided share in the COMMON ELEMENTS appurtenant to his UNIT, which share will equal 1/392.

3. With this Amendment, all of the Phases that are described in Exhibit "D" of the DECLARATION have been added to the CONDOMINIUM, and accordingly, the CONDOMINIUM consists of the property described in Exhibit "A" of the DECLARATION, and depicted in Exhibit "B" of the DECLARATION. To the extent any property described in Exhibit "A" of the DECLARATION has not been added to the CONDOMINIUM by mistake or inadvertence or due to any error in the legal description of any Phase added to the CONDOMINIUM, the fee simple title to any such property is hereby submitted to the CONDOMINIUM FORM OF OWNERSHIP as part of the CONDOMINIUM, so that the CONDOMINIUM does now consist of the property described in Exhibit "A" of the DECLARATION.

IN WITNESS WHEREOF, the DEVELOPER, M.A.P. LAKEWOOD VILLAGE, INC., has caused this Amendment to Declaration of Condominium to be executed this 22nd day of December, 1983.

WITNESSES:

M.A.P. LAKEWOOD VILLAGE, INC.
a Florida Corporation

Madara E. Lamm
Patricia R. Phillips

BY:

E. C. Jensen
E. C. JENSEN, VICE PRESIDENT

STATE OF FLORIDA)
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me this 22nd day of December, 1983 by E. C. JENSEN, Vice President of M.A.P. LAKEWOOD VILLAGE, INC., a Florida Corporation, on behalf of the corporation.

My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES MAY 2 1984
ROBERT EMM GENERAL INS. UNDERWRITERS

PREPARED BY:

DONALD M. ALLISON, ESQUIRE
GILLESPIE & ALLISON, P.A.
10239 WEST SAMPLE RD.
CORAL SPRINGS, FLORIDA 33065

RE 11329-4184



EXHIBIT "C"

PHASE 22, LAKEWOOD VILLAGE OF CORAL SPRINGS, A CONDOMINIUM
BEING A PORTION OF PARCEL "A" OF LAKEWOOD VILLAGE OF CORAL SPRINGS
AS SHOWN IN PLAT BOOK 108, PAGE 17 OF THE PUBLIC RECORDS OF BROWARD
COUNTY, FLORIDA; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID PARCEL "A"; RUNNING
THENCE SOUTH 89°30'07" EAST ALONG THE SOUTH LINE OF SAID PARCEL
"A", A DISTANCE OF 373.00 FEET; THENCE 0°29'53" EAST, A DISTANCE OF
115.00 FEET; THENCE SOUTH 89°30'07" EAST, A DISTANCE OF 163.48
FEET; THENCE NORTH 16°29'53" EAST, A DISTANCE OF 49.76 FEET TO THE
POINT OF BEGINNING; RUNNING THENCE NORTH 10°29'53" EAST, A DISTANCE
OF 89.87 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE
SOUTHEAST; THENCE NORTHEASTERLY AND EASTERLY ALONG SAID CURVE AN
ARC DISTANCE OF 68.42 FEET (SAID CURVE HAVING A RADIUS OF 49.00
FEET AND A CENTRAL ANGLE OF 90°00'00") TO A POINT OF TANGENCY;
THENCE SOUTH 89°30'07" EAST, A DISTANCE OF 82.80 FEET; THENCE NORTH
45°00'00" EAST, A DISTANCE OF 35.05 FEET; THENCE NORTH 89°30'07"
WEST, A DISTANCE OF 123.20 FEET; THENCE NORTH 45°00'00" WEST, A
DISTANCE OF 67.42 FEET; THENCE NORTH 79°30'07" WEST, A DISTANCE OF
65.00 FEET; THENCE SOUTH 10°29'53" WEST, A DISTANCE OF 139.66 FEET;
THENCE SOUTH 8°49'44" EAST, A DISTANCE OF 76.00 FEET; THENCE SOUTH
89°30'07" EAST, A DISTANCE OF 76.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 0.532 ACRES MORE OR LESS AND SUBJECT TO ALL
EASEMENTS OF RECORD.

