(4)

CFN 20060088341
OR BK 19924 PG 0132
RECORDED 02/13/2006 12:56:26
Palm Beach County, Florida
Sharon R. Bock, CLERK & COMPTROLLER
Pgs 0132 - 482; (351pgs)

10631-2
RETURN TO:
First American Title Ins. Co.
25400 US 19 N, Suite 135
Clearwater, FL 33763

(Reserved for Clerk of Court)

This is to Certify that the foregoing is a true and correct copy of the original recorded in the Official Records of Palm Beach County, Florida.

DECLARATION
OF
THE VILLAS AT EMERALD DUNES

The Villas at Emerald Dunes, LLC, a Florida limited liability company (the Developer as defined in Section 2.17 hereof), hereby declares:

1 Introduction and Submission.

1.1 The Land. The Developer owns the fee title to certain land located in Palm Beach County, Florida, as more particularly described on Exhibit 1-A, which is the legal description of the land constituting the Initial Phase as hereafter defined. The land legally described on Exhibit 1-B is referred to as the Proposed Phase. Developer is not the owner of the Proposed Phase. Exhibits 1-A and 1-B may be collectively referred to as Exhibit 1. The foregoing legal description of the Initial Phase shall be referred to as the Land, but shall be deemed to include the legal description of the land constituting the Proposed Phase when and if the Developer acquires title to the land constituting the Proposed Phase and if the Proposed Phase is submitted to the condominium form of ownership as referred to in Section 1.2.

1.2 Submission Statement. The Developer hereby submits the Land and all improvements erected or to be erected thereon and all other property, real, personal or mixed, now or hereafter situated on or within the Land and all easements, rights and appurtenances belonging thereto - but excluding all public or private (e.g. cable television and/or other receiving or transmitting lines, fiber, antennae or equipment) utility installations therein or thereon, to the condominium form of ownership and use in the manner provided for in the Florida Condominium Act as it exists on the date hereof and as it may be hereafter renumbered. Without limiting any of the foregoing, no property, real, personal or mixed, not located within or upon the Land as aforesaid shall for any purposes be deemed part of the Condominium or be subject to the jurisdiction of the Association, the operation and effect of the Florida Condominium Act or any rules or regulations promulgated pursuant thereto, unless expressly provided. All references to the Land shall be deemed to refer solely to the Initial Phase. However, the Land shall be deemed to include the Proposed Phase when and if the Developer acquires title to the land constituting the Proposed Phase and if Developer submits same by amendment of this Declaration to the condominium form of ownership under Section 6.6 hereof.

1.3 Name. The name by which this condominium is to be identified **THE VILLAS AT EMERALD DUNES, A CONDOMINIUM** (hereinafter called the "Condominium").

2 Definitions. The following terms when used in this Declaration and in its exhibits, and as it and they may hereafter be amended, shall have the respective meanings ascribed to them in this Section, except where the context clearly indicates a different meaning:

2.1 "Act" or "Condominium Act" means the Florida Condominium Act (Chapter 718 of the Florida Statutes) as it exists on the date hereof and as it may be hereafter renumbered.

2.2 "Articles" or "Articles of Incorporation" mean the Articles of Incorporation of the Association, as amended from time to time.

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

2.4 "Association" or "Condominium Association" means **THE VILLAS AT EMERALD DUNES CONDOMINIUM ASSOCIATION, INC.**, a Florida corporation not for profit, the sole entity responsible for the operation of the Condominium, the common elements owned in individual shares by Unit owners and the maintenance of other real property in which condominium Unit owners have use rights.

2.5 "Association Property" means that property, real and personal, which is owned or leased by, or is dedicated by a recorded plat to, the Association for the use and benefit of its members.

2.6 "Board" or "Board of Directors" means the board of directors, from time to time, of and is responsible for the administration of the Association.

2.7 "Buildings" is defined in Section 3.1 hereof.

2.8 "By-Laws" mean the By-Laws of the Association, as amended from time to time.

2.9 "Committee" means a group of Board Members, Unit Owners or Board Members and Unit Owners appointed by the Board or a member of the Board to make recommendations to the Board regarding the proposed annual budget or to take action on behalf of the Board.

2.10 "Common Elements" mean and include:

(a) The portions of the Condominium Property which are not included within either the Units and/or the Association Property.

(b) Easements through Units for conduits, ducts, plumbing, wiring and other facilities for the furnishing of utility and other services to Units and the Common Elements and/or Association Property.

(c) An easement of support in every portion of a Unit which contributes to the support of the Buildings, other Units and/or any part of the Common Elements.

(d) The property and installations required for the furnishing of utilities and other services to more than one Unit or to the Common Elements and/or Association Property.

(e) Any other parts of the Condominium Property designated as Common Elements in this Declaration.

2.11 "Common Expenses" mean all expenses incurred by the Association for the operation, maintenance, repair, replacement or protection of the Common Elements and Association Property, the costs of carrying out the powers and duties of the Association, and any other expense, whether or not included in the foregoing, designated as a "Common Expense" by the Act, the Declaration, the Articles or the Bylaws. For all purposes of this Declaration, "Common Expenses" shall also include, without limitation: (a) all reserves required by the Act or otherwise established by the Association, regardless of when reserve funds are expended; (b) the cost of a master antenna television system or duly franchised cable television service obtained pursuant to a bulk contract; (c) the cost of any bulk contract for broadband, telecommunications, satellite and/or internet services, if any, (d) if applicable, costs relating to reasonable transportation services, insurance for directors and officers, road maintenance and operation expenses, in-house and/or interactive communications and surveillance systems; (e) the real property taxes, Assessments and other maintenance expenses attributable to any Units acquired by the Association or any Association Property; (f) all expense of installation, repair, and maintenance of hurricane shutters by the Board (provided, however, that a Unit Owner who has already installed hurricane shutters (or other acceptable hurricane protection) shall receive a credit equal to the pro rata portion of the assessed installation cost assigned to each Unit, but shall not be excused from any portion of expenses related to maintenance, repair, replacement or operation of same), (g) all expense of installation of hurricane shutters by the Board for those portions of the Buildings requiring shutters in accordance with the applicable building codes in effect at the time that the permits for the Buildings were obtained; (h) any unpaid share of Common Expenses or Assessments extinguished by foreclosure of a superior lien or by deed in lieu of foreclosure. Common Expenses shall not include any separate obligations of individual Unit Owners; (i) all amounts, costs and assessments resulting from the Master Covenants; and (j) all amounts, costs and assessments resulting from the REA.

2.12 "Common Surplus" means the excess of all receipts of the Association collected on behalf of the Association, including, but not limited to, Assessments, rents, profits and revenues on account of the Common Elements, over the amount of Common Expenses.

2.13 "Condominium Parcel" means a Unit together with the undivided share in the Common Elements which is appurtenant to said Unit; and when the context permits, the term includes all other appurtenances to the Unit.

2.14 "Condominium Property" means the Land, Improvements and other property described in Section 1.2 hereof.

2.15 "County" shall mean the County of Palm Beach, Florida.

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

2.17 "Developer" means **THE VILLAS AT EMERALD DUNES LLC, a Florida limited liability company,** its successors and such of its assigns as to which the rights of Developer hereunder are specifically assigned. Developer may assign all or a portion of its rights hereunder, or all or a portion of such rights in connection with specific portions of the Condominium. In the event of any partial assignment, the assignee shall not be deemed the Developer, but may exercise such rights of Developer as are specifically assigned to it. Any such assignment may be made on a nonexclusive basis. Notwithstanding any assignment of the Developer's rights hereunder (whether partially or in full), the assignee shall not be deemed to have assumed any of the obligations of the Developer unless, and only to the extent that, it expressly agrees to do so in writing. The rights of Developer under this Declaration are independent of the Developer's rights to control the Board of Directors of the Association, and, accordingly, shall not be deemed waived, transferred or assigned to the Unit Owners, the Board or the Association upon the transfer of control of the Association. Any assignment of the right to control the Board of Directors must be in writing and must include an assignment of the Developer's obligations under this Declaration.

2.18 "Dispute", for purposes of Section 18.1, means any disagreement between two or more parties that involves: (a) the authority of the Board, under the Act or under this Declaration, the Articles or By-Laws to: (i) require any Owner to take any action, or not to take any action, involving that Owner's Unit or the appurtenances thereto; or (ii) alter or add to a common area or Common Element; or (b) the failure of the Association, when required by law or this Declaration, the Articles or By-Laws to: (i) properly conduct elections; (ii) give adequate notice of meetings or other actions; (iii) properly conduct meetings; or (iv) allow inspection of books and records. "Dispute" shall not include any disagreement that primarily involves title to any Unit or Common Element; the interpretation or enforcement of any warranty; the levy of a fee or Assessment or the collection of an Assessment levied against a party; the eviction or other removal of a tenant from a Unit; alleged breaches of fiduciary duty by one or more directors; or claims for damages to a Unit based upon the alleged failure of the Association to maintain the Common Elements or Condominium Property.

2.19 "Division" means the Division of Florida Land Sales, Condominiums and Mobile Homes of the Department of Business and Professional Regulation, State of Florida, or its successor.

2.20 "Improvements" mean all structures and artificial changes to the natural environment (exclusive of landscaping) located on the Condominium Property, including, but not limited to, the Buildings.

2.21 "Initial Buildings" is defined in Section 3.1 hereof.

2.22 "Initial Phase" is defined in Section 3.1 hereof.

2.23 "Initial Units" is defined in Section 3.1 hereof.

2.24 "Institutional First Mortgagee" means a bank, savings and loan association, insurance company, real estate or mortgage investment trust, pension fund, an agency of the United States Government, mortgage banker, the Federal National Mortgage Association ("FNMA"), the Federal Home Loan Mortgage Corporation ("FHLMC") or any other lender generally recognized as an institutional lender, or the Developer, holding a first mortgage on a Unit or Units. A "Majority of Institutional First Mortgagees" shall mean and refer to Institutional First Mortgagees of Units to which at least fifty-one percent (51%) of the voting interests of Units subject to mortgages held by Institutional First Mortgagees are appurtenant.

2.25 "Land" shall have the meaning given to it in Section 1.1 above.

2.26 "Limited Common Elements" mean those Common Elements the use of which is reserved to a certain Unit or Units to the exclusion of other Units, as specified in this Declaration. References herein to Common Elements also shall include all Limited Common Elements, unless the context would prohibit or it is otherwise expressly provided.

2.27 "Master Association" means the Vista Center Association, Inc., a Florida corporation not-for-profit, being the entity responsible for the administration of the Master Covenants.

2.28 "Master Covenants" mean the Vista Center of Palm Beach Declaration of Protective Covenants recorded in Official Records Book 5900, Page 1476 of the Public Records of Palm Beach County and when the context so requires, shall also mean the Articles of Incorporation and the By-Laws of Vista Center Association, Inc., all as amended, modified or supplemented.

Unofficial Document

2.29 "Phases" is defined in Section 3.1 hereof.

2.30 "Primary Institutional First Mortgagee" means the Institutional First Mortgagee which owns, at the relevant time, Unit mortgages securing a greater aggregate indebtedness than is owed to any other Institutional First Mortgagee.

2.31 "Proposed Buildings" is defined in Section 3.1 hereof.

2.32 "Proposed Phase" is defined in Section 3.1 hereof.

2.33 "Proposed Recreational Facilities" is defined in Section 3.1 hereof.

2.34 "Proposed Units" is defined in Section 3.1 hereof.

2.35 "REA" means Reciprocal Easement and Access Agreement recorded in Official Records Book 14590 at Page 661 and in Official Records Book 19924 at Page 0100 of the County public records.

2.36 "Recreational Facilities" is defined in Section 3.1 hereof.

2.37 "Unit" means a part of the Condominium Property which is subject to exclusive ownership, and except where specifically excluded, or the context otherwise requires, and as further set forth in Section 3.1 hereof. All references to the Units shall be deemed to refer solely to the Initial Units and shall be deemed to include the Proposed Units when the Proposed Phase is submitted as part of this Condominium under Section 6.6 hereof.

2.38 "Unit Owner" or "Owner of a Unit" or "Owner" means a record owner of legal title to a Condominium Parcel.

Unless the context otherwise requires, any capitalized term not defined but used herein which is defined in the Master Covenants or the REA shall have the meaning given to such word or words therein.

3 Description of Condominium.

3.1 General Description.

(a) General Description of the Condominium Property. The Condominium will be developed in two (2) phases. Phase one (1) (the "Initial Phase") will consist of the Land described on Exhibit 1-A hereto. The improvements to the Initial Phase will consist of a total of seventeen (17) buildings composed of sixteen (16) three (3) story buildings and one (1) building with a combination of two (2) and three (3) stories buildings (the "Initial Buildings") containing a total of 302 Units (the "Initial Units"). Each such Unit is identified by a separate numerical designation in the Building in which the Unit is located. The Initial Phase also includes certain recreational facilities as depicted in the following chart hereinafter referred to as the Recreational Facilities:

Facility and/or room	Location	Approximate Size or Floor Area in Square Footage	Approximate Capacity	Minimum Amount of Personal Property to be Acquired by Developer	Pool Depth and Whether Heated
Pool Equipment room	Clubhouse	165	1	$ 500.00	N/A
Media Room	Clubhouse	323	21	$35,000.00	N/A
Business Room	Clubhouse	188	2	$ 4,000.00	N/A
Manager Office	Clubhouse	175	2	$ 9,528.00	N/A
Assistant Manager's Office	Clubhouse	200	2	$ 9,528.00	N/A
Media Equipment Room	Clubhouse	177	11	N/A	N/A
Lobby & Foyer	Clubhouse	792	46	$18,923.00	N/A
Business Center	Clubhouse	372	4	$ 6,914.80	N/A
Auxiliary Business Room	Clubhouse	225	2	$ 3,500.00	N/A

Facility and/or room	Location	Approximate Size or Floor Area in Square Footage	Approximate Capacity	Minimum Amount of Personal Property to be Acquired by Developer	Pool Depth and Whether Heated
Copy/Mail Room	Clubhouse	70	N/A	$ 4,500.00	N/A
Women's Room	Clubhouse	159	3	N/A	N/A
Men's Room	Clubhouse	120	2	N/A	N/A
Golf Cart Room	Clubhouse	185	1	N/A	N/A
Maintenance Room	Clubhouse	176	1	N/A	N/A
Game Room	Clubhouse	628	36	$15,828.84	N/A
Closet	Clubhouse	92	N/A	N/A	N/A
Exercise Room	Clubhouse	690	13	$40,000.00	N/A
Swimming Pool	Rear of Clubhouse	3430	69	N/A	Pool is not heated and has a depth ranging from 3 feet to maximum of 5 feet
Jacuzzi	Rear of Clubhouse	79	2	N/A	Jacuzzi is heated and has a depth ranging from 2 feet to a maximum of 3 feet
Pool Deck	Rear of Clubhouse	7965	266	$18,343.64	N/A
Covered Patio	Rear of Clubhouse	512	N/A	$ 5,000.00	N/A
Tennis Court	Rear of Clubhouse	6720	4	N/A	N/A
Putting Green	Rear of Building 6492	1134	2	N/A	N/A
Meditation Garden	Rear of Building 6450	2519	4	N/A	N/A

Document is NOT OFFICIAL! This Document is the property of the Lee County Clerk of Courts and has been manually signed and is not a certified copy.

If constructed and added to the Condominium, the Proposed Phase which will consist of the Land described on Exhibit 1-B hereto (the "Proposed Phase," and together with the Initial Phase, the "Phases") will consist of a total of nine (9) buildings composed of seven (7) three (3) story buildings and two (2) buildings with a combination of two (2) and three (3) stories buildings (the "Proposed Buildings," and together with the Initial Buildings, the "Buildings"). The number of Units intended to be included in the Proposed Buildings is set forth in Section 23.1 below (collectively, the "Proposed Units," and together with the Initial Units, the "Units"). The Proposed Units will contain minimum and maximum square footage and bedrooms and bathrooms as set forth in Section 23.1 below. The maximum number of Units to be included in the Condominium is four hundred eighty six (486). The Initial Phase will include such parking spaces as reflected in Exhibit 2-A hereof (the "Initial Parking Spaces"). If constructed and added to the Condominium, the Proposed Phase will include such additional parking spaces as reflected in Exhibit 2-B hereof (the "Proposed Parking Spaces" and together with the Initial Parking Spaces the "Parking Spaces"). If constructed the Proposed Phase will include the Proposed Recreational Facilities described in Section 23.1(c) hereof. The Proposed Phase, Proposed Buildings, Proposed Units, Proposed Parking Spaces and Proposed Recreational Facilities will become part of the Condominium Property,

if when and to the extent added to the Condominium by an amendment to this Declaration executed and filed in accordance with Section 6.6 hereof. However, because many factors which affect future development are not foreseeable (for example, changes in consumer tastes and demand, availability of financing, shortage or unavailability of fuel, labor or materials), nothing contained in this Declaration shall be construed as obligating the Developer to construct and/or submit such Proposed Phase, Proposed Buildings, Proposed Units, Proposed Parking Spaces, and/or Proposed Recreational Facilities to the Condominium. Moreover, the Developer reserves the right but not the obligation, at any time to expand or add and submit to the Condominium any additional recreational or commonly used facilities as the Developer deems appropriate. Neither the consent of the Unit Owners of the Condominium nor the Condominium Association shall be required for any such expansion or addition. The cost of any such expansion or addition shall be borne exclusively by the Developer. The Developer is not obligated, however, to expand or add to such facilities.

(b) Survey and Graphic Description of the Condominium Property. A copy of the survey and site plan of the Condominium showing the location of the Initial Phase, together with graphic descriptions of the Initial Units and Initial Buildings, are set forth on Exhibit 2-A to the Declaration of Condominium. A copy of the survey and site plan of the condominium showing the proposed location of the Proposed Phase, together with graphic descriptions of the Proposed Units and Proposed Buildings are set forth on Exhibit 2-B hereto. Exhibits 2-A and 2-B may be collectively referred to as Exhibit "2." Exhibit 2-B may be modified as reflected by an amendment to the Declaration of Condominium under Section 6.6 hereof in the event the Proposed Phase is submitted by the Developer as part of this Condominium.

(c) Appurtenances to the Units. There shall pass with a Unit as appurtenances thereto under Florida Statute Section 718.106(2): (a) an undivided share in the Common Elements and Common Surplus; (b) the exclusive right to use such portion of the Common Elements as may be provided in this Declaration, including, without limitation, the right to transfer such right to other Units or Unit Owners; (c) an exclusive easement for the use of the airspace 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, provided that an easement in airspace which is vacated shall be terminated automatically; (d) membership in the Association with the full voting rights appurtenant thereto; (e) the right to use the Units for the purposes set forth in Section 17.1 hereof as and the right to lease the Units provided in Section 17.8 hereof and (g) other appurtenances as may be provided by this Declaration.

3.2 Unit Boundaries. Each Unit shall include that part of the Buildings containing the Unit that lies within the following boundaries:

(a) Upper and Lower Boundaries. The upper and lower boundaries of the Unit shall be the following boundaries extended to their planar intersections with the perimetrical boundaries:

(i) Upper Boundaries. The horizontal plane of the unfinished lower surface of the ceiling.

(ii) Lower Boundaries. The horizontal plane of the unfinished upper surface of the floor of the Unit.

(b) Perimetrical Boundaries. The perimetrical boundaries of the Unit shall be the vertical planes of the unfinished interior surfaces of the walls bounding the Unit extended to their planar intersections with each other and with the upper and lower boundaries.

(c) Apertures. Where there are apertures in any boundary, including, but not limited to, windows, doors, bay windows and skylights, such boundaries shall be extended to include the windows, doors and other fixtures located in such apertures, including all frameworks, window casings and weather stripping thereof, together with exterior surfaces made of glass or other transparent materials; provided, however, that the exteriors of doors facing interior Common Element hallways shall not be included in the boundaries of the Unit and shall therefore be Common Elements.

(d) Exceptions. In cases not specifically covered above, and/or in any case of conflict or ambiguity, the survey of the Units set forth as Exhibit "2" hereto shall control in determining the boundaries of a Unit, except that the provisions of Section 3.2(c) above shall control unless specifically depicted and labeled otherwise on such survey.

3.3 Limited Common Elements. Each Unit may have, to the extent applicable and subject to the provisions of this Declaration, as Limited Common Elements appurtenant thereto:

(a) Balconies and Terraces. Any balcony or terrace (and all improvements thereto including any storage spaces or areas located on terraces or balconies) as to which direct and exclusive access shall be afforded to any particular Unit or Units to the exclusion of others shall be a Limited Common Element of such Unit(s), except as provided herein to the contrary.

(b) Parking Spaces. The Developer, in its sole discretion, reserves the right to designate and assign, with or without consideration, all Parking Spaces situated on the Condominium Property, as shown on Exhibit "2", as Limited Common Elements for the exclusive use by Unit Owners of specified Units as long as it holds any Unit for sale in the ordinary course of business. Parking Spaces consist of: (a) garage attached to a building which shall be deemed to include the parking space located directly in front of the garage ("Attached Garage") and (b) garages that are not attached to any Building ("Detached Garage") (c) Parking Spaces covered by metal carports ("Parking Carports"), and (d) uncovered Parking Spaces ("Uncovered Parking Spaces"). Any Parking Spaces not assigned by the Developer as Limited Common Elements shall remain as Common Elements. After assignment to a Unit by the Developer, each Parking Space shall pass as Limited Common Elements of the Unit. No Unit Owner shall have or acquire any fee simple title to the Parking Space at any time except as part of the Unit Owner's undivided share in the Common Elements. To the extent available, the Developer may assign additional Parking Spaces to a Unit Owner. Upon payment by the Unit Owners of such price as Developer may, in its absolute discretion, demand the Developer shall assign an additional space or spaces to a Unit and once so assigned, said space or spaces shall become a Limited Common Element appurtenant to such Unit. All such assignments of Parking Spaces shall be made by a non-recordable instrument in writing ("Parking Space Assignment"). The Association shall maintain a book (the "Association Book") for purposes of recording the current assignee of each Parking Space assigned as Limited Common Elements under this Section 3.3. The Developer will cause the Association to record such Parking Space Assignment in the Association Book and the Unit Owner to which such use is assigned shall have the exclusive right to use thereof. All fees collected by Developer for assigning Parking Spaces, if any, shall be retained by Developer and shall not constitute income or revenue of the Association. No assignment or transfer of title in any manner whatsoever to use a Parking Space constituting Limited Common Elements may be made or accomplished separately from the passing of title to the Unit to which it is appurtenant, except that the same may be separately assigned by the Developer to the Condominium Association and thereafter maintained as part of the Common Elements or re-assigned by the Condominium Association, in its sole discretion, to another Unit Owner as a Limited Common Element.

Notwithstanding the foregoing, a Unit Owner who has acquired additional Parking Spaces from the Developer or Association shall have the right to transfer or assign said additional space or spaces to another Unit Owner upon prior written express consent of the Association, provided, however, that each Unit shall have a minimum of one (1) Attached Garage, one (1) Detached Garage, one (1) Parking Carport or one (1) Uncovered Parking Space appurtenant thereto at all times. Furthermore a Unit Owner may only transfer the Attached Garage in its entirety and may not transfer separately the Parking Space located inside the Attached Garage from the Parking Space located directly in front of the garage. Upon approval of said transfer by the Association, the Association shall thereupon cause to be executed in the name of the grantee or transferee a new Parking Space Assignment and record such transfer in the Association Book. If the transfer is not so approved by the Association, the Parking Space shall remain in the name of the Unit Owner. The Association shall neither have the duty to provide an alternative Unit Owner transferee nor shall it assume responsibility for denial of approval. Such Parking Space Assignment shall be executed by Developer alone, the President of the Association alone, or any two (2) officers of the Association. There shall be no recordation amongst the Public Records of Palm Beach County of the transfer of a Parking Space.

(c) Miscellaneous Areas, Equipment. Any fixtures or equipment (e.g., an air conditioning compressor or hot water heater) serving a Unit or Units exclusively and any area (e.g., a closet or ground slab) upon/within which such fixtures or equipment are located shall be Limited Common Elements of such Unit(s).

3.4 Easements. The following easements are hereby created (in addition to any easements created under the Act and any easements affecting the Condominium Property and recorded in the Public Records of the County):

(a) Support. Each Unit, the Buildings and the Improvements shall have an easement of support and of necessity and shall be subject to an easement of support and necessity in favor of all other Units, the Common Elements, and any other structure or improvement which abuts any Unit, the Buildings or any Improvements, including without limitation, any structures governed by the Master Covenants.

(b) Utility and Other Services: Drainage. Easements are reserved under, through and over the Condominium Property as may be required from time to time for utility, cable television, communications and monitoring systems, and other services and drainage in order to serve the Condominium and/or members of the Association. A Unit Owner shall do nothing within or outside his Unit that interferes with or impairs, or may interfere with or impair, the provision of such utility, cable television, communications and security systems, or other service or drainage facilities or the use of these easements. The Association shall have a right of access to each Unit to maintain, repair or replace the pipes, wires, ducts, vents, cables, chases/shafts, conduits and other utility, cable television, communications and similar systems, service and drainage facilities, and Common Elements contained in the Unit or elsewhere in the Condominium Property, and to remove any Improvements interfering with or impairing such facilities or easements herein reserved; provided such right of access, except in the event of an emergency, shall not unreasonably interfere with the Unit Owner's permitted use of the Unit, and except in the event of an emergency, entry shall be made on not less than one (1) days' notice (which notice shall not, however, be required if the Unit Owner is absent when the giving of notice is attempted).

(c) Encroachments. If (i) any portion of the Common Elements and/or Association Property encroaches upon any Unit (or Limited Common Element appurtenant thereto); (ii) any Unit (or Limited Common Element appurtenant thereto) encroaches upon any other Unit or upon any portion of the Common Elements and/or Association Property; (iii) any Improvements encroach upon the "Common Property" described in the Master Covenants any Improvement of any Common Property created under the Master Covenants, encroach upon the Condominium Property; or (iv) any encroachment shall hereafter occur as a result of (A) construction of the Improvements; (B) settling or shifting of the Improvements; (C) any alteration or repair to the Common Elements and/or Association Property made by or with the consent of the Association or Developer, as appropriate, or (D) any repair or restoration of the Improvements (or any portion thereof) or any Unit after damage by fire or other casualty or any taking by condemnation or eminent domain proceedings of all or any portion of any Unit or the Common Elements and/or Association Property, then, in any such event, a valid easement shall exist for such encroachment and for the maintenance of same so long as the Improvements shall stand.

(d) Ingress and Egress. A non-exclusive easement in favor of each Unit Owner and resident, their guests and invitees, and for each member of the Association shall exist for pedestrian traffic over, through and across sidewalks, streets, paths, walks, and other portions of the Common Elements as from time to time may be intended and designated for such purpose and use by the Board; and for vehicular and pedestrian traffic over, through and across, and parking on, such portions of the Common Elements as from time to time may be paved and intended for such purposes. None of the easements specified in this subparagraph 3.4(d) shall be encumbered by any leasehold or lien other than those on the Condominium Parcels. Any such lien encumbering such easements (other than those on Condominium Parcels) automatically shall be subordinate to the rights of Unit Owners and the Association with respect to such easements.

(e) Construction: Maintenance. The Developer (including its affiliates and its or their designees, contractors, successors and assigns) shall have the right, in its (and their) sole discretion from time to time, to enter the Condominium Property and take all other action necessary or convenient for the purpose of undertaking and completing the construction thereof, or any part thereof, or any Improvements or Units located or to be located thereon, and/or any improvements to be located adjacent thereto and for repair, replacement and maintenance or warranty purposes or where the Developer, in its sole discretion, determines that it is required or desires to do so.

(f) Exterior Building Maintenance. An easement is hereby reserved on, through and across each Unit and all Limited Common Elements appurtenant thereto in order to afford access to the Association (and its contractors) to stage window washing equipment and to perform window washing and/or any other exterior maintenance and/or painting of the Buildings.

This Instrument Is Property of the Clerk of the Circuit Court

(g) Sales Activity. For as long as the Developer retains any ownership interest in any portion of the Condominium Property, the Developer, its designees, successors and assigns, shall have the right to use any such Units and parts of the Common Elements, or Association Property for guest accommodations, model apartments and sales and construction offices, to show model Units and the Common Elements to prospective purchasers and tenants whether in the Condominium or any other property owned by Developer adjacent to the Condominium Property, and to erect on the Condominium Property and Association Property signs and other promotional material to advertise Units or such other properties for sale or lease.

(h) Association Easements. The Association and the Master Association and their agents, employees, contractors and assigns shall have easements to enter onto the Condominium Property and Association Property for the purpose of performing such functions as are permitted or required to be performed by any such associations. All easements and rights provided for in the Master Covenants in favor of the Master Association and its members, if any, are hereby granted to said Master Association and its respective members.

(i) Support of Adjacent Structures. In the event that any structure(s) is constructed so as to be connected in any manner to the Buildings, then there shall be (and there is hereby declared) an easement of support for such structure(s) as well as for the installation, maintenance, repair and replacement of all utility lines and equipment serving the adjacent structure which are necessarily or conveniently located within the Condominium Property or Association Property (provided that the use of this easement shall not unreasonably interfere with the structure, operation or use of the Condominium Property, the Association Property or the Buildings).

All easements and rights provided for in the Master Covenants in favor of the Master Association, its respective members and/or the Declarant thereunder, and its and their assignees, designees and nominees, are hereby granted to such parties.

(j) Developer's Right to Install, Provide and Maintain Pay Television Facilities. The Association and each Unit Owner does hereby give and grant to the Developer, and the Developer hereby reserves unto itself, the exclusive right and privilege (but not the obligation) to install, provide, repair, replace and maintain (and solicit customers for) any or all present or future systems and equipment which are or may be developed for the purpose of transmitting a pay television picture and/or internet service into the Units which desire such services and into the recreational facilities, including but not limited to closed circuit, master antenna, community antenna and cable television system and/or internet service and the like and all related conduits, wires, amplifiers, antennas, towers and other apparatus and equipment (collectively, the "CATV System"). All wires, cables and equipment comprising such CATV System shall be and remain the property of the Developer, its successors and/or assigns. Developer may, in its sole discretion, remove and/or relocate the wires, cables and equipment comprising such CATV System. The Association and each Unit Owner does hereby further give and grant to the Developer, and the Developer hereby further reserves unto itself, such perpetual easements over, under, through and across the Condominium Property as may be necessary from time to time to install, provide, repair, replace and maintain (and solicit customers for) such pay CATV System. The Developer shall have the right in its sole discretion, to utilize such pay CATV System for transmission to users other than the Unit Owners or lessees of Units in the Condominium. Developer further reserves the right to assign (in whole or in part), lease, transfer and/or convey the exclusive rights, privileges and easements herein reserved. The Association recognizes and agrees that the Developer, in order to provide such pay CATV System, may be obligated to enter into agreements (including lease agreements) with the appropriate government authorities having jurisdiction, upon such terms and conditions as the Developer may determine in its sole discretion. To the extent necessary, the Association hereby agrees that, at the request of the Developer and with no compensation being due or payable to the Association or to any of the Unit Owners, the Association will execute all such required consents, documents and agreements. Further, the Association hereby irrevocably gives and grants to the Developer a full power of attorney, coupled with an interest, to execute all such consents, documents and agreements on behalf of the Association, upon such terms as the Developer may determine in its sole and absolute discretion. Nothing herein contained shall be deemed to deny any Unit Owner, or any lessee of a Unit, access to any available franchise or licensed cable television service, nor shall such Unit Owner or lessee be required to pay anything of value in order to obtain such service except those charges normally paid for like services by residents of, or providers of such services to, single family or multi-family residences within

the same franchised or licensed area and except for installation charges, as such installation charges may be agreed to between the Unit Owner and the provider of the services. The provisions of this Section 3.4(j) may not be amended, modified, deleted or impaired, in whole or in part, without the consent of the Developer.

(k) Warranty. For as long as Developer remains liable under any warranty, whether statutory, express or implied, for act or omission of Developer in the development, construction, sale and marketing of the Condominium, then Developer and its contractors, agents and designees shall have the right, in Developer's sole discretion and from time to time and without requiring prior approval of the Association and/or any Unit Owner (provided, however, that absent an emergency situation, Developer shall provide reasonable advance notice), to enter the Condominium Property, including the Units, Common Elements and Limited Common Elements, for the purpose of inspecting, testing and surveying same to determine the need for repairs, improvements and/or replacements, and effecting same, so that Developer can fulfill any of its warranty obligations. **Nothing herein shall be deemed or construed as the Developer making or offering any warranty, all of which are disclaimed (except to the extent same may not be) as set forth in Section 22 below.**

(l) Emergency. Notwithstanding the designation of any area as a Limited Common Element, in the event of an emergency, an easement is hereby reserved over all such Limited Common Elements for pedestrian ingress and egress, as may be reasonably necessary as a result of such emergency.

(m) Additional Easements. The Association, through its Board, on the Association's behalf and on behalf of all Unit Owners (each of whom hereby appoints the Association as its attorney-in-fact for this purpose), shall have the right to grant such additional general ("blanket") and specific electric, gas or other utility, cable television, security systems, communications or service easements (and appropriate bills of sale for equipment, conduits, pipes, lines and similar installations pertaining thereto), or modify or relocate any such existing easements or drainage facilities, in any portion of the Condominium and/or Association Property, and to grant access easements or relocate any existing access easements in any portion of the Condominium and/or Association Property, as the Board 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 and/or members of the Association, 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 reasonable use of the Units for dwelling purposes.

(n) REA. Easements are hereby reserved over such portion of the Condominium Property required by or created by the REA.

(o) Master Covenants. Easements are hereby reserved over such portion of the Condominium Property required by or created by the Master Covenants.

3.5 REA Maintenance Obligations. Under the REA, a portion of the Condominium was constructed on the Existing Driveway (as defined in the REA) which provided access for the Clubhouse Property and the Golf Course to the public right of way known as Vista Parkway. However, since the Existing Driveway provided the only means of access from the Clubhouse Property to Vista Parkway, Fairfield Emerald Dunes, Limited Partnership ("Fairfield") was allowed to remove the Existing Driveway in coordination with its construction of the New Entry Drive (which New Entry Drive, upon submission of the Proposed Phase by the Developer as part of the Condominium, shall constitute a portion of the Common Elements of the Condominium,) so that the Clubhouse Property would continue to have uninterrupted access to Vista Parkway. The New Entry Drive provides access to Vista Parkway for the Clubhouse Property, the Hotel Property and the Condominium. Under the terms of the REA the Developer as the successor to Fairfield is responsible for maintaining the New Entry Drive as well as any landscaping and irrigation included as part of the approved plans for construction for the New Entry Drive (the "New Drive Maintenance Obligations") and the Unit Owners, owner of the Hotel Property and owner of the Clubhouse Property and Golf Course are responsible for the cost of design, permitting, construction lighting and maintenance of the Monument Sign and the cost of design, construction, and maintenance of the Okeechobee Monument Sign (collectively the "REA Maintenance Obligations"), provided that at such time as the Proposed Phase is conveyed by Fairfield to Developer, the Developer as successor to Fairfield, will be responsible for performing the New Drive Maintenance Obligations. The cost of the REA Maintenance Obligations and the New Drive Maintenance Obligations are shared as follows: 31.07% by the Unit Owners and 18.93% by the owner of the Proposed Phase until the Proposed Phase is submitted by the Developer as part of the

Condominium and then 50% by the Unit Owners, 25% by the owner of the Hotel Property and 25% by the owner of the Clubhouse Property and the Golf Course, (such maintenance cost shall be individually referred to as "Reimbursement" or collectively referred to as "Reimbursements"). At such time as the Proposed Phase is submitted by the Developer as part of the Condominium, the Association will be the assignee of the Developer and will be fully responsible to perform the New Drive Maintenance Obligations and will be entitled to Reimbursement for 50% of the cost of the New Drive Maintenance Obligations from the owner of the Clubhouse Property and the Golf Course and the owner of the Hotel Property as set forth above.

Notwithstanding the foregoing with regard to the cost of the REA Maintenance Obligations pertaining to the Okeechobee Monument Sign such cost will be shared as follows and the Reimbursements shall be adjusted accordingly: 15.53% by the Unit Owners and 9.47% by the owner of the Proposed Phase until the Proposed Phase is submitted by the Developer as part of the Condominium and then 25% by the Unit Owners, 25% by the owner of Hotel Property and 50% by the owner of the Clubhouse Property and the Golf Course.

4 Restraint Upon Separation and Partition of Common Elements. The undivided share in the Common Elements and Common Surplus which is appurtenant to a Unit, and the exclusive right to use all appropriate appurtenant Limited Common Elements, shall not be separated therefrom and shall pass with the title to the Unit, whether or not separately described. The appurtenant share in the Common Elements and Common Surplus, and the exclusive right to use all Limited Common Elements appurtenant to a Unit, except as elsewhere herein provided to the contrary, cannot be conveyed or encumbered except together with the Unit. The respective shares in the Common Elements appurtenant to Units shall remain undivided, and no action for partition of the Common Elements, the Condominium Property, or any part thereof, shall lie, except as provided herein with respect to termination of the Condominium.

5 Ownership of Common Elements and Common Surplus and Share of Common Expenses; Voting Rights.

5.1 Percentage Ownership and Shares. The undivided percentage interest in the Common Elements and Common Surplus, and the percentage share of the Common Expenses, appurtenant to each Unit, is as set forth on Exhibit "3" attached hereto.

5.2 Voting. Each Unit shall be entitled to one vote to be cast by its Owner in accordance with the provisions of the By-Laws and Articles of Incorporation of the Association. Each Unit Owner shall be a member of the Association.

6 Amendment. Except as elsewhere provided herein, amendments may be effected as follows:

6.1 By the Association. 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. A resolution for the adoption of a proposed amendment may be proposed either by a majority of the Board of Directors of the Association or by not less than one-third (1/3) of the Unit Owners. Except as elsewhere provided, approvals must be by an affirmative vote representing in excess of 66 2/3% or more of the voting interests of all Unit Owners. Directors and members not present in person or by proxy at the meeting considering the amendment may express their approval in writing, provided that such approval is delivered to the secretary at or prior to the meeting.

6.2 Material Amendments. Unless otherwise provided specifically to the contrary in this Declaration, no amendment shall change the configuration or size of any Unit in any material fashion, materially alter or modify the appurtenances to any Unit or change the percentage by which the Owner of a Unit shares the Common Expenses and owns the Common Elements and Common Surplus (any such change or alteration being a "Material Amendment"), unless the record Owner(s) thereof, and all record owners of mortgages or other liens thereon, shall join in the execution of the amendment and the amendment is otherwise approved by in excess of 66 2/3% of the voting interests of Unit Owners. The acquisition of property by the Association, material alterations or substantial additions to such property or the Common Elements by the Association and installation, replacement, operation, repair and maintenance of approved hurricane shutters, if in accordance with the provisions of this Declaration, shall not be deemed to constitute a material alteration or modification of the appurtenances of the Units, and accordingly, shall not constitute a Material Amendment.

6.3 Mortgagee's Consent. No amendment may be adopted which would eliminate, modify, prejudice, abridge or otherwise adversely affect any rights, benefits, privileges or priorities granted or reserved to mortgagees of Units without the consent of said mortgagees in each instance; nor shall an amendment make any change in the sections hereof entitled "Insurance", "Reconstruction or Repair after Casualty", or "Condemnation" unless the Primary Institutional First Mortgagee shall join in the amendment. Except as specifically provided herein or if required by FNMA or FHLMC, the consent and/or joinder of any lien

or mortgage holder on a Unit shall not be required for the adoption of an amendment to this Declaration and, whenever the consent or joinder of a lien or mortgage holder is required, such consent or joinder shall not be unreasonably withheld.

6.4 By The Developer. Notwithstanding anything herein contained to the contrary, during the time the Developer has the right to elect a majority of the Board of Directors of the Association, the Declaration, the Articles of Incorporation or the By-Laws of the Association may be amended by the Developer alone, without requiring the consent of any other party, to effect any change whatsoever, except for an amendment; (a) to permit time-share estates (which must be approved, if at all, by all Unit Owners and mortgagees on Units); or (b) to effect a Material Amendment which must be approved, if at all, in the manner set forth in Section 6.2 above. No amendment may be adopted which would eliminate, modify, prejudice, abridge or otherwise adversely affect any rights, benefits, privileges or priorities granted or reserved to the Developer, without the consent of the Developer in each instance.

6.5 Execution and Recording. An amendment, other than amendments made by the Developer alone pursuant to the Act or this Declaration, shall be evidenced by a certificate of the Association, executed either by the President of the Association or a majority of the members of the Board of Directors which shall include recording data identifying the Declaration and shall be executed with the same formalities required for the execution of a deed. An amendment of the Declaration is effective when the applicable certificate is properly recorded in the public records of the County. No provision of this Declaration shall be revised or amended by reference to its title or number only. Proposals to amend existing provisions of this Declaration shall contain the full text of the provision to be amended; new words shall be inserted in the text underlined; and words to be deleted shall be lined through with hyphens. However, if the proposed change is so extensive that this procedure would hinder, rather than assist, the understanding of the proposed amendment, it is not necessary to use underlining and hyphens as indicators of words added or deleted, but, instead, a notation must be inserted immediately preceding the proposed amendment in substantially the following language: "Substantial rewording of Declaration. See provision _____ for present text." Nonmaterial errors or omissions in the amendment process shall not invalidate an otherwise properly adopted amendment.

6.6 Proposed Phase. Notwithstanding anything contained in this Declaration to the contrary, Developer reserves the right to amend this Declaration for the purpose of adding the Proposed Phase to the Condominium utilizing the amendment form referred to in Section 23.1(j) hereof. The power and rights reserved to Developer herein may be exercised by Developer without the joinder or consent of any Unit Owner. Moreover, notwithstanding anything contained in this Declaration to the contrary, no amendment of this Declaration shall decrease the rights or interests or increase the duties or obligations of the Proposed Phase or Proposed Units prior to their submission to this Condominium without the prior written consent and joinder of the Developer. Finally, for so long as the Proposed Phase or Proposed Units have yet to be submitted to this Condominium (and Developer has not given the notice required under Section 718.403(3) of the Condominium Act regarding its intent not to do so), Developer may, without joinder or consent of the Condominium Association or any Unit Owner or mortgagee, adopt and record an amendment to this Declaration relating solely to such Proposed Phase or Proposed Units which does not materially affect the rights of Owners, lienors or mortgagees of the Units then submitted to this Condominium.

7 Maintenance and Repairs.

7.1 Units. All maintenance, repairs and replacements of, in or to any Unit, whether structural or nonstructural, ordinary or extraordinary, foreseen or unforeseen, including, without limitation, maintenance, repair and replacement of windows, window coverings, interior nonstructural walls, the interior side of any entrance door and all other doors within or affording access to a Unit, and the electrical (including wiring), plumbing (including fixtures and connections), heating and air conditioning equipment, fixtures and outlets, appliances, carpets and other floor coverings, all interior surfaces and the entire interior of the Unit lying within the boundaries of the Unit or other property belonging to the Unit Owner, shall be performed by the Owner of such Unit at the Unit Owner's sole cost and expense, except as otherwise expressly provided to the contrary herein. The obligation to maintain and repair any equipment and fixtures, or other items of personalty which are contained within a Unit (and Limited Common Elements) shall be the responsibility of the applicable Unit Owner and not the Association. Notwithstanding, the Association's obligation to maintain Limited Common Elements as set forth in Section 7.2 the Unit Owner shall maintain, repair and replace at his sole expense: (a) any garage doors of any Attached Garage or Detached Garage assigned to the Unit owned by such Owner as a Limited Common Element (except for painting of garage doors, which will be done by the Association and the cost of which shall be deemed to be a Common Expense) including any operational devices to open or operate the garage door (b) windows, window coverings, interior nonstructural walls, fixtures and outlets, interior surfaces and the entire interior of any Attached Garage or Detached Garage assigned to the Unit owned by the

Owner as a Limited Common Element (c) where a Limited Common Element appurtenant to the Unit owned by such Unit Owner consists of a balcony or terrace such Unit Owner shall maintain, repair and replace any storage space or area located within a terrace or balcony, the finished surfaces of floor within said areas, in any, the fixed and/or sliding glass doors in the entrance ways or other portions of said areas, if any, the electrical outlet(s) and fixtures therein, if any, the replacement of light bulbs, if any. The Unit Owner shall be responsible for the general maintenance and appearance of such areas. Notwithstanding the foregoing, the Association shall be responsible for the structural maintenance of all balconies, terraces, Attached Garages and Detached Garages including maintenance of the roofs therein.

