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**DECLARATION OF CONDOMINIUM**

**OF**

**EDGEWATER CONDOMINIUMS**

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Prepared By:

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**TABLE OF CONTENTS  
TO  
DECLARATION OF CONDOMINIUM OF  
EDGEWATER CONDOMINIUMS**

<u>Article</u>	<u>Page</u>
I. SUBMISSION STATEMENT .....	1
II. DEFINITIONS .....	1
III. UNITS; APPURTENANCES; POSSESSION AND ENJOYMENT .....	2
IV. RESTRAINT UPON SEPARATION AND PARTITION OF LIMITED COMMON ELEMENTS AND COMMON ELEMENTS .....	4
V. COMMON ELEMENTS .....	4
VI. CONDOMINIUM PROPERTY AND IDENTIFICATION OF UNITS .....	5
VII. OWNERSHIP OF COMMON ELEMENTS AND SHARES OF COMMON SURPLUS .....	5
VIII. AMENDMENT TO DECLARATION .....	5
IX. THE ASSOCIATION; ITS POWERS AND RESPONSIBILITIES .....	6
X. MAINTENANCE, ALTERATIONS AND IMPROVEMENTS .....	8
XI. ENFORCEMENT OF MAINTENANCE .....	9
XII. COMMON EXPENSES .....	10
XIII. ASSESSMENTS; LIABILITY, LIEN AND PRIORITY; INTEREST; COLLECTION .....	10
XIV. MAINTENANCE GUARANTEE .....	12
XV. LIMITATION OF LIABILITY .....	13
XVI. LIENS .....	13
XVII. EASEMENTS .....	13
XVIII. OBLIGATIONS OF UNIT OWNERS .....	14
XIX. INSURANCE .....	15
XX. EMINENT DOMAIN OR CONDEMNATION PROCEEDINGS .....	19
XXI. RULES AND REGULATIONS .....	19
XXII. MAINTENANCE CONTRACTS .....	20
XXIII. MANAGEMENT AGREEMENTS .....	20
XXIV. TERMINATION OF CONDOMINIUM .....	21
XXV. ASSIGNABILITY OF RIGHTS OF DEVELOPER .....	22
XXVI. EXECUTION OF DOCUMENTS REQUIRED BY THE CITY OF CORAL SPRINGS AND/OR BY THE COUNTY OF BROWARD AND/OR BY THE STATE OF FLORIDA .....	22
XXVII. DEVELOPER'S RIGHT TO AMEND DECLARATION OF CONDOMINIUM .....	22
XXVIII. PETS .....	23
XXIX. CONDOMINIUM WORKING CAPITAL FUND .....	23
XXX. LEASING OF UNITS .....	23
XXXII. REMEDIES .....	24
XXXIII. ADDITIONAL PROVISIONS .....	25

**EXHIBITS TO DECLARATION OF CONDOMINIUM  
OF  
EDGEWATER CONDOMINIUMS**

- "A" Legal Description of Real Property
- "B" Plot Plan, Survey and Graphic Description
- "C" Share of Common Expenses, Common Elements and Common Surplus
- "D" Articles of Incorporation of Edgewater Condominium Association of Broward County, Inc.
- "E" By-Laws of Edgewater Condominium Association of Broward County, Inc.
- "F" Rules and Regulations

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**DECLARATION OF CONDOMINIUM**  
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**I. SUBMISSION STATEMENT**

**CF SUNVEST DEVELOPMENT, LLC**, a Delaware limited liability company (hereinafter called the "Developer") is the owner, in fee simple, of the parcel of real property legally described in Exhibit "A" attached hereto. Developer does hereby submit the parcel of real property described in Exhibit "A" attached hereto, the improvements thereon and the rights and easements appurtenant thereto to condominium ownership pursuant to Chapter 718, Florida Statutes and declares same a condominium known as **EDGEWATER CONDOMINIUMS** (the "Condominium").

All of the restrictions, reservations, covenants, conditions and easements contained herein shall constitute covenants running with the land or equitable servitudes upon the land, as the case may be, and shall be binding on each unit owner, and each unit owner's heirs, personal representatives, successors and assigns. Both the burdens imposed and the benefits provided shall run with the title to each Unit and their appurtenant interests in the common elements as defined herein.

**II. DEFINITIONS:**

As used herein and in the Exhibits attached hereto and in all amendments thereto, unless the context requires otherwise:

A. "Act" means and refers to the Condominium Act of the State of Florida in effect on the date of recordation of this Declaration of Condominium.

B. "Assessment" means the share of the funds required for the payment of common expenses which from time to time are assessed against a unit owner.

C. "Association" or "Corporation" means **EDGEWATER CONDOMINIUM ASSOCIATION OF BROWARD COUNTY, INC.**, a Florida corporation not for profit, the entity responsible for the operation of the Condominium.

D. "Board" or "Board of Directors" means the Board of Directors of the Association.

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

F. "Condominium Documents" means this Declaration and all Exhibits attached hereto as the same, from time to time, may be amended.

G. "Condominium Property" means and includes the land submitted to condominium ownership, whether or not contiguous, all improvements thereon, and all easements and rights appurtenant thereto intended for use in connection with the Condominium.

H. "Unit" or "Condominium Unit" means that portion of the Condominium Property which is to be subject to exclusive ownership; said Unit being a unit space identified on the Plot Plan, Survey and Graphic Description attached hereto as Exhibit "B".

I. "Common Elements" means the portion of the Condominium Property not included in the Units.

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J. "Common Expenses" means: (1) expenses of administration and management of the Condominium Property; (2) expenses of maintenance, operation, repair or replacement of the common elements; (3) expenses declared common expenses by the provisions of this Declaration or the By-Laws; and (4) any valid charge against the Condominium as a whole.

K. "Common Surplus" means the excess of all receipts of the Association collected on behalf of the Condominium, (including, but not limited to, assessments, rents, profits and revenues) over and above the amount of money expended as common expenses.

L. "Condominium" means that form of ownership of real property created pursuant to the provisions of the Act which is comprised of Units that may be owned by one or more persons or entities and where there is appurtenant to each Unit, as part thereof, an undivided share in the common elements.

M. "Condominium Parcel" means a Unit together with the undivided share in the common elements which is appurtenant to the Unit.

N. "Declaration" or "Declaration of Condominium" means this instrument, and all Exhibits attached hereto, as same may from time to time be amended.

O. "Developer" means CF SUNVEST DEVELOPMENT, LLC, a Delaware limited liability company, and such assigns as may be designated in writing by CF SUNVEST DEVELOPMENT, LLC, a Delaware limited liability company, pursuant to the provisions of Article XXV hereinafter.

P. "Institutional Lender" or "Institutional Mortgagee" means the Developer, a bank, savings and loan association, insurance company, a generally recognized and licensed mortgage company, real estate investment trust, public company pension fund, public company pension trust, the Federal Home Loan Mortgage Corporation, the Federal National Mortgage Association, or any other generally recognized institutional-type lender or its loan correspondent, or any agency of the United States Government or any lender providing funds to the Developer for the purpose of constructing improvements upon the Condominium Property (and such lender's successors and assigns) holding a mortgage encumbering a Unit.

Q. "Institutional Mortgage" means a mortgage encumbering a Unit held by an Institutional Lender or by an Institutional Mortgagee.

R. "Insurance Trustee" means that Florida Bank having trust powers, designated by the Board to receive proceeds on behalf of the Association, which proceeds are paid as a result of casualty or fire loss covered by insurance policies.

S. "Limited Common Elements" means those common elements which are reserved for the use of a certain Unit or certain Units to the exclusion of all other Units.

T. "Unit Owner" or "Owner" means that person or entity owning a Unit.

**III. UNITS; APPURTENANCES; POSSESSION AND ENJOYMENT**

A. A Unit is a separate parcel of real property, the ownership of which may be in fee simple, or any other estate in real property recognized by law.

B. The upper and lower boundaries of the Unit shall be the following boundaries extended to an intersection with the perimetrical boundaries:

1. Upper Boundaries -- the horizontal plane of the undecorated finished ceiling.

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2. Lower Boundaries -- the horizontal plane of the undecorated finished floor.

C. The perimetrical boundaries of the Unit shall be the vertical planes of the undecorated finished interior of the walls bounding the Unit extending to intersections with each other and with the upper and lower boundaries. Where there is an aperture in any perimetrical boundary including, but not limited to, windows and doors, the vertical boundary shall be extended at all such places, at right angles, to the dimension of such aperture, so that the perimetrical boundary at such places shall be coincident with the exterior unfinished surface of such aperture, including the framework thereto. Exterior walls made of glass or glass fired to metal framing, exterior windows and frames, exterior glass sliding doors, frames and casings, shall be included within the Unit and shall not be deemed to be a common element.

D. Where a stairway, balcony, patio or other portion of the building or any fixture attached to the building serves only the Unit being bounded, the perimetrical boundary of such Unit shall vary with the exterior unfinished surface of any such structure extended in a vertical plane, where necessary, to the horizontal boundary.

E. Each Unit shall not be deemed to include the undecorated and/or unfinished surfaces of the perimeter walls, floors and ceilings surrounding the Unit, nor shall a Unit be deemed to include pipes, wires, conduits or other public utility lines running through the Unit which are utilized for or serve more than one Unit, which items are by these presents hereby made a part of the common elements. A Unit shall be deemed to include the interior walls and partitions which are contained in a Unit and also shall be deemed to include the inner decorated and/or finished surfaces of the perimeter walls, floors and ceilings of the Unit, including plaster, paint, wallpaper, etc.

F. There shall pass with each Unit as an appurtenance thereto:

1. An undivided interest in the common elements.
2. An undivided share in the common surplus.
3. An exclusive easement for the use of the air space occupied by the Unit as it exists at any particular time and as the Unit may lawfully be altered or reconstructed from time to time, which easement shall be terminated automatically in any air space which is vacated from time to time.
4. Such other easements, rights or privileges which, pursuant to the provisions to this Declaration and of law, are deemed appurtenances to the Unit.
5. Membership for the unit owner in the Association, with the full voting rights appertaining thereto, subject to the rights and obligations of membership therein.

G. The owner of a Unit is entitled to the exclusive possession of the Unit. Each owner of a Unit 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 owners of other Units. There shall be a joint use of the common elements and a joint mutual easement for that purpose is hereby created.

H. Each owner of a Unit shall pay the cost of maintaining all sliding glass doors contained within his Unit, if any, and the replacement or repair of windows and window operators, screening, wiring, electrical outlets and fixtures which are wholly within the Unit. Rules and regulations regarding the uniform maintenance and appearance of all exterior facing parts of the improvements may be promulgated, from time to time, by the Association.

I. There are automobile parking spaces (each a "Parking Space") within the Condominium Property. All unassigned Parking Spaces shall be common elements and shall be available for uses designated by the Board of Directors of the Association, except that so long as the Developer holds at least one (1) Unit in the Condominium for sale in the ordinary course of business, it shall have the right and authority to assign, transfer or lease, for

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consideration, all unassigned Parking Spaces, to Units within the Condominium. Any Parking Space assigned by the Developer shall be deemed to constitute a limited common element appurtenant to the Unit to which the Parking Space is assigned. The assignment of the appurtenant Parking Space to a Unit shall be made by the Developer by an unrecorded Assignment. Upon the assignment of a Parking Space to a particular Unit, the Parking Space shall be an appurtenance to said Unit and shall pass as a limited common element appurtenant thereto. In addition to the foregoing, in the event a Unit is assigned a Parking Space, the owner of said Unit may assign such Parking Space to another Unit in the Condominium without the necessity of obtaining approval from either the Developer or the Board of Directors of the Association. In the event of such an assignment, however, the unit owner assigning the Parking Space to another Unit in the Condominium shall notify the Association of the Parking Space so assigned and the Unit to which such Parking Space has been assigned.

- J. No Unit may be partitioned or subdivided.
- K. Each Unit shall be utilized only for residential purposes.

**IV. RESTRAINT UPON SEPARATION AND PARTITION OF LIMITED COMMON ELEMENTS AND COMMON ELEMENTS**

A. The undivided share in the limited common elements and in the common elements which is appurtenant to a Unit shall not be separated therefrom and shall pass with the title to the Unit, whether or not separately described.

B. The undivided share in the common elements and in the limited common elements appurtenant to a Unit cannot be conveyed or encumbered except together with the Unit.

C. The undivided share in the common elements and in the limited common elements appurtenant to each Unit shall remain undivided, and no action for partition shall lie.

**V. COMMON ELEMENTS**

Common elements includes within its meaning the following items:

A. All of the real property, other than the Units and the limited common elements, all of which are more particularly described and set forth in the Plot Plan, Survey and Graphic Description attached hereto as Exhibit "B". Common elements shall include easements through Units for all conduits, pipes, ducts, plumbing, wiring and all other facilities for the furnishing of utility services to Units and the common elements and easements of support in every portion of a Unit which contributes to the support of the improvements, and shall further include all personal property held and maintained for the joint use and enjoyment of the unit owners.

B. Installations for the furnishing of utility services to more than one Unit or to the common elements or to a Unit other than the Unit containing the installation.

C. Easements for encroachments by the perimeter walls, ceilings, and floors surrounding each Unit caused by minor inaccuracies in building or rebuilding which now exist or hereafter exist, and such easements shall continue until such encroachment no longer exists.

D. Easements for overhanging troughs and gutters, downspouts, and the discharge therefrom of rain water and the subsequent flow thereof over Units.

E. A non-exclusive easement for ingress and egress over the walks and other rights-of-way of the common elements as shall be necessary to provide access to the public ways to and from the Units.

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**VI. CONDOMINIUM PROPERTY AND IDENTIFICATION OF UNITS**

A. Annexed hereto as Exhibit "B" is a survey of the real property being submitted to the condominium form of ownership, together with a plot plan and graphic description of the improvements in which the Units are located.

B. The identification, location and dimensions of each Unit, the limited common elements and the common elements appear on the aforescribed Exhibit "B". Each Unit has been given a designation for purposes of identification so that no Unit has the same designation as any other Unit. Each Unit is described in Exhibit "B" annexed hereto in such a manner that there can be determined therefrom the identification, location and approximate dimensions of each Unit and the limited common elements and common elements appurtenant thereto. The legend and notes contained in Exhibit "B" are incorporated herein and made a part hereof by reference.

**VII. OWNERSHIP OF COMMON ELEMENTS AND SHARES OF COMMON SURPLUS**

The owner of each Unit shall own a share and an interest in the Condominium Property which is appurtenant to unit owner's Unit which includes, but is not limited to, the following items:

A. Common Elements -- The undivided shares, based on the interest in the common elements appurtenant to each of the Units as set forth within the schedule attached hereto and made a part hereof by reference as Exhibit "C"; and

B. Common Surplus -- Any common surplus of the Association, in the same percentage as the common elements appurtenant to each Unit are owned, as set forth in Exhibit "C". This ownership, however, does not include the right to withdraw or require payment or distribution of said common surplus.

**VIII. AMENDMENT TO DECLARATION**

A. Except as herein or otherwise provided, this Declaration may be amended 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. An amendment may be proposed by either a majority vote of the Board of Directors of the Association, or by the vote of members holding not less than 51% of the total votes of the Association. Directors and members not present in person or by proxy at the meeting considering the amendment may express their approval or disapproval in writing, provided such approval or disapproval is delivered to the Secretary at or prior to the meeting. Except as elsewhere provided, a resolution adopting the proposed amendment must be approved by either:

a. The vote of not less than 66-2/3% of the Board of Directors and the vote of members holding not less than 66-2/3% of the total votes of the Association; or

b. The vote of members holding not less than 80% of the total votes of the Association.

B. No amendment shall change the configuration of any Unit nor a Unit's proportionate share of the common elements, the common expenses or common surplus, nor the voting rights appurtenant to any Unit, unless the amendment is joined into by the record owner of the Unit and all record owners of liens encumbering the Unit and is approved by the vote of members holding not less than 51% of the total votes of the Association.

C. Notwithstanding anything to the contrary herein, the Developer reserves the right to amend this Declaration and its Exhibits so as to correct any omissions or errors (including scrivener's or surveyor's errors), so long as such amendments do not materially and adversely affect the rights of unit owners or mortgagees. Such

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amendment need be executed and acknowledged by the Developer only and be authorized by the vote of members holding not less than 51% of the total votes of the Association.

In addition, the Developer reserves the right to amend this Declaration pursuant to the provisions of Article XXVII herein, provided said amendment(s) is in accordance with the Act.

D. In the event it shall appear that there is an error or omission in this Declaration or in the Exhibits attached hereto, then and in that event, the Association may correct such error and/or omission by amendment to this Declaration in the following manner:

1. Notice of the subject matter of a proposed amendment to cure a defect, error or omission shall be included in the notice of any meeting at which such amendment is to be considered;

2. A resolution for the adoption of such a proposed amendment may be proposed by either the Board of Directors of the Association or by the members of the Association, and members of the Association not present in person or by proxy at the meeting considering the amendment may express their approval or disapproval by writing delivered to the Secretary at or prior to the meeting considering adoption of the amendment. Such approvals to amend this Declaration must be either by:

a. The vote of not less than 33-1/3% of the Board of Directors and the vote of members holding not less than 10% of the total votes of the Association; or

b. The vote of members holding not less than 25% of the total votes of the Association;

c. In the alternative, an amendment may be made by an agreement signed and acknowledged by all unit owners in the manner required for the execution of a deed, and such amendment shall be effective when recorded in the Public Records of Broward County, Florida.

E. No provision of this Declaration shall be revised or amended by reference to its title number only. Proposals to amend existing provisions of this Declaration shall contain the full text of the new provision to be amended; new words 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 Declaration. See provision \_\_\_\_\_ for present text." Non-material errors or omissions in the amendment process shall not invalidate an otherwise properly promulgated amendment.

F. This Declaration may be amended in the manner provided for herein, but no amendment to this Declaration shall be adopted which would affect or impair the validity or priority of any Institutional Mortgage encumbering any Unit(s), or which would change the provisions of this Declaration with respect to the rights of Institutional Mortgagees, without the written approval of all Institutional Mortgagees holding mortgages encumbering Units in this Condominium.

G. Except as may be otherwise provided in this Declaration, a copy of each amendment shall be attached to a certificate, certifying that the amendment was duly adopted. Each amendment shall be effective when the certificate and copy of the amendment are recorded in the Public Records of Broward County, Florida.

**IX. THE ASSOCIATION; ITS POWERS AND RESPONSIBILITIES**

A. The Condominium is governed and administered by EDGEWATER CONDOMINIUM ASSOCIATION OF BROWARD COUNTY, INC., a Florida not-for-profit corporation. A copy of the Articles of Incorporation of the Association is annexed hereto and made a part hereof as Exhibit "D". Amendments to the Articles of Incorporation shall be valid when adopted in accordance with its provisions and filed with the Secretary

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of State or as otherwise required by Chapter 617, Florida Statutes, as same may be amended from time to time. Article VIII of this Declaration, regarding amendments to this Declaration, shall not pertain to amendments to the Articles of Incorporation, the recording of which shall not be required to be effective unless such recording is otherwise required by law. No amendment to the Articles of Incorporation shall, however, change the size of any Unit nor the share of common elements, common expenses or common surplus appurtenant to a Unit nor the voting rights appurtenant to a Unit unless the record owner or owners thereof and all record owners of mortgages encumbering such Unit or Units shall join in the execution of such amendment.

B. The powers and duties of the Association shall include those set forth in the By-Laws annexed hereto and made a part hereof as Exhibit "E" but, in addition thereto, the Association shall have all of the powers and duties set forth in the Act, as well as all of the powers and duties granted to or imposed upon it by this Declaration, including:

1. The irrevocable right to have access to each Unit from time to time during reasonable hours as may be necessary for the maintenance, repair or replacement of any common elements or of any portion of a Unit to be maintained by the Association or as may be necessary to prevent damage to the common elements or to a Unit or Units. In this regard, the Association may retain a pass-key to all Units. In the event the unit owner fails to supply a pass-key to the Association and, pursuant to the terms of this Declaration, entry into the Unit by the Association is permitted, the Association shall not be responsible for any damage which may arise as the result of a forced entry into the Unit.
2. The power to make and collect assessments, regular and special, and to lease, maintain, repair and replace the common elements.
3. The duty to maintain accounting records prepared according to normally accepted accounting practices, which records shall be open to inspection by unit owners at reasonable times during normal business hours.
4. The power to enter into contracts with others for a valuable consideration, for maintenance and management, including the normal maintenance and repair of the common elements. The duty and responsibility to maintain and preserve the landscaping, gardening, painting, repairing and replacement of the common elements shall not relieve the unit owner of unit owner's personal responsibility to maintain and preserve the interior of his Unit and the limited common elements appurtenant thereto, and to paint, clean, decorate, maintain and repair his Unit.
5. The power to adopt reasonable rules and regulations for the maintenance and conservation of the Condominium Property and for the health, comfort, safety and welfare of the unit owners.

C. The By-Laws may be amended in the manner provided for therein, but no amendment to the By-Laws shall be adopted which would affect or impair the validity or priority of any Institutional Mortgage encumbering any Unit(s), or which would change the provisions of the By-Laws with respect to the rights of Institutional Mortgagees, without the written approval of all Institutional Mortgagees of record.

D. Each Unit shall be entitled to one vote to be cast in accordance with the provisions of the Articles of Incorporation and the By-Laws of the Association.

E. The Association or its designees shall maintain such records as are required by Section 718.111, Florida Statutes.

F. 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 the exposure within a reasonable time to all unit owners and to all Institutional Mortgagees who may be exposed to the liability, so that such unit owners and/or such Institutional Mortgagees shall have the right to intervene and defend.

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G. Directors shall be members of the Association, except that this provision shall not apply to Directors selected by the Developer. However, no person who has been convicted of any felony by any court of record in the United States and who has not had his or her right to vote restored pursuant to law in the jurisdiction of his or her residence shall be eligible to serve on the Board of Directors. The validity of an action by the Board of Directors shall not be affected if it is later determined that a member of the Board of Directors is ineligible to serve on the Board of Directors due to having been convicted of a felony.

**X. MAINTENANCE, ALTERATIONS AND IMPROVEMENTS**

The responsibility for the maintenance of the Condominium Property and restrictions upon its alteration and improvement shall be as follows:

A. By the Association -- The Association shall maintain, repair and replace at the Association's own expense:

1. All common elements.
2. All portions of the Units (except interior wall surfaces) contributing to the support of the building, which portions shall include, but not be limited to, the outside walls of the building and load-bearing columns.
3. All conduits, ducts, plumbing, wiring and other facilities for the furnishing of utility services which are contained in the portions of a Unit contributing to the support of the building 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 contained.
4. All parking areas of the Condominium, if any.
5. All property owned by the Association.

Subject to the provisions of Article IX, Subparagraph B1 of this Declaration, all incidental damage caused to a Unit by such work shall be promptly repaired at the expense of the Association.

B. By the Unit Owner -- The responsibilities of each unit owner shall be as follows:

1. To maintain, repair and replace, at unit owner's expense, all portions of the Unit (and any limited common element appurtenant thereto, other than any Parking Space which is a limited common element appurtenant to the Unit), except the portions to be maintained, repaired and replaced by the Association. Included within the responsibility of the unit owner shall be to maintain, repair and replace all plate glass, sliding glass doors, windows, screens and doors opening into or onto the Unit. All such maintenance, repairs and replacements shall be done without disturbing the rights of other unit owners.
2. To maintain, repair and replace at unit owner's expense, unit owner's individual air-conditioning and heating system located inside unit owner's individual Unit.
3. Within the Unit, to maintain, repair and replace at unit owner's expense all fans, stoves, refrigerators, dishwashers, washing machines, dryers, or other appliances or equipment, including all fixtures and/or their connections required to provide water, light, power, telephone, sewage and sanitary service to unit owner's Unit. The floor and interior walls of any balcony, terrace or patio of a Unit shall be maintained by the unit owner at such unit owner's expense.
4. Within and without the Unit, not to paint or otherwise decorate or change the appearance of any exterior portion of the building, including balconies, patios or terraces, or any stucco portion of the Condominium.

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5. To promptly report to the Association any defects or need for repairs, the responsibility for the remedy of which is that of the Association.

6. No unit owner, other than the Developer, shall make any alterations in the portions of the Condominium which are to be maintained by the Association, or remove any portion thereof or make any additions thereto or do any work which would jeopardize the safety or soundness of the building or impair any easement, without first obtaining approval from the Board of Directors of the Association.

C. Alteration and Improvement of Common Elements -- There shall be no material alterations or substantial additions to the common elements, except as the same are authorized by the Board of Directors and ratified by the affirmative vote of members holding not less than 66-2/3% of the total votes of the Association.

D. Alteration of Unit. No owner of a Unit shall make or cause to be made any structural modifications or alterations or replacements in unit owner's Unit, or in the exterior doors of unit owner's Unit, or in the water, gas, electrical, plumbing, air-conditioning equipment or utilities therein, without the consent of the Board of Directors of the Association, which consent may be withheld in the event the Board of Directors determines that such structural alteration, modification or replacement would in any manner endanger the structural soundness of the building. If the modification, alteration or replacement desired by an owner of a Unit involves the removal of any permanent interior partition, the Board of Directors may permit same if the same is not a load-bearing partition and if the same does not interfere with any common utility source. A unit owner making or causing to be made any structural modification, alteration or replacement to unit owner's Unit agrees, and shall be deemed to have agreed, to hold the Association and all other unit owners harmless from any liability arising therefrom. No unit owner shall cause any improvements or changes to be made to the exterior of the Condominium including, but not limited to, painting, installation of electrical wires, television antennae, or air conditioning units which may protrude through the walls or roof of the building, or in any manner change the appearance of the exterior of the building or any portion of the building not totally within each Unit, without consent of the Board of Directors. No unit owner, other than the Developer and/or the agents of the Developer, or any other person shall install upon the roof or exterior of the building or upon the common elements of the Condominium, any television antennae, radio antennae, electric, electronic, electro-mechanical or other communications device, decorative item or affixed furnishing, without the consent of the Board of Directors.

E. Liability of Unit Owner. Should a unit owner undertake unauthorized additions and modifications to the unit owner's Unit, or refuse to make repairs as required, or should a unit owner cause damage to the Condominium Property, the Association shall have the right to avail itself of the remedies set forth in Section 718.303(1) and (3), Florida Statutes, which remedies include the levy of a reasonable fine, an action for damages or an action for injunctive relief.

F. Insurance Proceeds. Whenever any maintenance, replacement and repair of any items for which the owner of a Unit is responsible is made necessary by any loss covered by insurance maintained by the Association, the proceeds of the insurance received by the Association, or by the Insurance Trustee, shall be used for the purpose of accomplishing such maintenance, repair or replacement. The unit owner shall be required to pay all of the costs thereof that exceed the amount of the insurance proceeds.

## **XI. ENFORCEMENT OF MAINTENANCE**

In the event the owner of a Unit fails to maintain the Unit and the appurtenances thereto, as required above, the Association, the Developer, or any other unit owner shall have the right to proceed in a court of equity to seek compliance with the foregoing provisions.

Further, in the event a unit owner violates any of the provisions of Article X above, the Developer and/or the Association shall have the right to take any and all such lawful steps as may be necessary to remedy such violation.

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**XII. COMMON EXPENSES**

A. Common expenses shall include expenses of the operation, maintenance, repair or 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 Association.

B. Common expenses shall include all costs of electricity, water (including the submetering thereof), gas, trash and garbage collection and sewage service for the Condominium, other than those expenses which are directly charged to the Units in the Condominium.

C. Common expenses shall be shared by each Unit in accordance with each Unit's respective interest in the common elements and in the common surplus, as set forth in Exhibit "C". The foregoing ratio of sharing common expenses and assessments shall remain, regardless of the purchase price of the Units or their locations.

**XIII. ASSESSMENTS; LIABILITY, LIEN AND PRIORITY; INTEREST; COLLECTION**

A. The Association, through its Board of Directors, shall have the power to fix and determine from time to time, a budget necessary to provide for the common expenses of the Condominium. A unit owner, regardless of how title is acquired, shall be liable for all assessments coming due while such unit owner is the owner of a Unit. In addition, the purchaser of a Unit shall be jointly and severally liable with the seller of such Unit for all unpaid assessments against the Unit being conveyed, up to the time of such conveyance.

B. The Board of Directors shall adopt a Budget for the Association during the month preceding the fiscal year wherein the Budget will take effect, which Budget shall include a schedule of assessments to be paid by the unit owners.

C. Each unit owner shall be responsible for the payment of the assessments imposed against the unit owner's Unit in an amount equal to the percentage of responsibility for payment of common expenses set forth in Exhibit "C" attached hereto.

D. Regular assessments shall be paid by the unit owners on a monthly basis payable on the first day of each and every month.

E. Should the Association, through its Board of Directors, at any time determine that the assessments made are not sufficient to pay the common expenses and in the event of emergencies, the Board of Directors shall have the authority to levy and collect additional and/or special assessments to meet such needs of the Association.

F. The Board of Directors of the Association, in assessing for common expenses, shall (unless waived or reduced pursuant to applicable law) include therein a sum to be collected and maintained as a reserve fund for capital expenditures and deferred maintenance. These accounts shall include, but are not limited to, roof replacement, building painting and pavement resurfacing, regardless of the amount of deferred maintenance expense or replacement cost and for any other item for which the deferred maintenance expense or replacement cost exceeds \$10,000.00. All reserve funds, and any interest accruing thereon, shall remain in the reserve account for authorized reserve expenditures, unless the use of reserve funds for other purposes is approved in advance by a majority vote at a duly called meeting of the Association.

G. The Board of Directors of the Association, in assessing for common expenses, may include therein a sum to be collected and maintained as a general operating reserve which shall be used to provide a measure of financial security during periods of stress. Such sums may be used to meet deficiencies from time to time existing as a result of delinquent payment of assessments by unit owners or as a result of emergencies.

H. All monies collected by the Association from assessments imposed against unit owners in this Condominium shall, unless the same is collected for the benefit of others, be the separate property of the Association. Such monies may be applied by the Association to the payment of any expense of operating and

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managing the Condominium Property, or to the proper undertaking of all acts and duties imposed upon it by virtue of the provisions of this Declaration. All monies received from assessments imposed against unit owners in this Condominium shall be maintained separately in the name of the Association. Reserve and operating funds of the Association shall not be commingled, unless combined for investment purposes. However, if combined, such funds shall be accounted for separately and the combined account balance may not, at any time, be less than the amount identified as reserve funds in the combined accounts. All monies received by the Association from assessments imposed against unit owners in this Condominium shall be held for the benefit of the unit owners in this Condominium and may not be expended for the benefit of any other condominium. No unit owner shall have the right to assign, hypothecate, pledge or in any manner transfer his interest therein, except as an appurtenance to his Unit. Such funds shall not be subject to attachment or levy by a creditor or judgment creditor of a unit owner. When the owner of a Unit shall cease to be a member of the Association, by the divestment of his ownership of such Unit by whatever means, the Association shall not be required to account to such owner for any share of the funds or assets of the Association.

I. Liability for assessments may not be avoided by abandonment of a Unit, or by waiver of the use of any common elements or other property which a unit owner is entitled to use or enjoy.

J. Assessments not paid within five (5) days of when due shall bear interest from the date when due until paid at the rate of eighteen percent (18.00%) per annum. Additionally, the failure to pay any assessment within five (5) days from the date due shall entitle the Association to levy an administrative late fee, in addition to interest upon the delinquent assessment, in an amount not to exceed the greater of \$25.00 or five percent (5.00%) of each installment of the delinquent assessment, said administrative late fee to be imposed against the delinquent unit owner for each thirty (30) day period that the assessment remains delinquent. Payments made shall be applied to interest and administrative late fees first and then to the delinquent assessment. The Association shall furnish to any Institutional Mortgagee, upon its request, written notification of any default in assessment payments of the unit owner whose Unit is encumbered by the Institutional Mortgage.

K. The Association is hereby granted a lien on each Unit, which lien shall secure the payment of all assessments, interest thereon, and reasonable attorneys' fees incurred as an incident to the enforcement of said lien. Notwithstanding anything to the contrary which may be contained herein, no fine shall become a lien against a Unit. The lien shall be effective, have priority and be collected as provided by the Act.

L. Liens for assessments may be foreclosed by suit brought in the name of the Association in like manner as a foreclosure of a mortgage on real property, as more fully set forth in the Act. The Association may bid at any sale and apply as a cash credit against its bid all sums due the Association covered by the lien being enforced. In any suit for the foreclosure of said lien, the Association, provided the unit owner has remained in possession of the Unit, shall be entitled to petition a court of competent jurisdiction for payment of a reasonable rental from the owner of such Unit from the date on which the payment of any assessment or installment thereof became delinquent, and shall be entitled to the appointment of a receiver for said Unit.

M. The liability of a first mortgagee or its successors or assignees who acquire title to a Unit by foreclosure or by deed in lieu of foreclosure for the unpaid assessments that became due prior to the mortgagee's acquisition of title is limited to the lesser of:

1. The Unit's unpaid common expenses and regular periodic assessments which accrued or came due during the six (6) months immediately preceding the acquisition of title and for which payment in full has not yet been received by the Association; or

2. One percent (1%) of the original mortgage debt. The provisions of this paragraph shall not apply unless the first mortgagee joined the Association as a defendant in the foreclosure action. Joinder of the Association is not required, if, on the date the complaint is filed, the Association was dissolved or did not maintain an office or agent for service of process at a location which was known to or reasonably discoverable by the mortgagee.

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**XIV. MAINTENANCE GUARANTEE**

During the period commencing with the date of the recordation of this Declaration of Condominium among the Public Records of Broward County, Florida and continuing until the earlier of: (i) one (1) year from the date thereof; or (ii) the date on which control of the Board of Directors of the Association is turned over to unit owners other than the Developer (the "Initial Guarantee Expiration Date"), the Developer shall not be obligated to pay the share of common expenses attributable to the Units that it owns in the Condominium, provided that such Units continue to be offered for sale by the Developer and provided that the regular monthly assessments for common expenses imposed on each unit owner other than the Developer shall not increase during such period (the "Guarantee Period") over the amounts set forth within the following schedule:

<u>TYPE OF UNIT</u>	<u>MONTHLY</u>	<u>ANNUALLY</u>
THE ANTIGUA TYPE UNITS	\$182.78	\$2,193.36
THE BERMUDA TYPE UNITS	\$245.37	\$2,944.44
THE CAYMAN TYPE UNITS	\$290.75	\$3,489.00

and provided further that the Developer shall be obligated to pay any amount of common expenses actually incurred during the Guarantee Period not produced by the assessments at the guaranteed level. For the purpose of this Article, only regular periodic assessments for common expenses as provided for within this Declaration of Condominium and within the Estimated Operating Budget adopted by the Association shall be utilized for the payment of common expenses during any period in which the Developer is excused. Accordingly, no funds which are receivable from purchasers of Units or from unit owners and which are payable to the Association, including capital contributions or start up funds collected from purchasers of Units at each closing, may be utilized for payment of such expenses during the Initial Guarantee Period or during any Additional Guarantee Period. Prior to the Initial Guarantee Expiration Date, the Developer shall have the option of extending the Guarantee Period for one (1) or more additional periods, of one (1) year each (an "Additional Guarantee Period") as provided in Florida Statutes, Section 718.116(9). During an Additional Guarantee Period, if any, the Developer guarantees that regular monthly assessments for common expenses imposed on each unit owner other than the Developer shall not be greater than the amounts set forth above.

Furthermore, during an Additional Guarantee Period, if any, the Developer shall be obligated to pay any amount of common expenses actually incurred during such Additional Guarantee Period not produced by the assessments at the guaranteed level. The Developer shall be deemed to have automatically extended the Guarantee Period, by an Additional Guarantee Period, unless the Developer notifies the Board of Directors of the Association, in writing, of its election not to extend the Guarantee Period for an Additional Guarantee Period. The Developer may also extend the Guarantee Period for a definite period of time by written agreement entered into with a majority of non-Developer unit owners. Notwithstanding the foregoing, if the Developer-controlled Association has maintained all insurance coverages required by Section 718.111(11)(a), Florida Statutes, the common expenses incurred during the Guarantee Period or during any Additional Guarantee Period resulting from a natural disaster or from an act of God, which are not covered by insurance proceeds from the insurance coverages maintained by the Association, may be assessed against all unit owners owning Units on the date of such natural disaster or act of God occurring during the same Guarantee Period, and their successors and assigns, including the Developer with respect to Units owned by the Developer. In the event of such assessment, all Units shall be assessed in accordance with their respective ownership interest in the common elements as set forth within Exhibit "C" attached to this Declaration of Condominium.

**XV. LIMITATION OF LIABILITY**

A. The liability of the owner of a Unit for common expenses shall be limited to the amounts for which such unit owner is assessed from time to time in accordance with this Declaration and the By-Laws (including any interest, penalties, costs or fees provided for therein in the event of delinquency).

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B. The owner of a Unit may be personally liable for acts or omissions of the Association in relation to the use of the common elements, but only to the extent of such unit owner's pro rata share of that liability in the same percentage as such unit owner's interest in the common elements, and then in no event shall such liability exceed the value of the unit owner's Unit.

#### **XVI. LIENS**

A. Unless a unit owner has expressly requested or consented to work being performed or materials being furnished to unit owner's Unit, such furnishing of labor or materials may not be the basis for the filing of a mechanic's lien against the unit owner's Unit. No labor performed or materials furnished to the common elements shall be the basis for the filing of a lien thereon unless authorized by the Association, in which event same may be the basis for the filing of a lien against all Units in the proportions for which the Units are liable for common expenses.

B. In the event a lien against two or more Units becomes effective, each unit owner thereof may relieve his Unit of the lien by paying the proportionate amount attributable to unit owner's Unit. Upon such payment, it shall be the duty of the lienor to release the lien of record against such Unit.

#### **XVII. EASEMENTS**

Each of the following easements is a covenant running with the land of the Condominium, to-wit:

A. Utility Services; Drainage -- Easements are reserved under, through, across and over the Condominium Property as may be required for utility services and drainage in order to serve the Condominium. A unit owner shall do nothing within or outside unit owner's Unit that interferes with or impairs the utility services and cable television services using these easements. The Association or its designee shall have a right of access to each Unit to maintain, repair or replace the telephone wiring, telephone lines, pipes, wires, ducts, vents, cables, conduits and other utility or other 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 that such right of access shall not unreasonably interfere with the unit owner's permitted use of the Unit, and entry shall be made on not less than one day's notice, except in the event of an emergency.

B. Traffic -- An easement shall exist for pedestrian traffic over, through and across all sidewalks, driveways, paths, walks, halls, lobbies, elevators, center cores, and other portions of the common elements as may be from time to time intended and designated for such purpose and use; and for vehicular and pedestrian traffic over, through and across such portions of the common elements and limited common elements as may, from time to time, be paved and intended for such purpose; and such easements shall be for the use and benefit of unit owners, lessees, Institutional Mortgagees, and those claiming by, through or under the aforesaid.

C. Easement for Unintentional and Non-Negligent Encroachments -- If a Unit shall encroach upon any common element, limited common element or upon any other Unit, by reason of original construction or by reason of the non-negligent or non-purposeful act of the unit owner or the Developer, then an easement appurtenant to such encroaching Unit, to the extent of such encroachment, shall exist so long as such encroachment shall exist. If any common element or limited common element shall encroach upon any Unit by reason of original construction or by reason of the non-purposeful or non-negligent act of the Association or the Developer, then an easement appurtenant to such common element or limited common element, to the extent of such encroachment, shall exist so long as such encroachment shall exist.

D. Support -- The Developer and the Association hereby grant to each other and to their respective heirs, successors, and assigns, and to all third party beneficiaries, including unit owners, lessees, guests, invitees, servants and employees, the right of support for all structures on any portion of the real property of the Condominium.

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E. Additional Easements -- The Developer (as long as the Developer holds at least one (1) Unit in the Condominium for sale in the ordinary course of business) and the Association shall each have the right to grant to owners and users of property which is contiguous to the Condominium Property, easements upon, under, over and across the common elements of the Condominium for purposes of use, ingress, egress and access; provided, however, that the recipients of such easements shall pay, or cause to be paid, a pro rata portion of the expenses associated with ownership, operation and use of the common elements. In addition, the Developer (as long as the Developer holds at least one (1) Unit in the Condominium for sale in the ordinary course of business) and the Association shall each have the right to grant such additional electric, telephone, gas or other utility easements, and to relocate any existing easements in any portion of the Condominium Property, and to grant access easements and relocate any existing access easements in any portion of the Condominium Property, as the Developer and/or the Association, as applicable, shall deem necessary or desirable for the proper operation and maintenance of the improvements, or any portion thereof, or for the general health or welfare of the unit owners, or for the purpose of carrying out any provisions of this Declaration; provided that such easements or the relocation of existing easements will not prevent or unreasonably interfere with the use of the Units for their intended purposes.

F. All easements, of whatever kind or character, whether heretofore or hereafter created, shall constitute a covenant running with the land, shall survive the termination of this Condominium, and, notwithstanding any other provisions of this Declaration, may not be substantially amended or revoked in a way which would unreasonably interfere with the proper and intended use and purpose of any such easement. The unit owners do hereby designate the Association as their lawful attorney-in-fact, coupled with an interest, to execute any and all instruments on their behalf for the purpose of creating all such easements as are contemplated by the provisions hereof.

### **XVIII. OBLIGATIONS OF UNIT OWNERS**

In addition to the other obligations and duties heretofore set out in this Declaration, each unit owner shall:

A. Promptly pay all assessments, regular and special, levied by the Association.

B. Maintain in good condition and repair unit owner's Unit and the limited common elements appurtenant thereto and maintain and repair the fixtures therein and pay for any utilities which are separately metered to unit owner's Unit.

C. Not permit or suffer anything to be done or kept in unit owner's Unit which will increase the insurance rates on unit owner's Unit, or the common elements, or which will obstruct or interfere with the rights of other unit owners or annoy them by unreasonable noises or otherwise; nor shall a unit owner commit or permit any nuisance or any immoral or illegal act in unit owner's Unit or on the common elements.

D. Conform to and abide by the By-Laws and such rules and regulations which may be adopted in writing, from time to time, by the Board of Directors of the Association and see that all persons using unit owner's Unit by, through or under the unit owner do likewise.

E. Make no alteration, decoration, repair, replacement or change to the common elements or to any outside or exterior portion of the Condominium, except as set forth herein.

F. Exhibit no sign, advertisement or notice of any type on the common elements or on unit owner's Unit except as may be approved by the Association. The prohibitions contained in this subparagraph shall not be applicable to the Developer and/or to agents of the Developer.

G. Make no repairs to any plumbing or electrical wiring, except within a Unit. Plumbing and electrical repairs within a Unit shall be the financial obligation of the owner of the Unit and shall be paid for forthwith. The

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Association shall pay for and be responsible for plumbing repairs and electrical wiring within the common elements.

H. Pay all ad valorem taxes attributable to the unit owner's Unit to the appropriate taxing authority having jurisdiction over the unit owner's Unit. For the purposes of ad valorem taxation, the interest of the unit owner in unit owner's Unit and in the common elements appurtenant thereto shall be considered as a Unit.

## **XIX. INSURANCE**

A. Liability Insurance -- The Board of Directors of the Association shall utilize due diligence to obtain public liability insurance, directors' and officers' liability insurance and property damage insurance covering all real property owned by the Association and all of the common elements of the Condominium (not including floor coverings, wall coverings or ceiling coverings), and insuring the Association, all unit owners and all Institutional Mortgagees, as it and their interests may appear, in such amounts as the Board of Directors may determine from time to time, provided that the minimum amount of coverage shall, to the extent such coverage is available, be at least \$1,000,000.00 per occurrence combined single limit bodily injury and property damage. Said insurance coverage shall include, but not be limited to, water damage, legal liability, hired automobile, non-owned automobile and all premises and operations. All liability insurance shall contain a cross-liability endorsement to cover the liability of all the unit owners, as a group, to any one unit owner. Premiums for the payment of such insurance shall be paid by the Association and charged as a common expense.

B. Casualty Insurance - Purchase of Insurance -- The Association shall obtain "all risk" insurance, flood insurance and vandalism and malicious mischief insurance, insuring all of the insurable improvements within the Condominium (except for floor coverings, wall coverings and/or ceiling coverings), including personal property owned by the Association, in and for the interest of the Association, all unit owners and Institutional Mortgagees, as their interests may appear, with a company acceptable to the standards set by the Board of Directors of the Association, in an amount equal to the maximum insurable replacement value, as determined annually. The premiums for such coverage and other expenses in connection with said insurance placement shall be paid by the Association and charged as a common expense. The company or companies with whom the Association shall place its insurance coverage, as provided in this Declaration, must be good and responsible companies, authorized to do business in the State of Florida. Insurance shall be obtained from companies whose ratings meet the financial and policy holder's standards of the Institutional Mortgagee having the highest dollar value of mortgages encumbering Units in the Condominium, which Institutional Mortgagee shall also have the right to approve the amounts of insurance coverage and the forms utilized by the insurance company furnishing the insurance.

C. Loss Payable Provisions -- Insurance Trustee -- All policies purchased by the Association shall be for the benefit of the Association, all unit owners and their mortgagees, as their interests may appear. Said policies shall provide that all insurance proceeds payable on account of loss or damage shall be payable to any banking institution having trust powers and doing business in the State of Florida (the "Insurance Trustee"). The Insurance Trustee shall not be liable for the payment of premiums, nor for the renewal or the sufficiency of policies, nor for the failure to collect any insurance proceeds, nor for the form or content of the policies. The sole duty of the Insurance Trustee shall be to receive such proceeds as are paid and to hold the same in trust for the purposes elsewhere stated herein, and for the benefit of the Association, the unit owners and their respective mortgagees (sometimes hereinafter collectively referred to as the "beneficial owners"), in the following shares, but such shares need not be set forth upon the records of the Insurance Trustee:

1. Common Elements -- Proceeds on account of damage to common elements shall be an undivided share for each unit owner, such share being the same as the undivided share in the common elements appurtenant to unit owner's Unit.

2. Units -- Proceeds on account of Units shall be in the following undivided shares:

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20801 Biscayne Boulevard, Suite 501, Aventura, FL 33180 Telephone: 305-935-3500

a. Partial destruction, when Units are to be repaired and restored for the owners of the damaged Units, in proportion to the cost of repairing the damage suffered by each unit owner.

b. Total destruction of Condominium improvements, or where "very substantial" damage occurs and the Condominium improvements are not to be restored, as provided hereafter in this Article for the owners of all Units, each unit owner's share being in proportion to unit owner's share in the common elements appurtenant to unit owner's Unit.

3. Mortgagees -- In the event an Institutional Mortgage encumbers a Unit, the share of the unit owner shall be held in trust for the particular Institutional Mortgagee and the unit owner, as their interests may appear; provided, however, that no mortgagee, other than the Institutional Mortgagee having the highest dollar indebtedness secured by mortgages encumbering Units in the Condominium, shall have any right to determine or participate in the determination as to whether or not any damaged property shall be reconstructed or repaired.

D. Distribution of Proceeds -- Proceeds of insurance policies received by the Insurance Trustee shall be distributed to or for the benefit of the beneficial owners and expended or disbursed after first paying or making provision for the payment of the expenses of the Insurance Trustee, in the following manner:

1. Reconstruction or Repair -- If the damage for which the proceeds were paid is to be repaired and restored, the remaining proceeds shall be paid to defray the cost thereof, as elsewhere provided. Any proceeds remaining after defraying such costs shall be distributed to the beneficial owners, all 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 any mortgagee. Said remittance shall be made solely to an Institutional Mortgagee, when requested by such Institutional Mortgagee, whose mortgage provides that it has the right to require application of the insurance proceeds to the payment or reduction of its mortgage debt.

2. Failure to Reconstruct or Repair -- If the damage for which the proceeds were paid shall not be repaired and restored, any proceeds remaining after defraying such costs shall be distributed to the beneficial owners, all 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 any mortgagee. Said remittance shall be made solely to an Institutional Mortgagee, when requested by such Institutional Mortgagee, whose mortgage provides that it has the right to require application of the insurance proceeds to the payment or reduction of its mortgage debt. In the event of the loss or damage to personal property belonging to the Association, and should the Board of Directors of the Association determine not to replace such personal property as may be lost or damaged, the proceeds shall be disbursed to the beneficial owners as surplus in the manner elsewhere stated.

3. 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 (or Vice-President) and Secretary of the Association, as to the names of the unit owners and their respective shares of distribution. Upon request of the Insurance Trustee, the Association forthwith shall deliver such certificate. In addition, the Insurance Trustee may rely on such certificate as to whether or not the damaged property is to be repaired and restored and as to the payee and the amount to be paid from said proceeds.

E. Loss Within a Single Unit -- If loss shall occur within a single Unit or Units, without damage to the common elements, the insurance proceeds shall be distributed to the affected unit owner(s), remittance by the Insurance Trustee 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 any mortgagee. Said remittance shall be made solely to an Institutional Mortgagee, when requested by such Institutional Mortgagee, whose mortgage provides that it has the right to require application of the insurance proceeds to the payment or reduction of its mortgage debt. The unit owner shall thereupon be fully responsible for the restoration of the Unit.

F. Loss Less Than "Very Substantial" -- Where a loss or damage occurs to more than one Unit and/or to the common elements, or to any Unit or Units and the common elements, but said loss is less than "very

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substantial" (as hereinafter defined), it shall be obligatory upon the Association and the unit owners to repair, restore and rebuild the damage caused by said loss. Where such loss or damage is less than "very substantial":

1. The Board of Directors of the Association shall promptly obtain reliable and detailed estimates of the cost of repairing and restoration.

2. If the damage or loss is limited to the common elements, with minimum or no damage or loss to any individual Unit, and if such damage or loss to the common elements is less than \$3,000.00, the insurance proceeds shall be endorsed by the Insurance Trustee over to the Association, and the Association shall promptly contract for the repair and restoration of the damage.

3. If the damage or loss involves individual Units encumbered by Institutional Mortgages, as well as to the common elements, or if the damage is limited to the common elements alone but is in excess of \$3,000.00, the insurance proceeds shall be disbursed by the Insurance Trustee for the repair and restoration of the property upon the written direction and approval of the Association; provided, however, that upon the request of an Institutional Mortgagee, the written approval shall also be required of the Institutional Mortgagee having the highest dollar indebtedness secured by mortgages encumbering Units in the Condominium. Should written approval be required, as aforesaid, it shall be said Institutional Mortgagee's duty to give written notice thereof to the Insurance Trustee. The Insurance Trustee may rely upon the certificate of the Association and the aforesaid Institutional Mortgagee, if said Institutional Mortgagee's written approval is required, as to the payee and the amount to be paid from said proceeds. All payees shall deliver paid bills and waivers of mechanic's liens to the Insurance Trustee and execute any affidavit required by law or by the Association or by the aforesaid Institutional Mortgagee. In addition to the foregoing, the Institutional Mortgagee whose approval may be required, as aforescribed, shall have the right to require the general contractor performing the reconstruction to obtain a performance and payment bond in an amount and with a bonding company authorized to do business in the State of Florida, which are acceptable to said mortgagee.

4. Subject to the foregoing, the Board of Directors of the Association shall have the right and obligation to negotiate and contract for the repair and restoration of the Condominium Property.

5. If the net proceeds of the insurance are insufficient to pay for the estimated cost of restoration and repair (or for the actual cost thereof if the work has actually been done), the Board of Directors shall promptly, upon determination of the deficiency, levy a special assessment against all Units in proportion to each Unit's share in the common elements (regardless of whether all of the common elements are affected), for that portion of the deficiency as is attributable to the cost of restoration of the common elements. If any portion of the deficiency is attributable to a specifically damaged Unit or to specifically damaged Units, then the Board of Directors may impose a charge (the "Charge") against such individual Unit(s) in an amount equal to the allocable portion of the deficiency as may be attributable to the cost of restoration of the common elements. However, if the Board of Directors finds that it cannot determine with reasonable certainty the portion of the deficiency attributable to specific individually damaged Unit(s), then the Board of Directors shall levy the charge for the total deficiency as a special assessment against all of the Units in proportion to each Unit's share in the common elements, just as though all of said damage had occurred in the common elements. The special assessment funds and/or funds in payment of the Charge shall be delivered by the Association to the Insurance Trustee and shall be added by the Insurance Trustee to the proceeds available for the repair and restoration of the Condominium Property.

6. In the event the insurance proceeds are sufficient to pay for the cost of restoration and repair, or in the event the insurance proceeds are insufficient but additional funds are raised by special assessments within ninety (90) days after the casualty, so that sufficient funds are on hand to fully pay for such restoration and repair, then no mortgagee shall have the right to require the application of insurance proceeds to the payment of its mortgage; provided however, that this provision may be waived by the Board of Directors in favor of any Institutional Mortgagee upon request therefor at any time.

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G. "Very Substantial" Damage -- As used in this Declaration, or in any other context dealing with this Condominium, the term "very substantial" damage shall mean loss or damage whereby 75% or more of the total unit space in the Condominium is rendered untenable, in the sole discretion of the Board of Directors, or loss or damage whereby 75% or more of the total amount of insurance coverage placed becomes payable. Should such "very substantial" damage occur, then:

1. The Board of Directors of the Association shall promptly obtain reliable and detailed estimates of the cost of repair and restoration thereof and the net amount of insurance proceeds available for restoration and repair.

2. Thereupon, a special meeting of the members of the Association shall be called by the Board of Directors of the Association, to be held not later than 60 days after the casualty, to determine the wishes of the members of the Association with reference to abandonment of the Condominium project, subject to the following:

a. If the net insurance proceeds available for restoration and repair, together with the funds advanced by unit owners to replace insurance proceeds paid over to Institutional Mortgagees, are sufficient to cover the cost thereof, so that no special assessment is required, then the Condominium Property shall be restored and repaired, unless members holding not less than 66-2/3% of the total votes of the Association shall vote to abandon the Condominium project, in which event the Condominium Property shall be removed from the provisions of the Act, in accordance with Section 718.117 of the Act.

b. If the net insurance proceeds available for restoration and repair, together with funds advanced by unit owners to replace insurance proceeds paid over to Institutional Mortgagees, are not sufficient to cover the cost thereof, so that a special assessment will be required, then if members holding in excess of 33-1/3% of the total votes of the Association vote against such special assessment, the Condominium shall be abandoned and the Condominium Property shall be removed from the provisions of the Act in accordance with Section 718.117 of the Act. In the event members holding not less than 66-2/3% of the total votes of the Association vote in favor of a special assessment, the Association shall immediately levy such special assessment and, thereupon, the Association shall proceed to negotiate and contract for such repairs. The special assessment funds shall be delivered by the Association to the Insurance Trustee and shall be added by said Insurance Trustee to the proceeds available for the repair and restoration of the Condominium Property. The proceeds shall be disbursed by the Insurance Trustee for the repair and restoration of the Condominium Property, as provided in Paragraph D of this Article. To the extent that any insurance proceeds are paid over to any mortgagee, and in the event it is determined not to abandon the Condominium Project and to vote a special assessment, then the affected unit owner shall be obligated to replenish the funds so paid over to the unit owner's mortgagee.

c. In the event any dispute shall arise as to whether or not "very substantial" damage has occurred, it is agreed that a determination made by the Board of Directors of the Association shall be binding upon all unit owners.

H. Surplus -- It shall be presumed that the first monies disbursed in payment of costs of repair and restoration shall be from the insurance proceeds; and if there is a balance remaining in the funds held by the Insurance Trustee after the payment of all costs of the repair and restoration, such balance may be retained as a reserve, or wholly or partly distributed, at the discretion of the Board of Directors of the Association, unless the Institutional Mortgagee having the highest dollar indebtedness secured by mortgages encumbering Units in the Condominium shall require distribution. In the event of distribution, then the Insurance Trustee shall distribute any such balance to the beneficial owners of the fund in the manner elsewhere stated.

I. Plans and Specifications -- Any repair and restoration must be substantially in accordance with the plans and specifications for the original building, or as the building was last constructed, or according to the plans approved by the Board of Directors of the Association, which approval shall not be unreasonably withheld. If any material or substantial change is contemplated, the approval of all Institutional Mortgagees shall also be required.

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The Insurance Trustee shall not be obligated or required to inquire into or determine any matters concerning the plans or specifications of any repairs, restoration or rebuilding.

J. Association's Power to Compromise Claim -- The Association is hereby irrevocably appointed agent for each unit owner for the purpose of compromising and settling claims arising under insurance policies purchased by the Association, and to execute and deliver releases therefor upon the payment of claims.

K. Workmen's Compensation -- To the extent available, a workmen's compensation policy shall be obtained by the Association to meet the requirements of law. Such policy shall have a minimum of \$500,000.00 Employer's Liability Coverage. In addition, the Association shall obtain such other insurance coverages as the Association shall reasonably determine is necessary for the unit owners and the Condominium.

L. Insurance on Individual Unit -- Each individual unit owner shall purchase at unit owner's expense, liability insurance to cover accidents occurring within unit owner's Unit, and shall purchase insurance upon unit owner's personal property and such insurance, where applicable, shall contain waiver of subrogation, if available.

M. Waiver of Subrogation -- If available, and where applicable, the Association shall endeavor to obtain policies which provide that the insurance company waives its right of subrogation as to any claims against unit owners, the Association and their respective servants, agents and guests. Each unit owner and the Association hereby agrees to waive any claim against each other and against other unit owners for loss or damage for which insurance hereunder is carried, to the extent that the coverage is adequate to compensate for the loss, where the insurer has waived its rights of subrogation as aforesaid.

## **XX. EMINENT DOMAIN OR CONDEMNATION PROCEEDINGS**

If eminent domain or condemnation proceedings are successfully litigated against all or any part of the Condominium Property, the entire eminent domain or condemnation award is to be secured to the Association for the use and benefit of unit owners and their mortgagees as their interests may appear, in accordance with the percentage of ownership of the common elements herein provided. Each unit owner, by acceptance of a deed of conveyance, acknowledges that the Association may act, as attorney-in-fact, for each unit owner in any such eminent domain or condemnation proceeding and in negotiations, settlements and agreements with the appropriate governmental condemning authority. The Association shall give prompt written notice to each unit owner and to each holder of a mortgage of record of any such eminent domain or condemnation proceeding, and shall take no action in any such proceedings that will disturb any mortgagee's lien priority.

## **XXI. RULES AND REGULATIONS**

A. As to the Common Elements -- The Board of Directors may, by a 66-2/3% vote, from time to time, adopt or amend previously adopted administrative rules and regulations governing the details of the operation, use, maintenance and control of the common elements of the Condominium and any facilities or services made available to the unit owners. The Board of Directors shall, from time to time, post at a conspicuous place on the Condominium Property, a copy of the rules and regulations adopted, from time to time, by the Board of Directors.

B. As to Units -- The Board of Directors may, by a 66-2/3% vote, from time to time, adopt or amend previously adopted rules and regulations governing and restricting the use and maintenance of the Unit(s) provided, however, that copies of the proposed amendments to the rules and regulations are mailed or delivered to the unit owners and are posted at a conspicuous place on the Condominium Property at least fourteen (14) days prior to the meeting of the Board of Directors at which such proposed amendments will be considered.

C. Rules and Regulations -- All rules and regulations adopted by the Board of Directors shall be deemed in effect until amended by the Board of Directors, and shall apply to and be binding upon all unit owners. The unit owners shall, at all times, obey said rules and regulations and shall use their best efforts to see that they are faithfully observed by their families, guests, invitees, servants and lessees. In order to change, amend or vary old

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or present rules and regulations and/or adopt new rules and regulations, the same shall be duly passed by at least a 66-2/3% vote or consent of the Board of Directors; however, no vote of the membership shall be required. A change, amendment or adoption of a rule and regulation shall not require an amendment to the Declaration of Condominium or of the By-Laws, unless such change, amendment or adoption of a rule and regulation would conflict, in any manner, with any provision of this Declaration and/or the By-Laws. The rules and regulations in effect as of the date of this Declaration are attached hereto as Exhibit "F".

## **XXII. MAINTENANCE CONTRACTS**

If there shall become available to the Association a contract service for pest control and/or for appliance maintenance and/or for air-conditioning compressor maintenance and/or for any other services which may be the subject of a maintenance contract, which the Association determines is for the benefit of the unit owners to consider, then, upon resolution of the members of the Association, by a majority of the votes of those members voting at a special meeting of the members of the Association at which a quorum is present or by a majority of the total votes of the members of the Association, in writing, the Association may enter into such contractual undertakings. The expenses of such contractual undertakings of the Association shall be a common expense. If, on the other hand, the members of the Association determine that the program may be undertaken by the Association for the benefit of only those unit owners who elect to be included in the program, then the Association may undertake the program without consent of the members of the Association being required as aforesaid, and the costs of such contractual undertakings shall be borne exclusively by the unit owners electing to be included in the program, and shall not be a common expense of the Association; but the Association may arrange for the collection of the contract costs from the individual unit owners electing to be included therein, may execute the contractual undertaking involved upon such terms and conditions as the Association deems proper and require from the unit owners electing to be included, such written undertakings as the Association shall deem proper, to evidence the said unit owners' obligations to the Association for their proportionate share of the costs of such program.

## **XXIII. MANAGEMENT AGREEMENTS**

A. The Board of Directors of the Association may enter into a contract with any firm, person or corporation in contracting for the management, maintenance and repair of the Condominium Property. However, the Association shall, at all times, retain the powers and duties to be exercised by or under the authority of the Board of Directors.

B. The Association and each unit owner, and their respective heirs, successors and assigns, shall be bound by any such management agreement to the same extent as if he or she or it had executed any such management agreement and shall be deemed to have:

1. Consented to the execution of any such management agreement by the Association; and
2. Covenanted and promised to perform each and every one of the covenants, promises and undertakings to be performed by unit owners and the Association as provided in any such management agreement; and
3. Ratified, confirmed and approved each and every provision of any such management agreement and acknowledged that all of the terms and provisions contained therein are fair and reasonable; and
4. Agreed that the persons acting as Directors and Officers of the Association entering into any such management agreement have not breached any of their duties or obligations to the Association.

## **XXIV. TERMINATION OF CONDOMINIUM**

The Condominium may be terminated in the following manner:

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A. Destruction -- If it is determined in the manner provided in Article XIX that the Condominium Property shall not be constructed, the Condominium will be terminated.

B. Agreement -- As provided in Section 718.117 of the Act, the Condominium may be terminated at any time by the approval in writing of all unit owners and all record owners of mortgages encumbering Units; provided, however, that the Division of Florida Land Sales, Condominiums and Mobile Homes (the "Division") must be notified by the Association of the intention to terminate the Condominium, prior to any action being undertaken to terminate the Condominium.

If the proposed termination is submitted to a special meeting of the members of the Association and if the approval of the members holding not less than 75% of the total votes of the Association and their mortgagees is obtained, in writing, then not later than sixty (60) days from the date of such special meeting, the approving unit owners (through the Association) shall have an option to buy all of the Units of the disapproving unit owners for the period of 120 days from the date of such special meeting. The vote of those unit owners approving the termination shall be irrevocable until the expiration of the option. Any unit owner voting against the termination, or not voting, may within fifteen (15) days from the date the vote was taken, change or cast his vote in favor of termination by delivering written notification thereof to the Secretary of the Association. The option shall be exercised upon the following terms:

1. Exercise of Option -- The option shall be exercised by delivery, or the mailing by registered mail, of an agreement to purchase, signed by the President or Vice President of the Association, to each of the unit owners. The agreement shall be conditioned upon the purchase of all Units owned by unit owners not approving the termination.

2. Price -- The sales price for each Unit shall be the fair market value as determined between the Seller and the Association. In the absence of agreement on the sales price of any Unit, the sales price shall be determined by an appraiser appointed by the Chairman of the Broward County Board of Realtors (or its equivalent). A judgment of specific performance of the sale, at the sales price determined by the appraiser, may be entered in any court of competent jurisdiction.

3. Payment -- The purchase price shall be paid in cash.

4. Form -- The contract shall be in the form of the Standard Deposit Receipt and Contract for Sale and Purchase then in use in Broward County, Florida.

5. The sale of all Units shall be closed simultaneously and within thirty (30) days following the determination of the sales price of the last Unit to be purchased.

C. Certificate -- The termination of the Condominium in either of the foregoing manners shall be evidenced by a certificate of the Association (the "Termination Certificate"), executed by its President (or Vice-President) and Secretary, certifying the fact of the termination, which shall become effective upon the Termination Certificate being recorded among the Public Records of Broward County, Florida. Within thirty (30) business days from the date the Termination Certificate is recorded among the Public Records of Broward County, Florida, the Association shall: (i) notify the Division of the date the Termination Certificate was recorded among the public records; (ii) notify the Division of the county where the Termination Certificate was recorded; (iii) provide the Division with the official records book and page number information for the Termination Certificate; and (iv) provide the Division with a copy of the recorded Termination Certificate, certified by the clerk of the circuit court.

D. Shares of Owners After Termination -- After termination of the Condominium, the unit owners shall own the Condominium Property and all assets of the Association applicable to this Condominium as tenants in common of undivided shares that shall be equal to the sum of the undivided shares in the common elements appurtenant to the Units prior to termination, so that the sum total of the ownership shall equal 100%.

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**XXV. ASSIGNABILITY OF RIGHTS OF DEVELOPER**

The rights and privileges reserved in this Declaration of Condominium and in the Exhibits attached hereto in favor of the Developer are freely assignable, in whole or in part and without the necessity for any consideration being paid to the Association or to any of the other unit owners in this Condominium, by the Developer to any party who may be hereafter designated by the Developer to have and exercise such rights, and such rights may be exercised by the nominee, assignee or designee of the Developer and/or may be exercised by the successor or successors-in-interest of the Developer and/or by the successor or successors-in-interest of the nominees, assignees or designees of the Developer and/or by grantees from the Developer (including mortgagees accepting deeds from the Developer in lieu of foreclosure) and/or by successors in title to the Developer through mortgage foreclosure.

**XXVI. EXECUTION OF DOCUMENTS REQUIRED BY THE CITY OF CORAL SPRINGS AND/OR BY THE COUNTY OF BROWARD AND/OR BY THE STATE OF FLORIDA**

The Developer's plan for the development of this Condominium may require, from time to time, the execution of certain documents required by the City of Coral Springs and/or by the County of Broward and/or by the State of Florida including, but not limited to, easements and restrictive covenants affecting the Condominium Property. To the extent that said documents require the joinder of any or all of the unit owners in this Condominium, each of said unit owners does hereby irrevocably give and grant to the Developer, or any of its officers, individually, full power-of-attorney to execute said documents as such unit owner's agent and in his place and stead. The Association and each unit owner in this Condominium, by acceptance of the deed of conveyance transferring title to his Unit, shall be deemed to have assumed each and every one of the obligations of the Developer affecting the maintenance of the Condominium Property, if any, arising by virtue of the execution of documents required by the City of Coral Springs and/or by the County of Broward and/or by the State of Florida.

**XXVII. DEVELOPER'S RIGHT TO AMEND DECLARATION OF CONDOMINIUM**

Developer shall have the right to amend the Declaration of Condominium, with the approval of the vote of members holding not less than 51% of the total votes of the Association to:

A. Make alterations, additions or improvements in, to and upon Units owned by the Developer, whether structural or non-structural, interior or exterior, ordinary or extraordinary.

B. Change the layout or number of rooms in any Developer-owned Units.

C. Change the size and/or number of Developer-owned Units by combining separate Developer-owned Units into one or more Units, or otherwise.

D. Reapportion among Developer-owned Units affected by such change in size or number pursuant to the preceding clause, their appurtenant interests in the common elements, their appurtenant shares of ownership of the common surplus and their appurtenant shares of the common expenses; provided, however, that the percentage interest in the common elements allocated to each Unit (other than Developer-owned Units) shall not be changed by reason thereof unless the owners of such Units, and all record owners of mortgages or other liens thereon, shall consent thereto and provided further, that the Developer shall comply with all laws, ordinances and regulations of all governmental authorities having jurisdiction.

**XXVIII. PETS**

No Unit may have pets weighing more than fifty (50) pounds in the aggregate kept therein and no type of exotic pet or exotic animal may be kept or harbored within the confines of a Unit, without the prior written consent of the Association. Such consent may be given upon such conditions as the Board of Directors may direct, in the sole discretion of the Board of Directors, shall be only for the particular pet specified in the consent and shall

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be deemed provisional and subject to revocation at any time. In addition, not more than two (2) pets may be kept or harbored within a Unit. The person walking the pet must clean up all matter created by the pet. Pets must be hand carried at all times when not within the Unit of the pet's owner. No pet or animal shall be maintained or harbored within a Unit that would create a nuisance to any other unit owner or lessee. A determination by the Board of Directors that a pet or animal maintained or harbored within a Unit creates a nuisance or is exotic shall be binding and conclusive on all parties.

#### **XXIX. CONDOMINIUM WORKING CAPITAL FUND**

At the time the Developer closes upon the sale of a Unit to a purchaser (purchaser thereby becoming a unit owner in the Condominium), the purchaser shall deposit with the Association an amount equal to two (2) monthly installments of the common expenses assessed to the purchaser's Unit. This sum shall be deposited into a working capital account ("Condominium Working Capital Fund") for the purpose of having funds available for initial and non-recurring items, capital expenses, permit fees, licenses, utility deposits and advance premiums for insurance policies and coverages pursuant to this Declaration and the Exhibits attached hereto. The Condominium Working Capital Fund shall not be commingled by the Association with any of its other funds. In no event shall the Developer receive reimbursement, from the Condominium Working Capital Fund, for those expenses which it is obligated to pay pursuant to the provisions of Article XIV hereinabove and Section 718.116(9)(a) of the Act.

#### **XXX. LEASING OF UNITS**

The Board of Directors of the Association shall have the right to require that a substantially uniform form of lease be utilized for the leasing of Units in the Condominium and the leasing of a Unit shall be subject to the prior written approval of the Board of Directors of the Association. No lease of a Unit may be made for less than a three (3) month consecutive period without the prior written approval of the Board of Directors of the Association and no transient accommodations shall be provided. The Association may charge a fee in connection with the approval of the leasing of a Unit, provided that such fee shall: (i) not be greater than \$100.00; and (ii) not be charged in connection with the renewal of an existing lease. If required by the Association, any tenant requesting to lease a Unit may be required to place in escrow with the Association a reasonable sum, not to exceed the equivalent of one (1) month's rent, which may be utilized by the Association to repair any damage to the common elements resulting from the actions of such tenant.