RE 113291885

EXHIBIT "C"

RECREATION AREA, LAKEWOOD VILLAGE OF CORAL SPRINGS, A CONDOMINIUM
BEING A PORTION OF PARCEL "A" OF LAKEWOOD VILLAGE OF CORAL SPRINGS
AS SHOWN IN PLAT BOOK 108, PAGE 17 OF THE PUBLIC RECORDS OF
BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID PARCEL "A"; RUNNING
THENCE SOUTH 89°30'07" EAST, A DISTANCE OF 373.00 FEET ALONG THE
SOUTH LINE OF SAID PARCEL "A"; THENCE NORTH 0°29'53" EAST, A
DISTANCE OF 139.00 FEET; THENCE NORTH 89°30'07" WEST, A DISTANCE OF
107.25 FEET; THENCE NORTH 0°29'53" EAST, A DISTANCE OF 100.00 FEET
TO THE POINT OF BEGINNING; RUNNING THENCE NORTH 89°30'07" WEST, A
DISTANCE OF 33.92 FEET; THENCE NORTH 1°14'52" WEST, A DISTANCE OF
204.62 FEET; THENCE SOUTH 84°33'39" EAST, A DISTANCE OF 213.86
FEET; THENCE NORTH 85°26'21" EAST, A DISTANCE OF 209.15 FEET;
THENCE SOUTH 84°33'39" EAST, A DISTANCE OF 207.35 FEET; THENCE
NORTH 85°26'21" EAST, A DISTANCE OF 215.95 FEET; THENCE SOUTH
1°13'38" EAST, A DISTANCE OF 205.83 FEET; THENCE NORTH 89°30'07"
WEST, A DISTANCE OF 223.60 FEET; THENCE NORTH 9°30'07" WEST, A
DISTANCE OF 139.66 FEET; THENCE SOUTH 80°29'53" WEST, A DISTANCE OF
65.00 FEET; THENCE SOUTH 45°00'00" WEST, A DISTANCE OF 66.62 FEET;
THENCE NORTH 89°30'07" WEST, A DISTANCE OF 123.20 FEET; THENCE
NORTH 45°00'00" WEST, A DISTANCE OF 67.42 FEET; THENCE NORTH
79°30'07" WEST, A DISTANCE OF 65.00 FEET; THENCE SOUTH 10°29'53"
WEST, A DISTANCE OF 139.66 FEET; THENCE NORTH 89°30'07" WEST, A
DISTANCE OF 191.05 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 2.875 ACRES MORE OR LESS AND SUBJECT TO ALL
EASEMENTS OF RECORD.

Ref 11329 REG 886

(Applicant shall retain and retainor) Double World Condominium
 4000 West Orange Avenue
 33300
 33300

The following is a list of the names of the persons who are the owners of the units in the Double World Condominium, as of the date of the filing of this Declaration:



The Declaration made by the Board of Directors of the Double World Condominium, as of the date of the filing of this Declaration, is hereby acknowledged by the Board of Directors of the Double World Condominium, as of the date of the filing of this Declaration.



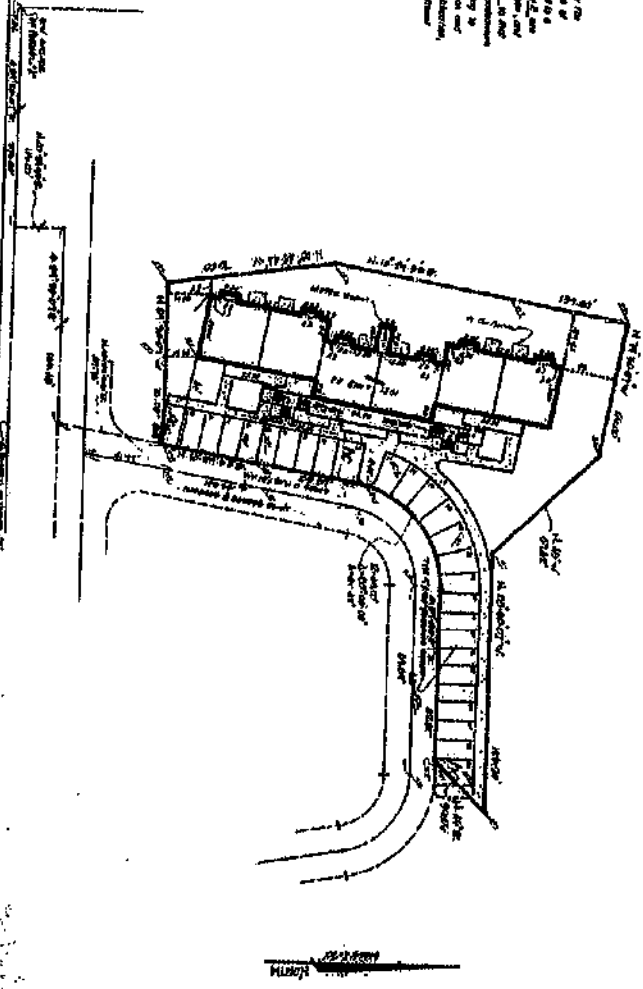
The following is a list of the names of the persons who are the owners of the units in the Double World Condominium, as of the date of the filing of this Declaration:

STATE OF FLORIDA
 DEPARTMENT OF LAND AND NATURAL RESOURCES

EXHIBIT "C"
 TO THE DECLARATION
 OF
 CONDOMINIUM

LAKEWOOD VILLAGE OF CORAL SPRINGS, A CONDOMINIUM
 Phase Twenty-two

DEWITT H. YOUNG, JR.
 Secretary, Lakewood Village
 7600 Lakewood Sub-A
 Coral Springs, Florida 33066
 (305) 758-1000



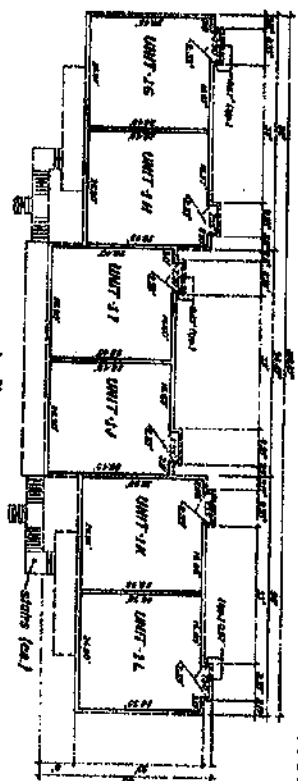
1. General Building Description
2. Unit Layouts
3. Common Areas
4. Other Notes
5. Other Notes

"LAKEWOOD VILLAGE OF CORAL SPRINGS CONDOMINIUM"

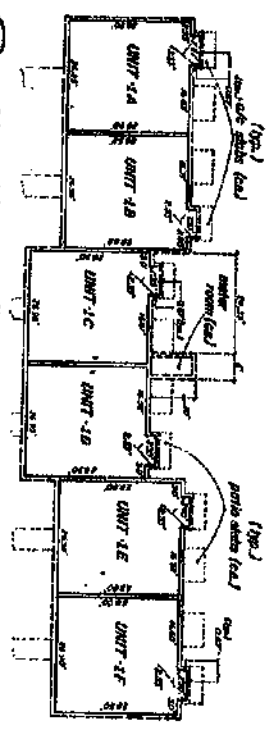
CONDOMINIUM

DESIGNED BY: **DEWITT R. FORD, INC.**
 Surveyors-Engineers-Architects
 1201 N.W. 35th Street
 Coral Springs, Florida 33065
 (305) 758-8200

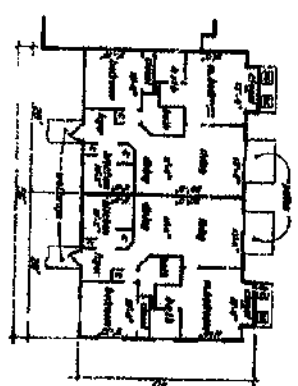
BUILDING NO. 1



second floor



first floor



Typical floor plan:

Scale: 1/8" = 1'-0"