7.2 Common Elements, Association Property and Limited Common Elements. Except to the extent (a) expressly provided to the contrary herein, or (b) proceeds of insurance are made available therefore, all maintenance, repairs and replacements in or to the Common Elements, Limited Common Elements and the Association Property, shall be performed by the Association and the cost and expense thereof shall be charged to all Unit Owners as a Common Expense, except to the extent arising from or necessitated by the negligence, misuse or neglect of specific Unit Owners, in which case such cost and expense shall be paid solely by such Unit Owners.

7.3 Specific Unit Owner Responsibility. The obligation to maintain and repair any air conditioning equipment, plumbing or electrical fixtures or other items of property which service a particular Unit or Units (to the exclusion of other Units) shall be the responsibility of the applicable Unit Owners, individually, and not the Association, without regard to whether such items are included within the boundaries of the Units.

8 Additions, Improvements or Alterations by the Association. Whenever in the judgment of the Board of Directors, the Common Elements, the Association Property, or any part of either, shall require capital additions, alterations or improvements (as distinguished from repairs and replacements) costing in excess of $50,000.00 in the aggregate in any calendar year, the Association may proceed with such additions, alterations or improvements only if the making of such additions, alterations or improvements shall have been approved by a majority of the voting interests represented at a meeting at which a quorum is attained. Any such additions, alterations or improvements to such Common Elements, the Association Property, or any part of either, costing in the aggregate $50,000.00 or less in a calendar year may be made by the Association without approval of the Unit Owners. The cost and expense of any such additions, alterations or improvements to such Common Elements or Association Property shall constitute a part of the Common Expenses and shall be assessed to the Unit Owners as Common Expenses. For purposes of this section, "aggregate in any calendar year" shall include the total debt incurred in that year, if such debt is incurred to perform the above-stated purposes, regardless of whether the repayment of any part of that debt is required to be made beyond that year. The provisions of this Section 8 shall apply in addition to the requirements of Section 718.113(2) of the Act.

9 Additions, Alterations or Improvements by Unit Owner.

9.1 Consent of the Board of Directors. No Unit Owner shall make any addition, alteration or improvement in or to the Common Elements, the Association Property, his Unit or any Limited Common Element without the prior written consent of the Board of Directors. The Board shall have the obligation to answer, in writing, any written request by a Unit Owner for approval of such an addition, alteration or improvement within thirty (30) days after such request and all additional information requested is received, and the failure to do so within the stipulated time shall constitute the Board's consent. The Board may condition the approval in any manner, including, without limitation, retaining approval rights of the contractor to perform the work and requiring the Unit Owner to obtain insurance naming the Developer and the Condominium as additional insureds. The proposed additions, alterations and improvements by the Unit Owners shall be made in compliance with all laws, rules, ordinances and regulations of all governmental authorities having jurisdiction, and with any conditions imposed by the Association with respect to design, structural integrity, aesthetic appeal, construction details, lien protection or otherwise. Any such addition, alteration or improvement may not adversely affect the structural integrity of the Buildings or cause any damage to or adversely affect the Common Elements, Limited Common Elements and/or the Condominium Property. Once approved by the Board of Directors, such approval may not be revoked. A Unit Owner making or causing to be made any such additions, alterations or improvements agrees, and shall be deemed to have agreed, for such Owner, and his heirs, personal representatives, successors and assigns, as appropriate, to hold the Association, the Developer and all other Unit Owners harmless from and to indemnify them for any liability or damage to the Condominium and/or Association Property and expenses arising therefrom, and shall be solely responsible for the maintenance, repair and insurance thereof from and after that date of installation or construction thereof as may be required by the Association. The Developer's and Association's rights of review and approval of plans and other submissions under this Declaration are intended solely for the benefit of the Association. Neither the Developer, the Association nor any of its officers, directors, employees, agents, contractors, consultants or attorneys shall be liable to any Owner or any other

person by reason of mistake in judgment, failure to point out or correct deficiencies in any plans or other submissions, negligence, or any other misfeasance, malfeasance or nonfeasance arising out of or in connection with the approval or disapproval of any plans or submissions. Anyone submitting plans hereunder, by the submission of same, and any Owner, by acquiring title to same, agrees not to seek damages from the Developer and/or the Association arising out of the Developer or Association's review of any plans under this Declaration or in granting their consent to any items thereunder. Without limiting the generality of the foregoing, the Developer and the Association shall not be responsible for reviewing, nor shall its review of any plans be deemed approval of, any plans from the standpoint of structural safety, soundness, workmanship, materials, usefulness, conformity with building or other codes or industry standards, or compliance with governmental requirements. Further, each Owner (including the successors and assigns) agrees to indemnify and hold the Developer and the Association harmless from and against any and all costs, claims (whether rightfully or wrongfully asserted), damages, expenses or liabilities whatsoever (including, without limitation, reasonable attorneys' fees and court costs at all trial and appellate levels), arising out of any review of plans by the Association or Developer under this Declaration or in granting their consent to any items thereunder.

9.2 Improvements, Additions or Alterations by Developer. Anything to the contrary notwithstanding, the foregoing restrictions of this Section 9 shall not apply to Developer-owned Units. The Developer shall have the additional right, without the consent or approval of the Association, the Board of Directors or other Unit Owners to make alterations, additions or improvements, structural and non-structural, interior and exterior, ordinary and extraordinary, in, to and upon any Unit owned by it and Limited Common Elements appurtenant thereto (including, without limitation, the removal of walls, floors, ceilings and other structural portions of the Improvements and the installation of signs). Any amendment to this Declaration required by a change made by the Developer pursuant to this Section 9.2 shall be adopted in accordance with Section 6 and Section 10 of this Declaration.

10 Changes in Developer-Owned Units. Without limiting the generality of the provisions of paragraph 9.2 above, and anything to the contrary notwithstanding, the Developer shall have the right, without the vote or consent of the Association or Unit Owners, 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 of Developer-owned Units by combining separate Developer-owned Units into one (1) or more Units (although being kept as two or more, as applicable separate legal Units so that each Unit that was combined retains all of its rights as a separate Unit under the provisions of the Declaration and the Act), or otherwise; and (d) reapportion among the Developer-owned Units affected by such change in size pursuant to the preceding clause, their appurtenant interests in the Common Elements and share of the Common Surplus and Common Expenses; provided, however, that the percentage interest in the Common Elements and share of the Common Surplus and Common Expenses of any Units (other than the affected Developer-owned Units) shall not be changed by reason thereof unless the Owners of such Units shall consent thereto and, provided further, that Developer shall comply with all laws, ordinances and regulations of all governmental authorities having jurisdiction in so doing. In making the above alterations, additions and improvements, the Developer may relocate and alter Common Elements adjacent to or near such Units, incorporate portions of the Common Elements into adjacent Units and incorporate Units into adjacent Common Elements, provided that such relocation and alteration does not materially adversely affect the market value or ordinary use of Units owned by Unit Owners other than the Developer. Any amendments to this Declaration required by changes of the Developer made pursuant to this Section 10, shall be effected by the Developer alone pursuant to Section 6.4, without the vote or consent of the Association or Unit Owners (or their mortgagees) required, except to the extent that any of same constitutes a Material Amendment, in which event, the amendment must be approved as set forth in Section 6.2 above. Without limiting the generality of Section 6.4 hereof, the provisions of this Section may not be added to, amended or deleted without the prior written consent of the Developer.

11 Operation of the Condominium by the Association; Powers and Duties.

11.1 Powers and Duties. The Association shall be the entity responsible for the operation of the Condominium and the Association Property. The powers and duties of the Association shall include those set forth in the By-Laws and Articles of Incorporation of the Association (respectively, Exhibits "4" and "5" annexed hereto), as amended from time to time. The affairs of the Association shall be governed by a Board of not less than three (3) nor more than nine (9) directors. Directors must be natural persons who are 18 years of age or older. Any 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 is not eligible for Board membership, provided, however, that the validity of any Board action is not affected if it is later determined that a member of the Board is ineligible for Board membership due to having been convicted of a felony.

In addition, the Association shall have all the powers and duties set forth in the Act, as well as all powers and duties granted to or imposed upon it by this Declaration, including, without limitation:

(a) The irrevocable right to have access to each Unit from time to time during reasonable hours as may be necessary for pest control purposes and for the maintenance, repair or replacement of any Common Elements or any portion of a Unit, if any, to be maintained by the Association, or at any time and by force, if necessary, to prevent damage to the Common Elements, the Association Property or to a Unit or Units, including, without limitation, (but without obligation or duty) to install and/or close hurricane shutters in the event of the issuance of a storm watch or storm warning.

(b) The power to make and collect Assessments and other charges against Unit Owners and to lease, maintain, repair and replace the Common Elements and the Association Property.

(c) The duty to maintain accounting records according to good accounting practices, which shall be open to inspection by Unit Owners or their authorized representatives at reasonable times upon prior written request.

(d) The duty to perform each and every of the obligations of the Developer under any agreements entered into for the provision of services related to or otherwise in connection with all or any part of the CATV System and/or arising out of the rights reserved by the Developer under Section 3.4(j) hereof, in the event the Developer, in its discretion, assigns any such agreements or rights to the Association, which obligations under the preceding part of this Section 11.1(d) are expressly assumed by the Association's joinder herein.

(e) The power to contract for the management and maintenance of the Condominium Property and to authorize a management agent (who may be an affiliate of the Developer) to assist the Association in carrying out its powers and duties by performing such functions as the submission of proposals, collection of Assessments, preparation of records, enforcement of rules and maintenance, repair and replacement of Common Elements with such funds as shall be made available by the Association for such purposes. The Association and its officers shall, however, retain at all times the powers and duties granted in the Condominium documents and the Condominium Act, including, but not limited to, the making of Assessments, promulgation of rules and execution of contracts on behalf of the Association.

(f) The power to borrow money, execute promissory notes and other evidences of indebtedness and to give as security therefore mortgages and security interests in property owned by the Association, if any, provided that such actions are approved by a majority of the entire membership of the Board of Directors and a majority of the Units represented at a meeting at which a quorum has been attained, or by such greater percentage of the Board or Unit Owners as may be specified in the By-Laws with respect to certain borrowing.

(g) The power to adopt and amend rules and regulations concerning the details of the operation and use of the Condominium and Association Property.

(h) The power to acquire, convey, lease and encumber real and personal property. Personal property shall be acquired, conveyed, leased or encumbered upon a majority vote of the Board of Directors, subject to Section 8 hereof. Real property (including, without limitation, any of the Units) shall be acquired, conveyed, leased or encumbered upon a majority vote of the Board of Directors alone; provided that the requirements of Section 8 pertaining to the Unit Owners' approval of costs in excess of the threshold amount stated therein (including the proviso regarding the debt incurred) shall also apply to the acquisition of real property; provided, further, however, that the acquisition of any Unit as a result of a foreclosure of the lien for Assessments (or by deed in lieu of foreclosure) shall be made upon the majority vote of the Board, regardless of the price for same and the Association, through its Board, has the power to hold, lease, mortgage or convey the acquired Unit(s) without requiring the consent of Unit Owners. The expenses of ownership (including the expense of making and carrying any mortgage related to such ownership), rental, membership fees, taxes, Assessments, operation, replacements and other expenses and undertakings in connection therewith shall be Common Expenses.

(i) The power to execute all documents or consents, on behalf of all Unit Owners (and their mortgagees), required by all governmental and/or quasi-governmental agencies in connection with land use and development matters (including, without limitation, plats, waivers of plat, unities of title, covenants in lieu thereof, etc.), and in that regard, each Owner, by acceptance of the deed to such Owner's

Unit, and each mortgagee of a Unit Owner by acceptance of a lien on said Unit, appoints and designates the President of the Association, as such Owner's agent and attorney-in-fact to execute any and all such documents or consents.

(j) All of the powers which a corporation not for profit in the State of Florida may exercise pursuant to this Declaration, the Articles of Incorporation, the Bylaws, Chapters 607 and 617, Florida Statutes and the Act, in all cases except as expressly limited or restricted in the Act.

(k) The power to act as the collection agent on behalf, and at the request, of the Master Association for assessments due from Unit Owners; provided, however, that any assessments so collected shall not be deemed Assessments or Common Expenses hereunder.

(l) The power to collect from all Unit Owners all amounts due under the Master Covenant and REA which are hereby deemed to be Common Expenses.

(m) At such time as the Proposed Phase is submitted by the Developer as part of the Condominium, the duty to perform: (i) all New Drive Maintenance Obligations under the REA which New Drive Maintenance Obligations are hereby assigned by the Developer to the Association and which New Drive Maintenance Obligations are hereby expressly assumed by the Association's joinder herein and (ii) all other REA Maintenance Obligations pertaining to the Condominium and other obligations, duties and responsibilities of the Unit Owners or the Condominium under the terms of the REA; which are hereby expressly assumed by the Association's joinder herein.

(n) The power to execute any instrument, consent or other document required under the Master Covenants and/or the REA on behalf of the Unit Owners.

In the event of conflict among the powers and duties of the Association or the terms and provisions of this Declaration and the Master Covenants and/or the REA, or otherwise, the Master Covenants and/or the REA, as applicable shall take precedence over this Declaration (to the extent that such provision of the Master Covenants and/or the REA, as applicable is not contrary or in violation of the Act), and this Declaration shall take precedence over the Articles of Incorporation, By-Laws and applicable rules and regulations, all as amended from time to time. Notwithstanding anything in this Declaration to the contrary, the Association shall at all times be the entity having ultimate control over the Condominium, consistent with the Act.

11.2 Limitation Upon Liability of Association. Notwithstanding the duty of the Association to maintain and repair parts of the Condominium Property, the Association shall not be liable to Unit Owners for injury or damage, other than for the cost of maintenance and repair, caused by any latent condition of the Condominium Property. Further, the Association shall not be liable for any such injury or damage caused by defects in design or workmanship or any other reason connected with any additions, alterations or improvements or other activities done by or on behalf of any Unit Owners regardless of whether or not same shall have been approved by the Association pursuant to Section 9 hereof. The Association also shall not be liable to any Unit Owner or lessee or to any other person or entity for any property damage, personal injury, death or other liability on the grounds that the Association did not obtain or maintain insurance (or carried insurance with any particular deductible amount) for any particular matter where: (i) such insurance is not required hereby; or (ii) the Association could not obtain such insurance at reasonable costs or upon reasonable terms.

11.3 Restraint Upon Assignment of Shares in Assets. The share of a Unit Owner in the funds and assets of the Association cannot be assigned, hypothecated or transferred in any manner except as an appurtenance to his Unit.

11.4 Approval or Disapproval of Matters. Whenever the decision of a Unit Owner is required upon any matter, whether or not the subject of an Association meeting, that decision shall be expressed by the same person who would cast the vote for that Unit if at an Association meeting, unless the joinder of all record Owners of the Unit is specifically required by this Declaration or by law.

11.5 Acts of the Association. Unless the approval or action of Unit Owners, and/or a certain specific percentage of the Board of Directors of the Association, is specifically required in this Declaration, the Articles of Incorporation or By-Laws of the Association, applicable rules and regulations or applicable law, all approvals or actions required or permitted to be given or taken by the Association shall be given or taken by the Board of Directors, without the consent of Unit Owners, and the Board may so approve and act through the proper officers of the Association without a specific resolution. When an approval or action of the Association is permitted to be given or taken hereunder or thereunder, such

action or approval may be conditioned in any manner the Association deems appropriate or the Association may refuse to take or give such action or approval without the necessity of establishing the reasonableness of such conditions or refusal.

11.6 Effect on Developer. If the Developer holds a Unit for sale in the ordinary course of business, none of the following actions may be taken without the prior written approval of the Developer:

(a) Assessment of the Developer as a Unit Owner for capital improvements, or for transitional engineers or attorneys or for legal expenses incurred in any other action that would be detrimental to the sales of Units by the Developer, provided however, that an increase in assessments for Common Expenses, without discrimination against the Developer, shall not be deemed to be detrimental to its sales of Units;

(b) Any action by the Association that would, in the Developer's sole and exclusive opinion, be detrimental to the construction, decorating, design, marketing, promotion or sale of Units by the Developer; provided, however, that an increase in Assessments for Common Expenses without discrimination against the Developer shall not be deemed to be detrimental to the sale of Units.

12 Determination of Common Expenses and Fixing of Assessments Therefore. The Board of Directors shall from time to time, and at least annually, prepare a budget for the Condominium and the Association, determine the amount of Assessments payable by the Unit Owners to meet the Common Expenses of the Condominium and allocate and assess such expenses among the Unit Owners in accordance with the provisions of this Declaration and the By-Laws. The Board of Directors shall advise all Unit Owners promptly in writing of the amount of the Assessments payable by each of them as determined by the Board of Directors as aforesaid and shall furnish copies of the budget, on which such Assessments are based, to all Unit Owners and (if requested in writing) to their respective mortgagees. The Common Expenses shall include the expenses of and reserves for (if required by, and not waived in accordance with, applicable law) the operation, maintenance, repair and replacement of the Common Elements and Association Property, costs of carrying out the powers and duties of the Association and any other expenses designated as Common Expenses by the Act, this Declaration, the Articles or By-Laws of the Association, applicable rules and regulations or by the Association. Incidental income to the Association, if any, may be used to pay regular or extraordinary Association expenses and liabilities, to fund reserve accounts, or otherwise as the Board shall determine from time to time, and need not be restricted or accumulated. Any Budget adopted shall be subject to change to cover actual expenses at any time. Any such change shall be adopted consistent with the provisions of this Declaration and the By-Laws.

13 Collection of Assessments.

13.1 Liability for Assessments. A Unit Owner, regardless of how title is acquired, including by purchase at a foreclosure sale or by deed in lieu of foreclosure shall be liable for all Assessments coming due while he is the Unit Owner. Additionally a Unit Owner shall be jointly and severally liable with the previous Owner for all unpaid Assessments that came due up to the time of the conveyance, without prejudice to any right the Owner may have to recover from the previous Owner the amounts paid by the grantee Owner. The liability for Assessments may not be avoided by waiver of the use or enjoyment of any Common Elements or by the abandonment of the Unit for which the Assessments are made or otherwise.

13.2 Special and Capital Improvement Assessments. In addition to Assessments levied by the Association to meet the Common Expenses of the Condominium and the Association, the Board of Directors may levy "Special Assessments" and "Capital Improvement Assessments" upon the following terms and conditions:

(a) "Special Assessments" shall mean any assessment levied against a Unit Owner other than the assessment required by a budget adopted annually.

(b) "Capital Improvement Assessments" shall mean and refer to a Special Assessment against each Owner and his Unit, representing a portion of the costs incurred by the Association for the acquisition, installation, construction or replacement (as distinguished from repairs and maintenance) of any capital improvements located or to be located within the Common Elements or Association Property.

(c) Special Assessments and Capital Improvement Assessments may be levied by the Board and shall be payable in lump sums or installments, in the discretion of the Board; provided that, if such Special Assessments or Capital Improvement Assessments, in the aggregate in any year, exceed $125,000.00 or cause the total Assessments levied to exceed 115% of Assessments for the preceding

This Document is the property of the Lake County Recorder! STOP

calendar year, the Board must obtain approval of a majority of the Units represented at a meeting at which a quorum is attained.

13.3 Default in Payment of Assessments for Common Expenses. Assessments and installments thereof not paid within ten (10) days from the date when they are due shall bear interest at fifteen percent (15%) per annum from the date due until paid and shall be subject to an administrative late fee in an amount not to exceed the greater of $25.00 or five percent (5%) of each delinquent installment. The Association has a lien on each Condominium Parcel to secure the payment of Assessments. Except as set forth below, the lien is effective from, and shall relate back to, the last to occur of the recording of this Declaration or amendment thereto creating the subject Unit located in a subsequent phase of the Condominium. However, as to first mortgages of record, the lien is effective from and after recording of a claim of lien. The lien shall be evidenced by the recording of a claim of lien in the Public Records of the County. To be valid, the claim of lien must state the description of the Condominium Parcel, the name of the record Owner, the name and address of the Association, the amount due and the due dates, and the claim of lien must be executed and acknowledged by an officer or authorized officer of the Association. The claim of lien shall not be released until all sums secured by it (or such other amount as to which the Association shall agree by way of settlement) have been fully paid or until it is barred by law. No such lien shall be effective longer than one (1) year after the claim of lien has been recorded unless, within that one (1) year period, an action to enforce the lien is commenced. The one (1) year period shall automatically be extended for any length of time during which the Association is prevented from filing a foreclosure action by an automatic stay resulting from a bankruptcy petition filed by the Owner or any other person claiming an interest in the Unit. The claim of lien shall secure (whether or not stated therein) all unpaid Assessments, which are due and which may accrue subsequent to the recording of the claim of lien and prior to the entry of a certificate of title, as well as interest and all reasonable costs and attorneys' fees incurred by the Association incident to the collection process. Upon payment in full, the person making the payment is entitled to a satisfaction of the lien in recordable form. The Association may bring an action in its name to foreclose a lien for unpaid Assessments in the manner a mortgage of real property is foreclosed and may also bring an action at law to recover a money judgment for the unpaid Assessments without waiving any claim of lien. The Association is entitled to recover its reasonable attorneys' fees incurred either in a lien foreclosure action or an action to recover a money judgment for unpaid Assessments.

As an additional right and remedy of the Association, upon default in the payment of Assessments as aforesaid and after thirty (30) days' prior written notice to the applicable Unit Owner and the recording of a claim of lien, the Association may accelerate and declare immediately due and payable all installments of Assessments for the remainder of the fiscal year. In the event that the amount of such installments changes during the remainder of the fiscal year, the Unit Owner or the Association, as appropriate, shall be obligated to pay or reimburse to the other the amount of increase or decrease within ten (10) days of same taking effect.

13.4 Notice of Intention to Foreclose Lien. No foreclosure judgment may be entered until at least thirty (30) days after the Association gives written notice to the Unit Owner of its intention to foreclose its lien to collect the unpaid Assessments. If this notice is not given at least thirty (30) days before the foreclosure action is filed, and if the unpaid Assessments, including those coming due after the claim of lien is recorded, are paid before the entry of a final judgment of foreclosure, the Association shall not recover attorney's fees or costs. The notice must be given by delivery of a copy of it to the Unit Owner or by certified or registered mail, return receipt requested, addressed to the Unit Owner at the last known address, and upon such mailing, the notice shall be deemed to have been given. If after diligent search and inquiry the Association cannot find the Unit Owner or a mailing address at which the Unit Owner will receive the notice, the court may proceed with the foreclosure action and may award attorney's fees and costs as permitted by law. The notice requirements of this subsection are satisfied if the Unit Owner records a Notice of Contest of Lien as provided in the Act.

13.5 Appointment of Receiver to Collect Rental. If the Unit Owner remains in possession of the Unit after a foreclosure judgment have been entered, the court in its discretion may require the Unit Owner to pay a reasonable rental for the Unit. If the Unit is rented or leased during the pendency of the foreclosure action, the Association is entitled to the appointment of a receiver to collect the rent. The expenses of such receiver shall be paid by the party which does not prevail in the foreclosure action.

13.6 First Mortgagee. The liability of the holder of a first mortgage on a Unit (each, a "First Mortgagee"), or its successors or assigns, who acquires title to a Unit by foreclosure or by deed in lieu of foreclosure for the unpaid Assessments (or installments thereof) that became due prior to the First Mortgagee's acquisition of title is limited to the lesser of:

(a) 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 been received by the Association: or

(b) One percent (1%) of the original mortgage debt.

The limitations set forth in clauses (a) and (b) above shall not apply unless the First Mortgagee joined the Association as a defendant in the foreclosure action. Joinder of the Association, however, 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.

A First Mortgagee acquiring title to a Unit as a result of foreclosure or deed in lieu thereof may not, during the period of its ownership of such Unit, whether or not such Unit is occupied, be excused from the payment of some or all of the Common Expenses coming due during the period of such ownership.

13.7 Maintenance Guaranty. During the period commencing from the date of recording of the first deed of conveyance to the purchaser of a Unit until the earlier of one (1) year thereafter or 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 the Common Expenses and Assessments attributable to Units that it owns 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 following amounts set forth on Exhibit "6", and provided further that the Developer shall be obligated to pay any amount of Common Expenses actually incurred during the Guarantee Period and not produced by the Assessments at the guaranteed level. For purposes of this paragraph, income to the Association other than Assessments (as defined herein and in the Act) shall not be taken into account when determining the deficits to be funded by the Developer. After the Initial Guarantee Expiration Date, the Developer shall have the option of extending the Guarantee Period for one (1) or more additional periods, (not to exceed three (3) 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 increase during any such Additional Guarantee Period over 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 an Additional Guarantee Period not produced by the Assessments at the guaranteed level. 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. No funds received from the Unit Owners payable to the Association or collected by the Developer on behalf of the Association, other than regular periodic Assessments for Common Expenses, as provided in this Declaration and disclosed in the Estimated Operating Budget referred to above, shall be used for the payment of Common Expenses prior to the then applicable Guarantee Expiration Date. This restriction shall apply to funds including, but not limited to, capital contributions or start-up funds collected from the Unit Owners at the time Unit Owners purchased Units in the Condominium from the Developer. Notwithstanding the foregoing, if the Developer-controlled Association has maintained all insurance coverages required by § 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 an act of God occurring during the same Guarantee Period, 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, 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 ownership interest in the Common Elements as set forth in Exhibit "3" attached hereto.

13.8 Estoppel Statement. Within fifteen (15) days after receiving a written request therefore from a purchaser, Unit Owner or mortgagee of a Unit, the Association shall provide a certificate, signed by an officer or agent of the Association, stating all Assessments and other moneys owed to the Association by the Unit Owner with respect to his Unit. Any person other than the Unit Owner who relies upon such certificate shall be protected thereby.

13.9 Installments. Regular Assessments shall be collected monthly or quarterly, in advance, at the option of the Association. Initially, assessments will be collected monthly.

13.10 Application of Payments. Any payments received by the Association from a delinquent Unit Owner shall be applied first to any interest accrued on the delinquent installment(s)

as aforesaid, then to any administrative late fees, then to any costs and reasonable attorneys' fees incurred in collection and then to the delinquent and any accelerated Assessments. The foregoing shall be applicable notwithstanding any restrictive endorsement, designation or instruction placed on or accompanying a payment.

14 Insurance. Insurance covering the Condominium Property and the Association Property shall be governed by the following provisions:

14.1 Purchase, Custody and Payment.

(a) Purchase. All insurance policies described herein covering portions of the Condominium and Association Property shall be purchased by the Association and shall be issued either by an insurance company authorized to do business in Florida, or a surplus lines carrier reasonably acceptable to the Board.

(b) Approval. Each insurance policy, the agency and company issuing the policy and the Insurance Trustee (if appointed) hereinafter described shall be subject to the approval of the Primary Institutional First Mortgagee in the first instance, if requested thereby.

(c) Named Insured. The named insured shall be the Association, individually, and as agent for Owners of Units covered by the policy, without naming them, and as agent for their mortgagees, without naming them. The Unit Owners and their mortgagees shall be deemed additional insureds.

(d) Custody of Policies and Payment of Proceeds. All policies shall provide that payments for losses made by the insurer shall be paid to the Insurance Trustee (if appointed), and all policies and endorsements thereto shall be deposited with the Insurance Trustee (if appointed). The Association must retain copies of all such insurance policies and endorsements deposited with the Insurance Trustee.

(e) Copies to Mortgagees. One copy of each insurance policy, or a certificate evidencing such policy, and all endorsements thereto, shall be furnished by the Association upon request to each Institutional First Mortgagee who holds a mortgage upon a Unit covered by the policy. Copies or certificates shall be furnished not less than ten (10) days prior to the beginning of the term of the policy, or not less than ten (10) days prior to the expiration of each preceding policy that is being renewed or replaced, as appropriate.

(f) Personal Property and Liability. Except as specifically provided herein or by the Act, the Association shall not be responsible to Unit Owners to obtain insurance coverage upon the property lying within the boundaries of their Unit, including, but not limited to, their personal property, and for their personal liability and living expense and for any other risks not otherwise insured in accordance herewith.

14.2 Coverage. The Association shall maintain insurance covering the following:

(a) Casualty. The Buildings (including all fixtures, installations or additions comprising that part of the Building within the boundaries of the Units and required by the Act to be insured under the Association's policies) and all Improvements located on the Common Elements and the Association Property from time to time, together with all fixtures, building service equipment, personal property and supplies constituting the Common Elements or Association Property (collectively the "Insured Property"), shall be insured in an amount not less than 100% of the full insurable replacement value thereof, excluding foundation and excavation costs. Every hazard insurance policy issued or renewed to protect the Condominium shall provide primary coverage for (which constitutes part of the Insured Property):

(i) All portions of the Condominium Property located outside the Units;

(ii) The Condominium Property located inside the Units as such property was initially installed, or replacements thereof of like kind and quality and in accordance with the original plans and specifications or, if the original plans and specifications are not available, as they existed at the time the Unit was initially conveyed; and

(iii) All portions of the Condominium Property for which this Declaration requires coverage by the Association.

Notwithstanding the foregoing, the Insured Property shall not include, and shall specifically exclude all floor, wall, and ceiling coverings, electrical fixtures, appliances, air conditioner or heating equipment, water heaters, water filters, built-in cabinets and countertops, and window treatments, including curtains,

drapes, blinds, hardware, and similar window treatment components, or replacements of any of the foregoing which are located within the boundaries of a Unit and serve only one Unit and all air conditioning compressors that service only an individual Unit, whether nor not located within the Unit boundaries. Such policies may contain reasonable deductible provisions as determined by the Board of Directors of the Association. The foregoing is intended to establish the property or casualty insuring responsibilities of the Association and those of the individual Unit Owner and do not serve to broaden or extend the perils of coverage afforded by any insurance contract provided to the individual Unit Owner. Such coverage shall afford protection against loss or damage by fire and other hazards covered by a standard extended coverage endorsement, and such other risks as from time to time are customarily covered with respect to buildings and improvements similar to the insured Property in construction, location and use, including, but not limited to, vandalism and malicious mischief. Every hazard insurance policy issued or renewed to an individual Unit Owner shall provide that the coverage afforded by such policy is excess over the amount recoverable under any other policy covering the same property. Each insurance policy issued to an individual Unit Owner providing such coverage shall be without rights of subrogation against the Condominium Association that operates the Condominium in which such Unit Owner's Unit is located. All real or personal property located within the boundaries of the Unit Owner's Unit which is excluded from the coverage to be provided by the Association as set forth in this paragraph 14.2(a) shall be insured by the individual Unit Owner.

(b) Liability. Comprehensive general public liability and automobile liability insurance covering loss or damage resulting from accidents or occurrences on or about or in connection with the Insured Property or adjoining driveways and walkways, or any work, matters or things related to the Insured Property, with such coverage as shall be required by the Board of Directors of the Association, but with combined single limit liability of not less than $1,000,000 for each accident or occurrence, $100,000 per person and $50,000 property damage, and with a cross liability endorsement to cover liabilities of the Unit Owners as a group to any Unit Owner, and vice versa. The Association may also obtain and maintain liability insurance for its directors and officers and for the benefit of the Association's employees.

(c) Worker's Compensation and other mandatory insurance, when applicable.

(d) Flood Insurance covering the Common Elements, Association Property and Units if required by the Primary Institutional First Mortgagee or FNMA/FHLMC, or if the Association so elects.

(e) Fidelity Insurance or Fidelity Bonds. The Association shall obtain and maintain adequate insurance or fidelity bonding of all persons who control or disburse Association funds, which shall include, without limitation, those individuals authorized to sign Association checks and the president, secretary and treasurer of the Association. The insurance policy or fidelity bond shall be in such amount as shall be determined by a majority of the Board, but must be sufficient to cover the maximum funds that will be in the custody of the Association or its management agent at any one time. The premiums on such bonds and/or insurance shall be paid by the Association as a Common Expense.

(f) Association Property. Appropriate additional policy provisions, policies or endorsements extending the applicable portions of the coverage described above to all Association Property, where such coverage is available.

(g) Such Other Insurance as the Board of Directors of the Association shall determine from time to time to be desirable.

When appropriate and obtainable, each of the foregoing policies shall waive the insurer's right to: (i) subrogation against the Association and against the Unit Owners individually and as a group, (ii) to pay only a fraction of any loss in the event of coinsurance or if other insurance carriers have issued coverage upon the same risk, and (iii) avoid liability for a loss that is caused by an act of the Board of Directors of the Association, a member of the Board of Directors of the Association, one or more Unit Owners or as a result of contractual undertakings. Additionally, each policy shall provide that any insurance trust agreement will be recognized, that the insurance provided shall not be prejudiced by any act or omissions of individual Unit Owners that are not under the control of the Association, and that the policy shall be primary, even if a Unit Owner has other insurance that covers the same loss. Every casualty insurance policy obtained by the Association, if required by FNMA/FHLMC, shall have the following endorsements: (i) agreed amount and inflation guard and (ii) steam boiler

coverage (providing at least $50,000 coverage for each accident at each location), if applicable.

14.3 Additional Provisions. All policies of insurance shall provide that such policies may not be canceled or substantially modified without at least thirty (30) days' prior written notice to all of the named insureds, including all mortgagees of Units. Prior to obtaining any policy of casualty insurance or any renewal thereof, the Board of Directors may (or if required by FNMA/FHLMC, shall) obtain an appraisal from a fire insurance company, or other competent appraiser, of the full insurable replacement value of the Insured Property (exclusive of foundations), without deduction for depreciation, for the purpose of determining the amount of insurance to be effected pursuant to this Section.

14.4 Premiums. Premiums upon insurance policies purchased by the Association shall be paid by the Association as a Common Expense, except that the costs of fidelity bonding for any management company employee may be paid by such company pursuant to its contract with the Association. Premiums may be financed in such manner as the Board of Directors deems appropriate.

14.5 Insurance Trustee; Share of Proceeds. All insurance policies obtained by or on behalf of the Association shall be for the benefit of the Association, the Unit Owners and their mortgagees, as their respective interests may appear, and shall provide that all proceeds covering property losses shall be paid to the Insurance Trustee which may be designated by the Board of Directors as provided in Section 14.10 below, and which, if so appointed, shall be a bank or trust company in Florida with trust powers, with its principal place of business in the State of Florida. The Insurance Trustee shall not be liable for payment of premiums, nor for the renewal or the sufficiency of policies, nor for the failure to collect any insurance proceeds. The 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 Unit Owners and their respective mortgagees in the following shares, but shares need not be set forth on the records of the Insurance Trustee:

(a) Insured Property. Proceeds on account of damage to the Insured Property shall be held in undivided shares for each Unit Owner, such shares being the same as the undivided shares in the Common Elements appurtenant to each Unit, provided that if the Insured Property so damaged includes property lying within the boundaries of specific Units, that portion of the proceeds allocable to such property shall be held as if that portion of the Insured Property were Optional Property as described in paragraph (b) below.

(b) Optional Property. Proceeds on account of damage solely to Units and/or certain portions or all of the contents thereof not included in the Insured Property (all as determined by the Association in its sole discretion) (collectively the "Optional Property"), if any is collected by reason of optional insurance which the Association elects to carry thereon (as contemplated herein), shall be held for the benefit of Owners of Units or other portions of the Optional Property damaged in proportion to the cost of repairing the damage suffered by each such affected Owner, which cost and allocation shall be determined in the sole discretion of the Association.

(c) Mortgagees. No mortgagee shall have any right to determine or participate in the determination as to whether or not any damaged property shall be reconstructed or repaired, and no mortgagee shall have any right to apply or have applied to the reduction of a mortgage debt any insurance proceeds, except for actual distributions thereof made to the Unit Owner and mortgagee pursuant to the provisions of this Declaration.

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

(a) Expenses of the Trustee. All expenses of the Insurance Trustee shall be first paid or provision shall be made therefore.

(b) Reconstruction or Repair. If the damaged property for which the proceeds are paid is to be repaired or reconstructed, the remaining proceeds shall be paid to defray the cost thereof as elsewhere provided herein. Any proceeds remaining after defraying such costs shall be distributed to the beneficial Owners thereof, remittances to Unit Owners and their mortgagees being payable jointly to them.

(c) Failure to Reconstruct or Repair. If it is determined in the manner elsewhere provided that the damaged property for which the proceeds are paid shall not be reconstructed or repaired, the remaining proceeds shall be allocated among the beneficial owners as provided in Section 14.5 above, and distributed first to all

Institutional First Mortgagees in an amount sufficient to pay off their mortgages, and the balance, if any, to the beneficial owners.

(d) Certificate. In making distributions to Unit Owners and their mortgagees, the Insurance Trustee (if appointed) may rely upon a certificate of the Association made by its President and Secretary as to the names of the Unit Owners and their mortgagees and their respective shares of the distribution.

14.7 Association as Agent. The Association is hereby irrevocably appointed as agent and attorney-in-fact for each Unit Owner and for each Owner of a mortgage or other lien upon a Unit and for each Owner of any other interest in the Condominium Property to adjust all claims arising under insurance policies purchased by the Association and to execute and deliver releases upon the payment of claims.

14.8 Unit Owners' Personal Coverages. Unless the Association elects otherwise, the insurance purchased by the Association shall not cover claims against an Owner due to accidents occurring within his Unit, nor casualty or theft loss to the contents of an Owner's Unit. It shall be the obligation of the individual Unit Owner, if such Owner so desires, to purchase and pay for insurance as to all such and other risks not covered by insurance carried by the Association.

14.9 Benefit of Mortgagees. Certain provisions in this Section 14 entitled "Insurance" are for the benefit of mortgagees of Units and may be enforced by such mortgagees.

14.10 Appointment of Insurance Trustee. The Board of Directors of the Association shall have the option in its discretion of appointing an Insurance Trustee hereunder. If the Association fails or elects not to appoint such Trustee, the Association will perform directly all obligations imposed upon such Trustee by this Declaration. Fees and expenses of any Insurance Trustee are Common Expenses.

14.11 Presumption as to Damaged Property. In the event of a dispute or lack of certainty as to whether damaged property constitutes a Unit(s) or Common Elements, such property shall be presumed to be Common Elements.

14.12 Damage Not Covered. The cost to repair any damage caused to a Common Element or other property owned by the Association by a Unit Owner or Unit which is not covered by insurance shall be the responsibility of and shall be paid by said Unit Owner. The cost of any damage to a Unit not covered by insurance caused from a source outside the Unit, which source of damage is under the control and management of the Association, and said damage is through no negligence on the part of the Association, shall be borne by the Unit Owner sustaining the damage.

15 Reconstruction or Repair After Fire or Other Casualty

15.1 Determination to Reconstruct or Repair. Subject to the immediately following paragraph, in the event of damage to or destruction of the Insured Property (and the Optional Property, if insurance has been obtained by the Association with respect thereto) as a result of fire or other casualty, the Board of Directors shall arrange for the prompt repair and restoration of the Insured Property (and the Optional Property, if insurance has been obtained by the Association with respect thereto) and the Insurance Trustee (if appointed) shall disburse the proceeds of all insurance policies to the contractors engaged in such repair and restoration in appropriate progress payments

If 75% or more of the Insured Property (and the Optional Property, if insurance has been obtained by the Association with respect thereto) is substantially damaged or destroyed and if Unit Owners owning 80% of the applicable interests in the Common Elements duly and promptly resolve not to proceed with the repair or restoration thereof and a Majority of Institutional First Mortgagees approve such resolution, the Condominium shall be terminated as further provided in Section 19 hereof and the Condominium Property will not be repaired and shall be subject to an action for partition instituted by the Association, any Unit Owner, mortgagee or lienor, as if the Condominium Property were owned in common, in which event the net proceeds of insurance resulting from such damage or destruction shall be divided among all the Unit Owners in proportion to their respective interests in the Common Elements (with respect to proceeds held for damage to the Insured Property other than that portion of the Insured Property lying within the boundaries of the Unit), and among affected Unit Owners in proportion to the damage suffered by each such affected Unit Owner, as determined in the sole discretion of the Association (with respect to proceeds held for damage to the Optional Property, if any, and/or that portion of the Insured Property lying within the boundaries of the Unit); provided, however, that no payment shall be made to a Unit Owner until there has first been paid off out of his share of such fund all mortgages and liens on his Unit in the order of priority of such mortgages and liens.

Whenever in this Section the words "promptly repair" are used, it shall mean that repairs are to begin not more than sixty (60) days from the date the Insurance Trustee (if appointed) notifies the Board of Directors and Unit Owners that it holds proceeds of insurance on account of such damage or destruction sufficient to pay the estimated cost of such work, or not more than ninety (90) days after the Insurance Trustee (if appointed) notifies the Board of Directors and the Unit Owners that such proceeds of insurance are insufficient to pay the estimated costs of such work. The Insurance Trustee (if appointed) may rely upon a certificate of the Association made by its President and Secretary to determine whether or not the damaged property is to be reconstructed or repaired.

15.2 Plans and Specifications. Any reconstruction or repair must be made substantially in accordance with the plans and specifications for the original Improvements and then applicable building and other codes; or if not, then in accordance with the plans and specifications approved by the Board of Directors of the Association and then applicable building and other codes, and, if the damaged property which is to be altered is the Buildings or the Optional Property, by the Owners of not less than 80% of the applicable interests in the Common Elements, as well as the Owners of all Units and other portions of the Optional Property (and their respective mortgagees) the plans for which are to be altered.

15.3 Special Responsibility. If the damage is only to those parts of the Optional Property for which the responsibility of maintenance and repair is that of the respective Unit Owners, then the Unit Owners shall be responsible for all necessary reconstruction and repair, which shall be effected promptly and in accordance with guidelines established by the Board of Directors (unless insurance proceeds are held by the Association with respect thereto by reason of the purchase of optional insurance thereon, in which case the Association shall have the responsibility to reconstruct and repair the damaged Optional Property, provided the respective Unit Owners shall be individually responsible for any amount by which the cost of such repair or reconstruction exceeds the insurance proceeds held for such repair or reconstruction on a Unit by Unit basis, as determined in the sole discretion of the Association). In all other instances, the responsibility for all necessary reconstruction and repair shall be that of the Association.

(a) Disbursement. The proceeds of insurance collected on account of a casualty, and the sums collected from Unit Owners on account of such casualty, shall constitute a construction fund which shall be disbursed in payment of the costs of reconstruction and repair in the following manner and order:

(i) Association - Lesser Damage. If the amount of the estimated costs of reconstruction and repair which are the responsibility of the Association is less than $100,000, then the construction fund shall be disbursed in payment of such costs upon the order of the Board of Directors of the Association; provided, however, that upon request to the Insurance Trustee (if appointed) by an Institutional First Mortgagee which is a beneficiary of an insurance policy the proceeds of which are included in the construction fund, such fund shall be disbursed in the manner provided below for the reconstruction and repair of major damage.

(ii) Association - Major Damage. If the amount of the estimated costs of reconstruction and repair which are the responsibility of the Association is more than $100,000, then the construction fund shall be disbursed in payment of such costs in the manner contemplated by subparagraph (i) above, but then only upon the further approval of an architect or engineer qualified to practice in Florida and employed by the Association to supervise the work.

(iii) Unit Owners. If there is a balance of insurance proceeds after payment of all costs of reconstruction and repair that are the responsibility of the Association, this balance may be used by the Association to effect repairs to the Optional Property (if not insured or if under-insured), or may be distributed to Owners of the Optional Property who have the responsibility for reconstruction and repair thereof. The distribution shall be in the proportion that the estimated cost of reconstruction and repair of such damage to each affected Unit Owner bears to the total of such estimated costs to all affected Unit Owners, as determined by the Board provided, however, that no Unit Owner shall be paid an amount in excess of the estimated costs of repair for his portion of the Optional Property. All proceeds must be used to effect repairs to the Optional Property, and if insufficient to complete such repairs, the Owners shall pay the deficit with respect to their portion of the Optional Property and promptly effect the repairs. Any balance remaining after such repairs have been effected shall, be distributed to the affected Unit Owners and their mortgagees jointly as elsewhere herein contemplated.

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

(v) Certificate. Notwithstanding the provisions herein, the Insurance Trustee shall not be required to determine whether or not sums paid by Unit Owners upon Assessments shall be deposited by the Association with the Insurance Trustee, nor to determine whether the disbursements from the construction fund are to be made upon the order of the Association alone or upon the additional approval of an architect, engineer or otherwise, nor whether a disbursement is to be made from the construction fund, nor to determine whether surplus funds to be distributed are less than the Assessments paid by Owners, nor to determine the payees nor the amounts to be paid. The Insurance Trustee may rely upon a certificate of the Association, made by its President and Secretary, as to any or all of such matters and stating that the sums to be paid are due and properly payable, and stating the names of the payees and the amounts to be paid.