Every lease of a Unit shall specifically provide (or, if it does not, shall be automatically deemed to provide) that a material condition of the lease shall be the tenant's full compliance with the covenants, terms, conditions and restrictions of this Declaration (and all Exhibits hereto) and with any and all rules and regulations adopted by the Association from time to time (before or after the execution of the lease), and as amended from time to time. The unit owner will be jointly and severally liable with the tenant to the Association for any amount which is required by the Association to repair any damage to the common elements resulting from acts or omissions of tenants (as determined in the sole discretion of the Association) and to pay any claim for injury or damage to property caused by the negligence of the tenant. All leases are hereby made subordinate to any lien filed by the Association, whether prior or subsequent to such lease. If so required by the Association, unit owners wishing to lease their Units shall be required to place in escrow with the Association a reasonable sum, not to exceed the equivalent of one month's rental, which may be used by the Association to repair any damage to the common elements and/or to the Condominium Property resulting from acts or omissions of tenants (as determined in the sole discretion of the Association). Payment of interest, claims against the deposit, refunds and disputes regarding the disposition of the deposit shall be handled in the same fashion as provided in Part II of Chapter 83, Florida Statutes.

#### **XXXI. REMEDIES**

A. Relief -- Each unit owner and the Association shall be governed by and shall comply with the provisions of this Declaration as they may exist from time to time. A violation thereof shall entitle the appropriate party to institute an action to recover sums due for damages, injunctive relief, foreclosure of lien or any

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combination thereof, or any other action available pursuant to the Act or law. Suit may be brought by the Association or, if appropriate, by one or more unit owners and the prevailing party shall be entitled to recover reasonable attorneys' fees. Each unit owner acknowledges that the failure to comply with any of the provisions of this Declaration shall or may constitute an injury to the Association or to other unit owners and that such injury may be irreparable.

B. Costs and Attorneys' Fees -- In any proceeding arising because of an alleged default, act, failure to act, or violation by the unit owner or the Association, including the enforcement of any lien granted pursuant to this Declaration or its Exhibits, the prevailing party shall be entitled to recover the costs of the proceedings, including reasonable attorneys' fees. Further, in the event that proceedings are instituted by or against the Developer or against any affiliated entity of the Developer or against any individual connected with the Developer (including, but not limited to, the parent company of the Developer and/or any subsidiary of the Developer and/or any subsidiary of either of the general partners of the Developer and/or the initial directors of the Association) for any reason whatsoever, including but not limited to: (i) actions for declaratory judgment, (ii) any claim that any of the above have not complied with their obligations under the Prospectus for this Condominium, this Declaration and its Exhibits, or (iii) that any provision of the same is unconscionable or violates any State or Federal Law or regulation, then the prevailing party shall be entitled to recover all costs of the proceeding. Said recoverable costs shall include, but are not limited to, reasonable attorneys' fees at all levels of the proceeding, including appeals, together with all costs including those not normally allowed in actions at law such as, but not limited to, copies of depositions and other documentation and exhibits, whether or not used at trial; travel expenses for consultants and/or witnesses for the purpose of testifying at trial or deposition; consultants fees; expert witness fees for testifying at trial or deposition, together with such additional fees as the expert witness may charge in connection with his preparation for giving such testimony at deposition or at trial whether or not the witness shall actually appear or be called upon to testify.

C. No Waiver -- The failure of the Association, the Developer or unit owners to enforce any right, provision, covenant or condition created or granted by this Declaration, the Act, the Articles of Incorporation, the By-Laws and/or any rules and regulations adopted with respect to any portion of the Condominium Property, shall not constitute a waiver of the right of said party to enforce such right, provision, covenant or condition in the future.

D. Rights Cumulative -- All rights, remedies and privileges granted to the Association, the Developer and unit owners pursuant to the provisions of this Declaration shall be deemed to be cumulative and the exercise of any one or more shall not be deemed to constitute an election of remedies, nor shall it preclude the party thus exercising the same from exercising such other and additional rights, remedies or privileges as may be available to such party at law or in equity. Each unit owner agrees in any proceeding brought pursuant to the provisions hereof not to plead or defend the same on the theory of "election of remedies".

E. Venue -- Every unit owner and all persons claiming any interest in a Unit do hereby agree that in any suit or proceeding brought pursuant to the provisions of this Declaration, such suit shall be brought in the Seventeenth Circuit Court of the Judicial Circuit, in and for Broward County, Florida, or in the United States District Court, Southern District of Florida, as the same is now constituted or in any court in the future that may be the successor to the courts contemplated herein.

F. Appointment of Agent -- Should suit be instituted, each unit owner does hereby irrevocably appoint the Secretary of State of the State of Florida as unit owner's agent for the acceptance of service of process should, at the time of such service of process, any such person shall not be residing in the County of Broward, State of Florida. The provisions of this subparagraph shall not be applicable to the Developer.

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20801 Biscayne Boulevard, Suite 501, Aventura, FL 33180 Telephone: 305-935-3500

**XXXII. ADDITIONAL PROVISIONS**

A. Should any dispute or litigation arise between any of the parties whose rights and/or duties are affected or determined by this Declaration or any of the Exhibits attached hereto, said dispute or litigation shall be determined pursuant to the laws of the State of Florida.

B. In the event that any of the terms, provisions or covenants of this Declaration or any of the Exhibits attached hereto are held to be partially or wholly invalid or unenforceable for any reason whatsoever, such holdings will not affect, alter, modify, or impair in any manner whatsoever any of the other terms, provisions or covenants hereof or the remaining portions of any terms, provisions or covenants held to be partially invalid or unenforceable herein.

C. Except as may be provided in Article XXVII herein, unless all Institutional Mortgagees have given their prior written approval (which prior written approval shall not be unreasonably withheld), the Association shall not be entitled to: (1) change the pro rata interest or obligations of any Unit for purposes of levying assessments and charges and determining shares of common elements and common surplus of the Condominium; (2) partition or subdivide any Unit or the common elements of the Condominium; or (3) by act or omission seek to abandon the Condominium regime, except as may be provided by statute in case of substantial loss to the Units and to the common elements of the Condominium.

D. Notwithstanding anything to the contrary herein, nothing shall prevent the combining of Units in the Condominium, by appropriate amendment to the Declaration, but said combined Units shall retain their original appurtenant shares of the common elements, common expenses and common surplus and voting rights in the Association.

E. The Developer shall be exempt from all provisions contained within this Declaration which would require the consent of the Association. However, the Developer shall not be exempt from the following: (i) restrictions on the presence of pets and (ii) restrictions on the type of motor vehicles allowed to park on the Condominium Property; however, Developer and its designees shall have the right to be exempt from any such parking restriction if the motor vehicle is engaged in any activity relating to the construction, maintenance or marketing of Units.

F. Whenever the context so permits, the use of the plural shall include the singular, and any gender shall be deemed to include all genders.

G. The Board of Directors may, from time to time, establish exterior storm shutter specifications which comply with the applicable building code, and establish permitted colors, styles and materials for exterior storm shutters. The Board of Directors may, with the approval of a majority of the voting interests of the Association, install exterior storm shutters, and may (without requiring approval of the membership) maintain, repair or replace such approved exterior storm shutters, whether on or within the common elements, the limited common elements, the Units or the Condominium Property; provided, however, that if laminated glass or window film, in accordance with all applicable building codes and standards, architecturally designed to serve as hurricane protection, is installed, the Board of Directors may not install exterior storm shutters in accordance with this provision. All exterior storm shutters shall remain open unless and until a storm watch or storm warning is announced by the National Weather Center or other recognized weather forecaster. A unit owner or occupant who plans to be absent during all or any portion of the hurricane season must prepare the unit owner's Unit prior to departure by designating a responsible firm or individual to care for the Unit should a hurricane threaten the Unit or should the Unit suffer hurricane damage, and furnish the Association with the name(s) of such firm or individual.

To the extent the Developer provides exterior storm shutters for any portions of the Condominium (which the Developer is not obligated to do) or if the Association obtains exterior storm shutters for any portion of the Condominium Property, the Association (as to exterior storm shutters for the common elements) and the unit owners (as to exterior storm shutters covering doors or windows of a Unit) shall be solely responsible for the

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installation of such exterior storm shutters from time to time and the costs incurred by the Association (as to installation of exterior storm shutters for the common elements) shall be deemed a part of the common expenses of the Association that are included in the assessments payable by unit owners. The obligations of the Association assumed hereby shall include, without limitation, development of appropriate plans to allow for the timely installation of exterior storm shutters for the common elements, and all obligations with respect to the repair, replacement and/or upgrade of the exterior storm shutters for the common elements. The Developer shall have no obligations with respect to the installation of the exterior storm shutters and/or for the repair, replacement and/or upgrade of the exterior storm shutters. Nothing herein contained shall obligate the Association to install exterior storm shutters protecting individual Units, nor to open or close same as a storm is approaching, or after it passes.

H. Captions used in these documents are inserted solely as a matter of convenience and shall not be relied upon or used in construing the effect or meaning of any of the text of the documents.

I. No unit owner shall install, within the unit owner's Unit, or upon the common elements or upon the Condominium Property, non-breathable wall-coverings or low-permeance paints. Additionally, any and all built-in casework, furniture, and/or shelving in a Unit must be installed over floor coverings to allow air space and air movement and shall not be installed with backboards flush against any gypsum board, masonry block or concrete wall. Additionally, all unit owners, whether or not occupying the Unit, shall periodically run the air conditioning system to maintain the Unit temperature, whether or not occupied, at 78°F or less, to minimize humidity in the Unit. Leaks, leaving exterior doors or windows open, wet flooring and moisture will contribute to the growth of mold, mildew, fungus or spores. Each unit owner, by acceptance of a deed, or otherwise acquiring title to a Unit, shall be deemed to have agreed that the Developer is not responsible, and that the Developer has disclaimed any responsibility for any illness, personal injury, death or allergic reactions which may be experienced by the unit owner, and the unit owner's pets, guests, tenants and invitees, as a result of mold, mildew, fungus or spores. It is the unit owner's responsibility to keep the Unit clean, dry, well-ventilated and free of contamination. While the foregoing is intended to minimize the potential development of molds, fungi, mildew and other mycotoxins, each unit owner understands and agrees that there is no method for completely eliminating the development of molds or mycotoxins. The Developer does not make any representations or warranties regarding the existence or development of molds or mycotoxins and each unit owner shall be deemed to have waived and released any such warranty and/or claim for loss or damages resulting from the existence and/or development of same. In the event that the Association reasonably believes that the provisions of this subparagraph are not being complied with, then the Association shall have the right (but not the obligation) to enter the Unit (without requiring the consent of the unit owner or any other party) to turn on the air conditioning in an effort to cause the temperature of the Unit to be maintained as required above (with all utility consumption costs to be paid and assumed by the unit owner). To the extent that electric service is not then available to the Unit, the Association shall have the further right, but not the obligation (without requiring the consent of the unit owner or any other party) to connect electric service to the Unit (with the costs thereof to be borne by the unit owner or, if advanced by the Association, to be promptly reimbursed by the unit owner to the Association). Each unit owner, by acceptance of a deed or otherwise acquiring title to a Unit, holds the Developer harmless and agrees to indemnify the Developer from and against any and all claims made by the unit owner and the unit owner's guests, tenants and invitees on account of any illness, allergic reactions, personal injury and death to such persons and to any pets of such persons, including all expenses and costs associated with such claims including, without limitation, inconvenience, relocation and moving expenses, lost time, lost earning power, hotel and other accommodation expenses for room and board, all attorneys fees and other legal and associated expenses through and including all appellate proceedings with respect to all matters mentioned in this subparagraph.

J. Upon written request, Institutional Mortgagees shall have the right to examine the books and records of the Association. In addition, upon written request, Institutional Mortgagees shall be entitled to receive written notification from the Association of:

1. Any condemnation loss or any casualty loss which affects a material portion of the Condominium Property or any Unit encumbered by an Institutional Mortgage;

**LEOPOLD, KORN & LEOPOLD, P.A.**

20801 Biscayne Boulevard, Suite 501, Aventura, FL 33180 Telephone: 305-935-3500

2. Any delinquency in the payment of assessments or charges owed by an owner of a Unit encumbered by an Institutional Mortgage, which remains uncured for a period of 60 days;

3. Any lapse, cancellation or material modification of any insurance policy or fidelity bond maintained by the Association.

K. Institutional Mortgagees may, jointly or singly, pay taxes or other charges which are in default and which may or have become a charge against any portion of the common elements and Institutional Mortgagees may pay overdue premiums on hazard insurance policies, or secure new hazard insurance coverage on the lapse of a policy, for the common elements and Institutional Mortgagee(s) making such payment shall be entitled to receive immediate reimbursement therefor from the Association, and to the extent of the monies so advanced, said Institutional Mortgagee(s) shall be subrogated to the assessment and lien rights of the Association against the individual Units for the payment of such item of common expense.

L. No provision of this Declaration shall be deemed to give any unit owner, or any other party, priority over any rights of any Institutional Mortgagee under its mortgage in the case of a distribution to such unit owner of insurance proceeds or condemnation awards for losses to or a taking of any portion of the common elements or common property.

M. All taxes, assessments and charges which may become liens prior to the liens of Institutional Mortgagees under local law shall relate only to the individual Units and not to the Condominium Property as a whole.

N. Upon written request from the Department of Housing and Urban Development or from the Federal National Mortgage Administration or from the Federal Home Loan Mortgage Corporation or from the Veterans Administration, the Association shall prepare and furnish within a reasonable period of time, an audited financial statement of the Association for the immediately preceding fiscal year of the Association.

O. Neither the Association nor the unit owners shall interfere with the sale of Units by the Developer. As long as the Developer holds at least one (1) Unit in the Condominium for sale in the ordinary course of business, the Developer (or its duly authorized agents or assigns) may make such use of the unsold Unit(s) and the common elements (including any portions of the common elements designated as offices on the Plot Plan, Survey and Graphic Description attached hereto as Exhibit "B") as may facilitate the Developer's administrative activities (which administrative activities may include, but shall not be limited to, administration of the Association, book-keeping, post closing repair work and Developer sales, leasing and closing functions) and sales (with respect to units within this Condominium and/or with respect to the sale and/or lease of units in other developments owned by the Developer and/or by entities affiliated with the Developer) including, but not limited to, the maintenance of administrative offices and the maintenance of sales and/or leasing offices, for the showing of the Unit(s) and for the display of signs, billboards, placards and visual promotional materials. The Developer may use unsold Units as model units. Any administrative offices and/or sales and leasing offices and/or model units and all personal property, furnishings and signs contained therein and/or appurtenant thereto shall not be considered common elements, but shall remain the separate property of the Developer.

P. Wherever in this Declaration of Condominium the requirement of consent of Institutional Mortgagees is required, all Institutional Mortgagees must receive copies of any proposed action(s) or amendment(s) prior to such proposed action(s) or amendment(s) becoming effective.

Q. To the maximum extent lawful the Developer hereby disclaims any and all express or implied warranties whether established by statutory, common, case law or otherwise, as to the design, construction, sound and/or odor, transmission, existence and/or development of molds, mildew, toxins or fungi, furnishing and equipping of the Condominium Property, including, without limitation, any implied warranties of fitness for a particular purpose or merchantability, compliance with plans, all warranties imposed by statute (including those

**LEOPOLD, KORN & LEOPOLD, P.A.**

20801 Biscayne Boulevard, Suite 501, Aventura, FL 33180 Telephone: 305-935-3500

imposed by the Act) and all other express and implied warranties of any kind or character. Developer has not given and the unit owner has not relied on or bargained for any such warranties. Each unit owner by accepting a deed to a Unit or other conveyance of a Unit, shall be deemed to represent and warrant to Developer that in deciding to acquire the Unit, the unit owner relied solely on such unit owner's independent inspection of the Unit and the Condominium. The unit owner has not received nor relied on any warranties and/or representations from Developer of any kind, other than as expressly provided herein. As to any implied warranty which cannot be disclaimed entirely, all secondary, incidental and consequential damages are specifically excluded and disclaimed (claims for such secondary, incidental and consequential damages being clearly unavailable in the case of implied warranties which are disclaimed entirely above).

Further, given the climate and humid conditions in Florida, molds, mildew, toxins and fungi may exist and/or develop within the Unit and/or the Condominium Property. Each unit owner is hereby advised that certain molds, mildew, toxins and/or fungi may be, or if allowed to remain for a sufficient period may become, toxic and potentially pose a health risk. By acquiring title to a Unit, each unit owner shall be deemed to have assumed the risks associated with molds, mildew, toxins and/or fungi and to have released the Developer from any and all liability resulting from same, including, without limitation, any liability for incidental or consequential damages (which may result from, without limitation, the inability to possess the Unit, inconvenience, moving costs, hotel costs, storage costs, loss of time, lost wages, lost opportunities and/or personal injury). Without limiting the generality of the foregoing, leaks, leaving exterior doors or windows open, wet flooring and moisture will contribute to the growth of mold, mildew, fungus or spores. Each unit owner, by acceptance of a deed, or otherwise acquiring title to a Unit, shall be deemed to have agreed that the Developer is not responsible, and the Developer hereby disclaims any responsibility for any illness or allergic reactions, personal injury or death which may be experienced by the unit owner and/or the unit owner's pets, guests, tenants and invitees as a result of mold, mildew, fungus or spores. It is the unit owner's responsibility to keep the Unit clean, dry, well-ventilated and free of contamination.

Each unit owner understands and agrees that for some time in the future, the unit owner and the unit owner's guests, tenants and invitees may be disturbed by the noise, commotion and other unpleasant effects of nearby construction activity and as a result each unit owner and each unit owner's guests, tenants and invitees may be impeded in using portions of the Condominium Property by that activity. Because the Condominium is located in an area where additional improvements may be contemplated, demolition or construction of buildings and other structures within the immediate area or within the view lines of any particular Unit or of any part of the Condominium (the "Views") may block, obstruct, shadow or otherwise affect Views, which may currently be visible from the Unit or from the Condominium. Therefore, each unit owner and each unit owner's successors and assigns, agrees to release the Developer, its partners and its and their officers, members, directors and employees and every affiliate and person related or affiliated in any way with any of them ("Developer's Affiliates") from and against any and all losses, claims, demands, damages, costs and expenses of whatever nature or kind, including attorney's fees and costs, including those incurred through all arbitration and appellate proceedings, related to or arising out of any claim against the Developer or the Developer's Affiliates related to Views or the disruption, noise, commotion, and other unpleasant effects of nearby development or construction. As a result of the foregoing, there is no guarantee of view, security, privacy, location, design, density or any other matter.

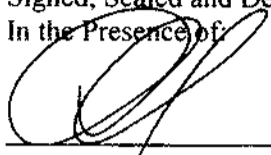
Additionally, each unit owner, by acceptance of a deed or other conveyance of a Unit, understands and agrees that there are various methods for calculating the square footage of a Unit, and that depending on the method of calculation, the quoted square footage of the Unit may vary by a nominal amount. Additionally, as a result of in the field construction, other permitted changes to the Unit, and settling and shifting of improvements, actual square footage of a Unit may also be affected by a nominal amount. By accepting title to a Unit, the applicable unit owner shall be deemed to have conclusively agreed to accept the size and dimensions of the Unit, regardless of any minor variances in the square footage from that which may have been disclosed at any time prior to closing. Without limiting the generality of this subparagraph, the Developer does not make any representation or warranty as to the actual size, dimensions (including ceiling heights) or square footage of any Unit.

**LEOPOLD, KORN & LEOPOLD, P.A.**

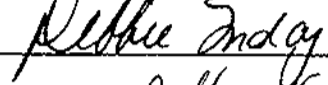
20801 Biscayne Boulevard, Suite 501, Aventura, FL 33180 Telephone: 305-935-3500

IN WITNESS WHEREOF, the Developer has caused this Declaration of Condominium to be executed this 14<sup>th</sup> day of April, 2006.

Signed, Sealed and Delivered  
In the Presence of:

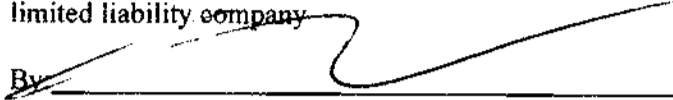
  
\_\_\_\_\_

Print Name: Gary A. Korn  
\_\_\_\_\_

  
\_\_\_\_\_

Print Name: Debbie Kroon  
\_\_\_\_\_

**CF SUNVEST DEVELOPMENT, LLC**, a Delaware  
limited liability company

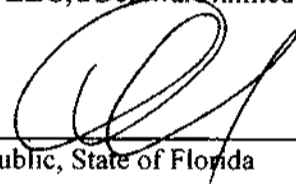
  
By \_\_\_\_\_  
HARRIS FRIEDMAN, President

Address: 425 North Federal Highway  
Hallandale Beach, Florida 33009

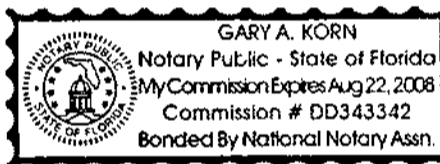
STATE OF FLORIDA            )  
  ) SS:  
COUNTY OF BROWARD        )

The foregoing instrument was acknowledged before me this 14<sup>th</sup> day of April, 2006, by HARRIS FRIEDMAN, as President of **CF SUNVEST DEVELOPMENT, LLC**, a Delaware limited liability company, who is personally known to me.

My Commission Expires:

  
\_\_\_\_\_  
Notary Public, State of Florida

Print Name: \_\_\_\_\_



**EXHIBIT "A"**  
**TO**  
**DECLARATION OF CONDOMINIUM FOR**  
**EDGEWATER CONDOMINIUMS**

**LEGAL DESCRIPTION OF REAL PROPERTY**

**LEOPOLD, KORN & LEOPOLD, P.A.**

20801 Biscayne Boulevard, Suite 501, Aventura, FL 33180 Telephone: 305-935-3500

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**LEGAL DESCRIPTION**

Parcel "A" and "B", PINE RIDGE SOUTH, according to the map or plat thereof, as recorded in Plat Book 133, Page 16 of the Public Records of Broward County, Florida.

Together with that certain Grant of Easement for Drainage Purposes, recorded November 26, 1985 in Official Records Book 12995, Page 198 of the Public Records of Broward County, Florida.

**LEOPOLD, KORN & LEOPOLD, P.A.**

20801 Biscayne Boulevard, Suite 501, Aventura, FL 33180 Telephone: 305-935-3500

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**EXHIBIT "B"**  
**TO**  
**DECLARATION OF CONDOMINIUM FOR**  
**EDGEWATER CONDOMINIUMS**

**PLOT PLAN, SURVEY AND GRAPHIC DESCRIPTION**

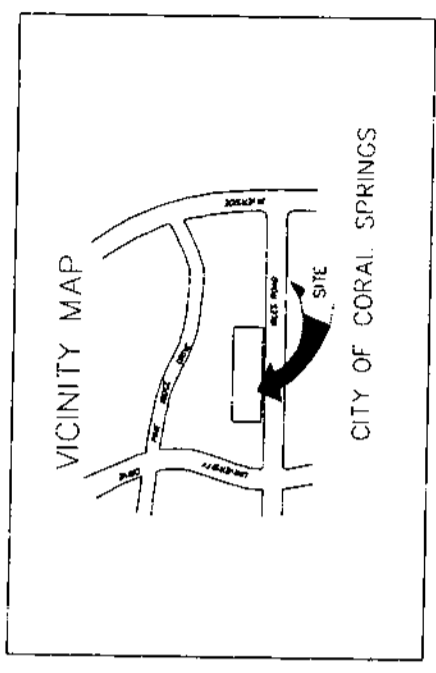
**LEOPOLD, KORN & LEOPOLD, P.A.**

20801 Biscayne Boulevard, Suite 501, Aventura, FL 33180 Telephone: 305-935-3500

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# Edgewater Condominiums Cover Sheet

- 1- Cover sheet
- 2- Legal Description, Surveyor's Notes and Certificate
- 3- Survey-Site Plan Legend
- 4-12- Survey-Site Plan, Graphic Description of Improvements
  - 13- First Floor Plan (Building Nos. 1, 2, 3, 7, 12, and 14)
  - 14- Second Floor Plan (Building Nos. 1, 2, 3, 7, 12, and 14)
  - 15- Third Floor Plan (Building Nos. 1, 2, 3, 7, 12, and 14)
  - 16- First Floor Plan (Building Nos. 4, 8, 11, and 16)
  - 17- Second Floor Plan (Building Nos. 4, 8, 11, and 16)
  - 18- Third Floor Plan (Building Nos. 4, 8, 11, and 16)
  - 19- First Floor Plan (Building Nos. 5, 10, and 15)
  - 20- Second Floor Plan (Building Nos. 5, 10, and 15)
  - 21- Third Floor Plan (Building Nos. 5, 10, and 15)
  - 22- First Floor Plan (Building No. 6)
  - 23- Second Floor Plan (Building No. 6)
  - 24- Third Floor Plan (Building No. 6)
  - 25- First Floor Plan (Building No. 9)
  - 26- Second Floor Plan (Building No. 9)
  - 27- Third Floor Plan (Building No. 9)
  - 28- First Floor Plan (Building No. 17)
  - 29- Second Floor Plan (Building No. 17)
  - 30- Third Floor Plan (Building No. 17)



- 31- Elevation Plan (Buildings 1 through 17)
- 32- Unit Type 'THE ANTIGUA'
- 33- Unit Type 'THE BERMUDA'
- 34- Unit Type 'THE CAYMAN'
- 35- Club House
- 36- Kids Center
- 37-44- Summary Table No. 1 - 8

**EXHIBIT "B"**

<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>DATE</th> <th>REVISIONS</th> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </table>	DATE	REVISIONS								<p style="text-align: center;"><b>Edgewater Condominiums</b></p> <p style="text-align: center;">8531 WELLS ROAD, CORAL SPRINGS, FL 33067</p>	<p style="font-size: 2em; font-weight: bold;">1</p>
DATE	REVISIONS										
ALL DIMENSIONS AND INFORMATION SHOWN AND SPECIFIED ON THIS PLAN IS THE PROPERTY OF P.J.H. MANUCKY, INC. NO IT IS TO BE UTILIZED BY OTHER PARTIES WITHOUT THE WRITTEN PERMISSION OF P.J.H. MANUCKY, INC.		PROJECT NAME: Edgewater Condominiums DATE: OCTOBER 16, 2000 SHEETS: 44 COUNTY: BROWARD SCALE: N/A FIELD BOOK: 5810 SHEET NO.: 1 OF 44 SHEETS									

# Edgewater Condominiums

## Legal Description, Surveyor's Notes and Certificate

**LEGAL DESCRIPTION**

PARCELS "A" AND "B", PINE RIDGE SOUTH, ACCORDING TO THE MAP OR PLAN THEREOF AS RECORDED IN PLAT BOOK 133, PAGE 16 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA TOGETHER WITH THAT CERTAIN GRANT OF EASEMENT FOR DRAINAGE PURPOSES, RECORDED NOVEMBER 26, 1985 IN OFFICIAL RECORDS BOOK 12995, PAGE 198 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

**SURVEYOR'S NOTES**

- 1- LANDS SHOWN HEREON WERE ABSTRACTED FOR EASEMENTS AND/OR RIGHTS-OF-WAY OF RECORD BY LAWYERS TITLE INSURANCE CORPORATION ORDER NO. 10538638 EFFECTIVE DATE: 12/08/06 AT 8 AM.
- 2- NO ATTEMPT WAS MADE BY THIS FIRM TO LOCATE UNDERGROUND UTILITIES, FOOTINGS OF BUILDINGS, WALLS OR FENCES, EXCEPT AS SHOWN HEREON, IF ANY.
- 3- THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS PROPERTY LINES, EXCEPT AS SHOWN HEREON, IF ANY.
- 4- THE NORTH ARROW AND BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF N89°33'30"W ALONG THE NORTH RIGHT-OF-WAY LINE OF WELLS ROAD. ALL OTHER BEARINGS ARE RELATIVE THERE TO.
- 5- ELEVATIONS SHOWN HEREON IF ANY ARE RELATIVE TO THE NATIONAL GEODETIC VERTICAL DATUM (1929 MEAN SEA LEVEL).
- 6- BENCHMARK USED BROWARD CO #5195 (LEV. 15.427) SQUARE CORNER AT THE S.W. CORNER OF WELLS RD. UNIVERSITY DR INTERSECTION.
- 7- THE SUBJECT PROPERTY IS ZONED RV-20 (RESIDENTIAL/MULTI-FAMILY).
- 8- THE TAX IDENTIFICATION NO. FOR THE SUBJECT PROPERTY IS 4841-10-09-3000.

**CERTIFICATE OF SURVEYOR:**

THAT UNDERSIGNED, BEING A PROFESSIONAL LAND SURVEYOR, DULY AUTHORIZED TO PRACTICE IN THE STATE OF FLORIDA, DOES HEREBY CERTIFY THAT THE CONSTRUCTION OF THE IMPROVEMENTS WITHIN: **Edgewater Condominiums** AS SHOWN HEREON ARE SUBSTANTIALLY COMPLETED SO THAT THE MATERIALS COMPRISING EXHIBIT "B" OF THE DECLARATION DESCRIBING THE CONDOMINIUM PROPERTY, THE PROVISIONS OF THE DECLARATION DESCRIBING THE CONDOMINIUM PROPERTY, IS AN ACCURATE REPRESENTATION OF THE LOCATION AND DIMENSIONS OF THE IMPROVEMENTS AND SO THAT THE IDENTIFICATION, LOCATION AND DIMENSIONS OF THE COMMON ELEMENTS AND OF EACH UNIT CAN BE DETERMINED FROM THESE MATERIALS.

THE UNDERSIGNED FURTHER CERTIFIES THAT ALL PLANNED IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO, LANDSCAPING, UTILITY SERVICES AND ACCESS TO THE UNITS AND COMMON AREAS FACILITIES HAVE BEEN SUBSTANTIALLY COMPLETED

J.H. MANUCY INC., LB66632

A. Hernandez

2/20/06

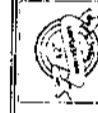

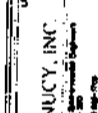


DATED

**BERNABE A. HERNANDEZ**  
REGISTERED LAND SURVEYOR No. 2905  
STATE OF FLORIDA

**NOTES:**

- 1) THIS CERTIFICATION IS ONLY FOR THE LAND AS SHOWN HEREON.
- 2) THIS IS NOT A CERTIFICATE OF TITLE, ZONING, EASEMENTS OR FREEDOM FOR ENCUMBRANCES.
- 3) THIS CERTIFICATE IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

**EXHIBIT "B"**

				
<p><b>J.H. MANUCY, INC.</b> REGISTERED LAND SURVEYORS 10000 W. STATE ROAD 10, SUITE 100, BOCA RATON, FL 33433 TEL: 561-993-1111 FAX: 561-993-1112</p>				
<p><b>Edgewater Condominiums</b> 8541 WILLES ROAD, EUSTON SPRINGS, FL 33567</p>				
<p>DATE: OCTOBER 19, 2005 DRAWN BY: [Signature] CHECKED BY: [Signature] DATE: [Signature] SCALE: [Signature] PROJECT NO.: [Signature]</p>				<p style="font-size: 2em; font-weight: bold;">2</p>

(C) COPYRIGHT 2005, J.H. MANUCY AND ASSOCIATED SURVEYORS AND CERTIFIED. ON THIS PAGE IS THE PROPERTY OF J.H. MANUCY, INC. NOT TO BE REPRODUCED BY ANY OTHER PARTY WITHOUT THE WRITTEN APPROVAL OF J.H. MANUCY, INC.

# Edgewater Condominiums

## Survey-Site Plan Legend

### LEGEND

- = IRON PIN FOUND
- = IRON PIN SET
- ▲ = TRANSFORMER
- ⋈ = CHECK VALVE
- ⊕ = FIRE HYDRANT
- ▣ = CATCH BASIN
- Ⓢ = STORM SEWER MANHOLE
- 5 = PARKING COUNT
- [G] = GAS METER
- ⊙ = GAS VALVE
- ⊙(W) = WATER VALVE
- ⊕ = POWER POLL
- ↓ = GUY ANCHOR
- ⊙ = LIGHT POLE
- Ⓢ = SANITARY SEWER MANHOLE

**ABBREVIATIONS**

(C.C.F.) - DENOTES LIMITED COMMON ELEMENTS  
 (C.I.) - DENOTES COMMON ELEMENTS

DATE	REVISIONS

**J.H. MANUCY, INC.**  
 Surveyors  
 10000 W. 11th Avenue, Suite 100  
 Denver, CO 80231  
 Tel: 303.751.1100  
 Fax: 303.751.1101



**Edgewater Condominiums**  
 8534 MILL'S ROAD, CORAL SPRINGS, FL 33067

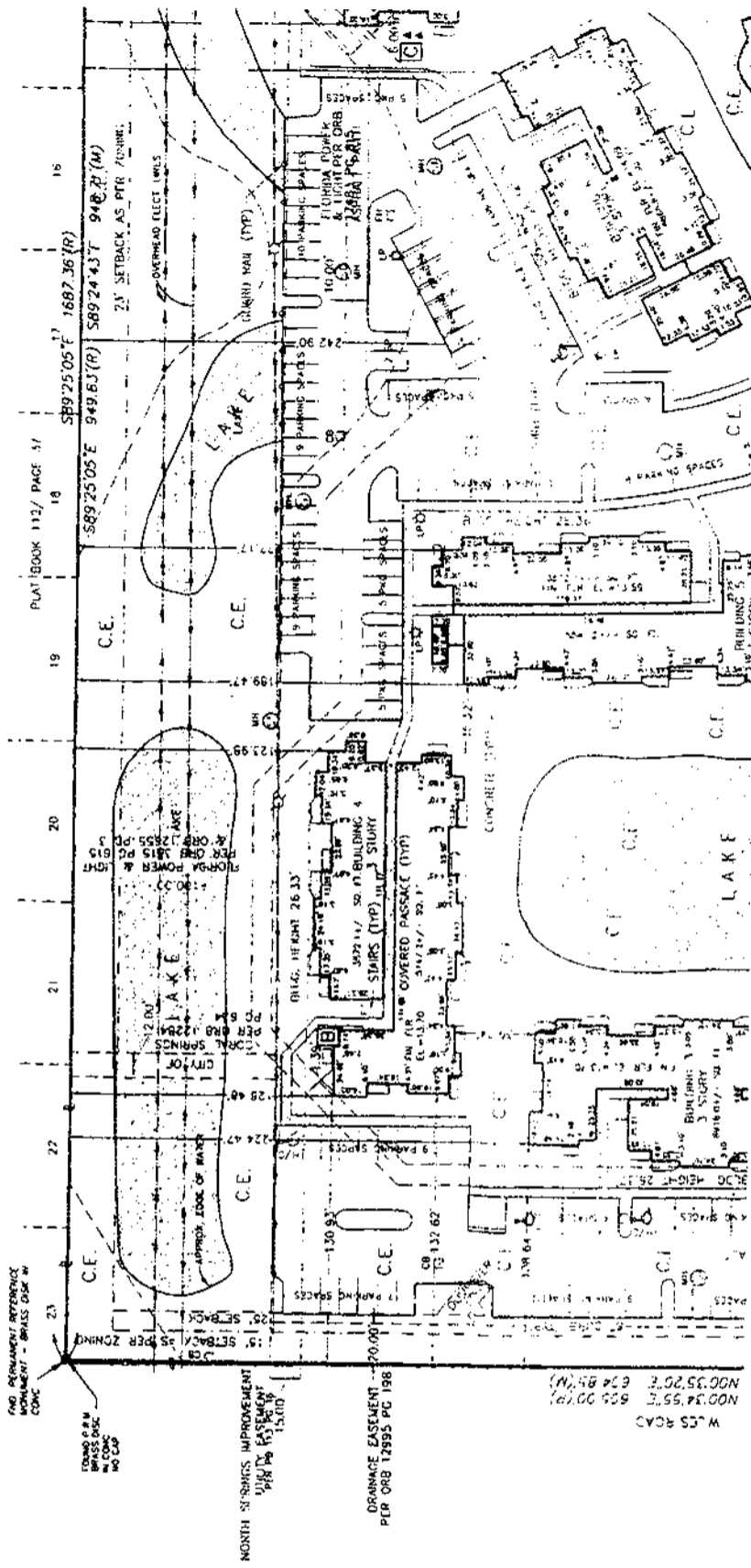
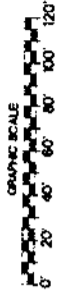
**EXHIBIT "B"**

DATE: OCTOBER 18, 2005  
 DRAWN BY: JHM  
 CHECKED BY: JHM  
 SCALE: AS SHOWN  
 PROJECT NO.: 10000  
 SHEET NO.: 3 OF 48 SHEETS

THIS DOCUMENT, INCLUDING ALL INFORMATION AND SPECIFICATIONS THEREON, IS THE PROPERTY OF J.H. MANUCY, INC. AND IS TO BE RETURNED TO THE COMPANY IMMEDIATELY UPON THE COMPLETION OF THE PROJECT.

# Edgewater Condominiums

## Survey-Site Plan, Graphic Description of Improvements

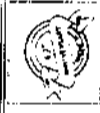


**ABBREVIATIONS**

- (C.C.) - OWNER'S IMPROVEMENT
- (C.E.) - OWNER'S COMMON ELEMENT

DATE	REVISIONS

**J.H. MANICKY, INC.**  
 Surveyors  
 1000 N. W. 10th St., Suite 100  
 Ft. Lauderdale, FL 33304  
 Phone: (305) 555-1111  
 Fax: (305) 555-1112



PROJECT NAME  
**Edgewater Condominiums**

9331 REES ROAD, CORAL SPRINGS FL 33067  
 ORDER No. 100-100

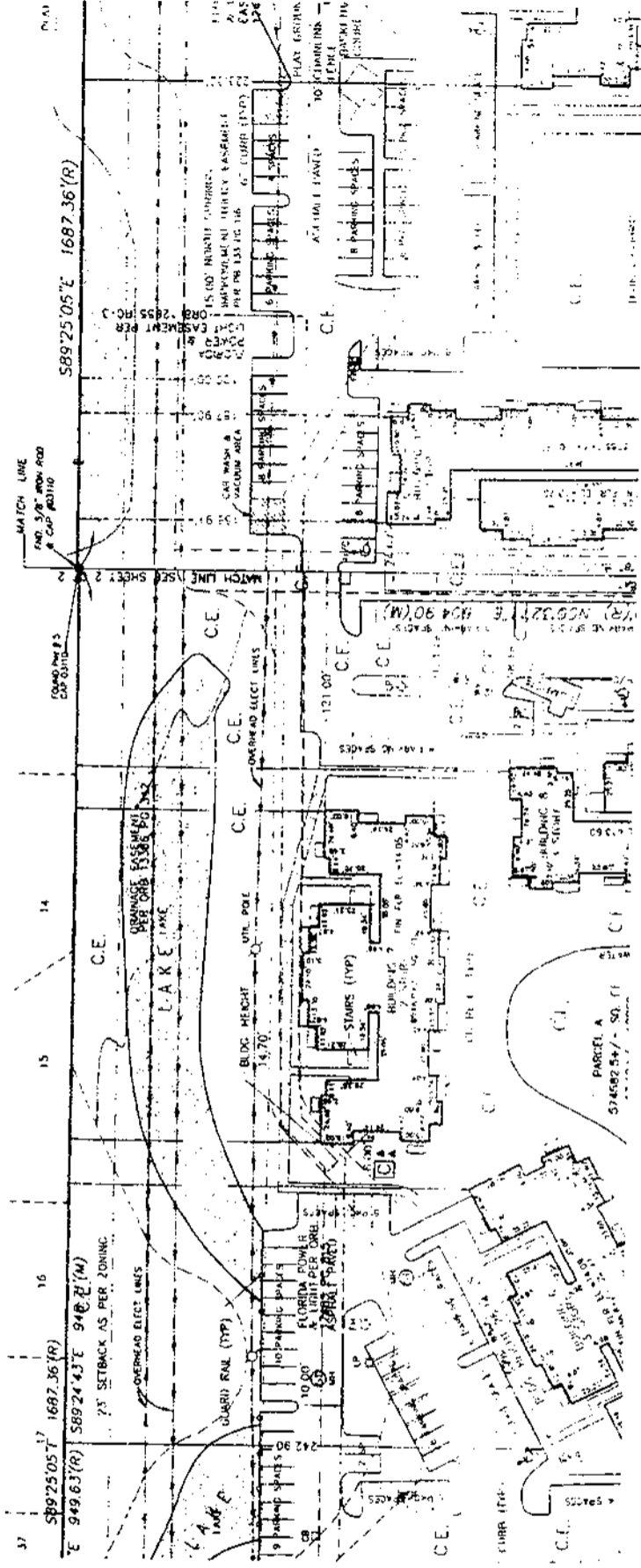
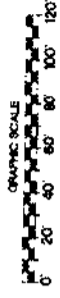
DATE OF ORDER: 2005  
 DRAWN BY: [Signature]  
 CHECKED BY: [Signature]  
 SCALE: AS SHOWN  
 PROJECT NO. 100-100

**EXHIBIT "B"**

(C) COPYRIGHT NOTICE: ALL DIMENSIONS AND IMPROVEMENTS SHOWN AND DESCRIBED ON THIS PLAN IS THE PROPERTY OF J.H. MANICKY, INC. NOT TO BE UTILIZED BY OWNER OR OTHER PARTIES EXCEPT BY WRITTEN AGREEMENT WITH J.H. MANICKY, INC.

# Edgewater Condominiums

## Survey-Site Plan, Graphic Description of Improvements



**ABBREVIATIONS**  
 (C.E.) - CONDO'S UNIT'S COMMON ELEMENTS  
 (C.E.) - CONDO'S COMMON ELEMENTS

**EXHIBIT "B"**

**J.J.H. MANLY, INC.**  
 Surveyors  
 1000 N. W. 10th St., Suite 100  
 Ft. Lauderdale, FL 33304  
 Phone: (561) 533-1111  
 Fax: (561) 533-1112  
 www.jjhmanly.com

**Edgewater Condominiums**  
 PROJECT NAME  
 1615 W. 15th Road, Coral Springs, FL 33067

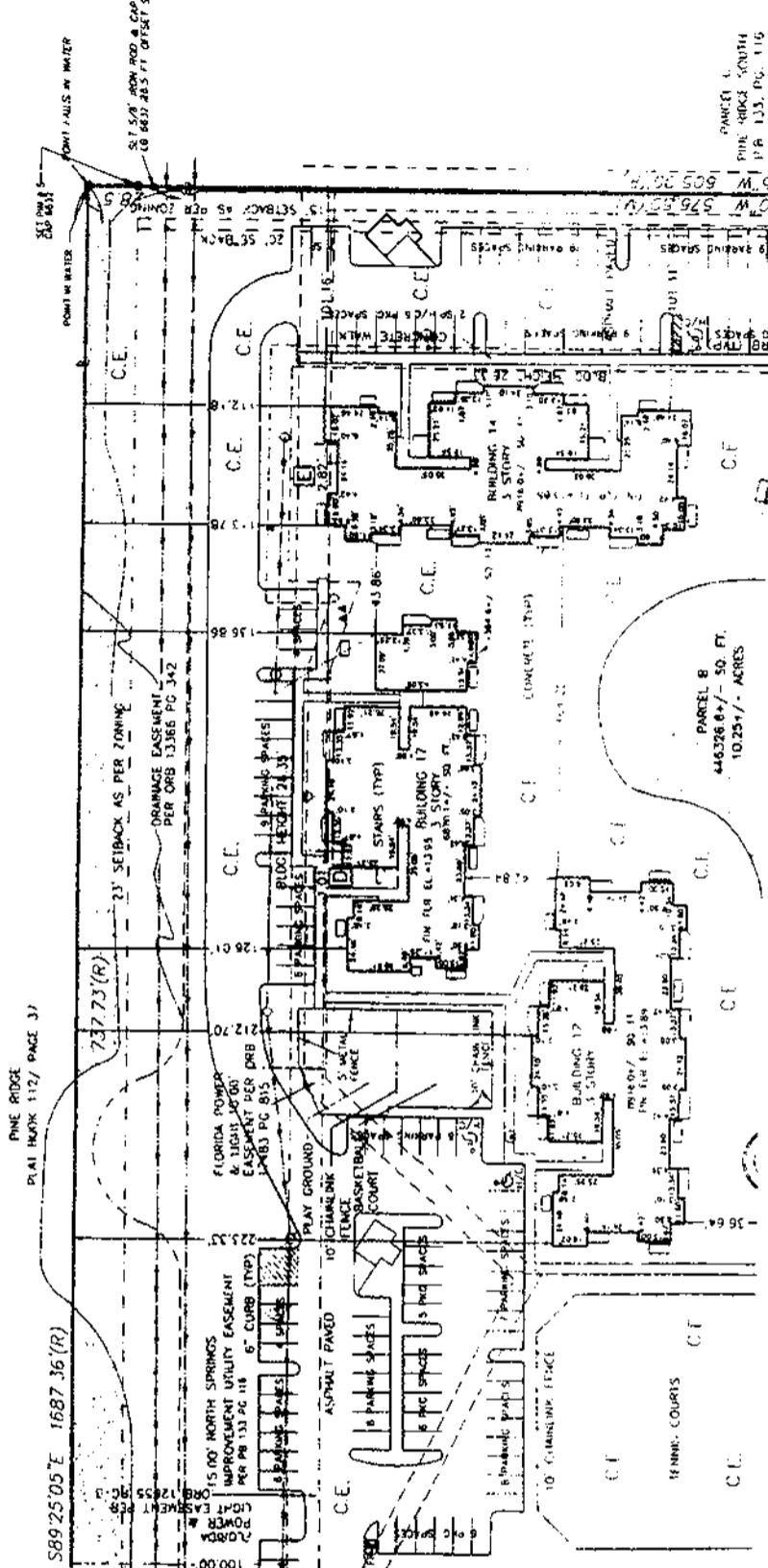
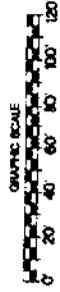
DATE: 11/15/2005  
 DRAWN BY: J. MANLY  
 CHECKED BY: J. MANLY  
 SCALE: AS SHOWN  
 PROJECT NO.: 050501

5

FOR CONDOMINIUM WORK, ALL DIMENSIONS AND IMPROVEMENTS SHOWN AND SPECIFIED ON THIS PLAN IS THE PROPERTY OF J.J.H. MANLY, INC. NOT TO BE TAKEN BY OTHERS WITHOUT WRITTEN PERMISSION FROM J.J.H. MANLY, INC.

# Edgewater Condominiums

## Survey-Site Plan, Graphic Description of Improvements



**ABBREVIATIONS**  
 (L.C.E.)= DONOR'S LIMITED COMMON ELEMENT  
 (C.E.)= BENEFIT'S COMMON ELEMENT

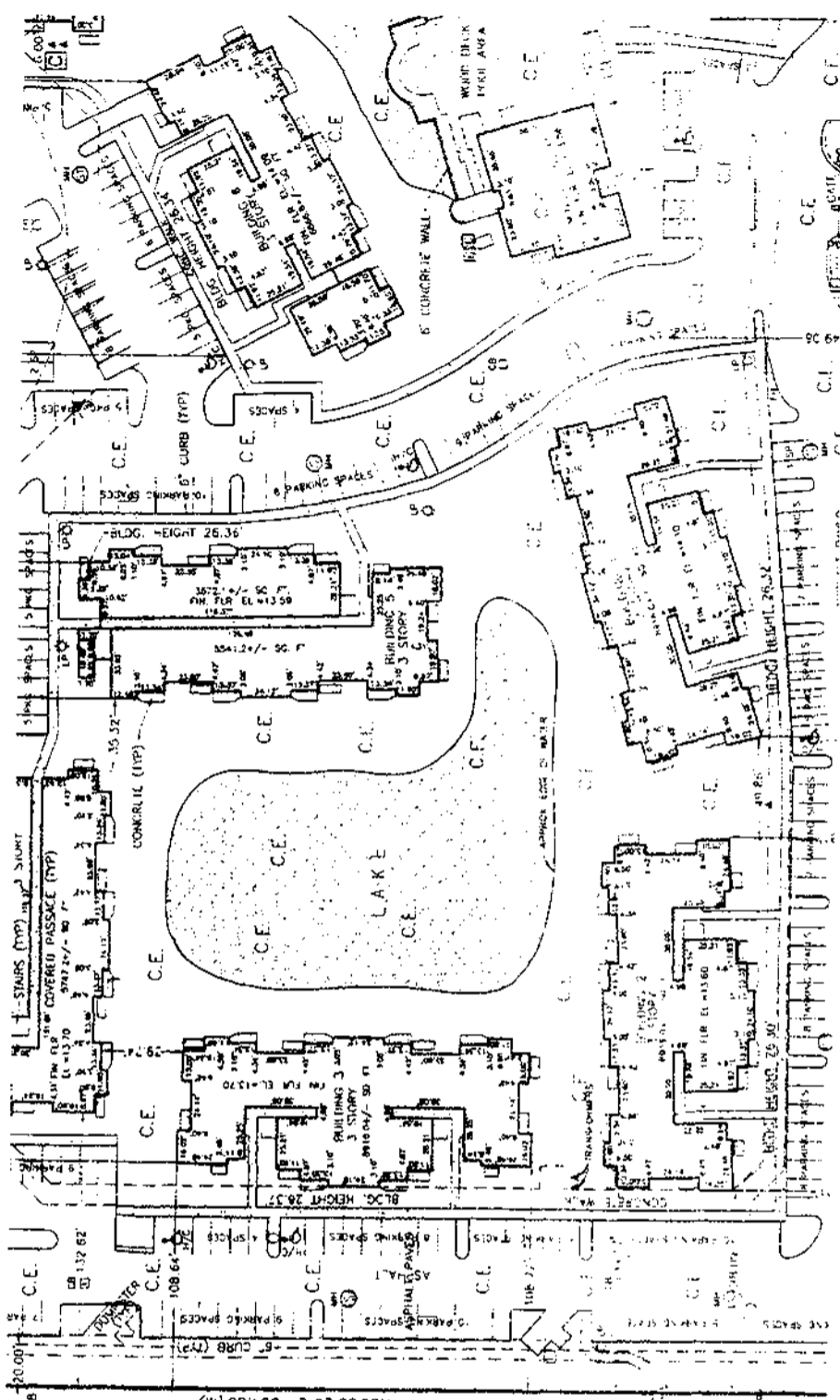
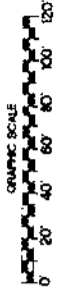
**EXHIBIT "B"**

		<b>Edgewater Condominiums</b> 891 WILKS ROAD, CORAL SPRINGS, FL 33067	
DATE: REVISIONS: BY:		PROJECT NAME:	
DATE: OCTOBER 14, 2003 DRAWN: T.E. CHECKED: B.M. SCALE: AS SHOWN FIELD BOOK: APO-DWG ORDER NO.: 09130		6 of 44 PAGES	



# Edgewater Condominiums

## Survey-Site Plan, Graphic Description of Improvements



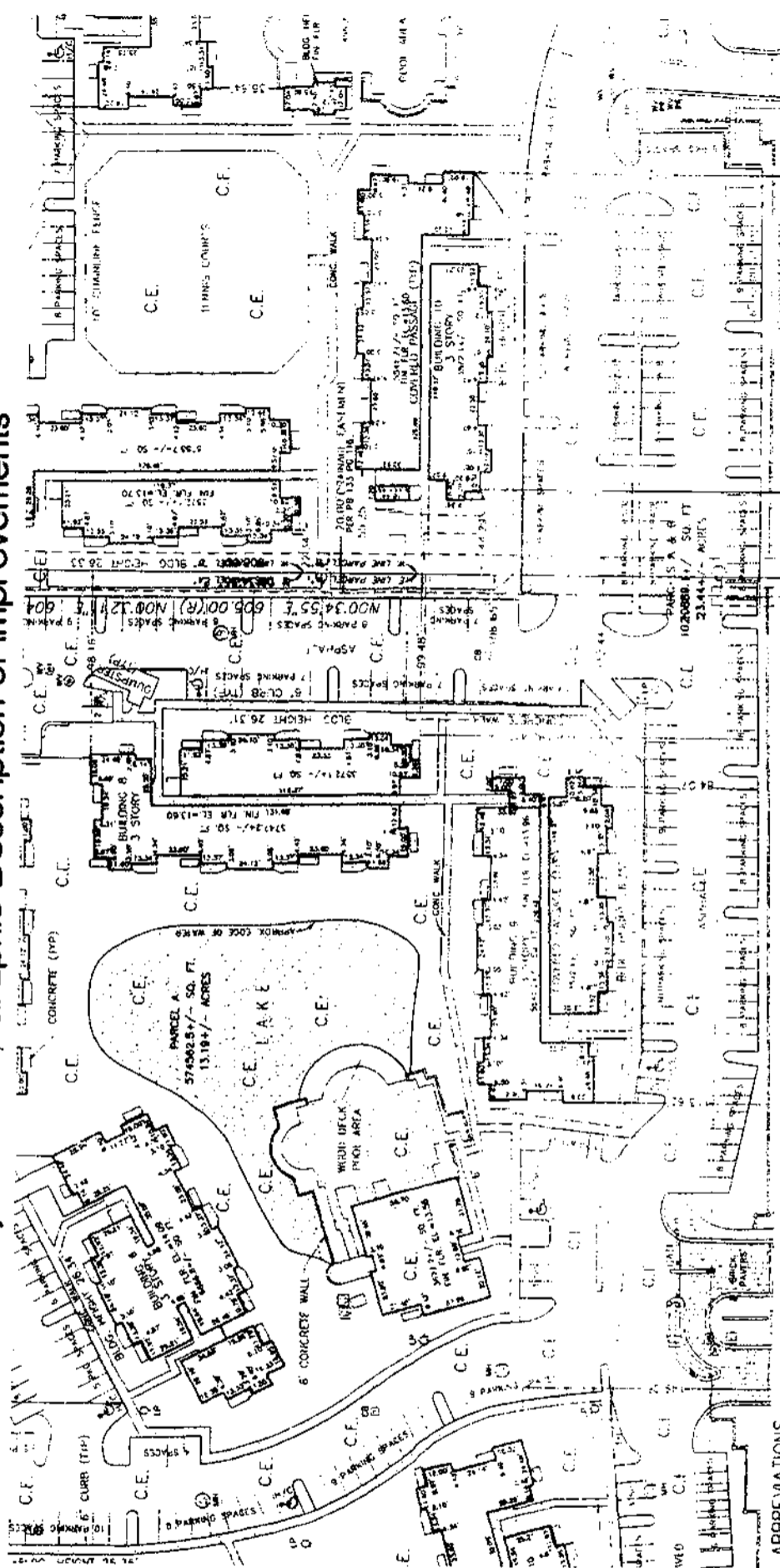
### EXHIBIT "B"

<b>P.J.H. MANULAC, INC.</b> 1000 S.W. 10th Street, Suite 100 Ft. Lauderdale, FL 33304 Phone: (954) 575-1100 Fax: (954) 575-1101	
PROJECT NAME <b>Edgewater Condominiums</b>	PROJECT NO. B33-0011-ROAD, CURB, SPACES, E, 10067
DATE 12/15/05	DRAWN BY J.M.
CHECKED BY J.M.	DATE 12/15/05
SCALE 1" = 40'	SHEET NO. 7

ALL DIMENSIONS AND SPECIFICATIONS SHOWN AND STATED ON THIS PLAN IS THE PROPERTY OF P.J.H. MANULAC, INC. AND TO BE ADHERED TO BY ALL CONTRACTORS AND SUBCONTRACTORS IN THE PERFORMANCE OF THEIR OBLIGATIONS UNDER THIS CONTRACT.

# Edgewater Condominiums

## Survey-Site Plan, Graphic Description of Improvements



### ABBREVIATIONS

- (C.C.) - CONCRETE
- (C.C.B.) - CONCRETE (TYPE)
- (C.F.) - CONCRETE FOUNDATION
- (C.P.) - CONCRETE PAVING
- (C.P.A.) - CONCRETE PAVING AREA
- (C.P.C.) - CONCRETE PAVING CURB
- (C.P.D.) - CONCRETE PAVING DRIVE
- (C.P.E.) - CONCRETE PAVING ENTRANCE
- (C.P.F.) - CONCRETE PAVING FLOOR
- (C.P.G.) - CONCRETE PAVING GARAGE
- (C.P.H.) - CONCRETE PAVING HIGHWAY
- (C.P.I.) - CONCRETE PAVING INTERSECTION
- (C.P.J.) - CONCRETE PAVING JUNCTION
- (C.P.K.) - CONCRETE PAVING KURVE
- (C.P.L.) - CONCRETE PAVING LANE
- (C.P.M.) - CONCRETE PAVING MEDIAN
- (C.P.N.) - CONCRETE PAVING NARROW
- (C.P.O.) - CONCRETE PAVING OVERTURN
- (C.P.P.) - CONCRETE PAVING PARKING
- (C.P.Q.) - CONCRETE PAVING QUAY
- (C.P.R.) - CONCRETE PAVING RAMP
- (C.P.S.) - CONCRETE PAVING SIDEWALK
- (C.P.T.) - CONCRETE PAVING TAPER
- (C.P.U.) - CONCRETE PAVING UNDERPASS
- (C.P.V.) - CONCRETE PAVING VENT
- (C.P.W.) - CONCRETE PAVING WALL
- (C.P.X.) - CONCRETE PAVING XING
- (C.P.Y.) - CONCRETE PAVING YARD
- (C.P.Z.) - CONCRETE PAVING ZONE

DATE: 11/13/2010

**J.H. MANIACY, INC.**  
 Surveyors  
 1000 S.W. 11th St., Suite 200  
 Ft. Lauderdale, FL 33304  
 Phone: (954) 578-1111  
 Fax: (954) 578-1112



**Edgewater Condominiums**  
 9511 WILLS FORD CORN. SPRINGS, FL 33067

## EXHIBIT "B"

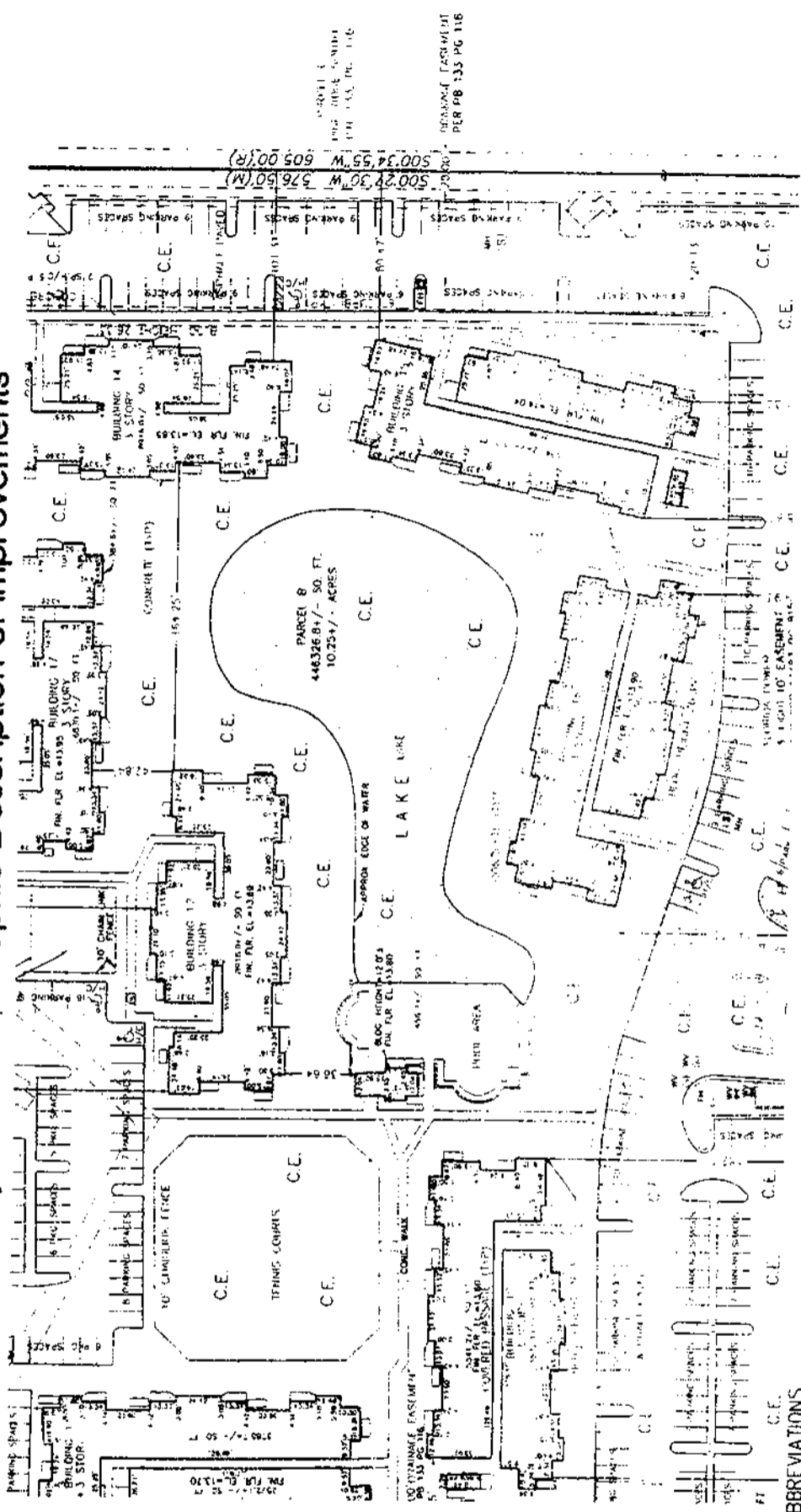
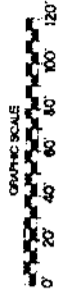
8

PLAT DECORATED 11/13/2010  
 DRAWN BY: J.H. MANIACY  
 CHECKED BY: J.H. MANIACY  
 SCALE: AS SHOWN  
 FIELD BOOK: 100000  
 DRAWING NO.: 100000

P. 42 OF 44

# Edgewater Condominiums

## Survey-Site Plan, Graphic Description of Improvements



**ABBREVIATIONS**

- (C.E.) - IMPROVED COMMON EASEMENT
- (E.C.E.) - EASEMENT COMMON EASEMENT

**NOT REVISIONS**

NO.	DATE	DESCRIPTION



**INDEXED MAP**

**Edgewater Condominiums**  
 8831 W. 15th Road, Cent. Springs, AL 35867

DATE OF SURVEY: 10/20/05  
 DRAWN BY: J.H. Manuly  
 CHECKED BY: J.H. Manuly  
 SCALE: AS SHOWN  
 PROJECT NO.: 05-010  
 OWNER NO.: 105983282

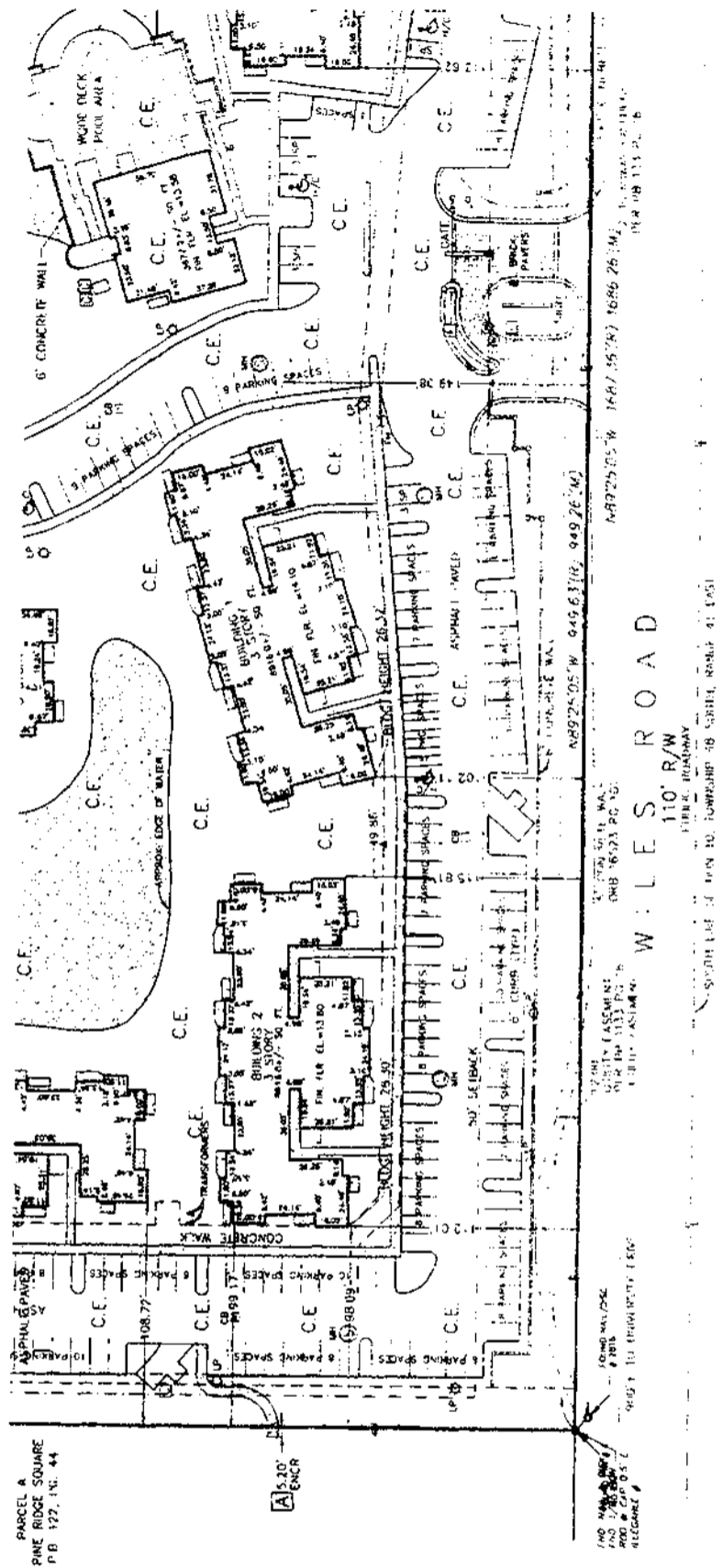
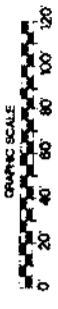
**9**

### EXHIBIT "B"

(C) COPYRIGHT 2005, ALL RIGHTS RESERVED. NO PART OF THIS MAP OR THE PROPERTY OF THE MANULY, INC. MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM J.H. MANULY, INC.

# Edgewater Condominiums

## Survey-Site Plan, Graphic Description of Improvements



**ABBREVIATIONS**

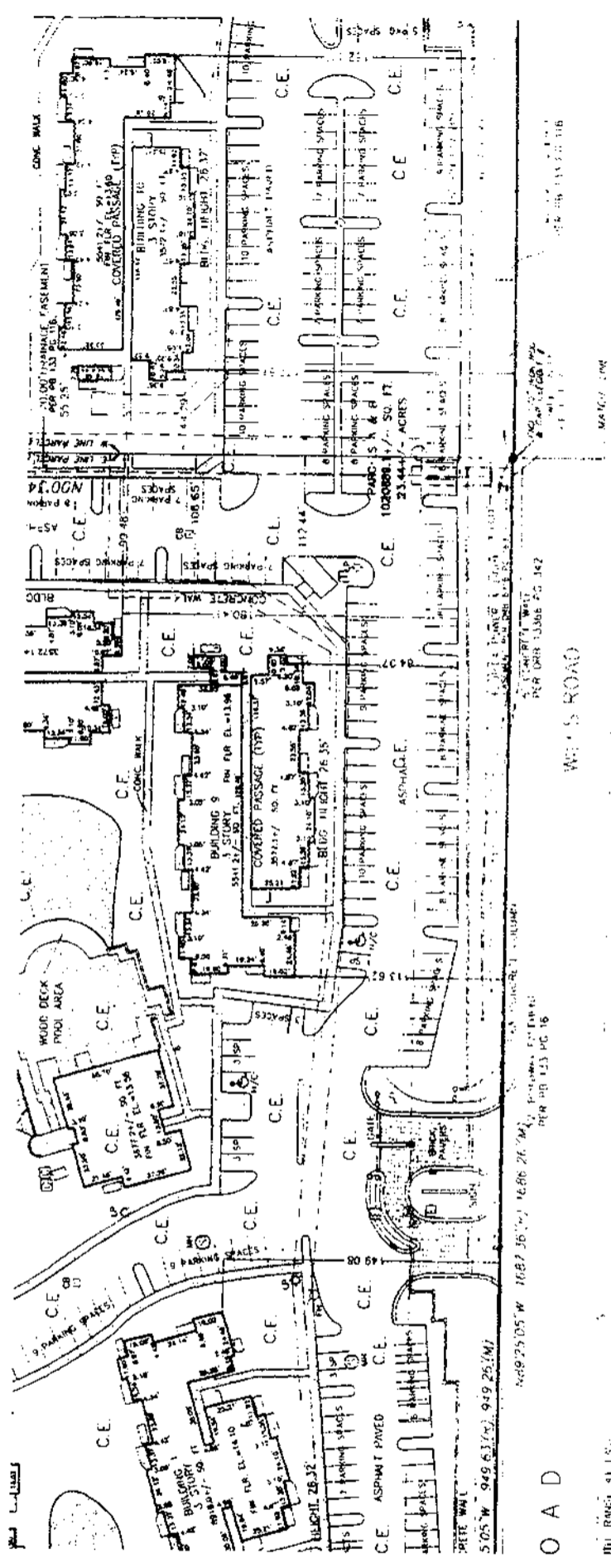
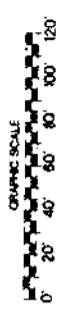
- (C.E.) - COMMONS ELEMENT
- (C.L.) - COMMONS ELEMENT

# EXHIBIT "B"

		<b>J.H. MANLY, INC.</b> Surveyors 1000 N. 10th St., Suite 100 Phoenix, AZ 85006 Phone: (602) 254-1111 Fax: (602) 254-1112		<b>Edgewater Condominiums</b> 1535 W. WILSON ROAD, COON SPRINGS, AZ 85087	DATE: 08/01/2007 DRAWN BY: [Name] CHECKED BY: [Name] IN CHARGE: [Name] PROJECT NO.: [Number]
(SEE COMPASS BEARING, ALL DIMENSIONS AND SPECIFICATIONS SHOWN AND SPECIFIED ON THIS PLAN AS THE PROPERTY OF J.H. MANLY, INC. AND IS TO BE USED BY OWNER OR OTHER PARTIES EXCEPT BY WRITTEN AUTHORIZATION OF J.H. MANLY, INC.)					