Russell D. Henry

11929ME888

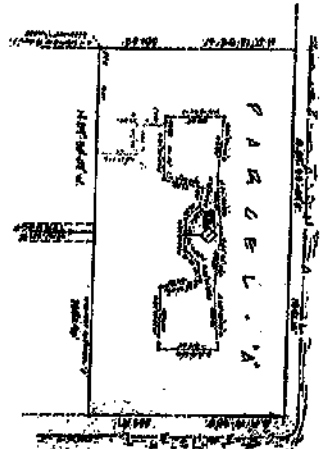
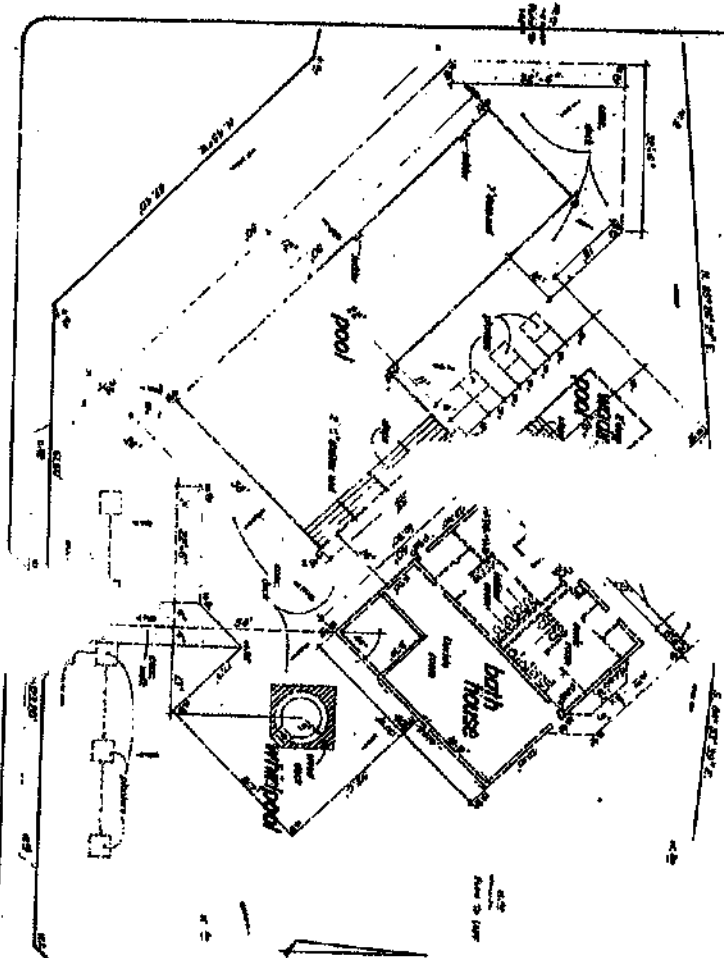
recreation facility

"LAKE

OF CORAL SPRINGS,
DOMINION"

OF

REC 10877 pg 972



DESIGNED BY
F. T. GANSON

93-333624 T#001
08-15-93 09:48AM

CERTIFICATE OF AMENDMENT
OF
LAKEWOOD VILLAGE OF CORAL SPRINGS, A CONDOMINIUM

WE HEREBY CERTIFY THAT the attached amendment to the By-Laws, an exhibit to the Declaration of Condominium of Lakewood Village of Coral Springs, a Condominium, as described in Official Records Book 9903 at Page 801 of the Public Records of Broward County, Florida was duly adopted in accordance with Section 9.03.01 of the By-Laws.

IN WITNESS WHEREOF, we have affixed our hands this 13th day of May, 1993, at Coral Springs, Broward County, Florida.

By: Donna Z. Gold
Print: DONNA Z. Gold
Attest: L. Halzman
Print: Laurel Halzman

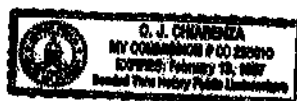
STATE OF FLORIDA
COUNTY OF

The foregoing instrument was acknowledged before me this 13 day of May, 1993, by Donna Gold as President and Laurel Halzman as Secretary of Lakewood Village Condominium Association, Inc., a Florida corporation, on behalf of the corporation. They are personally known to me or have produced _____ as identification and did take an oath.