15.4 Assessments. If the proceeds of the insurance are not sufficient to defray the estimated costs of reconstruction and repair to be effected by the Association, or if at any time during reconstruction and repair, or upon completion of reconstruction and repair, the funds for the payment of the costs of reconstruction and repair are insufficient, Assessments shall be made against the Unit Owners in sufficient amounts to provide funds for the payment of such costs. Such Assessments on account of damage to the Insured Property shall be in proportion to all of the Owners' respective shares in the Common Elements, and on account of damage to the Optional Property, the Association shall charge the Owner (but shall not levy an Assessment) in proportion to the cost of repairing the damage suffered by each Owner thereof, as determined by the Association.

15.5 Benefit of Mortgagees. Certain provisions in this Section 15 are for the benefit of mortgagees of Units and may be enforced by any of them.

16 Condemnation.

16.1 Deposit of Awards with Insurance Trustee. The taking of portions of the Condominium Property or Association Property by the exercise of the power of eminent domain shall be deemed to be a casualty, and the awards for that taking shall be deemed to be proceeds from insurance on account of the casualty and shall be deposited with the Insurance Trustee. Even though the awards may be payable to Unit Owners, the Unit Owners shall deposit the awards with the Insurance Trustee; and in the event of failure to do so, in the discretion of the Board of Directors of the Association, a charge shall be made against a defaulting Unit Owner in the amount of his award, or the amount of that award shall be set off against the sums hereafter made payable to that Owner.

16.2 Determination Whether to Continue Condominium. Whether the Condominium will be continued after condemnation will be determined in the manner provided for determining whether damaged property will be reconstructed and repaired after casualty. For this purpose, the taking by eminent domain also shall be deemed to be a casualty.

16.3 Disbursement of Funds. If the Condominium is terminated after condemnation, the proceeds of the awards and special Assessments will be deemed to be insurance proceeds and shall be owned and distributed in the manner provided with respect to the ownership and distribution of insurance proceeds if the Condominium is terminated after a casualty. If the Condominium is not terminated after condemnation, the size of the Condominium will be reduced and the property damaged by the taking will be made usable in the manner provided below. The proceeds of the awards and special Assessments shall be used for these purposes and shall be disbursed in the manner provided for disbursement of funds by the Insurance Trustee (if appointed) after a casualty, or as elsewhere in this Section 16 specifically provided.

16.4 Unit Reduced but Habitable. If the taking reduces the size of a Unit and the remaining portion of the Unit can be made habitable (in the sole opinion of the Association), the award for the taking of a portion of the Unit shall be used for the following purposes in the order stated and the following changes shall be made to the Condominium:

This is a Document of Record

(a) Restoration of Unit. The Unit shall be made habitable. If the cost of the restoration exceeds the amount of the award, the additional funds required shall be charged to and paid by the Owner of the Unit.

(b) Distribution of Surplus. The balance of the award in respect of the Unit. if any, shall be distributed to the Owner of the Unit and to each mortgagee of the Unit, the remittance being made payable jointly to the Owner and such mortgagees.

(c) Adjustment of Shares in Common Elements. If the floor area of the Unit is reduced by the taking, the percentage representing the share in the Common Elements and of the Common Expenses and Common Surplus appurtenant to the Unit shall be reduced by multiplying the percentage of the applicable Unit prior to reduction by a fraction, the numerator of which shall be the area in square feet of the Unit after the taking and the denominator of which shall be the area in square feet of the Unit before the taking. The shares of all Unit Owners in the Common Elements. Common Expenses and Common Surplus shall then be restated as follows:

(i) add the total of all percentages of all Units after reduction as aforesaid (the "Remaining Percentage Balance"); and

(ii) divide each percentage for each Unit after reduction as aforesaid by the Remaining Percentage Balance.

The result of such division for each Unit shall be the adjusted percentage for such Unit.

16.5 Unit Made Uninhabitable. If the taking is of the entire Unit or so reduces the size of a Unit that it cannot be made habitable (in the sole opinion of the Association), the award for the taking of the Unit shall be used for the following purposes in the order stated and the following changes shall be made to the Condominium:

(a) Payment of Award. The awards shall be paid first to the applicable Institutional First Mortgagees in amounts sufficient to pay off their mortgages in connection with each Unit which is not so habitable; second, to the Association for any due and unpaid Assessments; third, jointly to the affected Unit Owners and other mortgagees of their Units. In no event shall the total of such distributions in respect of a specific Unit exceed the market value of such Unit immediately prior to the taking. The balance, if any, shall be applied to repairing and replacing the Common Elements.

(b) Addition to Common Elements. The remaining portion of the Unit, if any, shall become part of the Common Elements and shall be placed in a condition allowing, to the extent possible, for use by all of the Unit Owners in the manner approved by the Board of Directors of the Association; provided that if the cost of the work therefore shall exceed the balance of the fund from the award for the taking, such work shall be approved in the manner elsewhere required for capital improvements to the Common Elements.

(c) Adjustment of Shares. The shares in the Common Elements, Common Expenses and Common Surplus appurtenant to the Units that continue as part of the Condominium shall be adjusted to distribute the shares in the Common Elements, Common Expenses and Common Surplus among the reduced number of Unit Owners (and among reduced Units). This shall be effected by restating the shares of continuing Unit Owners as follows:

(i) add the total of all percentages of all Units of continuing Owners prior to this adjustment, but after any adjustments made necessary by subsection 16.4(c) hereof (the "Percentage Balance"); and

(ii) divide the percentage of each Unit of a continuing Owner prior to this adjustment, but after any adjustments made necessary by subsection 16.4(c) hereof, by the Percentage Balance.

The result of such division for each Unit shall be the adjusted percentage for such Unit.

(d) Assessments. If the balance of the award (after payments to the Unit Owner and such Owner's mortgagees as above provided) for the taking is not sufficient to alter the remaining portion of the Unit for use as a part of the Common Elements, the additional funds required for such purposes shall be raised by Assessments against all of the Unit Owners who will continue as Owners of Units after the changes in the Condominium effected by the taking. The Assessments shall be

This is a Digital Seal

made in proportion to the applicable percentage shares of those Owners after all adjustments to such shares effected pursuant hereto by reason of the taking.

(e) Arbitration. If the market value of a Unit prior to the taking cannot be determined by agreement between the Unit Owner and mortgagees of the Unit and the Association within 30 days after notice of a dispute by any affected party, such value shall be determined by arbitration in accordance with the then existing rules of the American Arbitration Association, except that the arbitrators shall be two appraisers appointed by the American Arbitration Association who shall base their determination upon an average of their appraisals of the Unit. A judgment upon the decision rendered by the arbitrators may be entered in any court of competent jurisdiction in accordance with the Florida Arbitration Code. The cost of arbitration proceedings shall be assessed against all Unit Owners, including Owners who will not continue after the taking, in proportion to the applicable percentage shares of such Owners as they exist prior to the adjustments to such shares effected pursuant hereto by reason of the taking.

16.6 Taking of Common Elements. Awards for the taking of Common Elements shall be used to render the remaining portion of the Common Elements usable in the manner approved by the Board of Directors of the Association; provided, that if the cost of such work shall exceed the balance of the funds from the awards for the taking, the work shall be approved in the manner elsewhere required for capital improvements to the Common Elements. The balance of the awards for the taking of Common Elements, if any, shall be distributed to the Unit Owners in the shares in which they own the Common Elements after adjustments to these shares effected pursuant hereto by reason of the taking. If there is a mortgage on a Unit, the distribution shall be paid jointly to the Owner and the mortgagees of the Unit.

16.7 Amendment of Declaration. The changes in Units, in the Common Elements and in the ownership of the Common Elements and share in the Common Expenses and Common Surplus that are effected by the taking shall be evidenced by an amendment to this Declaration of Condominium that is only required to be approved by, and executed upon the direction of, a majority of all Directors of the Association.

17 Occupancy, Transfer and Use Provisions and Restrictions. In order to provide for congenial Occupancy of the Condominium and Association Property and for the protection of the values of the Units, the use of the Condominium Property shall be restricted to and shall be in accordance with the following provisions:

17.1 Occupancy. Each Unit shall be used as a residence only, whether for permanent or temporary use, all in accordance with all applicable county, city and state codes, ordinances and regulations The provisions of this subsection 17.1 shall not be applicable to Units used by the Developer for model apartments, sales offices, management services, repairs, maintenance or construction.

17.2 Children. Children shall be permitted to be occupants of Units.

17.3 Pet Restrictions. No Owner occupant of a Unit, including lessees and guests, shall be permitted to maintain any animals in their Unit or the Condominium Property except as permitted herein. Each Owner or occupant (regardless of the number of joint owners or occupants) of a one bedroom Unit may maintain one (1) cat or dog in his Unit, and each Owner or occupant (regardless of the number of joint owners or occupants) of a two bedroom or three bedroom Unit may maintain two (2) cats and/or dogs (i.e., 1 cat and 1 dog or 2 dogs or 2 cats). Each dog cannot weigh more than 35 pounds. Each cat cannot weigh more than 15 pounds. Caged birds and a fish tank as provided below may be maintained in a Unit provided. The foregoing is permitted provided that such pets are: (a) permitted to be so kept by applicable laws and regulations, (b) not left unattended on balconies (except that bird cages and fish tanks will not be permitted in balconies), (c) generally, not a nuisance to residents of other Units or of neighboring buildings and (d) not a German Shepherd, Rottweiler, Doberman Pinscher or any breed or bull terrier or similar dog commonly referred to as a "pit bull" or other breed considered to be dangerous by the Board of Directors; provided that neither the Board nor the Association shall be liable for any personal injury, death or property damage resulting from a violation of the foregoing and any occupant of a Unit committing such a violation shall fully indemnify and hold harmless the Board of Directors, the Developer, each Unit Owner and the Association in such regard. Unless otherwise approved by the Association a Unit Owner or his tenant shall be limited to one (1) fish tank not to exceed 30 gallons. Notwithstanding the foregoing, any installation of a fish tank which exceeds 30 gallons and/or any request to install more than one (1) fish tank must be submitted and approved by the Board of Directors of the Condominium Association and be compatible with the structural design of the Buildings. The Board of Directors of the Condominium Association may require the review of same by a structural engineer at the sole expense of the Unit Owner. Any landscaping damage or other damage to the Common Elements caused by a Unit Owner's pet must be promptly repaired by the Unit Owner. The

This is NOT a Certified Copy

Association retains the right to effect said repairs and charge the Unit Owner therefore. Without limiting the generality of Section 18 hereof, a violation of the provisions of this paragraph shall entitle the Association to all of its rights and remedies, including, but not limited to, the right to fine Unit Owners (as provided in the By-Laws and/or any applicable rules and regulations) and/or to require any pet to be permanently removed from the Condominium Property

17.4 Alterations. Without limiting the generality and subject to the provisions of Section 9.1 and Section 9.2 hereof, but subject to Section 11 hereof, no Unit Owner shall cause or allow improvements or changes to any Unit, Limited Common Elements appurtenant thereto, Common Elements or Association Property, including, but not limited to, painting or other decorating of any nature, installing any electrical wiring, television antenna, machinery, or air-conditioning units, without obtaining the prior written consent of the Association (in the manner specified in Section 9.1 hereof). Curtains, blinds, shutters, levelors, or drapes (or linings thereof) which face the exterior windows or glass doors of Units shall be white or off-white in color and shall be subject to disapproval by the Association, in which case they shall be removed and replaced with acceptable items.

17.5 Use of Common Elements and Association Property. The Common Elements and Association Property shall be used only for furnishing of the services and facilities for which they are reasonably suited and which are incident to the use and occupancy of Units. In that regard, each Unit Owner, by acceptance of a deed for a Unit, thereby covenants and agrees that it is the intention of the Developer that the stairwells of the Buildings are intended for ingress and egress in the event of emergency only, and as such are constructed and left unfinished solely as to be functional for said purpose, without regard to the aesthetic appearance of said stairwells. The foregoing is not intended to prohibit the use of the stairwells for any other proper purpose. Similarly, the garage and utility pipes serving the Condominium are intended solely for functional purposes, and as such will be left unfinished without regard to the aesthetic appearance of same.

17.6 Nuisances. No nuisances (as defined by the Association) shall be allowed on the Condominium or Association Property, nor shall any use or practice be allowed which is a source of annoyance to occupants of Units or which interferes with the peaceful possession or proper use of the Condominium and/or Association Property by its residents, occupants or members. No activity specifically permitted by this Declaration shall be deemed a nuisance.

17.7 No improper Uses. No improper, offensive, hazardous or unlawful use shall be made of the Condominium or Association Property or any part thereof, and all valid laws, zoning ordinances and regulations of all governmental bodies having jurisdiction thereover shall be observed. Violations of laws, orders, rules, regulations or requirements of any governmental agency having jurisdiction thereover, relating to any portion of the Condominium and/or Association Property, shall be corrected by, and at the sole expense of, the party obligated to maintain or repair such portion of the Condominium Property, as elsewhere herein set forth. Notwithstanding the foregoing and any provisions of this Declaration, the Articles of Incorporation or By-Laws, the Association shall not be liable to any person(s) for its failure to enforce the provisions of this Section 17.7. No activity specifically permitted by this Declaration shall be deemed to be a violation of this Section.

17.8 Leases. Leasing of Units shall not be subject to the prior written approval of the Association, provided, however, that each lease 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), the Master Covenants and with any and all rules and regulations adopted by the Association from time to time (before or after the execution of the lease). 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 Condominium Association, whether prior or subsequent to such lease. No lease of a Unit shall be for a period of less than two (2) consecutive months and no Unit may be leased more than twice in any twelve (12) month period.

When a Unit is leased, a tenant shall have all use rights in Association Property and those Common Elements otherwise readily available for use generally by Unit Owners, and the Owner of the leased Unit shall not have such rights, except as a guest, unless such rights are waived in writing by the tenant. Nothing herein shall interfere with the access rights of the Unit Owner as a landlord pursuant to Chapter 83, Florida Statutes. The Association shall have the right to adopt rules to prohibit dual usage by a Unit Owner and a tenant of

Association Property and Common Elements otherwise readily available for use generally by Owners.

17.9 Weight and Sound Restriction. Hard and/or heavy surface floor coverings, such as tile, marble, wood, and the like and carpeting will be permitted throughout the Unit including bedrooms provided that certain sound insulation is installed as further set forth in the following sentence. Acceptable sound insulation for hard flooring and carpeting (not installed by Developer) is as follows:

(a) Proflex Isolation Sound Membrane, or a product that meets or exceeds its ANSI specifications, may be used as a sound insulator under all hard floor surfaces applied as specified by the manufacturer; or

(b) Laticrete #18 underlayment, or a product that meets or exceeds its ANSI specifications, may be used as a sound insulator under all hard floor surfaces applied as specified by the manufacturer; or

(c) 1/4" cork underlayment may be used as a sound insulator under all hard floor surfaces (except marble, granite and other natural stone) applied as specified by the manufacturer;

(d) Minimum of 80 oz. padding is required under carpeting.

Other acceptable sound insulation may be as installed by the Developer or installed prior to the recordation of this Declaration. The floor finish in all balconies shall be in white, off white or light beige tones or in the color designated or approved by the Developer or the Association. Further, the installation of any improvement or heavy object must be submitted to and approved by the Board, and be compatible with the overall structural design of the building. The Board of Directors may require a structural engineer to review certain of the proposed improvements, with such review to be at the Owner's sole expense. Owners will be held strictly liable for violations of these restrictions and for all damages resulting therefrom and the Association has the right to require immediate removal of violations. **Applicable warranties of the Developer, if any, shall be voided by violations of these restrictions and requirements. Each Owner, by acceptance of a deed or other conveyance of their Unit, hereby acknowledges and agrees that sound transmission in Buildings such as those contained in the Condominium is very difficult to control, and that noises from adjoining or nearby Units and or mechanical equipment can often be heard in another Unit. The Developer does not make any representation or warranty as to the level of sound transmission between and among Units and the other portions of the Condominium Property, and each Unit Owner hereby waives and expressly releases any such warranty and claim for loss or damages resulting from sound transmission.**

17.10 Exterior Improvements. Without limiting the generality and subject to the provisions of Sections 9.1, 9.2, 17.4 or 17.11 hereof, but subject to any provision of this Declaration specifically permitting same, no Unit Owner shall cause anything to be affixed or attached to, hung, displayed or placed on the exterior walls, doors, balconies or windows of the Buildings (including, but not limited to, awnings, signs, storm shutters, screens, window tinting, furniture, fixtures and equipment), without the prior written consent of the Association.

17.11 Signs. No Unit Owner may install any sign under the provisions of Section 17.10 without the prior consent of the Association and subject to the provisions of Section 8.2.17 and other applicable provisions of the Master Covenants.

17.12 Association Access to Units. In order to facilitate access to Units by the Association for the purposes enumerated in Section 11.1 (a) hereof, it shall be the responsibility of all Unit Owners to deliver a set of keys to their respective Units to the Association to use in the performance of its functions. No Unit Owner shall change the locks to his Unit without so notifying the Association and delivering to the Association a new set of keys to such Unit.

17.13 Hurricane Shutters. The Board of Directors shall, from time to time, establish hurricane shutter specifications which comply with the applicable building code, and establish permitted colors, styles and materials for hurricane shutters. Subject to the provisions of Section 9.1 above, the Association shall approve the installation or replacement of hurricane shutters conforming with the Board's specifications. The Board may, with the approval of a majority of voting interests in the Condominium, install hurricane shutters, and may maintain, repair or replace such approved shutters, whether on or within Common Elements, Limited Common Elements, Units or Association Property; provided, however, that if laminated glass or window film, in accordance with all applicable building codes and standards, architecturally designed to function as hurricane protection, is installed, the Board may not install hurricane shutters in accordance with this provision. All 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 his Unit prior to his departure by designating a responsible firm or individual to care for his Unit should a hurricane threaten the Unit or should the Unit suffer hurricane damage, and furnishing the Association with the name(s) of such firm or individual. Such firm or individual shall be subject to the approval of the Association.

Each Unit Owner, by acceptance of a deed or other conveyance of a Unit, shall be deemed to have recognized and agreed that the Developer has provided to the Association laminated glass architecturally designed, and/or other hurricane protection devices such as hurricane shutters to serve as hurricane protection for those portions of the Building requiring hurricane shutters or equivalent protection in accordance with the applicable building code in effect at the time that the permits for the Buildings were obtained. The Association shall be solely responsible for the installation of hurricane shutters from time to time and the costs associated therewith shall be deemed a part of the Common Expenses of the Condominium 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 the shutters, and all obligations with respect to the repair, replacement and/or upgrade of the shutters. Developer shall have no obligations with respect to the installation of the shutters, and/or for the repair, replacement and/or upgrade of the shutters.

17.14 Relief by Association. The Association shall have the power (but not the obligation) to grant relief in particular circumstances from the provisions of specific restrictions contained in this Section 17 for good cause shown.

17.15 Selling, Transferring and Mortgaging of Units. The following shall apply to all sales, transfer and mortgages of Units:

(a) Sales. There shall be no restriction on the right of any Unit Owner to sell, convey, mortgage or transfer his Unit. However, every new Unit Owner must notify the Association of his purchase or acquisition of the Unit by providing the Association with a copy of the deed whereby the Unit Owner acquired title to his Unit. Any deed or conveyance to a new Unit Owner shall automatically be deemed to provide that the acceptance thereof by the grantee shall constitute an assumption of the provisions of the Declaration, the By-Laws, the Articles of Incorporation, applicable rules and regulations, and all other agreements, documents or instruments affecting the Condominium Property, as the same may be amended from time to time.

(b) Gifts and Devises, etc. Any Unit Owner shall be free to convey or transfer his Unit by gift, to devise his Unit by will, or to have his Unit pass by intestacy, without restriction; provided, however, that each succeeding Unit Owner shall be bound by, and his Unit subject to, the provisions of this Section 17.

(c) Mortgage of Units. Each Unit Owner shall have the right to mortgage his Unit without restriction.

17.16 Outside Installations. No radio station or short-wave operations of any kind shall operate from any Unit, Limited Common Elements or Common Elements. Except to the extent permitted under applicable laws, no exterior satellite dish, or other transmitting or receiving apparatus, radio antenna, television or other antenna of any type shall be erected or maintained on the Common Elements, Limited Common Elements, or Units, without the prior written consent of the Association. Notwithstanding the foregoing, upon obtaining the prior written consent of the Association, satellite dishes, and other devices permitted under applicable law, may be installed within the Units or within any Limited Common Elements appurtenant thereto, provided, however, that in no event shall any such device be installed in or on any other portion of the Condominium Property. To the extent permissible under applicable law, the Association may enact Rules and Regulations, requiring that any such devices which may be permitted under applicable law are comparable in size, weight and appearance, are installed and maintained in a manner designed to protect the safety of the Buildings and its occupants and satisfy any standards established by the Association for architectural appearance purposes. In addition, the foregoing is subject to the terms and provisions of the Master Services Agreement (the "Cable/Internet Agreement") for the provision of cable tv and internet services entered into with Advanced Residential Communications, LP and in particular, the provisions of any Satellite Dish and Antenna Addendum attached as Exhibit "G" to such Cable/Internet Agreement, in the event that a Unit Owner wishes to install a satellite dish or individual antenna. Unit Owners agree to be bound by and comply with the terms and provisions of the Cable/Internet Agreement. The provisions of the foregoing sentence shall not be applicable if the Cable/Internet Agreement is no longer in effect. The foregoing is subject to the provisions of Section 8.2.13 and other applicable provisions of the Master Covenants.

17.17 Mitigation of Damages and Humidity. No Unit Owner shall install, within his or her Unit, or upon the Common Elements or Association 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 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, to minimize humidity in the Unit. While the foregoing are intended to minimize the potential development of molds, fungi, mildew and other mycotoxins, each 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 Owner shall be deemed to waive and expressly release any such warranty and claim for loss or damages resulting from the existence and/or development of same. In furtherance of the rights of the Association as set forth in Section 11.1(a) above, in the event that the Association reasonably believes that the provisions of this Section 17.17 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 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 hereby (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 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).

17.18 Cumulative with Restrictions of Master Covenants. Without limiting the generality of Section 23.15 or of the last unnumbered paragraph of Section 11.1 of this Declaration, the foregoing restrictions shall be in addition to, cumulative with, and not in derogation of those set forth in the Master Covenants.

17.19 Effect on Developer Unit Owners. Subject to the following exceptions, the restrictions and limitations set forth in this Section 17 shall not apply to the Developer nor to Units owned by the Developer. The Developer shall not be exempt from the restrictions, if any, relating to requirements that leases be in accordance with the provisions of Section 17.8 hereof, pet restrictions, occupancy of Units based on age and vehicular restrictions, except as such vehicular restrictions relate to the Developer's construction, maintenance and marketing activities.

18 Compliance and Default. The Association, each Unit Owner, occupant of a Unit, tenant and other invitee of a Unit Owner shall be governed by and shall comply with the terms of this Declaration and all exhibits annexed hereto and the rules and regulations adopted pursuant to those documents, as the same may be amended from time to time and the provisions of all of such documents shall be deemed incorporated into any lease of a Unit whether or not expressly stated in such lease. The Association (and Unit Owners, if appropriate) shall be entitled to the following relief in addition to the remedies provided by the Act.

18.1 Mandatory Nonbinding Arbitration of Disputes. Prior to the institution of court litigation, the parties to a Dispute shall petition the Division for nonbinding arbitration. The arbitration shall be conducted according to rules promulgated by the Division and before arbitrators employed by the Division. The filing of a petition for arbitration shall toll the applicable statute of limitation for the applicable Dispute, until the arbitration proceedings are completed. Any arbitration decision shall be presented to the parties in writing, and shall be deemed final if a complaint for trial de novo is not filed in a court of competent jurisdiction in which the Condominium is located within thirty (30) days following the issuance of the arbitration decision. The prevailing party in the arbitration proceeding shall be awarded the costs of the arbitration, and reasonable attorneys' fees and costs incurred in connection with the proceedings. The party who files a complaint for a trial de novo shall be charged the other party's arbitration costs, courts costs and other reasonable costs, including, without limitation, attorneys' fees, investigation expenses and expenses for expert or other testimony or evidence incurred after the arbitration decision, if the judgment upon the trial de novo is not more favorable than the arbitration decision. If the judgment is more favorable, the party who filed a complaint for trial de novo shall be awarded reasonable court costs and attorneys' fees. Any party to an arbitration proceeding may enforce an arbitration award by filing a petition in a court of competent jurisdiction in which the Condominium is located. A petition may not be granted unless the time for appeal by the filing of a complaint for a trial de novo has expired. If a complaint for a trial de novo has been filed, a petition may not be granted with respect to an arbitration award that has been stayed. If the petition is granted, the petitioner may recover reasonable attorneys' fees and costs incurred in enforcing the arbitration award.

18.2 Negligence and Compliance. A Unit Owner and/or tenant of a Unit shall be liable for the expense of any maintenance, repair or replacement made necessary by his negligence

or by that of any member of his family or his or their guests, employees, agents or lessees, but only to the extent such expense is not met by the proceeds of insurance actually collected in respect of such negligence by the Association. In the event a Unit Owner, tenant or occupant fails to maintain a Unit or fails to cause such Unit to be maintained, or fails to observe and perform all of the provisions of the Declaration, the By-Laws, the Articles of Incorporation of the Association, applicable rules and regulations, or any other agreement, document or instrument affecting the Condominium Property or administered by the Association, in the manner required, the Association shall have the right to proceed in equity to require performance and/or compliance, to impose any applicable fines, to sue at law for damages, and to charge the Unit Owner for the sums necessary to do whatever work is required to put the Unit Owner or Unit in compliance, provided, however, that nothing contained in this Section 18.2 shall authorize the Association to enter a Unit to enforce compliance. In any proceeding arising because of an alleged failure of a Unit Owner, a tenant or the Association to comply with the requirements of the Act, this Declaration, the exhibits annexed hereto, or the rules and regulations adopted pursuant to said documents, as the same may be amended from time to time, the prevailing party shall be entitled to recover the costs of the proceeding and such reasonable attorneys' fees (including appellate attorneys' fees). A Unit Owner prevailing in an action with the Association, in addition to recovering his reasonable attorneys' fees, may recover additional amounts as determined by the court to be necessary to reimburse the Unit Owner for his share of Assessments levied by the Association to fund its expenses of the litigation.

19 Termination of Condominium. The Condominium shall continue until (a) terminated by casualty loss, condemnation or eminent domain, as more particularly provided in this Declaration, or (b) such time as withdrawal of the Condominium Property from the provisions of the Act is authorized by a vote of Owners owning at least 80% of the applicable interests in the Common Elements and by the Institutional First Mortgagees of Units to which at least sixty-seven percent (67%) of the voting interests of Units subject to mortgages held by Institutional First Mortgagees are appurtenant. In the event such withdrawal is authorized as aforesaid, and provided that the Board first notifies the Division of an intended withdrawal, the Condominium Property shall be subject to an action for partition by any Unit Owner, mortgagee or lienor as if owned in common in which event the net proceeds of the partition sale shall be divided among all Unit Owners in proportion to their respective interests in the Common Elements, provided, however, that no payment shall be made to a Unit Owner until there has first been paid off out of his share of such net proceeds all mortgages and liens on his Unit in the order of their priority. The termination of the Condominium, as aforesaid, shall be evidenced by a certificate of the Association executed by its President and Secretary, certifying as to the basis of the termination and said certificate shall be recorded among the public records of the County. The Association shall, within thirty (30) business days following such recordation, provide the Division with a copy of such recorded certificate. This Section may not be amended without the consent of the Primary Institutional First Mortgagee and the Developer as long as it owns any Unit.

20 Additional Rights of Mortgagees and Others.

20.1 Availability of Association Documents. The Association shall have current and updated copies of the following available for inspection by Institutional First Mortgagees during normal business hours or under other reasonable circumstances as determined by the Board: (a) this Declaration; (b) the Articles; (c) the By-Laws; (d) the rules and regulations of the Association; and (e) the books, records and financial statements of the Association.

20.2 Amendments. Subject to the other provisions of this Declaration and except as provided elsewhere to the contrary, an amendment changing, creating or deleting provisions governing any of the following shall require the approval of a Majority of Institutional First Mortgagees: (a) voting rights; (b) increases in assessments by more than 25% over the previous assessment amount, assessment liens or the priority of assessment liens; (c) reductions in reserves for maintenance, repair and replacement of Common Elements and/or Association Property (except that the Developer prior to turnover of control of the Association may vote to waive reserves in accordance with the provisions of Section 10.1 of the By-Laws in which event the approval of a Majority of Institutional First Mortgagees shall not be required); (d) responsibility for maintenance and repairs; (e) reallocation of interests in the Common Elements (including Limited Common Elements) or rights to their use; (f) redefinition of Unit boundaries; (g) conversion of Units into Common Elements or Common Elements into Units; (h) expansion or contraction of the Condominium; (i) hazard or fidelity insurance requirements; (j) imposition of restrictions on leasing of units; (k) imposition of restrictions on the selling or transferring of title to Units; (l) restoration or repair of the Condominium after a casualty or partial condemnation; (m) any action to terminate the Condominium after casualty or condemnation; (n) a decision by the Association to establish self management if professional management had been required previously to make the Condominium eligible for FNMA-approved financing; and (o) any provision that expressly benefits mortgage holders, insurers or guarantors as a class. In accordance with Section

718.110(11), Florida Statutes, any consent required of a mortgagee may not be unreasonably withheld.

20.3 Notices. Any holder, insurer or guarantor of a mortgage on a Unit shall have, if first requested in writing from the Association, the right to timely written notice of:

(a) any condemnation or casualty loss affecting a material portion of the Condominium and/or Association Property or the affected mortgaged Unit:

(b) a sixty (60) day delinquency in the payment of the Assessments on a mortgaged Unit;

(c) the occurrence of a lapse, cancellation or material modification of any insurance policy maintained by the Association;

(d) any proposed termination of the Condominium;

(e) any proposed action which requires the consent of a specified number of mortgage holders.

20.4 Additional Rights. Institutional First Mortgagees shall have the right, upon written request to the Association, to: (a) receive a copy of an audited financial statement of the Association for the immediately preceding fiscal year if such statements were prepared; and (b) receive notices of and attend Association meetings.

21 Covenant Running With the Land. All provisions of this Declaration, the Articles, By-Laws and applicable rules and regulations of the Association and the Master Covenants, including the Bylaws, Articles of Incorporation and Rules and Regulations of the Master Association (collectively the "Master Association Documents") and the REA shall, to the extent applicable and unless otherwise expressly herein or therein provided to the contrary, be perpetual and be construed to be covenants running with the Land and with every part thereof and interest therein, and all of the provisions hereof and thereof shall be binding upon and inure to the benefit of the Developer and subsequent Owner(s) of the Land or any part thereof, or interest therein, and their respective heirs, personal representatives, successors and assigns, but the same are not intended to create nor shall they be construed as creating any rights in or for the benefit of the general public. All present and future Unit Owners, tenants and occupants of Units shall be subject to and shall comply with the provisions of this Declaration, the Articles, By-Laws and applicable rules and regulations and the Master Association Documents and the REA, all as they may be amended from time to time. The acceptance of a deed or conveyance, or the entering into of a lease, or the entering into occupancy of any Unit, shall constitute an adoption and ratification of the provisions of this Declaration, and the Articles, By-Laws and applicable rules and regulations of the Association and the Master Association Documents and the REA, all as they may be amended from time to time, including, but not limited to, a ratification of any appointments of attorneys-in-fact contained herein. The foregoing is subject to the provisions of Section 23.15 hereof.

22 **Disclaimer of Warranties. Except only for those warranties provided in Section 718.203, Florida Statutes (and then only to the extent applicable and not yet expired), to the maximum extent lawful Developer hereby disclaims any and all and each and every 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 habitability, fitness for a particular purpose or merchantability, compliance with plans, all warranties imposed by statute (other than those imposed by Section 718.203, Florida Statutes, and then only to the extent applicable and not yet expired) 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 the Unit, or other conveyance thereof, 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, the Condominium and the Condominium Property. 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.**

All Unit Owners, by virtue of their acceptance of title to their respective Units (whether from the Developer or another party) shall be deemed to have automatically waived all of the aforesaid disclaimed warranties and incidental and consequential damages. The foregoing shall also apply to any party claiming, by, through or under a Unit Owner, including a tenant thereof.

Further, given the climate and humid conditions in South Florida, molds, mildews, toxins and fungi may exist and/or develop within the Unit and the Condominium Property. Each Owner is hereby advised that certain molds, mildews, 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 Owner shall be deemed to have assumed the risks associated with molds, mildews, toxins and/or fungi and have released the Developer from any and all liability resulting from same.

As a result of, in the field of construction, other permitted changes to the Unit, and setting and shifting of improvements, actual square footage of a Unit may be affected. By accepting title to a Unit, the applicable Owner(s) shall be deemed to have conclusively agreed to accept the size and dimensions of the Unit, regardless of any non-material variances in the square footage from that which may have been disclosed at any time prior to closing, whether included as part of Developer's promotional materials or otherwise. Without limited to the generality of this Section 22 each Owner shall be deemed to have fully waived and released the Developer from any warranty and claims for losses or damages resulting from any non-material variances between any represented or otherwise disclosed square footage and the actual square footage of the Unit.

23 Additional Provisions.

23.1 Phase Provisions

(a) Description of Phases. The Condominium will be developed in two (2) phases consisting of the Initial Phase and the Proposed Phase. The Initial Phase will consist of the Initial Buildings which contain the Initial Units. The minimum and maximum number of Initial Units and the minimum and maximum square footage of each Initial Unit in the Initial Phase is reflected in the chart below. In addition, it is currently intended that the Proposed Phase will consist of the Proposed Buildings, if, when and to the extent constructed and added to the Condominium by an amendment to this Declaration, which will be developed and consist of the following minimum and maximum number of Proposed Units and each Proposed Unit will have the minimum and maximum square footage set forth below:

INITIAL PHASE – INITIAL BUILDINGS

Initial Unit Types	Building Number	Minimum No. of Units per Building	Maximum No. of Units per Building	Minimum Square Footage per Unit	Maximum Square Footage per Unit
Royal Palm	6370	3	3	1279	1279
Royal Palm – R	6370	3	3	1279	1279
Cypress	6370	2	2	1254	1254
Cypress – R	6370	2	2	1254	1254
Magnolia	6386	6	6	645	645
Magnolia – R	6386	6	6	645	645
Royal Palm	6386	3	3	1279	1279
Royal Palm – R	6386	3	3	1279	1279
Cypress	6386	2	2	1254	1254
Cypress – R	6386	2	2	1254	1254
Royal Palm	6378	3	3	1279	1279
Royal Palm – R	6378	3	3	1279	1279
Cypress	6378	2	2	1254	1254
Cypress – R	6378	2	2	1254	1254
Palmetto	6394	6	6	987	987
Palmetto – R	6394	6	6	987	987
Hibiscus	6394	5	5	756	756
Hibiscus – R	6394	5	5	756	756
Royal Palm	6400	3	3	1279	1279
Royal Palm – R	6400	3	3	1279	1279
Cypress	6400	2	2	1254	1254
Cypress – R	6400	2	2	1254	1254
Palmetto	6410	6	6	987	987
Palmetto – R	6410	6	6	987	987
Hibiscus	6410	5	5	756	756
Hibiscus – R	6410	5	5	756	756
Grand Sycamore	6418	5	5	1100	1100
Grand Sycamore - R	6418	5	5	1100	1100
Sycamore	6418	5	5	1034	1034
Sycamore – R	6418	5	5	1034	1034
Grand Sycamore	6426	5	5	1100	1100
Grand Sycamore - R	6426	5	5	1100	1100

Initial Unit Types	Building Number	Minimum No. of Units per Building	Maximum No. of Units per Building	Minimum Square Footage per Unit	Maximum Square Footage per Unit
Sycamore	6426	5	5	1034	1034
Sycamore – R	6426	5	5	1034	1034
Royal Palm	6434	3	3	1279	1279
Royal Palm – R	6434	3	3	1279	1279
Cypress	6434	2	2	1254	1254
Cypress – R	6434	2	2	1254	1254
Royal Palm	6450	3	3	1279	1279
Royal Palm – R	6450	3	3	1279	1279
Cypress	6450	2	2	1254	1254
Cypress – R	6450	2	2	1254	1254
Grand Sycamore	6458	5	5	1100	1100
Grand Sycamore - R	6458	5	5	1100	1100
Sycamore	6458	5	5	1034	1034
Sycamore – R	6458	5	5	1034	1034
Magnolia	6466	6	6	645	645
Magnolia – R	6466	6	6	645	645
Royal Palm	6466	3	3	1279	1279
Royal Palm – R	6466	3	3	1279	1279
Cypress	6466	2	2	1254	1254
Cypress – R	6466	2	2	1254	1254
Palmetto	6482	6	6	987	987
Palmetto – R	6482	6	6	987	987
Hibiscus	6482	5	5	756	756
Hibiscus – R	6482	5	5	756	756
Magnolia	6492	6	6	645	645
Magnolia – R	6492	6	6	645	645
Royal Palm	6492	3	3	1279	1279
Royal Palm – R	6492	3	3	1279	1279
Cypress	6492	2	2	1254	1254
Cypress – R	6492	2	2	1254	1254
Grand Sycamore	6510	5	5	1100	1100
Grand Sycamore - R	6510	5	5	1100	1100
Sycamore	6510	5	5	1034	1034
Sycamore – R	6510	5	5	1034	1034
Palmetto	6530	6	6	987	987
Palmetto – R	6530	6	6	987	987
Hibiscus	6530	5	5	756	756
Hibiscus – R	6530	5	5	756	756
Hibiscus	6556	5	5	756	756
Hibiscus – R	6556	5	5	756	756
Palmetto	6556	4	4	987	987
Palmetto – R	6556	4	4	987	987

PROPOSED PHASE - PROPOSED BUILDINGS

Proposed Unit Types	Building Number	Minimum No. of Units per Building	Maximum No. of Units per Building	Minimum Square Footage per Unit	Maximum Square Footage per Unit
Magnolia	6475	6	6	645	645
Magnolia – R	6475	6	6	645	645
Royal Palm	6475	3	3	1279	1279
Royal Palm – R	6475	3	3	1279	1279
Cypress	6475	2	2	1254	1254
Cypress – R	6475	2	2	1254	1254
Magnolia	6505	6	6	645	645
Magnolia – R	6505	6	6	645	645
Cypress	6505	1	1	1254	1254
Cypress – R	6505	1	1	1254	1254
Royal Palm	6505	2	2	1279	1279
Royal Palm –R	6505	2	2	1279	1279

Exhibit "B" Not to be Recorded Copy

Proposed Unit Types	Building Number	Minimum No. of Units per Building	Maximum No. of Units per Building	Minimum Square Footage per Unit	Maximum Square Footage per Unit
Grand Sycamore	6511	5	5	1100	1100
Grand Sycamore - R	6511	5	5	1100	1100
Sycamore	6511	5	5	1034	1034
Sycamore - R	6511	5	5	1034	1034
Grand Sycamore	6521	5	5	1100	1100
Grand Sycamore - R	6521	5	5	1100	1100
Sycamore	6521	5	5	1034	1034
Sycamore - R	6521	5	5	1034	1034
Palmetto	6529	6	6	987	987
Palmetto - R	6529	6	6	987	987
Hibiscus	6529	5	5	756	756
Hibiscus - R	6529	5	5	756	756
Palmetto	6533	6	6	987	987
Palmetto - R	6533	6	6	987	987
Hibiscus	6533	5	5	756	756
Hibiscus - R	6533	5	5	756	756
Magnolia	6559	6	6	645	645
Magnolia - R	6559	6	6	645	645
Royal Palm	6559	3	3	1279	1279
Royal Palm - R	6559	3	3	1279	1279
Cypress	6559	2	2	1254	1254
Cypress - R	6559	2	2	1254	1254
Magnolia	6565	6	6	645	645
Magnolia - R	6565	6	6	645	645
Royal Palm	6565	3	3	1279	1279
Royal Palm - R	6565	3	3	1279	1279
Cypress	6565	2	2	1254	1254
Cypress - R	6565	2	2	1254	1254
Sycamore	6573	5	5	1034	1034
Sycamore - R	6573	5	5	1034	1034
Grand Sycamore	6573	3	3	1100	1100
Grand Sycamore - R	6573	3	3	1100	1100

(b) Description of Initial Units and Proposed Units. The minimum and maximum number of bedrooms and bathrooms of the Initial Units in the Initial Phase and of the Proposed Units in the Proposed Phase and if and when and to the extent the Proposed Phase is constructed and added to the Condominium by an amendment to the Declaration, is as follows:

INITIAL PHASE - INITIAL BUILDINGS

Initial Unit Types	Building Number	Minimum No. of Units per Building	Maximum No. of Units per Building	Minimum No. of Bedrooms per Unit	Maximum No. of Bedrooms per Unit	Minimum No. of Bathrooms per Unit	Maximum No. of Bathrooms per Unit
Royal Palm	6370	3	3	3	3	2	2
Royal Palm - R	6370	3	3	3	3	2	2
Cypress	6370	2	2	3	3	2	2
Cypress - R	6370	2	2	3	3	2	2
Magnolia	6386	6	6	1	1	1	1
Magnolia - R	6386	6	6	1	1	1	1
Royal Palm	6386	3	3	3	3	2	2
Royal Palm - R	6386	3	3	3	3	2	2
Cypress	6386	2	2	3	3	2	2
Cypress - R	6386	2	2	3	3	2	2
Royal Palm	6378	3	3	3	3	2	2
Royal Palm - R	6378	3	3	3	3	2	2
Cypress	6378	2	2	3	3	2	2
Cypress - R	6378	2	2	3	3	2	2
Palmetto	6394	6	6	2	2	2	2
Palmetto - R	6394	6	6	2	2	2	2
Hibiscus	6394	5	5	1	1	1	1

Initial Unit Types	Building Number	Minimum No. of Units per Building	Maximum No. of Units per Building	Minimum No. of Bedrooms per Unit	Maximum No. of Bedrooms per Unit	Minimum No. of Bathrooms per Unit	Maximum No. of Bathrooms per Unit
Hibiscus - R	6394	5	5	1	1	1	1
Royal Palm	6400	3	3	3	3	2	2
Royal Palm - R	6400	3	3	3	3	2	2
Cypress	6400	2	2	3	3	2	2
Cypress - R	6400	2	2	3	3	2	2
Palmetto	6410	6	6	2	2	2	2
Palmetto - R	6410	6	6	2	2	2	2
Hibiscus	6410	5	5	1	1	1	1
Hibiscus - R	6410	5	5	1	1	1	1
Grand Sycamore	6418	5	5	2	2	2	2
Grand Sycamore - R	6418	5	5	2	2	2	2
Sycamore	6418	5	5	2	2	2	2
Sycamore - R	6418	5	5	2	2	2	2
Grand Sycamore	6426	5	5	2	2	2	2
Grand Sycamore - R	6426	5	5	2	2	2	2
Sycamore	6426	5	5	2	2	2	2
Sycamore - R	6426	5	5	2	2	2	2
Royal Palm	6434	3	3	3	3	2	2
Royal Palm - R	6434	3	3	3	3	2	2
Cypress	6434	2	2	3	3	2	2
Cypress -R	6434	2	2	3	3	2	2
Royal Palm	6450	3	3	3	3	2	2
Royal Palm - R	6450	3	3	3	3	2	2
Cypress	6450	2	2	3	3	2	2
Cypress - R	6450	2	2	3	3	2	2
Grand Sycamore	6458	5	5	2	2	2	2
Grand Sycamore - R	6458	5	5	2	2	2	2
Sycamore	6458	5	5	2	2	2	2
Sycamore - R	6458	5	5	2	2	2	2
Magnolia	6466	6	6	1	1	1	1
Magnolia - R	6466	6	6	1	1	1	1
Royal Palm	6466	3	3	3	3	2	2
Royal Palm - R	6466	3	3	3	3	2	2
Cypress	6466	2	2	3	3	2	2
Cypress - R	6466	2	2	3	3	2	2
Palmetto	6482	6	6	2	2	2	2
Palmetto - R	6482	6	6	2	2	2	2
Hibiscus	6482	5	5	1	1	1	1
Hibiscus - R	6482	5	5	1	1	1	1
Magnolia	6492	6	6	1	1	1	1
Magnolia - R	6492	6	6	1	1	1	1
Royal Palm	6492	3	3	3	3	2	2
Royal Palm - R	6492	3	3	3	3	2	2
Cypress	6492	2	2	3	3	2	2
Cypress - R	6492	2	2	3	3	2	2
Grand Sycamore	6510	5	5	2	2	2	2
Grand Sycamore - R	6510	5	5	2	2	2	2
Sycamore	6510	5	5	2	2	2	2
Sycamore - R	6510	5	5	2	2	2	2
Palmetto	6530	6	6	2	2	2	2
Palmetto - R	6530	6	6	2	2	2	2
Hibiscus	6530	5	5	1	1	1	1
Hibiscus - R	6530	5	5	1	1	1	1
Hibiscus	6556	5	5	1	1	1	1
Hibiscus - R	6556	5	5	1	1	1	1
Palmetto	6556	4	4	2	2	2	2
Palmetto – R	6556	4	4	2	2	2	2

Exhibit "D" to Declaration of Condominium

PROPOSED PHASE - PROPOSED BUILDINGS

Proposed Unit Types	Building Number	Minimum No. of Units per Building	Maximum No. of Units per Building	Minimum No. of Bedrooms per Unit	Maximum No. of Bedrooms per Unit	Minimum No. of Bathrooms per Unit	Maximum No. of Bathrooms per Unit
Magnolia	6475	6	6	1	1	1	1
Magnolia - R	6475	6	6	1	1	1	1
Royal Palm	6475	3	3	3	3	2	2
Royal Palm - R	6475	3	3	3	3	2	2
Cypress	6475	2	2	3	3	2	2
Cypress - R	6475	2	2	3	3	2	2
Magnolia	6505	6	6	1	1	1	1
Magnolia - R	6505	6	6	1	1	1	1
Cypress	6505	1	1	3	3	2	2
Cypress - R	6505	1	1	3	3	2	2
Royal Palm	6505	2	2	3	3	2	2
Royal Palm -R	6505	2	2	3	3	2	2
Grand Sycamore	6511	5	5	2	2	2	2
Grand Sycamore - R	6511	5	5	2	2	2	2
Sycamore	6511	5	5	2	2	2	2
Sycamore - R	6511	5	5	2	2	2	2
Grand Sycamore	6521	5	5	2	2	2	2
Grand Sycamore - R	6521	5	5	2	2	2	2
Sycamore	6521	5	5	2	2	2	2
Sycamore – R	6521	5	5	2	2	2	2
Palmetto	6529	6	6	2	2	2	2
Palmetto - R	6529	6	6	2	2	2	2
Hibiscus	6529	5	5	1	1	1	1
Hibiscus - R	6529	5	5	1	1	1	1
Palmetto	6533	6	6	2	2	2	2
Palmetto - R	6533	6	6	2	2	2	2
Hibiscus	6533	5	5	1	1	1	1
Hibiscus - R	6533	5	5	1	1	1	1
Magnolia	6559	6	6	1	1	1	1
Magnolia - R	6559	6	6	1	1	1	1
Royal Palm	6559	3	3	3	3	2	2
Royal Palm - R	6559	3	3	3	3	2	2
Cypress	6559	2	2	3	3	2	2
Cypress - R	6559	2	2	3	3	2	2
Magnolia	6565	6	6	1	1	1	1
Magnolia - R	6565	6	6	1	1	1	1
Royal Palm	6565	3	3	3	3	2	2
Royal Palm - R	6565	3	3	3	3	2	2
Cypress	6565	2	2	3	3	2	2
Cypress - R	6565	2	2	3	3	2	2
Sycamore	6573	5	5	2	2	2	2
Sycamore - R	6573	5	5	2	2	2	2
Grand Sycamore	6573	3	3	2	2	2	2
Grand Sycamore - R	6573	3	3	2	2	2	2

Exhibit "B" to Certificate of Conversion

Developer has not obligated itself to construct the Proposed Phase. However, the Proposed Phase, if constructed and added to the Condominium, must be completed and submitted to the Condominium on or before the seventh (7th) annual anniversary of the recording of this Declaration. The Proposed Buildings and Proposed Units may be substantially different from the Initial Buildings and Initial Units. The proposed location and configuration of the Proposed Buildings and Proposed Units are more particularly described on Exhibit 2-B. However, Developer reserves the right to modify the graphic descriptions attached as Exhibit 2-B hereto as to Unit and/or Building types. For example, the mix of Unit types reflected in the floor plans and plot plans of each Building may be different than the mix that is actually constructed and sold. The Developer also reserves the right to make nonmaterial changes in the legal description of the real property constituting the Proposed Phase.