# Edgewater Condominiums

## Survey-Site Plan, Graphic Description of Improvements



### ABBREVIATIONS

- (C.E.) - CONCRETE COMMON ELEMENT
- (C.L.) - CONCRETE COMMON ELEMENT

**J.H. MANUCY, INC.**  
 Surveyors  
 1000 N. 10th Street, Suite 200  
 Portland, Oregon 97227  
 Phone: 503-241-1111  
 Fax: 503-241-1112



**Edgewater Condominiums**  
 8001 WEISS ROAD, EDWATER, OREGON 97111

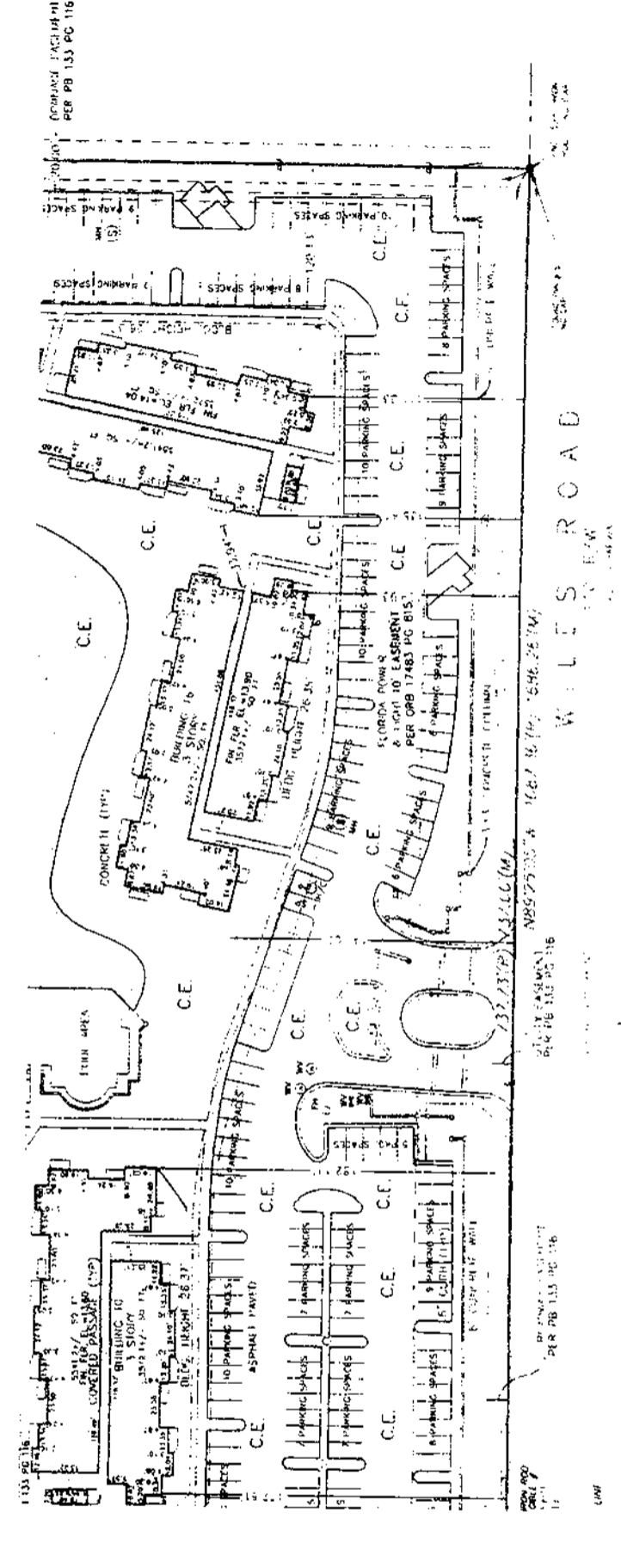
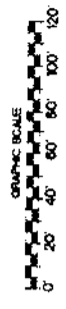
# EXHIBIT "B"

11

DATE OF SURVEY: 7/20/00  
 DRAWN BY: J.H. MANUCY  
 CHECKED BY: J.H. MANUCY  
 SCALE: AS SHOWN  
 PROJECT NO.: 1100000000

# Edgewater Condominiums

## Survey-Site Plan, Graphic Description of Improvements



**ABBREVIATIONS**  
 (C.E.) - COMMON ELEMENTS  
 (C.E.) - COMMON ELEMENTS

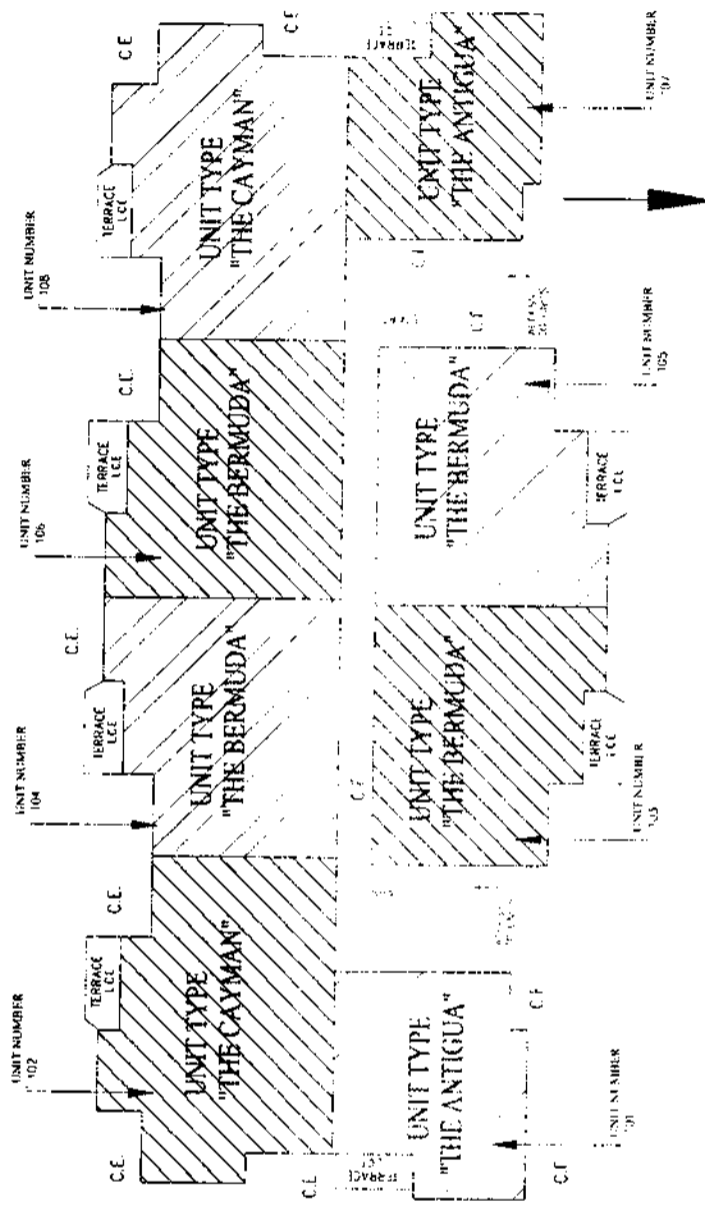
**EXHIBIT "B"**

		<b>Edgewater Condominiums</b> PROJECT: EDG. COND. CONDO. SPRINGFIELD, ILL. 62777	
DATE: 11/15/11 DRAWN BY: J.H. MANUCY, INC.		SCALE: AS SHOWN OPER. NO.: 100100	
PROJECT NO.: 11111		SHEET NO.: 12	

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# Edgewater Condominiums

## First Floor Plan (Building Nos. 1, 2, 3, 7, 12, and 14)



**ABBREVIATIONS**  
 (C.E.) - DENOTES LIMITED COMMON ELEMENT  
 (C.F.) - DENOTES COMMON ELEMENT

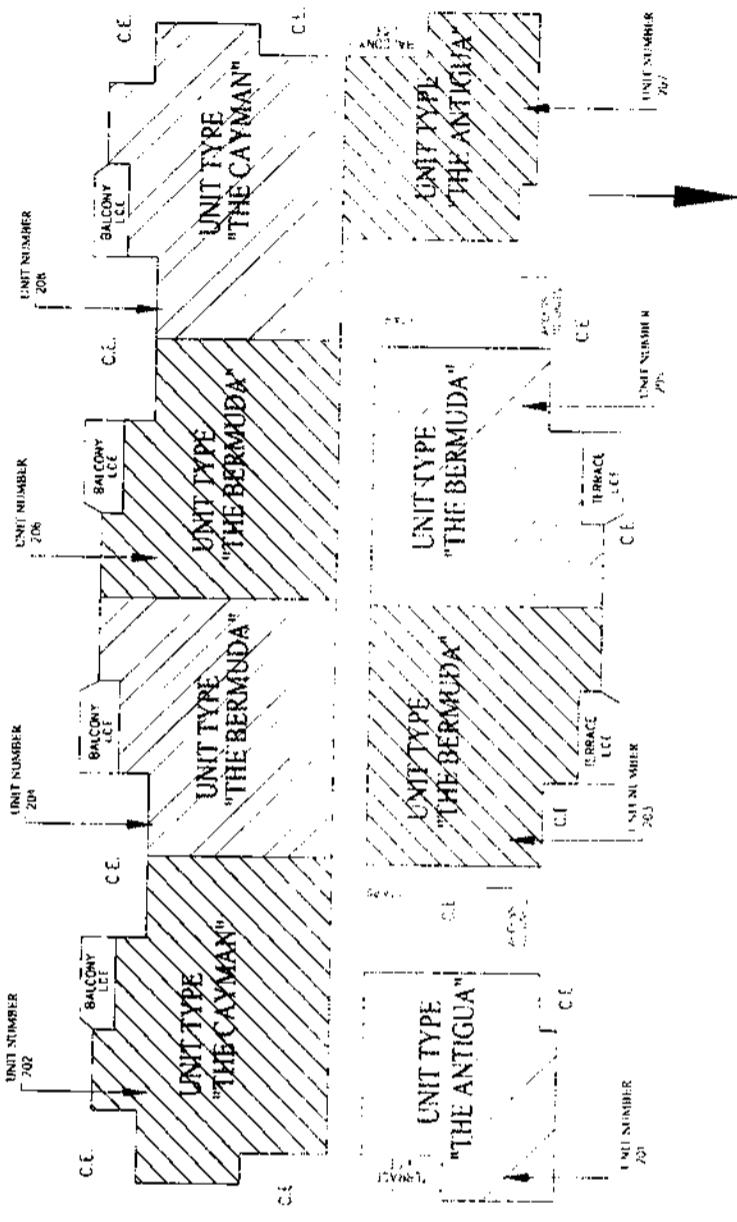
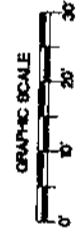
NOTE: ALL ROOMS COMMON ELEMENT

### EXHIBIT "B"

<p><b>J.H. MANLY, INC.</b>          Licensed Professional Engineer          No. 13031          State of Florida          200 N. W. 10th Ave., Suite 100          Ft. Lauderdale, FL 33304          Tel. (305) 551-1111</p>	<p><b>Edgewater Condominiums</b>          1000 W. WINDY COAST DRIVE, SUITE 101          FORT WORTH, TEXAS 76104</p>	<p>UNIT NUMBER IN MAP          DRAWN BY          CHECKED BY          DATE          PROJECT NO.          SHEET NO. OF TOTAL SHEETS</p> <p style="text-align: right;"><b>13</b></p>
--	---	---

# Edgewater Condominiums

## Second Floor Plan (Building Nos. 1, 2, 3, 7, 12, and 14)



**ABBREVIATIONS**  
 (C.E.) - DENOTES UNIFIED COMMON ELEMENT  
 (C.E.) - DENOTES COMMON ELEMENT

NOTE: ALL ROOMS COMMON ELEMENT

**EXHIBIT "B"**

**J.H. MANUPLY, INC.**  
 Licensed Architect and Professional Engineer  
 1000 N. 10th St., Suite 200  
 Tallahassee, Florida 32309-3000  
 (904) 224-1111

**Edgewater Condominiums**  
 6531 W. 15th Street, Tallahassee, FL 32307

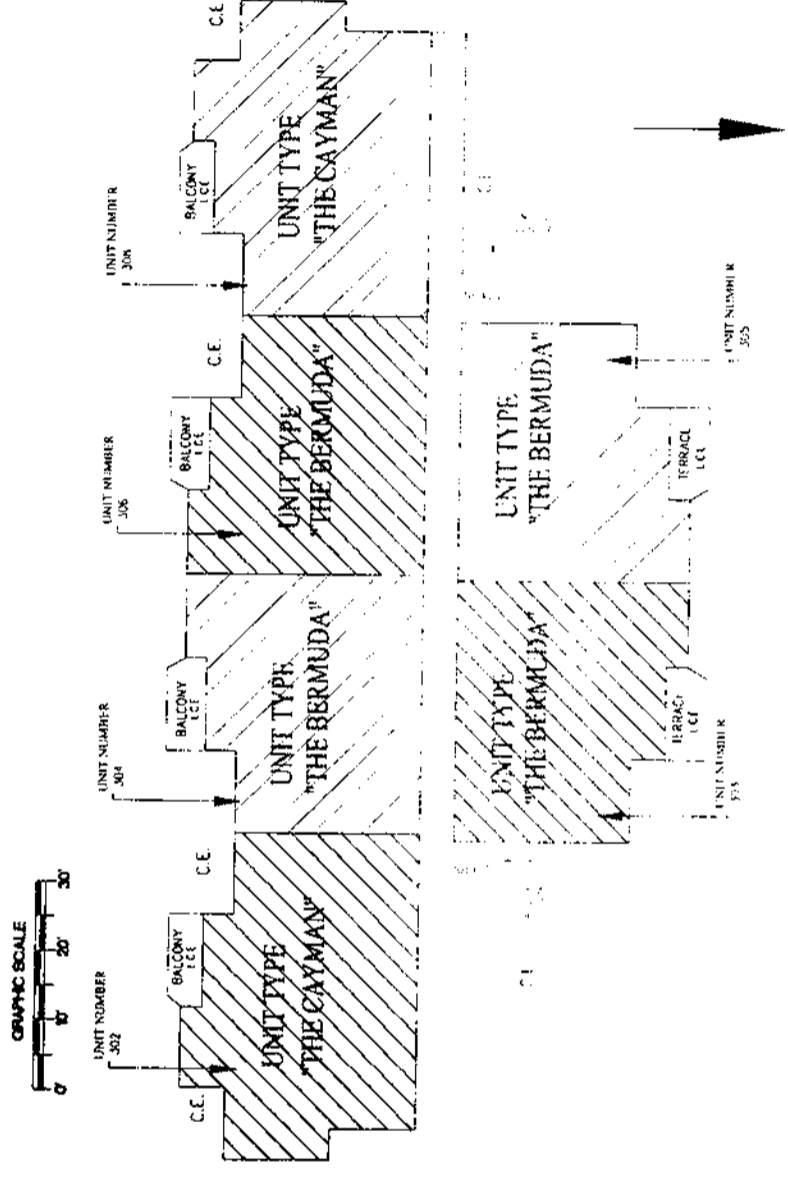
DATE OF ISSUE: 10/20/07  
 DRAWN BY: J.H. MANUPLY  
 CHECKED BY: J.H. MANUPLY  
 PROJECT NO.: 07-001-001

**14**



# Edgewater Condominiums

## Third Floor Plan (Building Nos. 1, 2, 3, 7, 12, and 14)



**ABBREVIATIONS**  
 (C.E.) - DENOTES LIMITED COMMON ELEMENT  
 (C.C.) - DENOTES COMMON ELEMENT

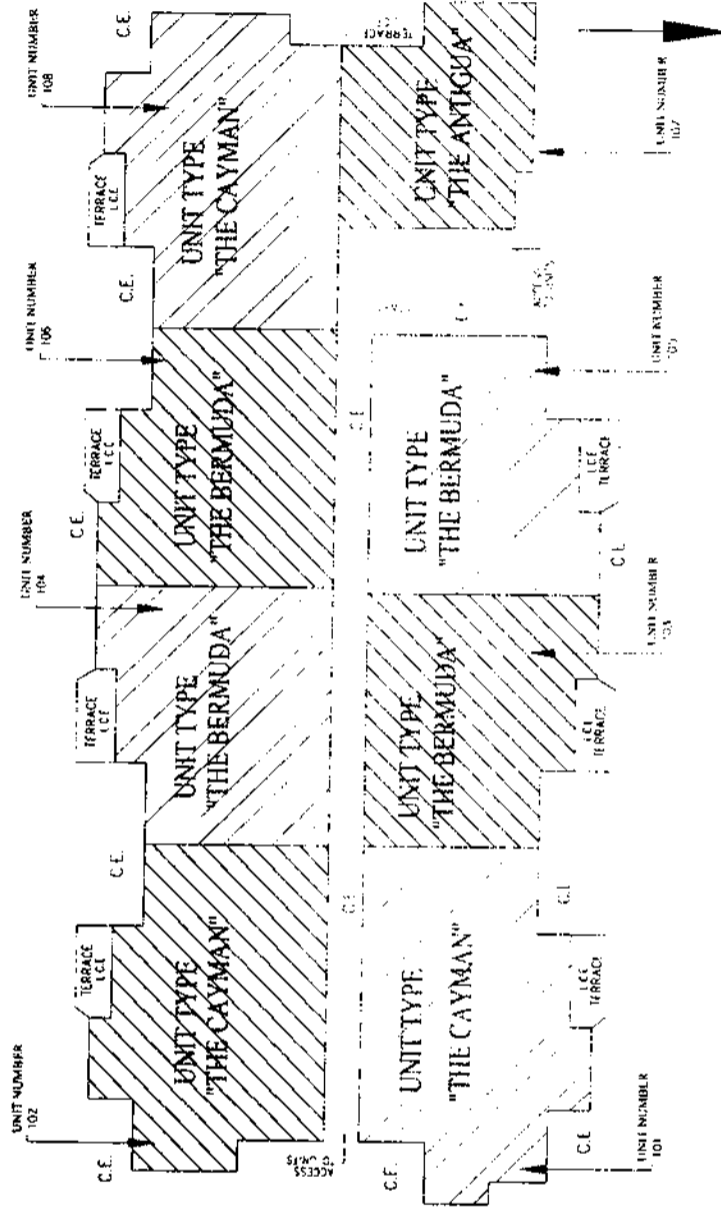
NOTE: ALL ROOMS IN COMMON ELEMENT

**EXHIBIT "B"**

		<p>15</p>
(C) COPYRIGHT NOTICE: ALL DRAWINGS AND SPECIFICATIONS SHOWN AND WRITTEN ON THIS PLAN IS THE PROPERTY OF J.H. MANLUY, INC. NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM J.H. MANLUY, INC.		

# Edgewater Condominiums

First Floor Plan (Building Nos. 4, 8, 11, and 16)



**ABBREVIATIONS**

- (C.E.) - COMMON ELEMENT
- (TERRACE) - TERRACE COMMON ELEMENT

NOTE: ALL WORK IS COMMON ELEMENT

## EXHIBIT "B"

Edgewater Condominiums

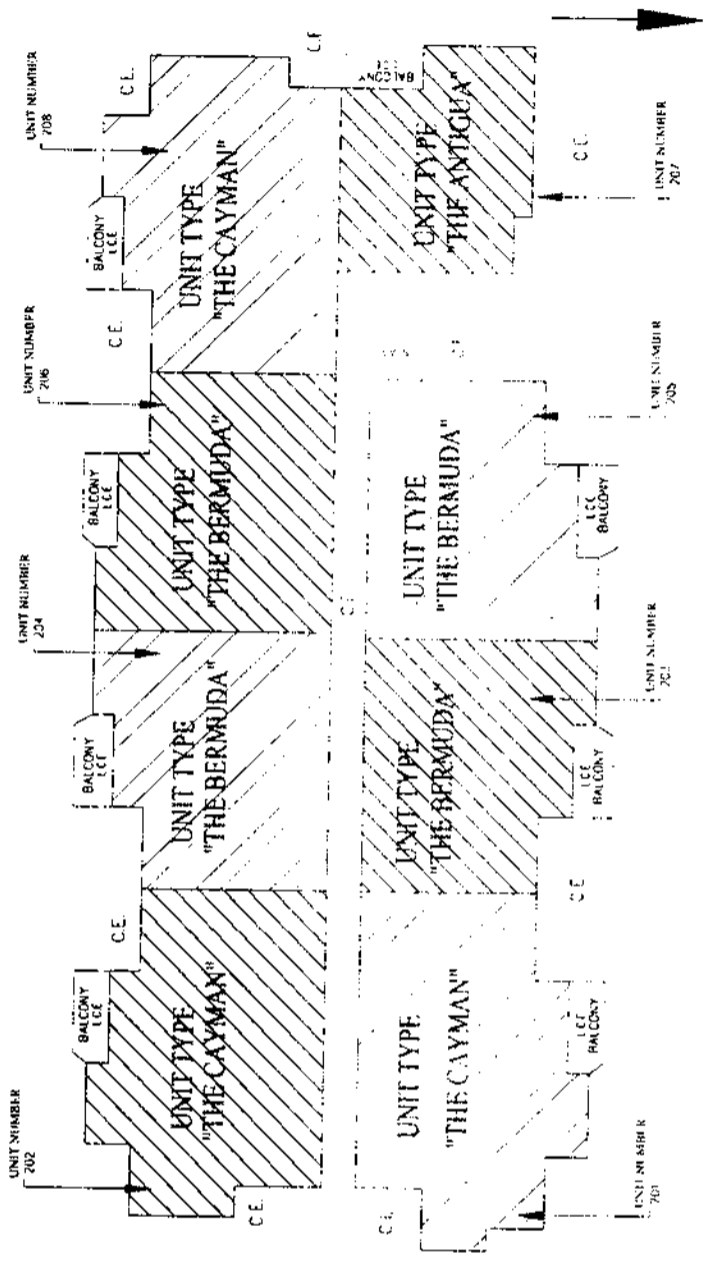
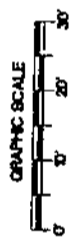
J.H. MANLEY, INC.  
Architects

16

DATE: 12/15/2011  
DRAWN BY: J.H. MANLEY  
CHECKED BY: J.H. MANLEY  
PROJECT NO.: 100-1111-0001-0001-01-1001

# Edgewater Condominiums

## Second Floor Plan (Building Nos. 4, 8, 11, and 16)



**ABBREVIATIONS**  
 (C.C.F.) - DEMONSTRATED COMMON ELEMENT  
 (C.L.) - DEMONSTRATED COMMON ELEMENT

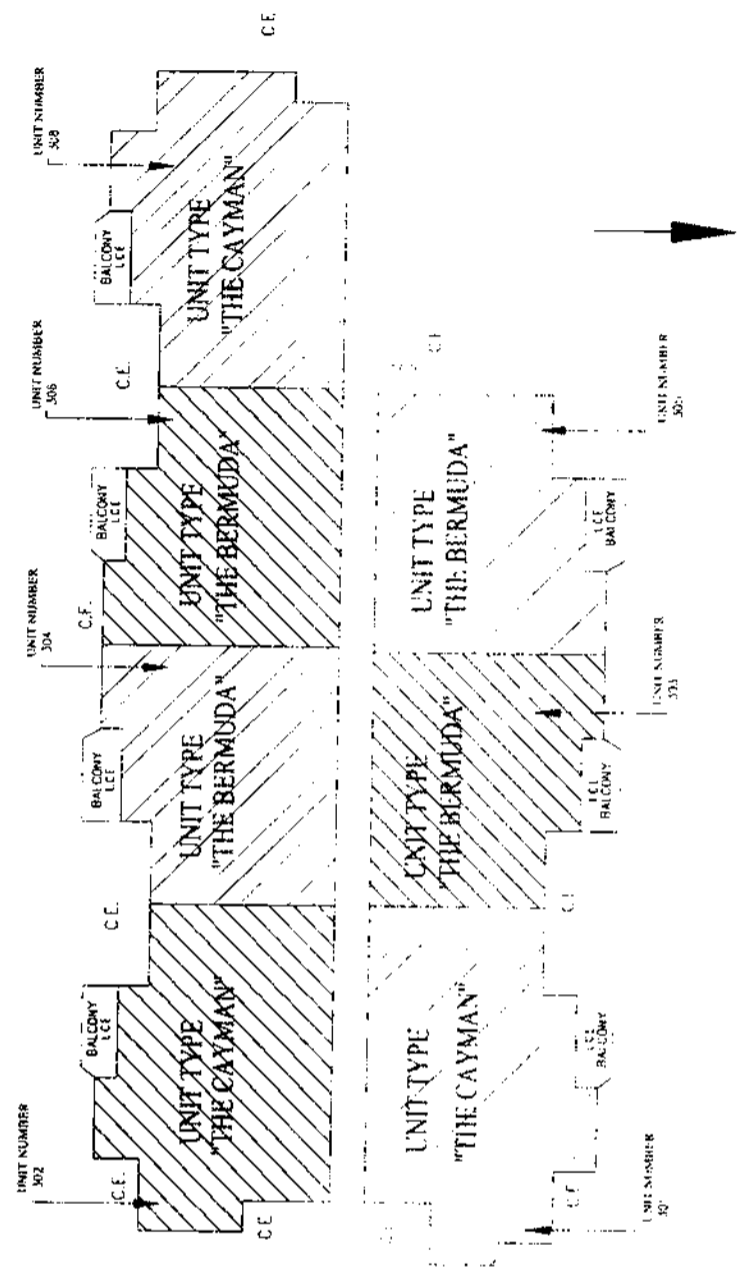
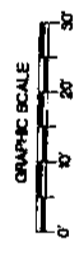
NOTE: ALL ROOMS COMMON ELEMENT

**EXHIBIT "B"**

<p><b>J.J.H. MANULY, INC.</b>                  ARCHITECTS                  893 WELLS ROAD, SUITE 200, WILMINGTON, DE 19801                  TEL: 302-438-1100</p>		<p><b>Edgewater Condominiums</b>                  893 WELLS ROAD, SUITE 200, WILMINGTON, DE 19801</p>	<p>UNIT NUMBER 202                  UNIT NUMBER 204                  UNIT NUMBER 206                  UNIT NUMBER 207                  UNIT NUMBER 208</p>
<p>100 CONTRACTORS SHALL BE RESPONSIBLE FOR THE PREPAREDNESS OF THIS PLAN AS THE PROPERTY OF THE MANULY, INC. NOT TO BE USED IN OTHER PROJECTS WITHOUT THE WRITTEN CONSENT OF J.J.H. MANULY, INC.</p>			

# Edgewater Condominiums

## Third Floor Plan (Building Nos. 4, 8, 11, and 16)



**ABBREVIATIONS**  
 (C.E.) - COMMON ELEMENT  
 (L.C.E.) - LIMITED COMMON ELEMENT

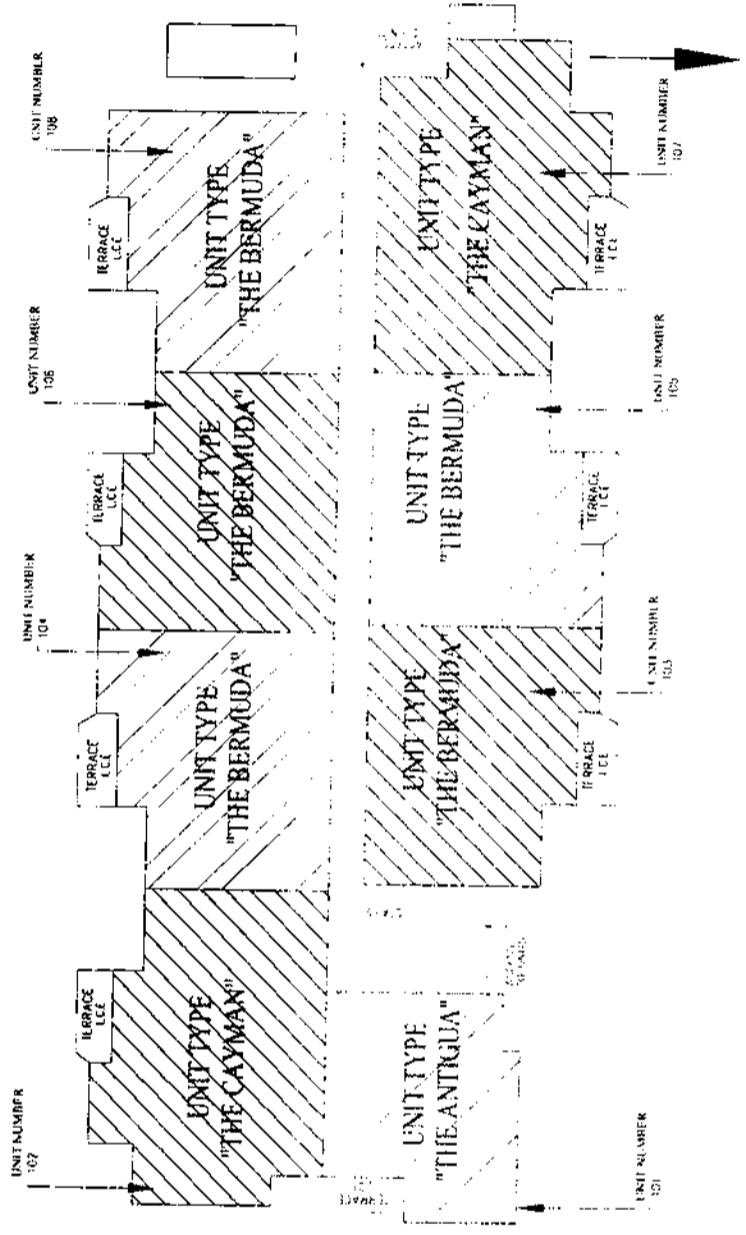
NOTE: ALL ROOF IS COMMON ELEMENT

**EXHIBIT "B"**

	<b>J.J.H. MANLEY, INC.</b> 1000 W. 10th Street, Suite 100 Portland, Oregon 97204 Phone: (503) 241-1111 Fax: (503) 241-1112	Edgewater Condominiums 1521 W. 15th Street, Suite 100 Portland, Oregon 97204	18 OF 24 SHEETS
--	--	--	--------------------

# Edgewater Condominiums

## First Floor Plan (Building Nos. 5, 10, and 15)



NOTE: ALL ROOMS AS SHOWN. STAIRS:

**ABBREVIATIONS**  
 (R.C.E.) - DENOTES LIMITED COMMON ELEMENTS  
 (C.C.E.) - DENOTES COMMON ELEMENTS

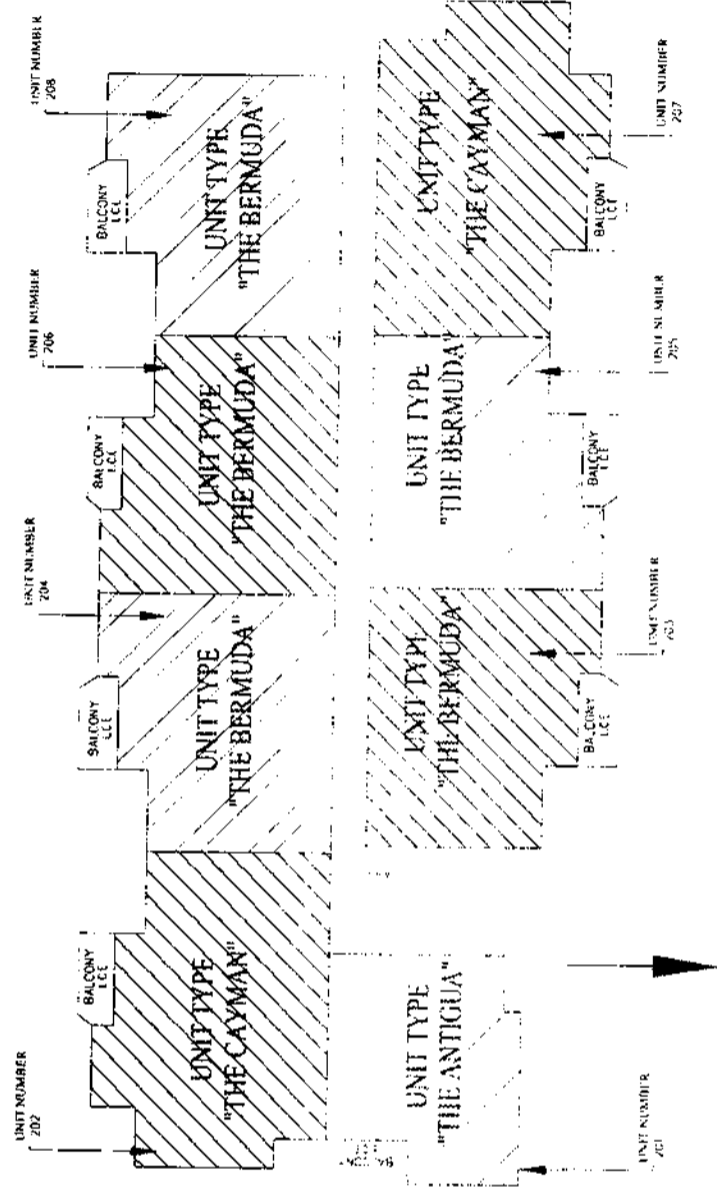
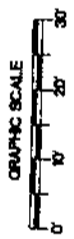
**EXHIBIT "B"**

<p><b>J.H. MANLEY, INC.</b>                  Licensed Professional Surveyors                  1000 N. W. 10th St., Suite 100                  Ft. Lauderdale, FL 33304                  Phone: (305) 555-1111</p>		<p><b>Edgewater Condominiums</b>                  8555 W. FLORIDA EXPY., SUITE 110                  MIAMI, FL 33155</p>
		<p><b>19</b></p>

THIS CONDOMINIUM PLAN, ALL DIMENSIONS AND SPECIFICATIONS THEREON AND SPECIES OF DIMENSIONS THEREON, IS HEREBY SUBMITTED BY THE ARCHITECT TO THE BOARD OF APPOINTMENT AND RECORDATION OF THE STATE OF FLORIDA FOR REVIEW AND APPROVAL.

# Edgewater Condominiums

## Second Floor Plan (Building Nos. 5, 10, and 15)



**ABBREVIATIONS**  
 (I.C.C.) DENOTES LIMITED COMMON ELEMENT  
 (C.C.) DENOTES COMMON ELEMENT

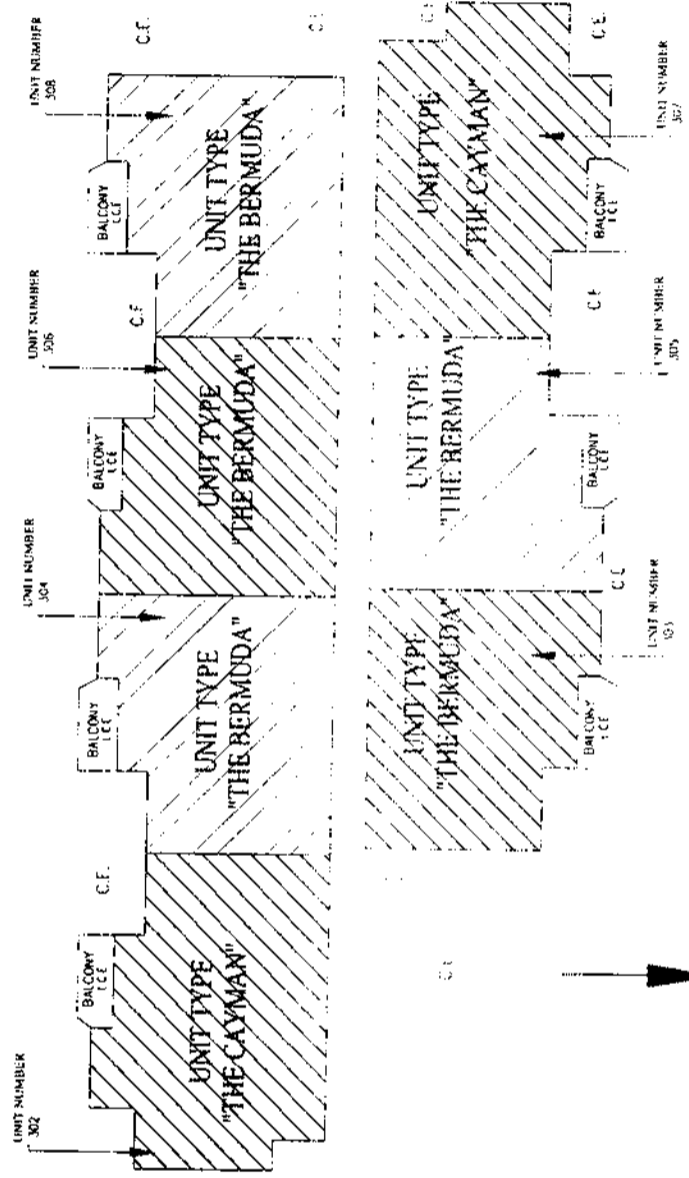
NOTE: A. REF. TO COMMON ELEMENT

**EXHIBIT "B"**

<p><b>J.H. MANLEY, INC.</b>                  1000 West 10th Street, Suite 200                  Miami, Florida 33135                  Phone: (305) 371-1111                  Fax: (305) 371-1112</p>		<p><b>Edgewater Condominiums</b></p> <p>855 WEST 10th Street, Suite 1500                  Miami, Florida 33135</p>
<p>DATE OF THIS PLAN: 10/15/97                  DRAWN BY: J.H. MANLEY                  CHECKED BY: J.H. MANLEY                  APPROVED BY: J.H. MANLEY                  LICENSE NO.: 10776</p>		20

# Edgewater Condominiums

## Third Floor Plan (Building Nos. 5, 10, and 15)



**ABBREVIATIONS**  
 (C.E.) - COMMON ELEMENTS  
 (C.F.) - COMMON FLOOR

NOTE: ALL ROOMS COMMON ELEMENTS

**EXHIBIT "B"**

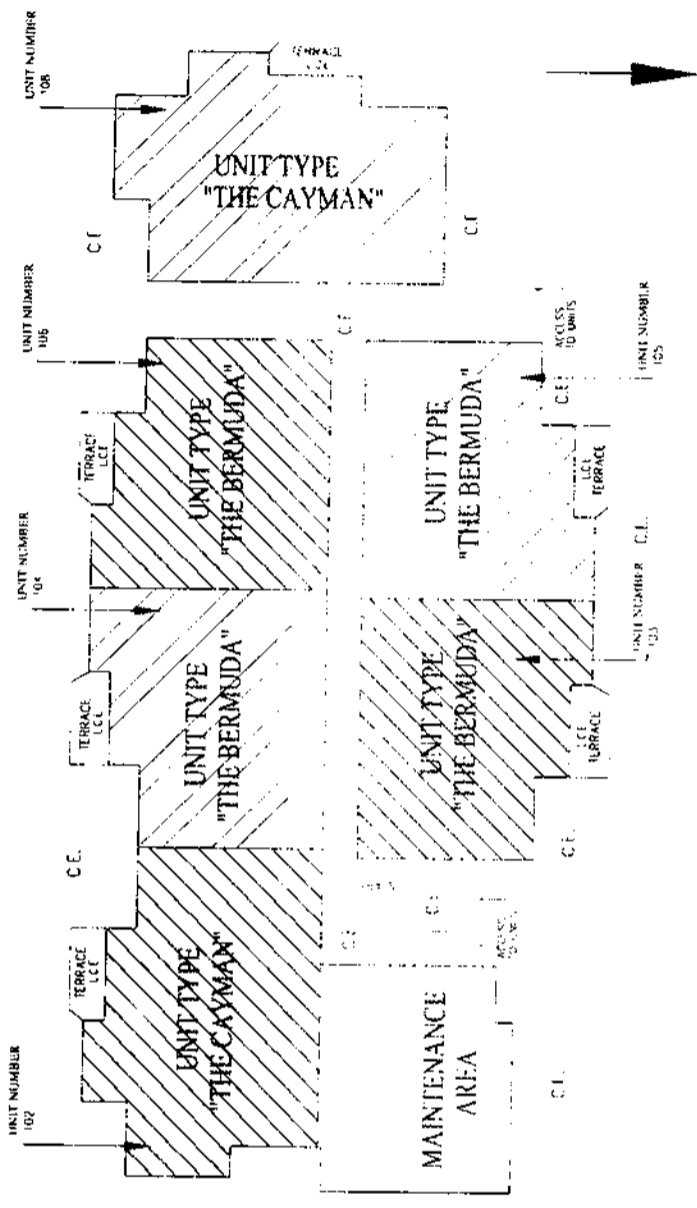
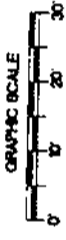
**P.J.H. MANULY, INC.**  
Professional Engineers

**Edgewater Condominiums**  
5311 WISCONSIN DRIVE, SUITE 101, WISCONSIN, WI 53091

21

# Edgewater Condominiums

## First Floor Plan (Building No. 6)



**ABBREVIATIONS**  
 (C.E.) - DENOTES LIMITED COMMON ELEMENT  
 (L.C.T.) - DENOTES COMMON ELEMENT

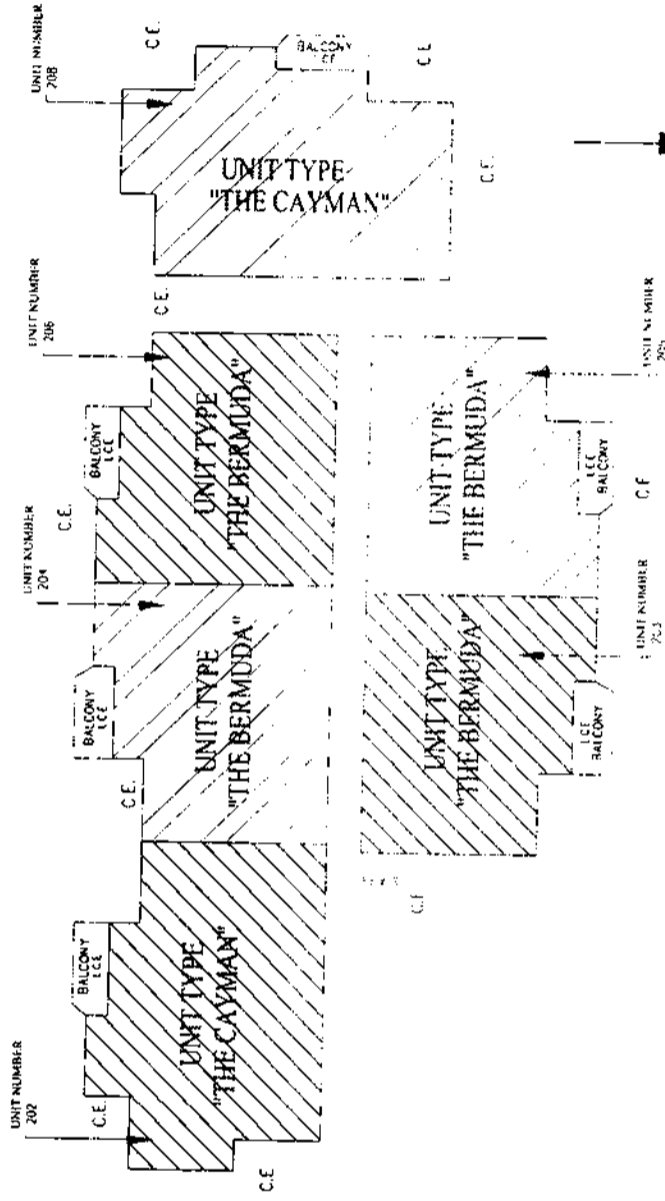
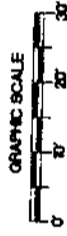
NOTE: ALL UNITS IN COMMON ELEMENT

**EXHIBIT "B"**

<b>J.J.H. MANECKY, INC.</b> <small>Architects</small>		<b>Edgewater Condominiums</b> <small>85th WEST ROAD, CORAL SPRINGS, FL 33067</small>		<b>22</b>
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# Edgewater Condominiums Second Floor Plan (Building No. 6)



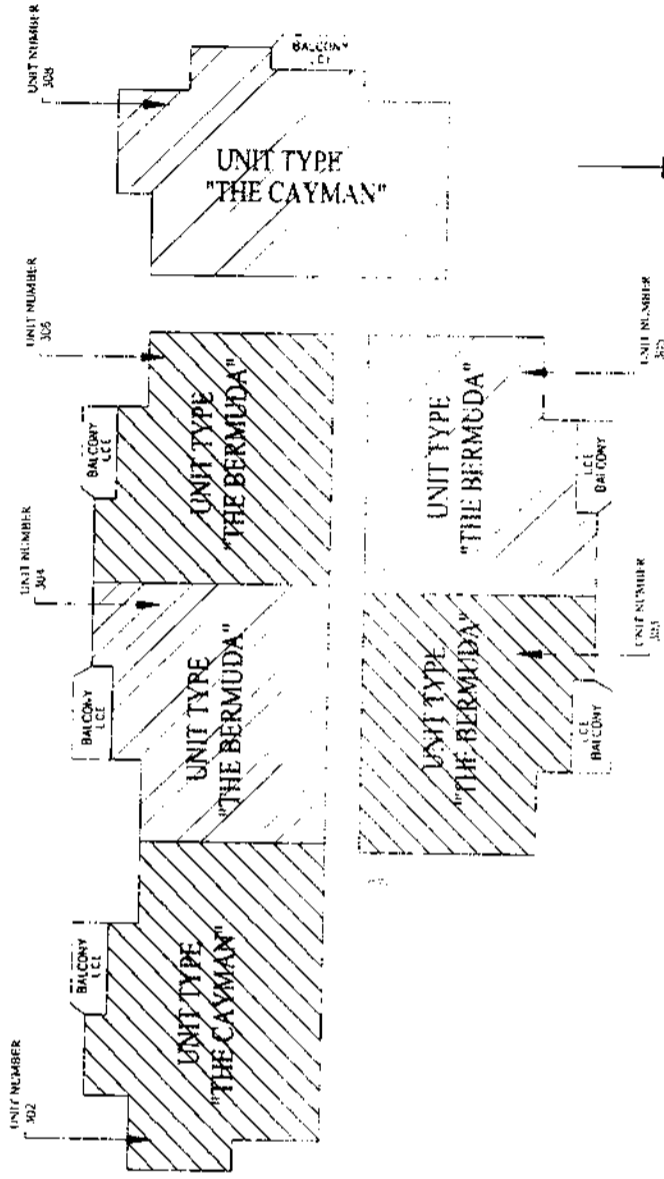
**ABBREVIATIONS**  
 (C.E.) - OWNER'S UNITS COMMON ELEMENT  
 (L.C.E.) - OWNER'S COMMON ELEMENT

NOTE: ALL ROOMS ARE COMMON ELEMENT

**EXHIBIT "B"**

<p><b>J.J.H. MANULLY, INC.</b> Architects</p>				<p><b>Edgewater Condominiums</b></p> <p>857 WEST 5000 ROAD, SPRING, FL 33467</p>
<p>DATE: 11/15/2011</p> <p>PROJECT NAME: Edgewater Condominiums</p> <p>SCALE: AS SHOWN</p> <p>BY: J.J.H. MANULLY, INC.</p> <p>CHECKED: J.J.H. MANULLY, INC.</p> <p>DATE: 11/15/2011</p>				<p>23</p>

# Edgewater Condominiums Third Floor Plan (Building No. 6)



BUILDING FRONT  
TO PARKING

NOTE: SEE 300-15 COMMON ELEMENTS

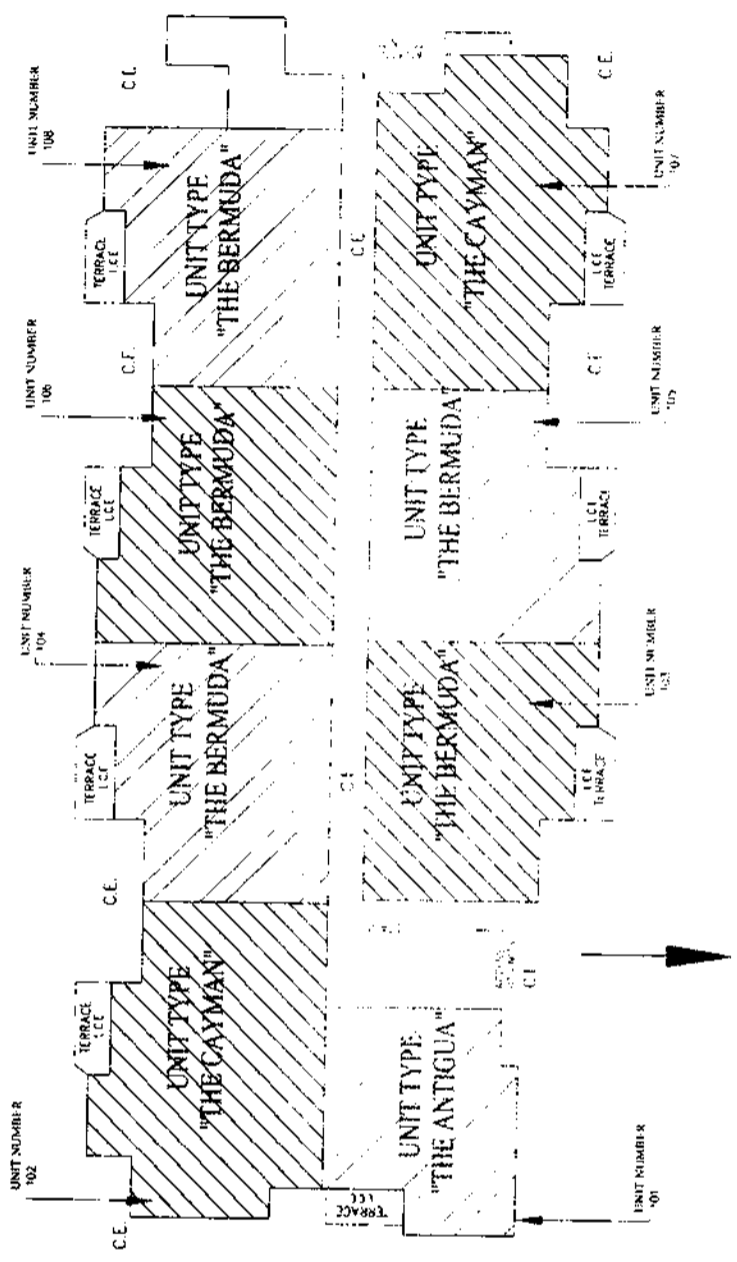
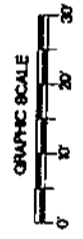
**ABBREVIATIONS**  
 (L.C.E.) = DENOTES LIMITED COMMON ELEMENT  
 (G.C.E.) = DENOTES COMMON ELEMENT

**EXHIBIT "B"**

	<b>J.J.H. MANUPLY, INC.</b> Licensed Professional Engineer State of Florida, License No. 12572 1000 N.W. 10th Street, Suite 200 Ft. Lauderdale, FL 33304	24
<b>Edgewater Condominiums</b> 6931 N.W. 15th Court, Clear Springs, FL 33067		

# Edgewater Condominiums

## First Floor Plan (Building No. 9)



**ABBREVIATIONS**

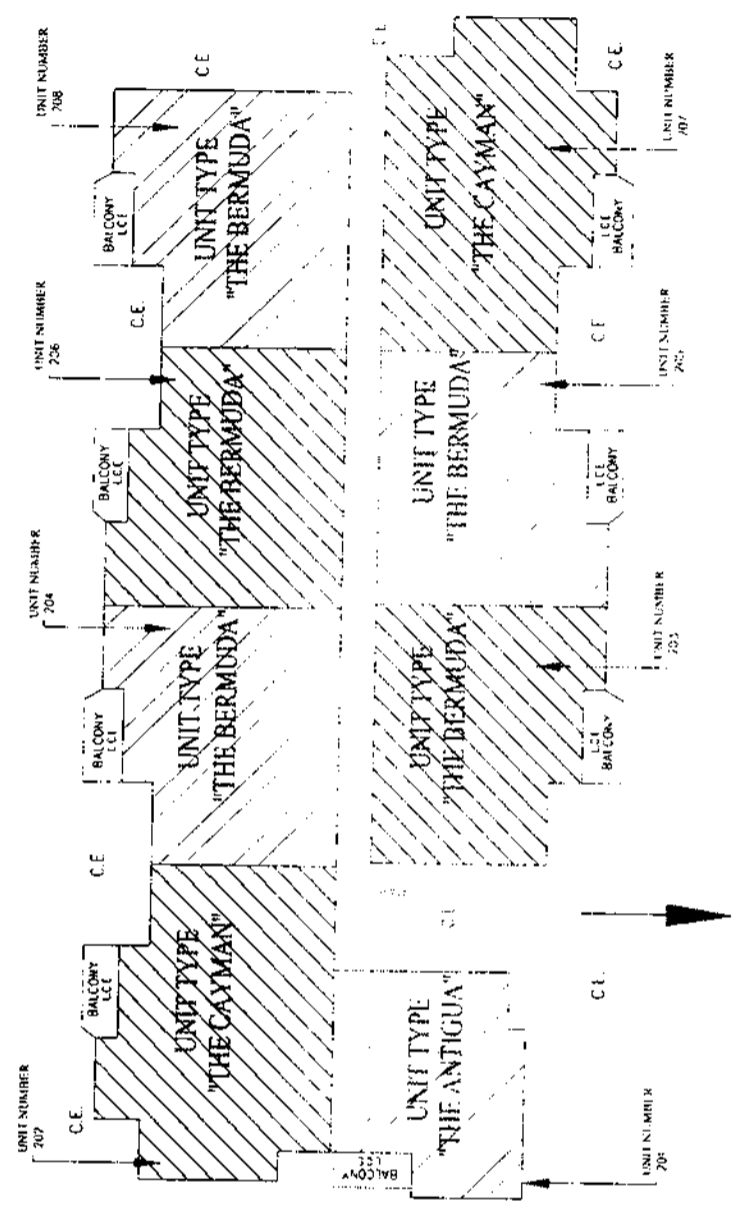
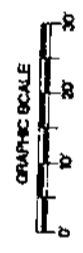
- (R.C.L.) - DENOTES LIMITED COMMON ELEMENT
- (C.L.) - DENOTES COMMON ELEMENT

NOTE: ALL ROOMS ARE COMMON ELEMENTS

**EXHIBIT "B"**

<p><b>J.J.H. MANUELLA, INC.</b> Architects</p>	<p><b>Edgewater Condominiums</b></p> <p>887 WEST 80th AVENUE, SUITE 1110 MIAMI, FLORIDA 33156</p>	<p>25</p>	<p>2 of 2</p>
--	---	-----------	---------------

# Edgewater Condominiums Second Floor Plan (Building No. 9)



**ABBREVIATIONS**  
 (C.C.) - COMMONS UNITED COMMON ELEMENT  
 (C.E.) - COMMONS COMMON ELEMENT

**BUILDING FRONT  
TO PARKING**

NOTE: ALL HEIGHTS COMMON ELEMENT

UNIT REVISIONS

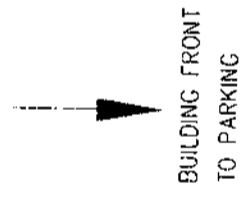
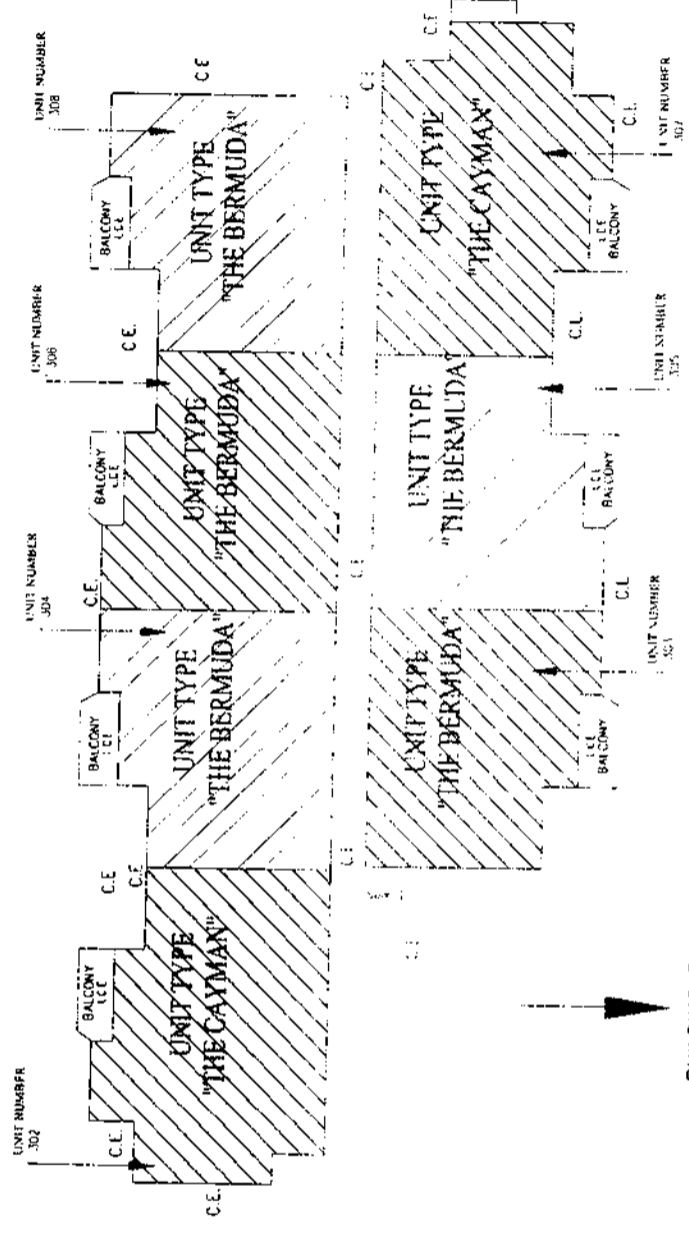
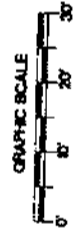
**P.J.H. MANUPLY, INC.**  
 Licensed Professional Engineer  
 State of Florida License No. 12000  
 1000 N. W. 10th St., Suite 100  
 Ft. Lauderdale, FL 33304  
 Phone: (954) 561-1111  
 Fax: (954) 561-1112



**Edgewater Condominiums**  
 9531 W. 11th Ave., Suite 111, 33511

**EXHIBIT "B"**

# Edgewater Condominiums Third Floor Plan (Building No. 9)



**ABBREVIATIONS**  
 (C.E.)= DENOTES LIMITED COMMON ELEMENT  
 (C.L.)= DENOTES COMMON ELEMENT

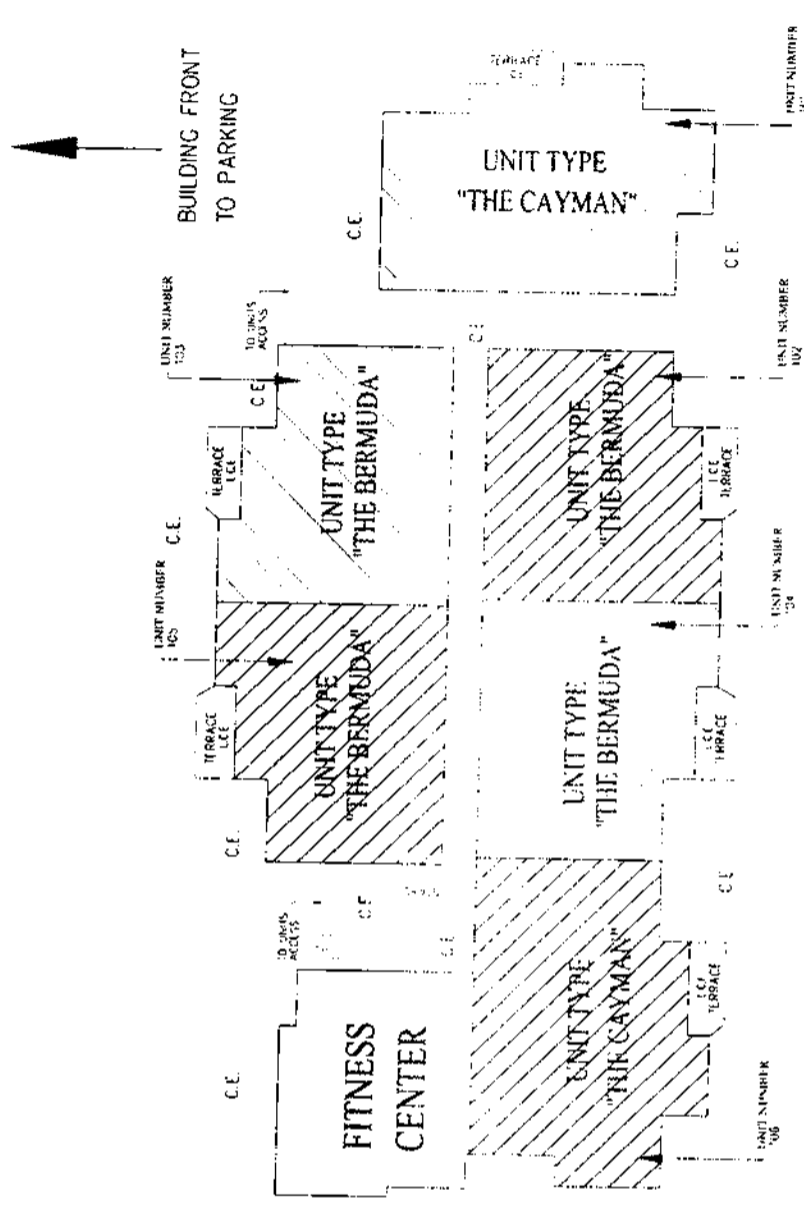
NOTE: ALL ROOMS IN COMMON ELEMENT

**EXHIBIT "B"**

	<b>P.J.H. MANDY, INC.</b> Professional Engineers 6911 WILKS ROAD, SUITE 100, SPANGLER, VA 22152 (703) 433-7777		Edgewater Condominiums 6911 WILKS ROAD, SUITE 100, SPANGLER, VA 22152
I hereby certify that the above is a true and correct copy of the original as shown to me by the owner of the same.			27

# Edgewater Condominiums

## First Floor Plan (Building No. 17)



**ABBREVIATIONS**  
 (C.E.) - OWNER'S EMPLOYED COMMON ELEMENT  
 (C.E.) - OWNER'S COMMON ELEMENT

NOTE: ALL ROOMS COMMON ELEMENT

**EXHIBIT "B"**

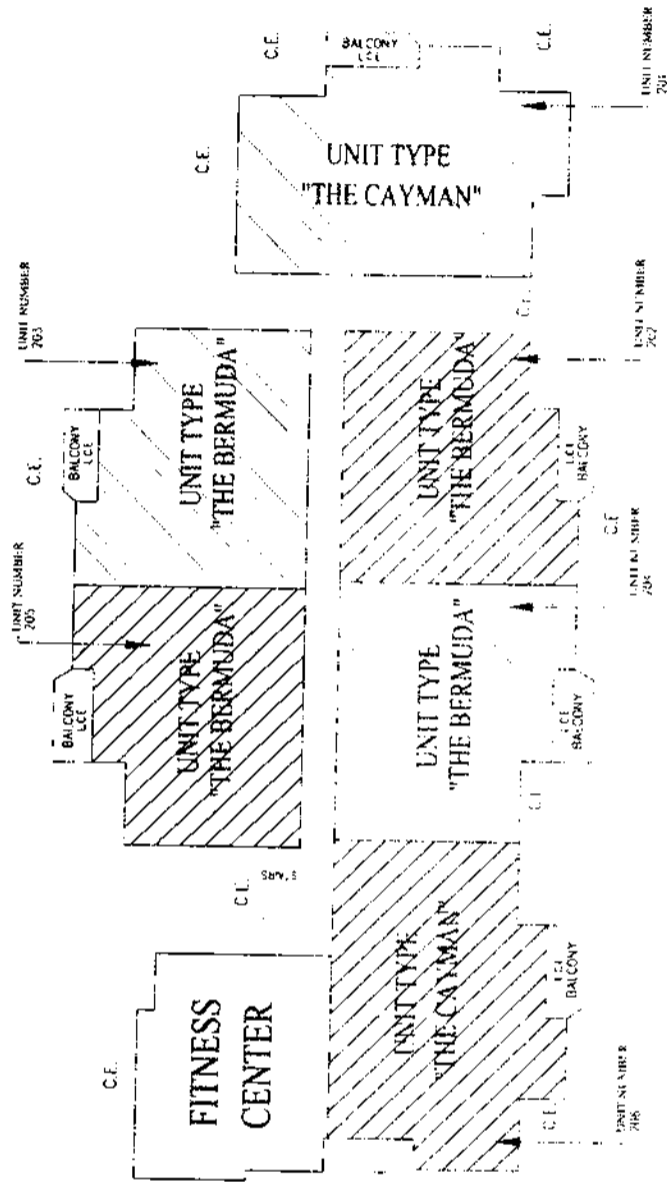
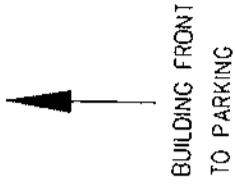
**J.J.H. MANLEY, INC.**  
 Licensed Professional Engineer  
 1000 W. 10th St., Suite 100  
 Oklahoma City, Oklahoma 73101  
 Phone: (405) 521-1111

**Edgewater Condominiums**  
 1815 WEST ROAD GREEN SPRINGS, W. 11967

28-44-111  
**28**

# Edgewater Condominiums

## Second Floor Plan (Building No. 17)



**ABBREVIATIONS**  
 (C.E.) = COMMON ELEMENTS  
 (C.L.) = COMMON ELEMENTS

NOTE: ALL ROOF IS COMMON ELEMENT

**J.J.H. MANULY, INC.**  
 ARCHITECTS  
 1000 W. 10TH AVENUE, SUITE 200  
 DENVER, CO 80202  
 (303) 733-1111

**EXHIBIT "B"**

**Edgewater Condominiums**  
 4801 WILLS ROAD (COR. SPRING), T. 31057

UNIT NUMBER 701

UNIT NUMBER 702

UNIT NUMBER 703

UNIT NUMBER 704

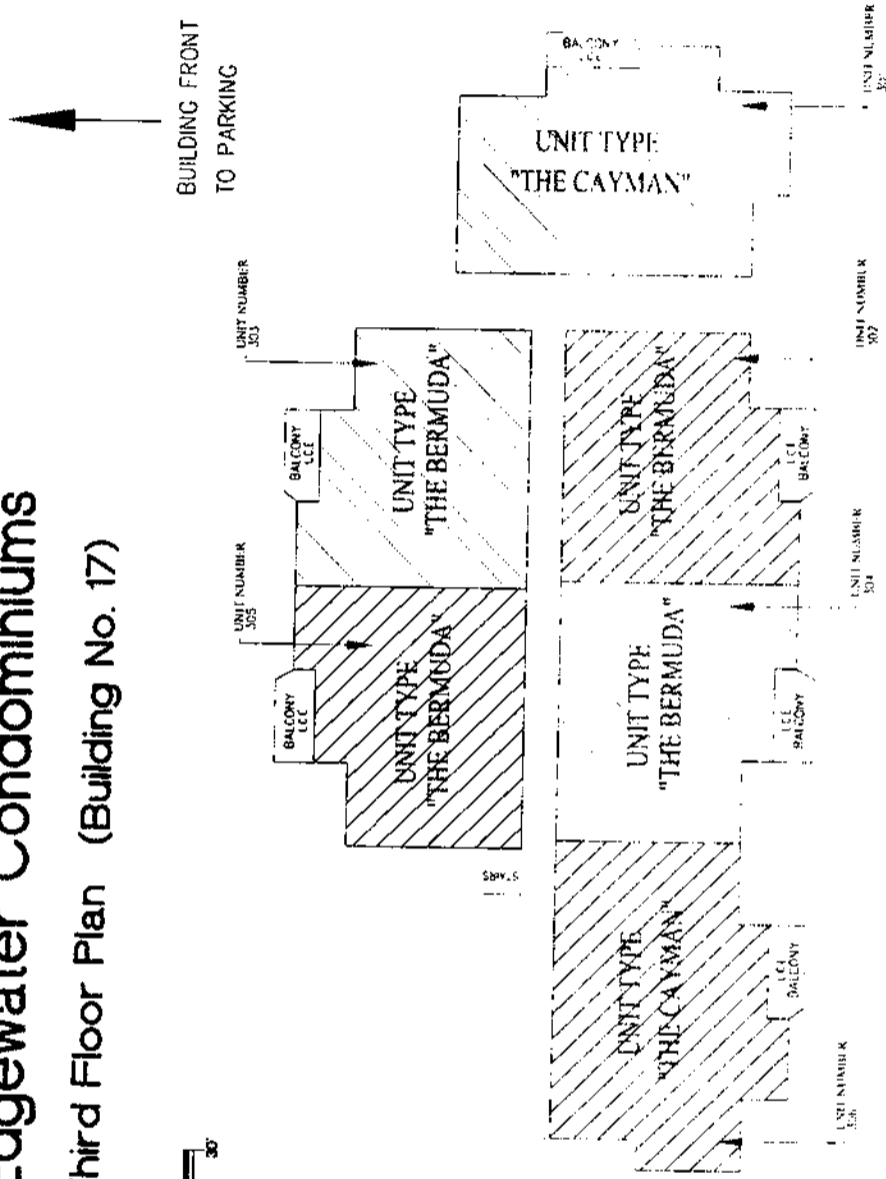
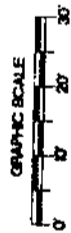
UNIT NUMBER 705

UNIT NUMBER 706

UNIT NUMBER 707

UNIT NUMBER 708

# Edgewater Condominiums Third Floor Plan (Building No. 17)



**ABBREVIATIONS**  
 (L.C.C.) = DENOTES LIMITED COMMON ELEMENTS  
 (G.C.E.) = DENOTES COMMON ELEMENTS

NOTE: ALL WORK IS COMMON ELEMENTS

## EXHIBIT "B"

<p><b>J.J.H. MANUELY, INC.</b>                  1400 BROADWAY, SUITE 200                  NEW YORK, NY 10018                  TEL: (212) 697-1100</p>		<p><b>Edgewater Condominiums</b>                  8031 WETS ROAD (FORM. STUNGS) - 15067</p>
<p>DATE OF THIS PLAN: 01/11/01                  DRAWN BY: J.J.H. MANUELY                  CHECKED BY: J.J.H. MANUELY                  SCALE: AS SHOWN                  TITLE: EXHIBIT "B" - FLOOR PLAN                  PROJECT NO.: 15067</p>		<p style="font-size: 2em; font-weight: bold;">30</p>

(C) COPYRIGHT NOTICE: ALL DIMENSIONS AND SPECIFICATIONS SHOWN ARE SUBJECT TO THIS PLAN OR THE PROVISIONS OF THE APPLICABLE CODES AND REGULATIONS.