NOTARY PUBLIC:

sign C. J. Chiarenza
print C. J. Chiarenza
State of Florida at Large

My Commission Expires:



KAYE & ROGER, P.A.
1590 W. Cypress Creek Rd.
Suite 207
Fort Lauderdale, FL 33309

EX20982PG0175

② JS

AMENDMENT TO THE
BYLAWS OF
LAKEWOOD VILLAGE CONDOMINIUM ASSOCIATION, INC.

(additions indicated by underlining, deletions by "----",
and unaffected language by ". . .")

5. DIRECTORS.

. . .

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

. . .

5.20.20 Imposing a lawful fee in connection with the approval of the transfer, lease, sale or sublease of UNITS not exceeding Fifty (\$50.00) Dollars, and to require a prospective lessee to place a security deposit, in an amount not to exceed the equivalent of one (1) month's rent, into an escrow account maintained by the Association. The security deposit shall protect against damages to the common elements or association property. Payment of interest, claims against the deposit, refunds, and disputes regarding such deposit shall be handled in the same fashion as that provided in Section 718.112(2)(i) of Florida Statutes, as amended from time to time.

. . .

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

BR20982PC0176

Apr. 17. 1933 2:00PM TRIPP, SCOTT, CONKLIN

98-356143 T#001
06-16-98 03:12PM

**CERTIFICATE OF AMENDMENT
OF
LAKEWOOD VILLAGE OF CORAL SPRINGS, A CONDOMINIUM**

WE HEREBY CERTIFY THAT the attached amendment to the By-Laws, an exhibit to the Declaration of Condominium of Lakewood Village of Coral Springs, a Condominium, as described in Official Records Book 9903 at Page 801 of the Public Records of Broward County, Florida was duly adopted in accordance with Section 9.03.01 of the By-Laws.

IN WITNESS WHEREOF, we have affixed our hands this 29 day of MAY, 1998, at Coral Springs, Broward County, Florida.

By: Donna Z. Hall (Pres.)

Print: DONNA Z. Gold

Print: JOHN H. L. GALT
Attest: John C. White John C. White

Print: John C. White

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 29th day of May, 1998, by DONNA Z. GOLD, as President and John C. White, as Secretary of Lakewood Village Condominium Association, Inc., a Florida corporation, on behalf of the corporation. They are personally known to me or have produced _____ as identification and did take an oath.



My Commission Expires: _____


 Notary Public, State of Florida
 Print: Patricia D. Smolka

2709404034

RESOLUTION OF THE
BOARD OF DIRECTORS OF THE
LAKEWOOD VILLAGE CONDOMINIUM ASSOCIATION, INC.

WHEREAS, the undersigned, being all of the Board of Directors of the Lakewood Village Condominium Association, Inc. (the "Association"), wish to amend the By-Laws of the Association to provide for the authority in the Board of Directors to charge a security deposit from tenants to protect the common elements; and

WHEREAS, Section 9.03.01 of the By-Laws allows for the amendment of the By-Laws upon the affirmative vote of all of the Board members of the Association.

NOW, THEREFORE, pursuant to the authority vested in the Board of Directors in the By-Laws, it is therefore:

RESOLVED, that Section 5.20.20 of the By-Laws shall be amended to reflect that which is reflected in the document attached hereto as Exhibit "A" and expressly incorporated by this reference.

RESOLVED, FURTHER, that the Association's attorney shall be instructed to take the appropriate action to record such amendment in the Public Records of Broward County, Florida, so as to make this amendment effective.

Dated this 13th day of May, 1993.

Donna Z. Gold
Ronald L. Gold
[Signature]
[Signature]

**AMENDMENT TO THE
BYLAWS OF
LAKEWOOD VILLAGE CONDOMINIUM ASSOCIATION, INC.**

(additions indicated by underlining, deletes by "_____",
and unaffected language by "...")

5. DIRECTORS.

...

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

...

5.20.20 Imposing a lawful fee in connection with the approval of the transfer, lease, sale or sublease of UNITS not exceeding ~~Fifty (\$50.00)~~ One Hundred (\$100.00) Dollars, and to require a prospective lessee to place a security deposit, in an amount not to exceed the equivalent of one (1) month's rent, into an escrow account maintained by the ASSOCIATION. The security deposit shall protect against damages to the common elements or association property. Payment of interest, claims against the deposit, refunds, and disputes regarding such deposit shall be handled in the same fashion as that provided in Section 718.112(2)(i) of Florida Statutes, as amended from time.