(c) Description of Proposed Recreational Facilities. The Developer intends to construct and provide, as Common Elements the recreational facilities as reflected in the chart below (the "Proposed Recreational Facilities"):,

Facility and/or room	Location	Approximate Size or Floor Area in Square Footage	Approximate Capacity	Minimum Amount of Personal Property to be Acquired by Developer	Pool Depth and Whether Heated
H.V.A.C. Room	Rendezvous	93	N/A	N/A	N/A
Men's Room	Rendezvous	123	3	N/A	N/A
Women's Room	Rendezvous	160	3	N/A	N/A
Pool Equipment Room	Rendezvous	113	1	N/A	N/A
Fitness Center	Rendezvous	1015	20	$40,000.00	N/A
Fitness Room	Rendezvous	191	4	$ 1,500.00	N/A
Club Room	Rendezvous	515	34	$ 9,300.00	N/A
Foyer	Rendezvous	144	10	$ 2,400.00	N/A
Kitchen	Rendezvous	142	1	$ 1,200.00	N/A
Swimming Pool	Rear of Rendezvous	1655	24	N/A	Pool is not heated and has a depth ranging from 3 feet to a maximum of 5 feet
Pool Deck	Rear of Rendezvous	3600	72	$ 9171.84	N/A
Jacuzzi	Rear of Rendevous	136	3	N/A	Jacuzzi is heated and has a depth ranging from 2 feet to a maximum of 3 feet
Meditation Garden	West of Rendezvous	2290	4	N/A	N/A

This is not a Certified Copy

The maximum number of units that will use the Proposed Recreational Facilities is four hundred eighty-six (486) (302 Units in the Initial Phase and 184 Units in the Proposed Phase). It is intended that the Recreational Facilities will be completed no later than December 31 of 2005. However, should the Proposed Phase not be developed and added as part of the Condominium, there is no guarantee that the Developer will provide the Proposed Recreational Facilities. The Developer reserves the right, but not the obligation, at any time to expand or add and submit to the Condominium any recreational or commonly used facilities as the Developer deems appropriate. Neither the consent of the Unit Owners of the Condominium nor the Condominium Association shall be required for any such expansion or addition. The cost of any such expansion or addition shall be borne exclusively by the Developer. The Developer is not obligated, however, to expand or add such facilities.

(d) Governance Issues. In the event the Proposed Phase is added as part and parcel of this Condominium, then the membership vote and ownership in the Association attributable to each Unit shall be one (1) vote per Unit. It is the intention that in the event the Proposed Phase is added, the membership in the Association shall increase by the additional Units as added in the Proposed Phase and each such additional Unit shall have one vote, for a total for both Phases of 486 votes. If the Proposed Phase is not added then there will be three hundred two (302) votes in the Association representing the total number of Units in the Initial Phase.

(e) Ownership Issues. The formula by which a Unit Owner can compute that Unit's change in percentage or proportion of ownership in the Common Elements as each phase is added is based on a fraction set forth as follows:

Percentage of ownership of Common Elements = $\frac{\text{The total square footage of the subject Unit}}{\text{The total square footage of all Units for all phases which have been submitted to Condominium ownership}}$

If the Proposed Phase and Proposed Units are not built, the Initial Units in the Initial Phase are entitled to 100 percent ownership of all Common elements of the Condominium.

(f) Time Share Estates. Time share estates will not be created in this Condominium in either the Initial Phase or Proposed Phase of this Condominium.

(g) Notification. The addition of the Proposed Phase and Proposed Recreational Facilities, if, when and to the extent constructed and added to the Condominium, will be accomplished by an amendment to this Declaration executed by Developer without the consent of the Condominium Association, any Unit Owner or any Unit Owner's mortgagee as described in Section 6.6 hereof. However, Developer will notify the Unit Owners of its decision not to add the Proposed Phase. Such notice will be sent by first-class mail addressed to each Unit Owner at the address of his, her or its Unit or at his, her or its last known address and/or as otherwise required under Section 718.403(3) of the Act.

(h) Development of Proposed Phase. The provisions herein for the development and addition of the Proposed Phase and Proposed Recreational Facilities will impose no obligation upon the Developer to construct all or any portion of such Proposed Phase and Proposed Recreational Facilities, but will reserve unto the Developer the right to develop and add the Proposed Phase and Proposed Recreational Facilities. This right includes the right to modify the graphic descriptions of the Proposed Phase to accommodate changes in the mixes and sizes of units within the Proposed Phase and to modify the legal description of the Additional Land to make nonmaterial changes. For example, the mix of Unit types reflected in the floor plans and plot plans of each Building may be different than the mix that is actually constructed and sold. Moreover, this right will be construed liberally to allow the Developer to correct and adjust any deviations or errors in the configuration of the Buildings or Units in the Proposed Phase or the Proposed Recreational Facilities to ensure that such Proposed Phase and/or Proposed Recreational Facilities, if, when and to the extent added to this Condominium, are accurately described as actually constructed. If the Developer elects not to add the Proposed Phase and/or Proposed Recreational Facilities to the Condominium, the Developer may improve the real property constituting the Proposed Phase (the "Additional Land") in any manner conforming to applicable zoning and building codes, rules and regulations, in which case the limitations in this Declaration on the construction of improvements to the Additional Land, including, without limitation, the size and location of buildings and units and the numbers of them, will not apply or control.

(i) No Amendment. The provisions of this Section 23.1 may not be amended without the prior written consent and joinder of the Developer.

(j) Form of Amendment. At any time after the improvements to the Proposed Phase have been substantially completed, if at all, Developer may create and execute an amendment to this Declaration declaring the Proposed Phase as part of the Condominium in the form attached hereto as Exhibit "7".

23.2 Notices. All notices to the Association required or desired hereunder or under the By-Laws of the Association shall be sent by certified mail (return receipt requested) to the Association in care of its office at the Condominium, or to such other address as the Association may hereafter designate from time to time by notice in writing to all Unit Owners. Except as provided specifically in the Act, all notices to any Unit Owner shall be sent by first class mail to the Condominium address of such Unit Owner, or such other address as may have been designated by him from time to time, in writing, to the Association. All notices to mortgagees of Units shall be sent by first class mail to their respective addresses, or such other address as may be designated by them from time to time, in writing to the Association. All notices shall be deemed to have been given when mailed in a postage prepaid sealed wrapper, except notices of a change of address, which shall be deemed to have been given when received, or 5 business days after proper mailing, whichever shall first occur.

23.3 Interpretation. The Board of Directors of the Association shall be responsible for interpreting the provisions hereof and of any of the Exhibits attached hereto. Such interpretation shall be binding upon all parties unless wholly unreasonable. An opinion of

legal counsel that any interpretation adopted by the Association is not unreasonable shall conclusively establish the validity of such interpretation.

23.4 Mortgagees. Anything herein to the contrary notwithstanding, the Association shall not be responsible to any mortgagee or lien or of any Unit hereunder, and may assume the Unit is free of any such mortgages or liens, unless written notice of the existence of such mortgage or lien is received by the Association.

23.5 Exhibits. There is hereby incorporated in this Declaration all materials contained in the Exhibits annexed hereto, except that as to such Exhibits, any conflicting provisions set forth therein as to their amendment, modification, enforcement and other matters shall control over those hereof.

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

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

23.8 Severability. The invalidity in whole or in part of any covenant or restriction, or any section, subsection, sentence, paragraph, clause, phrase or word, or other provision of this Declaration, the Exhibits annexed hereto, or applicable rules and regulations adopted pursuant to such documents, as the same may be amended from time to time, shall not affect the validity of the remaining portions thereof which shall remain in full force and effect.

23.9 Waiver. The failure of the Association or any Unit Owner to enforce any covenant, restriction or other provision of the Act, this Declaration, the exhibits annexed hereto, or the rules and regulations adopted pursuant to said documents, as the same may be amended from time to time, shall not constitute a waiver of their right to do so thereafter.

23.10 Ratification. Each Unit Owner, by reason of having acquired ownership (whether by purchase, gift, operation of law or otherwise), and each occupant of a Unit, by reason of his occupancy, shall be deemed to have acknowledged and agreed that all of the provisions of this Declaration, and the Articles and By-Laws of the Association, and applicable rules and regulations, are fair and reasonable in all material respects.

23.11 Execution of Documents; Attorney-in-Fact. Without limiting the generality of other Sections of this Declaration and without such other Sections limiting the generality hereof, each Owner, by reason of the acceptance of a deed to such Owner's Unit, shall be deemed to have acknowledged and agreed (i) that all of the provisions of this Declaration, and the Articles and By-Laws, and applicable rules and regulations, are fair and reasonable in all material respects, and (ii) to automatically consent to any rezoning, replatting, covenant in lieu of unity of title, revised site plan, change, use or other development rights, by the Developer, or by any affiliate thereof, and in such regard, each Owner, or occupant of a Unit, hereby designates the Association to act on behalf of the Unit Owner, as agent and attorney-in-fact to consent to any such rezoning, replatting, covenant, or change, addition or deletion or transfer. If requested by the Developer each Owner shall evidence their consent to a rezoning, replatting, covenant, or change, in writing (provided, however, that the refusal to give such written consent shall not obviate the automatic effect of this provision). The foregoing Power of Attorney is irrevocable and is coupled with an interest. The provisions of this Section may not be amended without the consent of the Developer.

23.12 Gender; Plurality. Wherever the context so permits, the singular shall include the plural, the plural shall include the singular and the use of any gender shall be deemed to include all or no genders.

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

23.14 Liability. Notwithstanding anything contained herein or in the Articles of Incorporation, By-laws, any rules or regulations of the Association or any other document governing or binding the association (collectively, the "Association Documents"), the Association, except to the extent specifically provided to the contrary herein, shall not be liable or responsible for, or in any manner a guarantor or insurer of, the health, safety or welfare of

any Owner, occupant or user of any portion of the Condominium and/or Association Property including, without limitation, Owners and their guests, invitees, agents, servants, contractors or subcontractors or for any property of any such persons. Without limiting the generality of the foregoing:

(a) it is the express intent of the Association Documents that the various provisions thereof which are enforceable by the Association and which govern or regulate the uses of the properties have been written, and are to be interpreted and enforced, for the sole purpose of enhancing and maintaining the enjoyment of the properties and the value thereof;

(b) the Association is not empowered, and has not been created, to act as an entity which enforces or ensures the compliance with the laws of the United States, State of Florida, County and/or any other jurisdiction or the prevention of tortuous activities, and

(c) the provisions of the Association Documents setting forth the uses of assessments which relate to health, safety and/or welfare shall be interpreted and applied only as limitations on the uses of assessment funds and not as creating a duty of the Association to protect or further the health, safety or welfare of any person(s), even if assessment funds are chosen to be used for any such reason.

Each Owner (by virtue of his acceptance of title to his Unit) and each other person having an interest in or lien upon, or making use of, any portion of the properties (by virtue of accepting such interest or lien or making such use) shall be bound by this provision and shall be deemed to have automatically waived any and all rights, claims, demands and causes of action against the Association arising from or connected with any matter for which the liability of the Association has been disclaimed hereby. As used herein, "Association" shall include within its meaning all of Association's directors, officers, committee and board members, employees, agents, contractors (including management companies), subcontractors, successors and assigns. The provisions hereof shall also inure to the benefit of Developer, which shall be fully protected hereby.

23.15 The Master Association. The Condominium is part of a development known as "Vista Center of Palm Beach" consisting of various parcels of properties (the "Property"). The Common Property of the Property (as defined in the Master Covenants) are governed by the Master Association pursuant to the Master Covenants. The Master Covenants also contains certain rules, regulations and restrictions relating to the use of the Condominium Property, including without limitation, the Common Elements and the Units, as well as the Common Property. The Association is a voting member of the Association. The Unit Owners are not voting members of the Master Association but will be subject to all of the terms and conditions of the Master Covenants, as amended and supplemented from time to time. Among the powers of the Master Association are the power to assess the Association (and other members of the Master Association) for a pro-rata share of the expenses of the operation, maintenance and replacement of the Common Property and as otherwise provided in the Master Covenants and to impose and foreclose liens on the Condominium in the event such assessments are not paid when due. However, Section 6.7 of the Master Covenants provides that each Unit Owner by paying to the Master Association his proportionate share (based on such Unit Owner's percentage share of the Common Expenses appurtenant to his Unit, as set forth in Exhibit "3" attached hereto) of the assessment imposed by the Master Association on the Condominium may obtain a release of his Unit from such Master Association assessment lien. The Unit Owners shall be entitled to use said Common Property in accordance with and subject to the terms of the Master Covenants. In no event shall: (i) the Master Association be deemed the condominium association for the Condominium; or (ii) the Common Property be deemed Common Elements or otherwise part of the Condominium Property

23.16 REA. The REA provides that in the event the Association fails to pay any Reimbursement when due with regard to the Condominium, a lien can be placed on the Condominium upon the recording of a notice thereof in the County public records.

23.17 Release. Subject to the provisions of Section 22 hereof, the Developer is solely responsible for satisfying all warranty and other claims by the Unit Owners and/or their successors or assigns related to the condition or repair of the Condominium, any Unit, any Recreational Facilities or Common Elements and/or any defects therein. Neither Fairfield, as a prior owner of the Condominium Property, nor Fairfield's affiliate, FF Development, L.P., have made any representations or warranties of any kind or nature, express or implied, regarding the condition or repair of the Condominium, any Unit, any Recreational Facilities or Common Elements and/or any defects therein to the Developer, any Unit Owner or any other party, and each Unit Owner, by accepting a deed to his or her respective Unit, will be deemed to confirm and agree for the benefit of Fairfield and FF Development, L.P. that: (a) neither Fairfield nor FF Development, L.P. have made any representations or warranties of any kind or nature, express or implied, regarding the

condition or repair of the Condominium, any Unit, any Recreational Facilities or Common Elements and/or defects therein, and shall have no liability or obligation to any Unit Owner in connection therewith; and (b) such Unit Owner releases Fairfield and FF Development, L.P. of and from all claims, liabilities, damages, costs and expenses of any nature whatsoever related to the condition or repair of the Condominium, any Unit, any Recreational Facilities or Common Elements and/or defects therein and agrees to look solely to the Developer with respect to any such claims, liabilities, damages, costs and expenses.

IN WITNESS WHEREOF, the Developer has caused this Declaration to be duly executed and its corporate seal to be hereunto affixed as of the 8 day of February, 2006.

Signed in the presence of:

Name:

Name:

THE VILLAS AT EMERALD DUNES, LLC, a Florida limited liability company

By: The Villas at Emerald Dunes Corp., a Florida corporation, its sole managing member

Per:
Allen R. Greenwald, President

[CORPORATE SEAL]

STATE OF FLORIDA)
: ss
COUNTY OF Miami Dade)

The foregoing Declaration was acknowledged before me, this 8 day of February, 2006, by ALLEN R. GREENWALD, as President of THE VILLAS AT EMERALD DUNES CORP., a Florida corporation and sole Managing Member of THE VILLAS AT EMERALD DUNES LLC, a Florida limited liability company. He (✓) is personally known to me, or ( ) produced _____ as identification.

Name:
Notary Public, State of Florida

My Commission expires:

Commission No.:
[NOTARIAL SEAL]

Neil S. Rollnick
My Commission DD340482
Expires September 27 2006

Not a Certified Copy

JOINDER

THE VILLAS AT EMERALD DUNES CONDOMINIUM ASSOCIATION, INC., a Florida corporation not for profit, hereby agrees to accept all the benefits and all of the duties, responsibilities, obligations and burdens imposed upon it by the provisions of this Declaration and Exhibits attached hereto.

IN WITNESS WHEREOF, THE VILLAS AT EMERALD DUNES CONDOMINIUM ASSOCIATION, INC., has caused these presents to be signed in its name by its proper officer and its corporate seal to be affixed this 8th day of January, 2006.

Witnessed by:

Name: _____

Name: _____

THE VILLAS AT EMERALD DUNES CONDOMINIUM ASSOCIATION, INC., a Florida corporation, not for profit

By: _____
Allen R. Greenwald, President

[CORPORATE SEAL]

STATE OF FLORIDA)
) ss:
COUNTY OF MIAMI-DADE)

The foregoing joinder was acknowledged before me, this 8 day of January, 2006, by ALLEN R. GREENWALD, as President of THE VILLAS AT EMERALD DUNES CONDOMINIUM ASSOCIATION, INC., a Florida corporation not-for-profit, on behalf of said corporation. He/she (X) is personally known to me, or ( ) produced _____ as identification.

Name: _____
Notary Public, State of Florida

My Commission expires:

Neil S. Rollock
My Commission DD340482
Expires September 27 2008

Commission No.: _____
[NOTARIAL SEAL]

This is a certified copy

MORTGAGEE'S JOINDER, CONSENT AND SUBORDINATION

THIS CONSENT is given as of the 8th day of February, 2006, by Mellon United National Bank, a national banking association, located at 1111 Brickell Avenue, 30th Floor, Miami, Florida 33131 ("Mortgagee"), being the owner and holder of the mortgage described in, and as amended and restated by, that certain Mortgage Deed and Security Agreement recorded in Official Records Book 19924 Page 0111, of the Public Records of Palm Beach County, Florida ("Mortgage") given by The Villas at Emerald Dunes, LLC, a Florida limited liability company ("Mortgagor").

Mortgagor has requested, and Mortgagee has agreed, to consent, in accordance with the provisions of Florida Statutes, Chapter 718, to the recording of the Declaration of Condominium of The Villas at Emerald Dunes, a Condominium, to be recorded in the Public Records of Palm Beach County, Florida ("Declaration") and Mortgagee agrees that the Mortgage shall be subject and subordinate to the terms of the Declaration on the terms described below.

Mortgagee makes no warranty or any representation of any kind or nature concerning the Declaration, any of its terms or provisions, or the legal sufficiency thereof, and disavows any such warranty or representation as well as any participation in the development of The Villas at Emerald Dunes, a Condominium (the "Condominium"), and does not assume and shall not be responsible for any of the obligations or liabilities of the developer contained in the Declaration or the prospectus (or other documents issued in connection with the promotion of the Condominium). None of the representations contained in the prospectus or other documents shall be deemed to have been made by Mortgagee, nor shall they be construed to create any obligation on Mortgagee to any person relying thereon. Except only as expressly provided in this Consent, this Consent does not affect or impair the rights and remedies of Mortgagee as set forth in the Mortgage or in the Declaration.

Signed, sealed and delivered in the presence of:

Sign: Elissa M. Otto-Villamil
Print Name: Elissa M. Otto-Villamil

Sign: N. Rattner
Print Name: N. Rattner

MELLON UNITED NATIONAL BANK, a national banking association

By: Karen E. Richardson
Name: Karen E. Richardson
Title: Vice President

Exhibit Not to be Recorded Copy

STATE OF FLORIDA :
: SS
COUNTY OF MIAMI-DADE :

The foregoing instrument was acknowledged before me this 8th day of February, 2006, by Karen Elizabeth Richardson, as Vice President of MELLON UNITED NATIONAL BANK, a national banking association, on behalf of the association. She is personally known to me or has produced a Florida driver's license as identification.

S. Cordoves

(Print Name of Notary Public)
(NOTARIAL SEAL)
Notary Public - State of Florida
My commission expires
Commission Number



This is not a certified copy

MIAMI 986307.1 7195524424
2/8/06

Book19924/Page178

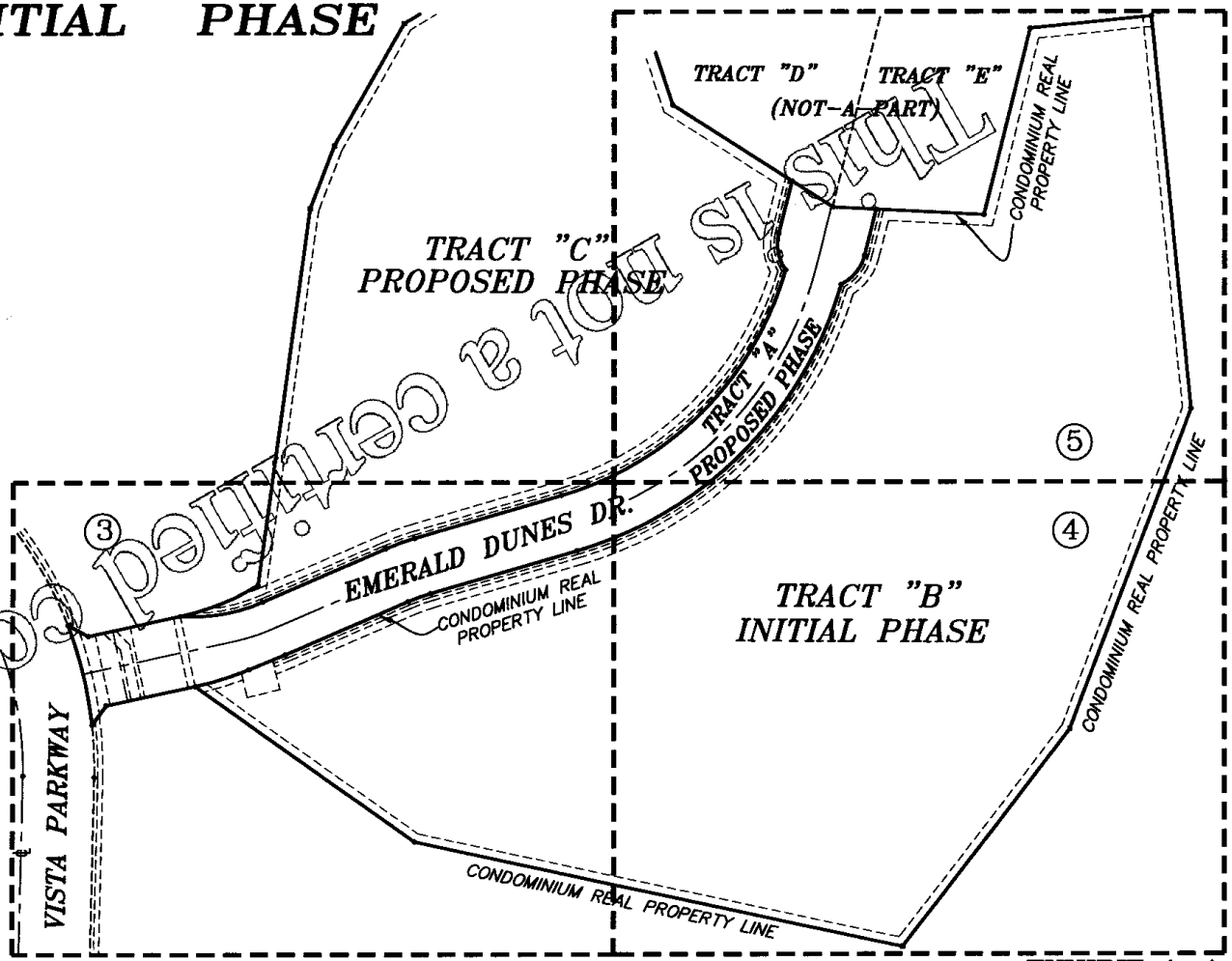
THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

INITIAL PHASE



0 10 30 70 120 200

GRAPHIC SCALE IN FEET



This is not a certified copy.

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190186

OVERALL SKETCH OF INITIAL PHASE

EXHIBIT 1-A
SHEET 1 OF 5 SHEETS

I:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\LEGAL.DWG

Book19924/Page179

Page 48 of 351

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM
INITIAL PHASE

TRACT "B", "FAIRFIELD AT EMERALD DUNES", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 99, AT PAGES 140 THROUGH 142, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING AND BEING IN THE SOUTH 1/2 OF SECTION 22, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

This is not a certified copy

LEGAL DESCRIPTION OF INITIAL PHASE

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190186

EXHIBIT 1-A
SHEET 2 OF 5 SHEETS

k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\NOTES AND LEGEND.DWG

Book19924/Page180

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

INITIAL PHASE

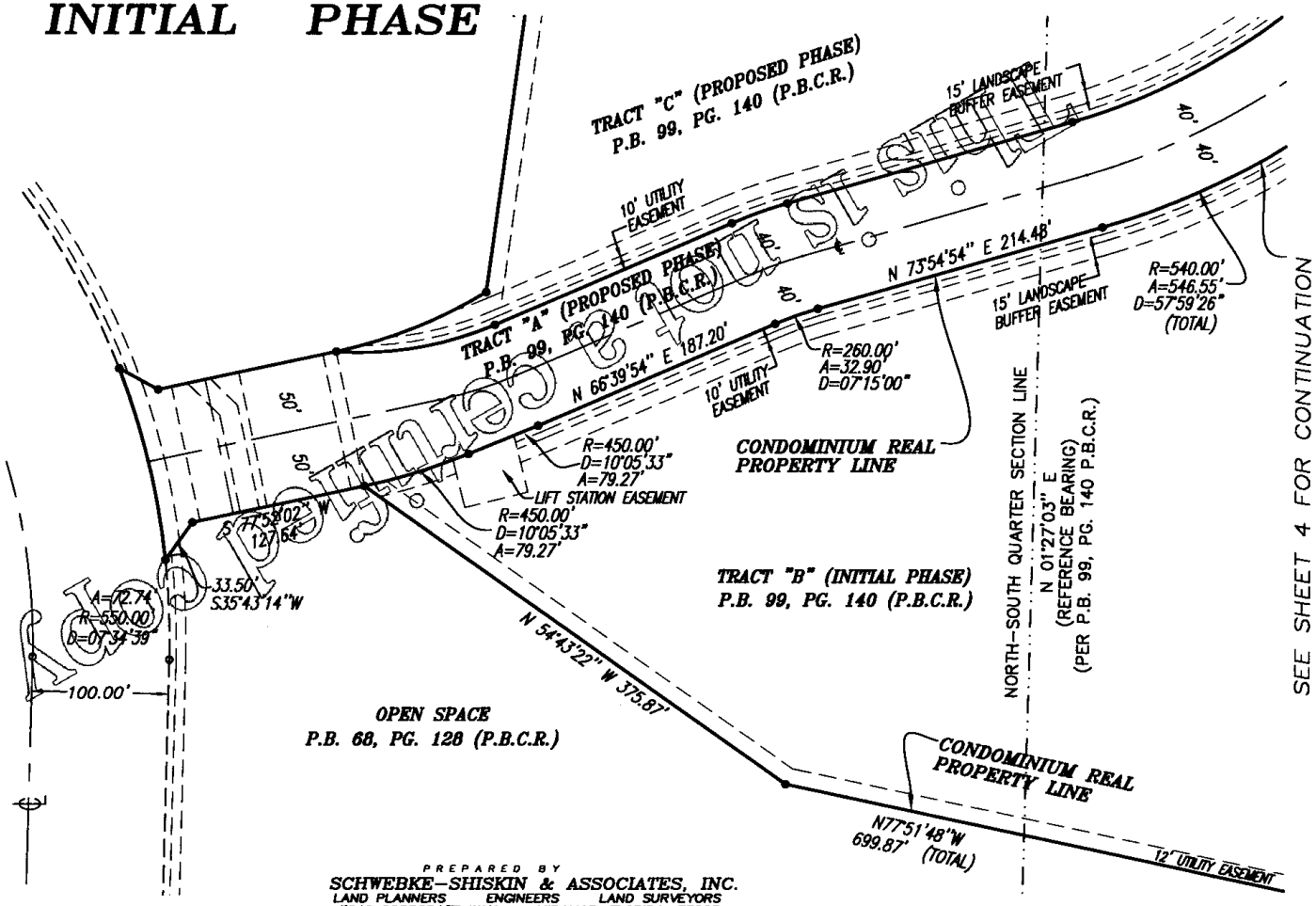


0 10 30 70 120 200

GRAPHIC SCALE IN FEET

LEGEND

R	DENOTES RADIUS
D	DENOTES DELTA
A	DENOTES ARC DISTANCE
P.B.C.R.	DENOTES PALM BEACH COUNTY RECORDS
P.B	DENOTES PLAT BOOK
PG.	DENOTES PAGE
O.R.B.	DENOTES OFFICIAL RECORD BOOK



PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190186

PARTIAL SKETCH OF INITIAL PHASE

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190186

EXHIBIT 1-A
SHEET 3 OF 5 SHEETS

I:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\LEGAL.DWG

Page 49 of 351

Book19924/Page181

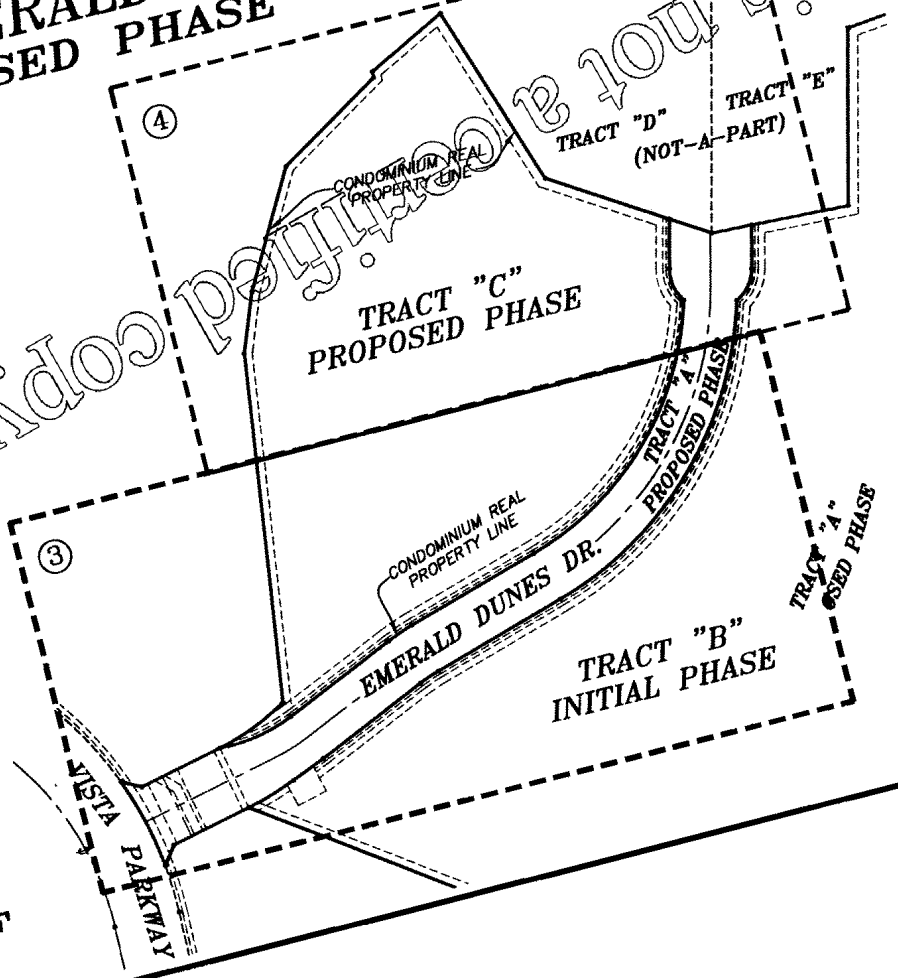
Page 50 of 351

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM
PROPOSED PHASE

This is not a certified copy



0 10 30 70 120 200
GRAPHIC SCALE IN FEET



PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190186

EXHIBIT 1-B
SHEET 1 OF 4 SHEETS

OVERALL SKETCH OF PROPOSED PHASE

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM
PROPOSED PHASE

TRACT "A", "FAIRFIELD AT EMERALD DUNES", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 99, AT PAGES 140 THROUGH 142 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING AND BEING IN THE SOUTH 1/2 OF SECTION 22, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

TOGHETHER WITH

TRACT "C", "FAIRFIELD AT EMERALD DUNES", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 99, AT PAGES 140 THROUGH 142 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING AND BEING IN THE SOUTH 1/2 OF SECTION 22, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

This is not a certified copy

LEGAL DESCRIPTION OF PROPOSED PHASE

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190186

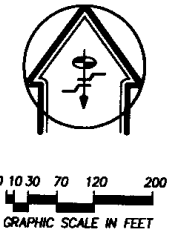
EXHIBIT 1-B
SHEET 2 OF 4 SHEETS

k: \224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\LEGAL.DWG

Book19924/Page183

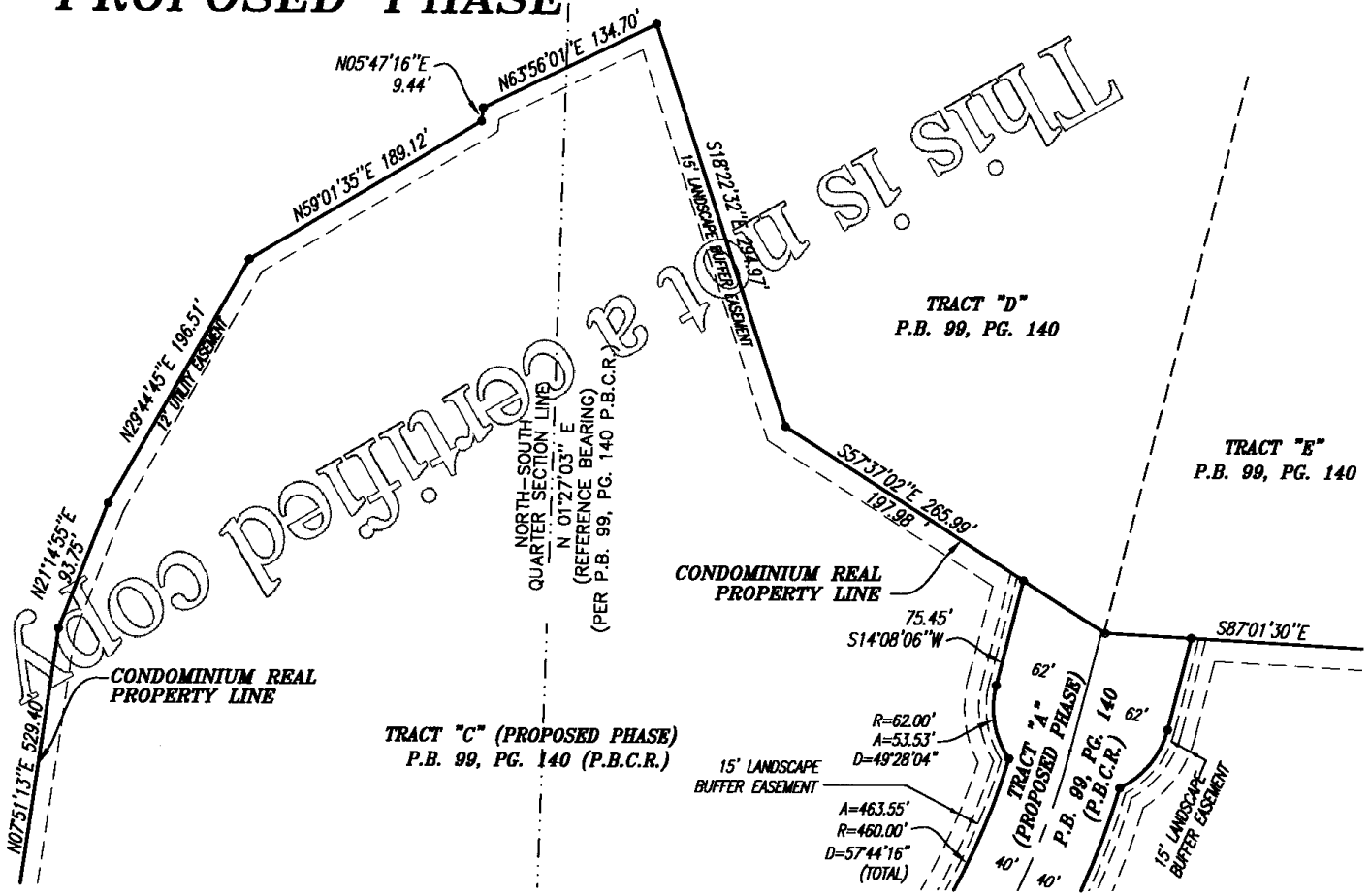
THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

PROPOSED PHASE



LEGEND

R	DENOTES RADIUS
D	DENOTES DELTA
A	DENOTES ARC DISTANCE
P.B.C.R.	DENOTES PALM BEACH COUNTY RECORDS
P.B	DENOTES PLAT BOOK
PG.	DENOTES PAGE
O.R.B.	DENOTES OFFICIAL RECORD BOOK



This is a certified copy

SEE SHEET 3 FOR CONTINUATION

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190186

PARTIAL SKETCH OF PROPOSED PHASE

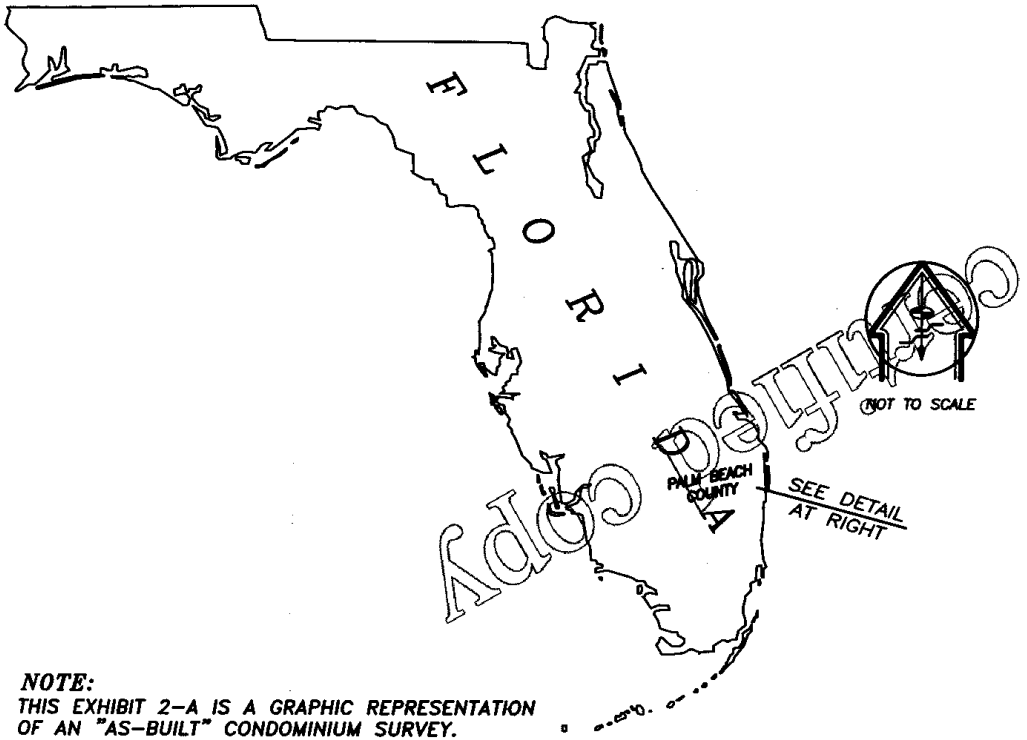
EXHIBIT 1-B
SHEET 4 OF 4 SHEETS

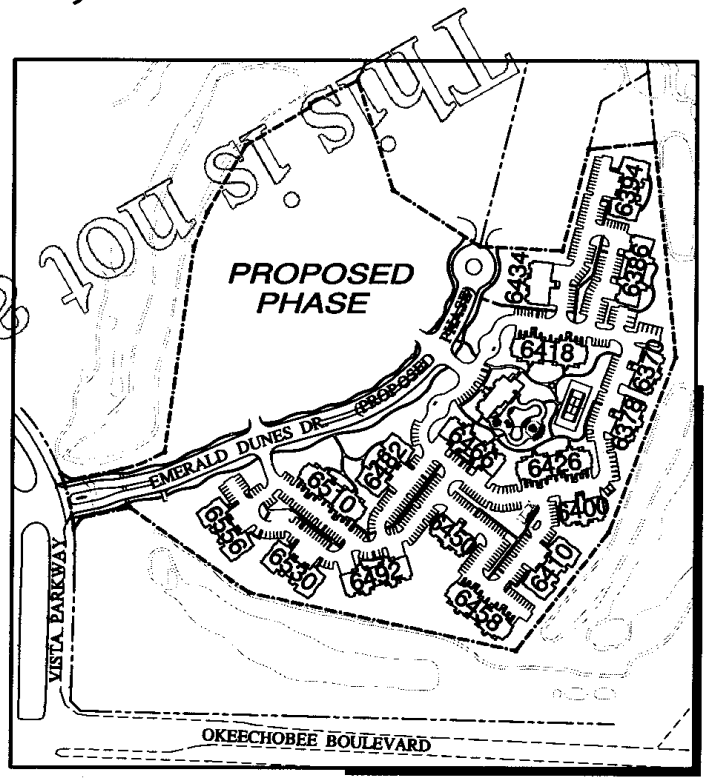
k: \224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\LEGAL.DWG

Book19924/Page184

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

INITIAL PHASE





Copy Pending 10 days

NOTE:
THIS EXHIBIT 2-A IS A GRAPHIC REPRESENTATION OF AN "AS-BUILT" CONDOMINIUM SURVEY.