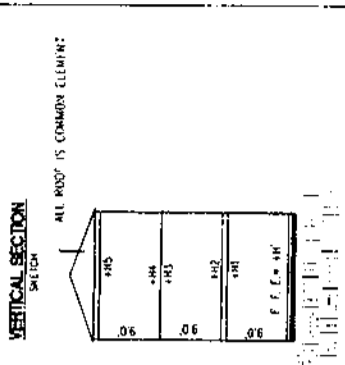
# Edgewater Condominiums

## Elevation Plan (Buildings 1 through 17)

Building Address: 8931 WILES ROAD, CORAL SPRINGS, FL 33067

**ELEVATIONS = H (In Feet)**

Building No:	F.F.E	H1	H2	H3	H4	H5
1	+14.10	+23.10	+24.10	+33.10	+34.10	+43.10
2	+13.60	+22.60	+23.60	+32.60	+33.60	+42.60
3	+13.70	+22.70	+23.70	+32.70	+33.70	+42.70
4	+13.70	+22.70	+23.70	+32.70	+33.70	+42.70
5	+13.59	+22.59	+23.59	+32.59	+33.59	+42.59
6	+14.09	+23.09	+24.09	+33.09	+34.09	+43.09
7	+14.05	+23.05	+24.05	+33.05	+34.05	+43.05
8	+13.60	+22.60	+23.60	+32.60	+33.60	+42.60
9	+13.96	+22.96	+23.96	+32.96	+33.96	+42.96
10	+13.60	+22.60	+23.60	+32.60	+33.60	+42.60
11	+13.70	+22.70	+23.70	+32.70	+33.70	+42.70
12	+13.89	+22.89	+23.89	+32.89	+33.89	+42.89
14	+13.85	+22.85	+23.85	+32.85	+33.85	+42.85
15	+14.04	+23.04	+24.04	+33.04	+34.04	+43.04
16	+13.90	+22.90	+23.90	+32.90	+33.90	+42.90
17	+13.95	+22.95	+23.95	+32.95	+33.95	+42.95



**ABBREVIATIONS**  
 (F.F.E) - FINISHED COMMON ELEMENT  
 (C.C.E) - COMMON ELEMENT  
 - ALL ROOF IS COMMON ELEMENT

**J.H. MANUCCI, INC.**  
 ARCHITECTS

1000 N. W. 10TH AVENUE, SUITE 100  
 MIAMI, FL 33136  
 TEL: 305-371-1111  
 FAX: 305-371-1112

**Edgewater Condominiums**

8931 WILES ROAD CORAL SPRINGS, FL 33067

**EXHIBIT "B"**

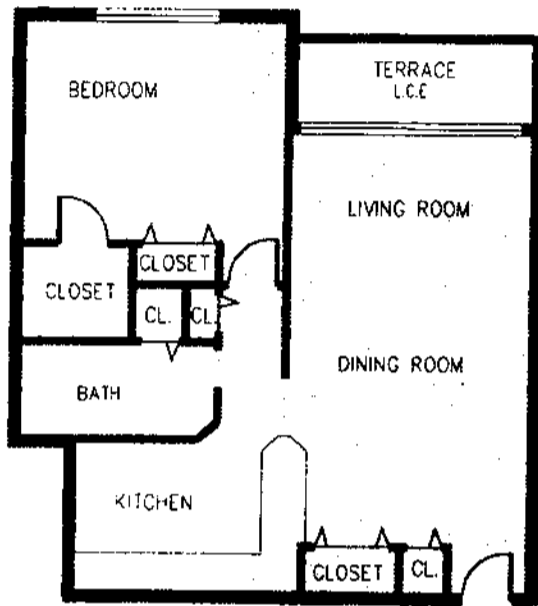
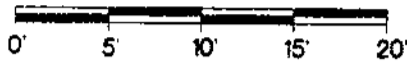
31

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# Edgewater Condominiums

## Unit Type

GRAPHIC SCALE



"THE ANTIGUA"

REVISION: 02/01/06 CHANGE UNIT TYPE NAME

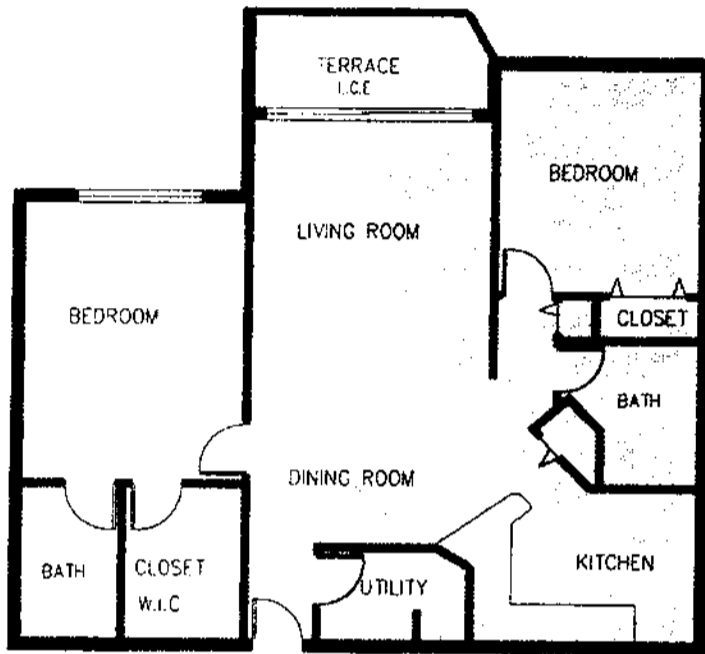
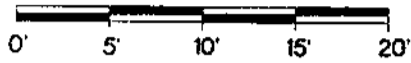
**EXHIBIT "B"**

<p><b>J.H. MANUCY, INC.</b>                  Licensed Professional Engineer                  9931 Wiles Road, Cora, Springs, FL 32087                  Tel: 407-321-1111 Fax: 407-321-1112</p>		<p><b>Edgewater Condominiums</b></p> <p>9931 WILES ROAD CORA, SPRINGS, FL 32087</p>		DATE OCTOBER 15, 2006 DRAWN Y.E. CHECKED B.A.H. SCALE AS SHOWN FIELD BOOK MATCH ORDER NO. 100410	<p><b>32</b></p> <p>32 of 44 SHEETS</p>
		<p><small>(C) COPYRIGHT NOTICE: ALL DRAWINGS AND SPECIFICATIONS SHOWN AND DENOTED ON THIS PLAN IS THE PROPERTY OF J.H. MANUCY, INC. NOT TO BE UTILIZED BY OWNER OR OTHER PARTIES EXCEPT BY WRITTEN AGREEMENT WITH J. H. MANUCY, INC.</small></p>			

# Edgewater Condominiums

## Unit Type

GRAPHIC SCALE



"THE BERMUDA"

REVISION: 02/01/06 CHANGE UNIT TYPE NAME

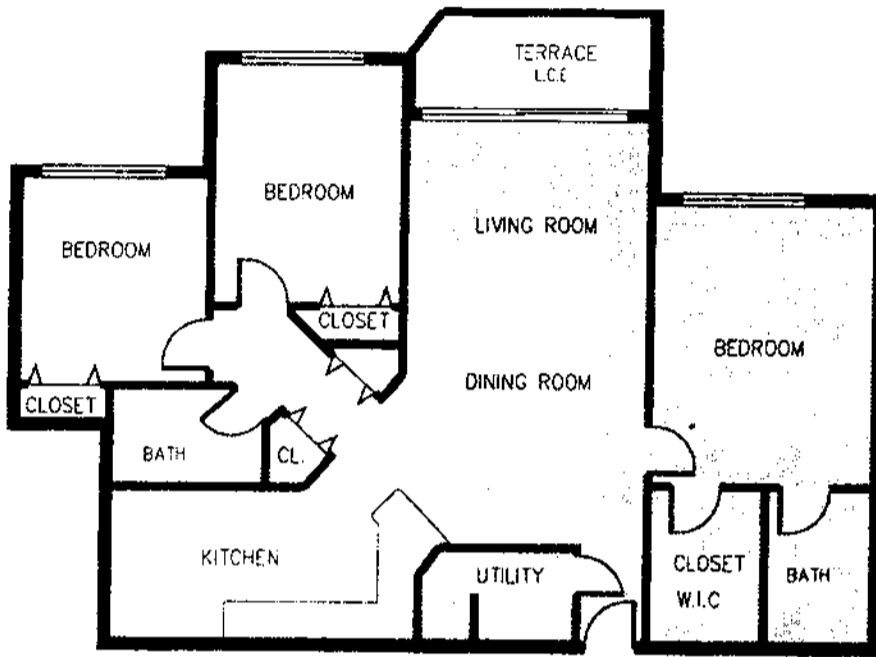
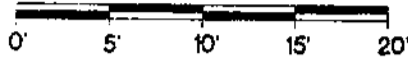
**EXHIBIT "B"**

<p><b>J.H. MANUCY, INC.</b>  <small>LAND SURVEYING, CIVIL, STRUCTURAL &amp; ENVIRONMENTAL ENGINEERING                  1000 N. W. 10th Avenue - Suite 200                  Fort Lauderdale, FL 33304                  Tel: (954) 575-1100 Fax: (954) 575-1105</small></p>		<p><b>Edgewater Condominiums</b></p> <p>9531 WILES ROAD CORAL SPRINGS, FL 33067</p>	<table border="1"> <tr><td>DATE</td><td>OCTOBER 18 2005</td></tr> <tr><td>DRAWN</td><td>Y.C.</td></tr> <tr><td>CHECKED</td><td>B.A.H.</td></tr> <tr><td>SCALE</td><td>AS SHOWN</td></tr> <tr><td>FIELD BOOK</td><td>SKECH</td></tr> <tr><td>ORDER No.</td><td>10620</td></tr> </table>	DATE	OCTOBER 18 2005	DRAWN	Y.C.	CHECKED	B.A.H.	SCALE	AS SHOWN	FIELD BOOK	SKECH	ORDER No.	10620	<p><b>33</b></p> <p><small>33 of 44 SHEETS</small></p>
		DATE	OCTOBER 18 2005													
DRAWN	Y.C.															
CHECKED	B.A.H.															
SCALE	AS SHOWN															
FIELD BOOK	SKECH															
ORDER No.	10620															
<p><small>(C) COPYRIGHT NOTICE: ALL DRAWINGS AND SPECIFICATIONS SHOWN AND DEPICTED ON THIS PLAN IS THE PROPERTY OF J.H. MANUCY, INC. NOT TO BE UTILIZED BY OWNER OR OTHER PARTIES EXCEPT BY WRITTEN AGREEMENT WITH J.H. MANUCY, INC.</small></p>																

# Edgewater Condominiums

## Unit Type

GRAPHIC SCALE



"THE CAYMAN"

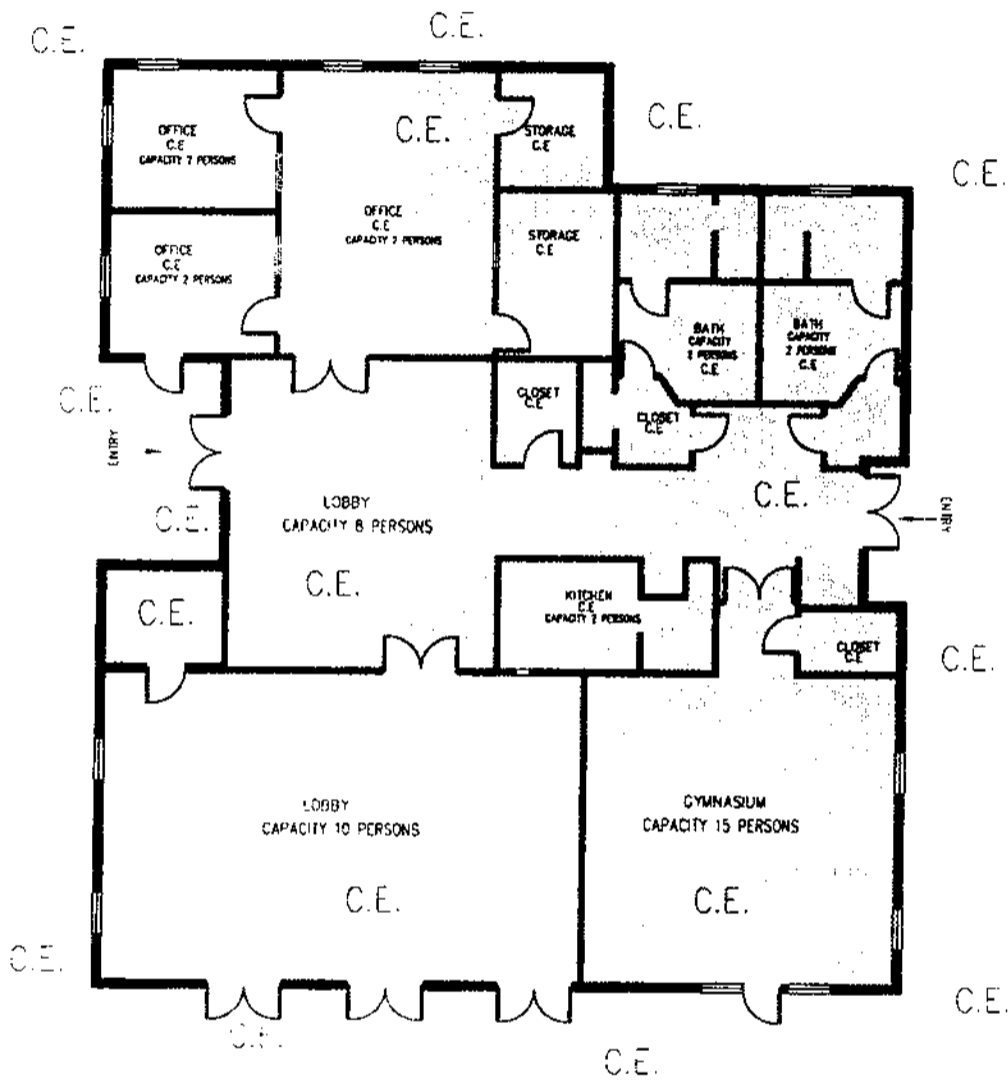
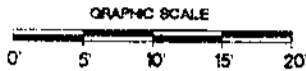
REVISION: 02/26/06 CHANGE UNIT TYPE NAME

**EXHIBIT "B"**

		<b>Edgewater Condominiums</b> 6931 WILES ROAD CORAL SPRINGS, FL 33067	DATE: OCTOBER 18 2007	<h1>34</h1>
			DRAWN: Y.F.	
SCALE: AS SHOWN	FIELD BOOK: DEITY			
ORDER NO: 106740	SHEET NO: 34 OF 44 SHEETS			
<small>© COPYRIGHT NOTICE: ALL DRAWINGS AND SPECIFICATIONS SHOWN AND DEPICTED ON THIS PLAN IS THE PROPERTY OF J.H. MANUCY, INC. NOT TO BE UTILIZED BY OTHER PARTIES EXCEPT BY WRITTEN AGREEMENT WITH J.H. MANUCY, INC.</small>				

# Edgewater Condominiums

## Club House - Common Element



**ABBREVIATIONS**

(C.C.E.) DENOTES LIMITED COMMON ELEMENT  
 (C.E.) DENOTES COMMON ELEMENT

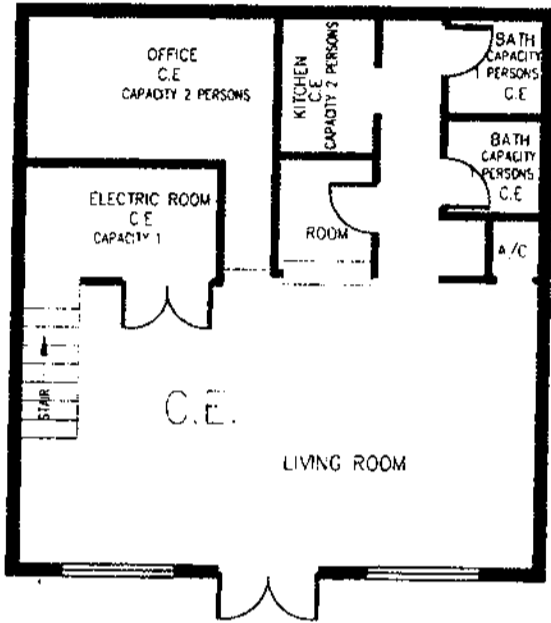
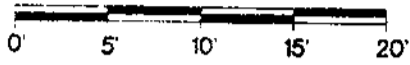
**EXHIBIT "B"**

		<b>Edgewater Condominiums</b> 8531 WLES ROAD CORAL SPRINGS, FL 33067		DATE: OCTOBER 18, 2005 DRAWN: Y.H. CHECKED: B.S.H. SCALE: AS SHOWN FIELD BOOK: BETH ORDER NO: 10670	<b>35</b>
		(C) COPYRIGHT NOTICE, ALL DRAWINGS AND SPECIFICATIONS SHOWN AND DEPICTED ON THIS PLAN ARE THE PROPERTY OF J.H. MANUCY, INC. NOT TO BE UTILIZED BY OWNER OR OTHER PARTIES EXCEPT BY WRITTEN AGREEMENT WITH J.H. MANUCY, INC.			

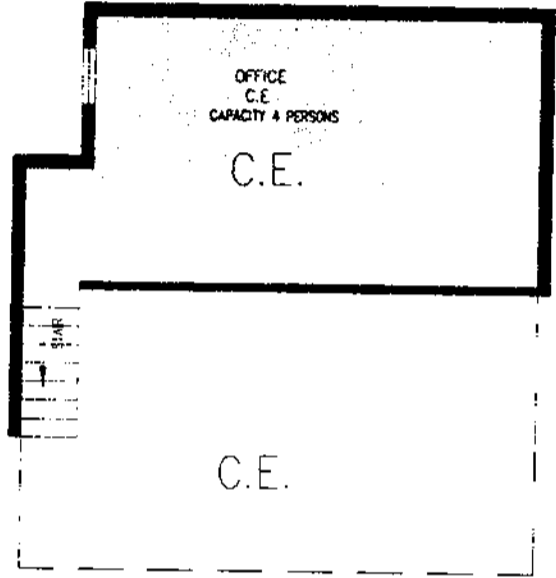
# Edgewater Condominiums

## Kids Center - Common Element

GRAPHIC SCALE



FIRST FLOOR



SECOND FLOOR

**ABBREVIATIONS**

C.E. DENOTES LIMITED COMMON ELEMENT  
 C.E. DENOTES COMMON ELEMENT

**EXHIBIT "B"**

		<p><b>Edgewater Condominiums</b></p> <p>8931 WILES ROAD CORAL SPRINGS, FL 33067</p>	DATE: OCTOBER 18, 2000	<p><b>36</b></p> <p>36 of 44 SHEETS</p>
			DRAWN: V.E.	
			CHECKED: B.A.H.	
			SCALE: AS SHOWN	
			FIELD BOOK: METCO	
ORDER No. 00150				

(C) COPYRIGHT NOTICE: ALL DRAWINGS AND SPECIFICATIONS SHOWN AND DEPICTED ON THIS PLAN IS THE PROPERTY OF J.H. MANUCY, INC. NOT TO BE UTILIZED BY OTHER PARTIES EXCEPT BY WRITTEN AGREEMENT WITH J.H. MANUCY, INC.

# Edgewater Condominiums

Summary Table No. 1

BUILDING No.	UNIT No.	UNIT TYPE	DESCRIPTION	FLOOR
	101	THE ANTIGUA	1 BEDROOM-1 BATHROOM	FIRST
	102	THE BERMUDA	2 BEDROOM-2 BATHROOM	FIRST
	103	THE BERMUDA	2 BEDROOM-2 BATHROOM	FIRST
	104	THE BERMUDA	2 BEDROOM-2 BATHROOM	FIRST
	105	THE BERMUDA	2 BEDROOM-2 BATHROOM	FIRST
	106	THE BERMUDA	2 BEDROOM-2 BATHROOM	FIRST
	107	THE ANTIGUA	1 BEDROOM-1 BATHROOM	FIRST
	108	THE BERMUDA	2 BEDROOM-2 BATHROOM	FIRST
	201	THE ANTIGUA	1 BEDROOM-1 BATHROOM	SECOND
	202	THE BERMUDA	2 BEDROOM-2 BATHROOM	SECOND
	203	THE BERMUDA	2 BEDROOM-2 BATHROOM	SECOND
	204	THE BERMUDA	2 BEDROOM-2 BATHROOM	SECOND
	205	THE BERMUDA	2 BEDROOM-2 BATHROOM	SECOND
	206	THE BERMUDA	2 BEDROOM-2 BATHROOM	SECOND
	207	THE BERMUDA	2 BEDROOM-2 BATHROOM	SECOND
	208	THE ANTIGUA	1 BEDROOM-1 BATHROOM	SECOND
	302	THE BERMUDA	2 BEDROOM-2 BATHROOM	THIRD
	303	THE BERMUDA	2 BEDROOM-2 BATHROOM	THIRD
	304	THE BERMUDA	2 BEDROOM-2 BATHROOM	THIRD
	305	THE BERMUDA	2 BEDROOM-2 BATHROOM	THIRD
	306	THE BERMUDA	2 BEDROOM-2 BATHROOM	THIRD
	308	THE BERMUDA	2 BEDROOM-2 BATHROOM	THIRD

4"

BUILDING No.	UNIT No.	UNIT TYPE	DESCRIPTION	FLOOR
	101	THE ANTIGUA	1 BEDROOM-1 BATHROOM	FIRST
	102	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	FIRST
	103	THE BERMUDA	2 BEDROOM-2 BATHROOM	FIRST
	104	THE BERMUDA	2 BEDROOM-2 BATHROOM	FIRST
	105	THE BERMUDA	2 BEDROOM-2 BATHROOM	FIRST
	106	THE BERMUDA	2 BEDROOM-2 BATHROOM	FIRST
	107	THE ANTIGUA	1 BEDROOM-1 BATHROOM	FIRST
	108	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	FIRST
	201	THE ANTIGUA	1 BEDROOM-1 BATHROOM	SECOND
	202	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	SECOND
	203	THE BERMUDA	2 BEDROOM-2 BATHROOM	SECOND
	204	THE BERMUDA	2 BEDROOM-2 BATHROOM	SECOND
	205	THE BERMUDA	2 BEDROOM-2 BATHROOM	SECOND
	206	THE BERMUDA	2 BEDROOM-2 BATHROOM	SECOND
	207	THE ANTIGUA	1 BEDROOM-1 BATHROOM	SECOND
	208	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	SECOND
	302	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	THIRD
	303	THE BERMUDA	2 BEDROOM-2 BATHROOM	THIRD
	304	THE BERMUDA	2 BEDROOM-2 BATHROOM	THIRD
	305	THE BERMUDA	2 BEDROOM-2 BATHROOM	THIRD
	306	THE BERMUDA	2 BEDROOM-2 BATHROOM	THIRD
	308	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	THIRD

2"

## EXHIBIT "B"

<p><b>J.J.H. MANULY, INC.</b>                  Licensed Professional Engineer                  No. 3275-25-7000-000</p>		<p>Edgewater Condominiums                  8831 W. 15th Road, Coral Springs, FL 33067</p>	<p>37</p>
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153 CONTRACT MARKET - All drawings and specifications shown and printed on the face of the property of J.J.H. Manuly, Inc. and to be utilized by owner of other parties subject to written consent prior to its use.

# Edgewater Condominiums

## Summary Table No. 2

BUILDING No.	UNIT No.	UNIT TYPE	DESCRIPTION	FLOOR
	101	THE ANITZUA	1 BEDROOMS-1 BATHROOMS	FIRST
	102	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	FIRST
	103	THE BERNALDA	2 BEDROOM-2 BATHROOM	FIRST
	104	THE BERNALDA	2 BEDROOM-2 BATHROOM	FIRST
	105	THE BERNALDA	2 BEDROOM-2 BATHROOM	FIRST
	106	THE BERNALDA	2 BEDROOM-2 BATHROOM	FIRST
	107	THE ANITZUA	1 BEDROOMS-1 BATHROOMS	FIRST
	108	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	FIRST
	201	THE ANITZUA	1 BEDROOMS-1 BATHROOMS	SECOND
	202	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	SECOND
	203	THE BERNALDA	2 BEDROOM-2 BATHROOM	SECOND
	204	THE BERNALDA	2 BEDROOM-2 BATHROOM	SECOND
	205	THE BERNALDA	2 BEDROOM-2 BATHROOM	SECOND
	206	THE BERNALDA	2 BEDROOM-2 BATHROOM	SECOND
	207	THE ANITZUA	1 BEDROOMS-1 BATHROOMS	SECOND
	208	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	SECOND
	302	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	THIRD
	303	THE BERNALDA	2 BEDROOM-2 BATHROOM	THIRD
	304	THE BERNALDA	2 BEDROOM-2 BATHROOM	THIRD
	305	THE BERNALDA	2 BEDROOM-2 BATHROOM	THIRD
	306	THE BERNALDA	2 BEDROOM-2 BATHROOM	THIRD
	308	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	THIRD

"3"

BUILDING No.	UNIT No.	UNIT TYPE	DESCRIPTION	FLOOR
	101	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	FIRST
	102	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	FIRST
	103	THE BERNALDA	2 BEDROOM-2 BATHROOM	FIRST
	104	THE BERNALDA	2 BEDROOM-2 BATHROOM	FIRST
	105	THE BERNALDA	2 BEDROOM-2 BATHROOM	FIRST
	106	THE BERNALDA	2 BEDROOM-2 BATHROOM	FIRST
	107	THE ANITZUA	1 BEDROOMS-1 BATHROOMS	FIRST
	108	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	FIRST
	201	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	SECOND
	202	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	SECOND
	203	THE BERNALDA	2 BEDROOM-2 BATHROOM	SECOND
	204	THE BERNALDA	2 BEDROOM-2 BATHROOM	SECOND
	205	THE BERNALDA	2 BEDROOM-2 BATHROOM	SECOND
	206	THE BERNALDA	2 BEDROOM-2 BATHROOM	SECOND
	207	THE ANITZUA	1 BEDROOMS-1 BATHROOMS	SECOND
	208	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	SECOND
	301	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	THIRD
	302	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	THIRD
	303	THE BERNALDA	2 BEDROOM-2 BATHROOM	THIRD
	304	THE BERNALDA	2 BEDROOM-2 BATHROOM	THIRD
	305	THE BERNALDA	2 BEDROOM-2 BATHROOM	THIRD
	306	THE BERNALDA	2 BEDROOM-2 BATHROOM	THIRD
	308	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	THIRD

"4"

EXHIBIT "B"

DATE RECEIVED: 8/20/78 CHAND JEE IYER NANI	IN REPLY TO: ( )	P.J.H. MANICK, INC. 9531 WILTS ROAD, COWA SPRINGS, FL 32626 (904) 329-1111	PRINTED NAME: Edgewater Condominiums 9531 WILTS ROAD, COWA SPRINGS, FL 32626	UNIT NO. 38 FLOOR 38
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THIS DOCUMENT, ITS CONTENTS AND SPECIFICATIONS SHALL BE GOVERNED BY THE PLAN, THE DECLARATION AND THE BY-LAWS OF THE EDGEMOUNT CONDOMINIUM ASSOCIATION, INC.



# Edgewater Condominiums

Summary Table No. 3

BUILDING No.	UNIT No.	UNIT TYPE	DESCRIPTION	FLOOR
	101	THE ANTELOA	1 BEDROOMS-1 BATHROOMS	FIRST
	102	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	FIRST
	103	THE BERNALDA	2 BEDROOM-2 BATHROOM	FIRST
	104	THE BERNALDA	2 BEDROOM-2 BATHROOM	FIRST
	105	THE BERNALDA	2 BEDROOM-2 BATHROOM	FIRST
	106	THE BERNALDA	2 BEDROOM-2 BATHROOM	FIRST
	107	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	FIRST
	108	THE BERNALDA	2 BEDROOM-2 BATHROOM	FIRST
	201	THE ANTELOA	1 BEDROOMS-1 BATHROOMS	SECOND
	202	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	SECOND
	203	THE BERNALDA	2 BEDROOM-2 BATHROOM	SECOND
	204	THE BERNALDA	2 BEDROOM-2 BATHROOM	SECOND
	205	THE BERNALDA	2 BEDROOM-2 BATHROOM	SECOND
	206	THE BERNALDA	2 BEDROOM-2 BATHROOM	SECOND
	207	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	SECOND
	208	THE BERNALDA	2 BEDROOM-2 BATHROOM	SECOND
	302	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	THIRD
	303	THE BERNALDA	2 BEDROOM-2 BATHROOM	THIRD
	304	THE BERNALDA	2 BEDROOM-2 BATHROOM	THIRD
	305	THE BERNALDA	2 BEDROOM-2 BATHROOM	THIRD
	306	THE BERNALDA	3 BEDROOMS-2 BATHROOMS	THIRD
	308	THE BERNALDA	2 BEDROOM-2 BATHROOM	THIRD

"S"

BUILDING No.	UNIT No.	UNIT TYPE	DESCRIPTION	FLOOR
	102	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	FIRST
	103	THE BERNALDA	2 BEDROOM-2 BATHROOM	FIRST
	104	THE BERNALDA	2 BEDROOM-2 BATHROOM	FIRST
	105	THE BERNALDA	2 BEDROOM-2 BATHROOM	FIRST
	106	THE BERNALDA	2 BEDROOM-2 BATHROOM	FIRST
	107	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	FIRST
	202	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	SECOND
	203	THE BERNALDA	2 BEDROOM-2 BATHROOM	SECOND
	204	THE BERNALDA	2 BEDROOM-2 BATHROOM	SECOND
	205	THE BERNALDA	2 BEDROOM-2 BATHROOM	SECOND
	206	THE BERNALDA	2 BEDROOM-2 BATHROOM	SECOND
	207	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	SECOND
	302	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	THIRD
	303	THE BERNALDA	2 BEDROOM-2 BATHROOM	THIRD
	304	THE BERNALDA	2 BEDROOM-2 BATHROOM	THIRD
	305	THE BERNALDA	2 BEDROOM-2 BATHROOM	THIRD
	306	THE BERNALDA	2 BEDROOM-2 BATHROOM	THIRD
	307	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	THIRD

"S"

EXHIBIT "B"

UNIT NO. 101

CHANCE UNIT TYPE NAME

**J.J.H. MANUCKY, INC.**  
INCORPORATED IN THE STATE OF CALIFORNIA  
10000 WILSON AVENUE, SUITE 100, BOSTON, MASSACHUSETTS 02124

39

**Edgewater Condominiums**

850 WETS ROAD, CORRAL SPRINGS, CA 95022

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# Edgewater Condominiums

Summary Table No. 4

BUILDING No.	UNIT No.	UNIT TYPE	DESCRIPTION	FLOOR
	101	THE ANTIQUA	1 BEDROOMS-1 BATHROOMS	FIRST
	102	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	FIRST
	103	THE BERMUDA	2 BEDROOMS-2 BATHROOMS	FIRST
	104	THE BERMUDA	2 BEDROOMS-2 BATHROOMS	FIRST
	105	THE BERMUDA	2 BEDROOMS-2 BATHROOMS	FIRST
	106	THE BERMUDA	2 BEDROOMS-2 BATHROOMS	FIRST
	107	THE ANTIQUA	1 BEDROOMS-1 BATHROOMS	FIRST
	108	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	FIRST
	201	THE ANTIQUA	1 BEDROOMS-1 BATHROOMS	SECOND
	202	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	SECOND
	203	THE BERMUDA	2 BEDROOMS-2 BATHROOMS	SECOND
	204	THE BERMUDA	2 BEDROOMS-2 BATHROOMS	SECOND
	205	THE BERMUDA	2 BEDROOMS-2 BATHROOMS	SECOND
	206	THE BERMUDA	2 BEDROOMS-2 BATHROOMS	SECOND
	207	THE ANTIQUA	1 BEDROOMS-1 BATHROOMS	SECOND
	208	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	SECOND
	302	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	THIRD
	303	THE BERMUDA	2 BEDROOMS-2 BATHROOMS	THIRD
	304	THE BERMUDA	2 BEDROOMS-2 BATHROOMS	THIRD
	305	THE BERMUDA	2 BEDROOMS-2 BATHROOMS	THIRD
	306	THE BERMUDA	2 BEDROOMS-2 BATHROOMS	THIRD
	308	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	THIRD

7

BUILDING No.	UNIT No.	UNIT TYPE	DESCRIPTION	FLOOR
	101	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	FIRST
	102	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	FIRST
	103	THE BERMUDA	2 BEDROOMS-2 BATHROOMS	FIRST
	104	THE BERMUDA	2 BEDROOMS-2 BATHROOMS	FIRST
	105	THE BERMUDA	2 BEDROOMS-2 BATHROOMS	FIRST
	106	THE BERMUDA	2 BEDROOMS-2 BATHROOMS	FIRST
	107	THE ANTIQUA	1 BEDROOMS-1 BATHROOMS	FIRST
	108	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	FIRST
	201	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	SECOND
	202	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	SECOND
	203	THE BERMUDA	2 BEDROOMS-2 BATHROOMS	SECOND
	204	THE BERMUDA	2 BEDROOMS-2 BATHROOMS	SECOND
	205	THE BERMUDA	2 BEDROOMS-2 BATHROOMS	SECOND
	206	THE BERMUDA	2 BEDROOMS-2 BATHROOMS	SECOND
	207	THE ANTIQUA	1 BEDROOMS-1 BATHROOMS	SECOND
	208	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	SECOND
	301	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	THIRD
	302	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	THIRD
	303	THE BERMUDA	2 BEDROOMS-2 BATHROOMS	THIRD
	304	THE BERMUDA	2 BEDROOMS-2 BATHROOMS	THIRD
	305	THE BERMUDA	2 BEDROOMS-2 BATHROOMS	THIRD
	306	THE BERMUDA	2 BEDROOMS-2 BATHROOMS	THIRD
	308	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	THIRD

8



## EXHIBIT "B"

UNIT CHANGE UNIT TYPE NAME

Edgewater Condominiums

1835 WELLS ROAD, CORA, SPRINGFIELD, MISSOURI 65762

40

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# Edgewater Condominiums

## Summary Table No. 5

BUILDING No.	UNIT No.	UNIT TYPE	DESCRIPTION	FLOOR
"9"	101	THE ANTIQUA	1 BEDROOMS-1 BATHROOMS	FIRST
	102	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	FIRST
	103	THE BERMALDA	2 BEDROOM-2 BATHROOM	FIRST
	104	THE BERMALDA	2 BEDROOM-2 BATHROOM	FIRST
	105	THE BERMALDA	2 BEDROOM-2 BATHROOM	FIRST
	106	THE BERMALDA	2 BEDROOM-2 BATHROOM	FIRST
	107	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	FIRST
	108	THE BERMALDA	2 BEDROOM-2 BATHROOM	FIRST
	201	THE ANTIQUA	1 BEDROOMS-1 BATHROOMS	SECOND
	202	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	SECOND
	203	THE BERMALDA	2 BEDROOM-2 BATHROOM	SECOND
	204	THE BERMALDA	2 BEDROOM-2 BATHROOM	SECOND
	205	THE BERMALDA	2 BEDROOM-2 BATHROOM	SECOND
	206	THE BERMALDA	2 BEDROOM-2 BATHROOM	SECOND
	207	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	SECOND
	208	THE BERMALDA	2 BEDROOM-2 BATHROOM	SECOND
	301	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	THIRD
	302	THE BERMALDA	2 BEDROOM-2 BATHROOM	THIRD
303	THE BERMALDA	2 BEDROOM-2 BATHROOM	THIRD	
304	THE BERMALDA	2 BEDROOM-2 BATHROOM	THIRD	
305	THE BERMALDA	2 BEDROOM-2 BATHROOM	THIRD	
306	THE BERMALDA	2 BEDROOM-2 BATHROOM	THIRD	
307	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	THIRD	
308	THE BERMALDA	2 BEDROOM-2 BATHROOM	THIRD	



BUILDING No.	UNIT No.	UNIT TYPE	DESCRIPTION	FLOOR
"10"	101	THE ANTIQUA	1 BEDROOMS-1 BATHROOMS	FIRST
	102	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	FIRST
	103	THE BERMALDA	2 BEDROOM-2 BATHROOM	FIRST
	104	THE BERMALDA	2 BEDROOM-2 BATHROOM	FIRST
	105	THE BERMALDA	2 BEDROOM-2 BATHROOM	FIRST
	106	THE BERMALDA	2 BEDROOM-2 BATHROOM	FIRST
	107	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	FIRST
	108	THE BERMALDA	2 BEDROOM-2 BATHROOM	FIRST
	201	THE ANTIQUA	1 BEDROOMS-1 BATHROOMS	SECOND
	202	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	SECOND
	203	THE BERMALDA	2 BEDROOM-2 BATHROOM	SECOND
	204	THE BERMALDA	2 BEDROOM-2 BATHROOM	SECOND
	205	THE BERMALDA	2 BEDROOM-2 BATHROOM	SECOND
	206	THE BERMALDA	2 BEDROOM-2 BATHROOM	SECOND
	207	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	SECOND
	208	THE BERMALDA	2 BEDROOM-2 BATHROOM	SECOND
	302	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	THIRD
	303	THE BERMALDA	2 BEDROOM-2 BATHROOM	THIRD
304	THE BERMALDA	2 BEDROOM-2 BATHROOM	THIRD	
305	THE BERMALDA	2 BEDROOM-2 BATHROOM	THIRD	
306	THE BERMALDA	2 BEDROOM-2 BATHROOM	THIRD	
307	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	THIRD	
308	THE BERMALDA	2 BEDROOM-2 BATHROOM	THIRD	

**NOTE:**

FOR STANDARD APPOINTMENTS, PLEASE REFER TO THE APPOINTMENT BOOK FOR THE EDGEMOUNT APARTMENTS. THE FULL APPOINTMENT BOOK IS AVAILABLE AT THE SALES OFFICE.

**J.J.H. MANUCKY, INC.**  
 REAL ESTATE BROKERS  
 1000 W. 10th Street, Suite 100  
 Oklahoma City, Oklahoma 73106  
 (405) 521-1111

**Edgewater Condominiums**  
 1000 W. 10th Street, Suite 100  
 Oklahoma City, Oklahoma 73106  
 (405) 521-1111

**EXHIBIT "B"**

41

# Edgewater Condominiums

## Summary Table No. 6

BUILDING No.	UNIT No.	UNIT TYPE	DESCRIPTION	FLOOR
"11"	101	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	FIRST
	102	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	FIRST
	103	THE BERMLUDA	2 BEDROOM-2 BATHROOM	FIRST
	104	THE BERMLUDA	2 BEDROOM-2 BATHROOM	FIRST
	105	THE BERMLUDA	2 BEDROOM-2 BATHROOM	FIRST
	106	THE BERMLUDA	2 BEDROOM-2 BATHROOM	FIRST
	107	THE ANTIGUA	1 BEDROOMS-1 BATHROOMS	FIRST
	108	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	FIRST
	201	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	SECOND
	202	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	SECOND
	203	THE BERMLUDA	2 BEDROOM-2 BATHROOM	SECOND
	204	THE BERMLUDA	2 BEDROOM-2 BATHROOM	SECOND
	205	THE BERMLUDA	2 BEDROOM-2 BATHROOM	SECOND
	206	THE BERMLUDA	2 BEDROOM-2 BATHROOM	SECOND
	207	THE ANTIGUA	1 BEDROOMS-1 BATHROOMS	SECOND
	208	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	SECOND
	301	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	THIRD
	302	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	THIRD
	303	THE BERMLUDA	2 BEDROOM-2 BATHROOM	THIRD
	304	THE BERMLUDA	2 BEDROOM-2 BATHROOM	THIRD
	305	THE BERMLUDA	2 BEDROOM-2 BATHROOM	THIRD
	306	THE BERMLUDA	2 BEDROOM-2 BATHROOM	THIRD
	308	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	THIRD

BUILDING No.	UNIT No.	UNIT TYPE	DESCRIPTION	FLOOR
"12"	101	THE ANTIGUA	1 BEDROOMS-1 BATHROOMS	FIRST
	102	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	FIRST
	103	THE BERMLUDA	2 BEDROOM-2 BATHROOM	FIRST
	104	THE BERMLUDA	2 BEDROOM-2 BATHROOM	FIRST
	105	THE BERMLUDA	2 BEDROOM-2 BATHROOM	FIRST
	106	THE BERMLUDA	2 BEDROOM-2 BATHROOM	FIRST
	107	THE ANTIGUA	1 BEDROOMS-1 BATHROOMS	FIRST
	108	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	FIRST
	201	THE ANTIGUA	1 BEDROOMS-1 BATHROOMS	SECOND
	202	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	SECOND
	203	THE BERMLUDA	2 BEDROOM-2 BATHROOM	SECOND
	204	THE BERMLUDA	2 BEDROOM-2 BATHROOM	SECOND
	205	THE BERMLUDA	2 BEDROOM-2 BATHROOM	SECOND
	206	THE BERMLUDA	2 BEDROOM-2 BATHROOM	SECOND
	207	THE ANTIGUA	1 BEDROOMS-1 BATHROOMS	SECOND
	208	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	SECOND
	302	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	THIRD
	303	THE BERMLUDA	2 BEDROOM-2 BATHROOM	THIRD
	304	THE BERMLUDA	2 BEDROOM-2 BATHROOM	THIRD
	305	THE BERMLUDA	2 BEDROOM-2 BATHROOM	THIRD
	306	THE BERMLUDA	2 BEDROOM-2 BATHROOM	THIRD
	308	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	THIRD

EXHIBIT "B"

**J.J.H. MANUCKY, INC.**  
 REAL ESTATE BROKER  
 10700 W. GARDNER BLVD. SUITE 100  
 GREENSBORO, NC 27409  
 (336) 851-1111

**Edgewater Condominiums**  
 301 W. WILSON BLVD. GREENSBORO, NC 27409  
 (336) 851-1111

42

# Edgewater Condominiums

## Summary Table No. 7

BUILDING No.	UNIT No.	UNIT TYPE	DESCRIPTION	FLOOR
"14"	101	THE ANTIGUA	1 BEDROOMS-1 BATHROOMS	FIRST
	102	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	FIRST
	103	THE BERMALDA	2 BEDROOM-2 BATHROOM	FIRST
	104	THE BERMALDA	2 BEDROOM-2 BATHROOM	FIRST
	105	THE BERMALDA	2 BEDROOM-2 BATHROOM	FIRST
	106	THE BERMALDA	2 BEDROOM-2 BATHROOM	FIRST
	107	THE ANTIGUA	1 BEDROOMS-1 BATHROOMS	FIRST
	108	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	FIRST
	201	THE ANTIGUA	1 BEDROOMS-1 BATHROOMS	SECOND
	202	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	SECOND
	203	THE BERMALDA	2 BEDROOM-2 BATHROOM	SECOND
	204	THE BERMALDA	2 BEDROOM-2 BATHROOM	SECOND
	205	THE BERMALDA	2 BEDROOM-2 BATHROOM	SECOND
	206	THE BERMALDA	2 BEDROOM-2 BATHROOM	SECOND
	207	THE ANTIGUA	1 BEDROOMS-1 BATHROOMS	SECOND
	208	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	SECOND
	302	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	THIRD
	303	THE BERMALDA	2 BEDROOM-2 BATHROOM	THIRD
	304	THE BERMALDA	2 BEDROOM-2 BATHROOM	THIRD
	305	THE BERMALDA	2 BEDROOM-2 BATHROOM	THIRD
	306	THE BERMALDA	2 BEDROOM-2 BATHROOM	THIRD
	308	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	THIRD

BUILDING No.	UNIT No.	UNIT TYPE	DESCRIPTION	FLOOR
"16"	101	THE ANTIGUA	1 BEDROOMS-1 BATHROOMS	FIRST
	102	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	FIRST
	103	THE BERMALDA	2 BEDROOM-2 BATHROOM	FIRST
	104	THE BERMALDA	2 BEDROOM-2 BATHROOM	FIRST
	105	THE BERMALDA	2 BEDROOM-2 BATHROOM	FIRST
	106	THE BERMALDA	2 BEDROOM-2 BATHROOM	FIRST
	107	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	FIRST
	108	THE BERMALDA	2 BEDROOM-2 BATHROOM	FIRST
	201	THE ANTIGUA	1 BEDROOMS-1 BATHROOMS	SECOND
	202	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	SECOND
	203	THE BERMALDA	2 BEDROOM-2 BATHROOM	SECOND
	204	THE BERMALDA	2 BEDROOM-2 BATHROOM	SECOND
	205	THE BERMALDA	2 BEDROOM-2 BATHROOM	SECOND
	206	THE BERMALDA	2 BEDROOM-2 BATHROOM	SECOND
	207	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	SECOND
	208	THE BERMALDA	2 BEDROOM-2 BATHROOM	SECOND
	302	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	THIRD
	303	THE BERMALDA	2 BEDROOM-2 BATHROOM	THIRD
	304	THE BERMALDA	2 BEDROOM-2 BATHROOM	THIRD
	305	THE BERMALDA	2 BEDROOM-2 BATHROOM	THIRD
	306	THE BERMALDA	2 BEDROOM-2 BATHROOM	THIRD
	307	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	THIRD
	308	THE BERMALDA	2 BEDROOM-2 BATHROOM	THIRD

EXHIBIT "B"

**Edgewater Condominiums**

854 W 15 B RD, COBA SPRINGS, FL 33647

DATE REVISIONS

04/20/04 DAKAL UNIT INT. VAM

43

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# Edgewater Condominiums

Summary Table No. 8

BUILDING No.	UNIT No.	UNIT TYPE	DESCRIPTION	FLOOR
	101	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	FIRST
	102	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	FIRST
	103	THE BERMLDA	2 BEDROOM-2 BATHROOM	FIRST
	104	THE BERMLDA	2 BEDROOM-2 BATHROOM	FIRST
	105	THE BERMLDA	2 BEDROOM-2 BATHROOM	FIRST
	106	THE BERMLDA	2 BEDROOM-2 BATHROOM	FIRST
	107	THE ANTIGUA	1 BEDROOMS-1 BATHROOMS	FIRST
	108	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	FIRST
	201	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	SECOND
	202	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	SECOND
	203	THE BERMLDA	2 BEDROOM-2 BATHROOM	SECOND
	204	THE BERMLDA	2 BEDROOM-2 BATHROOM	SECOND
	205	THE BERMLDA	2 BEDROOM-2 BATHROOM	SECOND
	206	THE BERMLDA	2 BEDROOM-2 BATHROOM	SECOND
	207	THE ANTIGUA	1 BEDROOMS-1 BATHROOMS	SECOND
	208	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	SECOND
	301	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	THIRD
	302	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	THIRD
	303	THE BERMLDA	2 BEDROOM-2 BATHROOM	THIRD
	304	THE BERMLDA	2 BEDROOM-2 BATHROOM	THIRD
	305	THE BERMLDA	2 BEDROOM-2 BATHROOM	THIRD
	306	THE BERMLDA	2 BEDROOM-2 BATHROOM	THIRD
	308	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	THIRD

"16"

BUILDING No.	UNIT No.	UNIT TYPE	DESCRIPTION	FLOOR
	102	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	FIRST
	103	THE BERMLDA	2 BEDROOM-2 BATHROOM	FIRST
	104	THE BERMLDA	2 BEDROOM-2 BATHROOM	FIRST
	105	THE BERMLDA	2 BEDROOM-2 BATHROOM	FIRST
	106	THE BERMLDA	2 BEDROOM-2 BATHROOM	FIRST
	107	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	FIRST
	202	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	SECOND
	203	THE BERMLDA	2 BEDROOM-2 BATHROOM	SECOND
	204	THE BERMLDA	2 BEDROOM-2 BATHROOM	SECOND
	205	THE BERMLDA	2 BEDROOM-2 BATHROOM	SECOND
	206	THE BERMLDA	2 BEDROOM-2 BATHROOM	SECOND
	207	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	SECOND
	302	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	THIRD
	303	THE BERMLDA	2 BEDROOM-2 BATHROOM	THIRD
	304	THE BERMLDA	2 BEDROOM-2 BATHROOM	THIRD
	305	THE BERMLDA	2 BEDROOM-2 BATHROOM	THIRD
	306	THE BERMLDA	2 BEDROOM-2 BATHROOM	THIRD
	307	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	THIRD

"17"

## EXHIBIT "B"

DATE: 07/08/2008  
DRAWING: 04-1-100-RAMP

**P.J.H. MANUPLY, INC.**  
INCORPORATED IN THE STATE OF FLORIDA  
 10000 W. UNIVERSITY BLVD., SUITE 100  
 WEST PALM BEACH, FL 33411  
 TEL: 561-833-1100  
 FAX: 561-833-1101

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**Edgewater Condominiums**  
 8931 WELLS ROAD, CORAL SPRINGS, FL 33067

---

DATE: 07/08/2008  
DRAWING: 04-1-100-RAMP

**P.J.H. MANUPLY, INC.**  
INCORPORATED IN THE STATE OF FLORIDA  
 10000 W. UNIVERSITY BLVD., SUITE 100  
 WEST PALM BEACH, FL 33411  
 TEL: 561-833-1100  
 FAX: 561-833-1101

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(C) COPYRIGHT 2008, P.J.H. MANUPLY, INC. ALL RIGHTS RESERVED. THIS PLAN IS THE PROPERTY OF P.J.H. MANUPLY, INC. NOT TO BE LOANED BY OWNER OF OTHER PARTS, REPRODUCED OR ALTERED WITHOUT WRITTEN CONSENT FROM P.J.H. MANUPLY, INC.

**EXHIBIT "C"**  
**TO**  
**DECLARATION OF CONDOMINIUM FOR**  
**EDGEWATER CONDOMINIUMS**

**SHARE OF COMMON EXPENSES, COMMON ELEMENTS**  
**AND COMMON SURPLUS**

**LEOPOLD, KORN & LEOPOLD, P.A.**

20801 Biscayne Boulevard, Suite 501, Aventura, FL 33180 Telephone: 305-935-3500

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**SHARE OF COMMON EXPENSES,  
COMMON ELEMENTS AND COMMON SURPLUS**

1. The following units (the "Antigua Units") each contain 733 square feet and have an undivided .002059081 share in the ownership of the common elements and in the common surplus of the Condominium and the following units have an undivided .002059081 share in the responsibility for payment of the common expenses of the Association:

1-101; 1-107; 1-201; 1-207; 2-101; 2-107; 2-201; 2-207; 3-101; 3-107; 3-201;  
3-207; 4-107; 4-207; 5-101; 5-201; 7-101; 7-107; 7-201; 7-207; 8-107; 8-207;  
9-101; 9-201; 10-101; 10-201; 11-107; 11-207; 12-101; 12-107; 12-201; 12-  
207; 14-101; 14-107; 14-201; 14-207; 15-101; 15-201; 16-107; 16-207;

2. The following units (the "Bermuda Units") each contain 984 square feet and have an undivided .002764169 share in the ownership of the common elements and in the common surplus of the Condominium and the following units have an undivided .002764169 share in the responsibility for payment of the common expenses of the Association:

1-103; 1-104; 1-105; 1-106; 1-203; 1-204; 1-205; 1-206; 1-303; 1-304; 1-305;  
1-306; 2-103; 2-104; 2-105; 2-106; 2-203; 2-204; 2-205; 2-206; 2-303; 2-304;  
2-305; 2-306; 3-103; 3-104; 3-105; 3-106; 3-203; 3-204; 3-205; 3-206; 3-303;  
3-304; 3-305; 3-306; 4-103; 4-104; 4-105; 4-106; 4-203; 4-204; 4-205; 4-206;  
4-303; 4-304; 4-305; 4-306; 5-103; 5-104; 5-105; 5-106; 5-108; 5-203; 5-204;  
5-205; 5-206; 5-208; 5-303; 5-304; 5-305; 5-306; 5-308; 6-103; 6-104; 6-105;  
6-106; 6-203; 6-204; 6-205; 6-206; 6-303; 6-304; 6-305; 6-306; 7-103; 7-104;  
7-105; 7-106; 7-203; 7-204; 7-205; 7-206; 7-303; 7-304; 7-305; 7-306; 8-103;  
8-104; 8-105; 8-106; 8-203; 8-204; 8-205; 8-206; 8-303; 8-304; 8-305; 8-306;  
9-103; 9-104; 9-105; 9-106; 9-108; 9-203; 9-204; 9-205; 9-206; 9-208; 9-303;  
9-304; 9-305; 9-306; 9-308; 10-103; 10-104; 10-105; 10-106; 10-108; 10-203;  
10-204; 10-205; 10-206; 10-208; 10-303; 10-304; 10-305; 10-306; 10-308;  
11-103; 11-104; 11-105; 11-106; 11-203; 11-204; 11-205; 11-206; 11-303;  
11-304; 11-305; 11-306; 12-103; 12-104; 12-105; 12-106; 12-203; 12-204;  
12-205; 12-206; 12-303; 12-304; 12-305; 12-306; 14-103; 14-104; 14-105;  
14-106; 14-203; 14-204; 14-205; 14-206; 14-303; 14-304; 14-305; 14-306;  
15-103; 15-104; 15-105; 15-106; 15-108; 15-203; 15-204; 15-205; 15-206;  
15-208; 15-303; 15-304; 15-305; 15-306; 15-308; 16-103; 16-104; 16-105;  
16-106; 16-203; 16-204; 16-205; 16-206; 16-303; 16-304; 16-305; 16-306;  
17-103; 17-104; 17-105; 17-106; 17-203; 17-204; 17-205; 17-206; 17-303;  
17-304; 17-305; 17-306.

3. The following units (the "Cayman Units") each contain 1,166 square feet and have an undivided .003275428 share in the ownership of the common elements and in the common surplus of the Condominium and the following units have an undivided .003275428 share in the responsibility for payment of the common expenses of the Association:

1-102; 1-108; 1-202; 1-208; 1-302; 1-308; 2-102; 2-108; 2-202;  
2-208; 2-302; 2-308; 3-102; 3-108; 3-202; 3-208; 3-302; 3-308;  
4-101; 4-102; 4-108; 4-201; 4-202; 4-208; 4-301; 4-302; 4-308;  
5-102; 5-107; 5-202; 5-207; 5-302; 5-307; 6-102; 6-107; 6-202;  
6-207; 6-302; 6-307; 7-102; 7-108; 7-202; 7-208; 7-302; 7-308;  
8-101; 8-102; 8-108; 8-201; 8-202; 8-208; 8-301; 8-302; 8-308;  
9-102; 9-107; 9-202; 9-207; 9-302; 9-307; 10-102; 10-107; 10-  
202; 10-207; 10-302; 10-307; 11-101; 11-102; 11-108; 11-201;  
11-202; 11-208; 11-301; 11-302; 11-308; 12-102; 12-108; 12-  
202; 12-208; 12-302; 12-308; 14-102; 14-108; 14-202; 14-208;  
14-302; 14-308; 15-102; 15-107; 15-202; 15-207; 15-302; 15-  
307; 16-101; 16-102; 16-108; 16-201; 16-202; 16-208; 16-301;  
16-302; 16-308; 17-102; 17-107; 17-202; 17-207; 17-302; 17-  
307.

NOTE: Total Square Footage in the Units is 355,984 square feet.

NOTE: The identification of the Units referenced herein is by building number and unit number. For example Unit 1-101 means Building No. 1, Unit No. 1.

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**EXHIBIT "D"**  
**TO**  
**DECLARATION OF CONDOMINIUM FOR**  
**EDGEWATER CONDOMINIUMS**

**ARTICLES OF INCORPORATION**  
**OF**  
**EDGEWATER CONDOMINIUM ASSOCIATION OF BROWARD COUNTY, INC.**

**LEOPOLD, KORN & LEOPOLD, P.A.**  
20801 Biscayne Boulevard, Suite 501, Aventura, FL 33180 Telephone: 305-935-3500


  
**State of Florida**
  
**Department of State**

I certify from the records of this office that EDGEWATER CONDOMINIUM ASSOCIATION OF BROWARD COUNTY, INC. is a corporation organized under the laws of the State of Florida, filed on February 16, 2006.

The document number of this corporation is N06000001753.

I further certify that said corporation has paid all fees due this office through December 31, 2006, and its status is active.

I further certify that said corporation has not filed Articles of Dissolution.

I further certify that this is an electronically transmitted certificate authorized by section 15.16, Florida Statutes, and authenticated by the code, 106A00011571-021706-N06000001753-1/1, noted below.

Authentication Code: 106A00011571-021706-N06000001753-1/1

Given under my hand and the  
 Great Seal of the State of Florida,  
 at Tallahassee, the Capital, this the  
 Seventeenth day of February, 2006



*Sue M. Cobb*  
 Sue M. Cobb  
 Secretary of State

**ARTICLES OF INCORPORATION  
OF  
EDGEWATER CONDOMINIUM ASSOCIATION OF BROWARD COUNTY, INC.**

---

We, the undersigned, for the purpose of forming a not-for-profit corporation in accordance with the laws of the State of Florida, acknowledge and file these Articles of Incorporation in the Office of the Secretary of the State of Florida.

**I.  
NAME**

The name of this corporation shall be EDGEWATER CONDOMINIUM ASSOCIATION OF BROWARD COUNTY, INC. For convenience, the corporation shall herein be referred to as the "Association".

**II.  
PURPOSES AND POWERS**

The Association shall have the following powers:

- A. To manage, operate and administer EDGEWATER CONDOMINIUMS (referred to herein as the "Condominium"), and to undertake the performance of, and to carry out the acts and duties incident to the administration of the Condominium in accordance with the terms, provisions, conditions and authorizations contained in these Articles, the Association's By-Laws and the Declaration of Condominium recorded among the Public Records of Broward County, Florida.
- B. To borrow money and issue evidences of indebtedness in furtherance of any or all of the objects of its business; to secure the same by mortgage, deed of trust, pledge or other lien.
- C. To carry out the duties and obligations and receive the benefits given the Association by the Declaration of Condominium.
- D. To establish By-Laws and Rules and Regulations for the operation of the Association and to provide for the formal administration of the Association; to enforce the Condominium Act of the State of Florida, the Declaration of Condominium, the By-Laws and the Rules and Regulations of the Association.
- E. To contract for the management of the Condominium.
- F. To acquire, own, operate, mortgage, lease, sell and trade property, whether real or personal, as may be necessary or convenient in the administration of the Condominium.
- G. The Association shall have all of the common law and statutory powers and duties set forth in Chapter 718, Florida Statutes, as amended (the "Condominium Act") and the Declaration of Condominium for the Condominium and all other powers and duties reasonably necessary to operate the Condominium pursuant to its Declaration of Condominium, as same may be amended from time to time.

**III.  
MEMBERS**

- A. Each unit owner in the Condominium and the Subscribers to these Articles shall automatically be members of the Association. Membership of the Subscribers shall terminate upon the entire Board of Directors of the Association being selected by unit owners other than the Developer.
- B. Membership, as to all members other than the Subscribers, shall commence up the acquisition of record title to a unit as evidenced by the recording of a deed of conveyance amongst the Public Records of Broward

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County, Florida or, as provided in the Declaration of Condominium, upon transfer of title upon the death of a member and membership shall terminate upon the divestment of title to said unit.

C. On all matters as to which the membership shall be entitled to vote, there shall be only one vote for each Unit, as said term is defined in the Declaration of Condominium, which vote shall be exercised in the manner provided by the Declaration of Condominium and the By-Laws.

D. 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.

**IV.  
EXISTENCE**

The Association shall have perpetual existence.

**V.  
SUBSCRIBERS**

The names and addresses of the Subscribers to these Articles of Incorporation are as follows:

<u>NAME</u>	<u>ADDRESS</u>
HERBERT HIRSCH	425 North Federal Highway Hallandale Beach, Florida 33009
HARRIS FRIEDMAN	425 North Federal Highway Hallandale Beach, Florida 33009
LOUIS BIRDMAN	425 North Federal Highway Hallandale Beach, Florida 33009

**VI.  
DIRECTORS**

A. The Condominium and Association affairs shall be managed by a Board of Directors initially composed of three persons, in accordance with Article III of the Association's By-Laws.

B. The number of Directors to be elected, the manner of their election and their respective terms shall be as set forth in Article III of the Association's By-Laws.

The following persons shall constitute the initial Board of Directors and they shall hold office for the term and in accordance with the provisions of Article III of the Association's By-Laws:

<u>NAME</u>	<u>ADDRESS</u>
HERBERT HIRSCH	425 North Federal Highway Hallandale Beach, Florida 33009
HARRIS FRIEDMAN	425 North Federal Highway Hallandale Beach, Florida 33009
LOUIS BIRDMAN	425 North Federal Highway Hallandale Beach, Florida 33009

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**VII.**  
**OFFICERS**

The affairs of the Association shall be administered by the Officers designated in the By-Laws, who shall serve at the pleasure of said Board of Directors. The names and addresses of the Officers who shall serve until the first election of Officers pursuant to the provisions of the By-Laws are as follows:

<u>NAME</u>	<u>TITLE</u>	<u>ADDRESS</u>
HERBERT HIRSCH	President	425 North Federal Highway Hallandale Beach, Florida 33009
HARRIS FRIEDMAN	Vice-President	425 North Federal Highway Hallandale Beach, Florida 33009
LOUIS BIRDMAN	Secretary/Treasurer	425 North Federal Highway Hallandale Beach, Florida 33009

**VIII.**  
**BY-LAWS**

The By-Laws of the Association shall be adopted by the initial Board of Directors. The By-Laws may be amended in accordance with the provisions thereof, except that no portion of the By-Laws may be altered, amended, or rescinded in such a manner as would prejudice the rights of the Developer of the Condominium or mortgagees holding mortgages encumbering units in the Condominium, without their prior written consent.

**IX.**  
**AMENDMENTS TO ARTICLES**

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

- A. Notice of the subject matter of any proposed amendment shall be included in the notice of the meeting at which the proposed amendment is to be considered.
- B. Prior to the date of turnover of control of the Association to the members (the "Turnover Date"), the Board of Directors alone will have the power in its sole and absolute discretion to amend these Articles. On and after the Turnover Date, any amendments to these Articles will require the affirmative vote of members casting at least 66 2/3% of the total votes in the Association.
- C. No amendment shall make any changes in the qualifications for membership nor in the voting rights of members of the Association, without approval in writing by all members and the joinder of all record owners of mortgages encumbering condominium units. No amendment shall be made that is in conflict with the Condominium Act or the Declaration of Condominium.
- D. A copy of each amendment adopted shall be filed within ten (10) days of adoption with the Secretary of State, pursuant to the provisions of applicable Florida Statutes.

**X.**  
**INDEMNIFICATION**

A. Every Director and every Officer of the Association shall be indemnified by the Association and by each member of the Association against all expenses and liabilities, including counsel fees reasonably incurred by or imposed upon the Director(s) or Officer(s) in connection with any proceeding or any settlement thereof to which the Director(s) or Officer(s) may be a party, or in which the Director(s) or Officer(s) may become involved by reason of the Director(s) or Officer(s) being or having been a Director(s) or Officer(s) of the Association, whether or not a Director(s) or Officer(s) at the time such expenses are incurred, except in such cases wherein the

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Director(s) or Officer(s) is adjudged guilty of willful misconduct in the performance of such Director's or Officer's duty; provided that in the event of a settlement, the indemnification set forth herein shall apply only when the Board of Directors, exclusive of any Director(s) seeking indemnification, approves such settlement and reimbursement as being for the best interest of the Association. The foregoing right of indemnification shall be in addition to and not exclusive of all of the rights to which such Director(s) or Officer(s) may be entitled.

B. The indemnification provided by this Article will not be deemed exclusive of any other rights to which those seeking indemnification may be entitled under any bylaw, agreement, vote of members or otherwise, both as to action in his/her official capacity while holding such office or otherwise, and will continue as to a person who has ceased to be director, officer, employee or agent and will inure to the benefit of the heirs, executors and administrators of such person.

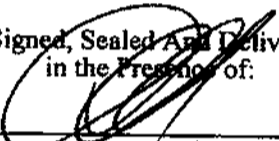
C. The Association will have the power to purchase and maintain insurance on behalf of any person who is or was a director, officer, employee or agent of the Association, or is or was serving at the request of the Association as a director, officer, employee or agent of another corporation, partnership, joint venture, trust or other enterprise. Such insurance will cover any liability asserted against him/her which is enumerated in the policy and incurred by him/her in any such capacity, or arising out of his/her status as such, whether or not the Association would have the power to indemnify him/her against such liability under the provisions of this Article.

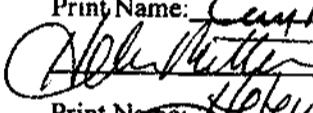
**XI.  
INITIAL REGISTERED OFFICE, AGENT AND ADDRESS**

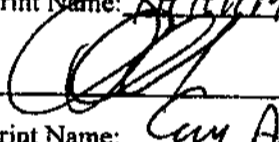
The principal office of the Association shall be at: 425 North Federal Highway, Hallandale Beach, Florida 33009, or at such other place, within or without the State of Florida as may be subsequently designated by the Board of Directors. The initial registered office of the Association is at 425 North Federal Highway, Hallandale Beach, Florida 33009, and the initial registered agent therein is HARRIS FRIEDMAN.

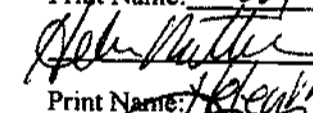
IN WITNESS WHEREOF, we have hereunto set our hands and seals this 10<sup>th</sup> day of February, 2006.

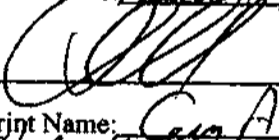
Signed, Sealed And Delivered  
in the Presence of:

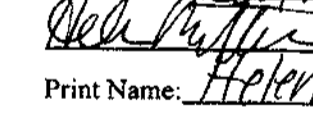
  
\_\_\_\_\_  
Print Name: Cary A. Korn

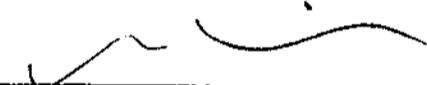
  
\_\_\_\_\_  
Print Name: Helen M. Helman

  
\_\_\_\_\_  
Print Name: Cary A. Korn

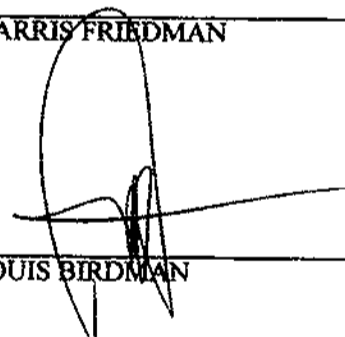
  
\_\_\_\_\_  
Print Name: Helen M. Helman

  
\_\_\_\_\_  
Print Name: Cary A. Korn

  
\_\_\_\_\_  
Print Name: Helen M. Helman

  
\_\_\_\_\_  
HERBERT HIRSCH

  
\_\_\_\_\_  
HARRIS FRIEDMAN

  
\_\_\_\_\_  
LOUIS BIRDMAN

LEOPOLD, KORN & LEOPOLD, P.A.  
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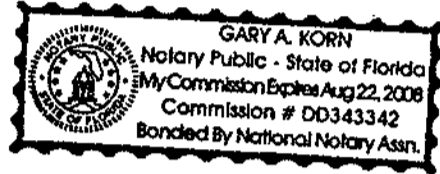
STATE OF FLORIDA )  
COUNTY OF BROWARD ) SS:

The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of February, 2006, by HERBERT HIRSCH, who is personally known to me.

My Commission Expires:

\_\_\_\_\_  
Notary Public, State of Florida

Print Name: \_\_\_\_\_



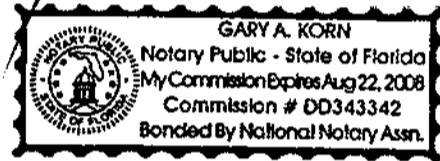
STATE OF FLORIDA )  
COUNTY OF BROWARD ) SS:

The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of February, 2006, by HARRIS FRIEDMAN, who is personally known to me.

My Commission Expires:

\_\_\_\_\_  
Notary Public, State of Florida

Print Name: \_\_\_\_\_



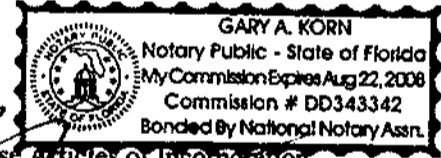
STATE OF FLORIDA )  
COUNTY OF BROWARD ) SS:

The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of February, 2006, by LOUIS BIRDMAN, who is personally known to me.

My Commission Expires:

\_\_\_\_\_  
Notary Public, State of Florida

Print Name: \_\_\_\_\_



I hereby accept the designation of Registered Agent as set forth in these Articles of Incorporation.

\_\_\_\_\_  
HARRIS FRIEDMAN

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**EXHIBIT "E"**  
**TO**  
**DECLARATION OF CONDOMINIUM FOR**  
**EDGEWATER CONDOMINIUMS**

**BY-LAWS**  
**OF**  
**EDGEWATER CONDOMINIUM ASSOCIATION OF BROWARD COUNTY, INC.**

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**BY-LAWS  
OF  
EDGEWATER CONDOMINIUM ASSOCIATION OF BROWARD COUNTY, INC.**

**I.  
IDENTITY**

These are the By-Laws of EDGEWATER CONDOMINIUM ASSOCIATION OF BROWARD COUNTY, INC., a not-for-profit Florida corporation ("Association").