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

BK28404PG0226

CERTIFICATE OF AMENDMENT
OF
LAKEWOOD VILLAGE OF CORAL SPRINGS, A CONDOMINIUM

WE HEREBY CERTIFY THAT the attached amendment to the By-Laws, an exhibit to the Declaration of Condominium of Lakewood Village of Coral Springs, a Condominium, as described in Official Records Book 9903 at Page 801 of the Public Records of Broward County, Florida was duly adopted in accordance with Section 9.03.01 of the By-Laws.

IN WITNESS WHEREOF, we have affixed our hands this 13th day of May, 1993, at Coral Springs, Broward County, Florida.

By: Donna Z. Gold
Print: DONNA Z. Gold
Attest: Laurel Maltzman
Print: Laurel Maltzman

STATE OF FLORIDA
COUNTY OF

The foregoing instrument was acknowledged before me this 13 day of May, 1993, by Donna Gold as President and Laurel Maltzman as Secretary of Lakewood Village Condominium Association, Inc., a Florida corporation, on behalf of the corporation. They are personally known to me or have produced _____ as identification and did take an oath.

NOTARY PUBLIC:

sign CJ Chiarenza

print CJ Chiarenza
State of Florida at Large

My Commission Expires:



KAYE & ROGER, P.A.
1500 W. Cypress Creek Rd.
Suite 207
Fort Lauderdale, FL 33309

BR20982PC0175

**AMENDMENT TO THE
BYLAWS OF
LAKEWOOD VILLAGE CONDOMINIUM ASSOCIATION, INC.**

(additions indicated by underlining, deletes by "_____",
and unaffected language by "...")

5. DIRECTORS.

...

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

...

5.20.20 Imposing a lawful fee in connection with the approval of the transfer, lease, sale or sublease of UNITS not exceeding ~~Fifty (\$50.00)~~ One Hundred (\$100.00) Dollars, and to require a prospective lessee to place a security deposit, in an amount not to exceed the equivalent of one (1) month's rent, into an escrow account maintained by the ASSOCIATION. The security deposit shall protect against damages to the common elements or association property. Payment of interest, claims against the deposit, refunds, and disputes regarding such deposit shall be handled in the same fashion as that provided in Section 718.112(2)(i) of Florida Statutes, as amended from time.

TITLE SEARCH

X Declaration of Condominium and Amendments
or
 Declaration of Restrictions and Covenants and Amendments

No. 10-94-8053

Provided for: Kaye & Roger, PA

Effective Dates: From November 23, 1981 at 8:00 A.M.

To May 3, 1994 at 8:00 A.M.

This title search commences from the recording date of the Declaration and contains the Declaration together with any amendments thereto. No other search has been performed.

Name: LAKEWOOD VILLAGE OF CORAL SPRINGS, A CONDOMINIUM

as recorded in Official Records Book 9903, Page 801

Instrument	Recorded	O.R. Book/Page
Declaration	November 23, 1981	9903/801
Amendment	November 25, 1981	9909/643
Amendment	December 2, 1981	9915/960
Amendment	December 3, 1981	9917/609
Amendment	January 6, 1982	9968/257
Amendment	January 28, 1982	10003/235
Amendment	February 3, 1982	10012/782
Amendment	February 25, 1982	10048/711
Amendment	March 31, 1982	10109/422
Amendment	April 15, 1982	10135/865
Amendment	June 1, 1982	10219/73

(Continued on EXHIBIT "A" attached hereto.)

This title search is prepared and furnished for information only. It does not cover matters other than those recorded in the Official Records Book of the County and does not assure the legality or validity of the instruments referenced above.

Signed this 20th day of May A.D. 1994.

ATTORNEYS' TITLE INSURANCE FUND, INC.