"AS-BUILT" SURVEY: JANUARY, 2006; ORDER No. 192031

LOCATION SKETCH

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190186

EXHIBIT 2-A
SHEET 1 OF 139 SHEETS

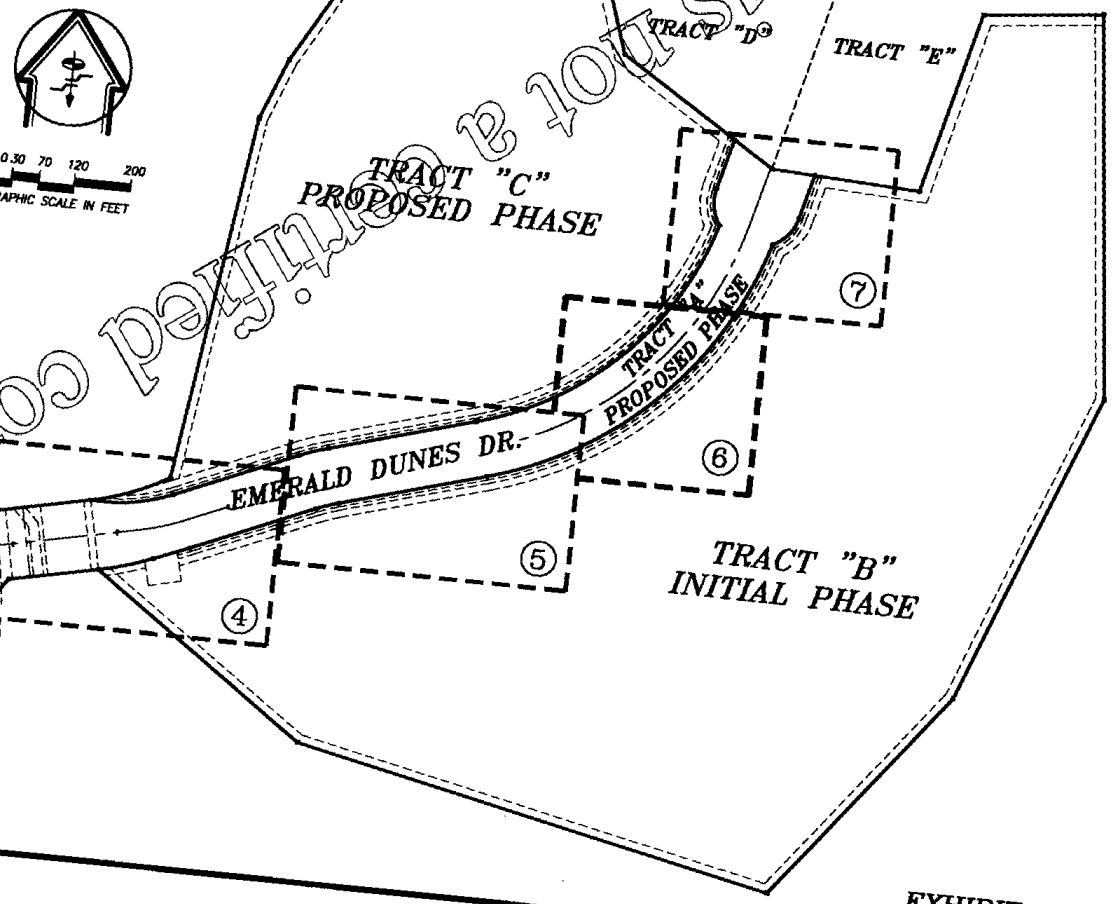
k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\DWG\LOC-SKE.DWG

Page 53 of 351

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM
INITIAL PHASE

DEDICATION PER PLAT BOOK 99 AT PAGES 140 THROUGH 142, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TRACT "A", AS SHOWN HEREON, IS HEREBY RESERVED FOR FAIRFIELD EMERALD DUNES LIMITED PARTNERSHIP, THEIR SUCCESSORS AND/OR ASSIGNS, FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID FAIRFIELD EMERALD DUNES LIMITED PARTNERSHIP, THEIR SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, ALL TRACTS FOR PRIVATE STREET PURPOSES, AND DRIVEWAY/PARKING TRACTS, AS SHOWN HEREON, ARE HEREBY SUBJECT TO AN OVERLYING NON-EXCLUSIVE EASEMENT DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATION LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES, SUBJECT TO EASEMENTS IN FAVOR OF EMERALD DUNES GOLF, L.L.C., ITS SUCCESSORS AND/OR ASSIGNS, PURSUANT TO "RECIPROCAL EASEMENT AND ACCESS AGREEMENT" AS RECORDED IN OFFICIAL RECORDS BOOK 14590, PAGES 661 THROUGH 745 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE TRACTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND/OR ASSIGNS.



PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA. 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190186

OVERALL SKETCH OF TRACT "A" (PROPOSED PHASE)

k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\LEGAL.DWG

EXHIBIT 2-A
SHEET 2 OF 139 SHEETS

This is not a certified copy

Book19924/Page186

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM
INITIAL PHASE

TRACT "A", "FAIRFIELD AT EMERALD DUNES", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 99, AT PAGE 140 TROUGHT 142, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING AND BEING IN THE SOUTH 1/2 OF SECTION 22, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

This is not a certified copy

LEGAL DESCRIPTION
OF TRACT "A" (PROPOSED PHASE)

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190186

EXHIBIT 2-A
SHEET 3 OF 139 SHEETS

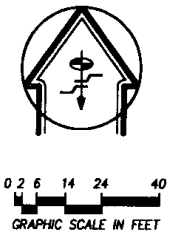
k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\LEGAL.DWG

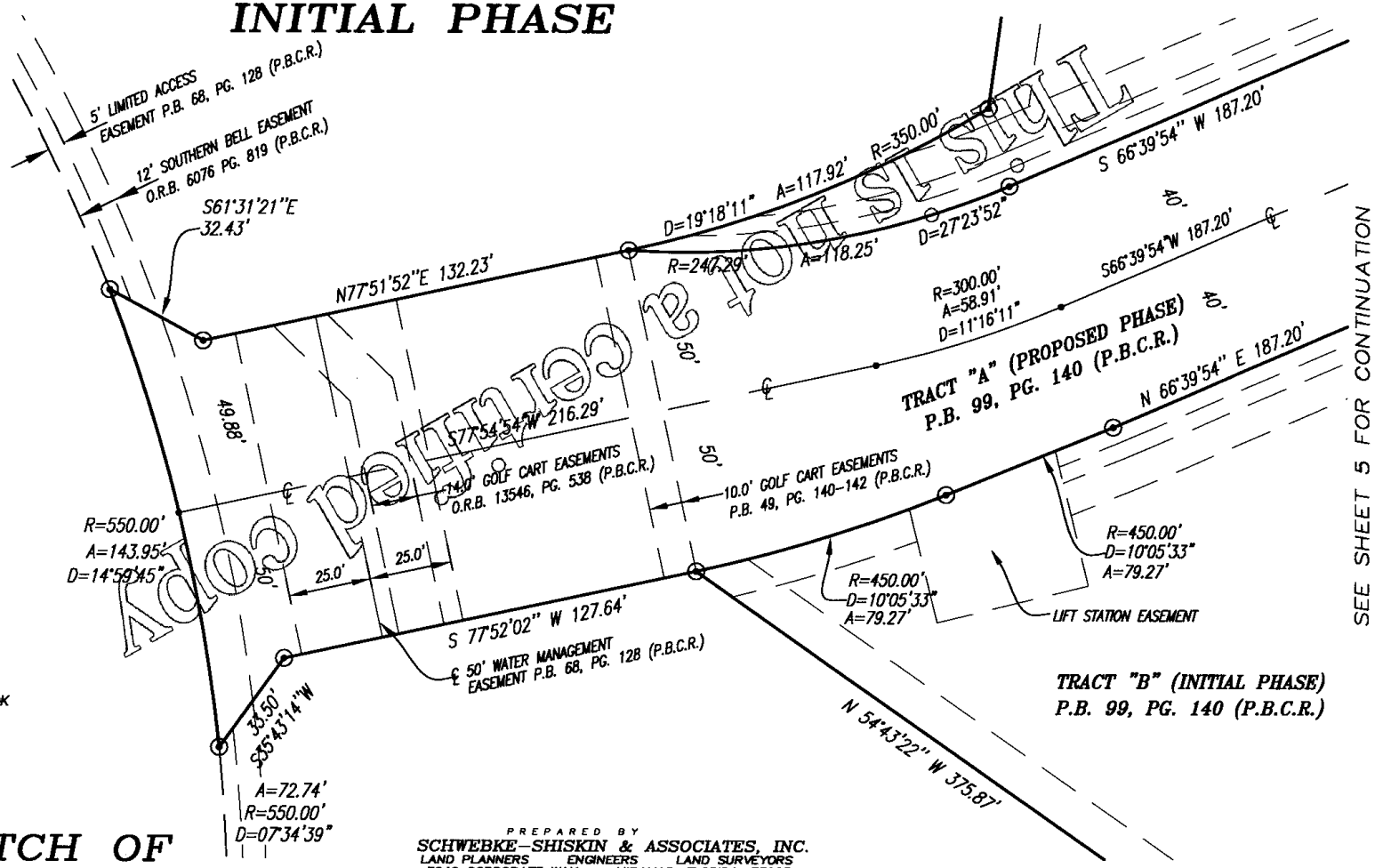
Page 55 of 351

Book19924/Page187

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

INITIAL PHASE





Add 3 percent to 10ft SL Stuff

LEGEND

R	DENOTES RADIUS
D	DENOTES DELTA
A	DENOTES ARC DISTANCE
P.B.C.R.	DENOTES PALM BEACH COUNTY RECORDS
P.B	DENOTES PLAT BOOK
PG.	DENOTES PAGE
O.R.B.	DENOTES OFFICIAL RECORD BOOK

PARTIAL SKETCH OF TRACT "A" (PROPOSED PHASE)

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190186

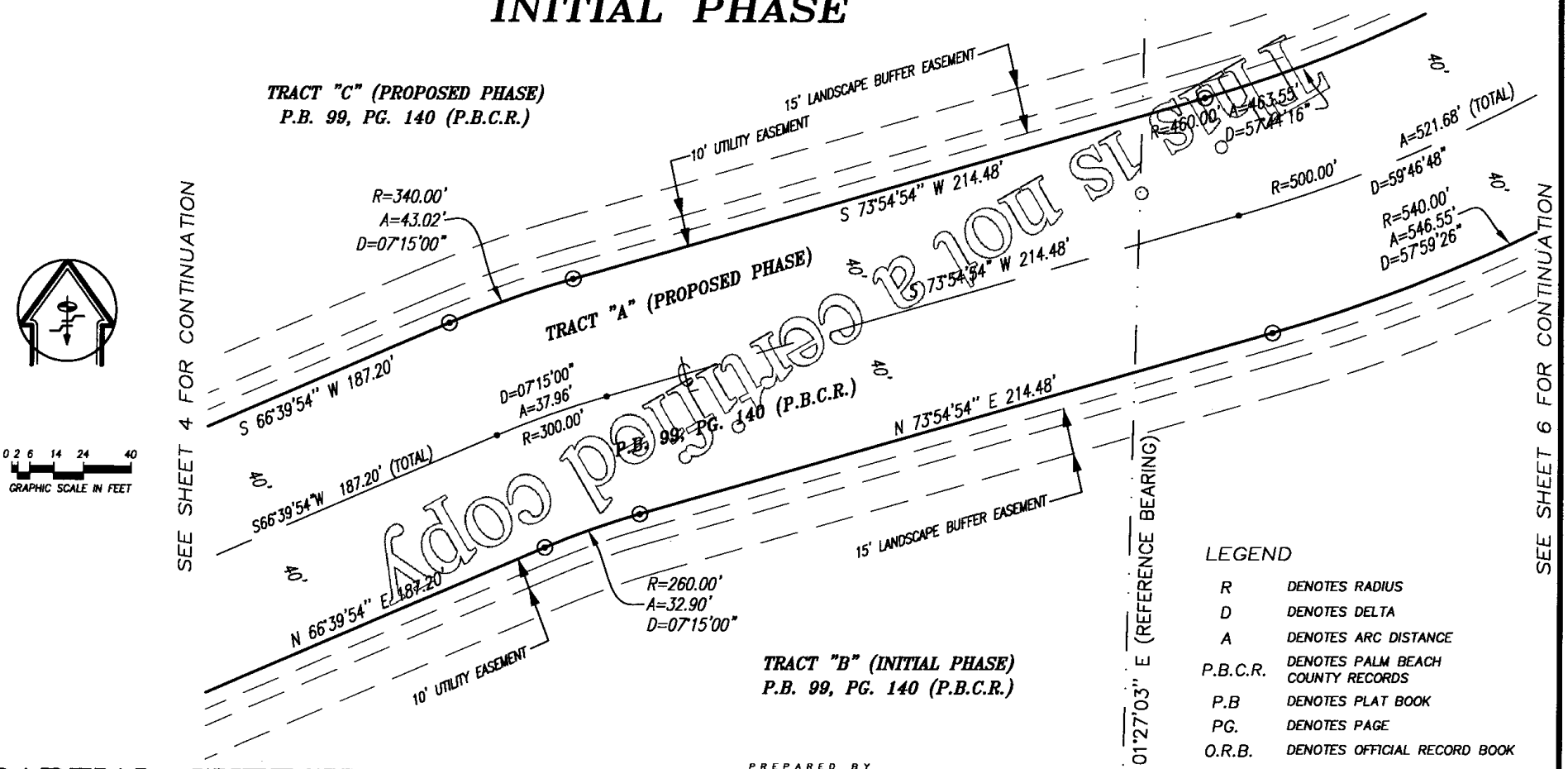
EXHIBIT 2-A
SHEET 4 OF 139 SHEETS

k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\LEGAL.DWG

Page 56 of 351

Book19924/Page188

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM
INITIAL PHASE



Copy not to be circulated

LEGEND

R	DENOTES RADIUS
D	DENOTES DELTA
A	DENOTES ARC DISTANCE
P.B.C.R.	DENOTES PALM BEACH COUNTY RECORDS
P.B	DENOTES PLAT BOOK
PG.	DENOTES PAGE
O.R.B.	DENOTES OFFICIAL RECORD BOOK

PARTIAL SKETCH OF TRACT "A" (PROPOSED PHASE)

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190186

EXHIBIT 2-A
SHEET 5 OF 139 SHEETS

k: \224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\LEGAL.DWG

Page 57 of 351

Book19924/Page189

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

INITIAL PHASE



0 2 6 14 24 40

GRAPHIC SCALE IN FEET

LEGEND

R	DENOTES RADIUS
D	DENOTES DELTA
A	DENOTES ARC DISTANCE
P.B.C.R.	DENOTES PALM BEACH COUNTY RECORDS
P.B	DENOTES PLAT BOOK
PG.	DENOTES PAGE
O.R.B.	DENOTES OFFICIAL RECORD BOOK

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190186

SEE SHEET 7 FOR CONTINUATION

TRACT "C" (PROPOSED PHASE)
P.B. 99, PG. 140 (P.B.C.R.)

15' LANDSCAPE BUFFER EASEMENT

(TOTAL)
A=463.55'
R=460.00'
D=57°44'16"

D=59°46'48"

40'

10' UTILITY EASEMENT

R=500.00'

TRACT "A" (PROPOSED PHASE)
P.B. 99, PG. 140 (P.B.C.R.)

15' LANDSCAPE BUFFER EASEMENT

R=540.00'
A=546.55'
D=57°59'26"

A=521.68' (TOTAL)

D=59°46'48"

40'

R=540.00'
A=546.55'
D=57°59'26"

10' UTILITY EASEMENT

TRACT "B" (INITIAL PHASE)
P.B. 99, PG. 140 (P.B.C.R.)

SEE SHEET 5 FOR CONTINUATION

Added per City Staff

PARTIAL SKETCH OF TRACT "A" (PROPOSED PHASE)

EXHIBIT 2-A
SHEET 6 OF 139 SHEETS

k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\LEGAL.DWG

Book19924/Page190

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

INITIAL PHASE

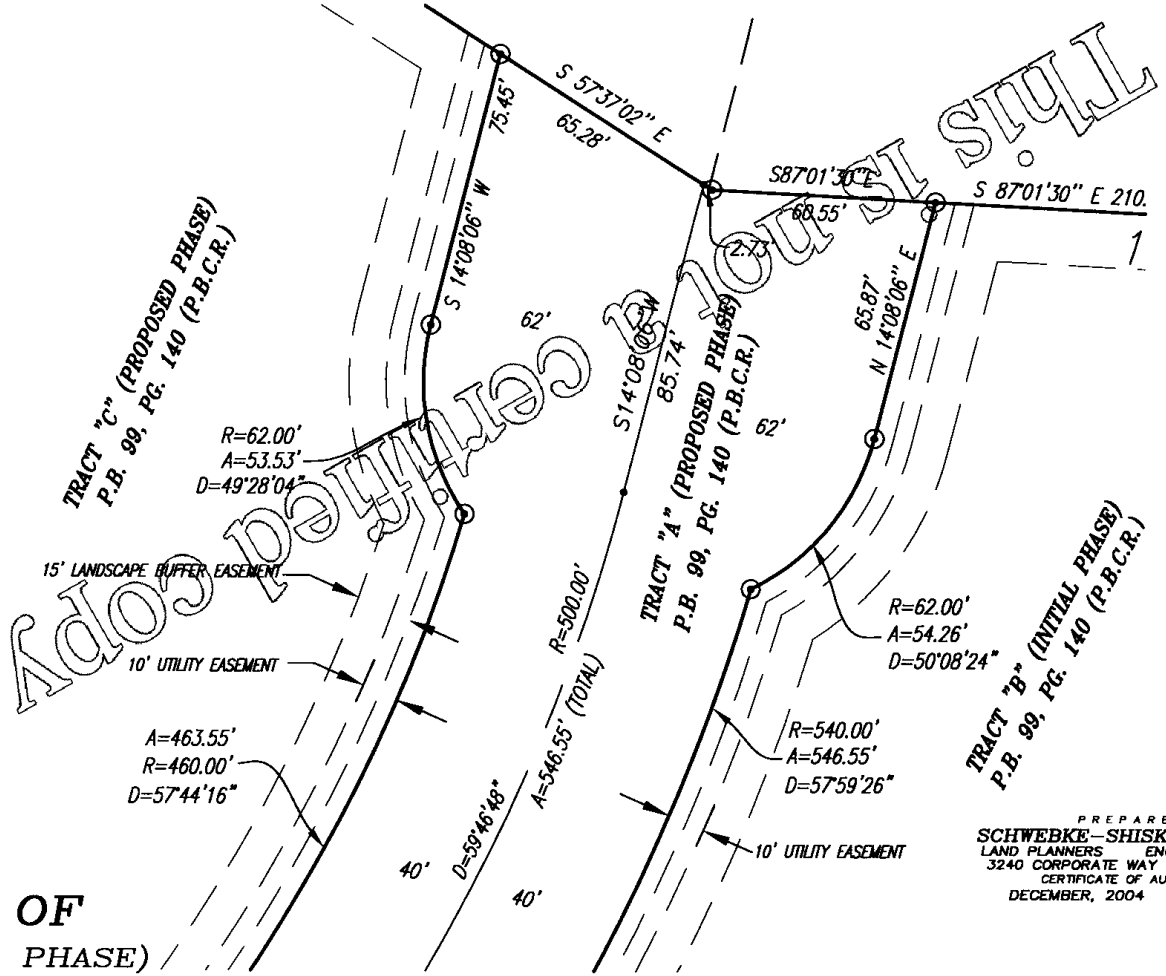


0 2 6 14 24 40

GRAPHIC SCALE IN FEET

LEGEND

R	DENOTES RADIUS
D	DENOTES DELTA
A	DENOTES ARC DISTANCE
P.B.C.R.	DENOTES PALM BEACH COUNTY RECORDS
P.B	DENOTES PLAT BOOK
PG.	DENOTES PAGE
O.R.B.	DENOTES OFFICIAL RECORD BOOK



This is a certified Copy

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190186

PARTIAL SKETCH OF TRACT "A" (PROPOSED PHASE)

SEE SHEET 6 FOR CONTINUATION

EXHIBIT 2-A
SHEET 7 OF 139 SHEETS

k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\LEGAL.DWG

Page 59 of 351

Book19924/Page191

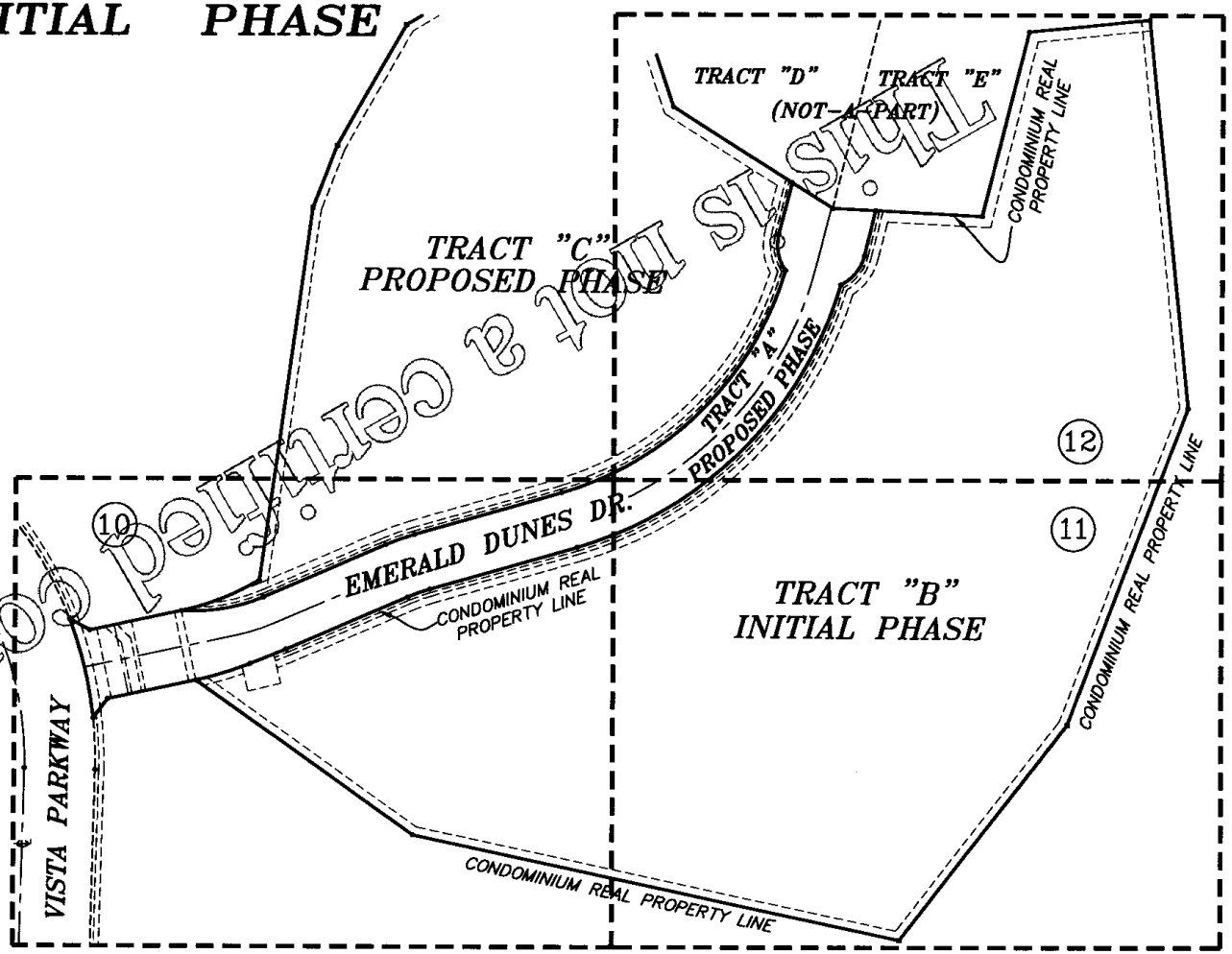
THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

INITIAL PHASE



0 10 30 70 120 200

GRAPHIC SCALE IN FEET



This is not a certified copy

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190186

OVERALL SKETCH OF INITIAL PHASE

EXHIBIT 2-A
SHEET 8 OF 139 SHEETS

k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\LEGAL.DWG

Book19924/Page192

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM
INITIAL PHASE

TRACT "B", "FAIRFIELD AT EMERALD DUNES", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 99, AT PAGES 140 THROUGH 142, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING AND BEING IN THE SOUTH 1/2 OF SECTION 22, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

This is not a certified copy

LEGAL DESCRIPTION OF INITIAL PHASE

PREPARED BY
SCHWEBKE–SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB–87
DECEMBER, 2004 ORDER No. 190186

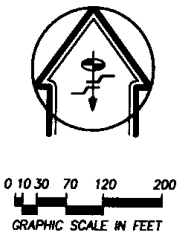
EXHIBIT 2–A
SHEET 9 OF 139 SHEETS

k: \224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\NOTES AND LEGEND.DWG

Book19924/Page193

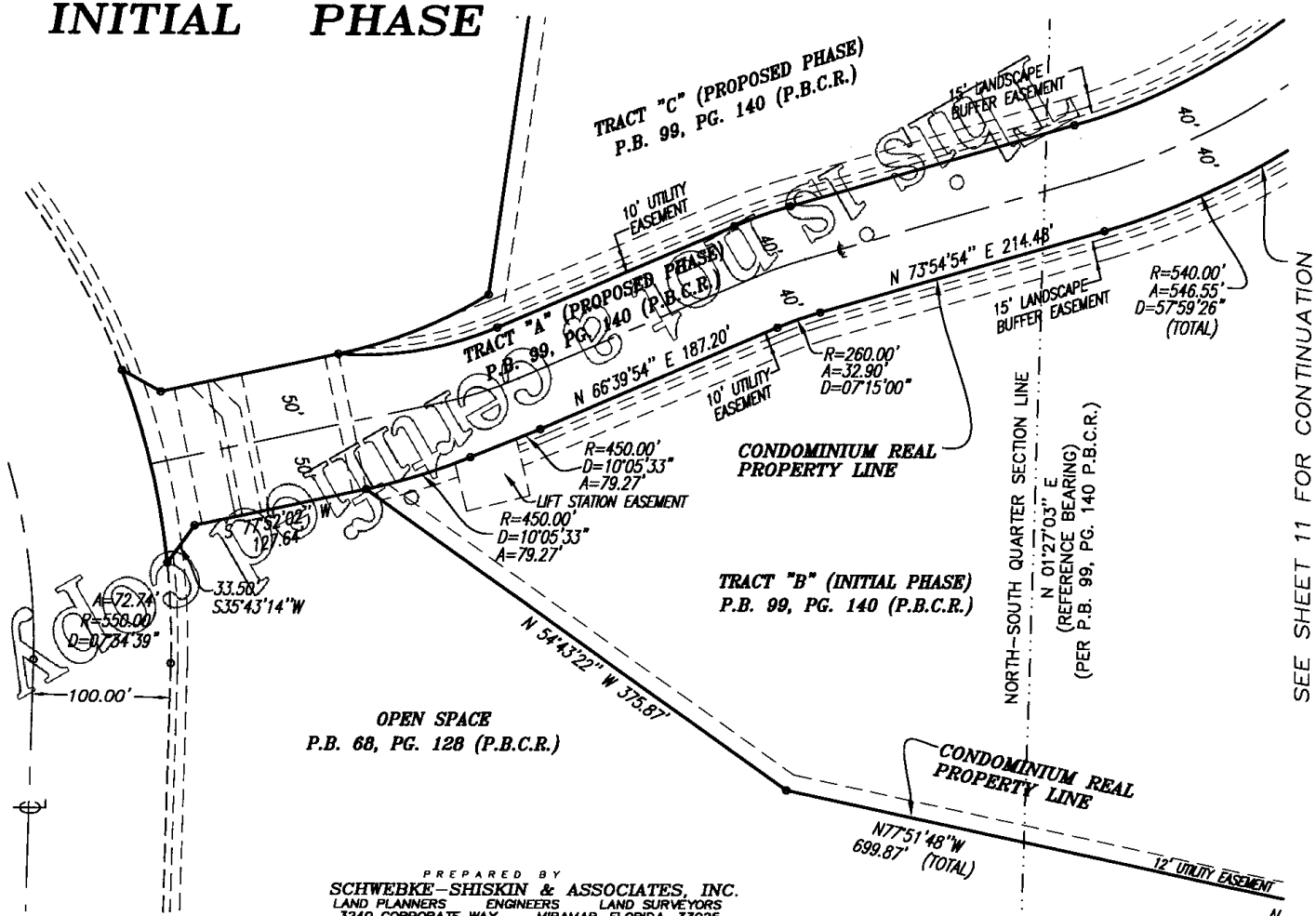
THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

INITIAL PHASE



LEGEND

R	DENOTES RADIUS
D	DENOTES DELTA
A	DENOTES ARC DISTANCE
P.B.C.R.	DENOTES PALM BEACH COUNTY RECORDS
P.B	DENOTES PLAT BOOK
PG.	DENOTES PAGE
O.R.B.	DENOTES OFFICIAL RECORD BOOK



PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190186

PARTIAL SKETCH OF INITIAL PHASE

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190186

EXHIBIT 2-A
SHEET 10 OF 139 SHEETS

k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\LEGAL.DWG

Page 62 of 351

Book19924/Page194

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

INITIAL PHASE

SEE SHEET 12 FOR CONTINUATION

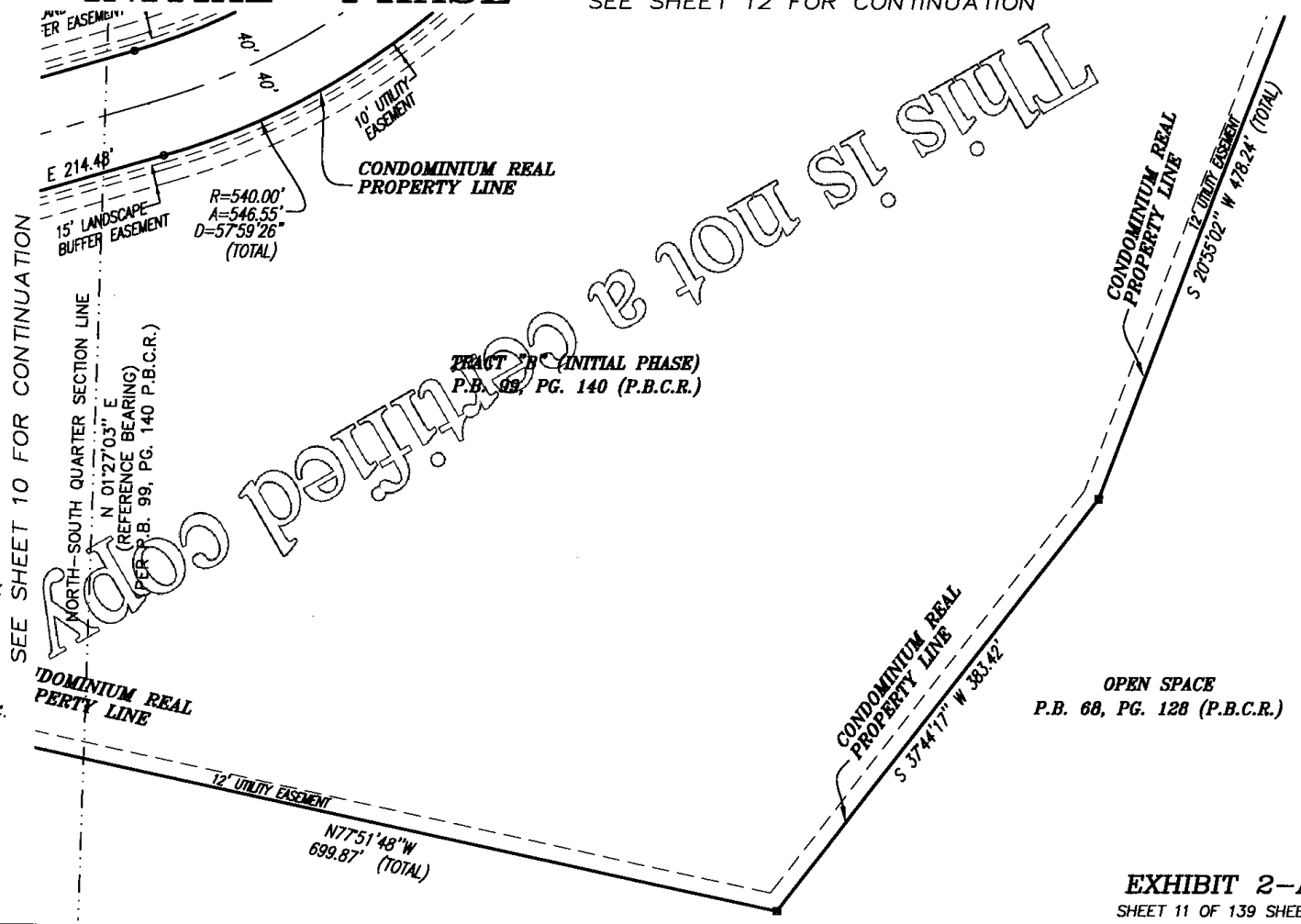


0 10 30 70 120 200

GRAPHIC SCALE IN FEET

LEGEND

R	DENOTES RADIUS
D	DENOTES DELTA
A	DENOTES ARC DISTANCE
P.B.C.R.	DENOTES PALM BEACH COUNTY RECORDS
P.B	DENOTES PLAT BOOK
PG.	DENOTES PAGE
O.R.B.	DENOTES OFFICIAL RECORD BOOK



This is not a certified copy

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190186

PARTIAL SKETCH OF INITIAL PHASE

EXHIBIT 2-A

SHEET 11 OF 139 SHEETS

k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\LEGAL.DWG

Book19924/Page195

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM
INITIAL PHASE



0 10 30 70 120 200
GRAPHIC SCALE IN FEET

LEGEND

R	DENOTES RADIUS
D	DENOTES DELTA
A	DENOTES ARC DISTANCE
P.B.C.R.	DENOTES PALM BEACH COUNTY RECORDS
P.B	DENOTES PLAT BOOK
PG.	DENOTES PAGE
O.R.B.	DENOTES OFFICIAL RECORD BOOK

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190186

TRACT "D"
P.B. 99, PG. 140

15' LANDSCAPE BUFFER EASEMENT

TRACT "E"
P.B. 99, PG. 140

N 84°13'04" E 171.74'

N 14°06'29" E 267.79'

15' LANDSCAPE BUFFER EASEMENT

CONDOMINIUM REAL PROPERTY LINE

S87°01'30"E
150.43'

N 14°08'06" E
65.87'

62'

62'

TRACT "C" (PROPOSED PHASE)
P.B. 99, PG. 140 (P.B.C.R.)

TRACT "A" (PROPOSED PHASE)
P.B. 99, PG. 140 (P.B.C.R.)

R=62.00'
A=54.26'
D=50°08'24"

40'

40'

15' LANDSCAPE BUFFER EASEMENT

10' UTILITY EASEMENT

R=540.00'
A=546.55'
D=57°59'26"
(TOTAL)

TRACT "B" (INITIAL PHASE)
P.B. 99, PG. 140 (P.B.C.R.)

S 05°50'35" E 550.25'

12' UTILITY EASEMENT

OPEN SPACE
P.B. 88, PG. 128 (P.B.C.R.)

S20°55'02"W
478.24'
(TOTAL)

PARTIAL SKETCH OF INITIAL PHASE

k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\LEGAL.DWG

SEE SHEET 11 FOR CONTINUATION

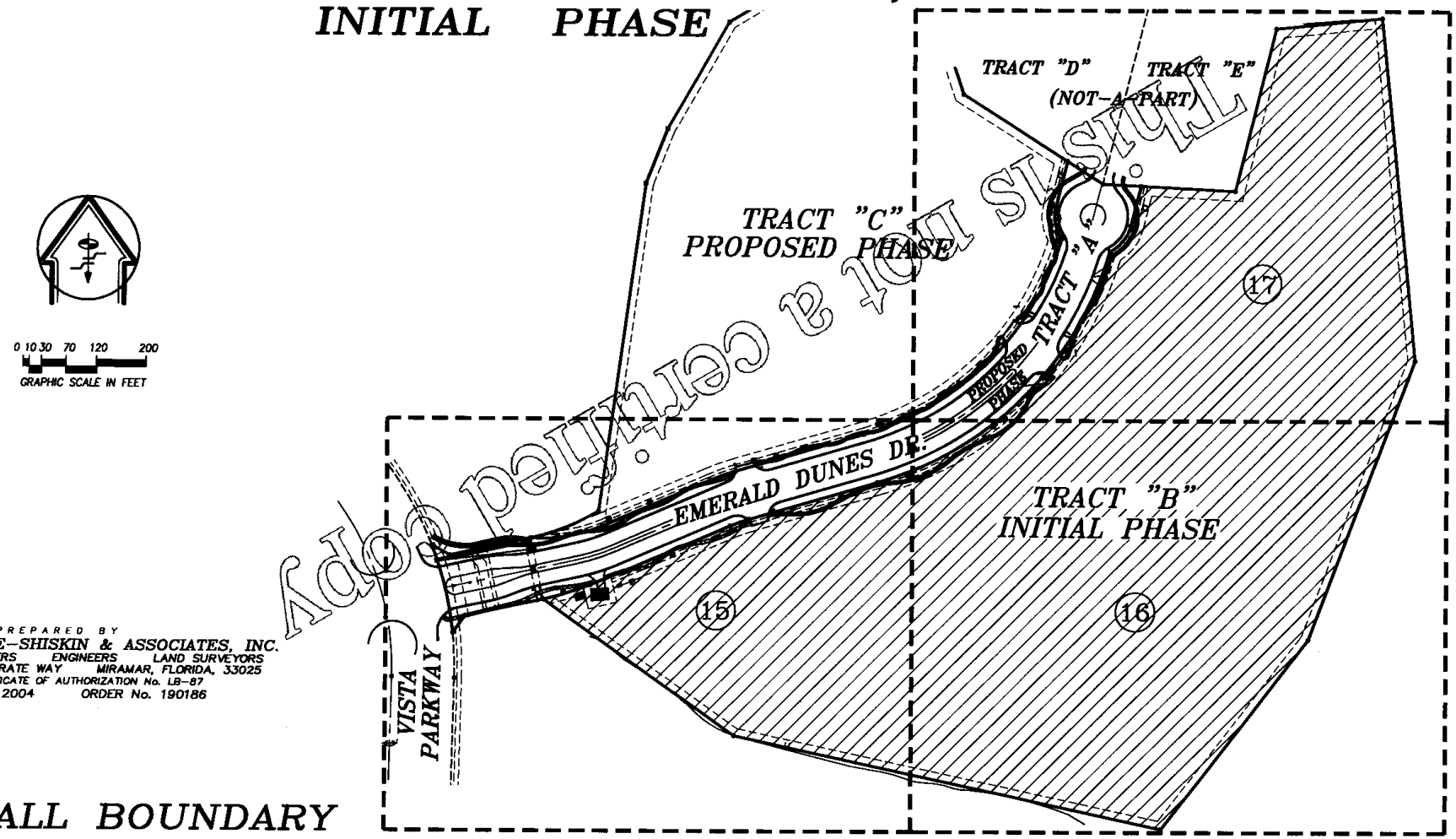
EXHIBIT 2-A
SHEET 12 OF 139 SHEETS

Page 64 of 351

Book19924/Page196

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

INITIAL PHASE



This is not a certified copy.