**II.  
PURPOSES**

This Association has been organized for the purpose of being a condominium association within the meaning of the Condominium Act of the State of Florida (the "Act"), and in turn for the purpose of operating, governing, administering and managing the property and affairs of EDGEWATER CONDOMINIUMS (the "Condominium") and to exercise all powers granted to it as a corporation under the laws of the State of Florida, these By-Laws, the Articles of Incorporation and the Declaration of Condominium (the "Declaration of Condominium") to which these By-Laws are attached and, further, to exercise all powers granted to a condominium association under the Act.

**III.  
DIRECTORS AND OFFICERS**

**A. Directors.**

1. The affairs of the Association shall be managed by an Initial Board of Directors (the "Initial Board") composed of three (3) persons. The members of the Initial Board are designated in the Articles of Incorporation and need not be members of the Association.

2. Section 718.301(1), Florida Statutes provides:

"(1) When unit owners other than the developer own 15 percent or more of the units in a condominium that will be operated ultimately by an association, the unit owners other than the developer shall be entitled to elect no less than one-third of the members of the board of administration of the association. Unit owners other than the developer are entitled to elect not less than a majority of the members of the board of administration of an association:

- a. Three years after 50 percent of the units that will be operated ultimately by the association have been conveyed to purchasers;
- b. Three months after 90 percent of the units that will be operated ultimately by the association have been conveyed to purchasers;
- c. When all 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;
- 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; or

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- e. Seven years after recordation of the declaration of condominium, or in the case of an association which may ultimately operate more than one condominium, seven (7) years after recordation of the declaration for the first condominium it operates, or in the case of an association operating a phase condominium created pursuant to Section 718.403, seven (7) years after recordation of the declaration creating the initial phase, whichever occurs first. The developer is entitled to elect at least one member of the board of administration of an association as long as the developer holds for sale in the ordinary course of business at least five percent, in condominiums with fewer than 500 units, and two percent, in condominiums with more than 500 units, of the units in a condominium operated by the association. Following the time the developer relinquishes control of the association, the developer may exercise the right to vote any developer-owned units in the same manner as any other unit owner except for purposes of reacquiring control of the association or selecting the majority members of the board of administration."

3. Until such time as the Purchaser Members (defined as the unit owners other than the Developer) shall be entitled to elect all of the Directors, the Developer shall have the absolute right, in its sole and absolute discretion and at any time, to remove any Director selected by the Developer and to replace the Director so discharged.

4. The Purchaser Members shall elect a majority of the Board of Directors, pursuant to the provisions hereof, at a special meeting of the Membership to be called by the Board for such purpose (the "Majority Election Meeting").

5. Subsequent to the Majority Election Meeting, the Directors shall be elected by the members of the Association at each annual meeting of members and the Directors shall hold office until the next annual meeting of members and until their successors are elected and shall qualify.

6. Directors shall be elected at the Majority Election Meeting and at each annual meeting of the members, as follows:

a. The Board of Directors shall be elected by written ballot or voting machine. Any election to fill a vacancy on the Board of Directors due to the expiration of a Director's term shall be by secret ballot. However, in the event the number of vacancies equals or exceeds the number of candidates, no election shall be required. Except to fill vacancies on the Board of Directors caused by recall, proxies shall in no event be used in electing the Board of Directors, either at general elections or at elections to fill vacancies caused by resignation. Not less than sixty (60) days before a scheduled election, the Secretary shall mail or deliver, whether by separate Association mailing or included in another Association mailing or delivery including regularly published newsletters, to each member of the Association entitled to vote, a first notice of the date of the election. Any member of the Association or other eligible person desiring to be a candidate for the Board of Directors shall give written notice to the Secretary of the Association not less than forty (40) days before a scheduled election. Together with the written notice and agenda required pursuant to the provisions of Article VII, Subparagraph A3 of these By-Laws, the Association shall then mail or deliver a second notice of the election to all members of the Association entitled to vote therein, together with a ballot which shall list all candidates. Upon request of a candidate, the Association shall include an information sheet, no larger than 8-1/2 inches by 11 inches furnished by the candidate (which information sheet must be furnished by the candidate to the Association not less than thirty five (35) days before the scheduled election), to be included with the mailing of the ballot, with the costs of mailing or delivery and copying to be borne by the Association. Elections shall be decided by a plurality of those ballots cast. There shall be no quorum requirement; however, at least twenty percent (20%) of the members must cast a ballot to have a valid election. No member of the Association shall permit any other to vote such member's ballot, and any such ballots improperly cast shall be deemed invalid. A member who needs assistance in casting the ballot for the reasons stated in Section 101.051, Florida Statutes, may obtain

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assistance in casting the ballot. Any member violating this provision may be fined by the Association in accordance with the provisions of Section 718.303, Florida Statutes. The regular election shall occur on the date of the annual meeting of the membership of the Association.

7. Directors shall be members of the Association, except that this provision shall not apply to Directors selected by the Developer.

8. No person who has been convicted of any felony by any court of record in the United States and who has not had his or her right to vote restored pursuant to law in the jurisdiction of his or her residence shall be eligible to serve on the Board of Directors. The validity of an action by the Board of Directors shall not be affected if it is later determined that a member of the Board of Directors is ineligible to serve on the Board of Directors due to having been convicted of a felony.

**B. Officers.**

The Officers of the Association shall consist of a President, a Vice President, a Secretary and a Treasurer, any of whom may be members of the Board of Directors, and such other Officers as the Board of Directors may appoint. The President must be a member of the Board of Directors. The Officers named in the Articles of Incorporation shall serve, unless removed and replaced by the Developer, until the first meeting of the Board of Directors held subsequent to the Majority Election Meeting, and at such meeting the Board of Directors shall elect the aforesaid Officers. Officers elected at the first meeting of the Board of Directors held subsequent to the Majority Election Meeting, shall hold office until the next and ensuing annual meeting of the Board of Directors and until their successors shall have been elected and shall qualify.

**C. Resignation, Vacancy, Removal, Compensation.**

1. Any Director or Officer of the Association may resign at any time, by instrument in writing. Resignations shall take effect at the time specified therein, and if no time is specified, at the time of receipt of such resignation by the President or Secretary of the Association. The acceptance of a resignation shall not be necessary to make it effective. A resignation shall be deemed to have occurred upon termination of membership in the Association, by the Director or Officer.

2. Subject to the right of the Developer to replace Directors selected by the Developer, the members of the Association, at a Special Meeting of the membership, shall fill the vacancy on the Board of Directors, by electing a person who shall serve until the next annual meeting of the members. In the event of a vacancy on the Board of Directors caused by a recall of a Director, pursuant to the provisions of Section 718.112(2)(j), Florida Statutes, the members of the Association, at a Special Meeting of the membership, shall fill the vacancy on the Board of Directors, by electing a person who shall serve until the next annual meeting of the members.

When a vacancy occurs in an office for any cause before an Officer's term has expired, the office shall be filled by the Board of Directors at its next meeting by electing a person to serve for the unexpired term.

3. Any Director may be recalled and removed from office, with or without cause, pursuant to the provisions of Section 718.112(2)(j), Florida Statutes. Directors selected by the Developer shall not be affected by these provisions.

4. Upon an affirmative vote of a majority of the members of the Board of Directors, any Officer may be removed either with or without cause, and his successor elected at any regular meeting of the Board of Directors, or at any special meeting called for such purpose.

5. No compensation shall be paid to Directors or Officers for their services as Directors or Officers.

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**IV.**  
**POWERS AND DUTIES OF THE ASSOCIATION AND THE EXERCISE THEREOF**

The Association shall have all powers granted to it by law, the Declaration of Condominium, the Act as the same may be amended from time to time, and the Articles of Incorporation, all of which powers shall be exercised by its Board of Directors unless the exercise thereof is otherwise restricted by the Declaration of Condominium, these By-Laws, or by law; and the aforementioned powers of the Association shall include, but shall not be limited to, the following:

- A. All of the powers specifically provided for in the Declaration of Condominium and the Act.
- B. The power to levy and collect assessments, based upon a budget formally adopted by the Board of Directors; provided, however, the Association shall not charge any fee for use by members of the common elements or of property owned by the Association, unless such use is the subject of a lease between the Association and the members. It is understood, however, that the failure of the Board of Directors or the members of the Association to adopt a budget shall not impair or affect the members' obligations to pay their share of the common expenses of the Condominium.
- C. The power to acquire, convey, mortgage, operate, lease, manage and otherwise trade and deal with property, real and personal, including units in the Condominium, as may be necessary or convenient in the operation and management of the Condominium and in accomplishing the purposes set forth in the Declaration of Condominium.
- D. The power to expend monies collected for the purpose of paying the common expenses of the Association.
- E. The power to purchase equipment, supplies and material required in the maintenance, repair, replacement, operation and management of the common elements of the Condominium.
- F. The power to insure and keep insured the buildings and improvements of the Condominium as provided for and limited by the Declaration of Condominium. This Association shall, not less than forty-five (45) days prior to the effective date of any renewals or amendments to the Association's insurance coverage, notify each member of the changes to be made in the Association's insurance coverage, including a description of the property previously covered by the Association's insurance coverage which will no longer be covered and the effective date of such change.
- G. The power to employ the personnel required for the operation of the common elements of the Condominium and the Association.
- H. The power to pay utility bills for utilities serving the common elements of the Condominium.
- I. The power to contract for the management of the Condominium.
- J. The power to make reasonable rules and regulations and to amend them from time to time, and to see that all members are notified of such changes in the rules and regulations as may be enacted.
- K. The power to improve the Condominium property, subject to the limitations of the Declaration of Condominium.
- L. The power to enforce by any legal means the provisions of the Articles of Incorporation, the By-Laws, the Declaration of Condominium and the Rules and Regulations duly promulgated by the Association.

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M. The power to collect delinquent assessments by suit or otherwise, and to abate nuisance and enjoin or seek damages from unit owners for violation of the provisions of the Declaration of Condominium and its Exhibits.

N. The power to pay all taxes and assessments which are or may become liens against the common elements of the Condominium, and to assess the same against the members and their units.

O. The power to select depositories for the Association funds, and to determine the manner of receiving, depositing and disbursing Association funds, and the form of check and the person or persons by whom the same shall be signed, when not signed as otherwise provided by these By-Laws.

P. The power to possess and exercise all powers necessary to implement, enforce and carry into effect the powers above described, including the power to acquire, hold, mortgage, convey, and deal in real and personal property.

Q. The power to enter into, ratify, modify and amend each and every one of the agreements and undertakings contemplated by and contained within the Declaration of Condominium.

R. The power to subscribe to and enter into a contract with any person, firm, corporation or real estate management agent of any nature or kind to provide for the maintenance, operation, repair and upkeep of the Condominium property. Said contract may provide that the total operation of said managing agent, firm, or corporation shall be at the cost of the Association. Said contract may further provide that the managing agent shall be paid from time to time a reasonable fee, either stated as a fixed fee or a variable fee or as a percentage of the total cost of maintenance, operation, repair and upkeep, or of the total funds of the Association handled and managed by the managing agent.

V.  
**DUTIES OF OFFICERS**

A. The President shall:

1. Act as Presiding Officer at all meetings of the membership of the Association and of the Board of Directors.
2. Call special meetings of the Board of Directors and of members.
3. Sign all checks, contracts, promissory notes, deeds, and other instruments on behalf of the Association, except those which the Board of Directors specifies may be signed by other persons.
4. Perform all acts and duties usually required of an executive to insure that all orders and resolutions of the Board of Directors are carried out.
5. Appoint committees and be an ex-officio member of all committees, and render an annual report at the annual meeting of members.

B. The Vice President shall:

1. Act as Presiding Officer at all meetings of the membership of the Association and of the Board of Directors when the President is absent.
2. Perform all other acts and duties required of the President, in the absence of the President.
3. Perform such other duties as may be required by the Board.

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4. Sign checks on behalf of the Association in the absence of the President.

C. Should the President and Vice President be absent from any meeting, the remaining Directors shall select a person to act as chairman of the meeting.

D. The Secretary shall:

1. Attend all regular and special meetings of the members of the Association and of the Board of Directors and keep all records and minutes of proceedings thereof or cause the same to be done.

2. Have custody of the corporate seal and affix same when necessary or required.

3. Attend to all correspondence on behalf of the Board of Directors, prepare and serve notices of meetings, keep membership books and receive all applications for membership, for transfer and sale of units, and present such applications to the Board of Directors.

4. Perform such other duties as the Board may determine and on all occasions in the execution of his duties, act under the supervision, control and direction of the Board of Directors.

5. Have custody of the minute book of the meetings of the Board of Directors and of the members, which minute book shall at all reasonable times be available at the office of the Association for inspection by members, or their authorized representatives, and by the Directors, and act as transfer agent to record transfers and rules and regulations in the corporate books. Minutes of all meetings of the Board of Directors and of members shall be reduced to writing and shall be available for inspection by members, or their authorized representatives, within thirty (30) days after the date of each such meeting. The minutes of all meetings of the Board of Directors and of the members shall be retained by the Secretary for a period of not less than seven (7) years.

6. Ballots, sign-in sheets voting proxies and all other papers relating to elections shall be maintained as part of the Association Records (as herein defined) for a period of one (1) year from the date of the meeting to which such documents relate.

7. If the Association owns, leases or has reasonable access to a photocopy machine, the Association shall, at the request of any member or the authorized representative of such member, make photocopies of Association Records, as requested by such member or by the authorized representative of such member. The Association shall not charge any fee to the member or to the authorized representative of such member in connection with inspection of the Association Records, except that the Association may charge a reasonable fee for the cost of making copies, provided such fee does not exceed \$.25 per page.

8. Maintain copies of all documents required to be maintained by the Association in accordance with Section 718.111(12), Florida Statutes (the "Association Records"). The Association Records shall be maintained within the State of Florida, shall be open to inspection by any member, or the authorized representative of such member, at all reasonable times and shall be made available to a member, or the authorized representative of such member, within five (5) working days after receipt of a written request by the Board of Directors or its designee. The failure of the Association to provide the Association Records within ten (10) working days after receipt of a written request shall create a rebuttable presumption that the Association failed to comply with the requirements of Section 718.111(12)(c), Florida Statutes. The right to inspect the Association Records includes the right to make or obtain copies, at the reasonable expense, if any, of such member.

9. The Association shall maintain at the Condominium Property an adequate number of copies of the Declaration of Condominium, the Articles of Incorporation, these By-Laws, the Rules and Regulation adopted by the Association, and all amendments to each of the foregoing, as well as the Question and Answer Sheet required pursuant to the provisions of Section 718.504, Florida Statutes, to ensure their availability to members and prospective purchasers of units in the Condominium. The Association may

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charge the actual costs incurred by the Association in the preparation and furnishing of these documents to the parties requesting these documents.

10. The Association shall prepare a Question and Answer Sheet in accordance with the provisions of Section 718.504, Florida Statutes and shall update the Question and Answer Sheet annually.

E. The Treasurer shall:

1. Receive such monies as shall be paid into his hands for the accounts of the Association and disburse funds as may be ordered by the Board, taking proper vouchers for such disbursements, and be custodian of all securities, contracts, leases, and other important documents of the Association which he shall keep safely deposited.

2. Supervise the keeping of accounts of all financial transactions of the Association in books belonging to the Association. The Treasurer shall maintain all accounting records for the Association and for the Condominium, as may be required by Section 718.111(12)(a)11, Florida Statutes (the "Accounting Records"), for a period of not less than seven (7) years. The Accounting Records shall be maintained in Broward County, Florida or in Broward County, Florida and shall be open to inspection by any member, or the authorized representative of such member, at all reasonable times. The Treasurer shall prepare and distribute to all of the members of the Board of Directors, at least ten (10) days prior to each annual meeting of the Board of Directors, and whenever else required, a summary of the financial transactions and condition of the Association for the preceding year. The Treasurer shall make a full and accurate report of the matters and business pertaining to his office to the members at the annual meeting of members and make all reports required by law.

3. The Treasurer may have the assistance of an accountant or auditor, who shall be employed by the Board of Directors. In the event the Association enters into a management agreement, it shall be proper to delegate such of the Treasurer functions to the management agent as is deemed appropriate by the Board of Directors.

## **VI. MEMBERSHIP**

A. Except as may be provided in the Articles of Incorporation, membership in the Association is limited to owners of condominium units in the Condominium. Membership is automatically conferred upon acquisition of a condominium unit in the Condominium, as evidenced by the filing of a deed of conveyance amongst the Public Records of Broward County, Florida or, as provided in the Declaration of Condominium, for transfer of membership upon the death of a member.

B. If a condominium unit is owned by more than one owner, co-partners or a corporation, there shall nevertheless be only one membership assigned to such unit, and the vote for such membership shall be cast by the person designated in a Voting Certificate signed by all of the owners (or by the proper corporate officer) of said unit, filed with the Secretary of the Association. In addition, only the voter designated in such Voting Certificate shall have the right to appoint a proxy. In the absence of such a writing, such vote shall not be counted; provided, however, that a Voting Certificate shall not be required when a unit is owned by a husband and his wife only.

C. Membership in the Association may be transferred only as an incident to the transfer of title to the condominium unit.

D. Membership shall terminate upon the transfer of title to a condominium unit.

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**VII.**  
**MEETINGS, SPECIAL MEETINGS, QUORUMS, PROXIES**

**A. Meetings of Members.**

1. Annual meetings: The annual meeting of the Association shall be held at the office of the Association on the third Tuesday in December of each calendar year. At such meetings there shall be elected by ballot of the members, a Board of Directors, in accordance with the requirements of these By-Laws. The members may also transact such other business of the Association as may properly come before the meeting.

2. Special meetings: It shall be the duty of the President to call a special meeting of the members of the Association as directed by resolution of the Board of Directors or upon a petition signed by members having fifty-one (51%) percent of the total votes in the Association having been presented to the Secretary. No business shall be transacted at a special meeting except as stated in the notice thereof. In addition, a special meeting of the members of the Association, to recall or remove a member of the Board of Directors, shall be called upon members having at least ten (10%) percent of the total votes in the Association giving notice of the meeting, provided the notice states the purpose of the special meeting.

3. Notice of meetings: It shall be the duty of the Secretary to provide notice (which notice shall incorporate an identification of agenda items) of all meetings of members stating the purpose thereof as well as the time and place where it is to be held, to each member of record at each member's address as it appears on the membership book of the Association, or, if no address appears, at each member's last known place of address, at least fourteen (14) days prior to such meeting. Notice of all meetings of members shall be posted at a conspicuous place at the Condominium, at least fourteen (14) continuous days preceding the meeting, and at least 48 continuous hours in advance of each other meeting, except in cases of emergency. The Board of Directors, upon notice to the members, shall by duly adopted rule designate a specific location on the Condominium Property upon which all notices of the meetings of the members shall be posted. If hand delivered, receipt of such notice shall be evidenced by receipt signed by the member. An officer of the Association shall provide an affidavit, to be included in the official records of the Association, affirming that notices of the Association meeting were mailed or hand delivered in accordance with provisions of Section 718.112(2)(d), Florida Statutes, to each member at the address last furnished to the Association. Notice of any meeting at which assessments against members are to be considered shall specifically contain a statement that such assessments will be considered and the nature of such assessments.

4. Budgetary meetings: The Board of Directors shall hand deliver to each member or mail to each member a meeting notice indicating the date, time and place of the meeting together with a copy of the proposed annual budget, not less than fourteen (14) days prior to the meeting of the Board of Directors at which the budget will be considered. Such meeting will be open to members. If an adopted budget requires assessment against the members in any fiscal or calendar year exceeding 115% of the assessments for the preceding year, the Board of Directors, upon written application of members having not less than 10% of the total votes in the Association received by the Board of Directors within twenty one (21) days after adoption of the annual budget, shall conduct a special meeting of the members within sixty (60) days after adoption of the annual budget, provided that not less than fourteen (14) days' written notice is given to each member. At the special meeting, members may consider and enact a budget by a vote of not less than 51% of the total votes in the Association. If a special meeting of members has been called and a quorum is not attained or a substitute budget is not adopted by the members, the budget adopted by the Board of Directors shall go into effect as scheduled. In determining whether assessments exceed 115% of similar assessments for prior years, any authorized provisions for reasonable reserves for repair or replacement of the property of the Condominium, anticipated to be incurred on a regular or annual basis, or assessments for betterments to the property of the Condominium shall be excluded from the computation.

5. Quorum: The presence, either in person or by proxy, of members having at least 33 1/3% of the total votes in the Association shall constitute a quorum for the transaction of business at all

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meetings of members. The written joinder of members may not be utilized to establish a quorum, when such joinder occurs subsequent to the meeting.

6. **Adjourned meetings:** If any meeting of members cannot be organized because a quorum has not attended, the members who are present, either in person or by proxy, may, except as otherwise provided for by law, adjourn the meeting to a time not less than 48 hours from the time the original meeting was called.

7. **Voting:** There shall be one (1) vote allocated to each Unit in the Condominium. The vote of members holding not less than a majority of the total votes of the Association present, either in person or by proxy, shall decide any question brought before any meeting of the membership of the Association, unless the question is one upon which, by express provision of statute or of the Declaration of Condominium, a different vote is required, in which case such express provision shall govern and control. All voting shall be by secret ballot.

8. **Conduct of Meeting:** All members shall have the right to participate at all meetings of the members of the Association with respect to all designated agenda items. Further, any member may tape record or videotape a meeting of the members of the Association.

9. **Proxies:** A member may appoint a proxy. Any proxy must be filed with the Secretary before the appointed time of each meeting and such proxy shall be valid only for the particular meeting designated in the proxy and any lawfully adjourned sessions thereof. In no event shall such proxy be valid for a period longer than ninety (90) days after the date of the first meeting for which it was given and every proxy shall be revocable, at any time, at the pleasure of the member granting it. A member may not vote by general proxy, but may vote by limited proxy substantially conforming to a limited proxy form adopted by the Division of Florida Land Sales, Condominiums and Mobile Homes. Limited proxies and general proxies may be used to establish a quorum. Limited proxies shall be used for votes taken to waive or reduce reserves; for votes taken to waive financial statement requirements as provided by Section 718.111(13), Florida Statutes (however, the Association must provide, at a minimum, a financial report to its members); for votes taken to amend the Declaration of Condominium pursuant to Section 718.110, Florida Statutes; for votes taken to amend the Articles of Incorporation or By-Laws; and for any other matter for which the Act requires or permits a vote of the members. No proxy, limited or general, shall be used in the election of members to the Board of Directors. General proxies may be used for other matters for which limited proxies are not required, and may also be used in voting for non-substantive changes to items for which a limited proxy is required and given.

10. **Waiver and consent:** Nothing herein shall be construed to prevent a member from waiving notice of a meeting or acting by written agreement without a meeting, and such waiver and action by written agreement are hereby expressly permitted.

**B. Meeting of Directors:**

1. **Organizational meeting:** The first meeting of a newly elected Board of Directors shall be held within ten (10) days of election at such place as shall be fixed by the Directors at the meeting at which such Directors were elected. Notice of the first meeting of a newly elected Board of Directors shall be provided in accordance with the provisions of Section 718.112(2)(c), Florida Statutes.

2. **Annual meetings:** There shall be an annual meeting of the Board of Directors immediately prior to the annual meeting of the members, at the offices of the Association.

3. **Regular meetings:** The Board of Directors may establish a schedule of regular meetings to be held at such place as the Directors may designate.

4. **Special meetings:** Special meetings of the Board of Directors may be called by the President, on three (3) days' notice to each Director, given personally or by mail, telephone or telegraph,

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which notice shall state the time, place and purpose of the meeting. Special meetings of the Board of Directors shall be called by the President or Secretary in like manner and on like notice upon the written request of at least two-thirds of the Board of Directors.

5. Notice to members: All meetings of the Board of Directors at which a quorum of the members is present shall be open to all members. Any member may tape record or videotape meetings of the Board of Directors. In addition, the right to attend such meetings shall include the right to speak at such meetings with reference to all designated agenda items. Notice of the time and purpose (specifically incorporating an identification of agenda items) of all meetings of the Board of Directors shall be conspicuously posted at the Condominium at least 48 continuous hours preceding the meeting, except in an emergency. However, written notice of any meeting of the Board of Directors at which non-emergency special assessment, or at which amendments to rules regarding unit use will be proposed, discussed or approved, shall be mailed or delivered to the members and posted conspicuously at the Condominium not less than fourteen (14) days prior to the meeting. Evidence of compliance with this fourteen (14) day notice shall be made by an affidavit executed by the Secretary and shall be filed among the official records of the Association.

Upon notice to the members, the Board of Directors shall, by duly adopted rule, designate a specific location on the Condominium Property upon which all notices of meetings of the Board of Directors shall be posted.

6. Waiver of Notice: Before or at any meeting of the Board of Directors, any Director may, in writing, waive notice of such meeting and such waiver shall be deemed equivalent to the giving of such notice. Attendance by a Director at any meeting of the Board of Directors shall be deemed a waiver of notice by him of the time and place thereof, unless such Director attends a meeting for the sole purpose of objecting to the propriety of the notice provided to him.

7. Voting at meetings: A Director who is present at a meeting of the Board of Directors at which action on any corporate matter is taken shall be presumed to have assented to the action taken unless such Director votes against such action or abstains from voting in respect thereto because of an asserted conflict of interest. Directors may not vote by proxy or by secret ballot at meetings of the Board of Directors. A vote or abstention for each Director present at a meeting of the Board of Directors shall be recorded in the minutes of such meeting.

8. Quorum: At all meetings of the Board of Directors, a majority of the Directors shall constitute a quorum for the transaction of business, and the acts of the majority of the Directors present at a meeting at which a quorum is present shall be the acts of the Board of Directors. If, at any meeting of the Board of Directors, there be less than a quorum, the majority of those present may adjourn the meeting from time to time. At any such adjourned meeting, any business which might have been transacted at the meeting as originally called may be transacted without further notice.

## **VIII.** **PROCEDURE**

A. Roberts Rules of Order (latest edition) shall govern the conduct of corporate proceedings when not in conflict with the Declaration of Condominium, the Articles of Incorporation, these By-Laws or applicable Florida law.

B. The order of business at annual members' meetings and as far as appropriate at other members' meetings will be:

1. Collection of Ballots not yet cast;
2. Election of Chairman;
3. Roll Call;
4. Proof of Notice of Meeting; or Waiver of Notice;

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5. Reading of Minutes of Prior Meeting;
6. Officers' Reports;
7. Committee Reports;
8. Elections;
9. Unfinished Business;
10. New Business;
11. Adjournment.

**IX.**  
**ASSESSMENTS AND MANNER OF COLLECTION**

A. The Board of Directors has the sole power to and shall from time to time fix and determine the amounts necessary to pay the common expenses of the Condominium and the Association. The common expenses include those expenses described in the Declaration of Condominium and any other expenses designated as common expenses by the Board of Directors, under the authority and sanction of the Declaration of Condominium and the Act.

B. The Board shall adopt a budget for the Association and the Condominium during the month preceding the fiscal year wherein the budget will take effect, which budget shall include a schedule of assessments to be paid by the members.

C. Each Member shall be responsible for the payment of the assessments imposed against such member's unit in an amount equal to the percentage of responsibility for payment of common expenses provided in the Declaration of Condominium.

D. Regular assessments shall be paid by the members on a monthly basis, payable on the first day of each and every month.

E. Special assessments, should they be required by the Board of Directors, shall be levied and paid in the same manner as regular assessments, unless the Declaration of Condominium shall otherwise provide.

F. When the Board of Directors has determined the amount of any assessments, the Secretary shall transmit a statement of such assessment to each member. Until further notice, assessments shall be made payable to the Association and shall be payable at the office of the Association.

Assessments are necessarily made upon projections and estimates of the Board of Directors, and may be in excess of, or be less than, the sums required to meet the cash requirements of the Condominium and the Association, in which event the Board of Directors may increase or diminish the amount of an assessment and make such adjustments in cash, or otherwise as they shall deem proper, in their sole discretion, including the assessment of each member of such member's proportionate share for any deficiency. Notice of all changes in assessments shall be given to all members.

G. Assessments shall not include charges for utilities separately charged and metered to each unit, nor charges for alterations, repairs, maintenance, improvements, or decorating within the interior of any unit.

H. The failure to pay any assessment within five (5) days from the date due shall entitle the Association to levy a late charge against the delinquent member for each thirty (30) day period that the assessment remains delinquent in an amount not to exceed the greater of \$25.00 or five percent (5.00%) of the assessment.

I. In the event an assessment is not paid within ten (10) days of the date same shall be due and payable, the Association, through the Board of Directors, may proceed to enforce and collect said assessments from the delinquent member in any manner provided for by the Act, the Declaration of

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Condominium and these By-Laws. Each member shall be individually responsible for the payment of assessments against his unit and for the payment of reasonable attorneys' fees and costs incurred by the Association in the collection of sums due and the enforcement of any lien held by the Association.

J. If the proposed annual budget is not adopted prior to the start of the new fiscal year, an assessment shall be presumed to be made in the amount of the last prior assessment and monthly installments on such assessment shall be due upon each installment payment date until changed by an amended assessment.

#### **X. FISCAL MATTERS**

A. Fiscal year: The fiscal year of the Association shall end on December 31st of each year.

B. Depositories: The funds of the Association shall be deposited in a savings and loan association or in a bank doing business in Broward County, Florida, in an account for the Association under resolutions duly approved by the Board of Directors, and shall be withdrawn only over the signature of the authorized Officers. Said funds shall be used only for Association purposes.

C. Association Funds: All funds of the Association shall be maintained separately in the name of the Association. Reserve and operating funds of the Association shall not be commingled, unless combined for investment purposes. However, such funds, if combined, must be accounted for separately and the combined account balance may not, at any time, be less than the amount identified as reserve funds in the combined accounts. All such funds shall be maintained in accounts at a financial institution as defined in Section 655.005, Florida Statutes. No manager or business entity required to be licensed or registered under Section 468.432, Florida Statutes and no agent, employee, officer or director of the Association shall commingle any funds of the Association with such person's funds or with the funds of any other condominium association or with the funds of any community association as defined in Section 468.431, Florida Statutes.

D. Fidelity bonds: The Association shall obtain and maintain adequate insurance or fidelity bonding for all persons who control or disburse Association funds. The insurance policy or fidelity bond must cover the maximum funds that will be in the custody of the Association or its management agent at any one time. "Persons who control or disburse funds of the Association" include, but are not limited to, those individuals authorized to sign checks on behalf of the Association and the President, the Secretary and the Treasurer of the Association. The premium for such insurance or bonds shall be paid for by the Association.

E. Records: The Association shall maintain accounting records according to good accounting practice, which records shall be open to inspection by members at reasonable times. Such records shall include a record of receipts and expenditures for each member which shall designate the name and address of the member, the amount of each assessment, the amounts paid upon the account and the balance due, in a register of names for the benefit of any mortgage holders or lien holders who have notified the Association of their liens, and to which lien holders the Association will give notice of default, if requested.

F. Annual report: An annual report of the accounts of the Association shall be made annually by an auditor, accountant or Certified Public Accountant and a copy of the financial statement obtained from such annual report shall be furnished to each member no later than the first day of April following the fiscal year for which the report is made. The report shall be deemed to be furnished to the member upon its delivery or by mailing to the member at his last known address as shown on the books and records of the Association.

G. Insurance: The Association shall procure, maintain and keep in full force and effect, all insurance required by the Declaration of Condominium.

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**XI.**  
**ADMINISTRATIVE RULES AND REGULATIONS**

The Board of Directors may, from time to time, adopt rules and regulations governing the details of the operation and use of the common elements of the Condominium, and such other rules and restrictions as are designed to prevent unreasonable interference with the use of the units, limited common elements and common elements by the members and all members shall abide thereby, provided that said rules and regulations shall be equally applicable to all members and uniform in their application and effect.

**XII.**  
**VIOLATION AND DEFAULTS**

In the event of a violation, other than non-payment of an assessment by a member, of any of the provisions of the Declaration of Condominium, these By-Laws, the Rules and Regulations of the Association, the Articles of Incorporation or any provision of the Act, the Association, after reasonable notice to cure not to exceed ten (10) days, shall have all rights and remedies provided by law, including without limitation (and such remedies shall or many be cumulative) the right to sue for damages, the right to seek injunctive relief, and in the event of the failure to pay assessments, the right to foreclose its lien provided in the Act and in every such proceeding, the prevailing party shall be liable for court costs and the Association's reasonable attorney's fees. If the Association elects to enforce its lien by foreclosure, the Association, provided the member has remained in possession of the unit, shall be entitled to petition a court of competent jurisdiction for payment of a reasonable rental from such member from the date on which the payment of any assessment became delinquent and the Association shall be entitled to the appointment of a receiver to collect such rent. A suit to collect unpaid assessments may be prosecuted by the Association without waiving the lien securing such unpaid assessments.

**XIII.**  
**AMENDMENT OF BY-LAWS**

Subject always to the provisions of the Declaration of Condominium, these By-Laws may be amended, modified or rescinded in accordance with the Declaration of Condominium or by a resolution duly adopted by a majority of the Board of Directors at any duly called meeting of the Board of Directors, and thereafter submitted to the members at any duly convened meeting of the members and approved by members, present in person or by proxy, having at least 75% of the votes at the meeting, provided that notice of the proposed amendment (unless waived) is given in the notice of the meeting, and further provided that the voting requirements of the Declaration of Condominium are met in full, in the appropriate cases. Amendments to these By-Laws may be proposed by the Board of Directors, acting upon the vote of a majority of the Directors, or proposed by members of the Association having a majority of the total votes in the Association.

No amendment shall discriminate against any unit owner nor any class or group of unit owners unless the unit owners so affected shall consent. No amendment shall be made that is in conflict with the Articles of Incorporation or the Declaration of Condominium. No By-Law shall be revised or amended by reference to its title or number only. Proposals to amend existing By-Laws shall contain the full text of the By-Laws to be amended; new words shall be inserted in the text and 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 re-wording of By-Law. See By-Law Article \_\_\_ for present text. Non-material errors or omissions in the By-Law process shall not invalidate an otherwise properly promulgated amendment.

A copy of each amendment shall be attached to a certificate stating that the amendment was duly adopted as an amendment of the By-Laws, which certificate shall be executed by the Officers of the Association with the formalities of a deed. Each amendment to the By-Laws must set forth, on the first page

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thereof, the book and page of the public records where the Declaration of Condominium has been recorded. The amendment shall be effective when such certificate and a copy of the amendment are recorded in the Public Records of Broward County, Florida.

**XIV.**  
**VALIDITY**

If any portion of the By-Laws shall be adjudged invalid, such fact shall not affect the validity of any other By-Laws.

**XV.**  
**ARBITRATION AND MEDIATION**

Internal disputes arising from the operation of the Association and the Condominium, among the Developer, members, the Association and their agents and assigns, shall be submitted to mandatory nonbinding arbitration and/or mediation in accordance with the terms and provisions of Section 718.1255 of the Act.

**XVI.**  
**ENFORCEMENT**

Every member, every lessee and all invitees shall comply with the provisions of the Declaration of Condominium, these By-Laws, the Articles of Incorporation of the Association and all Rules and Regulations adopted by the Association, as may be amended from time to time. Failure of a member, lessee or invitee to so comply shall be grounds for action which may include, without limitation, an action to recover sums due for damages, injunctive relief or any combination thereof. In addition to all other remedies, in the sole discretion of the Board of Directors of the Association, a fine or fines may be imposed upon a member, lessee or invitee for failure of a member, lessee, or invitee, or their family members, guests, invitees or employees, to comply with any covenant, restriction, rule or regulation set forth in the Declaration of Condominium, or in the Articles of Incorporation or in the By-Laws or with respect to the Rules and Regulations adopted by the Association, provided the following procedures are adhered to.

A. Notice. The Association shall notify the member, lessee or invitee of the alleged infraction or infractions. Included in the notice shall be the date, time and place of the meeting of the committee of members of the Association (the "Committee") appointed by the Board of Directors to review the alleged infraction or infractions. At this meeting the member, lessee or invitee shall present reasons why penalties should not be imposed, which meeting shall take place not less than fourteen (14) days from delivery of such notice to the member, lessee or invitee. The notice to the member, lessee or invitee, shall also set forth the provisions of the Declaration of Condominium, the Rules and Regulations, the Articles of Incorporation and/or of these By-Laws which have allegedly been violated and a short statement as to the matters asserted by the Association. At such meeting, the member, lessee or invitee shall be entitled to be represented by counsel (at his expense) and to cross-examine and present witnesses and other testimony or evidence.

B. Hearing. At the hearing, non-compliance shall be presented to the Committee of other members of the Association and the Committee shall hear reasons why penalties should not be imposed. Formal rules of evidence shall not apply. At this hearing, the member, lessee or invitee (as may be applicable) shall have an opportunity to respond, to present evidence, to provide written and oral argument on all issues involved and review, challenge and respond to any material considered by the Association. A written decision of the Committee shall be submitted to the member or lessee and to the Board of Directors not later than twenty-one (21) days after the meeting of the Committee. If the Committee does not agree with the proposed fine, then the fine may not be levied.

C. Fines. The Board of Directors may impose a fine against the member, the lessee or invitee in an amount not to exceed ONE HUNDRED AND NO/100 (\$100.00) DOLLARS for each violation. However, a fine may be levied on the basis of each day of a continuing violation, with a single notice and

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opportunity for hearing, provided that no such fine shall, in the aggregate, exceed ONE THOUSAND AND NO/100 (\$1,000.00) DOLLARS.

D. Payment of Fines. Fines shall be paid not later than ten (10) calendar days after notice of the imposition or assessment of the penalties.

E. Collection of Fines. The Association is hereby authorized to collect all fines imposed in the same manner as the Association may collect all obligations owed to it; provided, however, that a fine cannot become a lien against the unit owned by the affected member.

F. Application of Penalties. All monies received from fines shall be allocated as directed by the Board of Directors.

G. Non-Exclusive Remedy. These fines shall not be construed to be exclusive remedies. The remedies provided for in this Article XVI shall exist in addition to all other rights and remedies to which the Association may be otherwise legally entitled; however, any fine paid by the offending member, lessee or invitee shall be deducted from or offset against any damages which the Association may otherwise be entitled to recover by law from such member, lessee or invitee.

**XVII.  
INSURANCE**

The Association shall mail a notice to each member not less than 45 days prior to the effective date of any renewal of or amendment to the Association's insurance coverage which reflects the changes authorized by Chapter 84-368, Florida Statutes, and the Association shall advise each member of any change in insurance coverage to be provided by the Association, including a description of the property previously covered by insurance obtained by the Association which will no longer be covered, and of the effective date of such change.

**XVIII.  
CERTIFICATE OF COMPLIANCE**

The Board of Directors may accept a certificate of compliance from a licensed electrical contractor or electrician as evidence of compliance of the units in the Condominium to the applicable fire and life safety code.

The foregoing was adopted as the By-Laws of EDGEWATER CONDOMINIUM ASSOCIATION OF BROWARD COUNTY, INC., a not-for-profit Florida corporation, at a meeting of the members of said Association duly noticed, at which all members were present, by the unanimous vote of the members on the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
  
\_\_\_\_\_

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**EXHIBIT "F"**  
**TO**  
**DECLARATION OF CONDOMINIUM FOR**  
**EDGEWATER CONDOMINIUMS**

**RULES AND REGULATIONS**

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**RULES AND REGULATIONS  
FOR  
EDGEWATER CONDOMINIUMS**

The Rules and Regulations hereinafter enumerated as to the Condominium Property, the common elements, the limited common elements, the units and the commonly used facilities available for use by the unit owners within the Condominium (the "Condominium") shall apply to and be binding upon all unit owners. The unit owners shall at all times obey these Rules and Regulations and shall use their best efforts to see that they are faithfully observed by their families, guests, invitees, servants, lessees, persons for whom they are responsible and persons over whom they exercise control and supervision. Any waivers, consents or approvals given under these Rules and Regulations by the Board of Directors shall be revocable at any time and shall not be considered as a waiver, consent or approval of identical or similar situations unless such waiver, consent or approval is specifically set forth, in writing, by the Board of Directors.

**THE RULES AND REGULATIONS ARE AS FOLLOWS:**

**1. RULES AND REGULATIONS:**

- a. Violations should be reported, in writing, to the Board of Directors of the Association.
- b. Violations will be called to the attention of the violating unit owner or lessee by the Board of Directors.
- c. Disagreements concerning violations will be presented to and be judged by the Board of Directors who will take appropriate action.
- d. Unit owners are responsible for compliance by their guests or lessees with these Rules and Regulations.

**2. FACILITIES:** The commonly used facilities available for use by the unit owners within the Condominium are for the use of unit owners, their lessees and their respective family members and guests. No guest of any unit owner shall be permitted to use such commonly used facilities unless accompanied by a unit owner or lessee or unless the guest has been registered with the Board of Directors. Any damage to the buildings or to the common elements or equipment caused by any unit owner, lessee or their respective guests, contractors or invitees, shall be repaired at the expense of the responsible unit owner.

**3. NOISE:** Unless expressly permitted in writing by the Association, no floor covering shall be installed in the units, other than any carpeting or other floor covering installed by the Developer. In any event, each unit owner shall have the duty of causing there to be placed underneath such floor covering, so as to be between any such floor covering and the concrete slab, generally accepted and approved materials for diminution of noise and sound, so that the flooring shall be adequately sound-proof. Radios, televisions and other instruments which may create noise should be turned down to a minimum volume between the hours of 10:30 P.M. and 8:00 A.M. All other unnecessary noises, such as bidding good night to departing guests and slamming doors, between these hours should be avoided.

**4. OBSTRUCTIONS:** The parking areas, sidewalks, entrances, driveways, passages, elevators, patios, balconies, courts, vestibules, stairways, corridors and halls shall not be obstructed in any manner. Rugs or mats must not be placed outside of doors, in corridors or on walkways. No sign, notice or advertisement shall be inscribed or exposed on or at any window or any part of the Condominium, nor shall anything be projected out of any window or door in the Condominium. Subject to the provisions of the Telecommunications Act of 1996, no radio or television aerial or antenna shall be attached to, or hung from, the exterior of the Condominium or the roofs thereon, except for installations constructed thereon by the Developer and/or by agents of the Developer.

**5. CHILDREN:** Children are not to play in the parking areas, in the elevators, on the public walkways or on the stairways. Reasonable supervision must be exercised when children are playing on the grounds.

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6. **DESTRUCTION OF PROPERTY**: Neither unit owners, nor their family members, lessees, contractors, invitees, nor guests shall mark, mar, damage, destroy, deface or engrave any part of the Condominium. Unit owners shall be financially responsible for any such damage.
7. **EXTERIOR APPEARANCE**: The exterior of the Condominium and all areas appurtenant to the Condominium shall not be painted, decorated or modified by any unit owner in any manner without the prior consent of the Association, which consent may be withheld on purely aesthetic grounds within the sole discretion of the Association. No awnings, window guards, light reflective materials, ventilators, fans or air conditioning devices shall be used in or about the Condominium, except as shall have been approved by the Association, which approval may be withheld on purely aesthetic grounds within the sole discretion of the Association. No windows may be tinted without the prior consent of the Association and installation of drapes or curtains visible from the exterior of the Condominium shall have white or off-white, black out type liners used, which liners must be approved by the Association. Subject to the provisions of the Telecommunications Act of 1996, no television microwave, satellite system or other outdoor antenna system or facility shall be erected or maintained within the boundaries of the Condominium, except for installations constructed therein by the Developer and/or by agents of the Developer.
8. **SIGNS**: There shall be no "For Sale" or "For Rent/ Lease" signs exhibited, displayed or visible from the interior or the exterior of the Condominium, except for signs displayed by the Developer and/or by agents engaged by the Developer.
9. **CLEANLINESS**: All garbage and refuse from the Condominium shall be deposited with care in garbage containers intended for such purpose at such times and in such manner as the Association shall direct. All disposals shall be used in accordance with instructions given by the Association.
10. **WINDOWS AND BALCONIES**: Plants, pots, receptacles and other movable objects must not be kept, placed or maintained on ledges of windows, terraces or balconies. No objects shall be hung from balconies, terraces or window sills; except that unit owners may display one (1) portable, removable United States flag in a respectful way and on Armed Forces Day, Memorial Day, Flag Day, Independence Day and Veterans Day may display in a respectful way portable, removable official flags, not larger than 4-1/2 feet by 6 feet, that represent the United States Army, Navy, Air Force, Marine Corps. or Coast Guard, regardless of any provisions of the Declaration of Condominium or the Rules and Regulations dealing with flags. Unit owners shall remove all loose objects or movable objects from the balconies and terraces during the hurricane season. Unit owners shall not throw cigars, cigarettes or any other object from balconies, doors, windows or terraces. No cooking shall be permitted on any balcony or terrace. Unit owners shall not allow anything to be thrown or to fall from balconies, doors, windows or terraces. No sweepings or other substances shall be permitted to escape to the exterior of the Condominium from the balconies, doors, windows or terraces. No balconies or terraces may be enclosed, except by the Developer.
11. **INGRESS AND EGRESS**: Garbage cans, laundry, dry cleaning, supplies or other articles shall not be placed in the halls, on walkways or on staircase landings. No unit owner or lessee shall allow entrance doors to remain open for any purpose other than for immediate ingress and egress.
12. **STORAGE AREAS**: Nothing shall be placed in the storage areas, if any, which would create a fire hazard.
13. **BICYCLES**: Bicycles must be placed or stored in the designated areas, if any.
14. **ATTIRE**: Unit owners, their lessees, their family members and guests shall not appear at or use the lobby areas or the recreational facilities, except in appropriate attire. No bare feet are allowed in the parking areas, in the lobby areas or on the stairways.
15. **PLUMBING**: Common water closets and other common plumbing shall not be used for any purposes other than those for which they are constructed, and no sweepings, rubbish, rags, sanitary napkins or other foreign

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substances shall be thrown therein. Grease and other foreign substances shall not be poured down drains. The cost of any damage resulting from misuse of same shall be borne by the unit owner causing the damage.

**16. TRASH:** All refuse, waste, bottles, cans and garbage, etc., shall be securely wrapped in plastic garbage bags and placed in the appropriate collection containers. Trash collection containers may be used only between 7:00 A.M. and 11:00 P.M.

**17. ROOFS:** Unit owners (other than the Developer and/or agents of the Developer), their lessees, their family members and guests are not permitted on the roofs for any purpose whatsoever.

**18. SOLICITATION:** There shall be no solicitation by any person anywhere upon the Condominium Property for any cause, charity, or for any other purpose whatsoever, unless specifically authorized by the Board of Directors.

**19. EMPLOYEES:** Except as may otherwise be permitted by the Association, employees of the Association shall not be sent out of the buildings by any unit owner, except in the unit owner's capacity as an officer or director of the Association, at any time, for any purpose. No unit owner shall direct, supervise or in any manner attempt to assert any control over the employees of the Association.

**20. FIRE DOORS:** Unit owners, lessees, and their respective family members and guests shall not use the fire doors for ingress and egress, except in emergency situations.

**21. SWIMMING POOLS:** Unit owners, their lessees and their guests using the swimming pools shall do so at their own risk. Unit owners, their lessees and their guests shall obey the posted swimming pool rules. The following are basic rules for all persons using the swimming pools:

- a. Unit owners and lessees are prohibited from bringing children under sixteen (16) years of age to the swimming pools and leaving them as they are expected to personally supervise their children.
- b. Swimming in the pools is permitted only between the hours posted.
- c. A child who cannot safely swim may not be brought to the swimming pools unless accompanied, at all times, by an adult. Such a child cannot enter the swimming pool unless accompanied by an adult who is at the pools in proper bathing attire.
- d. All persons using the swimming pools must be appropriately attired.
- e. All persons must shower thoroughly before entering the swimming pools.
- f. Pool safety equipment should be kept in place and shall not be used, except for its intended purposes.
- g. Pneumatic floats or other items of a similar nature, other than swimming aids, are not permitted in the swimming pool.
- h. Animals are not permitted in the general swimming pool area.
- i. Running, jumping, skating or any other activity which creates a danger or annoyance in the general swimming pool area is prohibited.
- j. Beverage or food is not to be consumed pool side, except with the permission of the Board of Directors.
- k. If suntan oil is used, a beach towel must be used to cover pool and patio furniture.

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I. Children who are not toilet trained, whether wearing diapers or not, are prohibited from entering the swimming pools.

**22. MOTOR VEHICLES.** No vehicle belonging to a unit owner, lessee, or to a member of the family or guest, tenant or employee of a unit owner or lessee shall be parked in such a manner as to impede or prevent access to another parking space. Unit owners, lessees, and their employees, servants, agents, visitors, licensees and families shall obey the parking regulations posted at the parking areas and drives, and any other traffic regulations promulgated in the future for the safety, comfort and convenience of the unit owners. No motor vehicle which cannot operate on its own power shall remain within the Condominium Property for more than twenty four (24) hours, and no repair of vehicles, except for emergency repairs, shall be made within the Condominium Property. Washing and waxing of motor vehicles shall be limited to such areas, if any, designated by the Association for the cleaning of motor vehicles. All vehicles shall be parked within the painted lines and pulled up close to the bumper. As a security measure, all automobile doors should be locked.

Each parking space which is assigned as an appurtenance to a particular unit may be used only by the unit owner or the lessee of such unit, except when the unit owner has given written permission for use (copy to Association) by another unit owner, lessee or guest. No unit owner or lessee or their respective family members, employees, servants, agents, visitors and licensees may park his vehicle in any assigned space other than the space assigned to the unit owner of the particular unit.

In the event decals are required to be affixed to each vehicle owned by or leased by a unit owner or lessee, while parked within the Condominium Property, then each vehicle owned by or leased by a unit owner or lessee shall bear the required decal while within the Condominium Property.

**23. HURRICANE PREPARATIONS:** Each unit owner or lessee who plans to be absent from the Condominium during the hurricane season must prepare the unit prior to departure by designating a responsible firm or individual to care for the unit during the unit owner's or lessee's absence in the event that the unit should suffer hurricane damage. The designated firm or individual shall be registered with the Board of Directors and such designated firm or individual shall contact the Board of Directors for permission to install or to remove hurricane shutters. All storm shutters which may be approved by the Board of Directors shall be white in color, and shall be an accordion type storm shutter. Storm shutters shall only be installed during hurricane "watch" and hurricane "warning" situations.

The Board of Directors may, subject to the provisions of Section 718.3026 Florida Statutes, and the approval of a majority of voting interests of the Condominium, install hurricane shutters and may maintain, repair, or replace such approved hurricane shutters, whether on or within common elements, limited common elements, units or Association property. However, where laminated glass or window film architecturally designed to function as hurricane protection which complies with the applicable building code has been installed, the Board of Directors may not install hurricane shutters. The Board of Directors may operate shutters installed pursuant to this Paragraph No. 23 without permission of the unit owners only where such operation is necessary to preserve and protect the Condominium Property and Association property.

The expense of installation, replacement, operation, repair and maintenance of hurricane shutters by the Board of Directors shall constitute a common expense as defined herein and shall be collected as provided in the Declaration. Notwithstanding the foregoing, a unit owner who has previously installed hurricane shutters in accordance with this Paragraph No. 23 of laminated glass architecturally designed to function as a hurricane protection which complies with the applicable building code shall receive a credit equal to the pro rata portion of the assessed installation cost assigned to each unit. However, such unit owner shall remain responsible for the pro rata share of expenses for hurricane shutters installed on common elements and association property by the Board of Directors, and shall remain responsible for a pro rata share of the expense of the replacement, operation, repair, and maintenance of such shutters.

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24. **PEST CONTROL.** All unit owners and lessees shall permit employees of pest control companies employed by the Association, if any, to enter into the units, at regularly scheduled times, to perform pest control services.

25. **COOPERATION WITH BOARD OF DIRECTORS.** All unit owners and lessees shall cooperate fully with the Board of Directors in effecting a coordinated move-in and move-out schedule for the moving of furniture and furnishings.

The foregoing Rules and Regulations are designed to make living for all unit owners pleasant and comfortable and compliance with the foregoing Rules and Regulations is mandatory. The restrictions imposed are for the mutual benefit of all.

**EDGEWATER CONDOMINIUM ASSOCIATION OF  
BROWARD COUNTY, INC.**

By: \_\_\_\_\_

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**RECORD AND RETURN TO:**

Name: GARY A. KORN, Esquire  
LEOPOLD KORN LEOPOLD & SNYDER, P.A.  
Address: 20801 Biscayne Blvd., Suite 501  
Aventura, FL 33180

**THIS INSTRUMENT PREPARED BY:**

Name: GARY A. KORN, Esquire  
LEOPOLD KORN LEOPOLD & SNYDER, P.A.  
Address: 20801 Biscayne Blvd., Suite 501  
Aventura, FL 33180

Space above line reserved for recording office use

**AMENDMENT TO DECLARATION OF CONDOMINIUM**

**THIS AMENDMENT TO DECLARATION OF CONDOMINIUM** (the "Amendment") is made by CF SUNVEST DEVELOPMENT, LLC, a Delaware limited liability company (the "Developer").

**WITNESSETH:**

**WHEREAS**, EDGEWATER CONDOMINIUMS (the "Condominium") was created by the recordation of the Declaration of Condominium (the "Declaration") for the Condominium on April 18, 2006 in Official Records Book 41840, at Page 1707 of the Public Records of Broward County, Florida; and

**WHEREAS**, the Developer is the owner of more than fifty percent (50.00%) of the Units in the Condominium; and

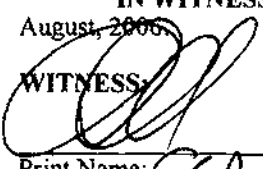
**WHEREAS**, the Developer wishes to amend the Declaration to correct certain scrivener's errors contained within the Declaration as originally recorded;

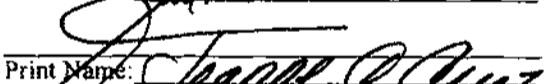
**NOW, THEREFORE**, the Developer hereby amends the Declaration as follows:

1. Exhibit "B" attached to the Declaration as originally recorded is hereby deleted, and Exhibit "A" attached to this Amendment (consisting of 50 pages) is substituted in place and in lieu thereof.
2. Exhibit "C" attached to the Declaration as originally recorded is hereby deleted, and Exhibit "B" attached to this Amendment is substituted in place and in lieu thereof.
3. Except as the Declaration is amended as provided herein, each and every one of the terms and provisions of the Declaration shall remain unmodified and shall continue in full force and effect.

**IN WITNESS WHEREOF**, the Developer has executed this Amendment to Declaration of Condominium this 15<sup>th</sup> day of August, 2006.

**WITNESS:**

  
Print Name: Gary A. Korn

  
Print Name: Joanna O. Cruz

STATE OF FLORIDA )  
                                  ) SS:  
COUNTY OF BROWARD )

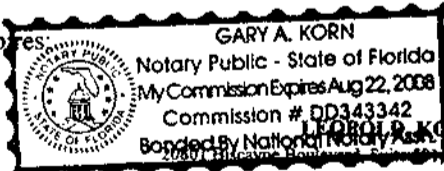
**CF SUNVEST DEVELOPMENT, LLC**, a Delaware limited liability company

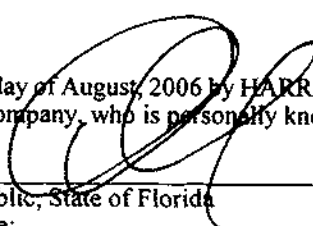
By:   
HARRIS FRIEDMAN, President

Address: 425 North Federal Highway  
Hallandale, Florida 33009

The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of August, 2006 by HARRIS FRIEDMAN, as President of CF SUNVEST DEVELOPMENT, LLC, a Delaware limited liability company, who is personally known to me.

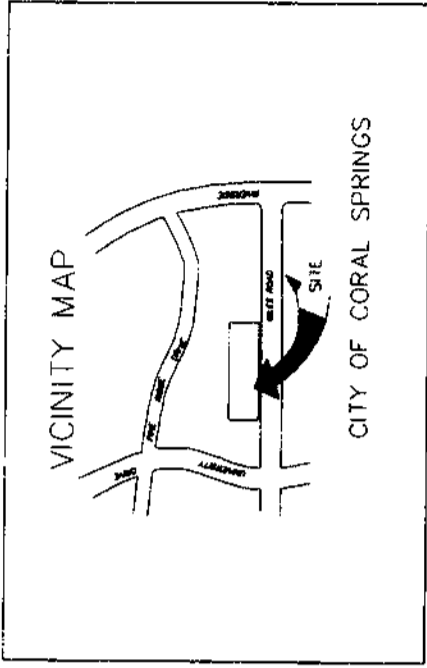
My Commission Expires:



  
Notary Public, State of Florida  
Print Name: LEOPOLD KORN & LEOPOLD, P.A.  
Aventura, FL 33180 Telephone: 305-935-3500

# Edgewater Condominiums Cover Sheet

- 1- Cover sheet
- 2- Legal Description, Surveyor's Notes and Certificate
- 3- Survey-Site Plan Legend
- 4-12- Survey-Site Plan, Graphic Description of Improvements
- 13- First Floor Plan (Building Nos. 1, 2, 3, 7, 12, and 14)
- 14- Second Floor Plan (Building Nos. 1, 2, 3, 7, 12, and 14)
- 15- Third Floor Plan (Building Nos. 1, 2, 3, 7, 12, and 14)
- 16- First Floor Plan (Building Nos. 4, 8)
- 17- Second Floor Plan (Building Nos. 4, 8)
- 18- Third Floor Plan (Building Nos. 4, 8)
- 19- First Floor Plan (Building Nos. 5)
- 20- Second Floor Plan (Building Nos. 5)
- 21- Third Floor Plan (Building Nos. 5)
- 22- First Floor Plan (Building No. 6)
- 23- Second Floor Plan (Building No. 6)
- 24- Third Floor Plan (Building No. 6)
- 25- First Floor Plan (Building No. 9)
- 26- Second Floor Plan (Building No. 9)
- 27- Third Floor Plan (Building No. 9)
- 28- First Floor Plan (Building Nos. 11 and 16)
- 29- Second Floor Plan (Building Nos. 11 and 16)
- 30- Third Floor Plan (Building Nos. 11 and 16)
- 31- First Floor Plan (Building Nos. 10 and 15)



- 32- Second Floor Plan (Building Nos. 10 and 15)
- 33- Third Floor Plan (Building Nos. 10 and 15)
- 34- First Floor Plan (Building No. 17)
- 35- Second Floor Plan (Building No. 17)
- 36- Third Floor Plan (Building No. 17)
- 37 Elevation Plan (Buildings 1 through 17)
- 38 Unit Type 'THE ANTIQUA'
- 39 Unit Type 'THE BERMUDA'
- 40 Unit Type 'THE CAYMAN'
- 41 Club House
- 42 Kids Center
- 43-50- Summary Table No. 1 - 8

**EXHIBIT "B"**

REVISIONS		BY	
8/23/06	AS PER COMMENTS	...	...
8/19/06	CHANGE NAME ROULETTE	...	...
8/15/06	AS PER CLIENT REQUEST	...	...
8/10/06	CHANGE UNIT TYPE NAMES	...	...

<b>J.H. MANLIFY, INC.</b> <small>Surveyors &amp; Engineers</small>			
PROJECT NAME <b>Edgewater Condominiums</b>			
8331 WELLS ROAD, CORAL SPRINGS, FL 33067			
DATE: OCTOBER 18, 2005	DRAWN: T.E.	CHECKED: B.A.H.	SCALE: N/A
FIELD BOOK: SKETCH	ORDER NO.: 10020	1	
1 of 50 sheets			

8/03/06 REVISE FLR PLANS / UNITS SUMMARY

THIS CONTRACT, MAPS, AND INSTRUMENTS NUMBER AND DATED ON THIS PAGE IS THE PROPERTY OF J.H. MANLIFY, INC. NOT TO BE UTILIZED BY OTHER PARTIES EXCEPT BY WRITTEN AGREEMENT WITH J.H. MANLIFY, INC.

EXHIBIT "A"

# Edgewater Condominiums

## Legal Description, Surveyor's Notes and Certificate

### LEGAL DESCRIPTION

PARCELS "A" AND "B", PINE RIDGE SOUTH, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 133, PAGE 16 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA TOGETHER WITH THAT CERTAIN GRANT OF EASEMENT FOR DRAINAGE PURPOSES, RECORDED NOVEMBER 26, 1985 IN OFFICIAL RECORDS BOOK 12995, PAGE 198 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

### SURVEYOR'S NOTES

- 1- LANDS SHOWN HEREON WERE ABSTRACTED FOR EASEMENTS AND/OR RIGHTS-OF-WAY OF RECORD BY LAWYERS TITLE INSURANCE CORPORATION ORDER NO. T0539636 EFFECTIVE DATE 12/08/06 AT 8 AM
- 2- NO ATTEMPT WAS MADE BY THIS FIRM TO LOCATE UNDERGROUND UTILITIES, FOOTINGS OF BUILDINGS, WALLS OR FENCES, EXCEPT AS SHOWN HEREON, IF ANY.
- 3- THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS PROPERTY LINES, EXCEPT AS SHOWN HEREON, IF ANY.
- 4- THE NORTH ARROW AND BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF N89°23'30"W ALONG THE NORTH RIGHT-OF-WAY LINE OF WILES ROAD. ALL OTHER BEARINGS ARE RELATIVE THERETO.
- 5- ELEVATIONS SHOWN HEREON IF ANY ARE RELATIVE TO THE NATIONAL GEODETIC VERTICAL DATUM (1929 MEAN SEA LEVEL).
- 6- BENCHMARK USED: BROWARD CO. 73195 ELEV=15.107. SQUARE CUT IN CONIC CURVE AT THE S.W. CORNER OF WILES RD. / UNIVERSITY DR. INTERSECTION.
- 7- THE SUBJECT PROPERTY IS ZONED RM-20 (RESIDENTIAL MEDIUM-FAMILY).
- 8- THE TAX IDENTIFICATION NO. FOR THE SUBJECT PROPERTY IS 4841-10-09-0010.

### CERTIFICATE OF SURVEYOR:

THAT UNDERSIGNED, BEING A PROFESSIONAL LAND SURVEYOR, DULY AUTHORIZED TO PRACTICE IN THE STATE OF FLORIDA, DOES HEREBY CERTIFY THAT THE CONSTRUCTION OF THE IMPROVEMENTS WITHIN: **Edgewater Condominiums** AS SHOWN HEREON ARE SUBSTANTIALLY COMPLETED SO THAT THE MATERIALS COMPRISING EXHIBIT "B" OF THE DECLARATION OF CONDOMINIUM, TOGETHER WITH THE PROVISIONS OF THE DECLARATION DESCRIBING THE CONDOMINIUM PROPERTY, IS AN ACCURATE REPRESENTATION OF THE LOCATION AND DIMENSIONS OF THE IMPROVEMENTS, AND SO THAT THE IDENTIFICATION, LOCATION AND DIMENSIONS OF THE COMMON ELEMENTS AND OF EACH UNIT CAN BE DETERMINED FROM THESE MATERIALS.

THE UNDERSIGNED FURTHER CERTIFIES THAT ALL PLANNED IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO, LANDSCAPING, UTILITY SERVICES AND ACCESS TO THE UNITS AND COMMON AREAS FACILITIES HAVE BEEN SUBSTANTIALLY COMPLETED.

J. H. MANUCY, INC. LB9632

*[Signature]*

**BERNABE A. HERNANDEZ**  
REGISTERED LAND SURVEYOR No. 2905  
STATE OF FLORIDA

DATED: 8/8/06



### NOTES:

- 1) THIS CERTIFICATION IS ONLY FOR THE LAND AS SHOWN HEREON.
- 2) THIS IS NOT A CERTIFICATE OF TITLE, ZONING, EASEMENTS OR FREEDOM FOR ENCUMBRANCES.
- 3) THIS CERTIFICATE IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

EXHIBIT "B"

DATE: 08/08/06	BY: J.H. MANUCY, INC.
PROJECT: Edgewater Condominiums	8931 WILES ROAD, CORAL SPRINGS, FL 33067
SCALE: 1/4" = 1'-0"	
PLAT BOOK: 133	
PLAT PAGE: 16	
OFFICE NO.: 108155	

2 of 50 (REV. 11/03)

(1) Surveyor's Office: All drawings and specifications shown and printed on this plan is the property of J.H. Manucy, Inc. and not to be utilized by owners of other parties except by written agreement with J.H. Manucy, Inc.



# Edgewater Condominiums

## Survey-Site Plan Legend

### LEGEND

- = IRON PIN FOUND
- = IRON PIN SET
- ▲ = TRANSFORMER
- ⋈ = CHECK VALVE
- ⊕ = FIRE HYDRANT
- ⊞ = CATCH BASIN
- Ⓢ = STORM SEWER MANHOLE
- 5 = PARKING COUNT
- ⓐ = GAS METER
- ⓐ = GAS VALVE
- ⓐ = WATER VALVE
- ⓐ = POWER POLE
- ⓐ = GUY ANCHOR
- ⓐ = LIGHT POLE
- ⓐ = SANITARY SEWER MANHOLE

**ABBREVIATIONS**  
 (C.C.) - DENOTES LIMITED COMMON ELEMENT  
 (E.C.) - DENOTES COMMON ELEMENT

DATE	REVISIONS	BY

**J.H. MANTLEY, INC.**  
 Surveying & Mapping  
 1000 N. W. 10th St., Suite 100  
 Ft. Lauderdale, FL 33304  
 Phone: (954) 562-1111



**Edgewater Condominiums**  
 8931 WIS ROAD, CORAL SPRINGS, FL 33067

EXHIBIT "B"

DATE: OCTOBER 18, 2006	DRAWN: YL
CHECKED: BJA	SCALE: AS SHOWN
FIELD BOOK: ARCH CIVIL	ORDER NO.: 108790

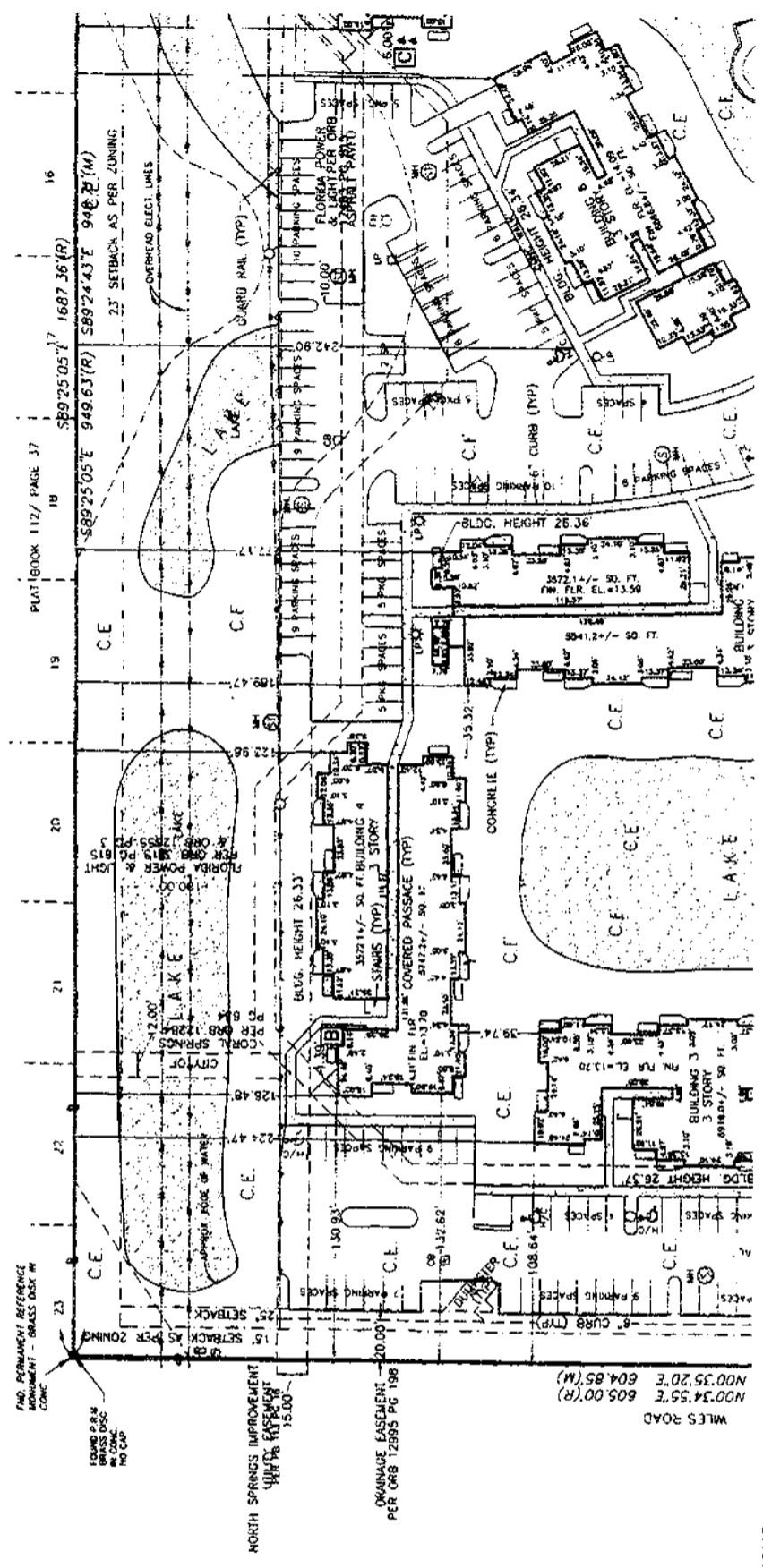
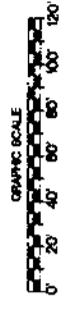
3

3 OF 30 SHEETS

(S) COPYRIGHT NOTICE: ALL DRAWINGS AND SPECIFICATIONS SHOWN AND ADAPTED ON THIS PLAN IS THE PROPERTY OF J.H. MANTLEY, INC. AND TO BE USED BY OTHER PARTIES WITHOUT THE WRITTEN AUTHORIZATION OF J.H. MANTLEY, INC.