BY: Mattie Walker
Authorized Signature

Abstractor: MWS
Typist: aem

CERTIFICATE OF AMENDMENT
OF
LAKEWOOD VILLAGE OF CORAL SPRINGS, A CONDOMINIUM

WE HEREBY CERTIFY THAT the attached amendment to the By-Laws, an exhibit to the Declaration of Condominium of Lakewood Village of Coral Springs, a Condominium, as described in Official Records Book 9903 at Page 801 of the Public Records of Broward County, Florida was duly adopted in accordance with Section 9.03.01 of the By-Laws.

IN WITNESS WHEREOF, we have affixed our hands this 13th day of May, 1993, at Coral Springs, Broward County, Florida.

By: Donna Z. Gold
Print: DONNA Z. Gold
Attest: Laurel Maltzman
Print: Laurel Maltzman

STATE OF FLORIDA
COUNTY OF

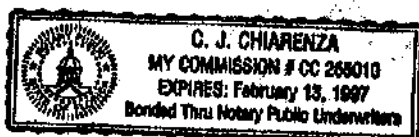
The foregoing instrument was acknowledged before me this 13 day of May, 1993, by Donna Gold as President and Laurel Maltzman as Secretary of Lakewood Village Condominium Association, Inc., a Florida corporation, on behalf of the corporation. They are personally known to me or have produced _____ as identification and did take an oath.

NOTARY PUBLIC:

sign CJ Chiarenza

print CJ Chiarenza
State of Florida at Large

My Commission Expires:



KAYE & ROGER, P.A.
1500 W. Cypress Creek Rd.
Suite 207
Fort Lauderdale, FL 33309

BK20982P60175

AMENDMENT TO THE
BYLAWS OF
LAKEWOOD VILLAGE CONDOMINIUM ASSOCIATION, INC.

(additions indicated by underlining, deletions by "----",
and unaffected language by ". . .")

5. DIRECTORS.

. . .

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

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. . .

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

BK20982P60178

first page continue:

93-333524 T#001
06-15-93 09:48AM

CERTIFICATE OF AMENDMENT
OF
LAKEWOOD VILLAGE OF CORAL SPRINGS, A CONDOMINIUM

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By: Donna Z. Gold
Print: DONNA Z. Gold
Attest: Laurel Halzman
Print: Laurel Halzman

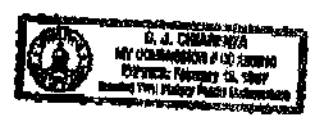
STATE OF FLORIDA
COUNTY OF

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NOTARY PUBLIC:

sign C. J. Chiarenza
print C. J. Chiarenza
State of Florida at Large

My Commission Expires:



KAYE & ROGER, P.A.
1300 W. Cypress Creek Rd.
Suite 207
Fort Lauderdale, FL 33309

8K20982PC0175

QJS

AMENDMENT TO THE
BYLAWS OF
LAKEWOOD VILLAGE CONDOMINIUM ASSOCIATION, INC.

(additions indicated by underlining, deletions by "-----",
and unaffected language by ". . .")

5. DIRECTORS.

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

BR20982PS0176

AMENDMENT TO THE
BYLAWS OF
LAKEWOOD VILLAGE CONDOMINIUM ASSOCIATION, INC.

(additions indicated by underlining, deletions by "-----",
and unaffected language by ". . .")

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

BK20962960 176

CERTIFICATE OF AMENDMENT
OF
LAKEWOOD VILLAGE OF CORAL SPRINGS, A CONDOMINIUM

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Attest: L. Maltzman
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STATE OF FLORIDA
COUNTY OF

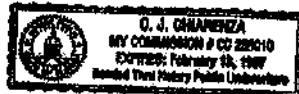
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NOTARY PUBLIC:

sign C. J. Chiarenza

print C. J. Chiarenza
State of Florida as Large

My Commission Expires:



KAYE & ROGER, P.A.
1566 W. Cypress Creek Rd.
Suite 207
Fort Lauderdale, FL 33309

BK20982PC0175

(2) JS

c. If the intended transaction contemplates that the intended purchaser will obtain a new mortgage, the purchase by the ASSOCIATION or its designee will not be contingent upon the obtaining of such mortgage, and at the time of closing, the ASSOCIATION or its designee must pay the entire purchase price, less the proceeds of any mortgage obtained by the ASSOCIATION or its designee.