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190186

OVERALL BOUNDARY SURVEY OF INITIAL PHASE

EXHIBIT 2-A
SHEET 13 OF 139 SHEETS

k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\SKETCH OF SURVEY.DWG

Book19924/Page197

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM
INITIAL PHASE

TRACT "B", "FAIRFIELD AT EMERALD DUNES", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 99, AT PAGES 140 THROUGH 142, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING AND BEING IN THE SOUTH 1/2 OF SECTION 22, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

This is not a certified copy

LEGAL DESCRIPTION OF INITIAL PHASE

PREPARED BY
SCHWEBKE–SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB–87
DECEMBER, 2004 ORDER No. 190186

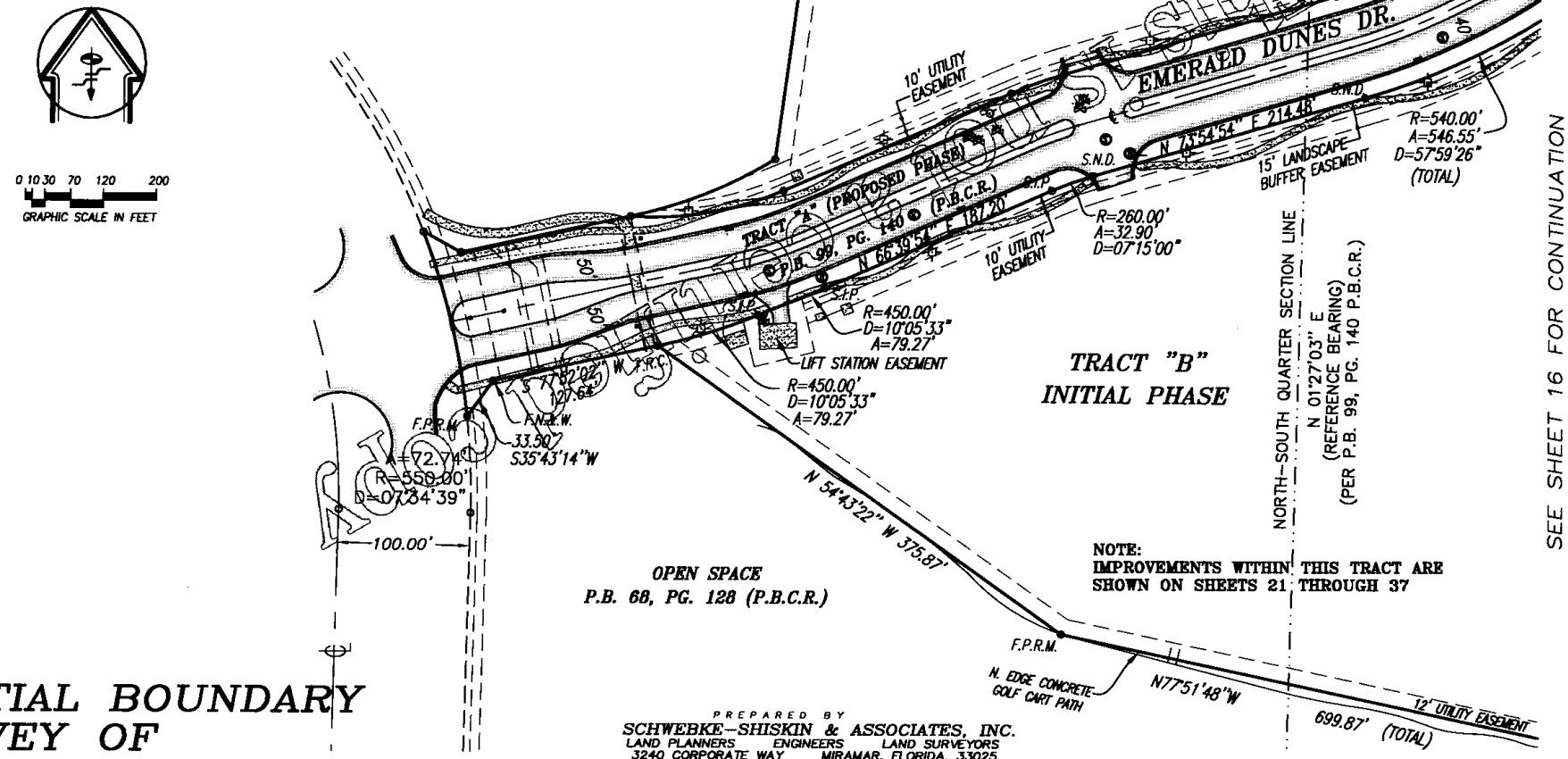
EXHIBIT 2–A
SHEET 14 OF 139 SHEETS

k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\NOTES AND LEGEND.DWG

Book19924/Page198

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

INITIAL PHASE



PARTIAL BOUNDARY SURVEY OF INITIAL PHASE

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190186

EXHIBIT 2-A
SHEET 15 OF 139 SHEETS

k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\SKETCH OF SURVEY.DWG

Page 67 of 351

Book19924/Page199

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

INITIAL PHASE

SEE SHEET 17 FOR CONTINUATION



0 10 30 70 120 200

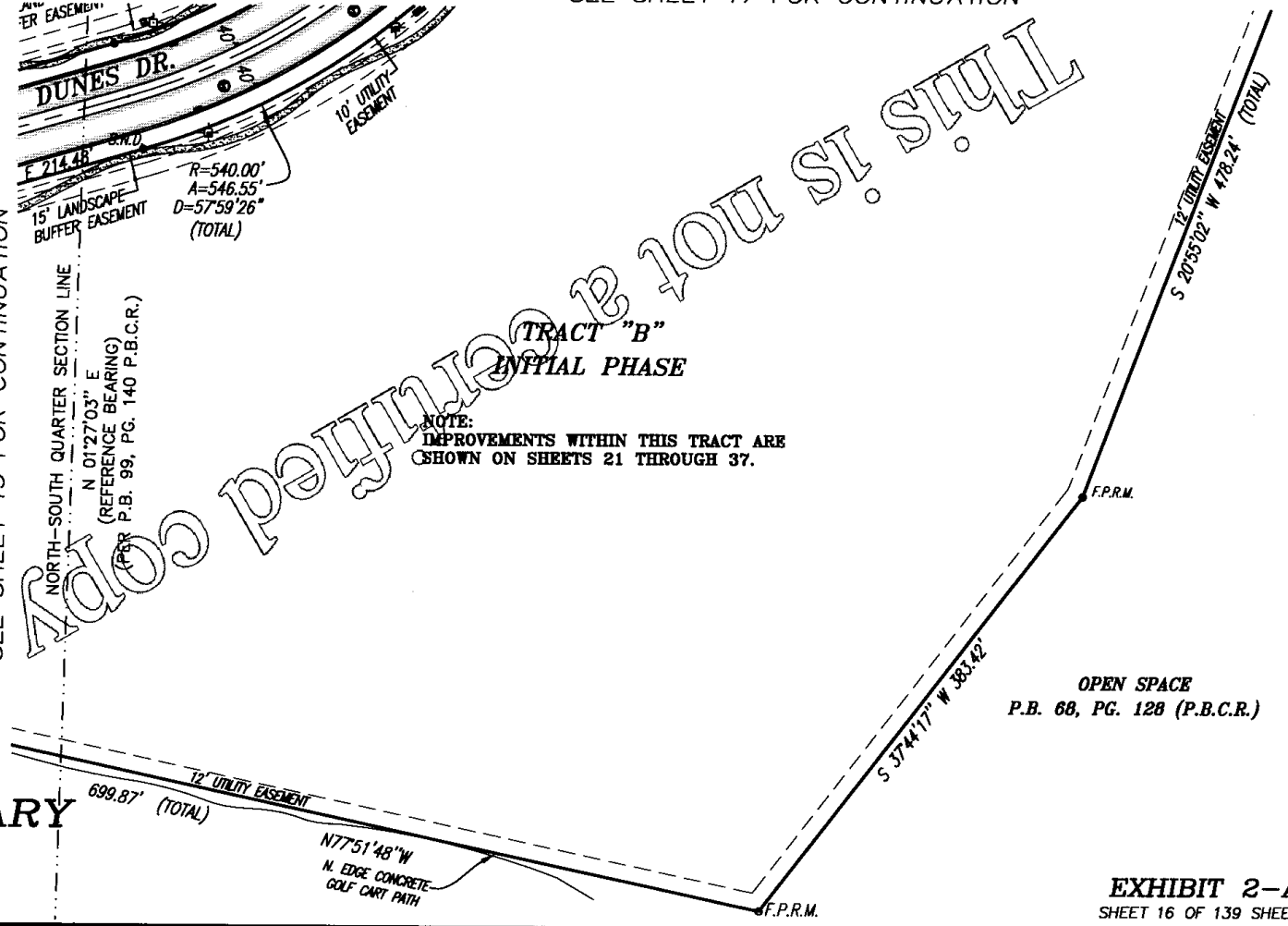
GRAPHIC SCALE IN FEET

SEE SHEET 15 FOR CONTINUATION

NORTH-SOUTH QUARTER SECTION LINE
N 01°27'03" E
(REFERENCE BEARING)
(PER P.B. 99, PG. 140 P.B.C.R.)

TRACT "B"
INITIAL PHASE

NOTE:
IMPROVEMENTS WITHIN THIS TRACT ARE SHOWN ON SHEETS 21 THROUGH 37.



OPEN SPACE
P.B. 68, PG. 128 (P.B.C.R.)

This is not a certified copy

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190186

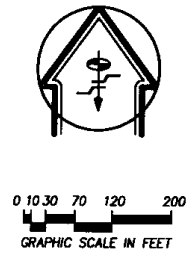
PARTIAL BOUNDARY SURVEY OF INITIAL PHASE

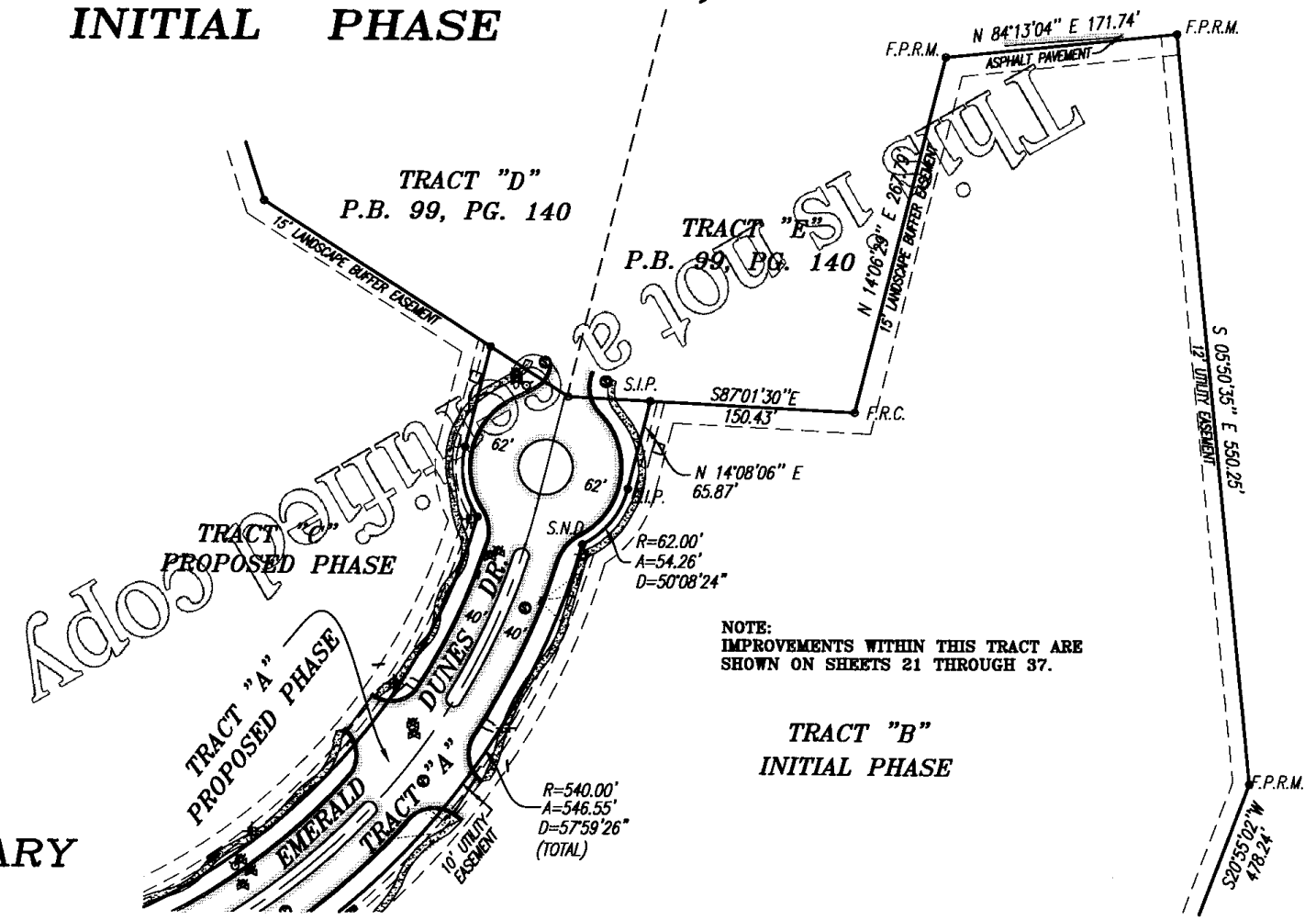
EXHIBIT 2-A
SHEET 16 OF 139 SHEETS

k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\SKETCH OF SURVEY.DWG

Book19924/Page200

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM
INITIAL PHASE





Copyright 2004

NOTE:
IMPROVEMENTS WITHIN THIS TRACT ARE SHOWN ON SHEETS 21 THROUGH 37.

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190186

PARTIAL BOUNDARY SURVEY OF INITIAL PHASE

SEE SHEET 16 FOR CONTINUATION

EXHIBIT 2-A
SHEET 17 OF 139 SHEETS

k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\SKETCH OF SURVEY.DWG

Book19924/Page201

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM
INITIAL PHASE

LEGEND:

DENOTES SIGN	—℄— DENOTES CENTER LINE
DENOTES SOUTHERN BELL MANHOLE	F.P.R.M. DENOTES FOUND PERMANENT REFERENCE MONUMENT
DENOTES GREASE TRAP MANHOLE	S.I.P. DENOTES SET 1/2" IRON PIPE & LB-87 CAP
DENOTES F.P.L. MANHOLE	S.N.D. DENOTES SET NAIL & DISC & LB-87
DENOTES ANCHOR	S.D.H. DENOTES SET DRILL HOLE
DENOTES LIGHT POLE	F.R.C. DENOTES FOUND REBAR & CAP
DENOTES CONCRETE POWER POLE	F.N.& W. DENOTES FOUND NAIL & WASHER
DENOTES WATER VALVE	P.B. DENOTES PLAT BOOK
DENOTES WATER METER	PG. DENOTES PAGE
DENOTES FIRE HYDRANT	O.R.B. DENOTES OFFICIAL RECORDS BOOK
DENOTES CATCH BASIN	C.B.S. DENOTES CONCRETE BLOCK STRUCTURE
DENOTES STORM DRAINAGE MANHOLE	(M) DENOTES MEASURED
DENOTES SANITARY SEWER MANHOLE	(R) DENOTES RECORD
DENOTES SANITARY SEWER CLEANOUT	R DENOTES RADIUS
DENOTES SEWER SERVICE	A DENOTES ARC LENGTH
DENOTES GUARD POST	D DENOTES DELTA OF CURVE
	DENOTES EXISTING CONCRETE
	DENOTES EXISTING ASPHALT

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY: THAT THIS "BOUNDARY SURVEY" OF THE PROPERTY DESCRIBED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION. THIS SURVEY COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS ADOPTED BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE.

SCHWEBKE-SHISKIN & ASSOCIATES, INC.

BY: Ronald A. Fritz

RONALD A. FRITZ, ASSISTANT VICE-PRESIDENT
PROFESSIONAL LAND SURVEYOR No. 2767
STATE OF FLORIDA

NOTES:

1) BEARINGS SHOWN HEREON REFER TO AN ASSUMED BEARING OF N 01°27'03" E, ALONG THE NORTH-SOUTH QUARTER SECTION LINE OF SECTION 22, TOWNSHIP 43 SOUTH, RANGE 42 EAST, AS SHOWN ON THE HEREIN REFERENCED PLAT OF "FAIRFIELD AT EMERALD DUNES".
2) LEGAL DESCRIPTION SHOWN HEREON WAS PROVIDED BY CLIENT.
3) PROPERTY AS SHOWN HEREON CONTAINS: TRACT "B" : 18.28± ACRES
4) UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTINGS AND/OR FOUNDATIONS.
5) ORDERED BY: THE VILLAS AT EMERALD DUNES, L.L.C.
6) THIS BOUNDARY SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE ATTACHED CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTIES.
7) PROPERTY SHOWN HEREON FALLS WITHIN FEDERAL FLOOD ZONE B, PER FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 120192 0 150A, OF MAP DATED FEBRUARY 1, 1979.
8) VISIBLE INDICATORS OF UTILITIES ARE SHOWN HEREON, HOWEVER, NO ATTEMPT HAS BEEN MADE TO LOCATE UNDERGROUND ITEMS.
9) DISTANCES ALONG BOUNDARY OF SUBJECT PROPERTY ARE RECORD AND MEASURED UNLESS OTHERWISE STATED.
10) THIS SKETCH OF SURVEY WAS UPDATED BY AN ACTUAL FIELD SURVEY BY THIS FIRM COMPLETED ON JANUARY 28, 2006.
11) THIS IS A "BOUNDARY SURVEY".

Page 70 of 351

Not a certified survey

SURVEYOR'S CERTIFICATION NOTES AND LEGEND

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190186

EXHIBIT 2-A
SHEET 18 OF 139 SHEETS

k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\NOTES AND LEGEND.DWG

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM
INITIAL PHASE

1) Elevations shown are average elevations to the interior undecorated finished surface of the floor and ceiling of the Unit (Horizontal Boundary).

2) The Terrace/Balcony adjacent to a Unit is a Limited Common Element of the Unit to which it is appurtenant, subject to the provisions, conditions and restrictions of the Declaration of Condominium.

3) Elevations shown herein are subject to normal construction tolerances and are subordinate to the actual constructed limits of the Horizontal Boundary.

4) Areas within a Unit containing Conduits, Wiring, Ducts, Plumbing, Bearing Walls, Structural Supports and other such items serving Common Elements and/or other Units in addition to the Unit in which the area is located, together with the contents therein, regardless of location, constitute parts of the Common Elements to the exterior undecorated finish surface of said areas and have been omitted from this Exhibit 2-A for the purpose of graphical clarity.

5) All lands and all improvements within the Condominium Real Property Line, but not within a Unit (unless otherwise specified) or not designated as a Limited Common Element are parts of the Common Elements.

6) Refer to the Declaration of Condominium of "THE VILLAS AT EMERALD DUNES, A CONDOMINIUM", to which this Exhibit 2-A is attached and made a part of, for further definitions and explanations of the various parts of the said Condominium.

7) Bearings shown herein for the Condominium Real Property Line Information are based on an assumed bearing of North 01 Degrees 27 Minutes 03 Seconds East, along the North-South Quarter Section line of Section 22, Township 43 South, Range 42 Eats, as shown on the plat of "FAIRFIELD AT EMERALD DUNES" as recorded in Plat Book 99 at Pages 140 through 142 of the Public Records of Palm Beach County, Florida.

Add Pelican 10U St. Style

SURVEYOR'S NOTES

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190186

EXHIBIT 2-A
SHEET 19 OF 139 SHEETS

k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\NOTES AND LEGEND.DWG

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM
INITIAL PHASE

8) The subject property falls within Federal Flood Zone B, per the Federal Insurance Rate Map, Community Panel Number 120192 0 150A, dated February 1, 1979.

9) The Elevations shown herein refer to National Geodetic Vertical Datum of 1929 and are expressed in feet.

10) This Exhibit 2–A was compiled from graphical representation based on electronic media and architectural plans prepared by Marc Wiener, A.R.#0010416, entitled "Emerald Dunes Apartments" under Project Number 01196, Dated April 04, 2004, and received by this firm on October 10, 2004.

11) This Exhibit 2–A was ordered by THE VILLAS AT EMERALD DUNES, L.L.C.

12) The Garage attached to a Building which includes the Parking Space located directly in front of the Garage ("Attached Garage") (both designated with the prefix "A"), the Detached Garage (designated with the prefix "D"), the Parking Carport (designated with the prefix "C") and the Uncovered Parking Space (designated with the prefix "U"), as shown within this Exhibit 2–A, are Common Elements or Limited Common Elements subject to assignment in accordance with the provisions, conditions and restrictions of the Declaration of Condominium.

13) All capitalized terms used and not defined herein shall have the meaning attributed in the Declaration of Condominium.

Ados Pending 10th St Stgt

SURVEYOR'S NOTES

PREPARED BY
SCHWEBKE–SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB–87
DECEMBER, 2004 ORDER No. 190186

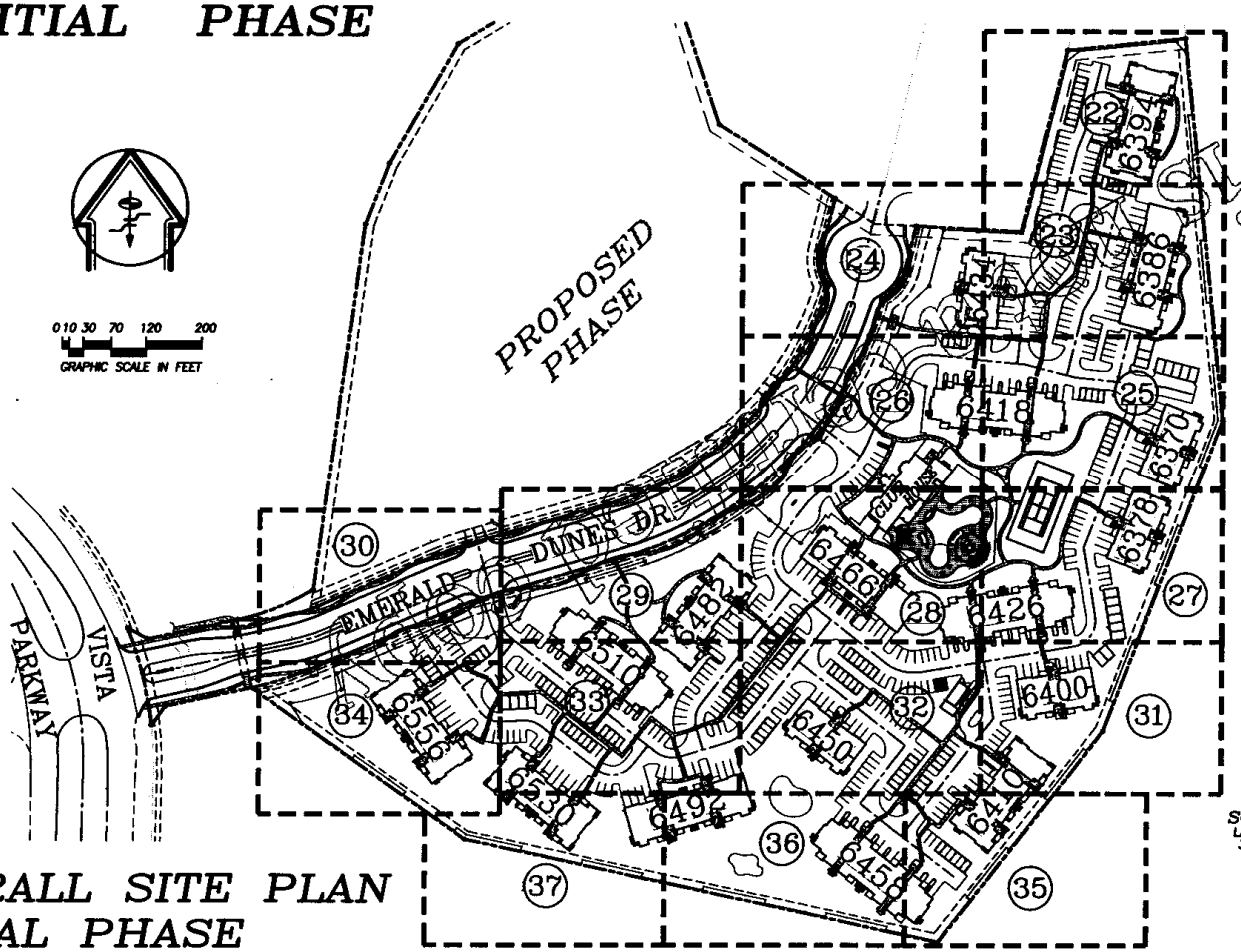
EXHIBIT 2–A
SHEET 20 OF 139 SHEETS

k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\NOTES AND LEGEND.DWG

Book19924/Page204

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

INITIAL PHASE



LEGEND

6360	DENOTES BUILDING NUMBER
(1)	DENOTES SHEET NUMBER OF DETAIL OF AREA
---¢---	DENOTES CENTER LINE
——·——	DENOTES PROPERTY LINE
	DENOTES CONCRETE SIDEWALK
	DENOTES PROPOSED ASPHALT
	DENOTES PARKING CARPORT
	DENOTES DETACHED GARAGE
L.B.E.	DENOTES LANDSCAPE BUFFER EASEMENT
U.E.	DENOTES UTILITY EASEMENT
(H)	DENOTES HANDICAP PARKING
□	DENOTES CONCRETE SLAB FOR AIR CONDITIONING COMPRESSOR UNIT
C.B.S.	DENOTES CONCRETE BLOCK STUCCO STRUCTURE
U–	DENOTES UNCOVERED PARKING SPACE
C–	DENOTES PARKING CARPORT
D–	DENOTES DETACHED GARAGE
A–	DENOTES ATTACHED GARAGE AND PARKING SPACE DIRECTLY IN FRONT OF THE ATTACHED GARAGE.

PREPARED BY
SCHWEBKE–SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB–87
DECEMBER, 2004 ORDER No. 190186

OVERALL SITE PLAN
INITIAL PHASE

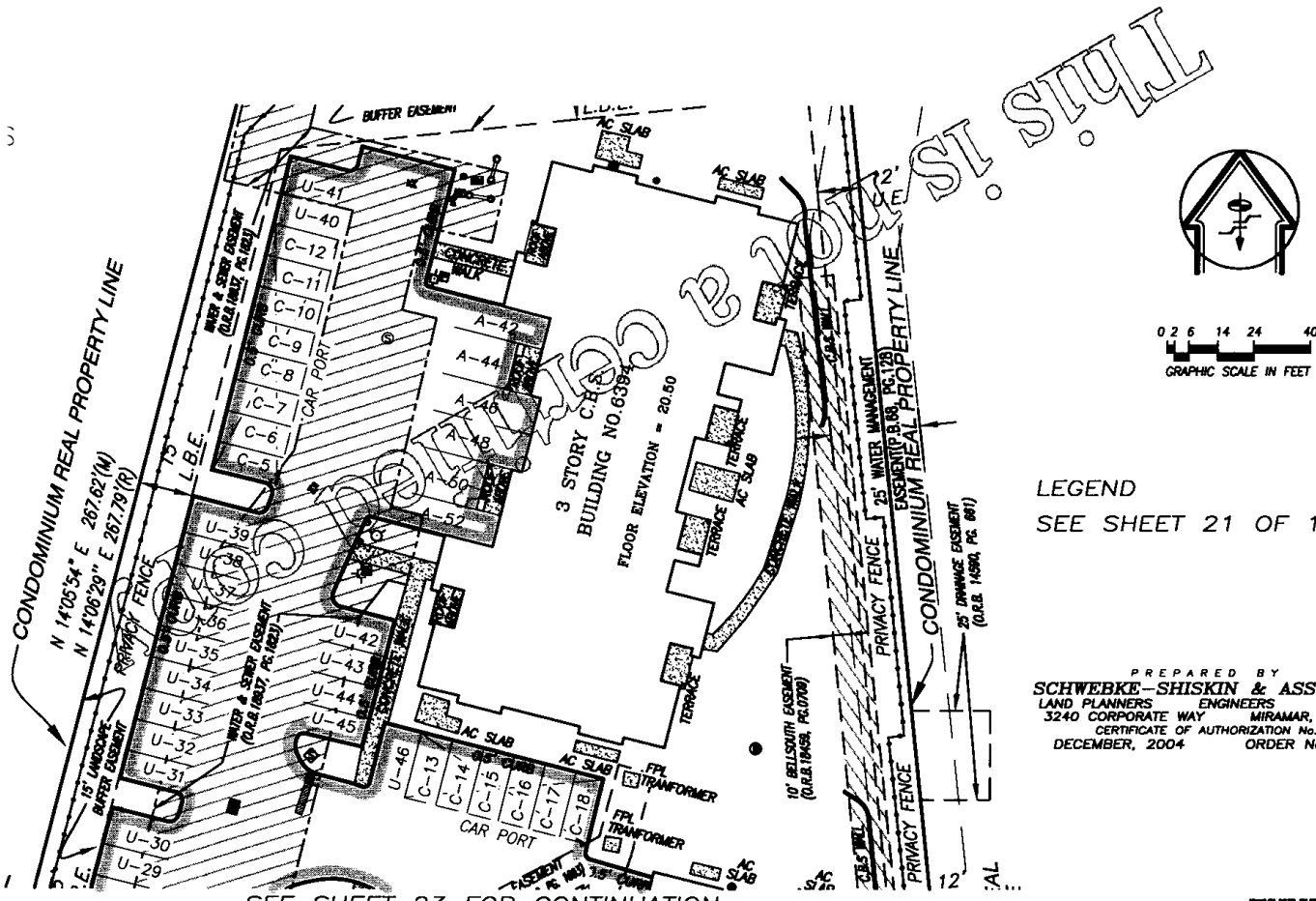
EXHIBIT 2–A
SHEET 21 OF 139 SHEETS

I:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\DWG\SITE PLAN.DWG

Page 73 of 351

Book19924/Page205

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM
INITIAL PHASE



This is a proposed site plan

LEGEND
SEE SHEET 21 OF 139

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190186

PARTIAL SKETCH OF SURVEY

SEE SHEET 23 FOR CONTINUATION

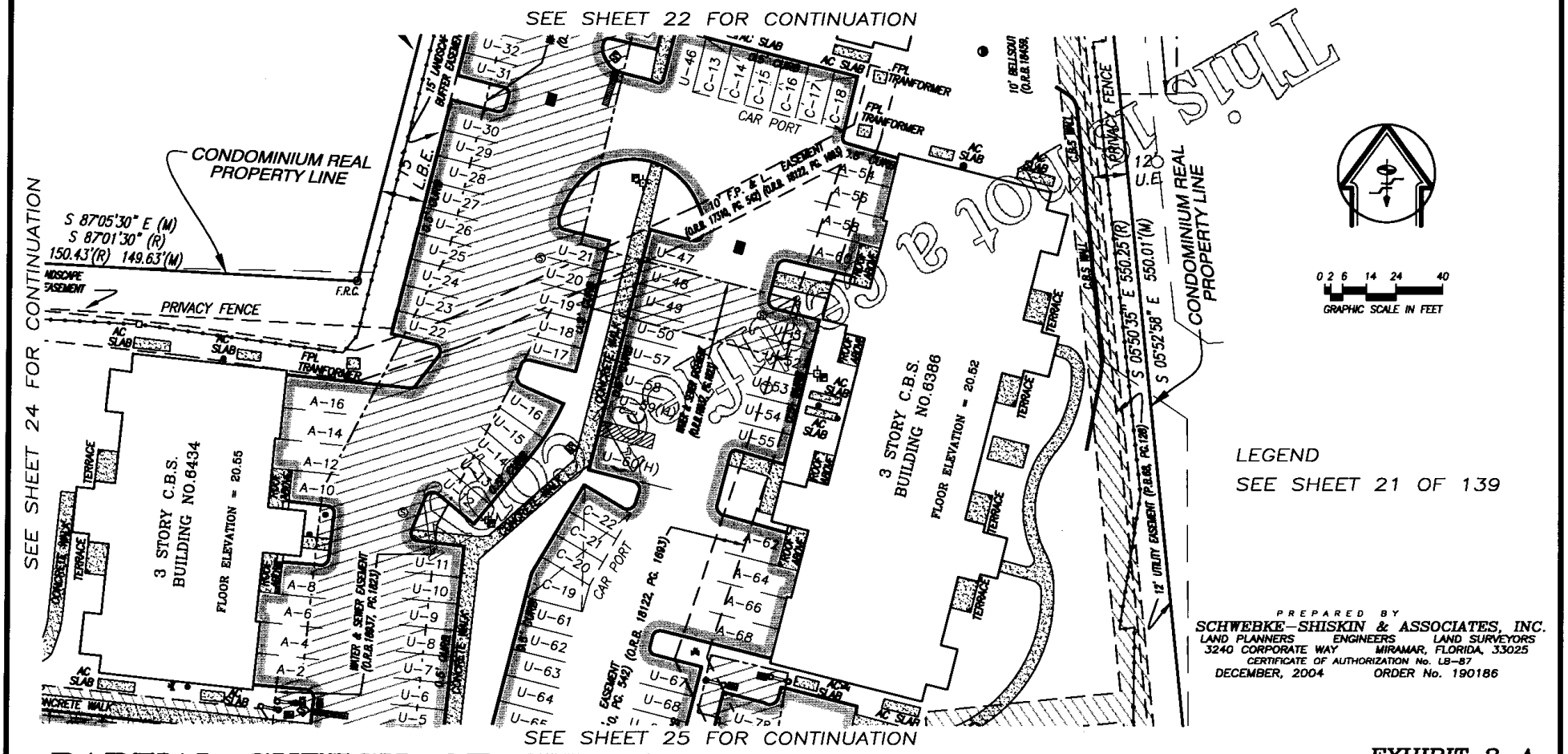
EXHIBIT 2-A
SHEET 22 OF 139 SHEETS

k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\DWG\SITE PLAN.DWG

Book19924/Page206

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

INITIAL PHASE



LEGEND

SEE SHEET 21 OF 139

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190186

PARTIAL SKETCH OF SURVEY

EXHIBIT 2-A

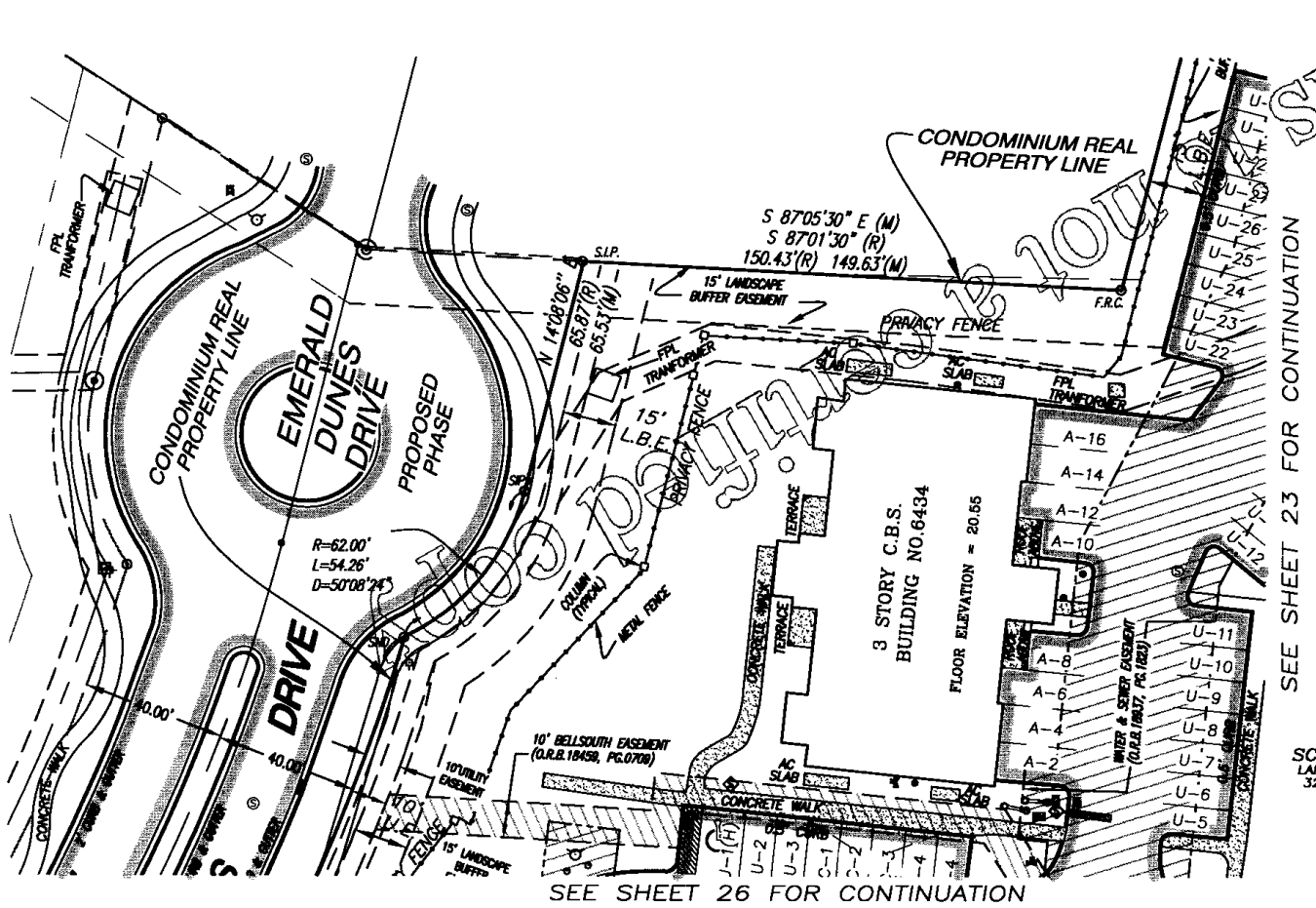
SHEET 23 OF 139 SHEETS

k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\DWG\SITE PLAN.DWG

Page 75 of 351

Book19924/Page207

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM
INITIAL PHASE



0 2 6 14 24 40
GRAPHIC SCALE IN FEET

LEGEND
SEE SHEET 21 OF 139

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190186

PARTIAL SKETCH OF SURVEY

EXHIBIT 2-A
SHEET 24 OF 139 SHEETS

I:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\DWG\SITE PLAN.DWG

Page 76 of 351

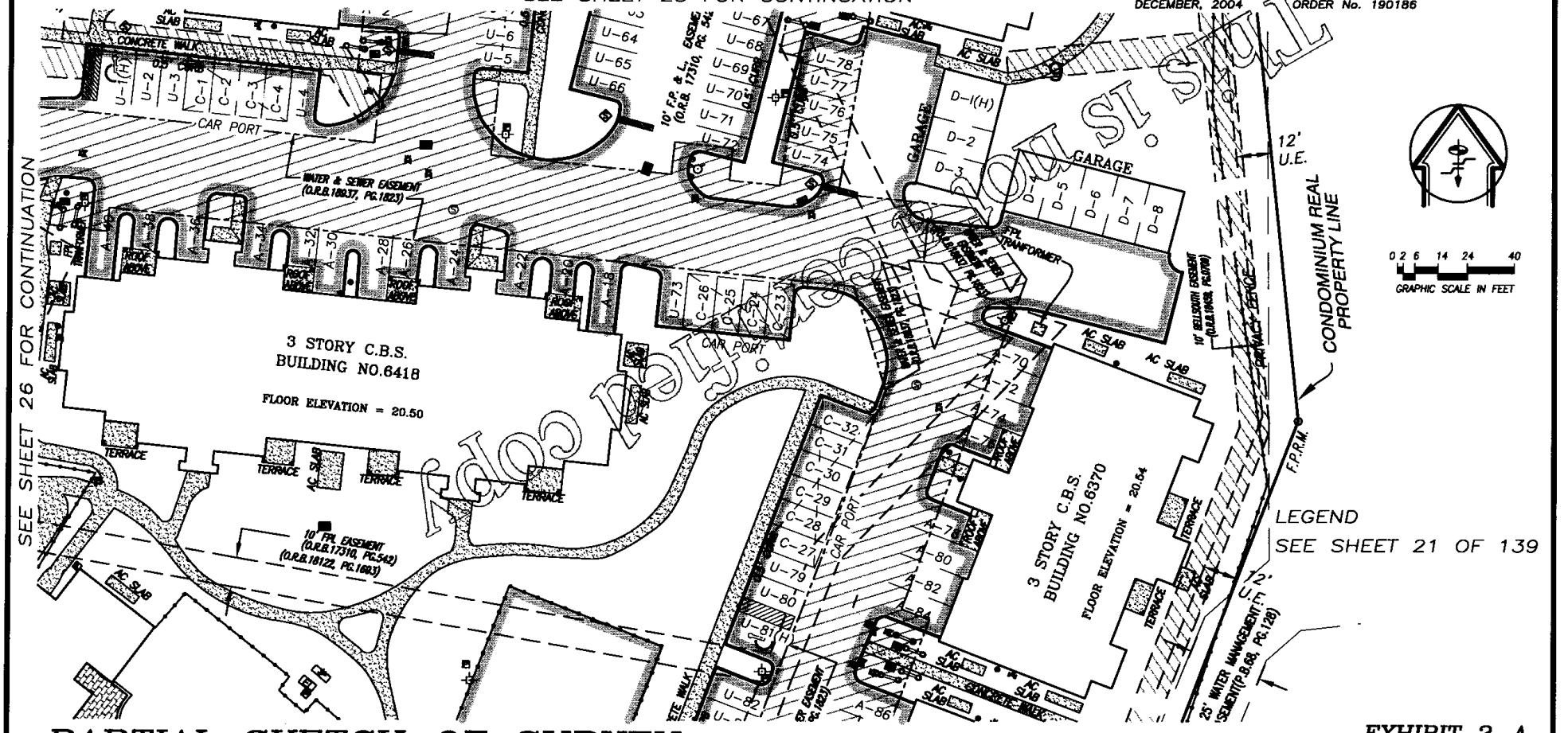
Book19924/Page208

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

INITIAL PHASE

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87

DECEMBER, 2004 ORDER No. 190186



Not Official Document

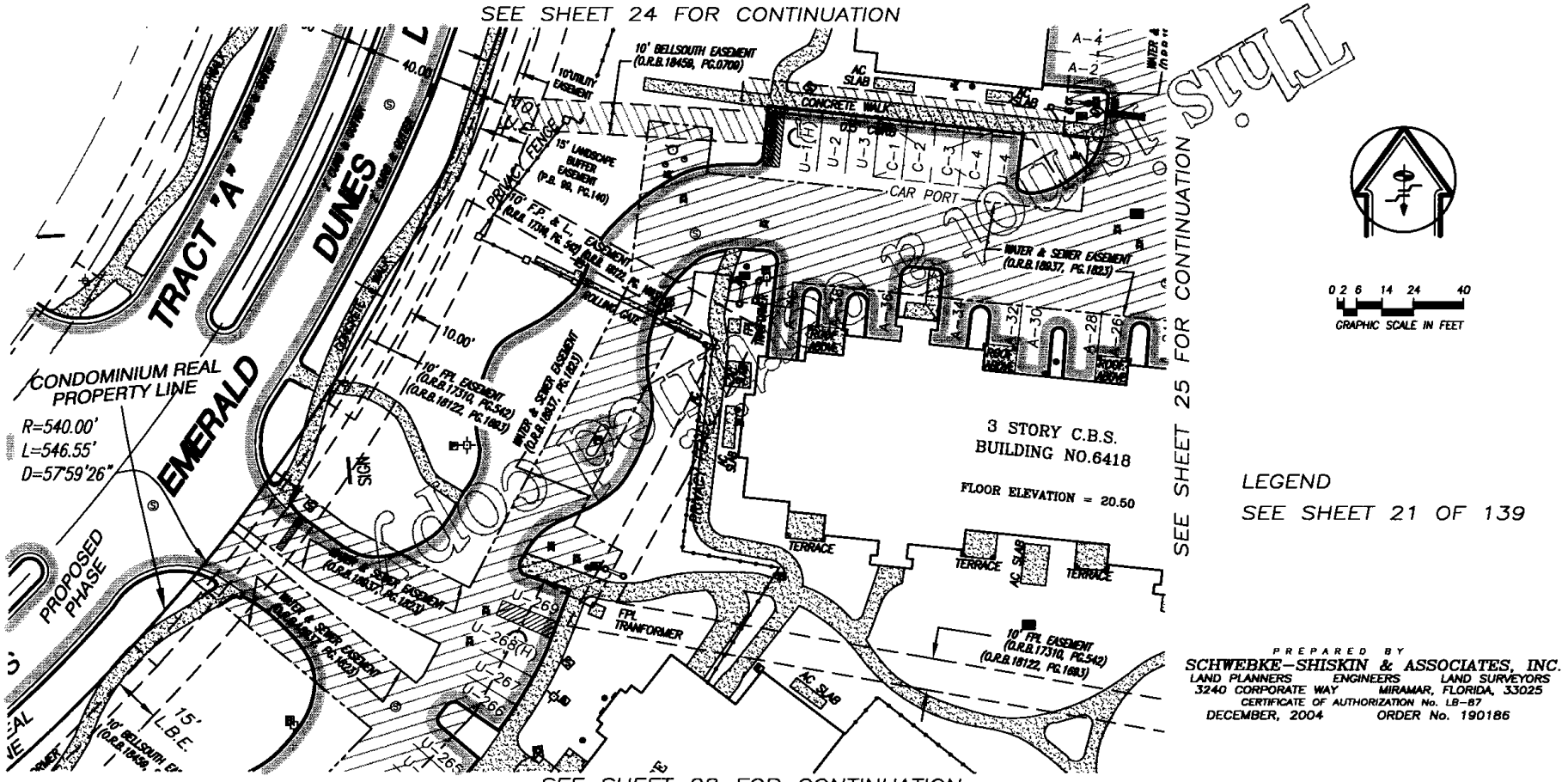
PARTIAL SKETCH OF SURVEY

EXHIBIT 2-A
SHEET 25 OF 139 SHEETS

k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\DWG\SITE PLAN.DWG

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

INITIAL PHASE



This is not a survey

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190186

PARTIAL SKETCH OF SURVEY

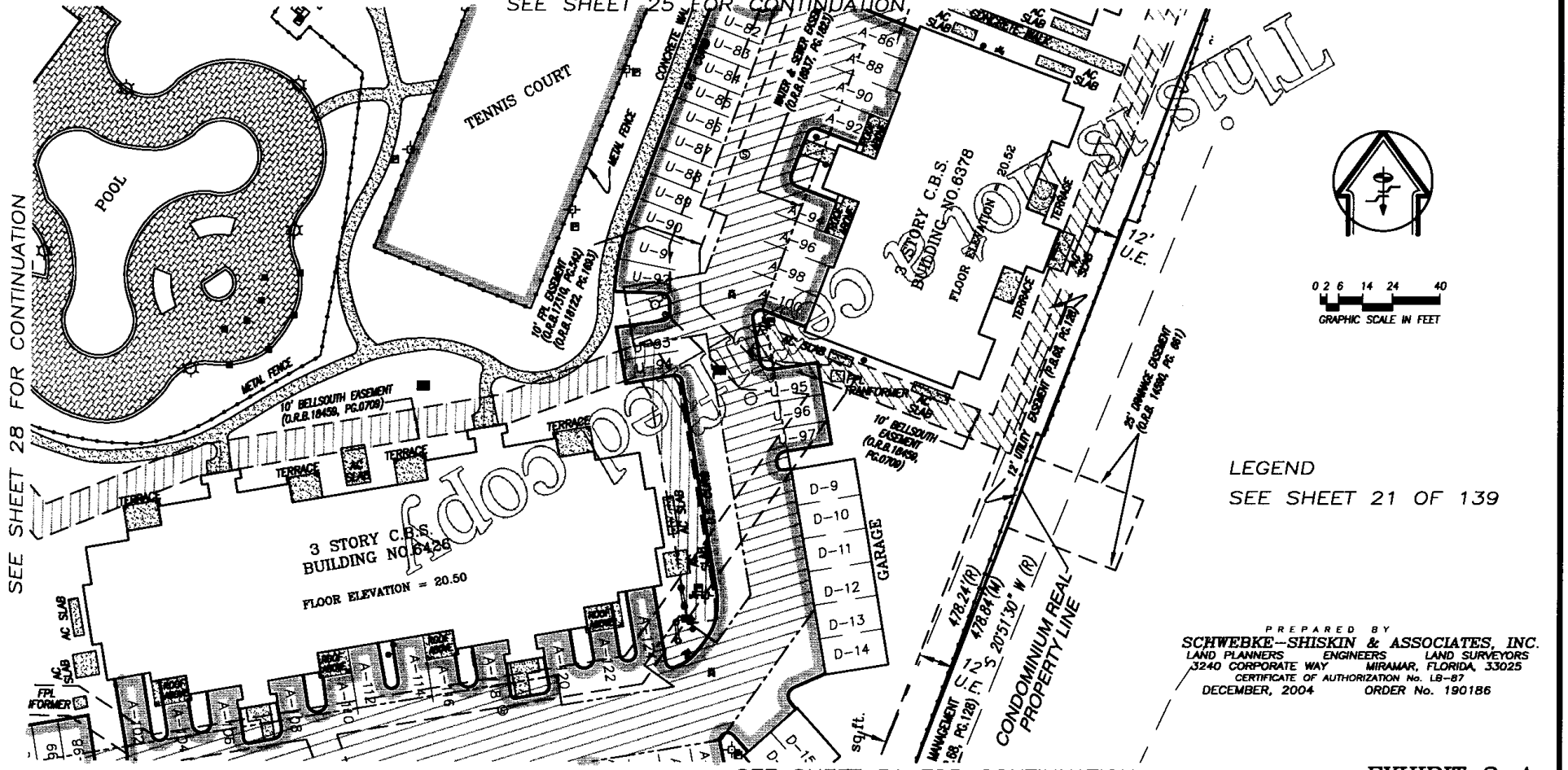
EXHIBIT 2-A
SHEET 26 OF 139 SHEETS

k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\DWG\SITE PLAN.DWG

Book19924/Page210

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

INITIAL PHASE



LEGEND
SEE SHEET 21 OF 139

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190186

PARTIAL SKETCH OF SURVEY

SEE SHEET 31 FOR CONTINUATION

EXHIBIT 2-A
SHEET 27 OF 139 SHEETS

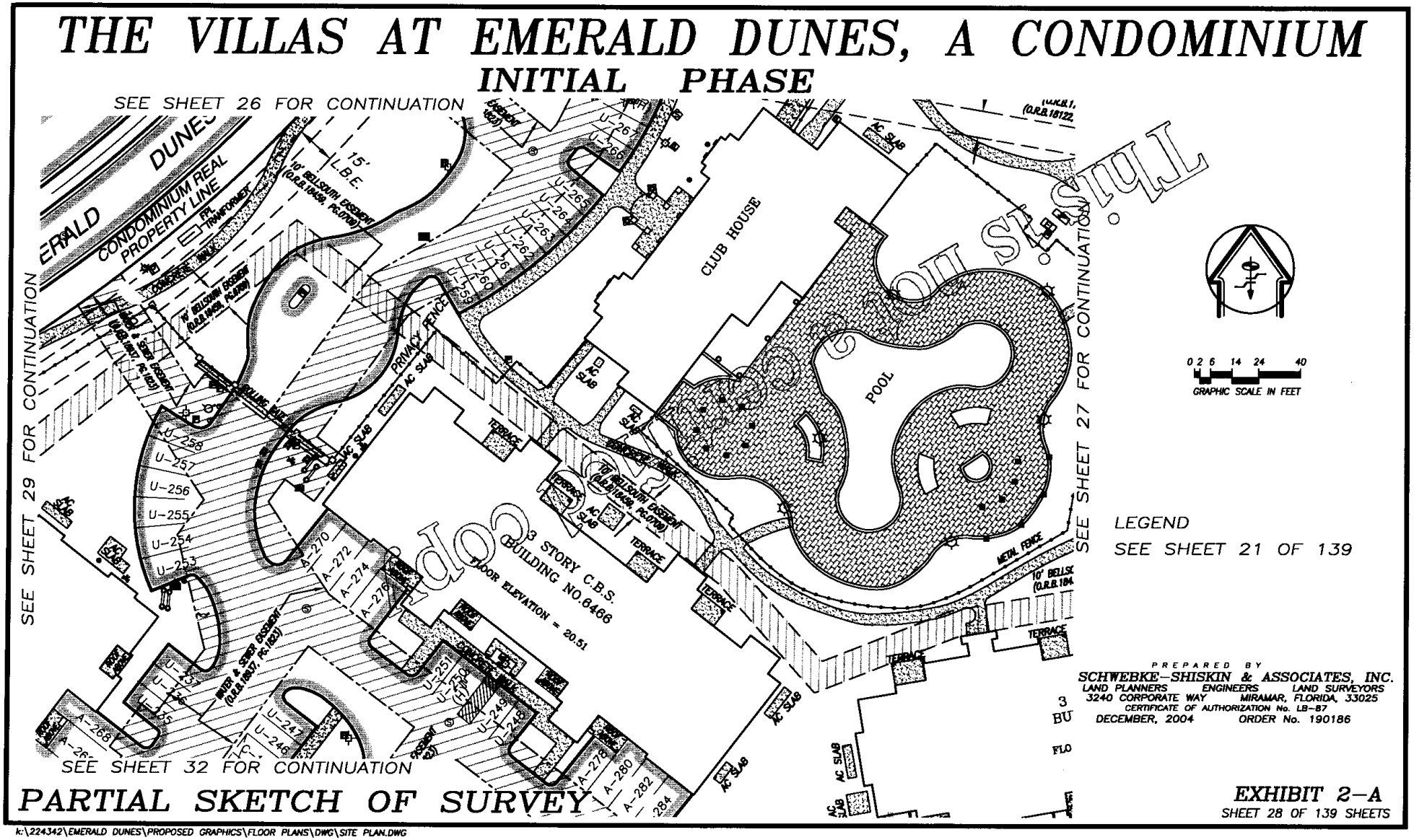
k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\DWG\SITE PLAN.DWG