# Edgewater Condominiums

## Survey-Site Plan, Graphic Description of Improvements



**ABBREVIATIONS**  
 (C.F.) - COMMON ELEMENTS  
 (C.L.) - COMMON ELEMENTS

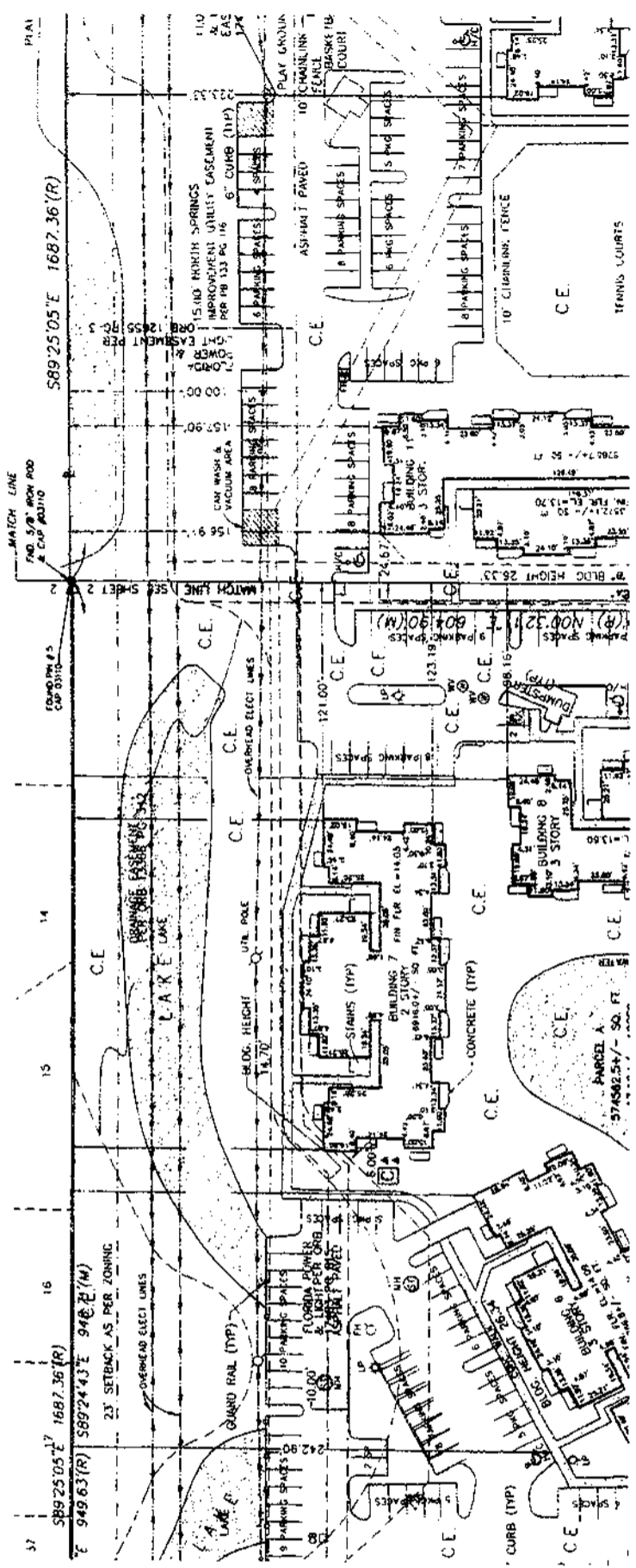
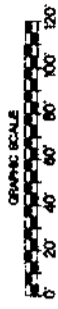
# EXHIBIT "B"

		<p><b>Edgewater Condominiums</b></p> <p>8831 WILES ROAD, CORAL SPRINGS, FL 33067</p>
<p>PROJECT NAME</p>		
<p>DATE: 11-15-2015</p>		
<p>SCALE: AS SHOWN</p>		
<p>FIELD BOOK: ACH1000</p>		
<p>DRAWING NO.: 106347805</p>		
<p>DATE: 11-15-2015</p>		
<p>SCALE: AS SHOWN</p>		
<p>FIELD BOOK: ACH1000</p>		
<p>DRAWING NO.: 106347805</p>		

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# Edgewater Condominiums

## Survey-Site Plan, Graphic Description of Improvements



**ABBREVIATIONS**  
 (C.E.) = DENOTES LIMITED COMMON ELEMENT  
 (L.C.E.) = DENOTES COMMON ELEMENT

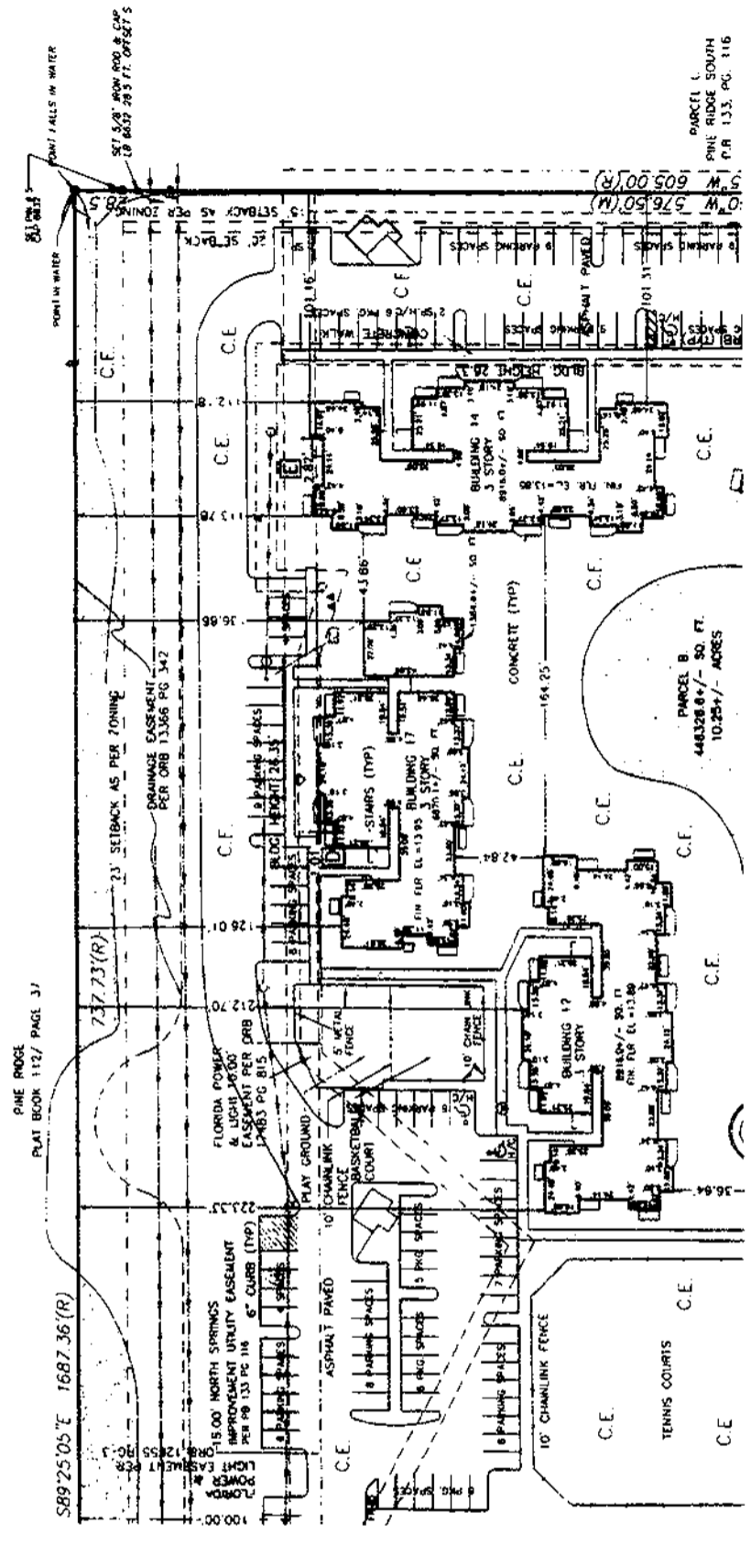
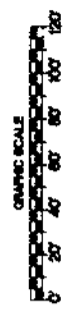
# EXHIBIT "B"

<p>DATE: 12/15/2005                  DRAWN: VE                  CHECKED: BLS                  SCALE: AS SHOWN                  FIELD BOOK: ANDY DMC                  ORDER NO: 106750</p>	<p><b>Edgewater Condominiums</b></p> <p>8931 MILES ROAD, CORAL SPRINGS, FL 33067</p>	<p>PROJECT NAME</p> <p><b>Edgewater Condominiums</b></p>	<p>DATE: 12/15/2005                  DRAWN: VE                  CHECKED: BLS                  SCALE: AS SHOWN                  FIELD BOOK: ANDY DMC                  ORDER NO: 106750</p>
---	--	--	---

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# Edgewater Condominiums

## Survey-Site Plan, Graphic Description of Improvements



**ABBREVIATIONS**  
 (C.E.)= DENOTES LIMITED COMMON ELEMENT  
 (C.C.)= DENOTES COMMON ELEMENT

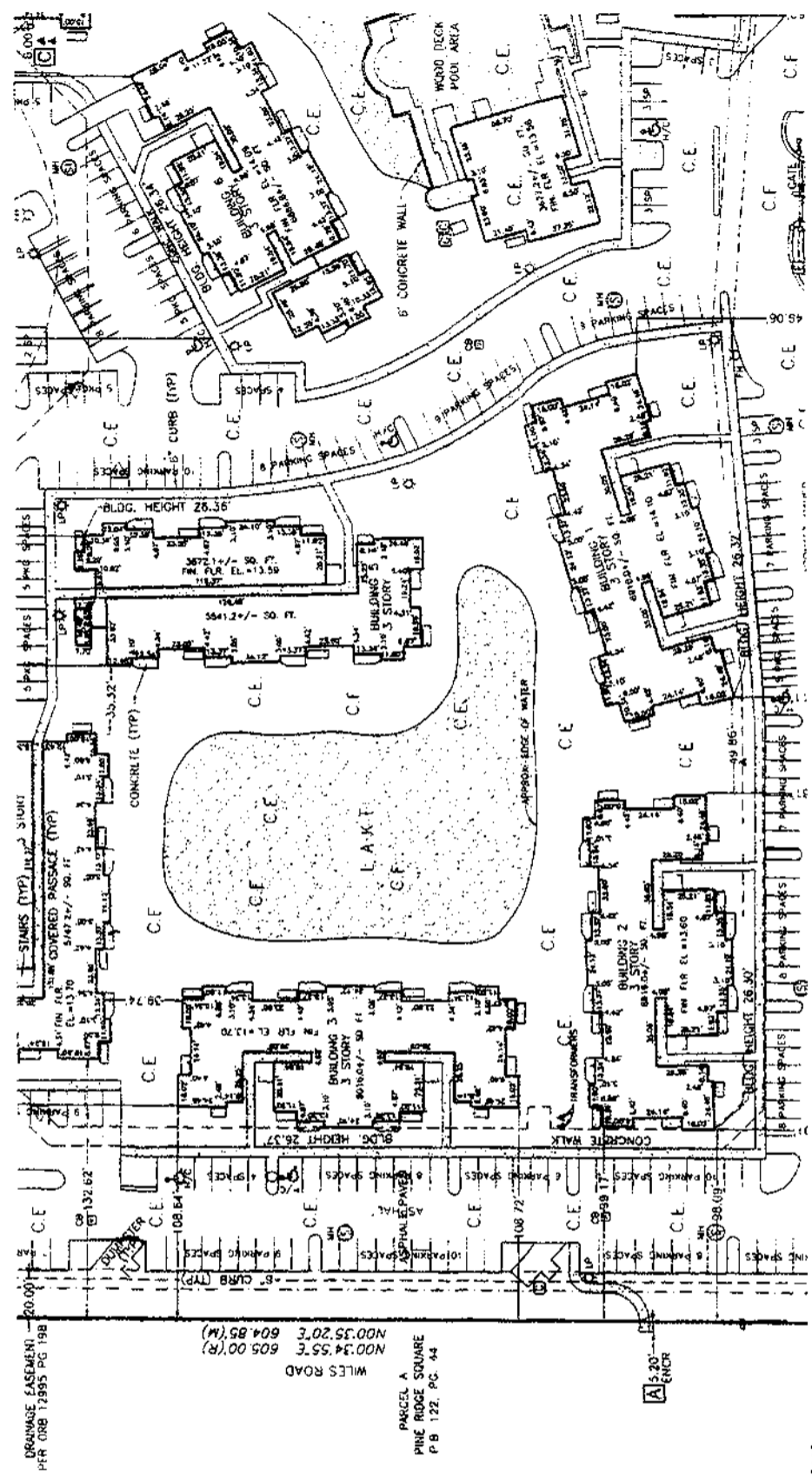
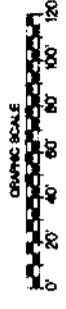
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DATE: OCTOBER 18, 2008	
DRAWN: J.E.	DATE: OCTOBER 18, 2008
CHECKED: B.L.A.	SCALE: AS SHOWN
FIELD BOOK: JACH-DWG	ORDER NO.: 198210
<b>6</b>	
6 of 50 sheets	
<b>Edgewater Condominiums</b>	
8931 WILES ROAD, CORAL SPRINGS, FL 33067	
PROJECT NAME	
DATE	BY

ALL DIMENSIONS, AREAS, VOLUMES AND PROPORTIONS SHOWN AND SPECIFIED ON THIS PLAN IS THE PROPERTY OF J.H. MANACY, INC. AND IS TO BE USED BY OTHER PARTIES EXCEPT BY WRITTEN AUTHORIZATION FROM J.H. MANACY, INC.

# Edgewater Condominiums

## Survey-Site Plan, Graphic Description of Improvements



**ABBREVIATIONS**  
 (C.E.) - COMMON ELEMENT  
 (C.I.) - CONDO COMMON ELEMENT

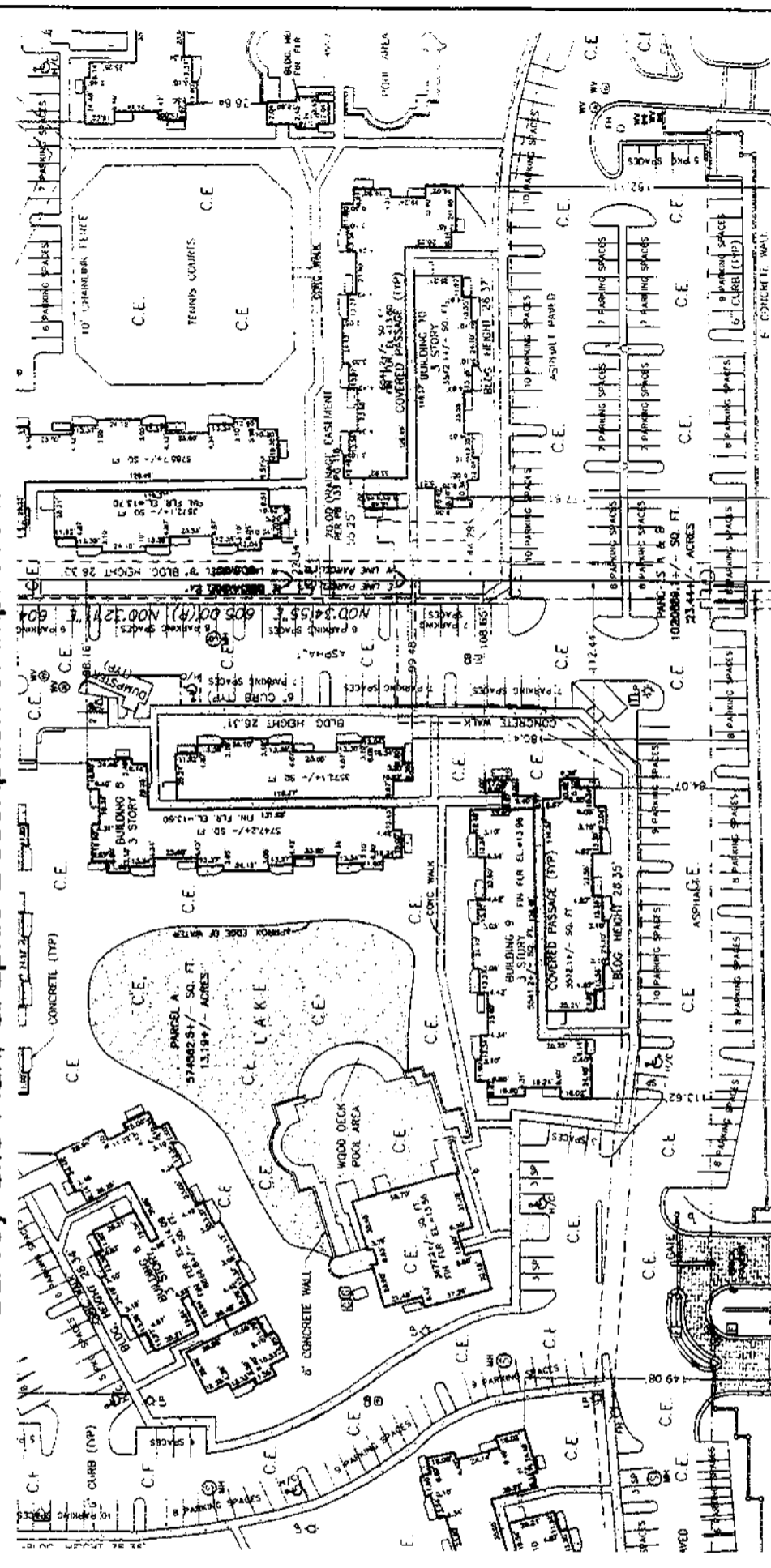
### EXHIBIT "B"

		<b>Edgewater Condominiums</b> 8931 WILKS ROAD, CORAL SPRINGS, FL 33067	
DATE: 12/15/05	PROJECT NAME:	DATE: 12/15/05	7 of 50 SHEETS
SCALE: 1/8" = 1'-0"	PROJECT NO.:	CHECKED: B.I.A.	
SCALE: 1/8" = 1'-0"	PROJECT NO.:	DRAWN: T.T.	
SCALE: 1/8" = 1'-0"	PROJECT NO.:	FIELD BOOK: A-10010	
SCALE: 1/8" = 1'-0"	PROJECT NO.:	OFFICE NO. 100150	

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# Edgewater Condominiums

## Survey-Site Plan, Graphic Description of Improvements



### ABBREVIATIONS

- (L.C.E.) - DENOTES LIMITED COMMON ELEMENT
- (C.E.) - DENOTES COMMON ELEMENT

DATE	REVISIONS	BY



PROF. NAME  
 J.H. MANACY, INC.

**Edgewater Condominiums**  
 8531 WILES ROAD, CORAL SPRINGS, FL 33067

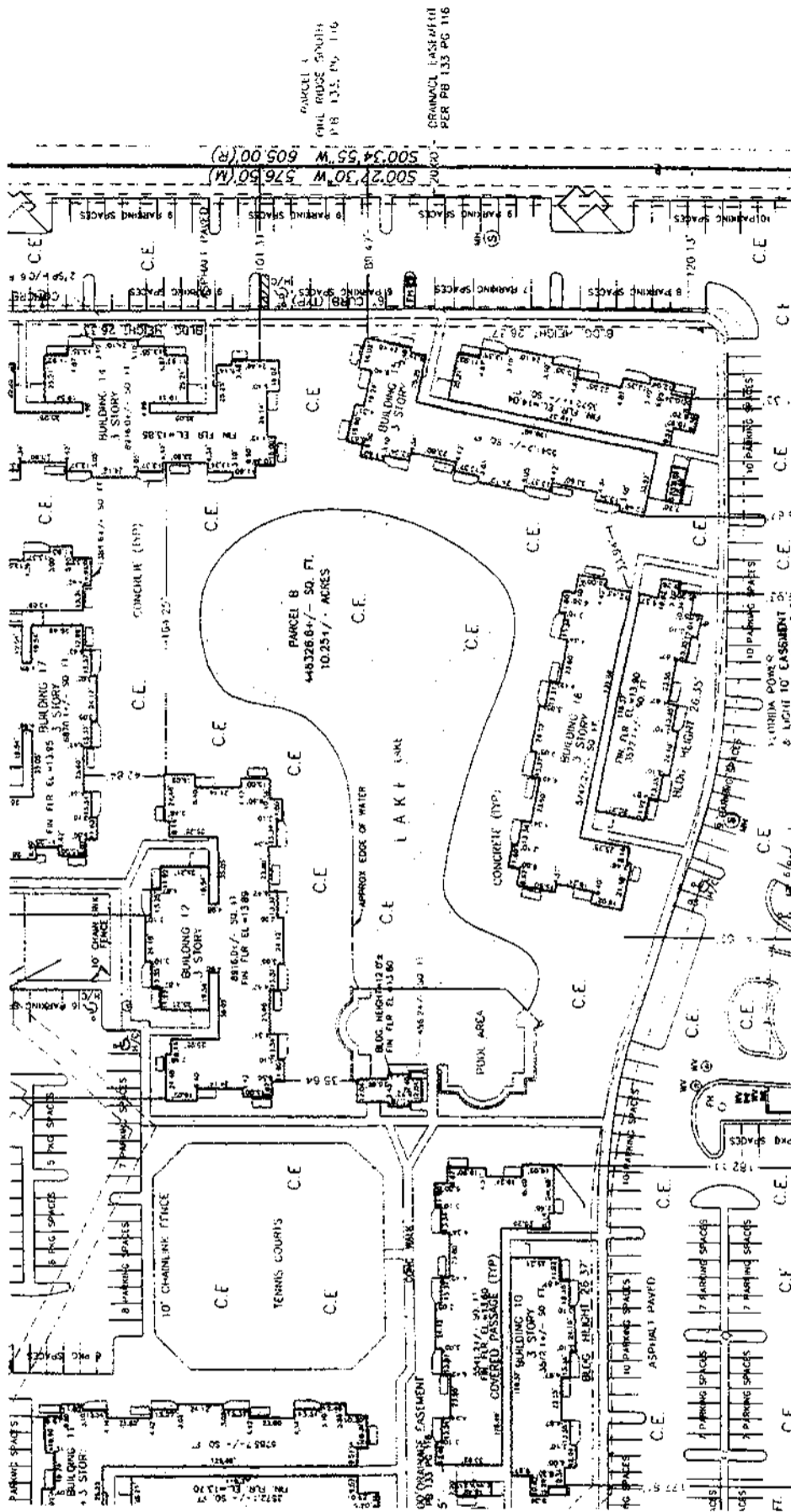
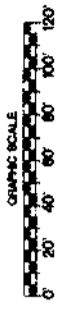
DATE: OCTOBER 18, 2005  
 DRAWN: J.E.  
 CHECKED: B.V.A.  
 SCALE: AS SHOWN  
 FIELD BOOK: 100-000000  
 ORDER NO.: 106220  
 8  
 8" = 50' (1/4")

### EXHIBIT "B"

THIS DOCUMENT, MAP, MEASUREMENT AND SPECIFICATIONS SHOWN AND CONTAINED ON THIS PLAN IS THE PROPERTY OF J.H. MANACY, INC. AND IS TO BE UTILIZED BY OWNERS OF OTHER UNITS EXCEPT BY WRITTEN AGREEMENT WITH J.H. MANACY, INC.

# Edgewater Condominiums

## Survey-Site Plan, Graphic Description of Improvements



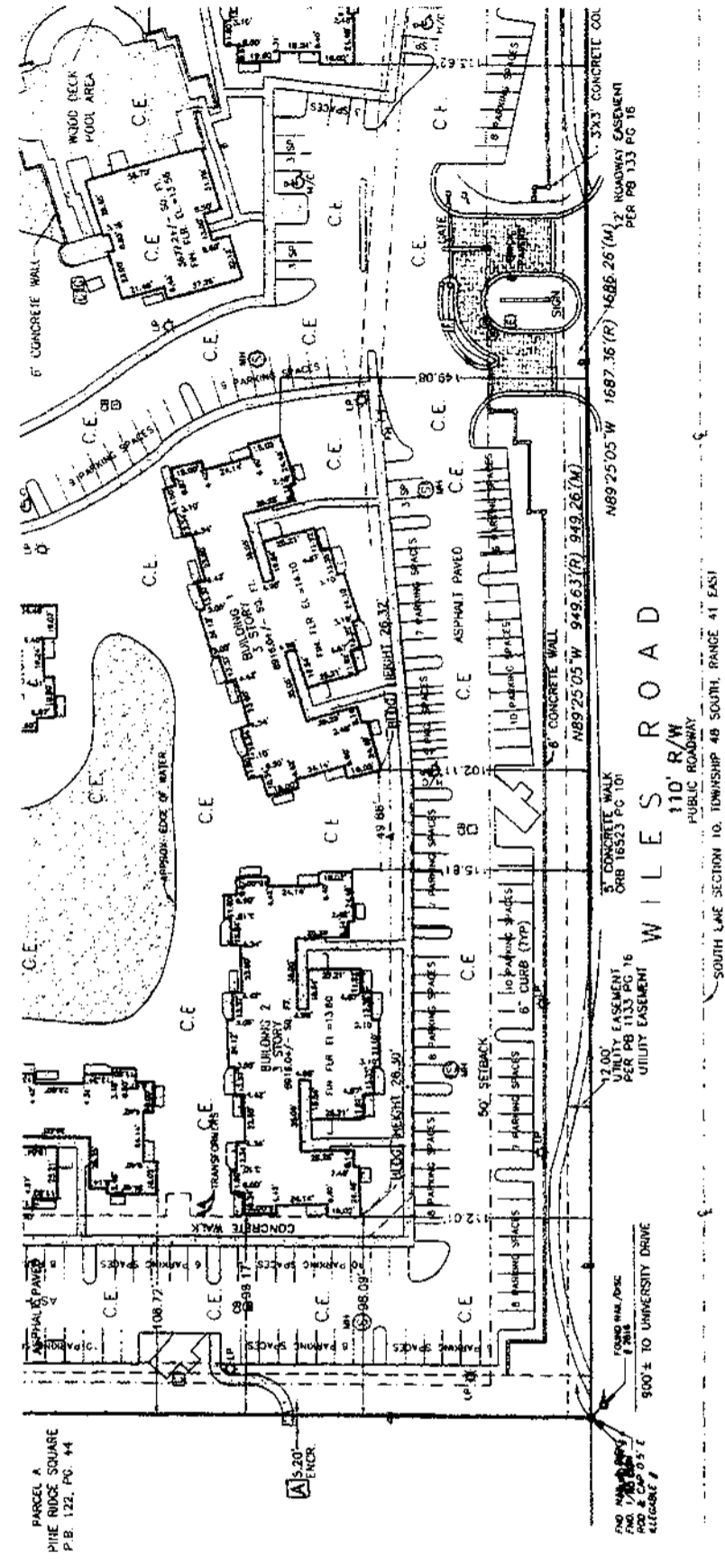
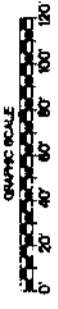
ABBREVIATIONS  
(U.C.A.) DENOTES LIMITED COMMON ELEMENT  
(C.E.) DENOTES COMMON ELEMENT

### EXHIBIT "B"

DATE REVISIONS		<b>J.H. MANUCY, INC.</b> Surveyors 8931 WILLS ROAD, CORAL SPRINGS, FL 33067			<b>Edgewater Condominiums</b> 8931 WILLS ROAD, CORAL SPRINGS, FL 33067	PROJECT NAME 9 of 50 sheets
DATE	REVISIONS					
(C) COPYRIGHT NOTICE. ALL DIMENSIONS AND SPECIFICATIONS SHOWN AND INDICATED ON THIS PLAN IS THE PROPERTY OF J.H. MANUCY, INC. NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF J.H. MANUCY, INC.						

# Edgewater Condominiums

## Survey-Site Plan, Graphic Description of Improvements



**ABBREVIATIONS**  
 (C.E.) - DENOTES COMMON ELEMENT  
 (C.L.) - DENOTES COMMON ELEMENT

# EXHIBIT "B"

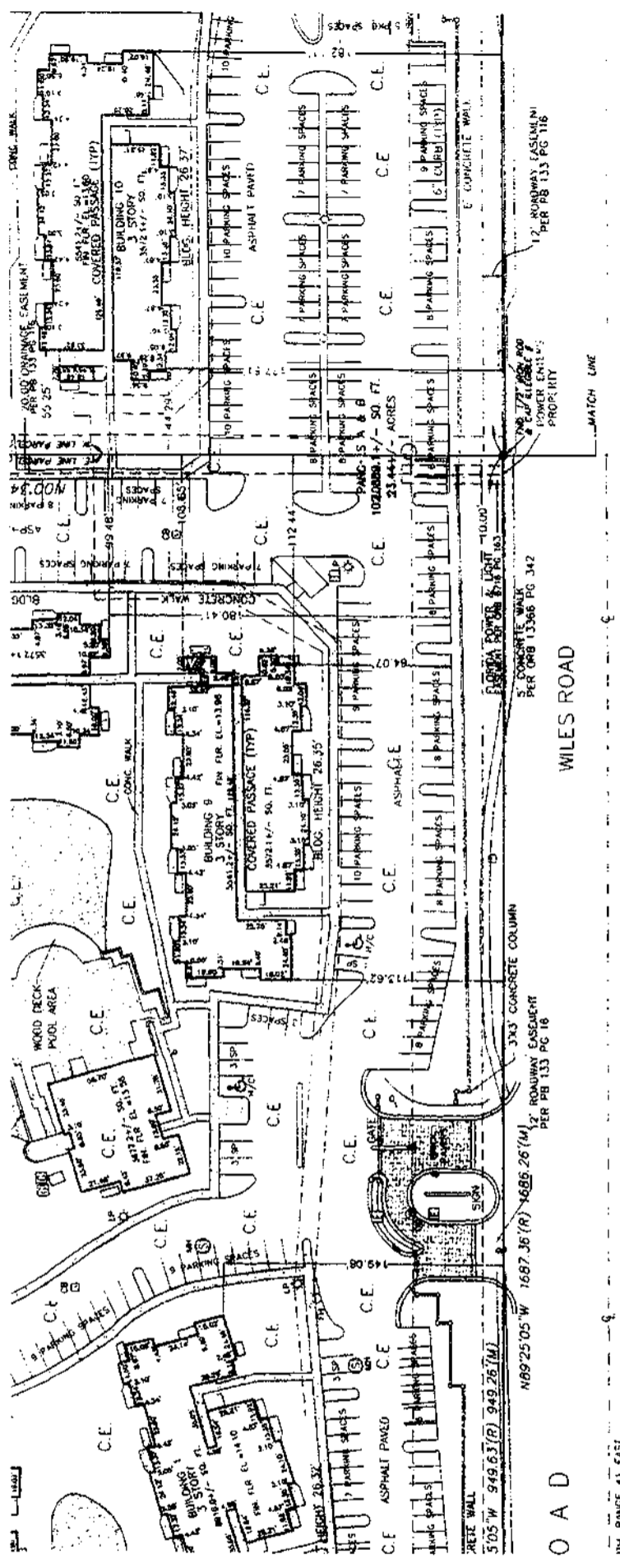
<b>J.H. MANTUCCY, INC.</b> LAND SURVEYORS 1000 UNIVERSITY DRIVE, SUITE 200 WILSONVILLE, OR 97158 TEL: 503.686.1111 FAX: 503.686.1112		<b>Edgewater Condominiums</b> 8931 WILES ROAD, CORAL SPRINGS, FL 33067 PROJECT NAME	
DATE REVISIONS		TOTAL ACROSS 18.2005 DRAWING NO. 11 CHECKED BY J.H. MANTUCCY SCALE: AS SHOWN FIELD BOOK LARS ONE CENTER NO. 108250 10.00 50 SHEETS	
100' ± TO UNIVERSITY DRIVE		SOUTH LANE SECTION 10, TOWNSHIP 48 SOUTH, RANGE 41 EAST	

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# Edgewater Condominiums

## Survey-Site Plan, Graphic Description of Improvements



O A D  
JPM, RANGE 41 EAST

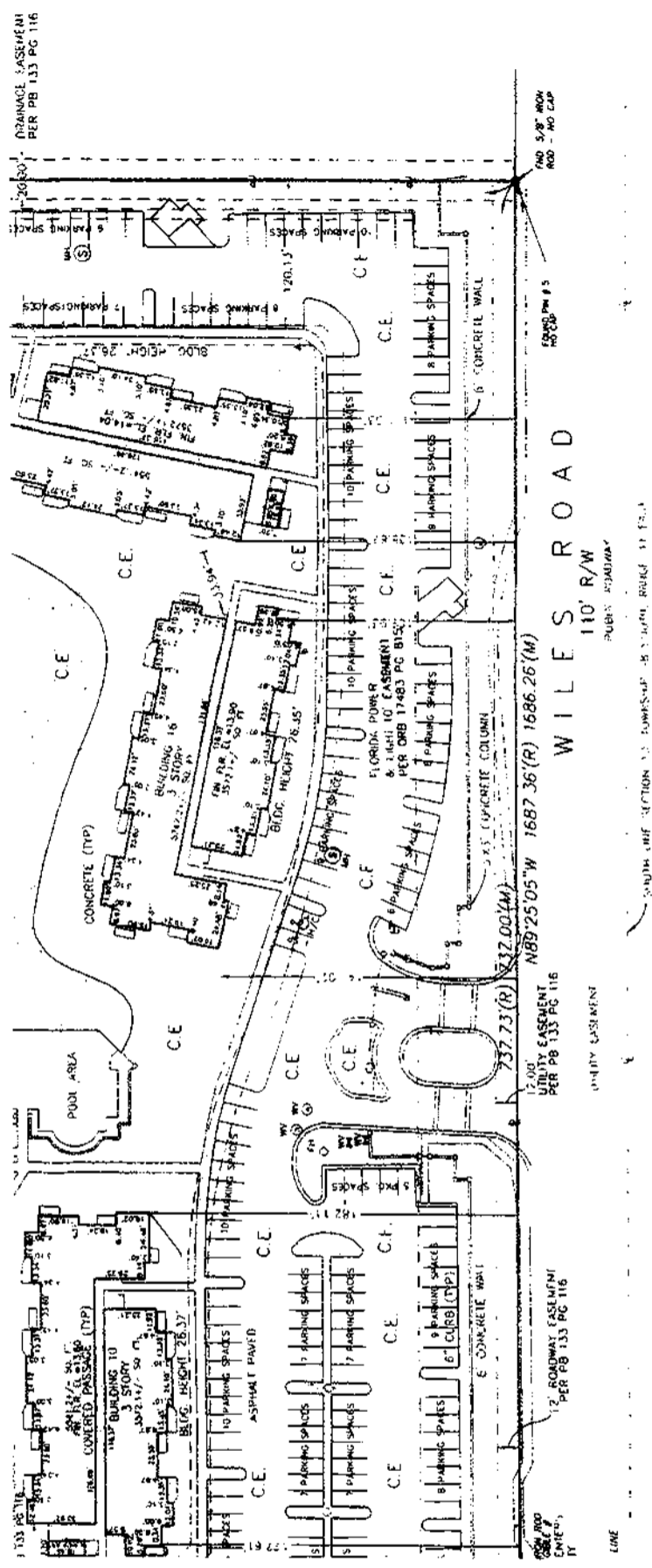
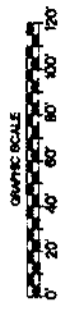
**ABBREVIATIONS**  
 (C.E.)= DENOTES LIMITED COMMON ELEMENT  
 (C.F.)= DENOTES COMMON ELEMENT

# EXHIBIT "B"

<p><b>J.H. MANUACY, INC.</b>                  1000 W. WINDY HILL ROAD                  SUITE 100                  BOCA RATON, FL 33433                  (561) 991-1111</p>			<p><b>Edgewater Condominiums</b>                  8931 WILES ROAD, CORAL SPRINGS, FL 33067</p>	<p>DATE: OCTOBER 18, 2005                  DRAWN: J.C.                  CHECKED: B.A.P.                  SCALE: AS SHOWN                  FIELD BOOK: ACCORDING TO ORDER NO. 100220                  1"= 50' SHEETS</p>								
<p>UNIL REVISIONS</p> <table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>BY</th> <th>DESCRIPTION</th> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>		NO.	DATE	BY	DESCRIPTION					<p>PROPERTY: MANUACY, INC.                  ALL DIMENSIONS AND SPECIFICATIONS SHOWN ARE SUBJECT TO THE PLAN IS THE PROPERTY OF J.H. MANUACY, INC. AND TO BE UTILIZED BY OTHER PARTIES EXCEPT BY WRITTEN AGREEMENT WITH J.H. MANUACY, INC.</p>		
NO.	DATE	BY	DESCRIPTION									

# Edgewater Condominiums

## Survey-Site Plan, Graphic Description of Improvements



**ABBREVIATIONS**  
 (C.E.) = DENOTES COMMON ELEMENT  
 (C.F.) = DENOTES COMMON ELEMENT

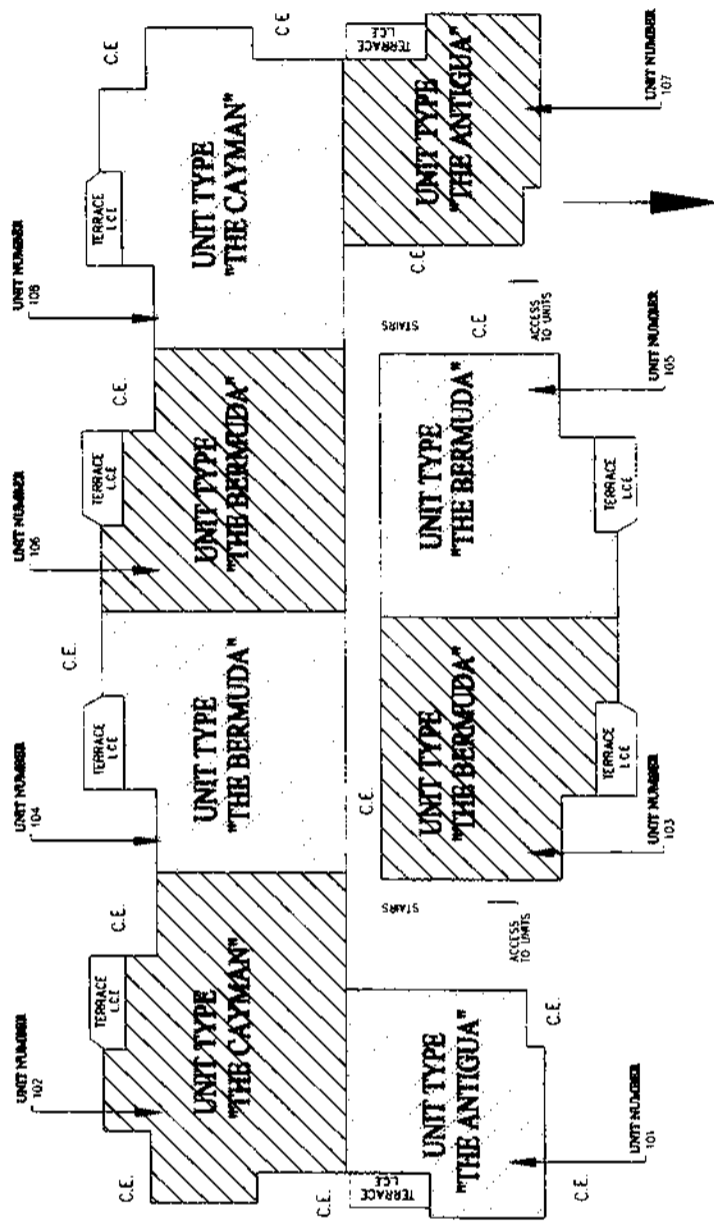
# EXHIBIT "B"

DATE	REVISIONS	<p><b>J.H. MANUCY, INC.</b>                  SURVEYORS                  8831 WILES ROAD, CORAL SPRINGS, FL 33067</p>	<p><b>Edgewater Condominiums</b>                  8831 WILES ROAD, CORAL SPRINGS, FL 33067</p>	<p>12                  1/2" = 50' (AS SHOWN)</p>
BY				
<p>DATE OF SURVEY: 10/16/2008                  DRAWN: J.E.                  CHECKED: B.H.                  SCALE: AS SHOWN                  FIELD BOOK: JHD0708C                  ORDER NO.: 106347805</p>				

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# Edgewater Condominiums

First Floor Plan (Building Nos. 1, 2, 3, 7, 12, and 14)



**ABBREVIATIONS**  
 (C.E.) = DENOTES LIMITED COMMON ELEMENT  
 (L.C.E.) = DENOTES COMMON ELEMENT

NOTE: ALL ROOF IS COMMON ELEMENT

BUILDING FRONT  
TO PARKING

**EXHIBIT "B"**

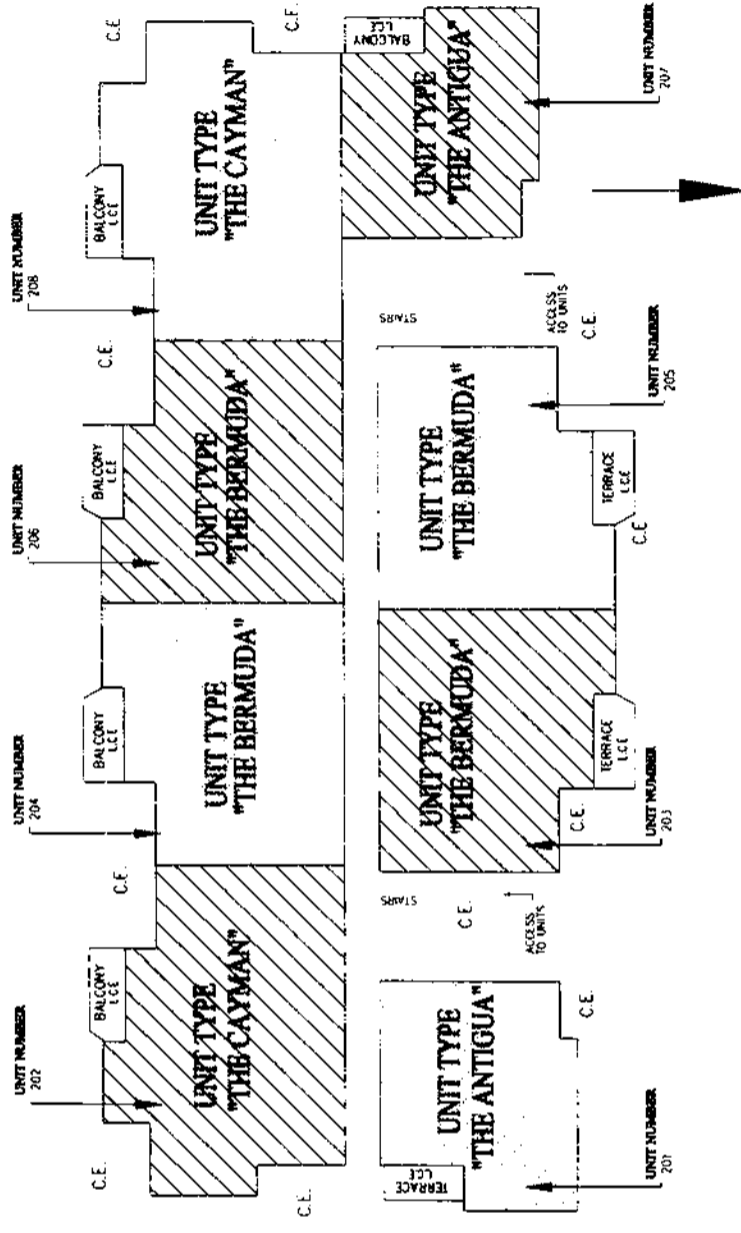
DATE: OCTOBER 11, 2000	DATE: OCTOBER 11, 2000
DRAWN: J.E.	CHECKED: B.H.A.
SCALE: AS SHOWN	FIELD BOOK: ABC12345
PROJECT NAME: Edgewater Condominiums	PROJECT NO.: 13
1931 WILES ROAD CORAL SPRINGS, FL 33067	13 of 50 sheets

**J.H. MANUCY, INC.**  
 ARCHITECTS

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# Edgewater Condominiums

## Second Floor Plan (Building Nos. 1, 2, 3, 7, 12, and 14)



**ABBREVIATIONS**  
 (L.C.E.) = DENOTES LIMITED COMMON ELEMENT  
 (C.C.E.) = DENOTES COMMON ELEMENT

NOTE: ALL ROOF IS COMMON ELEMENT

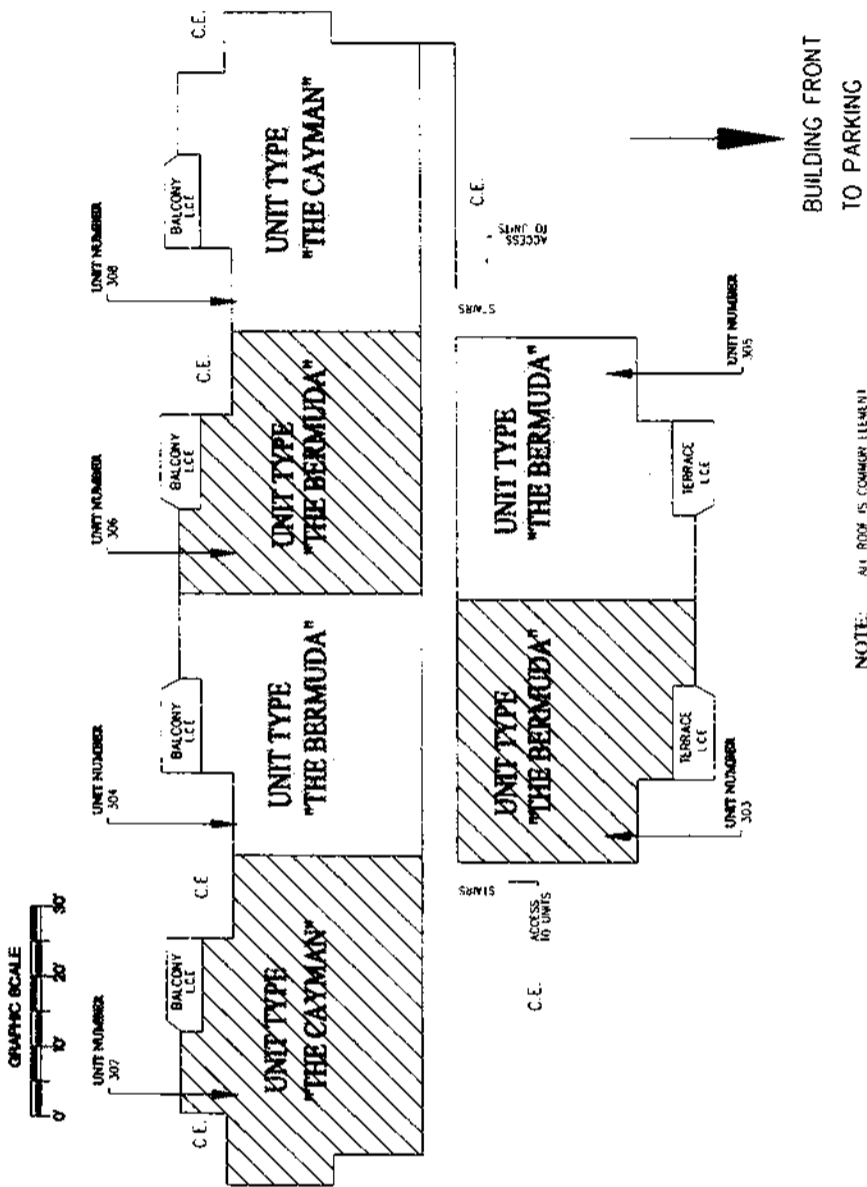
**EXHIBIT "B"**

<p><b>J.H. MANUCY, INC.</b>                  ARCHITECTS                  1000 W. PALM BEACH BLVD., SUITE 200                  PALM BEACH, FLORIDA 33480                  PHONE: 561-833-1100</p>		<p><b>Edgewater Condominiums</b>                  8531 WILES ROAD CORAL SPRINGS, FL 33067</p>	<p><b>14</b>                  14-50 Units</p>
<p>DATE: 12/15/87                  DRAWN BY: J.H.M.                  CHECKED BY: J.H.M.                  SCALE: AS SHOWN                  PLOTTED BY: J.H.M.                  PROJECT NO. 14-50</p>			

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# Edgewater Condominiums

Third Floor Plan (Building Nos. 1, 2, 3, 7, 12, and 14)



**ABBREVIATIONS**  
 (C.C.E.) = DENOTES LIMITED COMMON ELEMENT  
 (L.C.E.) = DENOTES COMMON ELEMENT

NOTE: ALL ROOF IS COMMON ELEMENT

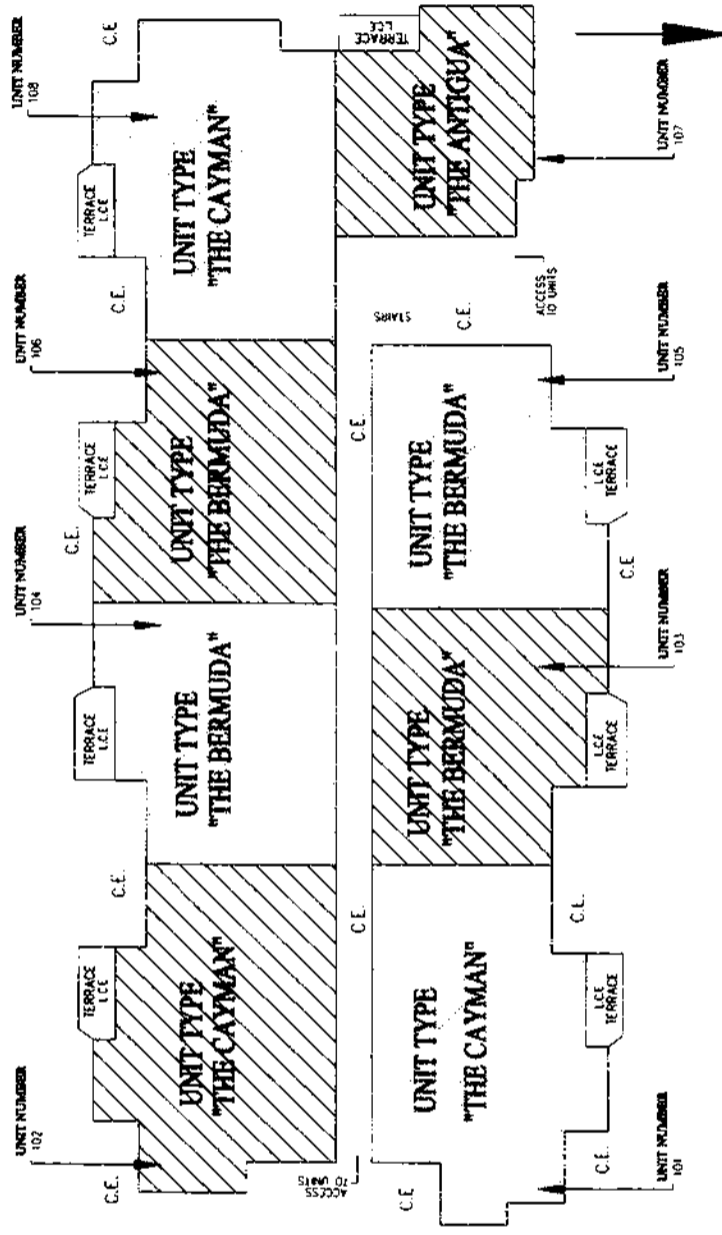
**EXHIBIT "B"**

DATE: 12/15/2011	PROJECT NAME: Edgewater Condominiums	15
DRAWN BY: J.H. MANUELY, INC.	PROJECT MAP: 8311 WILTS ROAD CORAL SPRINGS, FL 33067	15-528-111
CHECKED BY: J.H. MANUELY, INC.		
DATE: 12/15/2011		
SCALE: 1/8" = 1'-0"		
BY: J.H. MANUELY, INC.		
DATE: 12/15/2011		

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# Edgewater Condominiums

## First Floor Plan (Building Nos. 4, 8)



BUILDING FRONT  
TO PARKING

### EXHIBIT "B"

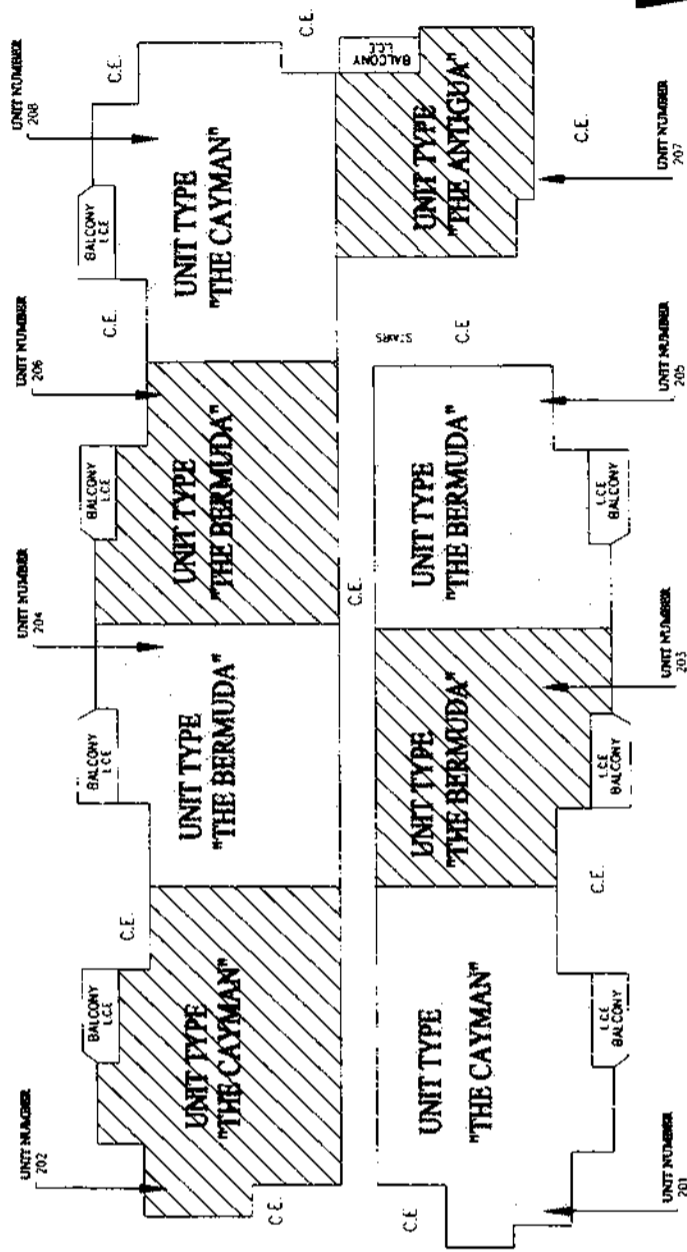
ABBREVIATIONS  
(L.C.E.) - DENOTES LIMITED COMMON ELEMENT  
(C.C.E.) - DENOTES COMMON ELEMENT

NOTE: ALL ROOM IS COMMON ELEMENT

				16
Edgewater Condominiums 8931 WILES ROAD CORAL SPRINGS, FL 33067		Project No.		16-10-00000
DATE: OCTOBER 19, 2004 DRAWN BY: J.E. CHECKED BY: J.E. SCALE: AS SHOWN REVISIONS: AS NOTED PROJECT NO.: 10634		(S) COPYRIGHT NOTICE: ALL DRAWINGS AND SPECIFICATIONS DRAWN AND DESIGNED BY THE FIRM IN THE PRESENCE OF J.H. MANACY, INC. MAY NOT BE UTILIZED BY OTHER PARTIES EXCEPT BY WRITTEN AGREEMENT WITH J.H. MANACY, INC.		

# Edgewater Condominiums

## Second Floor Plan (Building Nos. 4, 8)



BUILDING FRONT  
TO PARKING

**EXHIBIT "B"**

NOTE: ALL ROOF IS COMMON ELEMENT

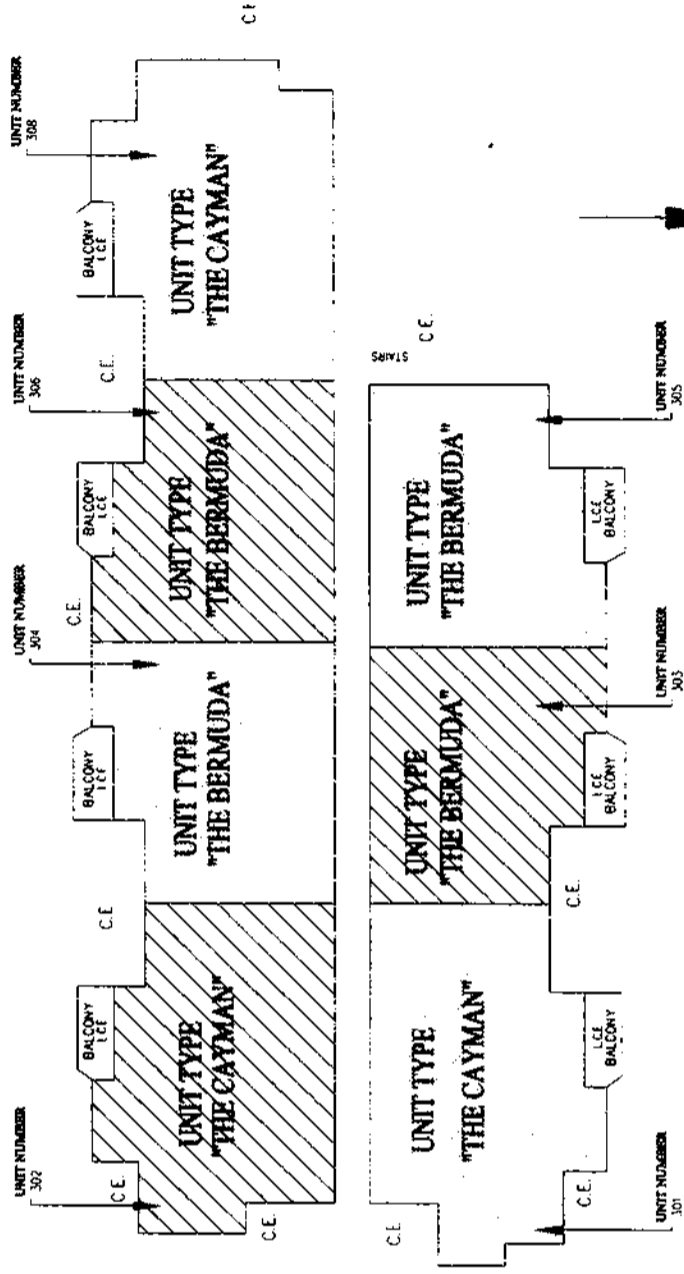
**ABBREVIATIONS**  
 (L.C.E.) = DENOTES LIMITED COMMON ELEMENT  
 (C.E.) = DENOTES COMMON ELEMENT

	<b>J.H. MANUCY, INC.</b> Architects			
<b>Edgewater Condominiums</b>				
8931 WILES ROAD DORAL SPRINGS, FL 33067				
PROJECT NO. 17				
DATE: 01/25/88				
DRAWN BY: [Name]				
CHECKED BY: [Name]				
SCALE: AS SHOWN				
SHEET NO. 17 OF 20				
DATE: 01/25/88				

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# Edgewater Condominiums

## Third Floor Plan (Building Nos. 4, 8)



**ABBREVIATIONS**  
 (L.C.E.) DENOTES LIMITED COMMON ELEMENT  
 (C.E.) DENOTES COMMON ELEMENT

NOTE: ALL ROOF IS COMMON ELEMENT

**EXHIBIT "B"**

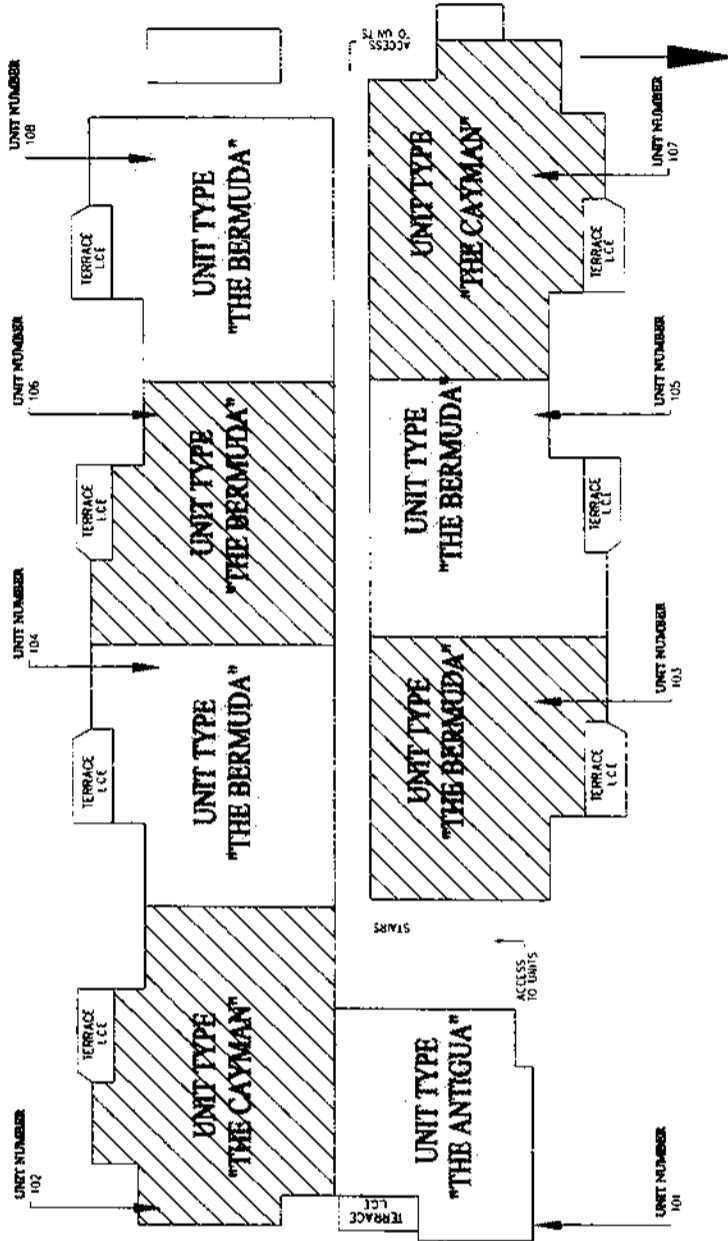
DATE: OCTOBER 11, 2001	SCALE: AS SHOWN	PROJECT MAP	18
DRAWN BY: J.H. MANUCY, INC.	STATE: FLORIDA	EDGEMOUNT CONDOMINIUMS	18" x 50" (1/4")
CHECKED BY: J.H. MANUCY, INC.	FEDERAL REGISTRATION NO. 100234	8931 WILES ROAD CORAL SPRINGS, FL 33067	
DATE: OCTOBER 11, 2001	SCALE: AS SHOWN	PROJECT MAP	18
DRAWN BY: J.H. MANUCY, INC.	STATE: FLORIDA	EDGEMOUNT CONDOMINIUMS	18" x 50" (1/4")
CHECKED BY: J.H. MANUCY, INC.	FEDERAL REGISTRATION NO. 100234	8931 WILES ROAD CORAL SPRINGS, FL 33067	

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# Edgewater Condominiums

## First Floor Plan (Building No. 5)



**ABBREVIATIONS**  
 (L.C.E.) = DENOTES LIMITED COMMON ELEMENT  
 (C.C.E.) = DENOTES COMMON ELEMENT

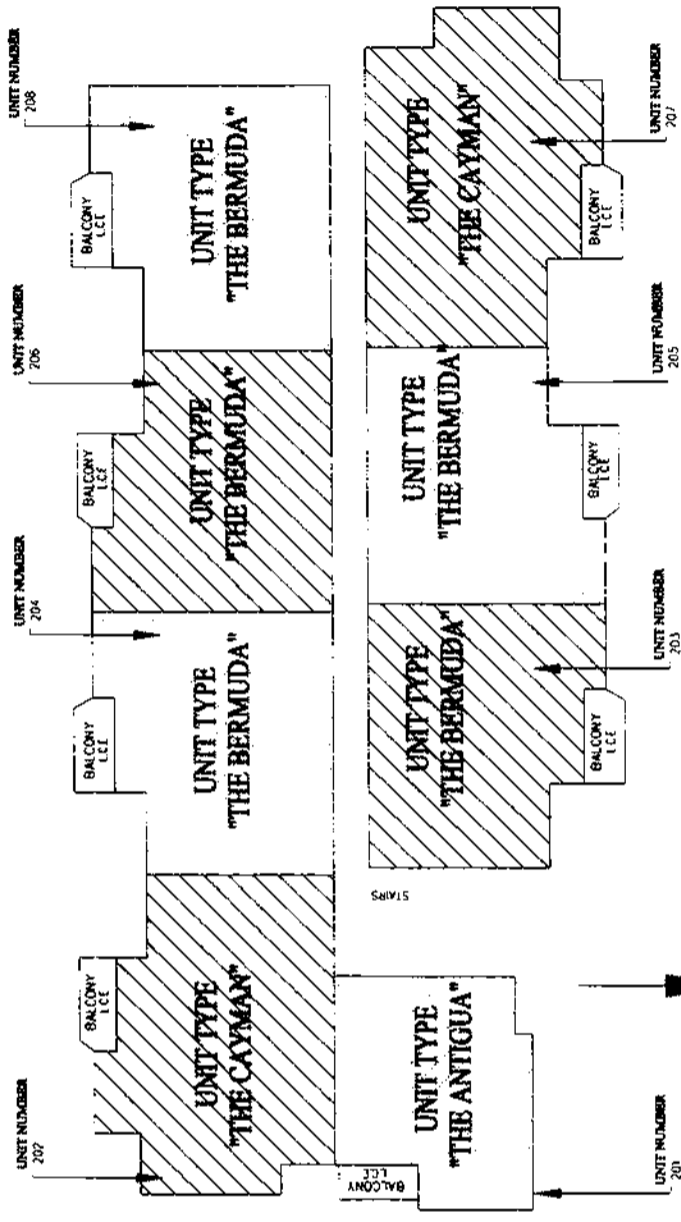
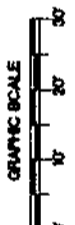
NOTE: ALL ROOF IS COMMON ELEMENT

**EXHIBIT "B"**

<b>J.H. MANUCY, INC.</b> ARCHITECTS 1000 N.W. 10th St., Suite 100 Ft. Lauderdale, FL 33304 Phone: (305) 555-1111		PROJECT NAME <b>Edgewater Condominiums</b> 8531 WILES ROAD CORAL SPRINGS, FL 33067	DATE OF THIS PLAN DRAWN BY CHECKED BY SCALE AS SHOWN FIELDWORK, AIRTELING NUMBER OF SHEETS <b>19</b> 19-50
--	--	--	---

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# Edgewater Condominiums Second Floor Plan (Building No. 5)



**ABBREVIATIONS**  
 (L.C.E.)= OWNER'S LIMITED COMMON ELEMENT  
 (C.C.)= OWNER'S COMMON ELEMENT

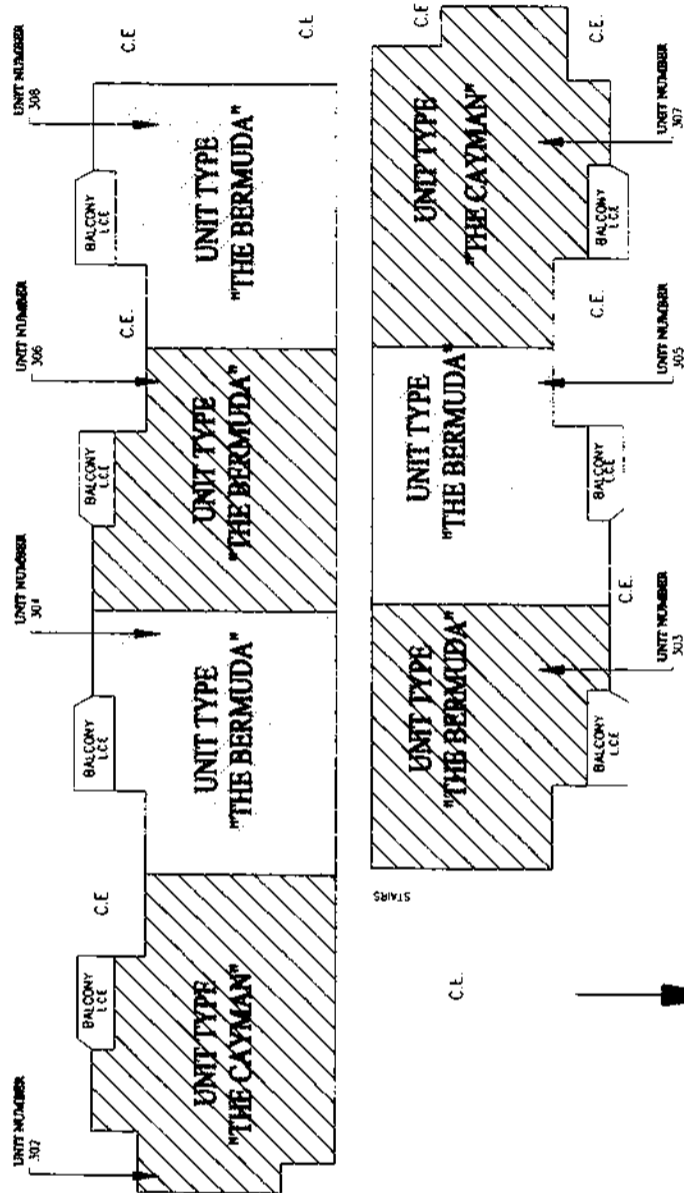
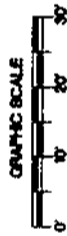
NOTE: ALL ROOF IS COMMON ELEMENT

**EXHIBIT "B"**

<p><b>J.H. MANUZY, INC.</b>                  1000 W. 10th Street, Suite 100, Miami, FL 33136                  (305) 371-1111</p>			<p><b>Edgewater Condominiums</b>                  8831 WILES ROAD CORAL SPRINGS, FL 33067</p>		
<p>DATE: _____                  DRAWN BY: _____                  CHECKED BY: _____                  SCALE: AS SHOWN                  PROJECT NO.: _____                  SHEET NO.: _____</p>			<p>PROJECT NAME: _____                  PROJECT NO.: _____                  SHEET NO.: _____</p>		
<p>20</p>			<p>20 of 50 sheets</p>		