18.5 Right to Purchase in the Case of Transfers by Devise, Inheritance, Gift, or Other Transfers. If a UNIT OWNER intends to transfer title to his UNIT by gift or by any means other than a sale for a cash consideration which is approximately equal to or is greater than the value of the UNIT, or if a UNIT OWNER has acquired title to a UNIT by devise, inheritance, or in any other involuntary manner, then for a period of twenty (20) days after receipt from the UNIT OWNER of the notice and all information hereinabove required to be furnished, the ASSOCIATION may elect to purchase the UNIT or have its designee purchase the UNIT by written notice to the UNIT OWNER as hereinabove provided, and in that event the ASSOCIATION or its designee shall purchase the UNIT and the UNIT OWNER must sell the UNIT upon the following terms: The sale price for the UNIT shall be the fair market value determined by agreement between the UNIT OWNER and the ASSOCIATION or its designee within thirty (30) days from the date the ASSOCIATION elects to purchase or have its designee purchase the UNIT. If the parties are unable to agree as to the purchase price, the purchase price shall be determined by one (1) M.A.I. appraiser mutually agreed upon by the UNIT OWNER and the ASSOCIATION or its designee, or if the parties are unable to agree as to an appraiser, the purchase price shall be determined as the average of three (3) appraisals by three (3) such appraisers, one of whom shall be selected by the ASSOCIATION or its designee, one by the UNIT OWNER, and one by the two appraisers so selected. The cost of such appraisal shall be borne by the ASSOCIATION or the designated purchaser. The sale shall close within ten (10) days following the determination of the purchase price, provided, however, that prior to such closing the ASSOCIATION or its designee may investigate the title to the UNIT and if any title defects are discovered, the closing shall be deferred for a period of up to sixty (60) days in order to enable the ASSOCIATION or its designee to cure any title defects, and the UNIT OWNER shall cooperate with the ASSOCIATION or its designee with respect to the curing of such defects. The purchase price shall be paid in cash or by cashier's check at the closing unless the parties otherwise agree to the contrary, and all costs of the closing including documentary stamps and recording fees shall be paid by the purchaser. At the closing the purchaser may assume any existing mortgages encumbering the UNIT if same are assumable, but the purchaser shall pay any fees imposed by the lender in connection with such assumption, and if the purchaser elects to assume any existing mortgages the amount to be paid at the closing shall be reduced by the indebtedness secured by the mortgage as of the closing date. Real estate taxes and ASSESSMENTS of the CONDOMINIUM ASSOCIATION and other ASSESSMENTS payable by the UNIT OWNER shall be appropriately prorated as of the date of closing. At the closing, if the purchaser is a designee of the ASSOCIATION, the ASSOCIATION shall deliver to the purchaser a certificate in recordable form approving the designee as a purchaser. Notwithstanding the foregoing, if the ASSOCIATION or its designee shall default in the purchase of the UNIT after electing to purchase the UNIT, the intended transfer or ownership of the UNIT shall be deemed to have been approved, and the ASSOCIATION shall furnish a certificate of approval to the intended transferee or the UNIT OWNER as elsewhere provided.

18.6 Leases and Occupancy in the Absence of a UNIT OWNER. All leases of a UNIT must be in writing and specifically be subject to this DECLARATION, the ARTICLES, the BYLAWS, and the Rules and Regulations of the ASSOCIATION. In connection with any intended lease of any UNIT, the ASSOCIATION shall have the right to approve or disapprove both the intended tenants or occupants of the UNIT, and the form of any intended lease. For purposes of this DECLARATION and the approvals herein required, any person(s) occupying a UNIT in the absence of the UNIT OWNER, or in the absence of an approved occupant or tenant, shall be deemed occupying the UNIT pursuant to a lease, regardless of the presence or absence of consideration with respect to the occupancy. Without the prior written consent of the ASSOCIATION, no lease shall be for a term of less than six (6) months, and no UNIT shall be leased more than two (2) times in any consecutive twelve (12) month period. Without the prior written consent of the ASSOCIATION, no lease may be modified, amended, extended, or assigned, and any approved tenant or occupant may not assign