Page 79 of 351

Book19924/Page211

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

INITIAL PHASE



PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190186

PARTIAL SKETCH OF SURVEY

EXHIBIT 2-A
SHEET 28 OF 139 SHEETS

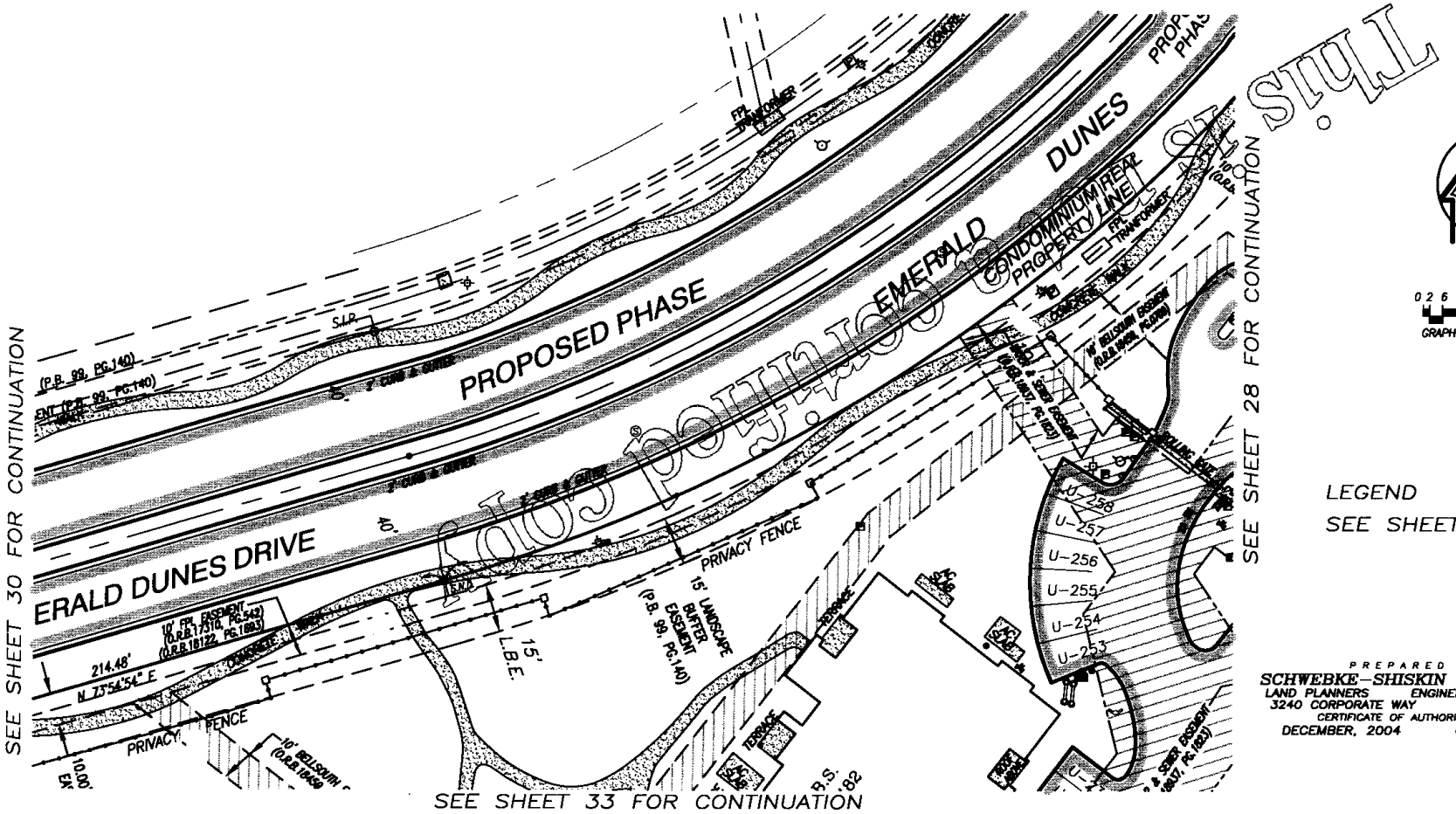
k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\DWG\SITE PLAN.DWG

Page 80 of 351

Book19924/Page212

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

INITIAL PHASE



0 2 6 14 24 40

GRAPHIC SCALE IN FEET

LEGEND

SEE SHEET 21 OF 139

PREPARED BY

SCHWEBKE-SHISKIN & ASSOCIATES, INC.

LAND PLANNERS ENGINEERS LAND SURVEYORS

3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025

CERTIFICATE OF AUTHORIZATION No. LB-87

DECEMBER, 2004 ORDER No. 190186

PARTIAL SKETCH OF SURVEY

EXHIBIT 2-A

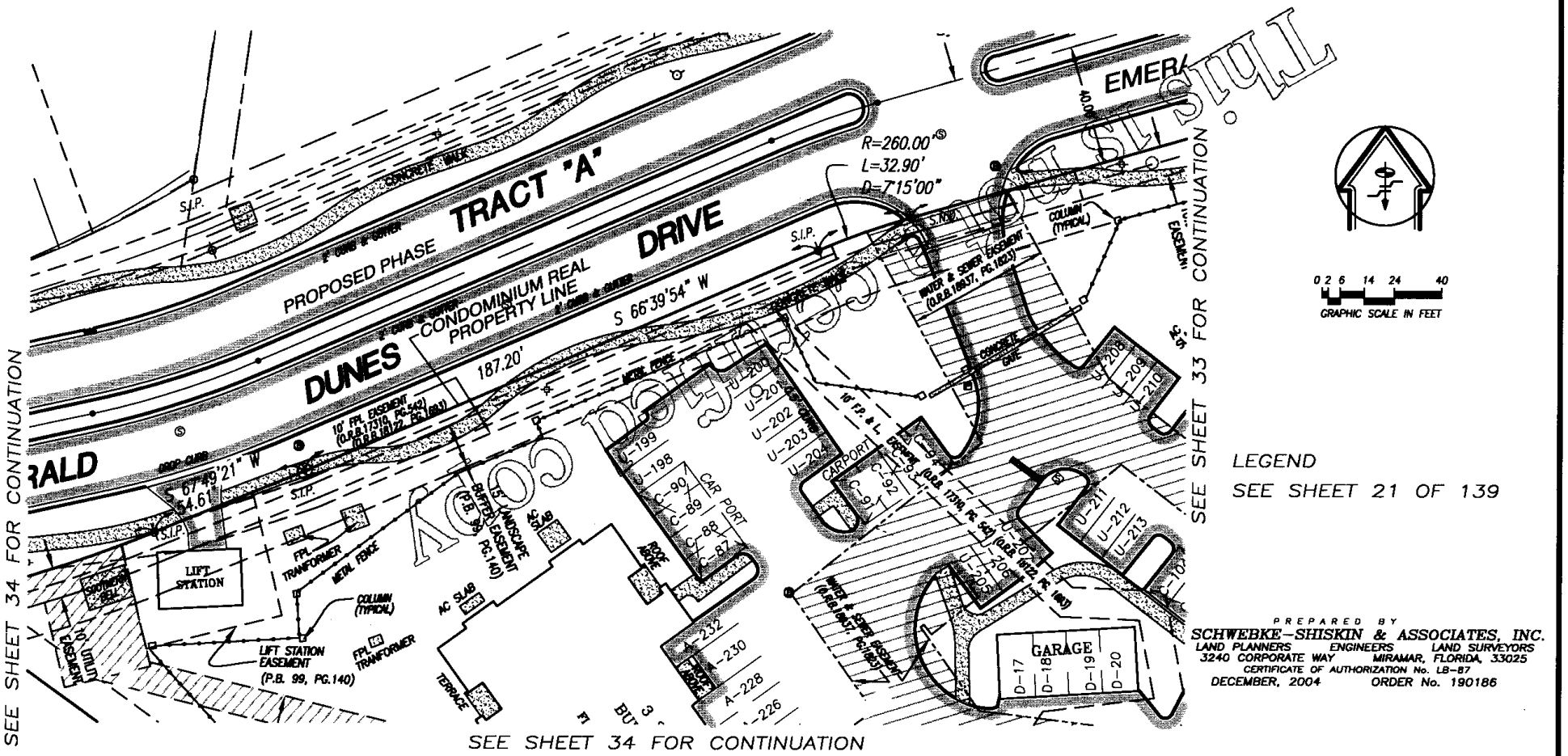
SHEET 29 OF 139 SHEETS

k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\DWG\SITE PLAN.DWG

Page 81 of 351

Book19924/Page213

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM
INITIAL PHASE



LEGEND

SEE SHEET 21 OF 139

PREPARED BY
SCHWEBKE–SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB–87
DECEMBER, 2004 ORDER No. 190186

PARTIAL SKETCH OF SURVEY

EXHIBIT 2–A
SHEET 30 OF 139 SHEETS

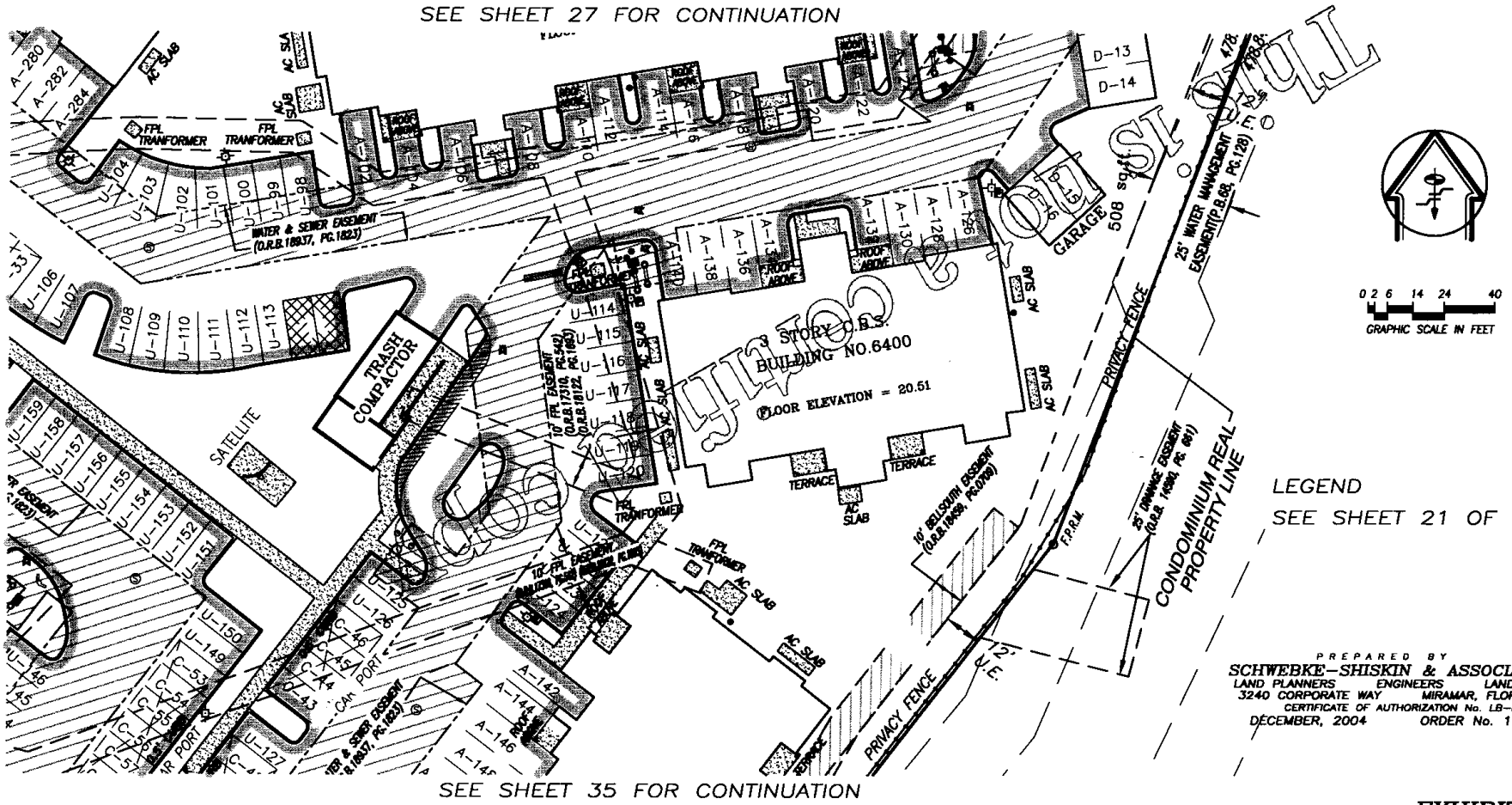
k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\DWG\SITE PLAN.DWG

Page 82 of 351

Book19924/Page214

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

INITIAL PHASE



LEGEND
SEE SHEET 21 OF 139

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190186

PARTIAL SKETCH OF SURVEY

EXHIBIT 2-A
SHEET 31 OF 139 SHEETS

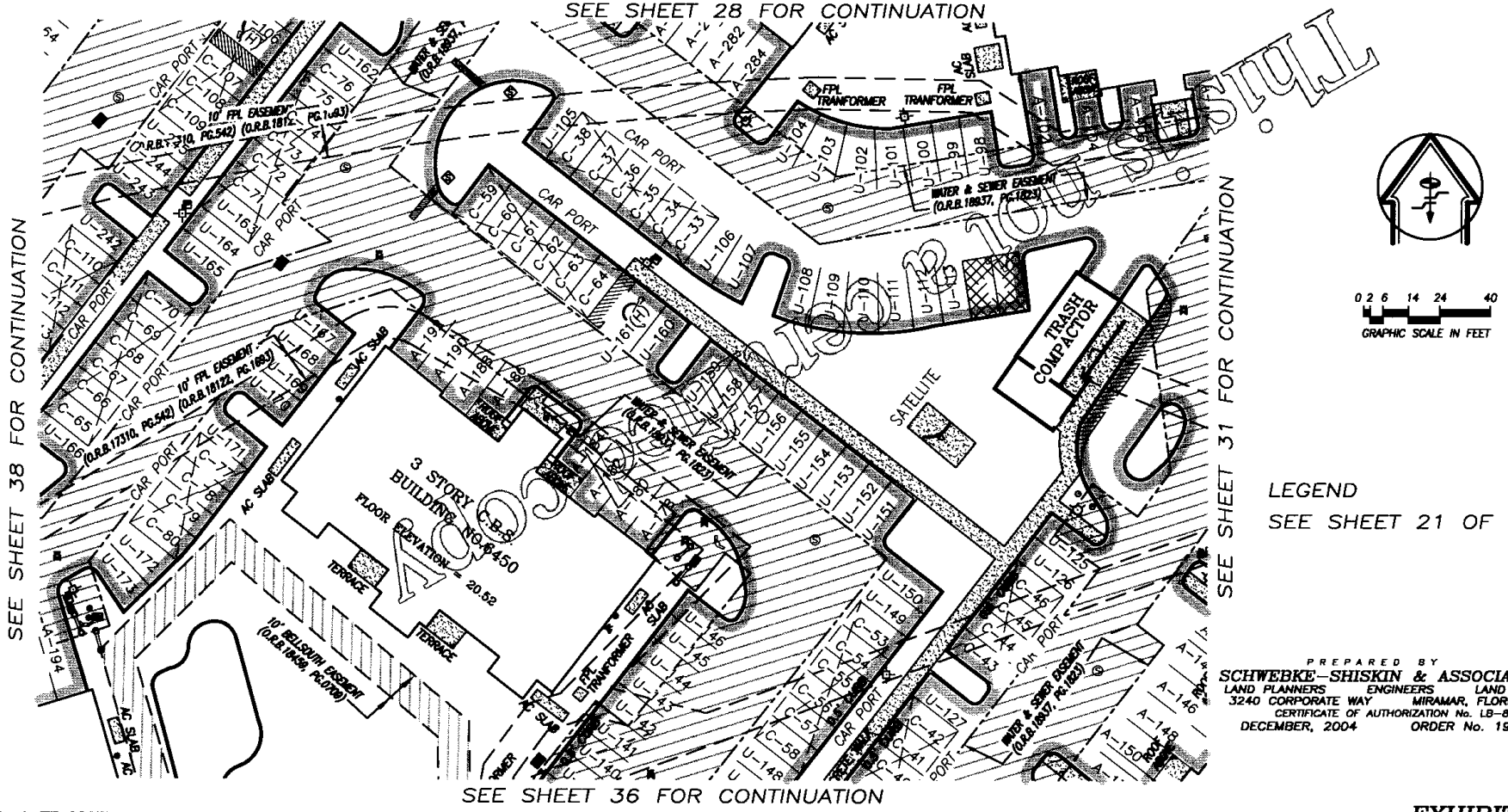
k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\DWG\SITE PLAN.DWG

Page 83 of 351

Book19924/Page215

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

INITIAL PHASE



LEGEND

SEE SHEET 21 OF 139

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190186

PARTIAL SKETCH OF SURVEY

EXHIBIT 2-A

SHEET 32 OF 139 SHEETS

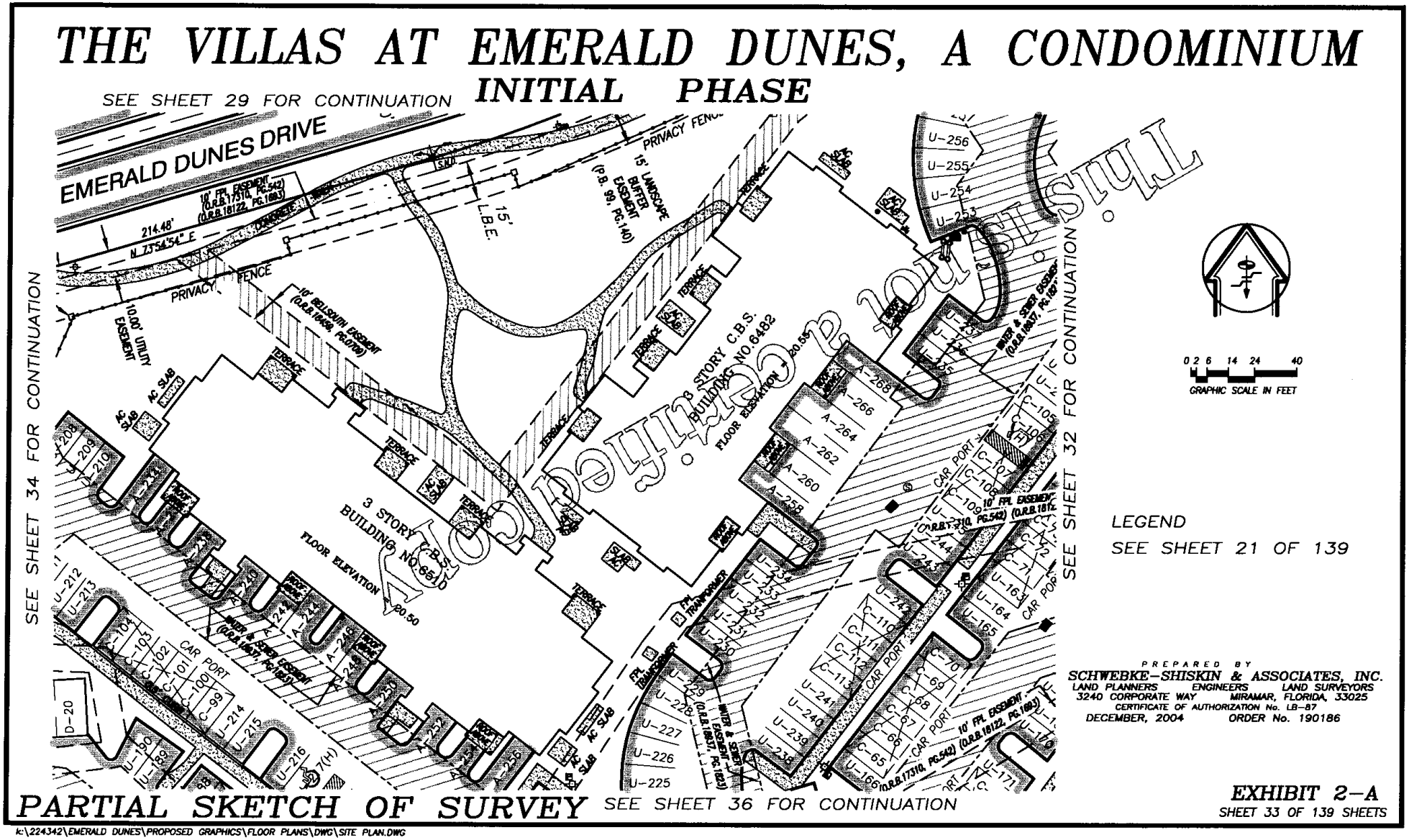
k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\DWG\SITE PLAN.DWG

Page 84 of 351

Book19924/Page216

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

INITIAL PHASE



LEGEND

SEE SHEET 21 OF 139

Copyrighted by Bellsouth

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190186

PARTIAL SKETCH OF SURVEY

SEE SHEET 36 FOR CONTINUATION

EXHIBIT 2-A

SHEET 33 OF 139 SHEETS

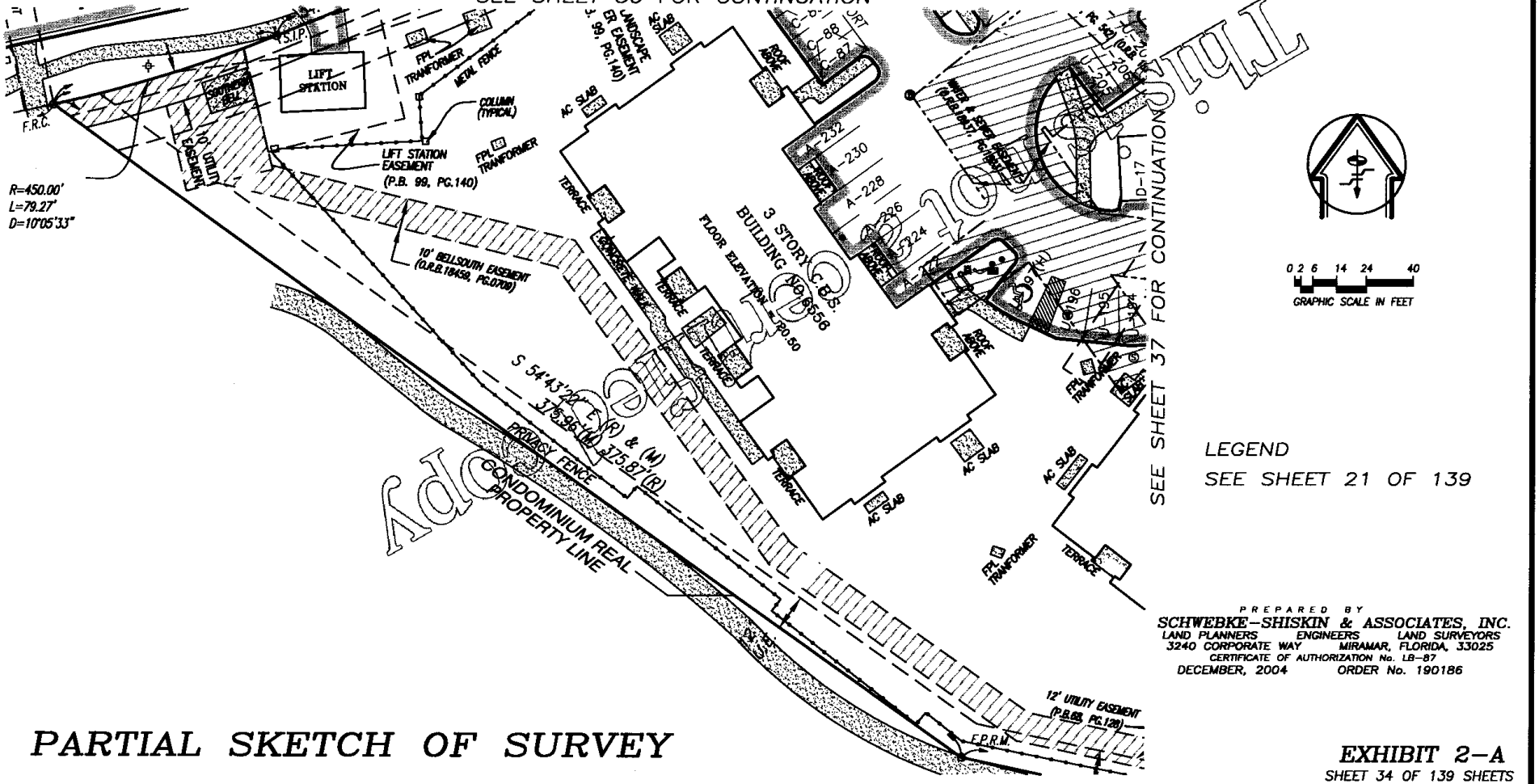
k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\DWG\SITE PLAN.DWG

Book19924/Page216 Page 85 of 351

Book19924/Page217

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

INITIAL PHASE



LEGEND

SEE SHEET 21 OF 139

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190186

PARTIAL SKETCH OF SURVEY

EXHIBIT 2-A

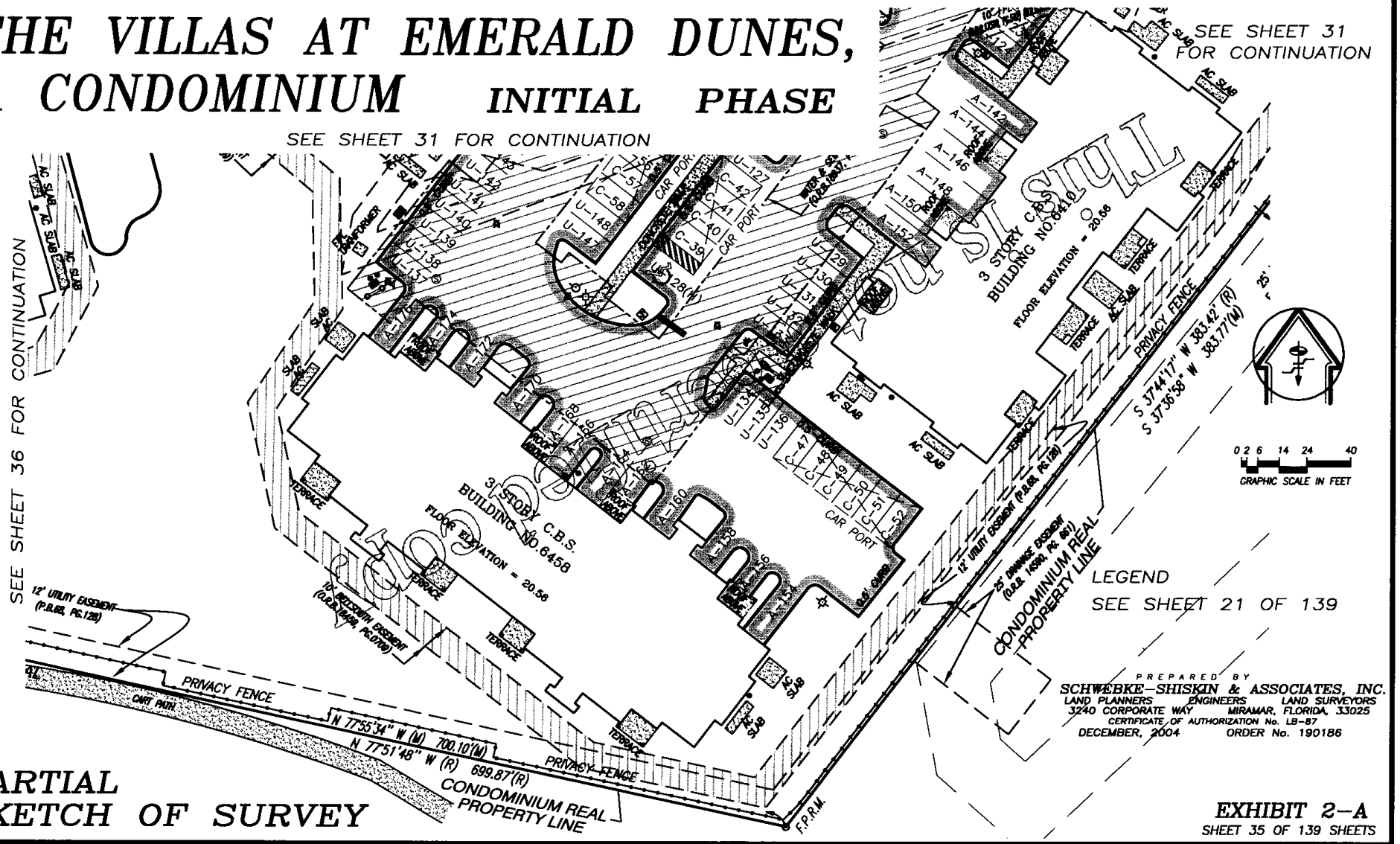
SHEET 34 OF 139 SHEETS

k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\DWG\SITE PLAN.DWG

Page 86 of 351

Book19924/Page218

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM INITIAL PHASE



LEGEND
SEE SHEET 21 OF 139

PREPARED BY
SCHWEBKE–SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB–87
DECEMBER, 2004 ORDER No. 190186

PARTIAL SKETCH OF SURVEY

EXHIBIT 2–A
SHEET 35 OF 139 SHEETS

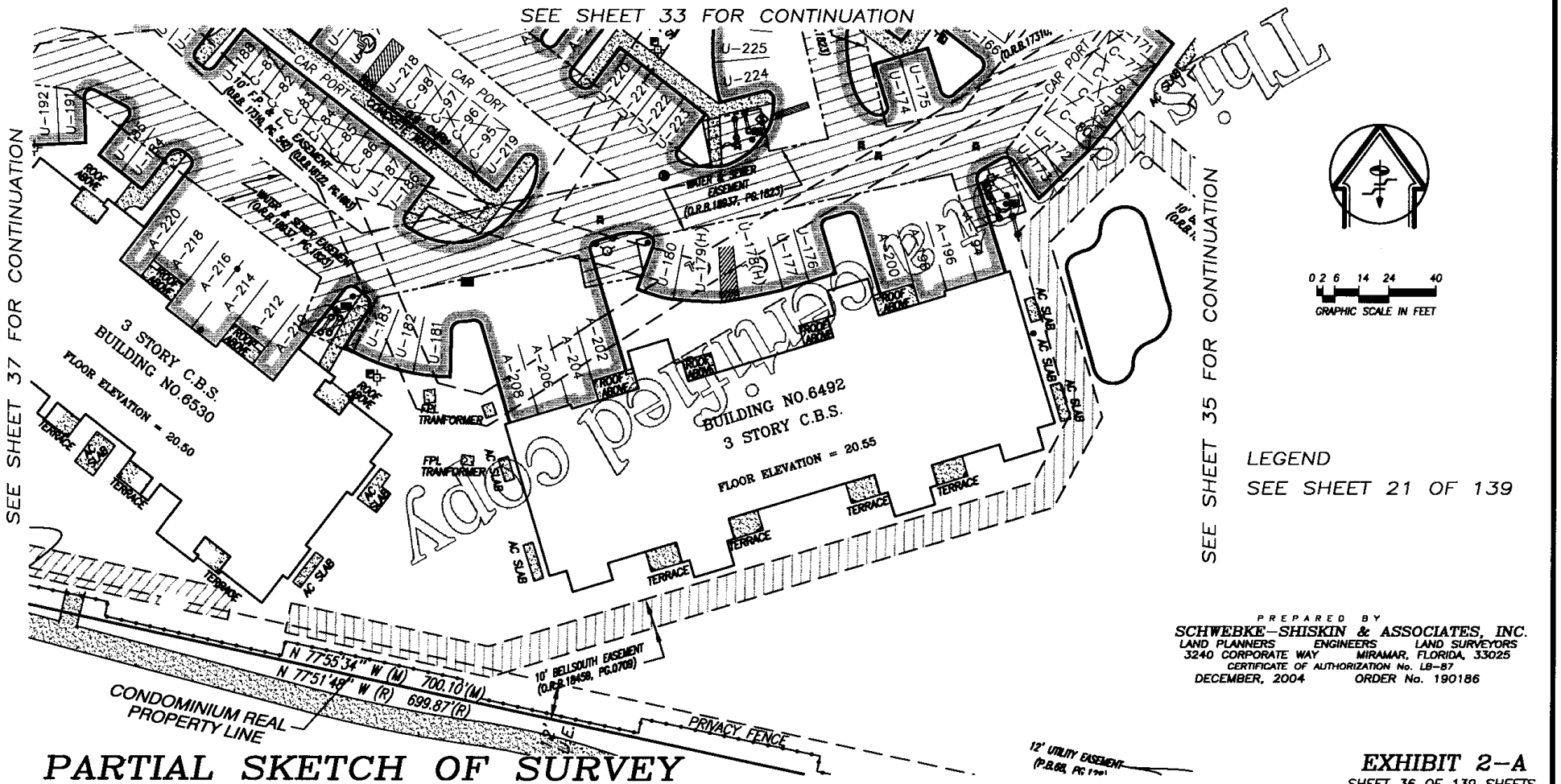
k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\DWG\SITE PLAN.DWG

Page 87 of 351

Book19924/Page219

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

INITIAL PHASE



LEGEND
SEE SHEET 21 OF 139

PREPARED BY
SCHWEBKE–SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB–87
DECEMBER, 2004 ORDER No. 190186

PARTIAL SKETCH OF SURVEY

EXHIBIT 2–A
SHEET 36 OF 139 SHEETS

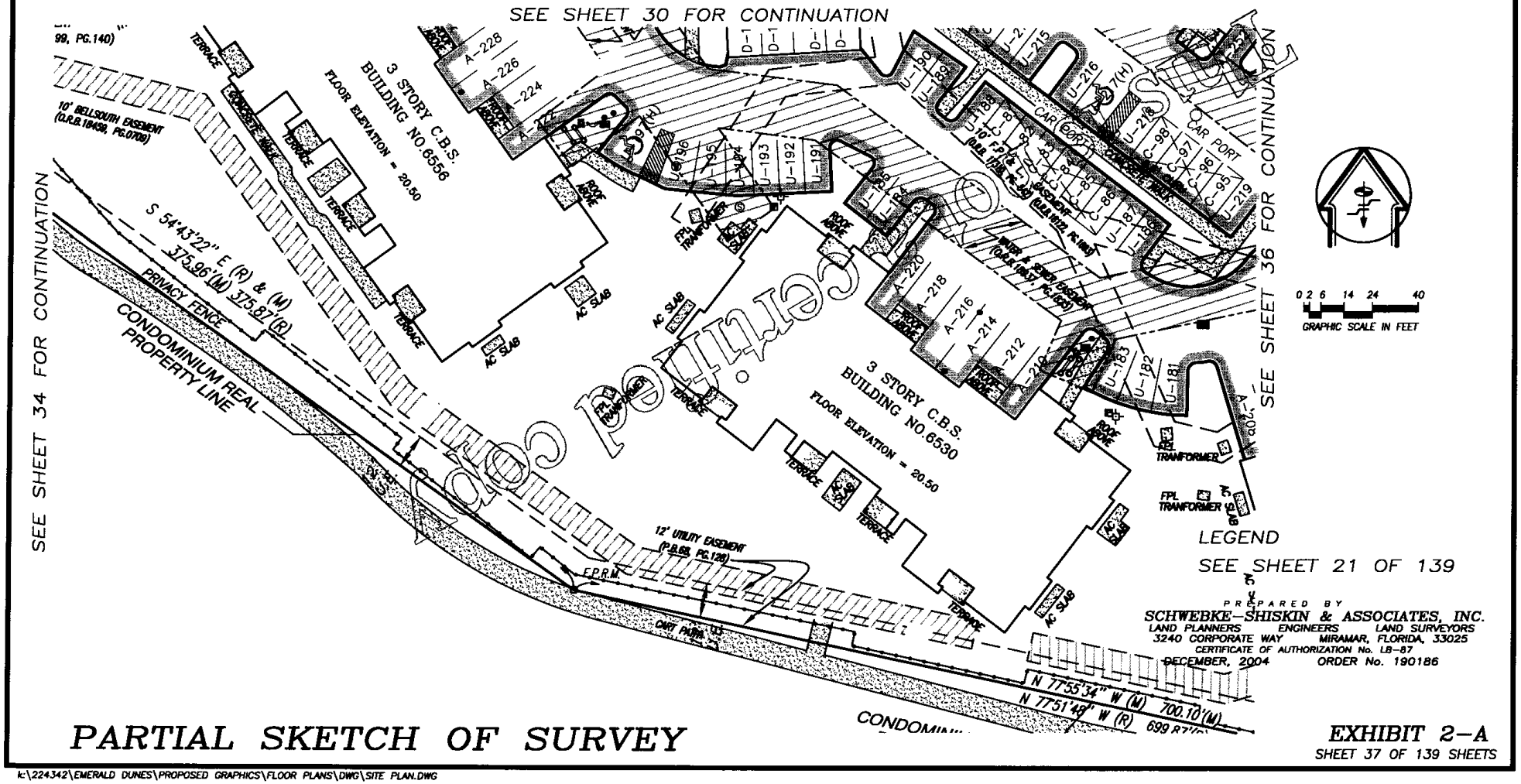
k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\DWG\SITE PLAN.DWG

Page 88 of 351

Book19924/Page220

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

INITIAL PHASE



PARTIAL SKETCH OF SURVEY

EXHIBIT 2-A

SHEET 37 OF 139 SHEETS

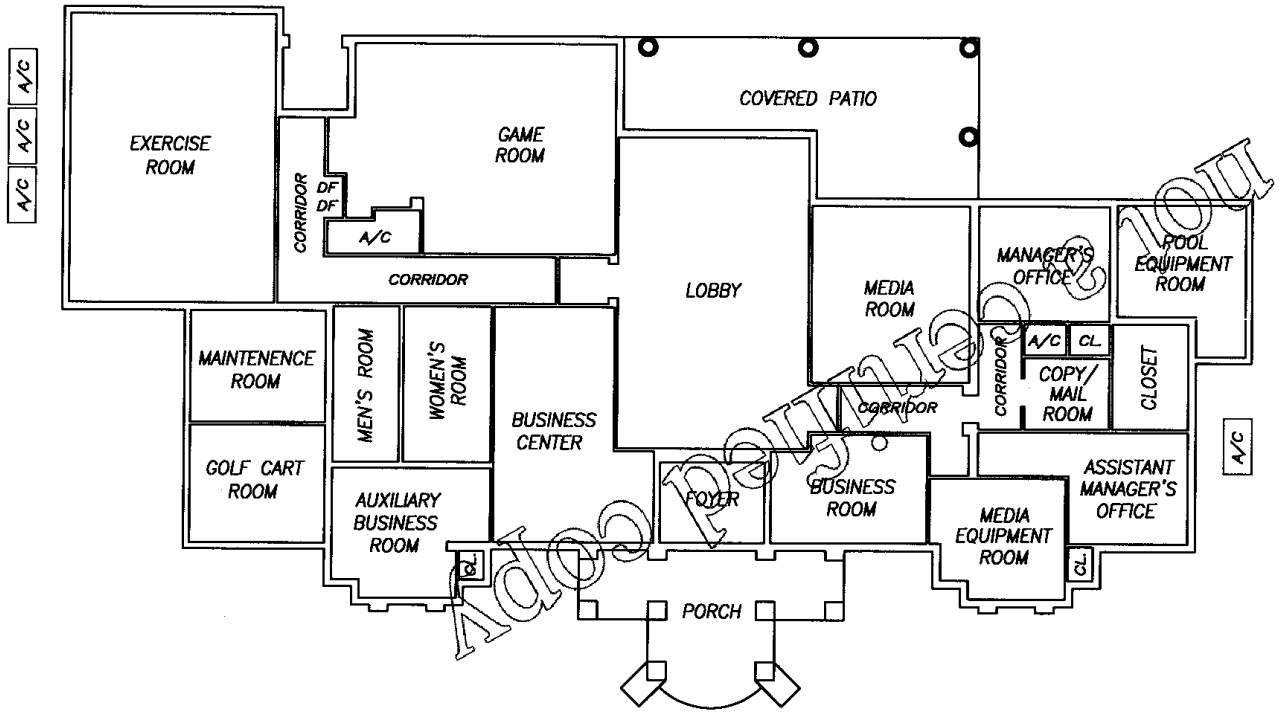
k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\DWG\SITE PLAN.DWG

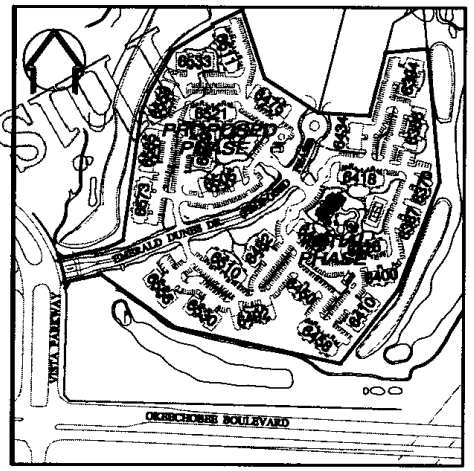
Page 89 of 351

Book19924/Page221

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

INITIAL PHASE





KEY PLAN
N.T.S.