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# Edgewater Condominiums Third Floor Plan (Building No. 5)



↑  
BUILDING FRONT  
TO PARKING

**ABBREVIATIONS**  
(L.C.E.) = DENOTES LIMITED COMMON ELEMENT  
(C.E.) = DENOTES COMMON ELEMENT

NOTE: ALL RIDGE IS COMMON ELEMENT

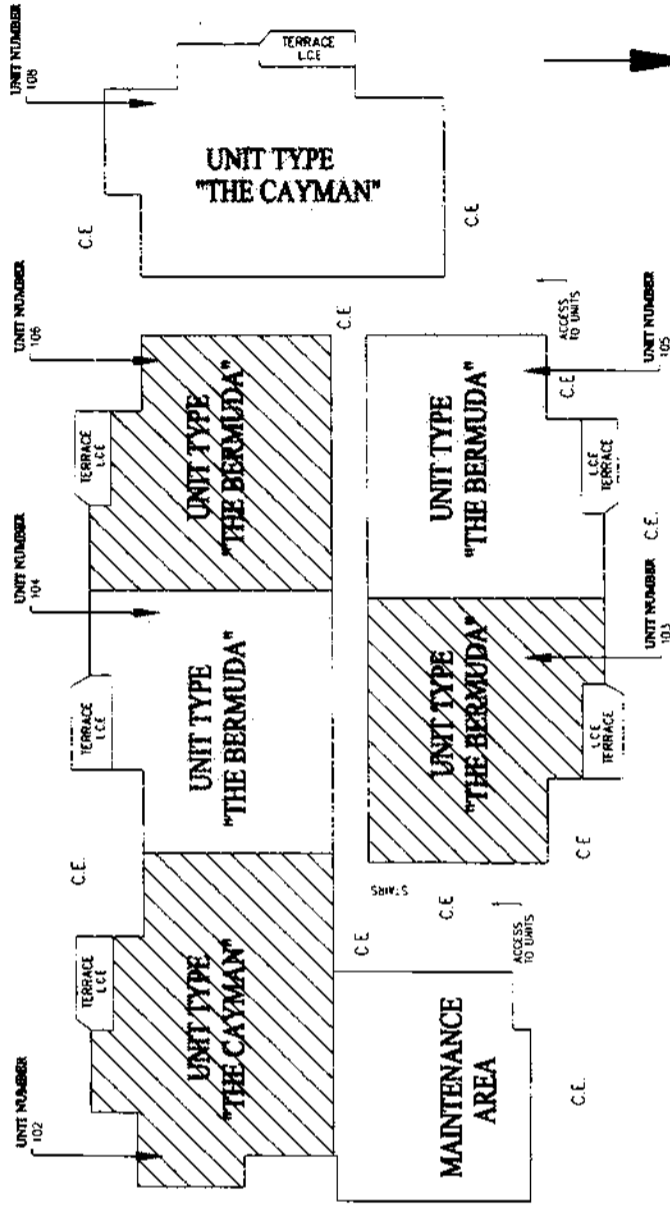
**EXHIBIT "B"**

DATE EXISTING	DATE OF COMPLETION
DESIGNED BY	DRAWN BY
CHECKED BY	SCALE
APPROVED BY	PROJECT NO.
PROJECT NAME	PROJECT BOOK
<b>J.H. MANUCY, INC.</b> Architects and Engineers 1000 N. W. 10th St., Suite 100 Fort Lauderdale, FL 33304 Tel: (305) 555-1111	
<b>Edgewater Condominiums</b> 8931 WELLS ROAD CORAL SPRINGS, FL 33067	
21-50-1111	

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# Edgewater Condominiums

## First Floor Plan (Building No. 6)



BUILDING FRONT  
TO PARKING

**EXHIBIT "B"**

NOTE: ALL ROOF IS COMMON ELEMENT

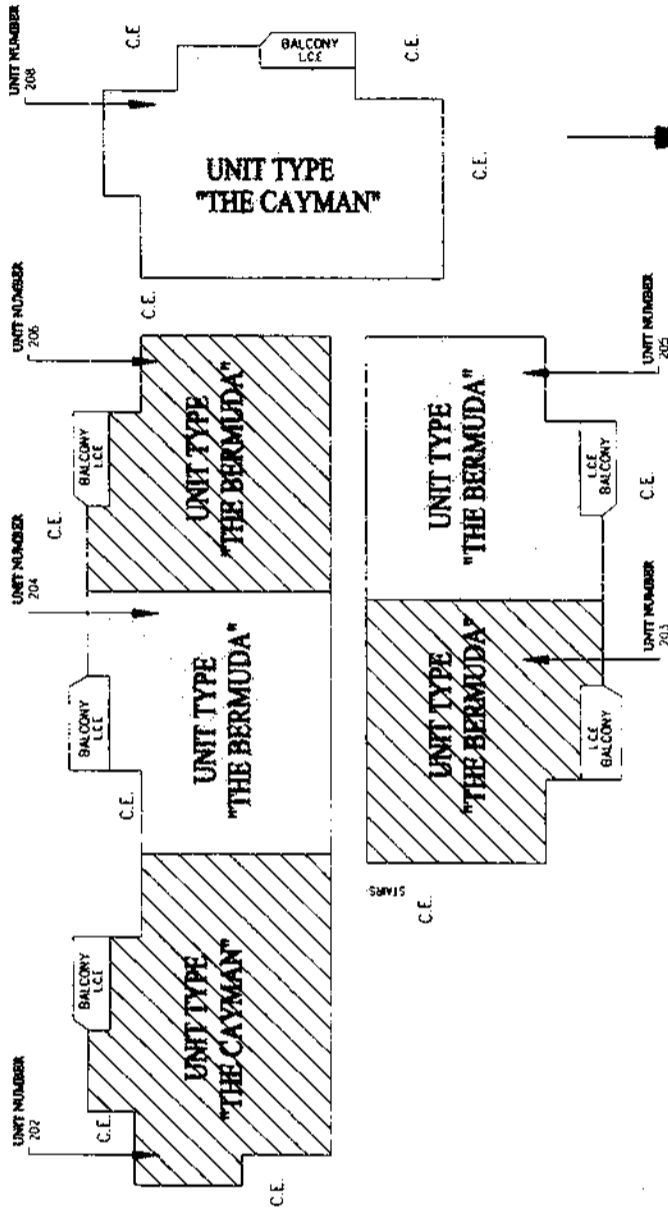
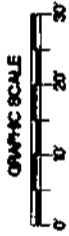
**ABBREVIATIONS**  
 (L.C.E.)= DENOTES LIMITED COMMON ELEMENT  
 (C.E.)= DENOTES COMMON ELEMENT

<b>J.J.H. MANUACY, INC.</b> Licensed Professional Engineer State of Florida License No. 12000		PROJECT NO. _____ PROJECT NAME: <b>Edgewater Condominiums</b> 8931 MILLS ROAD CERRA SPRINGS, FL 33687 SCALE: AS SHOWN SHEET NO.: 22 OF 22 DATE: 10/20/00	
DATE: _____ DRAWN BY: _____ CHECKED BY: _____		UNIT NUMBER: 22 SHEET NO.: 22 OF 22	

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# Edgewater Condominiums

## Second Floor Plan (Building No. 6)



**ABBREVIATIONS**  
 (L.C.E.) - DENOTES LIMITED COMMON ELEMENT  
 (C.E.) - DENOTES COMMON ELEMENT

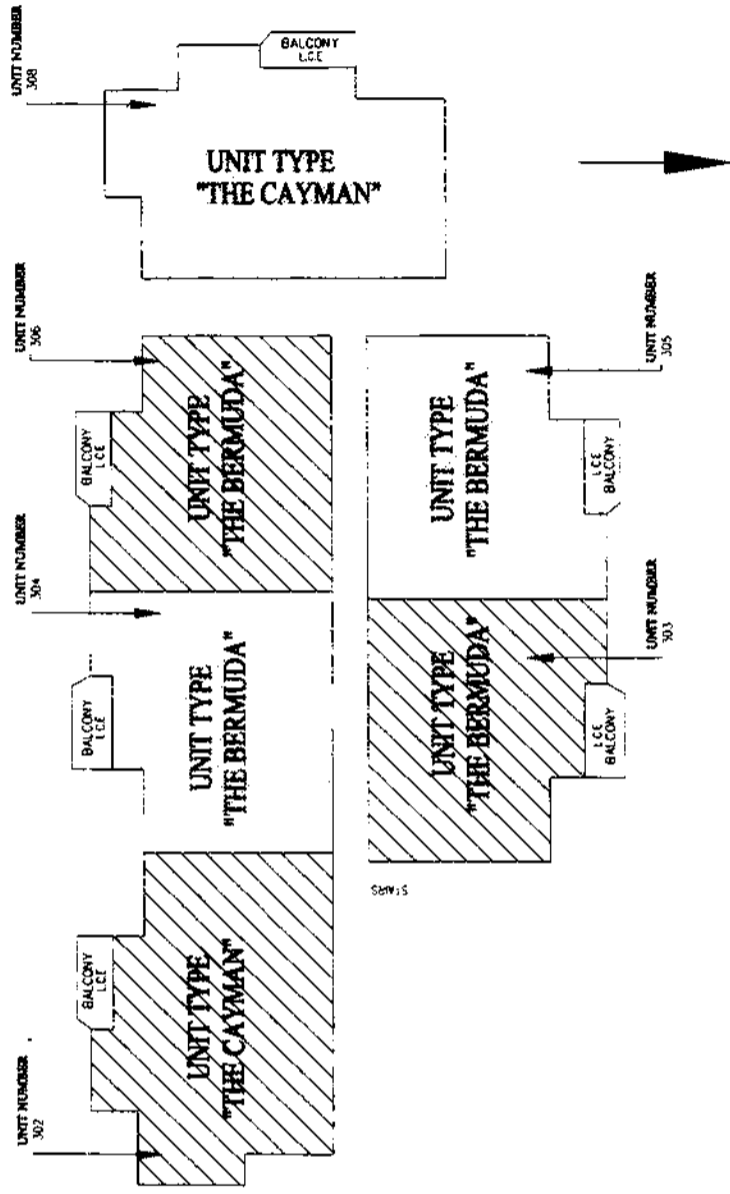
NOTE: ALL ROOF IS COMMON ELEMENT

**EXHIBIT "B"**

<p>DATE: 08/15/2011                  DRAWN: J.E.                  CHECKED: S.H.A.                  SCALE: AS SHOWN                  PLOT BOOK: ARCH DWD                  SHEET NO. 10/10</p>	<p><b>Edgewater Condominiums</b>                  8931 WILES ROAD CORAL SPRINGS, FL 33067</p>	<p><b>23</b>                  23 of 50 sheets</p>
	<p><b>J.H. MANUCY, INC.</b>                  Licensed Professional Engineer                  No. 12457                  State of Florida</p>	
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# Edgewater Condominiums

## Third Floor Plan (Building No. 6)



ABBREVIATIONS  
(L.C.E.) = DENOTES LIMITED COMMON ELEMENT  
(L.C.E.) = DENOTES COMMON ELEMENT

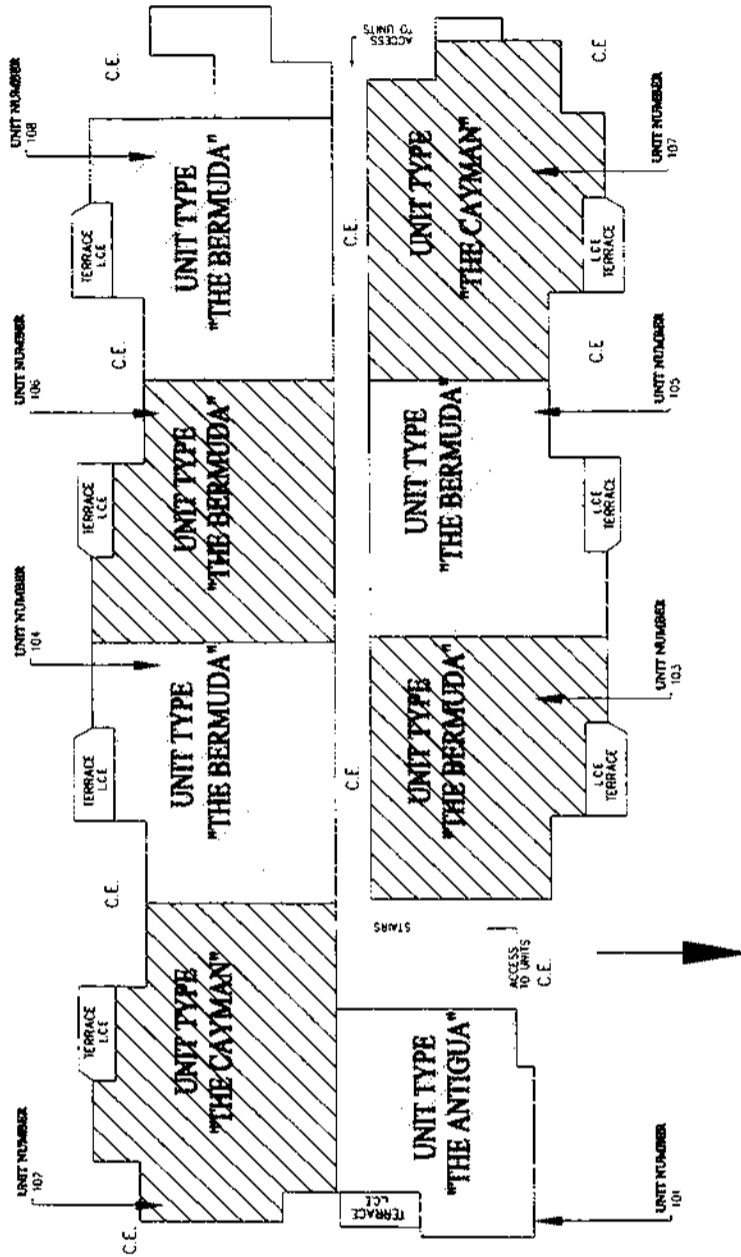
NOTE: ALL ROOF IS COMMON ELEMENT

EXHIBIT "B"

<p>DATE: 12/15/2004 DRAWN: J.H.M. CHECKED: M.L.A. SCALE: AS SHOWN STATION: 24-50 PROJECT NO.: 106347805</p>	<p>24</p>
<p>Edgewater Condominiums 8931 WILES ROAD CORAL SPRINGS, FL 33067</p>	
<p>PROJECT NAME</p>	
<p><b>J.H. MANACY, INC.</b> 1000 W. UNIVERSITY AVENUE, SUITE 200 ORLANDO, FL 32817 TEL: 407.261.1111 WWW.JHMANACY.COM</p>	
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# Edgewater Condominiums

## First Floor Plan (Building No. 9)



**ABBREVIATIONS**  
 (L.C.E.) - DENOTES LIMITED COMMON ELEMENT  
 (C.E.) - DENOTES COMMON ELEMENT

**NOTE:** ALL ROOF IS COMMON ELEMENT

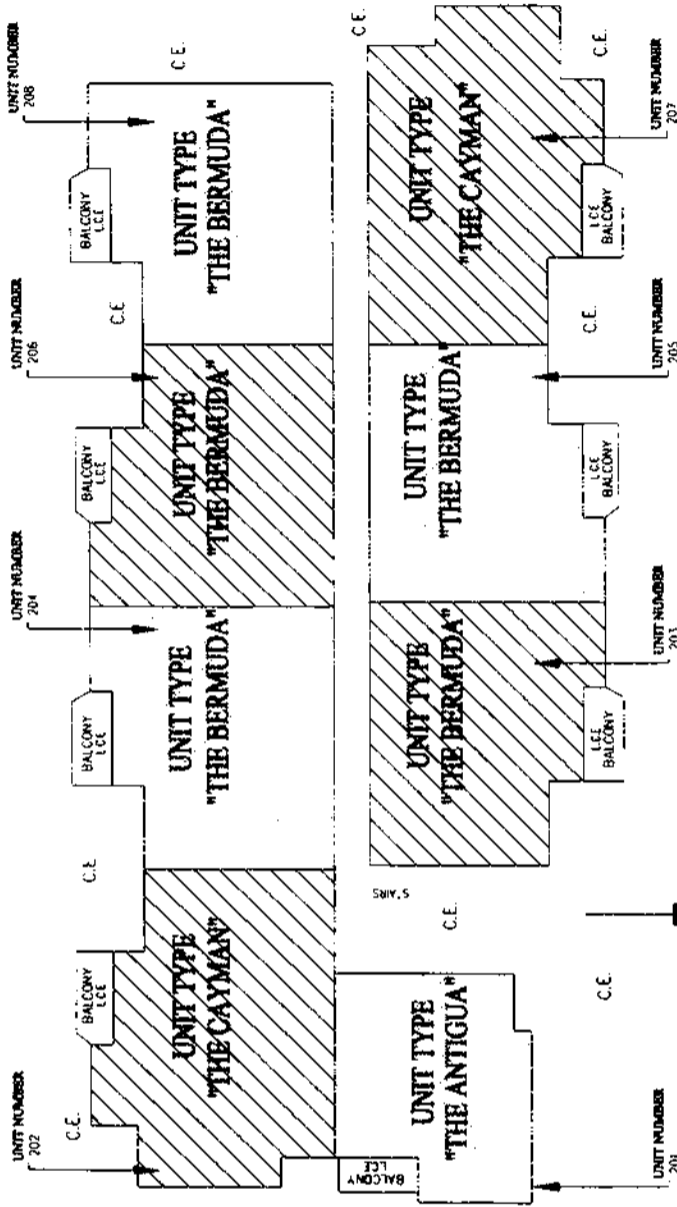
BUILDING FRONT  
 TO PARKING

**EXHIBIT "B"**

		Edgewater Condominiums 8931 WILES ROAD CORAL SPRINGS, FL 33067	DATE OF TOWER IN 30% DRAWN BY CHECKED BY SCALE AS SHOWN FIELD BOOK REFERENCE REVISION NO. 10/20
			25 25x50mm

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# Edgewater Condominiums Second Floor Plan (Building No. 9)



**ABBREVIATIONS**  
 (L.C.E.) - DENOTES LIMITED COMMON ELEMENT  
 (C.E.) - DENOTES COMMON ELEMENT

NOTE: ALL ROOF IS COMMON ELEMENT

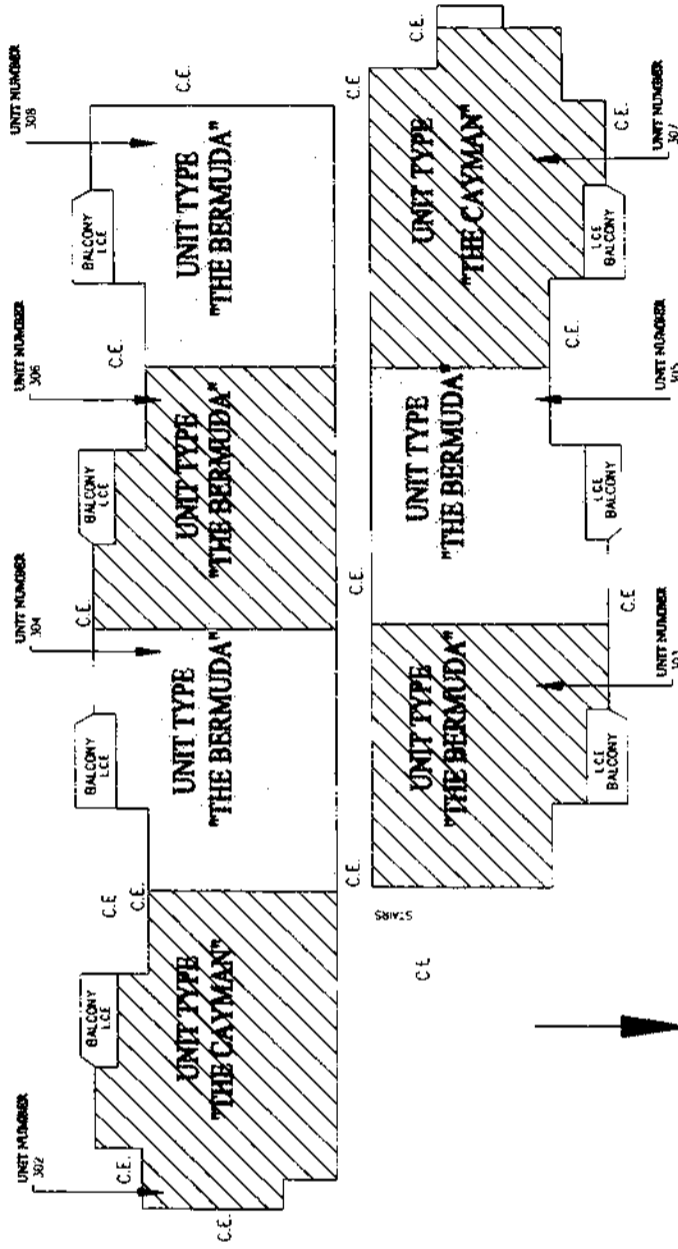
**EXHIBIT "B"**

DATE: _____ BY: _____ DRAWN BY: _____ CHECKED BY: _____ SCALE: AS SHOWN PROJECT NO.: _____ SHEET NO.: _____		<b>Edgewater Condominiums</b> 8931 WILES ROAD CORAL SPRINGS, FL 32087	
DATE: _____ BY: _____ DRAWN BY: _____ CHECKED BY: _____ SCALE: AS SHOWN PROJECT NO.: _____ SHEET NO.: _____		26-50-1111	

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# Edgewater Condominiums Third Floor Plan (Building No. 9)



BUILDING FRONT  
 TO PARKING

**ABBREVIATIONS**  
 (L.C.E.) = DENOTES LIMITED COMMON ELEMENT  
 (C.E.) = DENOTES COMMON ELEMENT

NOTE: ALL ROOF IS COMMON ELEMENT

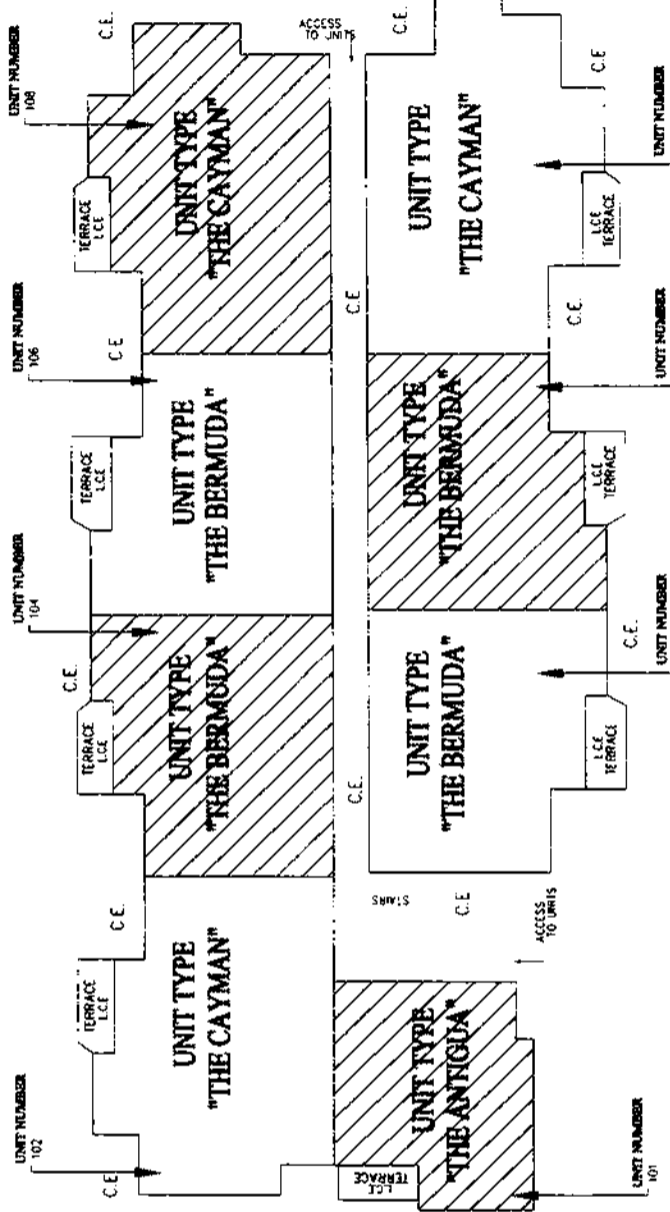
**EXHIBIT "B"**

DATE REVISIONS: BY: _____ CHECKED BY: _____ SCALE: AS SHOWN PLOTTED BY: _____ DATE PLOTTED: _____			UNIT NUMBER: 27 2/2/2010
<b>Edgewater Condominiums</b> 8931 WILLS ROAD CORAL SPRINGS, FL 33067			UNIT NUMBER: 27 2/2/2010

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# Edgewater Condominiums

## First Floor Plan (Building Nos. 11 and 16)



▲  
BUILDING FRONT  
TO PARKING

NOTE: ALL ROOMS COMMON ELEMENT

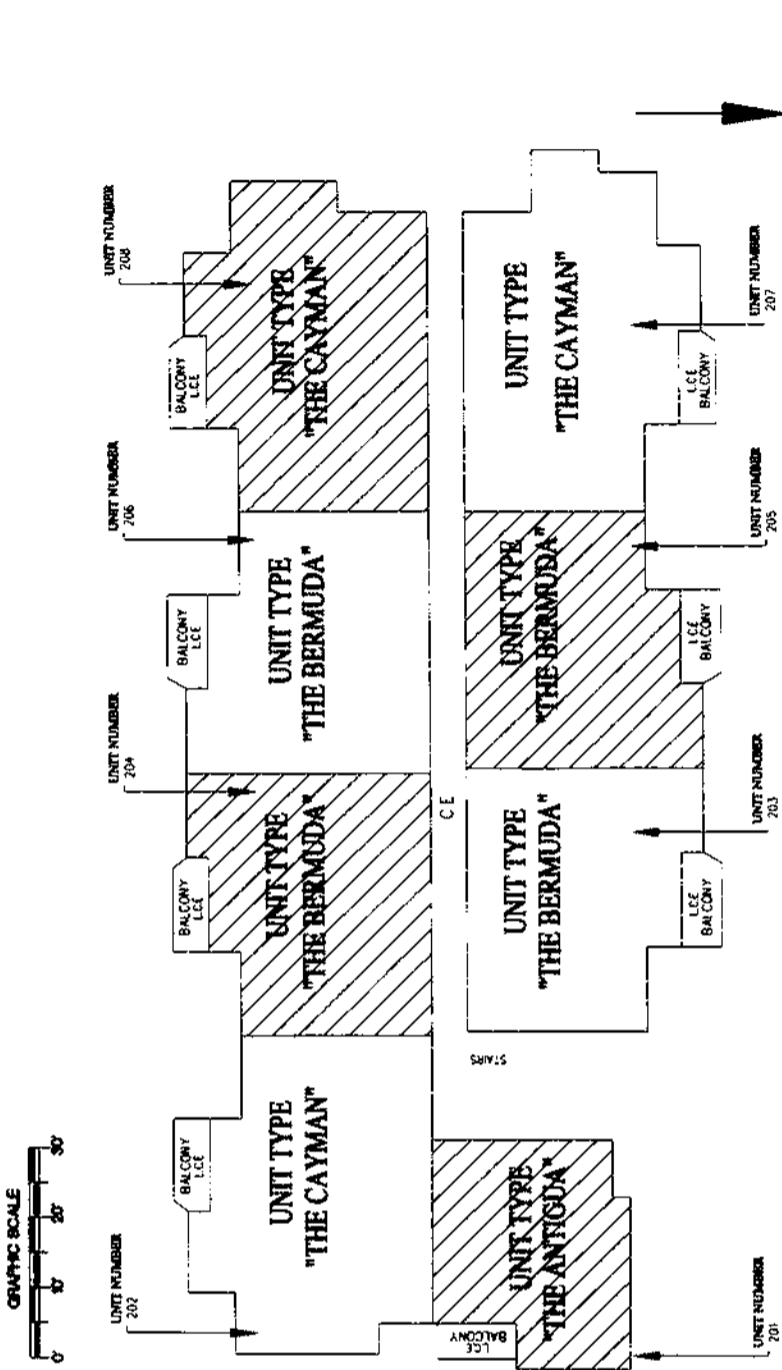
**ABBREVIATIONS**  
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 (C.E.)= OWNER'S COMMON ELEMENT

EXHIBIT "B"

<b>DATE</b>		<b>DATE</b>		<b>DATE</b>	
<b>REVISIONS</b>		<b>REVISIONS</b>		<b>REVISIONS</b>	
<b>J.H. MANLEY, INC.</b> Architects					
<b>Edgewater Condominiums</b> 8931 WILES ROAD CORAL SPRINGS, FL 33067					
PROJECT NO. 28					
28-50-0001					

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# Edgewater Condominiums Second Floor Plan (Building Nos. 11 and 16)



BUILDING FRONT  
TO PARKING

**EXHIBIT "B"**

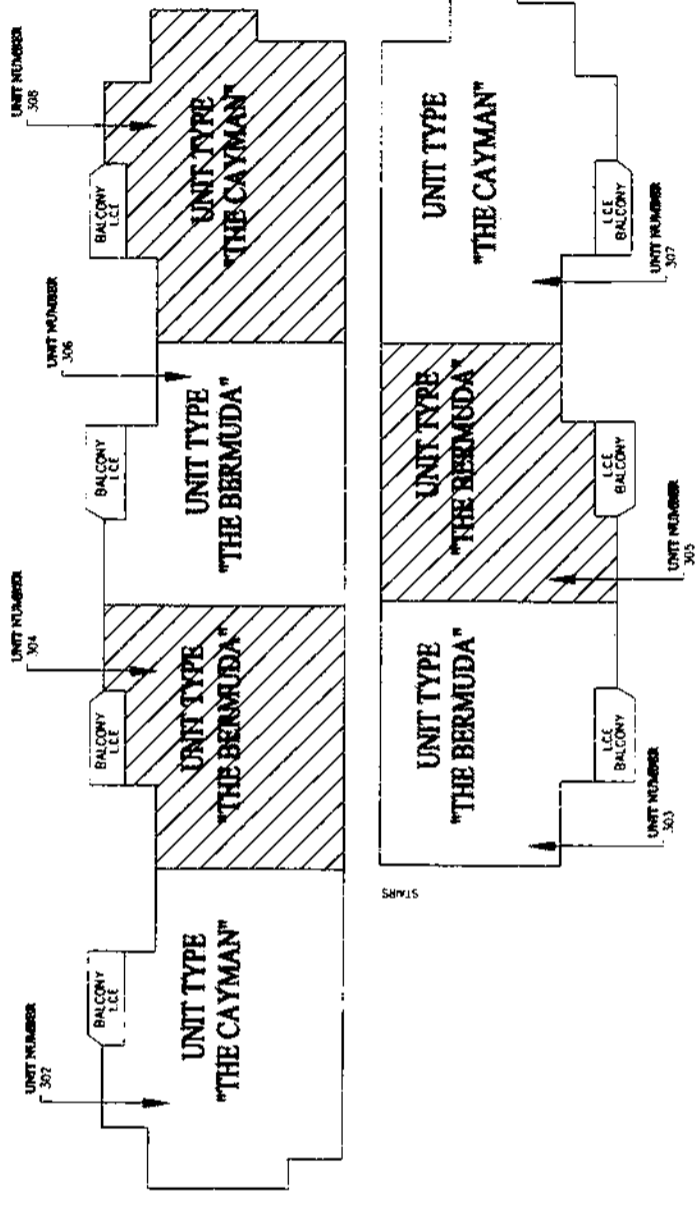
NOTE: ALL ROOMS COMMON ELEMENT

**ABBREVIATIONS**  
 (L.C.E.) DENOTES LIMITED COMMON ELEMENT  
 (C.E.) DENOTES COMMON ELEMENT

<p>DATE: OCTOBER 11, 2001                  DRAWN BY: J.H.M.                  CHECKED BY: J.H.M.                  SCALE: AS SHOWN                  PROJECT: ARCHITECTURE                  OFFICE: IN OAKLAND</p>	<p><b>29</b></p>
<p><b>Edgewater Condominiums</b></p> <p>6631 WILES ROAD CORAL SPRINGS, FL 33067</p>	
<p><b>J.J.H. MANUCY, INC.</b></p> <p>Architects</p>	
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# Edgewater Condominiums

## Third Floor Plan (Building Nos. 11 and 16)



BUILDING FRONT  
TO PARKING

### EXHIBIT "B"

NOTE: ALL ROOF IS COMMON ELEMENT

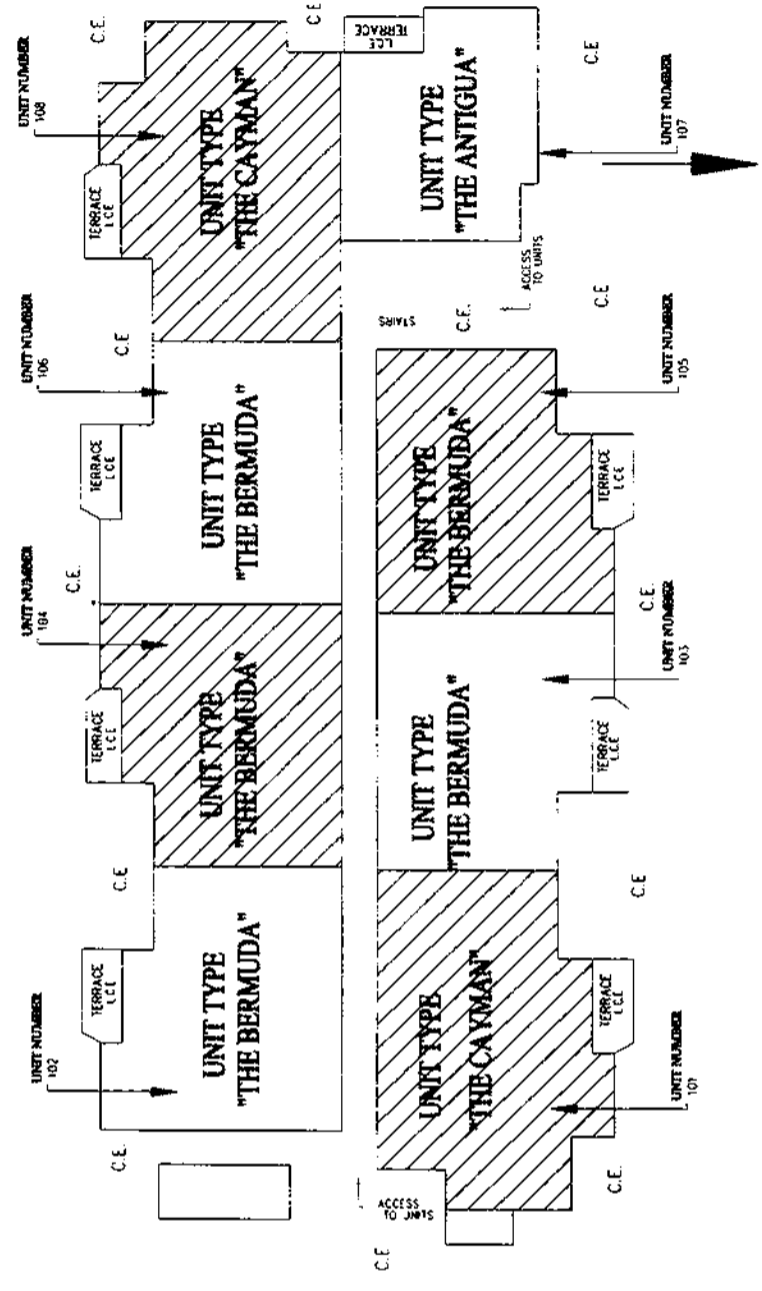
**ABBREVIATIONS**  
 (L.C.E.)= DENOTES LIMITED COMMON ELEMENT  
 (C.E.)= DENOTES COMMON ELEMENT

<b>DATE</b>	<b>BY</b>				<b>J.H. MANUCCI, INC.</b> REGISTERED PROFESSIONAL ENGINEER REGISTERED PROFESSIONAL ARCHITECT REGISTERED PROFESSIONAL SURVEYOR	<b>Edgewater Condominiums</b> 9533 WESS ROAD CORAL SPRINGS, FL 33067	<b>DATE OF CONSTRUCTION</b>	<b>SCALE</b>	<b>PROJECT NO.</b>	<b>30</b>
<b>DRAWN</b>	<b>CHECKED</b>						<b>FIELD NO.</b>	<b>ARCHITECT</b>	<b>DATE</b>	
<b>PROJECT</b>	<b>NO.</b>						<b>NO.</b>	<b>NO.</b>	<b>NO.</b>	
<b>NO.</b>	<b>NO.</b>						<b>NO.</b>	<b>NO.</b>	<b>NO.</b>	

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# Edgewater Condominiums

## First Floor Plan (Building Nos. 10 and 15)



**ABBREVIATIONS**  
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 (C.E.)= DENOTES COMMON ELEMENT

NOTE: ALL ROOF IS COMMON ELEMNT

**EXHIBIT "B"**

DATE: OCTOBER 12, 2001  
 DRAWN BY: J.H.M.  
 CHECKED BY: J.H.M.  
 SCALE: AS SHOWN  
 PROJECT NO.: 0100000000  
 INDEX: 10/10

**31**

**Edgewater Condominiums**  
 8931 WILES ROAD CORAL SPRINGS, FL 33067

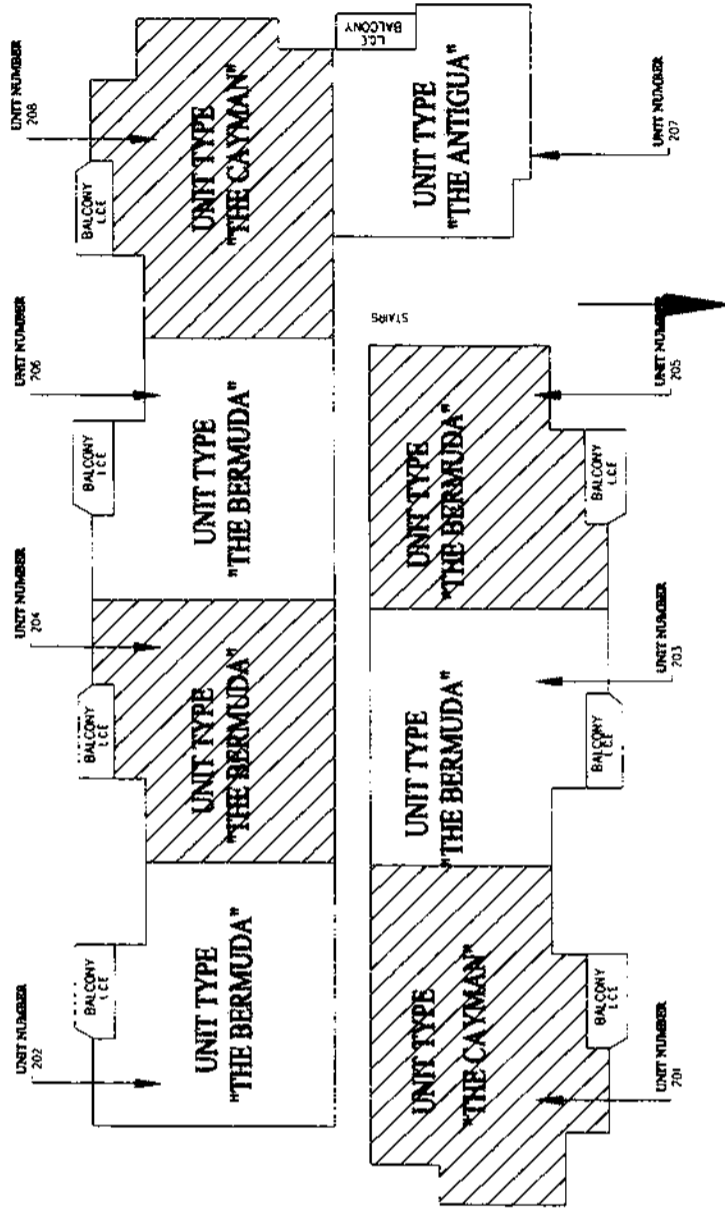
**J.H. MANUCCY, INC.**  
 ARCHITECTS  
 1000 W. UNIVERSITY AVENUE, SUITE 200  
 GAITHERSBURG, MD 20878  
 TEL: (301) 941-1111  
 FAX: (301) 941-1112

**J.H. MANUCCY, INC.**  
 ARCHITECTS  
 1000 W. UNIVERSITY AVENUE, SUITE 200  
 GAITHERSBURG, MD 20878  
 TEL: (301) 941-1111  
 FAX: (301) 941-1112

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# Edgewater Condominiums

## Second Floor Plan (Building Nos. 10 and 15)



**ABBREVIATIONS**  
 (L.C.E.) = DENOTES LIMITED COMMON ELEMENT  
 (C.C.E.) = DENOTES COMMON ELEMENT

NOTE: ALL ROOF IS COMMON ELEMENT TO PARKING

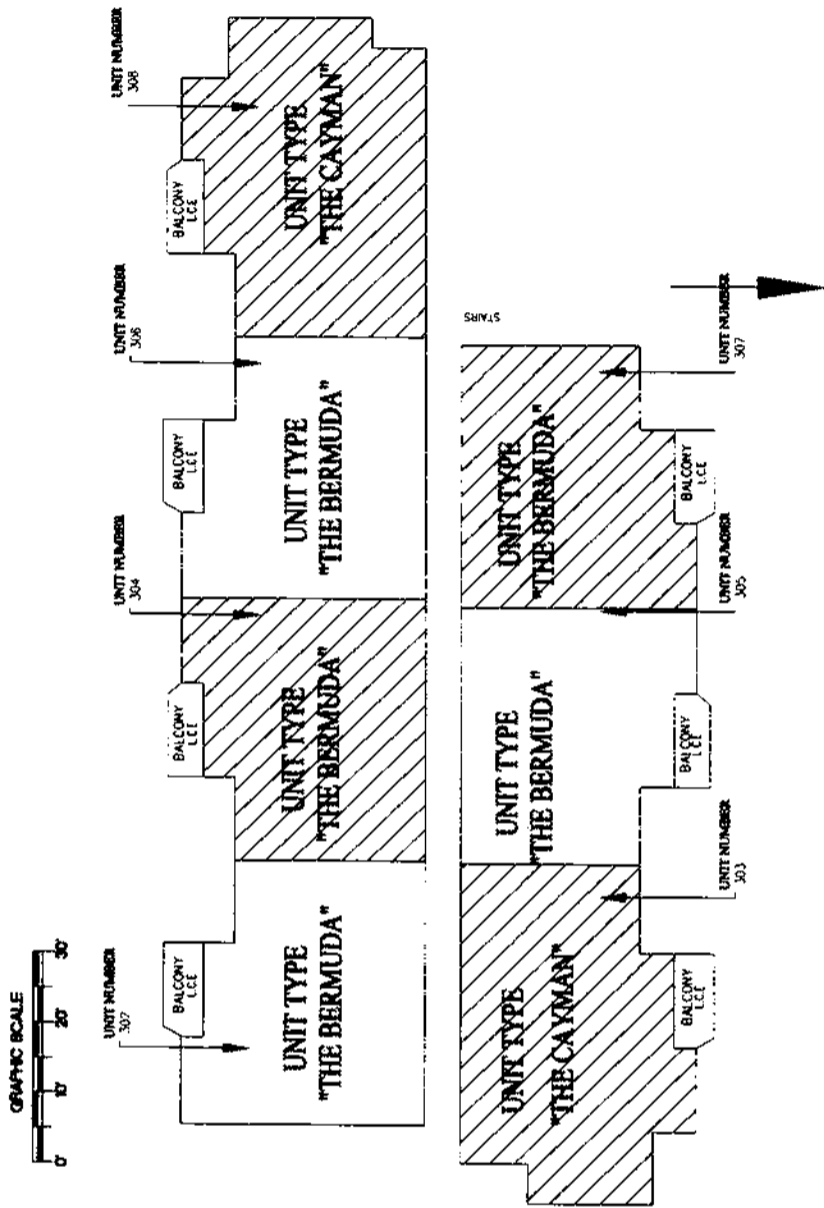
**EXHIBIT "B"**

	<b>J.H. MANUEY, INC.</b> <small>Architects</small>				
<b>Edgewater Condominiums</b>					
8931 WILES ROAD CORAL SPRINGS, FL 33067					
PROJECT NO.					
DATE PREPARED: 11/20/79					
DRAWN BY: J.H.M.					
CHECKED BY: J.H.M.					
SCALE: AS SHOWN					
SHEET NO. 002/01					
32					

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# Edgewater Condominiums

## Third Floor Plan (Building Nos. 10 and 15)

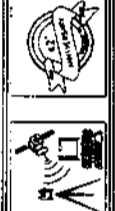


**ABBREVIATIONS**  
 (L.C.E.) = DENOTES LIMITED COMMON ELEMENT  
 (C.C.E.) = DENOTES COMMON ELEMENT

NOTE:

NO.	REVISIONS

**J.H. MANUCY, INC.**  
 ARCHITECTS  
 1000 N. W. 10th St., Suite 100  
 Ft. Lauderdale, FL 33304  
 TEL: 561-533-1111  
 FAX: 561-533-1112



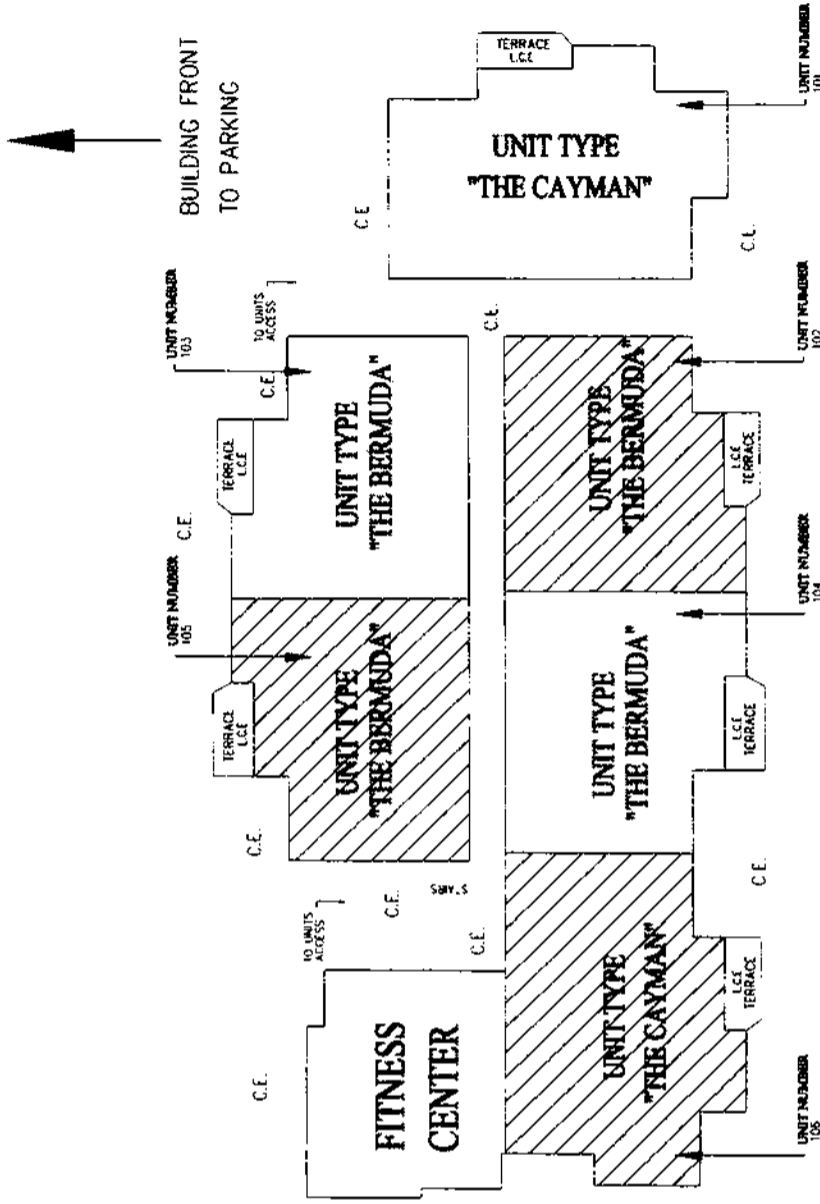
PROJECT NAME  
**Edgewater Condominiums**  
 8931 WILLS ROAD CORAL SPRINGS, FL 33067

DATE OF THIS SET: 2001	<b>33</b> 33-50.dwg
DRAWN BY: J.H.M.	
CHECKED BY: J.H.M.	
SCALE: AS SHOWN	
DATE OF SET: 2001	

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# Edgewater Condominiums

## First Floor Plan (Building No. 17)



**ABBREVIATIONS**  
 (C.E.) DENOTES LIMITED COMMON ELEMENT  
 (L.C.E.) DENOTES COMMON ELEMENT

NOTE: ALL HOODS IS COMMON ELEMENT

**EXHIBIT "B"**

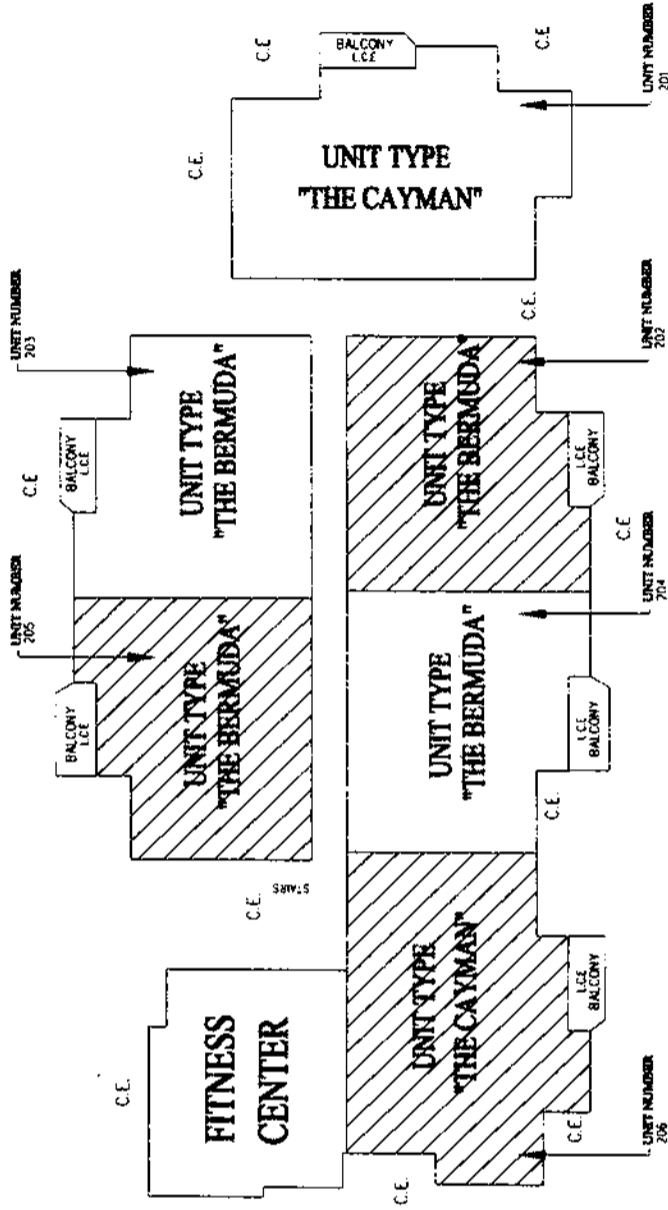
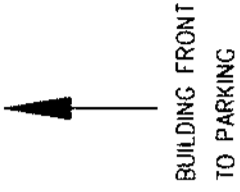
<p>DATE: 10/15/2008                  DRAWN: J.E.                  CHECKED: B.H.A.                  SCALE: AS SHOWN                  PLOTTED: J.E.                  PLOTTER: HPGL</p>				<p><b>J.H. MANUCY, INC.</b>                  PROFESSIONAL ENGINEERS                  8831 WILES ROAD, CORAL SPRINGS, FL 32967</p>	<p><b>Edgewater Condominiums</b>                  8831 WILES ROAD CORAL SPRINGS, FL 32967</p>	<p><b>34</b></p>
--	--	--	--	---	---	------------------

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# Edgewater Condominiums

## Second Floor Plan (Building No. 17)



**ABBREVIATIONS**  
 (L.C.E.) = DENOTES LIMITED COMMON ELEMENT  
 (C.C.E.) = DENOTES COMMON ELEMENT

NOTE: ALL ROOF IS COMMON ELEMENT

**EXHIBIT "B"**

DATE REVISIONS	PROJECT NAME	DATE OCTOBER 11, 2007
BY	OWNER	J.S. + D. SMITH
BY	DESIGNED BY	
BY	SCALE AS SHOWN	
BY	FIELD BOOK - SECTION	
BY	CONTRACT NO.	10250

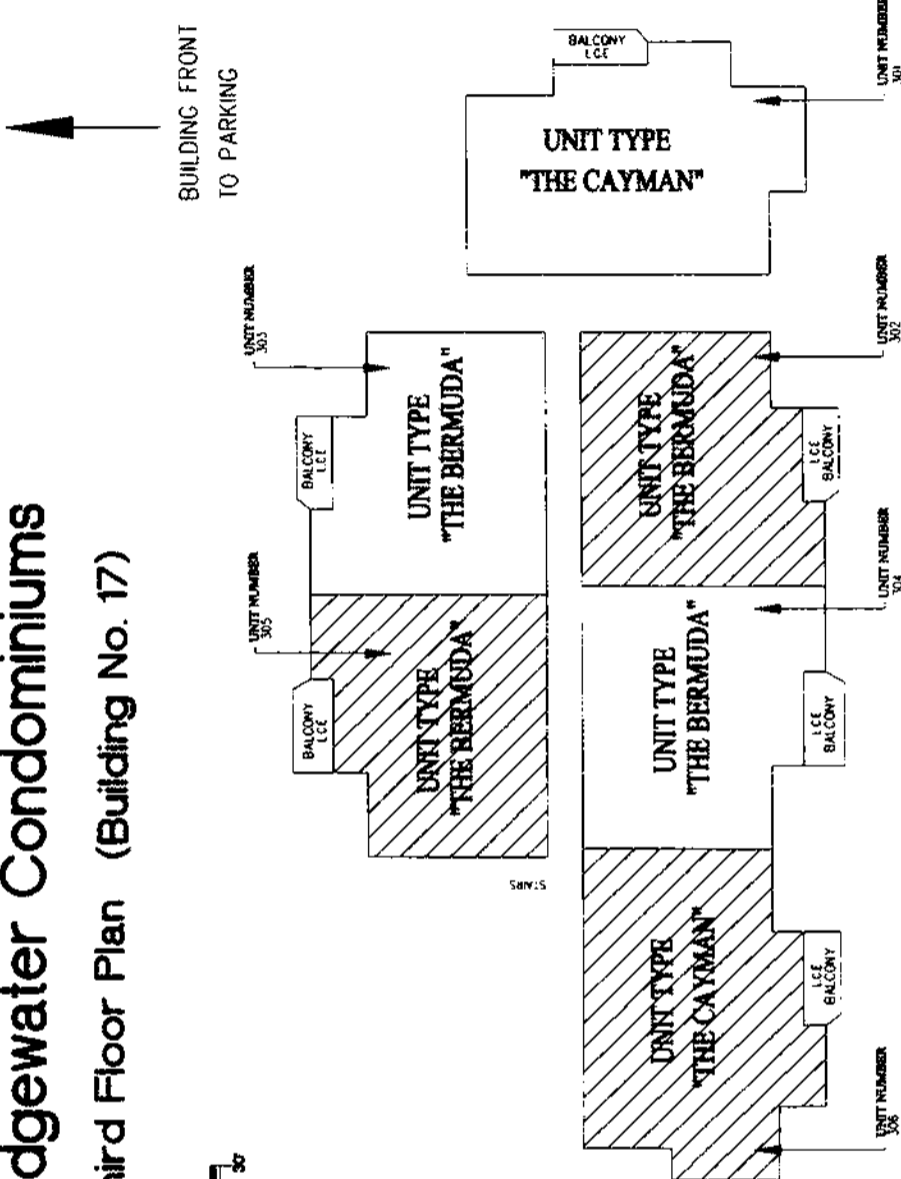
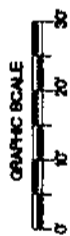
**Edgewater Condominiums**  
 8931 WILES ROAD CORAL SPRINGS, FL 33067

**J.H. MANUCY, INC.**  
 ARCHITECTS

(S) COPYRIGHT NOTICE, ALL DRAWINGS AND SPECIFICATIONS HEREIN AND RELATED TO THIS PLAN IS THE PROPERTY OF J.H. MANUCY, INC. AND TO BE UTILIZED BY OWNER OF OTHER PROJECTS EXCEPT BY WRITTEN AGREEMENT WITH J.H. MANUCY, INC.

# Edgewater Condominiums

## Third Floor Plan (Building No. 17)



**ABBREVIATIONS**  
 (L.C.E.) = DENOTES LIMITED COMMON ELEMENT  
 (I.C.E.) = DENOTES COMMON ELEMENT

NOTE: ALL ROOF IS COMMON ELEMENT

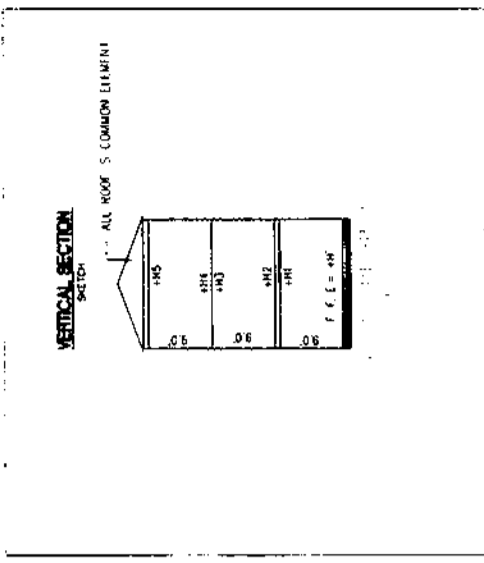
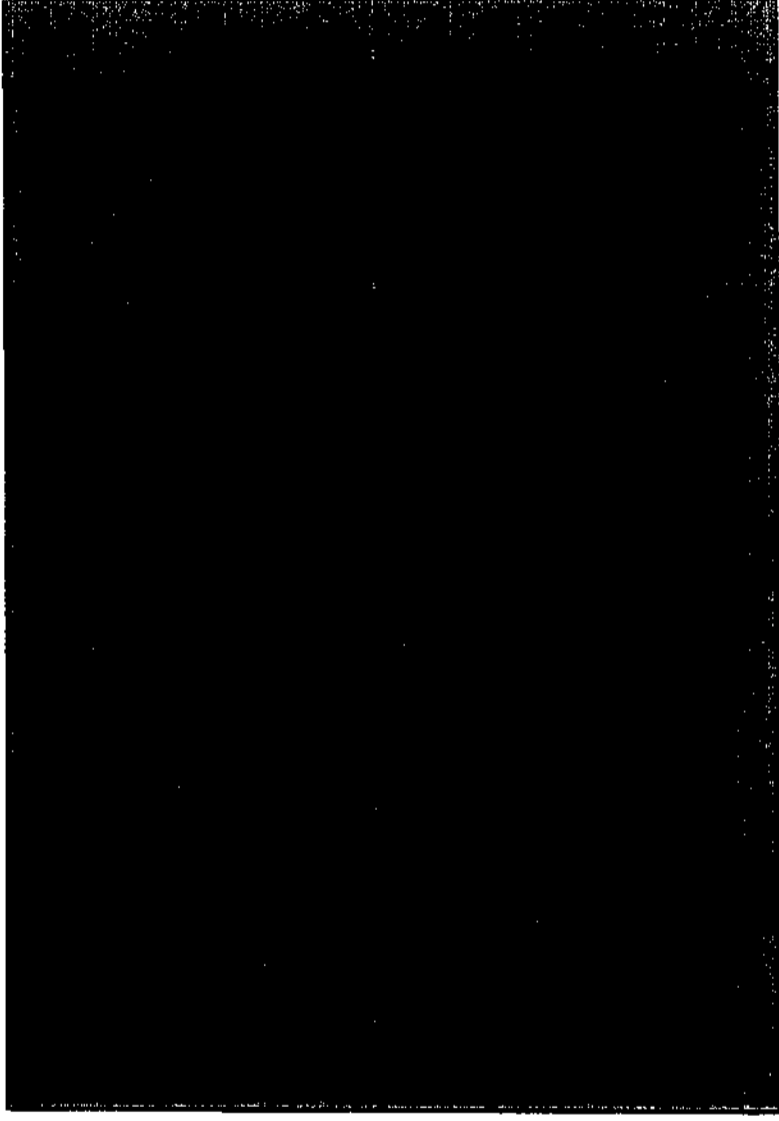
**EXHIBIT "B"**

<b>J.H. MANUCY, INC.</b> ARCHITECTS 1000 N. W. 10th St., Suite 100 Ft. Lauderdale, FL 33304 Phone: (305) 555-1111			<b>Edgewater Condominiums</b> 8831 WES ROAD CORAL SPRINGS, FL 33067	SHEET NO. <b>36</b> OF 36
DATE: 07/28/88 DRAWN BY: J.H.M. CHECKED BY: J.H.M. SCALE: AS SHOWN PROJECT NO.: 88-001	UNIT NUMBER: 300 UNIT NUMBER: 301 UNIT NUMBER: 302 UNIT NUMBER: 303 UNIT NUMBER: 304			

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# Edgewater Condominiums

## Elevation Plan (Buildings 1 through 17)



**ABBREVIATIONS**

(C.C.E.)= DENOTES LIMITED COMMON ELEMENT  
 (C.E.)= DENOTES COMMON ELEMENT  
 ALL ROOF IS COMMON ELEMENT

DATE	REVISIONS

**O.J.H. MANUCCY, INC.**  
 ARCHITECTS  
 2831 WELLS ROAD CORAL SPRINGS, FL 32907  
 TEL: 352-321-1111 FAX: 352-321-1112



PROJECT NO. 9  
**Edgewater Condominiums**  
 2831 WELLS ROAD CORAL SPRINGS, FL 32907

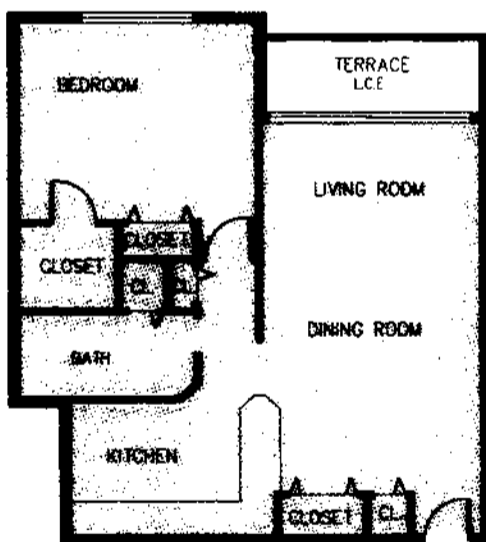
**EXHIBIT "B"**

DATE: 12/10/08 12:00 PM	37
DESIGNED BY: J.H.M.	3/16 50mm x 110mm
CHECKED BY: J.H.M.	
SCALE: AS SHOWN	
DATE PLOTTED: 12/10/08 12:00 PM	
PLANNER: J.H.M.	

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# Edgewater Condominiums

## Unit Type



'THE ANTIGUA'

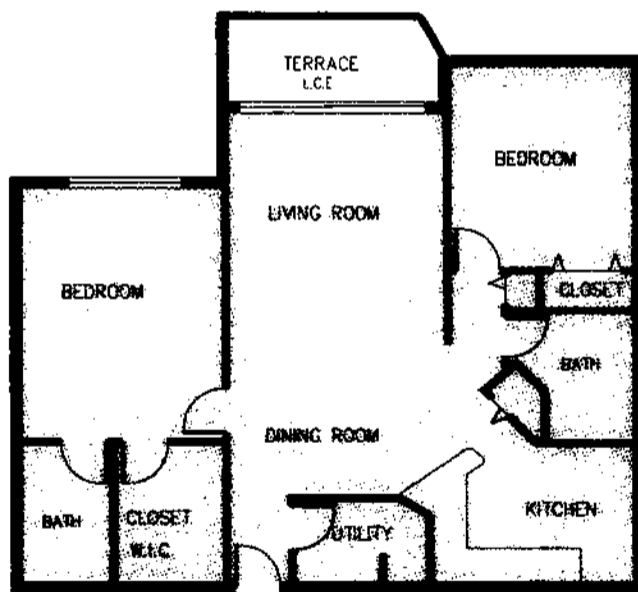
REVISION: 02/01/06 CHANGE UNIT TYPE NAME

**EXHIBIT "B"**

		<p><b>Edgewater Condominiums</b></p> <p>8931 WILES ROAD CORAL SPRINGS, FL 33067</p>	<p>DATE: OCTOBER 18, 2005</p> <p>DRAWN: Y.E.</p> <p>CHECKED: G.A.H.</p> <p>SCALE: AS SHOWN</p> <p>PLOT BOOK: 18828</p> <p>PLANS: 18828</p>	<p><b>38</b></p> <p>38 of 50 SHEETS</p>
			<p><small>(C) COPYRIGHT 2005. ALL RIGHTS AND SPECIFICATIONS HEREIN ARE RESERVED BY THIS PLAN IS THE PROPERTY OF J.H. MANUCY, INC. NOT TO BE UTILIZED BY OTHER PARTIES WITHOUT THE WRITTEN AGREEMENT WITH J.H. MANUCY, INC.</small></p>	

# Edgewater Condominiums

## Unit Type



"THE BERMUDA"

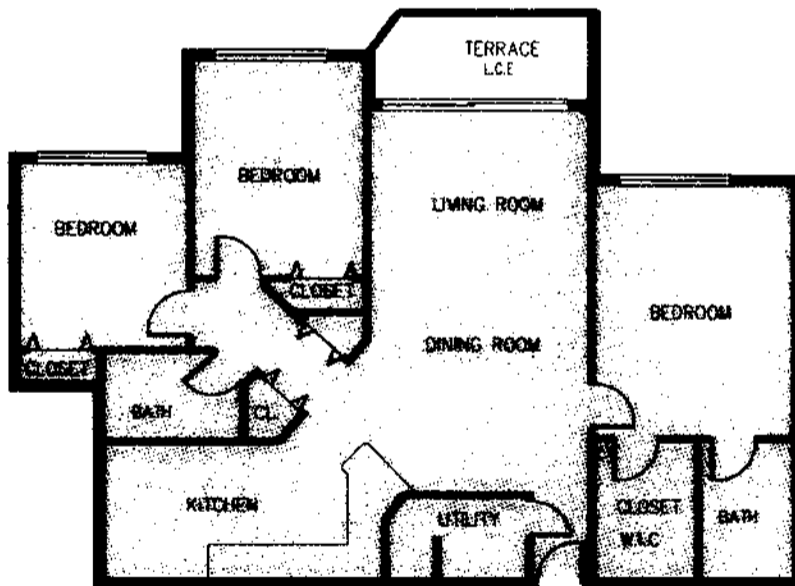
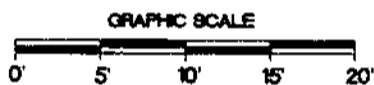
REVISION 02/01/06 CHANGE UNIT TYPE NAME

**EXHIBIT "B"**

 <p><b>J.H. MANACY, INC.</b>  <small>Professional Surveying, Mapping &amp; Construction Engineers          8931 Wiles Road, Coral Springs, FL 33067          Tel: 954.347.7777 Fax: 954.347.7778</small></p>	 <p style="text-align: center;"><b>Edgewater Condominiums</b></p> <p style="text-align: center;"><small>8931 WILES ROAD CORAL SPRINGS, FL 33067</small></p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td><small>DATE</small> OCTOBER 18 2005</td></tr> <tr><td><small>DRAWN</small> Y.E.</td></tr> <tr><td><small>CHECKED</small> B.A.M.</td></tr> <tr><td><small>SCALE</small> AS SHOWN</td></tr> <tr><td><small>FIELD BOOK</small> 00000</td></tr> <tr><td><small>ORDER NO</small> 10630</td></tr> </table>	<small>DATE</small> OCTOBER 18 2005	<small>DRAWN</small> Y.E.	<small>CHECKED</small> B.A.M.	<small>SCALE</small> AS SHOWN	<small>FIELD BOOK</small> 00000	<small>ORDER NO</small> 10630	<p style="font-size: 24pt; font-weight: bold;">39</p> <p style="font-size: 8pt;">39 of 50 sheets</p>
<small>DATE</small> OCTOBER 18 2005									
<small>DRAWN</small> Y.E.									
<small>CHECKED</small> B.A.M.									
<small>SCALE</small> AS SHOWN									
<small>FIELD BOOK</small> 00000									
<small>ORDER NO</small> 10630									
(S) COPYRIGHT NOTICE: ALL DIMENSIONS AND SPECIFICATIONS SHOWN AND REPORTED ON THIS PLAN IS THE PROPERTY OF J.H. MANACY, INC. NOT TO BE UTILIZED BY OTHER PARTIES WITHOUT AN WRITTEN AGREEMENT WITH J. H. MANACY, INC.									

# Edgewater Condominiums

## Unit Type



'THE CAYMAN'

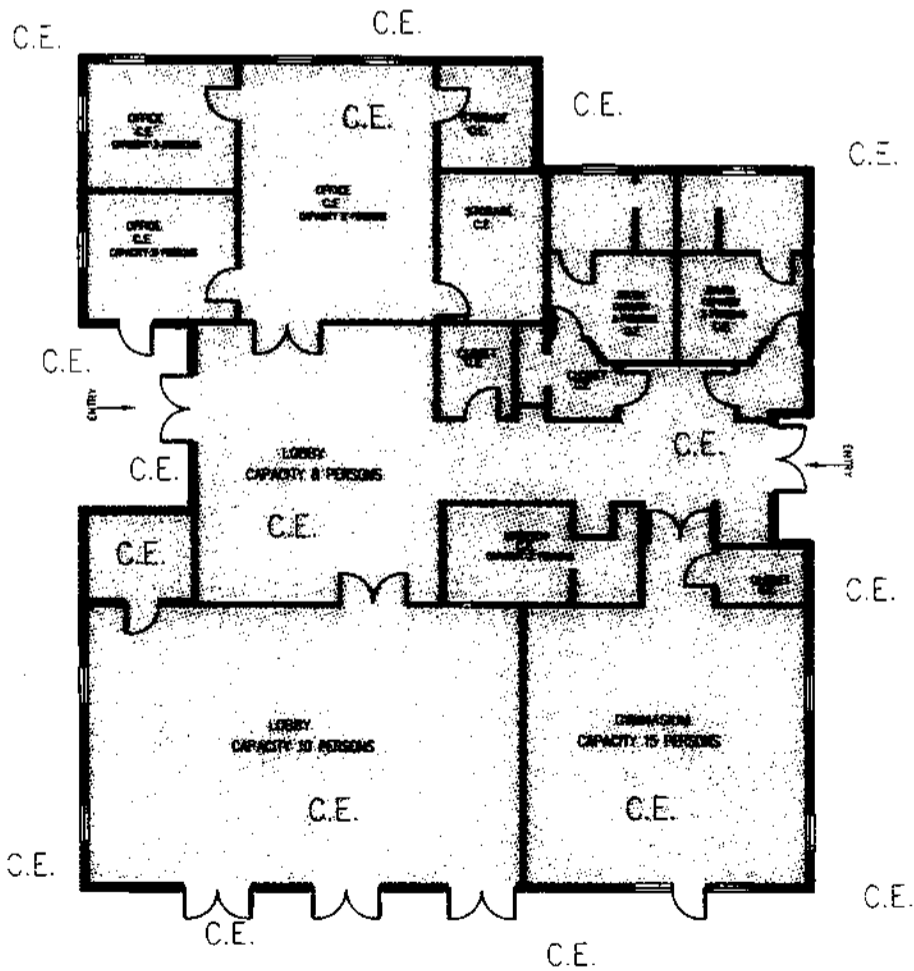
REVISION: 02/07/06 CHANGE UNIT TYPE NAME

**EXHIBIT "B"**

<p><b>J.H. MANUCY, INC.</b>  <small>LOW RISE COMMERCIAL BUILDINGS</small>  <small>1000 N. W. 10th Street, Suite 1000, Ft. Lauderdale, FL 33304</small></p>		<p><b>Edgewater Condominiums</b></p> <p>891 WILS ROAD CORAL SPRINGS, FL 33067</p>	<p>DATE: OCTOBER 18 2002</p> <p>DRAWN: Y.E.</p> <p>CHECKED: B.A.J.</p> <p>SCALE: AS SHOWN</p> <p>FIELD BOOK: 200205</p> <p>ORDER NO: 10630</p>	<p><b>40</b></p> <p>40 of 50 SHEETS</p>
			<p><small>(C) COPYRIGHT 2002. ALL RIGHTS RESERVED. DESIGN AND DIMENSIONS ON THIS PLAN IS THE PROPERTY OF J.H. MANUCY, INC. NOT TO BE REPRODUCED OR USED IN ANY OTHER PAPER EXCEPT BY WRITTEN AGREEMENT WITH J.H. MANUCY, INC.</small></p>	

# Edgewater Condominiums

## Club House - Common Element



**ABBREVIATIONS**

(C.E.) - DENOTES UNIT COMMON ELEMENT  
(C.E.) - DENOTES COMMON ELEMENT

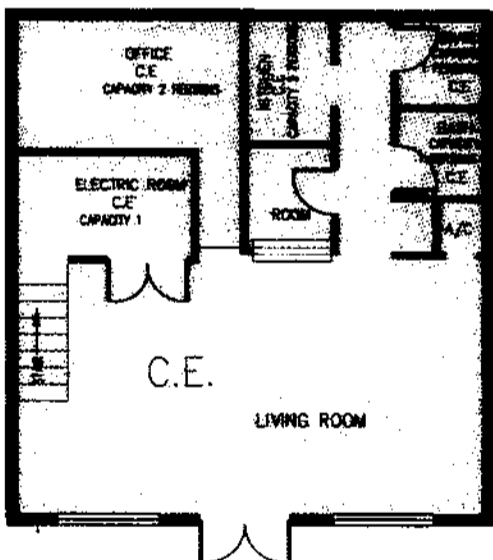
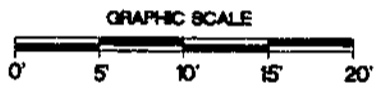
**EXHIBIT "B"**

<p><b>J.H. MANUCY, INC.</b> Land Management &amp; Real Estate Services 1000 N. W. 10th St., Suite 100 Coral Gables, FL 33134 Tel: 305.442.1111</p>	<p><b>Edgewater Condominiums</b> 8931 WILES ROAD CORAL SPRINGS, FL 33067</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td>DATE</td><td>OCTOBER 18, 2005</td></tr> <tr><td>DRAWN</td><td>Y.S.</td></tr> <tr><td>CHECKED</td><td>B.A.H.</td></tr> <tr><td>SCALE</td><td>AS SHOWN</td></tr> <tr><td>FIELD BOOK</td><td>18020</td></tr> <tr><td>MAP/DA No.</td><td>10020</td></tr> </table>	DATE	OCTOBER 18, 2005	DRAWN	Y.S.	CHECKED	B.A.H.	SCALE	AS SHOWN	FIELD BOOK	18020	MAP/DA No.	10020	<p style="font-size: 24pt; font-weight: bold;">41</p> <p style="font-size: 8pt;">OF 50 SHEETS</p>
DATE	OCTOBER 18, 2005														
DRAWN	Y.S.														
CHECKED	B.A.H.														
SCALE	AS SHOWN														
FIELD BOOK	18020														
MAP/DA No.	10020														

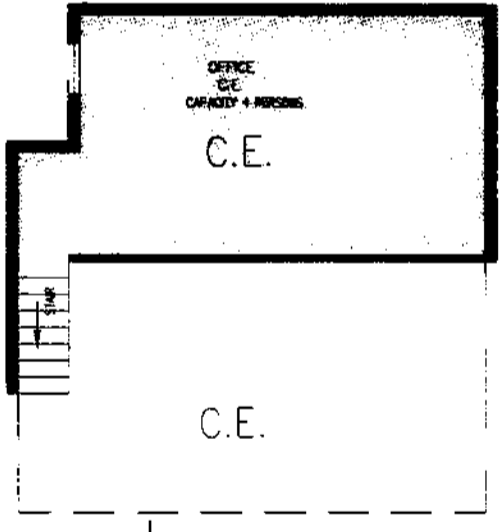
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# Edgewater Condominiums

## Kids Center - Common Element



FIRST FLOOR



SECOND FLOOR

**ABBREVIATIONS**  
 (C.E.)= DENOTES LIMITED COMMON ELEMENT  
 (C.E.)= DENOTES COMMON ELEMENT

### EXHIBIT "B"

<p><b>J.H. MANUCY, INC.</b>                  Licensed Professional Engineer                  1000 N.W. 10th Street, Suite 100                  Ft. Lauderdale, FL 33304</p>	<p><b>Edgewater Condominiums</b></p> <p>8951 WILES ROAD CORAL SPRINGS, FL 33067</p>	<table border="1" style="font-size: small;"> <tr><td>DATE</td><td>OCTOBER 18, 2005</td></tr> <tr><td>DRAWN</td><td>T.E.</td></tr> <tr><td>PROJECT</td><td>04H</td></tr> <tr><td>SCALE</td><td>AS SHOWN</td></tr> <tr><td>FIELD BOOK</td><td>0000</td></tr> <tr><td>PLANS</td><td>10620</td></tr> </table>	DATE	OCTOBER 18, 2005	DRAWN	T.E.	PROJECT	04H	SCALE	AS SHOWN	FIELD BOOK	0000	PLANS	10620	<p style="font-size: 2em; font-weight: bold;">42</p> <p style="font-size: x-small;">42 of 50 sheets</p>
DATE	OCTOBER 18, 2005														
DRAWN	T.E.														
PROJECT	04H														
SCALE	AS SHOWN														
FIELD BOOK	0000														
PLANS	10620														
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# Edgewater Condominiums

## Summary Table No. 1

BUILDING No.	UNIT No.	UNIT TYPE	DESCRIPTION	FLOOR
-1-	101	THE ANTIQUA	1 BEDROOMS-1 BATHROOMS	FIRST
	102	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	FIRST
	103	THE BERMUDA	2 BEDROOM-2 BATHROOM	FIRST
	104	THE BERMUDA	2 BEDROOM-2 BATHROOM	FIRST
	105	THE BERMUDA	2 BEDROOM-2 BATHROOM	FIRST
	106	THE BERMUDA	2 BEDROOM-2 BATHROOM	FIRST
	107	THE ANTIQUA	1 BEDROOMS-1 BATHROOMS	FIRST
	108	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	FIRST
	201	THE ANTIQUA	1 BEDROOMS-1 BATHROOMS	SECOND
	202	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	SECOND
	203	THE BERMUDA	2 BEDROOM-2 BATHROOM	SECOND
	204	THE BERMUDA	2 BEDROOM-2 BATHROOM	SECOND
	205	THE BERMUDA	2 BEDROOM-2 BATHROOM	SECOND
	206	THE BERMUDA	2 BEDROOM-2 BATHROOM	SECOND
	207	THE ANTIQUA	1 BEDROOMS-1 BATHROOMS	SECOND
	208	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	SECOND
302	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	THIRD	
303	THE BERMUDA	2 BEDROOM-2 BATHROOM	THIRD	
304	THE BERMUDA	2 BEDROOM-2 BATHROOM	THIRD	
305	THE BERMUDA	2 BEDROOM-2 BATHROOM	THIRD	
306	THE BERMUDA	2 BEDROOM-2 BATHROOM	THIRD	
308	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	THIRD	

BUILDING No.	UNIT No.	UNIT TYPE	DESCRIPTION	FLOOR
-2-	101	THE ANTIQUA	1 BEDROOMS-1 BATHROOMS	FIRST
	102	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	FIRST
	103	THE BERMUDA	2 BEDROOM-2 BATHROOM	FIRST
	104	THE BERMUDA	2 BEDROOM-2 BATHROOM	FIRST
	105	THE BERMUDA	2 BEDROOM-2 BATHROOM	FIRST
	106	THE BERMUDA	2 BEDROOM-2 BATHROOM	FIRST
	107	THE ANTIQUA	1 BEDROOMS-1 BATHROOMS	FIRST
	108	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	FIRST
	201	THE ANTIQUA	1 BEDROOMS-1 BATHROOMS	SECOND
	202	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	SECOND
	203	THE BERMUDA	2 BEDROOM-2 BATHROOM	SECOND
	204	THE BERMUDA	2 BEDROOM-2 BATHROOM	SECOND
	205	THE BERMUDA	2 BEDROOM-2 BATHROOM	SECOND
	206	THE BERMUDA	2 BEDROOM-2 BATHROOM	SECOND
	207	THE ANTIQUA	1 BEDROOMS-1 BATHROOMS	SECOND
	208	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	SECOND
302	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	THIRD	
303	THE BERMUDA	2 BEDROOM-2 BATHROOM	THIRD	
304	THE BERMUDA	2 BEDROOM-2 BATHROOM	THIRD	
305	THE BERMUDA	2 BEDROOM-2 BATHROOM	THIRD	
306	THE BERMUDA	2 BEDROOM-2 BATHROOM	THIRD	
308	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	THIRD	

**J.H. MANIKY, INC.**  
 REAL ESTATE SERVICES  
 9931 WILES ROAD, COOK SPRINGS, F. 33067

**EXHIBIT "B"**

**43**

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# Edgewater Condominiums

## Summary Table No. 2

BUILDING No.	UNIT No.	UNIT TYPE	DESCRIPTION	FLOOR
"3"	101	THE ANTIGUA	1 BEDROOMS-1 BATHROOMS	FIRST
	102	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	FIRST
	103	THE BERMUDA	2 BEDROOM-2 BATHROOM	FIRST
	104	THE BERMUDA	2 BEDROOM-2 BATHROOM	FIRST
	105	THE BERMUDA	2 BEDROOM-2 BATHROOM	FIRST
	106	THE BERMUDA	2 BEDROOM-2 BATHROOM	FIRST
	107	THE ANTIGUA	1 BEDROOMS-1 BATHROOMS	FIRST
	108	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	FIRST
	201	THE ANTIGUA	1 BEDROOMS-1 BATHROOMS	SECOND
	202	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	SECOND
	203	THE BERMUDA	2 BEDROOM-2 BATHROOM	SECOND
	204	THE BERMUDA	2 BEDROOM-2 BATHROOM	SECOND
	205	THE BERMUDA	2 BEDROOM-2 BATHROOM	SECOND
	206	THE BERMUDA	2 BEDROOM-2 BATHROOM	SECOND
	207	THE ANTIGUA	1 BEDROOMS-1 BATHROOMS	SECOND
	208	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	SECOND
	302	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	THIRD
	303	THE BERMUDA	2 BEDROOM-2 BATHROOM	THIRD
304	THE BERMUDA	2 BEDROOM-2 BATHROOM	THIRD	
305	THE BERMUDA	2 BEDROOM-2 BATHROOM	THIRD	
306	THE BERMUDA	2 BEDROOM-2 BATHROOM	THIRD	
308	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	THIRD	

BUILDING No.	UNIT No.	UNIT TYPE	DESCRIPTION	FLOOR
"4"	101	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	FIRST
	102	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	FIRST
	103	THE BERMUDA	2 BEDROOM-2 BATHROOM	FIRST
	104	THE BERMUDA	2 BEDROOM-2 BATHROOM	FIRST
	105	THE BERMUDA	2 BEDROOM-2 BATHROOM	FIRST
	106	THE BERMUDA	2 BEDROOM-2 BATHROOM	FIRST
	107	THE ANTIGUA	1 BEDROOMS-1 BATHROOMS	FIRST
	108	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	FIRST
	201	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	SECOND
	202	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	SECOND
	203	THE BERMUDA	2 BEDROOM-2 BATHROOM	SECOND
	204	THE BERMUDA	2 BEDROOM-2 BATHROOM	SECOND
	205	THE BERMUDA	2 BEDROOM-2 BATHROOM	SECOND
	206	THE BERMUDA	2 BEDROOM-2 BATHROOM	SECOND
	207	THE ANTIGUA	1 BEDROOMS-1 BATHROOMS	SECOND
	208	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	SECOND
	301	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	THIRD
	302	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	THIRD
303	THE BERMUDA	2 BEDROOM-2 BATHROOM	THIRD	
304	THE BERMUDA	2 BEDROOM-2 BATHROOM	THIRD	
305	THE BERMUDA	2 BEDROOM-2 BATHROOM	THIRD	
306	THE BERMUDA	2 BEDROOM-2 BATHROOM	THIRD	
308	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	THIRD	

# EXHIBIT "B"

DATE: 11/15/2011  
 BY: J.H. MANUCCI, INC.  
 PROJECT: Edgewater Condominiums

**J.H. MANUCCI, INC.**  
 1000 WEST 10TH AVENUE  
 SUITE 100  
 DENVER, CO 80202

44-508011  
**44**

---

OWNER: Edgewater Condominiums  
 8931 WILES ROAD, CORAL SPRINGS, FL 33067

**Edgewater Condominiums**

44-508011  
**44**

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# Edgewater Condominiums

## Summary Table No. 3

BUILDING No.	UNIT No.	UNIT TYPE	DESCRIPTION	FLOOR
-5-	101	THE ANTIQUA	1 BEDROOMS-1 BATHROOMS	FIRST
	102	THE ANTIQUA	3 BEDROOMS-2 BATHROOMS	FIRST
	103	THE BERMUDA	2 BEDROOMS-2 BATHROOMS	FIRST
	104	THE BERMUDA	2 BEDROOMS-2 BATHROOMS	FIRST
	105	THE BERMUDA	2 BEDROOMS-2 BATHROOMS	FIRST
	106	THE BERMUDA	2 BEDROOMS-2 BATHROOMS	FIRST
	107	THE BERMUDA	2 BEDROOMS-2 BATHROOMS	FIRST
	108	THE BERMUDA	2 BEDROOMS-2 BATHROOMS	FIRST
	109	THE BERMUDA	2 BEDROOMS-2 BATHROOMS	FIRST
	201	THE ANTIQUA	1 BEDROOMS-1 BATHROOMS	FIRST
	202	THE ANTIQUA	2 BEDROOMS-2 BATHROOMS	FIRST
	203	THE ANTIQUA	2 BEDROOMS-2 BATHROOMS	FIRST
	204	THE ANTIQUA	1 BEDROOMS-1 BATHROOMS	SECOND
	205	THE ANTIQUA	2 BEDROOMS-2 BATHROOMS	SECOND
	206	THE ANTIQUA	2 BEDROOMS-2 BATHROOMS	SECOND
	207	THE ANTIQUA	2 BEDROOMS-2 BATHROOMS	SECOND
	208	THE ANTIQUA	2 BEDROOMS-2 BATHROOMS	SECOND
	209	THE ANTIQUA	2 BEDROOMS-2 BATHROOMS	SECOND
	210	THE ANTIQUA	2 BEDROOMS-2 BATHROOMS	SECOND

BUILDING No.	UNIT No.	UNIT TYPE	DESCRIPTION	FLOOR
-6-	102	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	FIRST
	103	THE BERMUDA	2 BEDROOMS-2 BATHROOMS	FIRST
	104	THE BERMUDA	2 BEDROOMS-2 BATHROOMS	FIRST
	105	THE BERMUDA	2 BEDROOMS-2 BATHROOMS	FIRST
	106	THE BERMUDA	2 BEDROOMS-2 BATHROOMS	FIRST
	107	THE BERMUDA	2 BEDROOMS-2 BATHROOMS	FIRST
	108	THE BERMUDA	2 BEDROOMS-2 BATHROOMS	FIRST
	109	THE BERMUDA	2 BEDROOMS-2 BATHROOMS	FIRST
	201	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	SECOND
	202	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	SECOND
	203	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	SECOND
	204	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	SECOND
	205	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	SECOND
	206	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	SECOND
	207	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	SECOND
	208	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	SECOND
	209	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	SECOND

DATE REVISIONS  
BY CHANGE UNIT TYPE NAME

DATE OCTOBER 13 2006  
DRAWN BY  
CHECKED BY  
SCALE AS SHOWN  
PROJECT NO. 10000  
45x 50mm

**Edgewater Condominiums**  
8931 WILES ROAD, CORAL SPRINGS, FL 33067

**EXHIBIT "B"**

PROJECT MAP

ALL DIMENSIONS AND SPECIFICATIONS SHOWN ARE SUBJECT TO ANY PLANS IN THE POSSESSION OF J.H. MANUCY, INC. AND TO BE CONTROLLED BY CHANGES BY WRITTEN AGREEMENT WITH J.H. MANUCY, INC.

# Edgewater Condominiums

## Summary Table No. 4

BUILDING No.	UNIT No.	UNIT TYPE	DESCRIPTION	FLOOR
	101	THE ANTIGUA	1 BEDROOMS-1 BATHROOMS	FIRST
	102	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	FIRST
	103	THE BERMUDA	2 BEDROOM-2 BATHROOM	FIRST
	104	THE BERMUDA	2 BEDROOM-2 BATHROOM	FIRST
	105	THE BERMUDA	2 BEDROOM-2 BATHROOM	FIRST
	106	THE BERMUDA	2 BEDROOM-2 BATHROOM	FIRST
	107	THE ANTIGUA	1 BEDROOMS-1 BATHROOMS	FIRST
	108	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	FIRST
	201	THE ANTIGUA	1 BEDROOMS-1 BATHROOMS	SECOND
	202	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	SECOND
	203	THE BERMUDA	2 BEDROOM-2 BATHROOM	SECOND
	204	THE BERMUDA	2 BEDROOM-2 BATHROOM	SECOND
	205	THE BERMUDA	2 BEDROOM-2 BATHROOM	SECOND
	206	THE BERMUDA	2 BEDROOM-2 BATHROOM	SECOND
	207	THE BERMUDA	2 BEDROOM-2 BATHROOM	SECOND
	208	THE ANTIGUA	1 BEDROOMS-1 BATHROOMS	SECOND
	301	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	THIRD
	302	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	THIRD
	303	THE BERMUDA	2 BEDROOM-2 BATHROOM	THIRD
	304	THE BERMUDA	2 BEDROOM-2 BATHROOM	THIRD
	305	THE BERMUDA	2 BEDROOM-2 BATHROOM	THIRD
	306	THE BERMUDA	2 BEDROOM-2 BATHROOM	THIRD
	308	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	THIRD

-7-

BUILDING No.	UNIT No.	UNIT TYPE	DESCRIPTION	FLOOR
	101	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	FIRST
	102	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	FIRST
	103	THE BERMUDA	2 BEDROOM-2 BATHROOM	FIRST
	104	THE BERMUDA	2 BEDROOM-2 BATHROOM	FIRST
	105	THE BERMUDA	2 BEDROOM-2 BATHROOM	FIRST
	106	THE BERMUDA	2 BEDROOM-2 BATHROOM	FIRST
	107	THE BERMUDA	2 BEDROOM-2 BATHROOM	FIRST
	108	THE ANTIGUA	1 BEDROOMS-1 BATHROOMS	FIRST
	109	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	FIRST
	201	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	SECOND
	202	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	SECOND
	203	THE BERMUDA	2 BEDROOM-2 BATHROOM	SECOND
	204	THE BERMUDA	2 BEDROOM-2 BATHROOM	SECOND
	205	THE BERMUDA	2 BEDROOM-2 BATHROOM	SECOND
	206	THE BERMUDA	2 BEDROOM-2 BATHROOM	SECOND
	207	THE BERMUDA	2 BEDROOM-2 BATHROOM	SECOND
	208	THE ANTIGUA	1 BEDROOMS-1 BATHROOMS	SECOND
	301	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	THIRD
	302	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	THIRD
	303	THE BERMUDA	2 BEDROOM-2 BATHROOM	THIRD
	304	THE BERMUDA	2 BEDROOM-2 BATHROOM	THIRD
	305	THE BERMUDA	2 BEDROOM-2 BATHROOM	THIRD
	306	THE BERMUDA	2 BEDROOM-2 BATHROOM	THIRD
	308	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	THIRD

-8-

### EXHIBIT "B"

Edgewater Condominiums  
893 WILIS ROAD, COBA, SPRINGS, FL 32067

46-50-04111  
46

**J.H. MANLEY, INC.**  
INCORPORATED IN FLORIDA  
1000 W. WASHINGTON ST., SUITE 100, TAMPA, FL 33606

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# Edgewater Condominiums

## Summary Table No. 5

BUILDING NO.	UNIT No.	UNIT TYPE	DESCRIPTION	FLOOR
	101	THE ANTIGUA	1 BEDROOMS-1 BATHROOMS	FIRST
	102	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	FIRST
	103	THE BERMUDA	2 BEDROOM-2 BATHROOM	FIRST
	104	THE BERMUDA	2 BEDROOM-2 BATHROOM	FIRST
	105	THE BERMUDA	2 BEDROOM-2 BATHROOM	FIRST
	106	THE BERMUDA	2 BEDROOM-2 BATHROOM	FIRST
	107	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	FIRST
	108	THE BERMUDA	2 BEDROOM-2 BATHROOM	FIRST
	201	THE ANTIGUA	1 BEDROOMS-1 BATHROOMS	SECOND
	202	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	SECOND
	203	THE BERMUDA	2 BEDROOM-2 BATHROOM	SECOND
	204	THE BERMUDA	2 BEDROOM-2 BATHROOM	SECOND
	205	THE BERMUDA	2 BEDROOM-2 BATHROOM	SECOND
	206	THE BERMUDA	2 BEDROOM-2 BATHROOM	SECOND
	207	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	SECOND
	208	THE BERMUDA	2 BEDROOM-2 BATHROOM	SECOND
	301	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	THIRD
	302	THE BERMUDA	2 BEDROOM-2 BATHROOM	THIRD
	303	THE BERMUDA	2 BEDROOM-2 BATHROOM	THIRD
	304	THE BERMUDA	2 BEDROOM-2 BATHROOM	THIRD
	305	THE BERMUDA	2 BEDROOM-2 BATHROOM	THIRD
	306	THE BERMUDA	2 BEDROOM-2 BATHROOM	THIRD
	307	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	THIRD
	308	THE BERMUDA	2 BEDROOM-2 BATHROOM	THIRD

-9-

BUILDING No.	UNIT No.	UNIT TYPE	DESCRIPTION	FLOOR
	101	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	FIRST
	102	THE BERMUDA	2 BEDROOM-2 BATHROOM	FIRST
	103	THE BERMUDA	2 BEDROOM-2 BATHROOM	FIRST
	104	THE BERMUDA	2 BEDROOM-2 BATHROOM	FIRST
	105	THE BERMUDA	2 BEDROOM-2 BATHROOM	FIRST
	106	THE BERMUDA	2 BEDROOM-2 BATHROOM	FIRST
	107	THE ANTIGUA	1 BEDROOMS-1 BATHROOMS	FIRST
	108	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	FIRST
	201	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	SECOND
	202	THE BERMUDA	2 BEDROOM-2 BATHROOM	SECOND
	203	THE BERMUDA	2 BEDROOM-2 BATHROOM	SECOND
	204	THE BERMUDA	2 BEDROOM-2 BATHROOM	SECOND
	205	THE BERMUDA	2 BEDROOM-2 BATHROOM	SECOND
	206	THE BERMUDA	2 BEDROOM-2 BATHROOM	SECOND
	207	THE ANTIGUA	1 BEDROOMS-1 BATHROOMS	SECOND
	208	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	SECOND
	301	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	THIRD
	302	THE BERMUDA	2 BEDROOM-2 BATHROOM	THIRD
	303	THE BERMUDA	2 BEDROOM-2 BATHROOM	THIRD
	304	THE BERMUDA	2 BEDROOM-2 BATHROOM	THIRD
	305	THE BERMUDA	2 BEDROOM-2 BATHROOM	THIRD
	306	THE BERMUDA	2 BEDROOM-2 BATHROOM	THIRD
	308	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	THIRD

-10-

**NOTE:**

1. SOURCE AS SHOWN ON FRONT OF THE PLAN AND THE SOURCE DESIGNATION MEANS THE SOURCE OF THE BATHROOM IS FIVE FEET BELOW A H.A.T. BATHROOM PLUS CLOSET

DATE: \_\_\_\_\_  
 DRAWN BY: \_\_\_\_\_  
 CHECKED BY: \_\_\_\_\_  
 APPROVED BY: \_\_\_\_\_



**Edgewater Condominiums**  
 953 WILLS ROAD, CORAL SPRINGS, FL 33067

# EXHIBIT "B"

47

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# Edgewater Condominiums

## Summary Table No. 6

BUILDING No.	UNIT No.	UNIT TYPE	DESCRIPTION	FLOOR
"11"	101	THE ANTIGUA	1 BEDROOMS-1 BATHROOMS	FIRST
	102	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	FIRST
	103	THE BERMUDA	2 BEDROOM-2 BATHROOM	FIRST
	104	THE BERMUDA	2 BEDROOM-2 BATHROOM	FIRST
	105	THE BERMUDA	2 BEDROOM-2 BATHROOM	FIRST
	106	THE BERMUDA	2 BEDROOM-2 BATHROOM	FIRST
	107	THE ANTIGUA	1 BEDROOMS-1 BATHROOMS	FIRST
	108	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	FIRST
	201	THE ANTIGUA	1 BEDROOMS-1 BATHROOMS	SECOND
	202	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	SECOND
	203	THE BERMUDA	2 BEDROOM-2 BATHROOM	SECOND
	204	THE BERMUDA	2 BEDROOM-2 BATHROOM	SECOND
	205	THE BERMUDA	2 BEDROOM-2 BATHROOM	SECOND
	206	THE BERMUDA	2 BEDROOM-2 BATHROOM	SECOND
	207	THE ANTIGUA	1 BEDROOMS-1 BATHROOMS	SECOND
	208	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	SECOND
	302	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	THIRD
	304	THE BERMUDA	2 BEDROOM-2 BATHROOM	THIRD
	305	THE BERMUDA	2 BEDROOM-2 BATHROOM	THIRD
	306	THE BERMUDA	2 BEDROOM-2 BATHROOM	THIRD
	308	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	THIRD

BUILDING No.	UNIT No.	UNIT TYPE	DESCRIPTION	FLOOR
"12"	101	THE ANTIGUA	1 BEDROOMS-1 BATHROOMS	FIRST
	102	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	FIRST
	103	THE BERMUDA	2 BEDROOM-2 BATHROOM	FIRST
	104	THE BERMUDA	2 BEDROOM-2 BATHROOM	FIRST
	105	THE BERMUDA	2 BEDROOM-2 BATHROOM	FIRST
	106	THE BERMUDA	2 BEDROOM-2 BATHROOM	FIRST
	107	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	FIRST
	108	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	FIRST
	201	THE ANTIGUA	1 BEDROOMS-1 BATHROOMS	SECOND
	202	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	SECOND
	203	THE BERMUDA	2 BEDROOM-2 BATHROOM	SECOND
	204	THE BERMUDA	2 BEDROOM-2 BATHROOM	SECOND
	205	THE BERMUDA	2 BEDROOM-2 BATHROOM	SECOND
	206	THE BERMUDA	2 BEDROOM-2 BATHROOM	SECOND
	207	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	SECOND
	208	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	SECOND
	302	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	THIRD
	304	THE BERMUDA	2 BEDROOM-2 BATHROOM	THIRD
	305	THE BERMUDA	2 BEDROOM-2 BATHROOM	THIRD
	306	THE BERMUDA	2 BEDROOM-2 BATHROOM	THIRD
	307	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	THIRD
	308	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	THIRD

### EXHIBIT "B"

UNIT NO. 101

UNIT TYPE: THE ANTIGUA

DESCRIPTION: 1 BEDROOMS-1 BATHROOMS

FLOOR: FIRST

48

APR 1987

---

UNIT NO. 102

UNIT TYPE: THE CAYMAN

DESCRIPTION: 3 BEDROOMS-2 BATHROOMS

FLOOR: FIRST

Edgewater Condominiums

8937 WILSON ROAD, CUMBERLAND, MD 21046

---

UNIT NO. 103

UNIT TYPE: THE BERMUDA

DESCRIPTION: 2 BEDROOM-2 BATHROOM

FLOOR: FIRST

**J.H. MANIKEY, INC.**

1000 WILSON ROAD, CUMBERLAND, MD 21046

---

UNIT NO. 104

UNIT TYPE: THE BERMUDA

DESCRIPTION: 2 BEDROOM-2 BATHROOM

FLOOR: FIRST

APR 1987

---

UNIT NO. 105

UNIT TYPE: THE BERMUDA

DESCRIPTION: 2 BEDROOM-2 BATHROOM

FLOOR: FIRST

APR 1987

---

UNIT NO. 106

UNIT TYPE: THE BERMUDA

DESCRIPTION: 2 BEDROOM-2 BATHROOM

FLOOR: FIRST

APR 1987

---

UNIT NO. 107

UNIT TYPE: THE ANTIGUA

DESCRIPTION: 1 BEDROOMS-1 BATHROOMS

FLOOR: FIRST

APR 1987

---

UNIT NO. 108

UNIT TYPE: THE CAYMAN

DESCRIPTION: 3 BEDROOMS-2 BATHROOMS

FLOOR: FIRST

APR 1987

---

UNIT NO. 201

UNIT TYPE: THE ANTIGUA

DESCRIPTION: 1 BEDROOMS-1 BATHROOMS

FLOOR: SECOND

APR 1987

---

UNIT NO. 202

UNIT TYPE: THE CAYMAN

DESCRIPTION: 3 BEDROOMS-2 BATHROOMS

FLOOR: SECOND

APR 1987

---

UNIT NO. 203

UNIT TYPE: THE BERMUDA

DESCRIPTION: 2 BEDROOM-2 BATHROOM

FLOOR: SECOND

APR 1987

---

UNIT NO. 204

UNIT TYPE: THE BERMUDA

DESCRIPTION: 2 BEDROOM-2 BATHROOM

FLOOR: SECOND

APR 1987

---

UNIT NO. 205

UNIT TYPE: THE BERMUDA

DESCRIPTION: 2 BEDROOM-2 BATHROOM

FLOOR: SECOND

APR 1987

---

UNIT NO. 206

UNIT TYPE: THE BERMUDA

DESCRIPTION: 2 BEDROOM-2 BATHROOM

FLOOR: SECOND

APR 1987

---

UNIT NO. 207

UNIT TYPE: THE CAYMAN

DESCRIPTION: 3 BEDROOMS-2 BATHROOMS

FLOOR: SECOND

APR 1987

---

UNIT NO. 208

UNIT TYPE: THE CAYMAN

DESCRIPTION: 3 BEDROOMS-2 BATHROOMS

FLOOR: SECOND

APR 1987

---

UNIT NO. 302

UNIT TYPE: THE CAYMAN

DESCRIPTION: 3 BEDROOMS-2 BATHROOMS

FLOOR: THIRD

APR 1987

---

UNIT NO. 304

UNIT TYPE: THE BERMUDA

DESCRIPTION: 2 BEDROOM-2 BATHROOM

FLOOR: THIRD

APR 1987

---

UNIT NO. 305

UNIT TYPE: THE BERMUDA

DESCRIPTION: 2 BEDROOM-2 BATHROOM

FLOOR: THIRD

APR 1987

---

UNIT NO. 306

UNIT TYPE: THE BERMUDA

DESCRIPTION: 2 BEDROOM-2 BATHROOM

FLOOR: THIRD

APR 1987

---

UNIT NO. 307

UNIT TYPE: THE CAYMAN

DESCRIPTION: 3 BEDROOMS-2 BATHROOMS

FLOOR: THIRD

APR 1987

---

UNIT NO. 308

UNIT TYPE: THE CAYMAN

DESCRIPTION: 3 BEDROOMS-2 BATHROOMS

FLOOR: THIRD

APR 1987

# Edgewater Condominiums

## Summary Table No. 7

BUILDING No.	UNIT No.	UNIT TYPE	DESCRIPTION	FLOOR
"15"	101	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	FIRST
	102	THE BERMUDA	2 BEDROOM-2 BATHROOM	FIRST
	103	THE BERMUDA	2 BEDROOM-2 BATHROOM	FIRST
	104	THE BERMUDA	2 BEDROOM-2 BATHROOM	FIRST
	106	THE BERMUDA	2 BEDROOM-2 BATHROOM	FIRST
	106	THE BERMUDA	2 BEDROOM-2 BATHROOM	FIRST
	107	THE ANTIGUA	1 BEDROOMS-1 BATHROOMS	FIRST
	108	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	FIRST
	201	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	SECOND
	202	THE BERMUDA	2 BEDROOM-2 BATHROOM	SECOND
	203	THE BERMUDA	2 BEDROOM-2 BATHROOM	SECOND
	204	THE BERMUDA	2 BEDROOM-2 BATHROOM	SECOND
	205	THE BERMUDA	2 BEDROOM-2 BATHROOM	SECOND
	206	THE BERMUDA	2 BEDROOM-2 BATHROOM	SECOND
	207	THE ANTIGUA	1 BEDROOMS-1 BATHROOMS	SECOND
	208	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	SECOND
	301	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	THIRD
	302	THE BERMUDA	2 BEDROOM-2 BATHROOM	THIRD
	303	THE BERMUDA	2 BEDROOM-2 BATHROOM	THIRD
	304	THE BERMUDA	2 BEDROOM-2 BATHROOM	THIRD
	305	THE BERMUDA	2 BEDROOM-2 BATHROOM	THIRD
	306	THE BERMUDA	2 BEDROOM-2 BATHROOM	THIRD
	308	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	THIRD

BUILDING No.	UNIT No.	UNIT TYPE	DESCRIPTION	FLOOR
"14"	101	THE ANTIGUA	1 BEDROOMS-1 BATHROOMS	FIRST
	102	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	FIRST
	103	THE BERMUDA	2 BEDROOM-2 BATHROOM	FIRST
	104	THE BERMUDA	2 BEDROOM-2 BATHROOM	FIRST
	105	THE BERMUDA	2 BEDROOM-2 BATHROOM	FIRST
	106	THE BERMUDA	2 BEDROOM-2 BATHROOM	FIRST
	107	THE ANTIGUA	1 BEDROOMS-1 BATHROOMS	FIRST
	108	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	FIRST
	201	THE ANTIGUA	1 BEDROOMS-1 BATHROOMS	SECOND
	202	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	SECOND
	203	THE BERMUDA	2 BEDROOM-2 BATHROOM	SECOND
	204	THE BERMUDA	2 BEDROOM-2 BATHROOM	SECOND
	205	THE BERMUDA	2 BEDROOM-2 BATHROOM	SECOND
	206	THE BERMUDA	2 BEDROOM-2 BATHROOM	SECOND
	207	THE ANTIGUA	1 BEDROOMS-1 BATHROOMS	SECOND
	208	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	SECOND
	302	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	THIRD
	303	THE BERMUDA	2 BEDROOM-2 BATHROOM	THIRD
	304	THE BERMUDA	2 BEDROOM-2 BATHROOM	THIRD
	306	THE BERMUDA	2 BEDROOM-2 BATHROOM	THIRD
308	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	THIRD	

EXHIBIT "B"

PLANNING & CONSTRUCTION SERVICES, INC.  
 1000 WEST BAY STREET, SUITE 200  
 WEST PALM BEACH, FLORIDA 33411  
 TEL: 561-833-1111 FAX: 561-833-1112

49

49-500000

---

**Edgewater Condominiums**

803 WEST ROAD, CORAL SPRINGS, FL 33067

---

PLANNING & CONSTRUCTION SERVICES, INC.  
 1000 WEST BAY STREET, SUITE 200  
 WEST PALM BEACH, FLORIDA 33411  
 TEL: 561-833-1111 FAX: 561-833-1112

**P.J.H. MANIACY, INC.**  
 1000 WEST BAY STREET, SUITE 200  
 WEST PALM BEACH, FLORIDA 33411  
 TEL: 561-833-1111 FAX: 561-833-1112

PLANNING & CONSTRUCTION SERVICES, INC.  
 1000 WEST BAY STREET, SUITE 200  
 WEST PALM BEACH, FLORIDA 33411  
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# Edgewater Condominiums

Summary Table No. 8

BUILDING No.	UNIT No.	UNIT TYPE	DESCRIPTION	FLOOR
*16*	101	THE ANTIGUA	1 BEDROOMS-1 BATHROOMS	FIRST
	102	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	FIRST
	103	THE BERMUDA	2 BEDROOM-2 BATHROOM	FIRST
	104	THE BERMUDA	2 BEDROOM-2 BATHROOM	FIRST
	105	THE BERMUDA	2 BEDROOM-2 BATHROOM	FIRST
	106	THE BERMUDA	2 BEDROOM-2 BATHROOM	FIRST
	107	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	FIRST
	108	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	FIRST
	201	THE ANTIGUA	1 BEDROOMS-1 BATHROOMS	SECOND
	202	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	SECOND
	203	THE BERMUDA	2 BEDROOM-2 BATHROOM	SECOND
	204	THE BERMUDA	2 BEDROOM-2 BATHROOM	SECOND
	206	THE BERMUDA	2 BEDROOM-2 BATHROOM	SECOND
	208	THE BERMUDA	2 BEDROOM-2 BATHROOM	SECOND
	207	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	SECOND
	208	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	SECOND
	302	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	THIRD
	303	THE BERMUDA	2 BEDROOM-2 BATHROOM	THIRD
304	THE BERMUDA	2 BEDROOM-2 BATHROOM	THIRD	
305	THE BERMUDA	2 BEDROOM-2 BATHROOM	THIRD	
307	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	THIRD	
308	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	THIRD	

BUILDING No.	UNIT No.	UNIT TYPE	DESCRIPTION	FLOOR
*17*	101	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	FIRST
	102	THE BERMUDA	2 BEDROOM-2 BATHROOM	FIRST
	103	THE BERMUDA	2 BEDROOM-2 BATHROOM	FIRST
	104	THE BERMUDA	2 BEDROOM-2 BATHROOM	FIRST
	106	THE BERMUDA	2 BEDROOM-2 BATHROOM	FIRST
	106	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	FIRST
	201	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	SECOND
	202	THE BERMUDA	2 BEDROOM-2 BATHROOM	SECOND
	203	THE BERMUDA	2 BEDROOM-2 BATHROOM	SECOND
	204	THE BERMUDA	2 BEDROOM-2 BATHROOM	SECOND
	206	THE BERMUDA	2 BEDROOM-2 BATHROOM	SECOND
	208	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	SECOND
	301	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	THIRD
	302	THE BERMUDA	2 BEDROOM-2 BATHROOM	THIRD
303	THE BERMUDA	2 BEDROOM-2 BATHROOM	THIRD	
304	THE BERMUDA	2 BEDROOM-2 BATHROOM	THIRD	
305	THE BERMUDA	2 BEDROOM-2 BATHROOM	THIRD	
306	THE CAYMAN	3 BEDROOMS-2 BATHROOMS	THIRD	

Unit Type	Qty.
The Antigua	40
The Bermuda	204
The Cayman	108
<b>Total</b>	<b>352</b>

EXHIBIT "B"

DATE: 01/27/2010 11:54 AM  
 PROJECT: EDGEMASTER TABLE AS PER PLAN 01/27/2010

J.H. MANTIC INC.  
 1000 West 10th Street, Suite 100  
 St. John's, Antigua, Barbuda

FOR: J.H. MANTIC INC.  
 1000 West 10th Street, Suite 100  
 St. John's, Antigua, Barbuda

Edgewater Condominiums

987 WEST 30TH STREET, ST. JOHN'S, ANTIGUA

50

(C) COPYRIGHT NOTICE: ALL DIMENSIONS AND SPECIFICATIONS SHOWN AND EXPRESSED ON THIS PLAN IS THE PROPERTY OF J.H. MANTIC, INC. NOT TO BE REPRODUCED OR COPIED BY OTHER PARTIES EXCEPT BY WRITTEN AGREEMENT WITH J.H. MANTIC, INC.



**EXHIBIT "B"****SHARE OF COMMON EXPENSES,  
COMMON ELEMENTS AND COMMON SURPLUS**

1. The following units (the "Antigua Units") each contain 733 square feet and have an undivided .002059081 share in the ownership of the common elements and in the common surplus of the Condominium and the following units have an undivided .002059081 share in the responsibility for payment of the common expenses of the Association:

1-101; 1-107; 1-201; 1-207; 2-101; 2-107; 2-201; 2-207; 3-101; 3-107; 3-201;  
3-207; 4-107; 4-207; 5-101; 5-201; 7-101; 7-107; 7-201; 7-207; 8-107; 8-207;  
9-101; 9-201; 10-107; 10-207; 11-101; 11-201; 12-101; 12-107; 12-201; 12-207; 14-  
101; 14-107; 14-201; 14-207; 15-107; 15-207; 16-101; 16-201.

2. The following units (the "Bermuda Units") each contain 984 square feet and have an undivided .002764169 share in the ownership of the common elements and in the common surplus of the Condominium and the following units have an undivided .002764169 share in the responsibility for payment of the common expenses of the Association:

1-103; 1-104; 1-105; 1-106; 1-203; 1-204; 1-205; 1-206; 1-303; 1-304; 1-305; 1-  
306; 2-103; 2-104; 2-105; 2-106; 2-203; 2-204; 2-205; 2-206; 2-303; 2-304; 2-  
305; 2-306; 3-103; 3-104; 3-105; 3-106; 3-203; 3-204; 3-205; 3-206; 3-303; 3-  
304; 3-305; 3-306; 4-103; 4-104; 4-105; 4-106; 4-203; 4-204; 4-205; 4-206; 4-  
303; 4-304; 4-305; 4-306; 5-103; 5-104; 5-105; 5-106; 5-108; 5-203; 5-204; 5-  
205; 5-206; 5-208; 5-303; 5-304; 5-305; 5-306; 5-308; 6-103; 6-104; 6-105; 6-  
106; 6-203; 6-204; 6-205; 6-206; 6-303; 6-304; 6-305; 6-306; 7-103; 7-104; 7-  
105; 7-106; 7-203; 7-204; 7-205; 7-206; 7-303; 7-304; 7-305; 7-306; 8-103; 8-  
104; 8-105; 8-106; 8-203; 8-204; 8-205; 8-206; 8-303; 8-304; 8-305; 8-306; 9-  
103; 9-104; 9-105; 9-106; 9-108; 9-203; 9-204; 9-205; 9-206; 9-208; 9-303; 9-  
304; 9-305; 9-306; 9-308; 10-102; 10-103; 10-104; 10-105; 10-106; 10-202; 10-  
203; 10-204; 10-205; 10-206; 10-302; 10-303; 10-304; 10-305; 10-306; 11-103;  
11-104; 11-105; 11-106; 11-203; 11-204; 11-205; 11-206; 11-303; 11-304; 11-  
305; 11-306; 12-103; 12-104; 12-105; 12-106; 12-203; 12-204; 12-205; 12-206;  
12-303; 12-304; 12-305; 12-306; 14-103; 14-104; 14-105; 14-106; 14-203; 14-  
204; 14-205; 14-206; 14-303; 14-304; 14-305; 14-306;  
15-102; 15-103; 15-104; 15-105; 15-106; 15-202; 15-203; 15-204; 15-205; 15-  
206; 15-302; 15-303; 15-304; 15-305; 15-306; 16-103; 16-104; 16-105; 16-106;  
16-203; 16-204; 16-205; 16-206; 16-303; 16-304; 16-305; 16-306; 17-102; 17-  
103; 17-104; 17-105; 17-202; 17-203; 17-204; 17-205; 17-302; 17-303; 17-304;  
17-305.

3. The following units (the "Cayman Units") each contain 1,166 square feet and have an undivided .003275428 share in the ownership of the common elements and in the common surplus of the Condominium and the following units have an undivided .003275428 share in the responsibility for payment of the common expenses of the Association:

1-102; 1-108; 1-202; 1-208; 1-302; 1-308; 2-102; 2-108; 2-202; 2-  
208; 2-302; 2-308; 3-102; 3-108; 3-202; 3-208; 3-302; 3-308; 4-101;  
4-102; 4-108; 4-201; 4-202; 4-208; 4-301; 4-302; 4-308; 5-102; 5-  
107; 5-202; 5-207; 5-302; 5-307; 6-102; 6-108; 6-202; 6-208; 6-302;  
6-308; 7-102; 7-108; 7-202; 7-208; 7-302; 7-308; 8-101; 8-102; 8-  
108; 8-201; 8-202; 8-208; 8-301; 8-302; 8-308;  
9-102; 9-107; 9-202; 9-207; 9-302; 9-307; 10-101; 10-108;  
10-201; 10-208; 10-301; 10-308; 11-102; 11-107; 11-108;  
11-202; 11-207; 11-208; 11-301; 11-302; 11-307; 11-308;  
12-102; 12-108; 12-202; 12-208; 12-302; 12-308; 14-102;  
14-108; 14-202; 14-208; 14-302; 14-308; 15-101; 15-108;  
15-201; 15-208; 15-301; 15-307; 15-308; 16-102; 16-107;  
16-108; 16-202; 16-207; 16-208; 16-301; 16-302; 16-307;  
16-308; 17-101; 17-107; 17-201; 17-207; 17-301; 17-307.

NOTE: Total Square Footage in the Units is 355,984 square feet.

NOTE: The identification of the Units referenced herein is by building number and unit number. For example Unit 1-101 means Building No. 1, Unit No. 1.

**LEOPOLD, KORN & LEOPOLD, P.A.**

20801 Biscayne Boulevard, Suite 501, Aventura, FL 33180 Telephone: 305-935-3500

**RECORD AND RETURN TO:**

Name: GARY A. KORN, Esquire  
LEOPOLD KORN LEOPOLD & SNYDER, P.A.  
Address: 20801 Biscayne Blvd., Suite 501  
Aventura, FL 33180

**THIS INSTRUMENT PREPARED BY:**

Name: GARY A. KORN, Esquire  
LEOPOLD KORN LEOPOLD & SNYDER, P.A.  
Address: 20801 Biscayne Blvd., Suite 501  
Aventura, FL 33180

Space above line reserved for recording office use

**AMENDMENT TO DECLARATION OF CONDOMINIUM**

**THIS AMENDMENT TO DECLARATION OF CONDOMINIUM** (the "Amendment") is made by CF SUNVEST DEVELOPMENT, LLC, a Delaware limited liability company (the "Developer").

**WITNESSETH:**

**WHEREAS**, EDGEWATER CONDOMINIUMS (the "Condominium") was created by the recordation of the Declaration of Condominium (the "Declaration") for the Condominium on April 18, 2006 in Official Records Book 41840, at Page 1707 of the Public Records of Broward County, Florida; and

**WHEREAS**, the Developer is the owner of more than fifty percent (50.00%) of the Units in the Condominium; and

**WHEREAS**, the Developer wishes to amend the Declaration to correct certain scrivener's errors contained within the Declaration as originally recorded;

**NOW, THEREFORE**, the Developer hereby amends the Declaration as follows:

1. Exhibit "C" attached to the Declaration as originally recorded is hereby deleted and Exhibit "B" attached to the Amendment to Declaration of Condominium filed for record on August 15, 2006 in Official Records Book 42593, at Page 513, of the Public Records of Broward County, Florida is hereby deleted, and Exhibit "A" attached to this Amendment is substituted in place and in lieu thereof.
2. Except as the Declaration is amended as provided herein, each and every one of the terms and provisions of the Declaration shall remain unmodified and shall continue in full force and effect.

**IN WITNESS WHEREOF**, the Developer has executed this Amendment to Declaration of Condominium this 16<sup>th</sup> day of August, 2006.

**WITNESS:**

Stacey Johnson  
Print Name: Stacey Johnson

Kelsey Roberts  
Print Name: Kelsey Roberts

**CF SUNVEST DEVELOPMENT, LLC**, a Delaware limited liability company

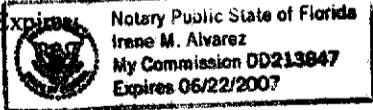
By: [Signature]  
**HARRIS FRIEDMAN, President**

Address: 425 North Federal Highway  
Hallandale, Florida 33009

STATE OF FLORIDA )  
                                  ) SS:  
COUNTY OF BROWARD )

The foregoing instrument was acknowledged before me this 16 day of August, 2006 by HARRIS FRIEDMAN, as President of CF SUNVEST DEVELOPMENT, LLC, a Delaware limited liability company, who is personally known to me.

My Commission Expires



[Signature]  
Notary Public, State of Florida  
Print Name: Irene M. Alvarez

**LEOPOLD, KORN & LEOPOLD, P.A.**

20801 Biscayne Boulevard, Suite 501, Aventura, FL 33180 Telephone: 305-935-3500

**EXHIBIT "A"**

**SHARE OF COMMON EXPENSES,  
COMMON ELEMENTS AND COMMON SURPLUS**

1. The following units (the "Antigua Units") each contain 733 square feet and have an undivided .002059081 share in the ownership of the common elements and in the common surplus of the Condominium and the following units have an undivided .002059081 share in the responsibility for payment of the common expenses of the Association:

1-101; 1-107; 1-201; 1-207; 2-101; 2-107; 2-201; 2-207; 3-101; 3-107; 3-201;  
3-207; 4-107; 4-207; 5-101; 5-201; 7-101; 7-107; 7-201; 7-207; 8-107; 8-207;  
9-101; 9-201; 10-107; 10-207; 11-101; 11-201; 12-101; 12-107; 12-201; 12-207; 14-  
101; 14-107; 14-201; 14-207; 15-107; 15-207; 16-101; 16-201.

2. The following units (the "Bermuda Units") each contain 984 square feet and have an undivided .002764169 share in the ownership of the common elements and in the common surplus of the Condominium and the following units have an undivided .002764169 share in the responsibility for payment of the common expenses of the Association:

1-103; 1-104; 1-105; 1-106; 1-203; 1-204; 1-205; 1-206; 1-303; 1-304; 1-305; 1-  
306; 2-103; 2-104; 2-105; 2-106; 2-203; 2-204; 2-205; 2-206; 2-303; 2-304; 2-  
305; 2-306; 3-103; 3-104; 3-105; 3-106; 3-203; 3-204; 3-205; 3-206; 3-303; 3-  
304; 3-305; 3-306; 4-103; 4-104; 4-105; 4-106; 4-203; 4-204; 4-205; 4-206; 4-  
303; 4-304; 4-305; 4-306; 5-103; 5-104; 5-105; 5-106; 5-108; 5-203; 5-204; 5-  
205; 5-206; 5-208; 5-303; 5-304; 5-305; 5-306; 5-308; 6-103; 6-104; 6-105; 6-  
106; 6-203; 6-204; 6-205; 6-206; 6-303; 6-304; 6-305; 6-306; 7-103; 7-104; 7-  
105; 7-106; 7-203; 7-204; 7-205; 7-206; 7-303; 7-304; 7-305; 7-306; 8-103; 8-  
104; 8-105; 8-106; 8-203; 8-204; 8-205; 8-206; 8-303; 8-304; 8-305; 8-306; 9-  
103; 9-104; 9-105; 9-106; 9-108; 9-203; 9-204; 9-205; 9-206; 9-208; 9-303; 9-  
304; 9-305; 9-306; 9-308; 10-102; 10-103; 10-104; 10-105; 10-106; 10-202; 10-  
203; 10-204; 10-205; 10-206; 10-302; 10-303; 10-304; 10-305; 10-306; 11-103;  
11-104; 11-105; 11-106; 11-203; 11-204; 11-205; 11-206; 11-303; 11-304; 11-  
305; 11-306; 12-103; 12-104; 12-105; 12-106; 12-203; 12-204; 12-205; 12-206;  
12-303; 12-304; 12-305; 12-306; 14-103; 14-104; 14-105; 14-106; 14-203; 14-  
204; 14-205; 14-206; 14-303; 14-304; 14-305; 14-306;  
15-102; 15-103; 15-104; 15-105; 15-106; 15-202; 15-203; 15-204; 15-205; 15-  
206; 15-302; 15-303; 15-304; 15-305; 15-306; 16-103; 16-104; 16-105; 16-106;  
16-203; 16-204; 16-205; 16-206; 16-303; 16-304; 16-305; 16-306; 17-102; 17-  
103; 17-104; 17-105; 17-202; 17-203; 17-204; 17-205; 17-302; 17-303; 17-304;  
17-305.

3. The following units (the "Cayman Units") each contain 1,166 square feet and have an undivided .003275428 share in the ownership of the common elements and in the common surplus of the Condominium and the following units have an undivided .003275428 share in the responsibility for payment of the common expenses of the Association:

1-102; 1-108; 1-202; 1-208; 1-302; 1-308; 2-102; 2-108; 2-202; 2-  
208; 2-302; 2-308; 3-102; 3-108; 3-202; 3-208; 3-302; 3-308; 4-101;  
4-102; 4-108; 4-201; 4-202; 4-208; 4-301; 4-302; 4-308; 5-102; 5-  
107; 5-202; 5-207; 5-302; 5-307; 6-102; 6-108; 6-202; 6-208; 6-302;  
6-308; 7-102; 7-108; 7-202; 7-208; 7-302; 7-308; 8-101; 8-102; 8-  
108; 8-201; 8-202; 8-208; 8-301; 8-302; 8-308; 9-102; 9-107; 9-202;  
9-207; 9-302; 9-307; 10-101; 10-108; 10-201; 10-208; 10-301; 10-  
308; 11-102; 11-107; 11-108; 11-202; 11-207; 11-208; 11-302; 11-  
307; 11-308; 12-102; 12-108; 12-202; 12-208; 12-302; 12-308; 14-  
102; 14-108; 14-202; 14-208; 14-302; 14-308; 15-101; 15-108; 15-  
201; 15-208; 15-301; 15-308; 16-102; 16-107; 16-108; 16-202; 16-  
207; 16-208; 16-302; 16-307; 16-308; 17-101; 17-106; 17-201;  
17-206; 17-301; 17-306

NOTE: Total Square Footage in the Units is 355,984 square feet.

NOTE: The identification of the Units referenced herein is by building number and unit number. For example Unit 1-101 means Building No. 1, Unit No. 1.

**LEOPOLD, KORN & LEOPOLD, P.A.**

20801 Biscayne Boulevard, Suite 501, Aventura, FL 33180 Telephone: 305-935-3500

This instrument prepared by and  
upon recordation return to:  
Daniel Wasserstein, Esq.  
Wasserstein, P.A.  
301 Yamato Road  
Suite 2199  
Boca Raton, Florida 33431

**CERTIFICATE OF AMENDMENT  
TO THE DECLARATION OF CONDOMINIUM FOR  
EDGEWATER CONDOMINIUM ASSOCIATION OF BROWARD COUNTY, INC.**

THIS AMENDMENT TO THE DECLARATION OF CONDOMINIUM FOR EDGEWATER CONDOMINIUM ASSOCIATION OF BROWARD COUNTY, INC. ("Amendment") is made by Edgewater Condominium Association of Broward County, Inc. a Florida not-for-profit corporation (the "Association").

**RECITALS**

A. The original Declaration of Condominium (the "Declaration") for Edgewater Condominium Association of Broward County, Inc., including all pages thereof and exhibits thereto, was recorded at Book 41840, Page 1707, et seq., of the Public Records of Broward County, Florida.

B. Article VIII(A)(2)(a) of the Declaration provides that a proposed amendment must be approved by "[t]he vote of not less than 66-2/3% of the Board of Directors and the vote of members holding not less than 66-2/3% of the total votes of the Association."

C. The Amendment language contained herein was approved by at least 66-2/3% of the Board of Directors at a meeting of the Board of Directors held on September 17, 2018 and by at least 66-2/3% of the total votes of the Association at a meeting of the membership held on December 18, 2018.

D. The Association now desires to amend the terms of the Declaration as set forth herein.

NOW THEREFORE, the Association hereby declares that every portion of Edgewater Condominium Association of Broward County is to be held, transferred, sold, conveyed, used and occupied subject to the covenants, conditions and restrictions hereinafter set forth.

1. Recitals. The foregoing Recitals are true and correct and are incorporated into and form a part of these Amendments.
2. Conflicts. In the event that there is a conflict between this Amendment and the Declaration, this Amendment shall control. Whenever possible, this Amendment and the Declaration shall each, respectively, be construed as a single document. Except as modified hereby, the Declaration shall remain in full force and effect. In the event that any amendment(s) to the Declaration have been recorded prior to this Amendment, this Amendment shall be deemed to follow such prior recorded amendment(s) in time and title. In the event of a conflict between this Amendment and any such prior recorded amendment(s) to the Declaration or in the event of a conflict between this Amendment and any other governing documents, this Amendment shall control.
3. Definitions. All initially capitalized terms not defined herein shall have the meanings set forth in the Declaration.



**EXHIBIT "A"**

**AMENDMENT LANGUAGE**  
**EDGEWATER**

**II. DEFINITIONS**

A. "Act" means and refers to the Condominium Act of the State of Florida, Florida Statute 718, as it may be amended from time to time, and this community shall be governed by and in accordance therewith in effect on the date of recordation of this Declaration of Condominium.

**VIII. AMENDMENTS TO DECLARATION**

A. Except as herein or otherwise provided, this Declaration may be amended in the following manner:

2. An amendment may be proposed by either a majority of the Board of Directors of the Association, or by the vote of members holding not less than 51% of the total votes of the Association. Directors and members not present in person or by proxy at a meeting considering the amendment may express their approval or disapproval in writing, provided such approval or disapproval is delivered to the Secretary at or prior to the meeting. Except as elsewhere provided, a resolution adopting the proposed amendment must be approved by either:

a. ~~The vote of not less than 66-2/3% of the Board Directors and the vote of the members holding not less than 66-2/3% of those Unit Owners who are present in person or by proxy at the meeting at which the amendment is being considered and at which a quorum has been attained the total votes of the Association; or~~

**X. MAINTENANCE, ALTERATIONS AND IMPROVEMENTS**

The responsibility for the maintenance of the Condominium Property and restrictions upon its alteration and improvement shall be as follows:

B. By the Unit Owner -- The responsibilities of each unit owner shall be as follows:

2. (a) To maintain, repair and replace at unit owner's expense, unit owner's individual air-conditioning and heating system located inside servicing unit owner's individual Unit on an as needed basis or within 48 hours of being notified by the Association of any potential issue therewith.

(b) To repair any leaks, regardless of the component, equipment, fixture or installation that is the cause, that may be penetrating into common elements or adjacent Units within the earlier of either a) 24 hours of the leak first occurring or b) 24 hours of being notified by the Association or by the owner or resident of an adjacent Unit of a leak.

## **XXVIII. PETS**

No Unit may have pets weighing more than fifty (50) pounds in the aggregate at maturity kept therein and no type of exotic animal may kept or harbored within the confines of a Unit, without the prior written consent of the Association. Such consent may be given upon such conditions as the Board of Directors may direct, in the sole discretion of the Board of Directors, shall be only for the particular pet specified in the consent and shall be deemed provisional and subject to revocation at any time. In addition, not more than two (2) pets may be kept or harbored within a Unit. The person walking the pet must clean up all matter created by the pet. Pets must be either on a non-retractable leash and under the owner's control or hand carried at all times when not within the Unit of the pet's owner. No pet or animal shall be maintained or harbored within a Unit that would create a nuisance to any other owner or lessee. A determination by the Board of Directors that a pet or animal maintained or harbored within a Unit creates a nuisance or is exotic shall be binding and conclusive on all parties.

## **XXX. LEASING TRANSFER OF UNITS**

All transfers of Units, whether by sale, gift, devise, inheritance, lease, foreclosure, deed-in-lieu of foreclosure or otherwise shall be governed by the following provisions:

~~The Board of Directors of the Association shall have the right to require that a substantially uniform form of lease be utilized for the leasing of Units in the Condominium and the leasing of a Unit shall be subject to the prior written approval of the Board of Directors of the Association. No lease of a Unit may be made for less than a three (3) month consecutive period without the prior written approval of the Board of Directors of the Association and no transient accommodations shall be provided. The Association may charge a fee in connection with the approval of the leasing of a Unit, provided that such fee shall: (i) not be greater than \$100.00; and (ii) not be charged in connection with the renewal of an existing lease. If required by the Association, any tenant requesting to lease a Unit may be required to place in escrow with the Association a reasonable sum, not to exceed the equivalent of one (1) month's rent, which may be utilized by the Association to repair any damage to the common elements results from the actions of such tenant.~~

~~Every lease of a Unit shall specifically provide (or, if it does not, shall be automatically deemed to provide) that a material condition of the lease shall be the tenant's full compliance with the covenants, terms, conditions and restrictions of this Declaration (and all Exhibits hereto) and with any and all rules and regulations adopted by the Association from time to time (before or after the execution of the lease), and as amended from time to time. The unit owner will be jointly and severally liable with the tenant to the Association for any amount which is required by the Association to repair any damage to the common elements resulting from acts or omissions of tenants (as determined in the sole discretion of the Association) and to pay any claim for injury or damage to property caused by the negligence of the tenant. All leases are hereby made subordinate to any lien filed by the Association, whether prior or subsequent to such lease. If so required by the Association, unit owners wishing to lease their Units shall be required to place in escrow with the Association a reasonable sum, not to exceed the equivalent of one month's rental, which may~~



~~be used by the Association to repair any damage to the common elements and/or to the Condominium Property resulting from acts or omissions of tenants (as determined in the sole discretion of the Association). Payment of interest, claims against the deposit, refunds and disputes regarding the disposition of the deposit shall be handled in the same fashion as provided in Part II of Chapter 83, Florida Statutes.~~

A. Transfer of Ownership.

All documents evidencing transfer of ownership of a Unit shall be in a legally sufficient and properly executed form and any such transfer of ownership and the transferee shall be subject to the Association's prior written approval, with the exception that approval shall not be required for (i) transfers of ownership of a Unit to the transferor's spouse, parents, grandparents, children or grandchildren; or (ii) transfers of ownership of a Unit to an Institutional Mortgagee by foreclosure or deed-in-lieu of foreclosure. A Unit Owner other than an Institutional Mortgagee acquiring title to a Unit by foreclosure or deed-in-lieu of foreclosure shall still be required to go through the approval process but any disapproval of such a Unit Owner shall only be with regard to their ability to reside on site at the community and shall in no way impact upon their ability to own the Unit. A Unit Owner seeking approval of a transfer of ownership of his or her Unit shall provide to the Association (i) a fully executed copy of the deed or conveyance documents; (ii) a transfer fee in an amount equal to the greater of \$100.00 per applicant or the maximum permitted by Florida Statutes, as amended from time to time; (iii) the full name and current address of the prospective transferee(s) and the relationship between them and the Unit Owner, if any; (iv) a completed application, as may be drafted and amended from time to time by the Association's Board of Directors, and; (v) any such other information as the Association may reasonably require to ensure compliance with this paragraph. As part of conducting the approval process for the transfer of ownership of Units, the Association's Board of Directors shall be authorized to obtain a background and/or financial check on each prospective transferee and to promulgate certain criteria to be used in determining approval or disapproval of each prospective transferee, which criteria may be adopted, amended or modified by a majority vote of the Board of Directors at a duly noticed meeting and included as part of the Association's Rules and Regulations. If the Association disapproves of a Unit Owner's prospective transferee, for good cause, the Unit Owner may not transfer ownership of the Unit to that particular transferee. If the Association disapproves of a proposed transfer due to the failure to comply with the requirements of this paragraph, the Association's governing documents, or otherwise, the Unit Owner may not transfer ownership of the Unit. If a written determination regarding approval or disapproval is not provided within fourteen (14) days of the Association's receipt of all required documentation and information then the prospective transferee shall be deemed automatically approved. Upon approval, the Association shall issue a written Certificate of Approval and each new Unit Owner shall participate in an orientation within thirty (30) days, which orientation must be completed by all new Unit Owners before anyone may begin residing in the Unit.

B. Lease and Tenant Approval Process.

All leases (which term shall be deemed to also include renewal leases) shall be in writing and all leases and tenants shall be subject to the prior written approval of the Board of Directors. All leases and tenants must be submitted for review no sooner than forty-five (45) days but not later

than fourteen (14) days prior to the commencement date of the proposed lease. A Unit Owner seeking approval of a lease of their Unit and of a prospective tenant shall timely provide to the Association the following:

- (i) a fully executed and legible copy of the lease;
- (ii) a transfer fee in an amount equal to the greater of \$100.00 per applicant or the maximum permitted by Florida Statutes, as amended from time to time;
- (iii) a completed application, which form shall be drafted and amended from time to time by the Association's Board of Directors, and;
- (iv) any such other information as the Association may reasonably require to ensure compliance with this paragraph.

As part of conducting the approval process, the Board of Directors shall be authorized to obtain a background and/or financial check on each prospective tenant and to promulgate certain criteria to be used in the determination of approval or disapproval of each prospective tenant, which criteria may be adopted, amended or modified by a majority vote of the Board of Directors at a duly noticed meeting and may be included as part of the Association's Rules and Regulations. If the Board of Directors disapproves of a Unit Owner's prospective tenant, the Unit Owner may not lease the unit to that particular tenant. If the Board of Directors disapproves of a proposed lease due to the Unit Owner's failure to comply with the requirements of the Association's governing documents, the Unit Owner may not lease the unit unless and until they come into compliance. If a written determination regarding a prospective tenant and/or lease is not provided to a Unit Owner within fourteen (14) days of the Association's receipt of all required documentation and information then the applicable tenant and/or lease shall be automatically deemed approved. Any minor residing in a Unit who turns 18 years old shall be required within thirty (30) days of turning 18 years old to complete an application, pay the transfer fee and go through the approval process and must be named as a tenant on any future leases or renewals of the existing lease. Notwithstanding the foregoing, submission to the Association of a lease in connection with the Board of Directors' review thereof shall in no way confirm or approve of the legality of the document and the Association's conducting of a background and/or financial check as part of its review process of a prospective tenant is not a guarantee of their suitability for residency. Additionally, the Association's review of any prospective tenant may not be relied upon by the Unit Owner who is to conduct their own review of their prospective tenant.

C. Lease Restrictions.

Units may only be leased by Unit Owners who are current in their payment of all monetary obligations owed to the Association. Units may only be leased in their entirety and no fraction or portion of a unit or individual rooms may be leased and subleasing is not permitted. Units may be leased only for single-family residential use and not for any commercial use or use as a group home, sober home, rooming house, bed and breakfast or transient facility and no transient tenants may be accommodated in any Unit. No lease shall be for a term of less than three (3) months. No unit may be leased more than two (2) times in any twelve (12) month period, regardless of the lease term, except in instances of leases that are prematurely terminated due to abandonment by the tenant or eviction of the tenant which leases shall not be counted towards this maximum.

D. Lease Compliance, Requirements and Remedies.

The Unit Owner must make available to each tenant copies of the Association's governing documents and each lease must state or if not stated therein, shall be automatically deemed to state that:

- (i) the tenant has read the Association's governing documents and agrees to comply with them (the Association may require, in its sole discretion and as part of the application, that the tenant also sign before a notary a document attesting to such); and
- (ii) the Association may take action in its own name to terminate the lease and evict the tenant pursuant to Florida Statute 83 upon default by the tenant in observing any of the provisions of the Association's governing documents or upon the tenant causing damage to common properties; and
- (iii) the lease is subordinate to any lien filed by the Association, regardless of when the lien was recorded.

Prior to the commencement of any lease, the Unit Owner must provide or otherwise ensure that the Association has in its possession a security deposit equal to one (1) month's rent under the then applicable lease. Any expense incurred by the Association in connection with a tenant's breach of the governing documents or damage to common properties that occurs during the term of the lease, including but not limited to expenses for attorney's fees and costs, maintenance, repair or replacement of common properties, may be reimbursed to the Association immediately upon the Association providing written notice to the Unit Owner of such reimbursement from the security deposit. In the event any such expenses incurred by the Association exceed the amount of the security deposit, those expenses shall be due and owing to the Association by both the tenant and applicable Unit Owner who shall each be jointly and severally liable to the Association for the total amount which shall also be treated and collectable the same as an Assessment.

Any guest, invitee or licensee of a Unit Owner or of a tenant staying or residing at a Unit longer than thirty (30) days in a twelve (12) month period shall be deemed a tenant and not a guest, and shall be subject to the Association's approval process and all other applicable provisions contained in the Association's governing documents with regard to leasing, leases, tenants and tenancies.