LEGEND:

A/C – DENOTES AIR HANDLER CLOSET
DF – DENOTES DRINKING WATER FOUNTAIN

CLUBHOUSE BUILDING FLOOR PLAN

PREPARED BY
SCHWEBKE–SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB–87
DECEMBER, 2004 ORDER No. 190186

0 1 3 7 12 20
GRAPHIC SCALE IN FEET

EXHIBIT 2–A
SHEET 38 OF 139 SHEETS

k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\DWG\CLUB HOUSE

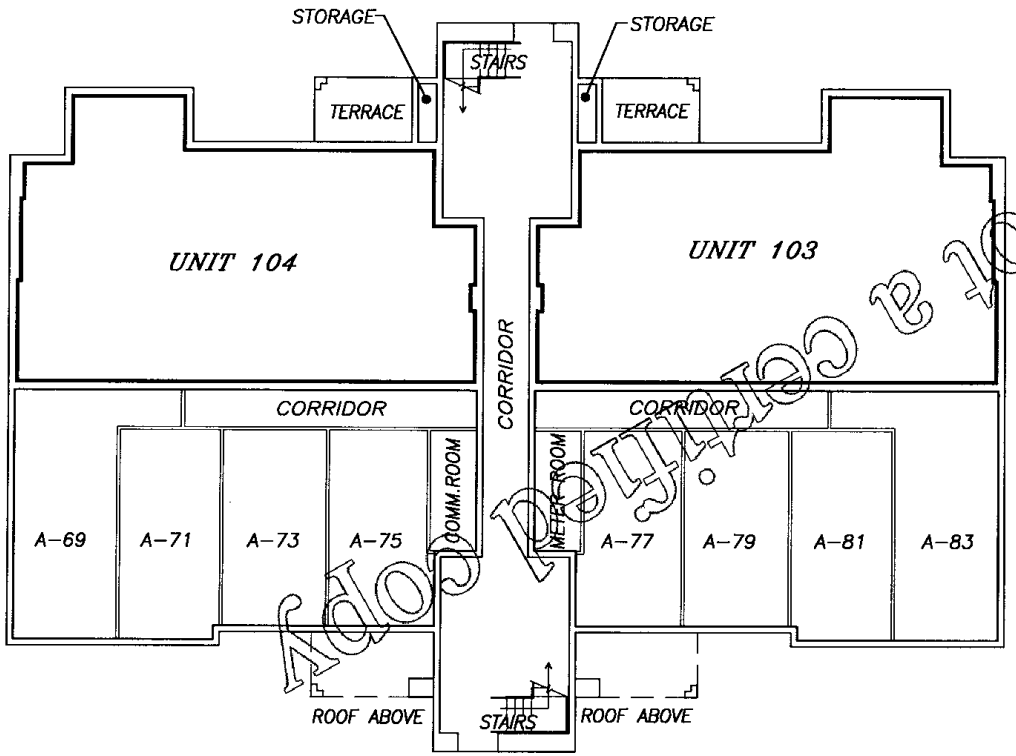
Added pending 10th St. Study

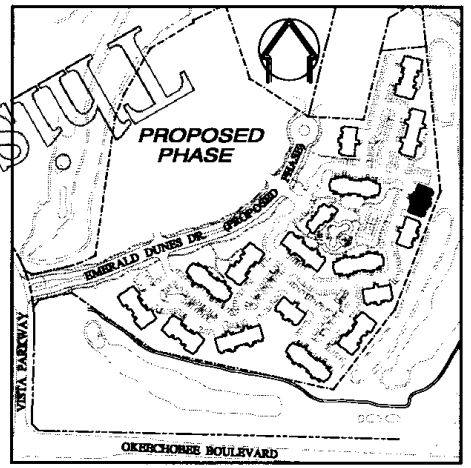
Page 90 of 351

Book19924/Page222

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

INITIAL PHASE





KEY PLAN
N.T.S.

LEGEND:

COMM. DENOTES COMMUNICATION

This is a certified copy

BUILDING No. 6370
FIRST FLOOR

ELEVATION OF FINISH FLOOR =20.54

ELEVATION OF FINISH CEILING =29.20

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190186

0 1 3 7 12 20

GRAPHIC SCALE IN FEET

EXHIBIT 2-A

SHEET 39 OF 139 SHEETS

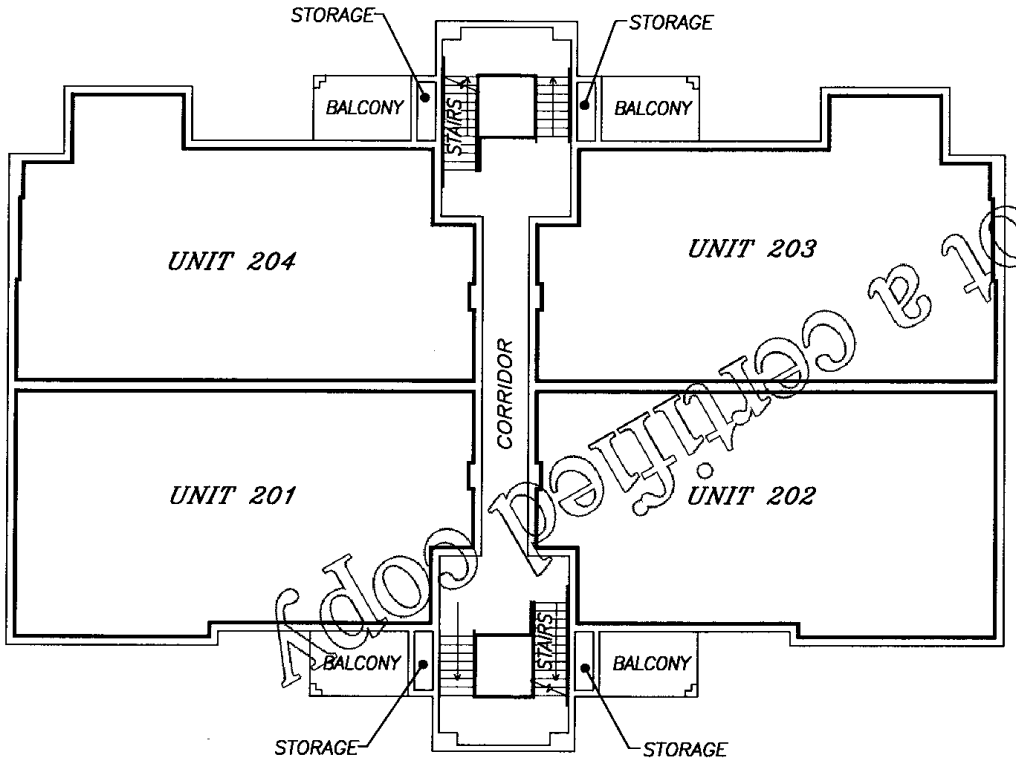
k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\TYPE II

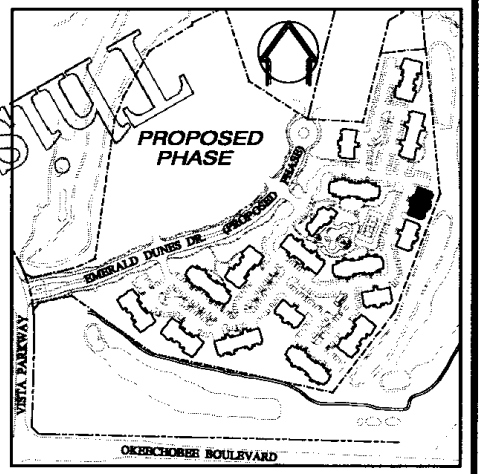
Page 91 of 351

Book19924/Page223

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

INITIAL PHASE





KEY PLAN
N.T.S.

This is not a certified copy

BUILDING No. 6370
SECOND FLOOR

ELEVATION OF FINISH FLOOR =29.70
ELEVATION OF FINISH CEILING =38.37

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190186

0 1 3 7 12 20
GRAPHIC SCALE IN FEET

EXHIBIT 2-A
SHEET 40 OF 139 SHEETS

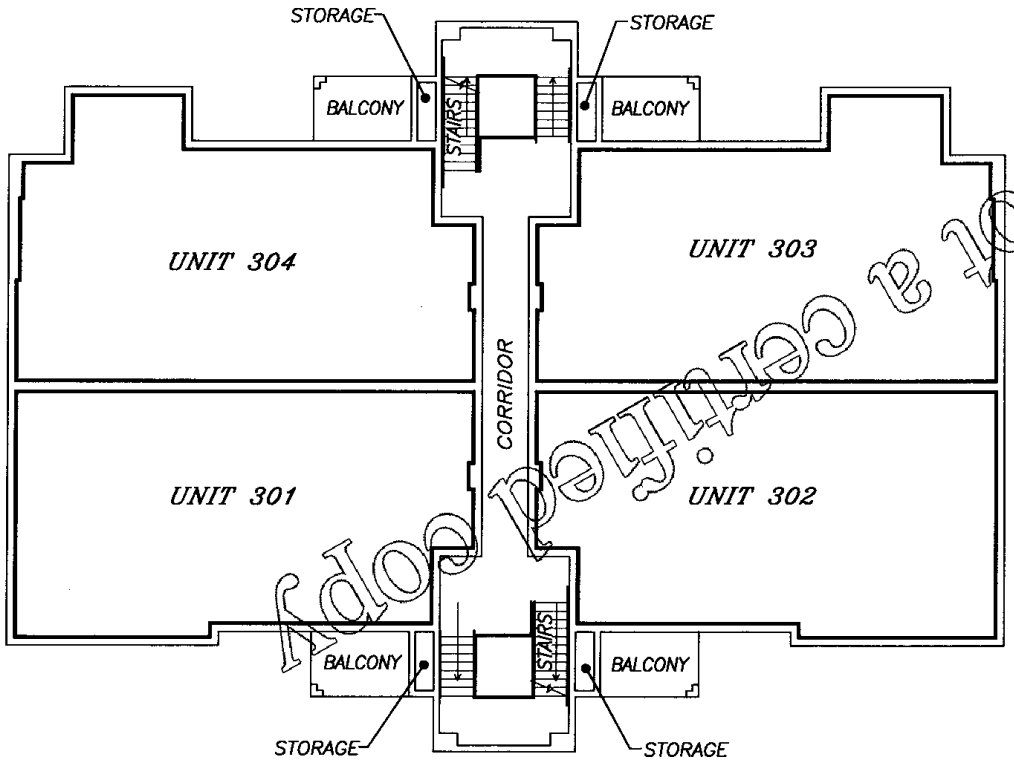
k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\TYPE II

Page 92 of 351

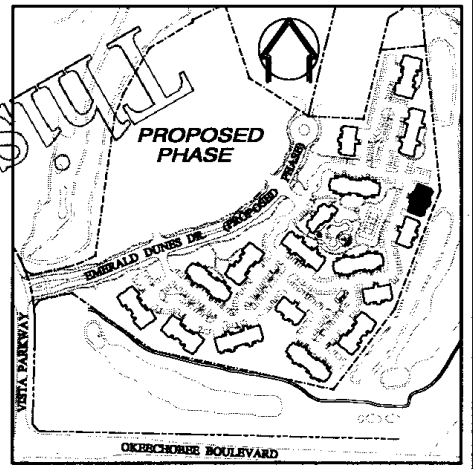
Book19924/Page224

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

INITIAL PHASE



This is not a certified copy



KEY PLAN
N.T.S.

BUILDING No. 6370
THIRD FLOOR

ELEVATION OF FINISH FLOOR =38.87
ELEVATION OF FINISH CEILING =47.54

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190186

0 1 3 7 12 20
GRAPHIC SCALE IN FEET

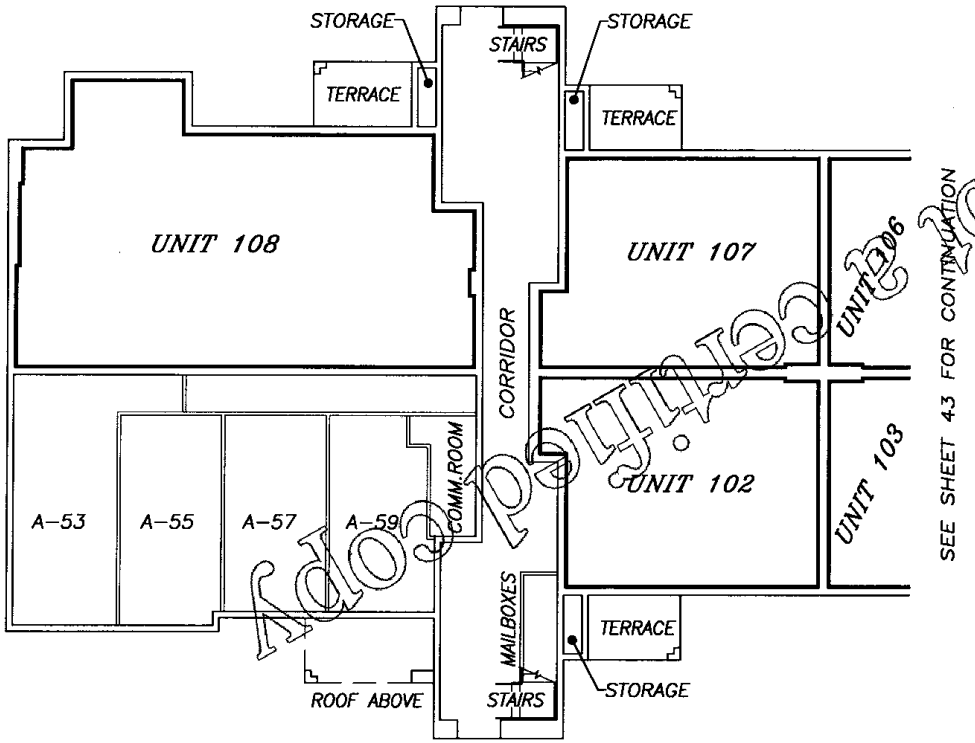
EXHIBIT 2-A
SHEET 41 OF 139 SHEETS

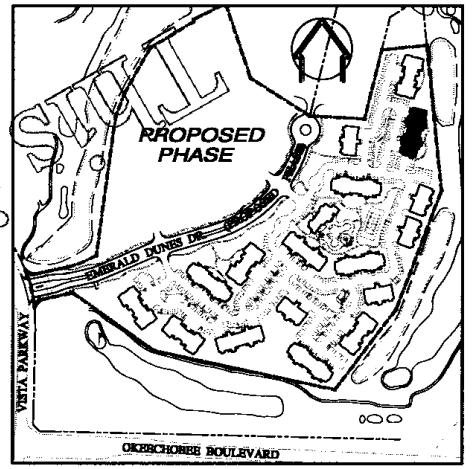
k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\TYPE II

Book19924/Page225

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

INITIAL PHASE





KEY PLAN
N.T.S.

LEGEND:

COMM. DENOTES COMMUNICATION

Not Certified Copy

BUILDING No. 6386
FIRST FLOOR—LEFT SIDE

ELEVATION OF FINISH FLOOR =20.52
ELEVATION OF FINISH CEILING =29.18

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190186

0 1 3 7 12 20
GRAPHIC SCALE IN FEET

EXHIBIT 2-A
SHEET 42 OF 139 SHEETS

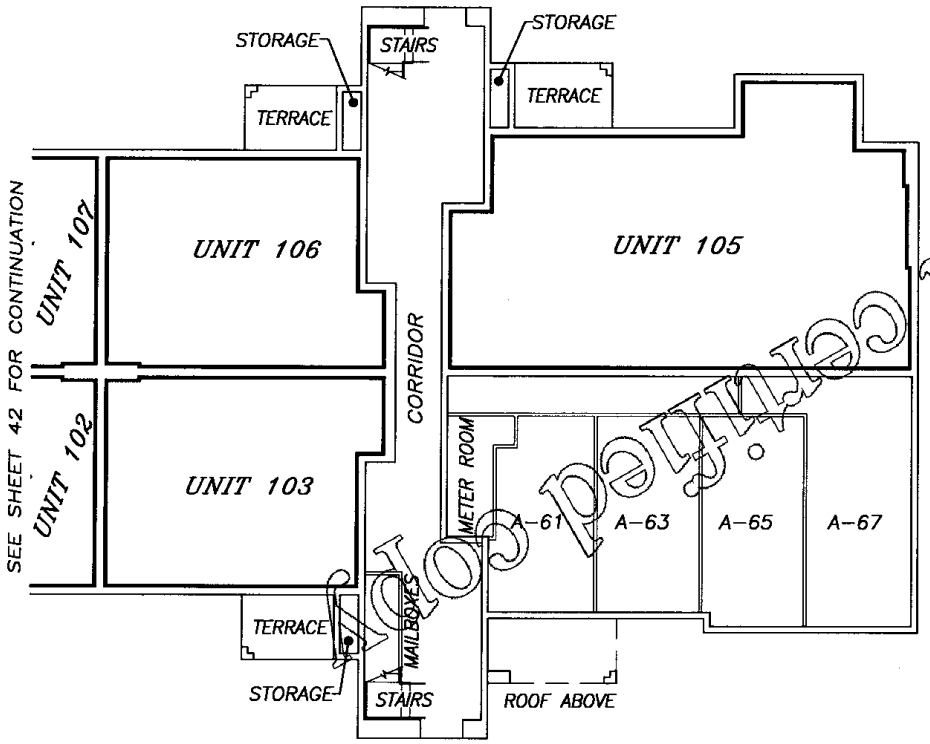
k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\TYPE X

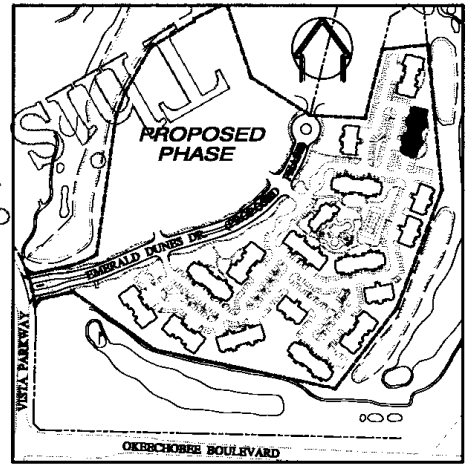
Page 94 of 351

Book19924/Page226

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

INITIAL PHASE





KEY PLAN
N.T.S.

LEGEND:

COMM. DENOTES COMMUNICATION

This is not a certified copy.

BUILDING No. 6386
FIRST FLOOR–RIGHT SIDE

ELEVATION OF FINISH FLOOR =20.52
ELEVATION OF FINISH CEILING =29.18

PREPARED BY
SCHWEBKE–SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB–87
DECEMBER, 2004 ORDER No. 190186

0 1 3 7 12 20
GRAPHIC SCALE IN FEET

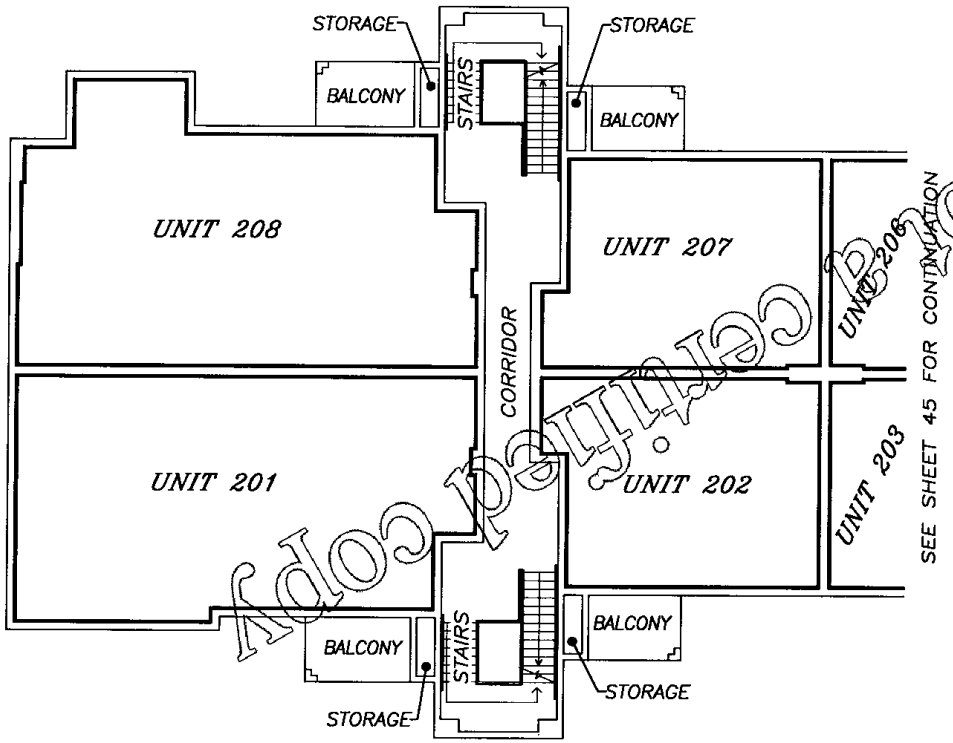
EXHIBIT 2–A
SHEET 43 OF 139 SHEETS

k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\TYPE X

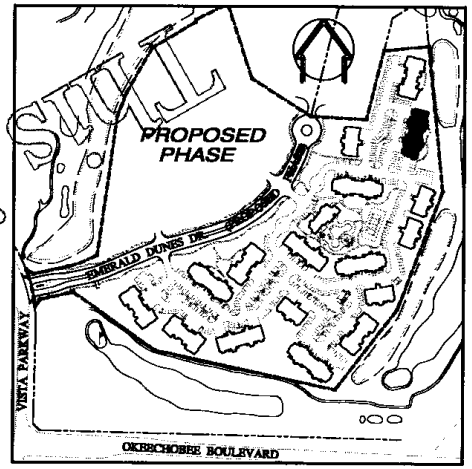
Book19924/Page227

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

INITIAL PHASE



Certified Copy



KEY PLAN
N.T.S.

BUILDING No. 6386
SECOND FLOOR—LEFT SIDE

ELEVATION OF FINISH FLOOR =29.68
ELEVATION OF FINISH CEILING =38.35

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190186

0 1 3 7 12 20
GRAPHIC SCALE IN FEET

EXHIBIT 2-A
SHEET 44 OF 139 SHEETS

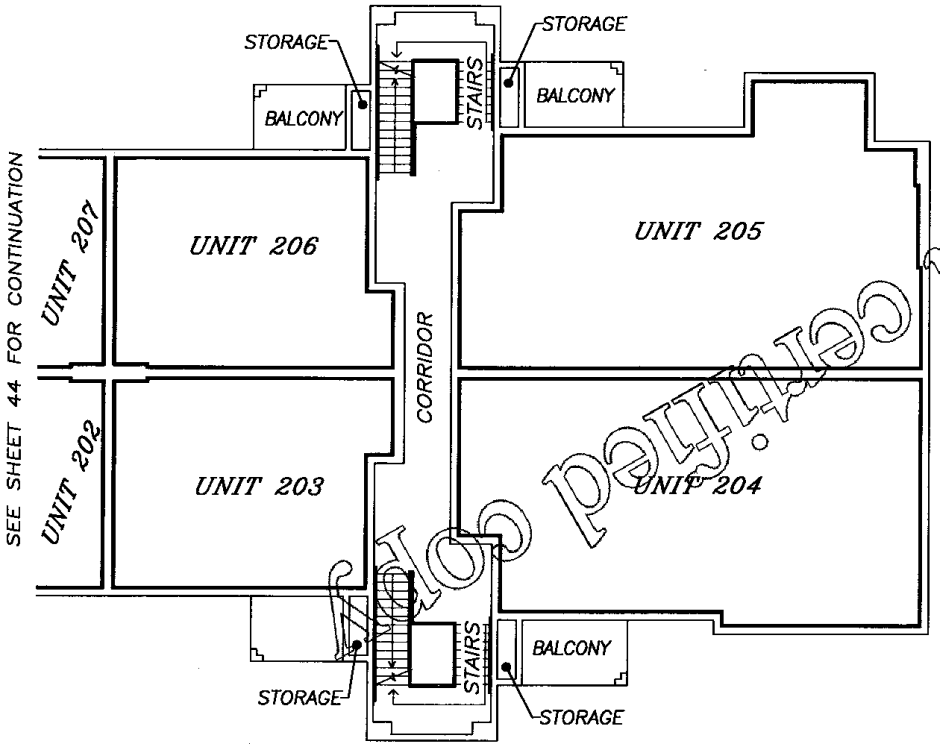
k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\TYPE X

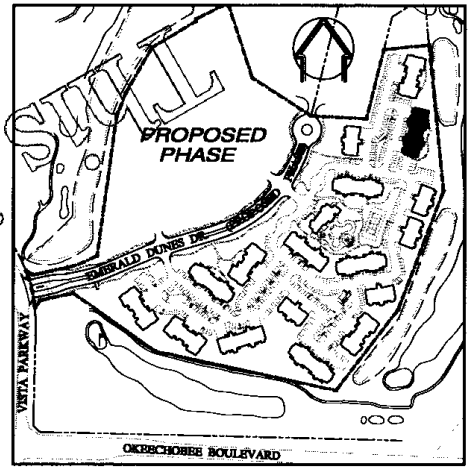
Page 96 of 351

Book19924/Page228

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

INITIAL PHASE





KEY PLAN
N.T.S.

This is not a certified copy

BUILDING No. 6386
SECOND FLOOR—RIGHT SIDE

ELEVATION OF FINISH FLOOR =29.68
ELEVATION OF FINISH CEILING =38.35

PREPARED BY
SCHWEBKE—SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190186

0 1 3 7 12 20
GRAPHIC SCALE IN FEET

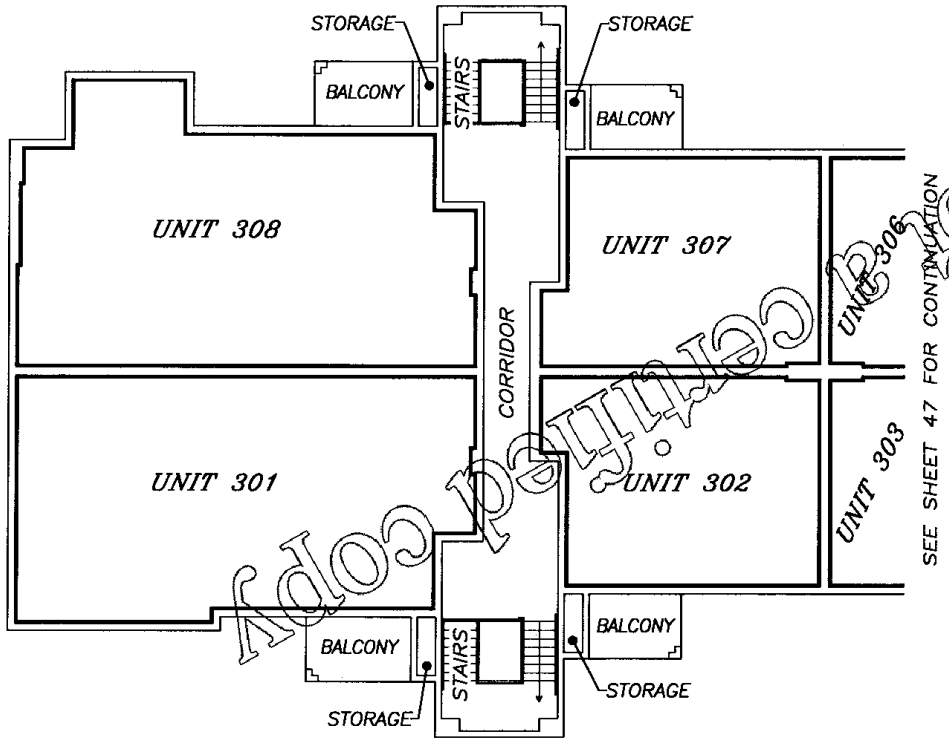
EXHIBIT 2—A
SHEET 45 OF 139 SHEETS

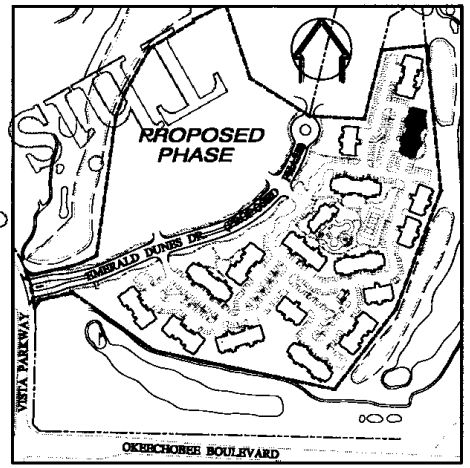
k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\TYPE X

Book19924/Page229

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

INITIAL PHASE





KEY PLAN
N.T.S.

This is not a certified copy

BUILDING No. 6386
THIRD FLOOR—LEFT SIDE

ELEVATION OF FINISH FLOOR =38.85
ELEVATION OF FINISH CEILING =47.52

PREPARED BY
SCHWEBKE—SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190186

0 1 3 7 12 20
GRAPHIC SCALE IN FEET

EXHIBIT 2—A
SHEET 46 OF 139 SHEETS

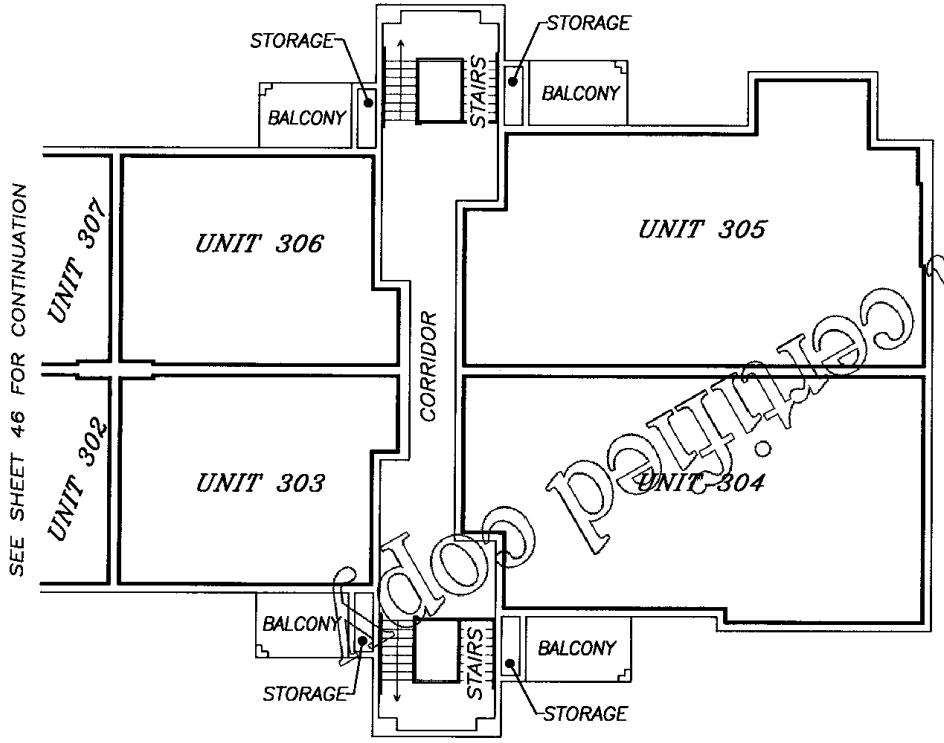
k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\TYPE X

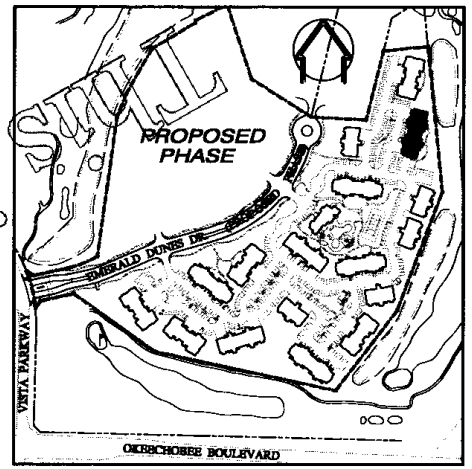
Page 98 of 351

Book19924/Page230

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

INITIAL PHASE





KEY PLAN
N.T.S.

This is not a certified copy.

BUILDING No. 6386
THIRD FLOOR—RIGHT SIDE

ELEVATION OF FINISH FLOOR =38.85
ELEVATION OF FINISH CEILING =47.52

PREPARED BY
SCHWEBKE—SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB—87
DECEMBER, 2004 ORDER No. 190186

0 1 3 7 12 20
GRAPHIC SCALE IN FEET

EXHIBIT 2—A
SHEET 47 OF 139 SHEETS

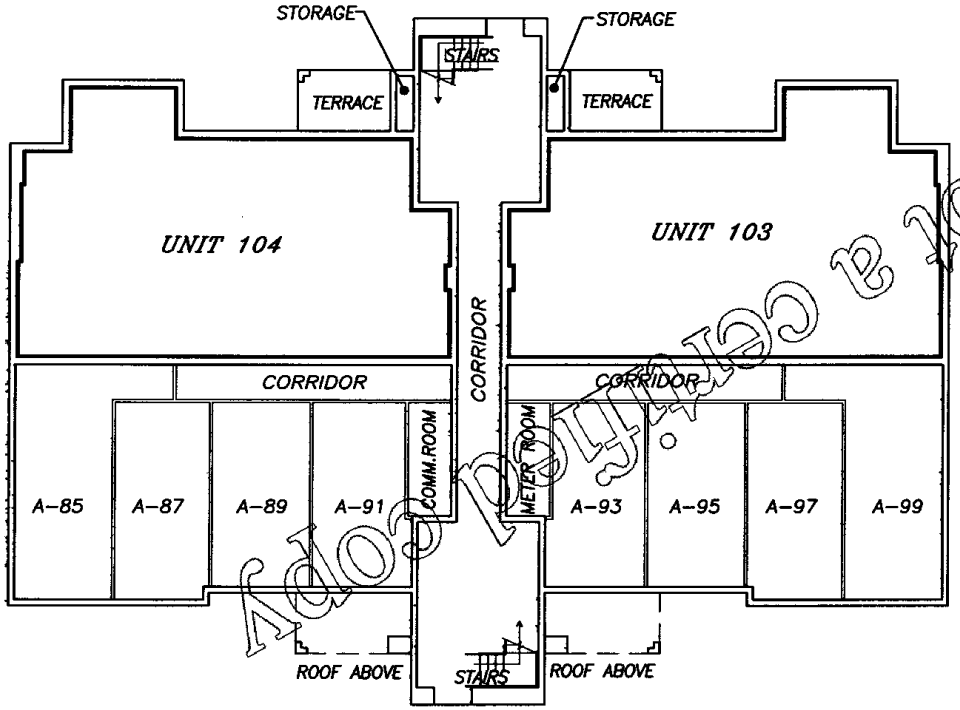
k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\TYPE X

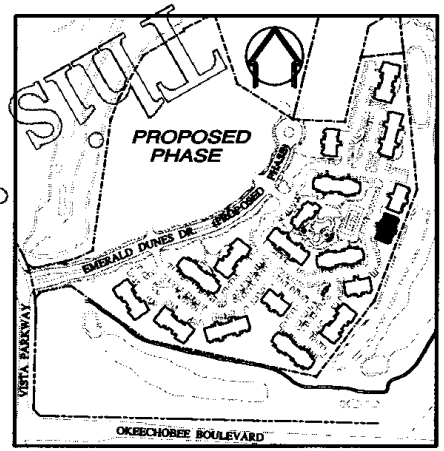
Page 99 of 351

Book19924/Page231

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

INITIAL PHASE





KEY PLAN
N.T.S.

Add Boundary & Title Copy

BUILDING No. 6378
FIRST FLOOR

ELEVATION OF FINISH FLOOR =20.52
ELEVATION OF FINISH CEILING =29.18

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190186

0 1 3 7 12 20
GRAPHIC SCALE IN FEET

EXHIBIT 2-A
SHEET 48 OF 139 SHEETS

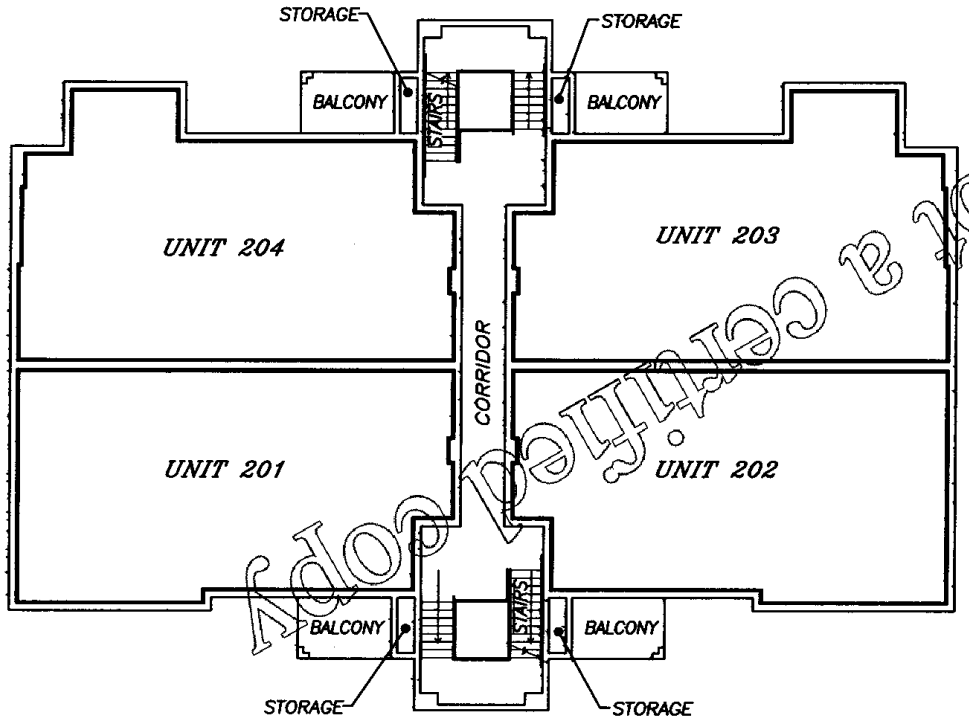
I:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\TYPE II

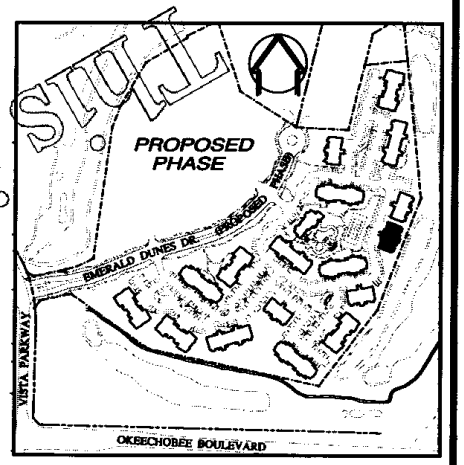
Page 100 of 351

Book19924/Page232

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

INITIAL PHASE





KEY PLAN
N.T.S.

This is not a certified copy

BUILDING No. 6378
SECOND FLOOR

ELEVATION OF FINISH FLOOR =29.68
ELEVATION OF FINISH CEILING =38.35

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190186

0 1 3 7 12 20
GRAPHIC SCALE IN FEET

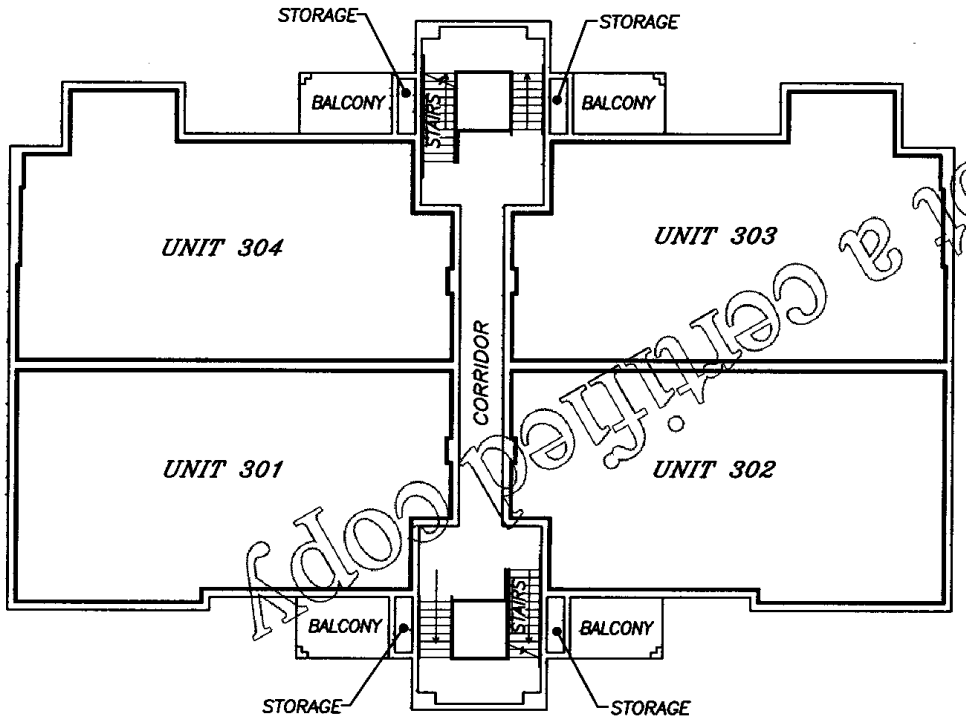
EXHIBIT 2-A
SHEET 49 OF 139 SHEETS

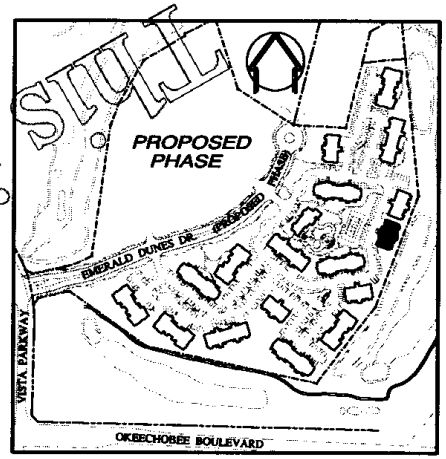
k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\TYPE II

Book19924/Page233

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

INITIAL PHASE





KEY PLAN
N.T.S.

This is not a certified copy.

BUILDING No. 6378
THIRD FLOOR

ELEVATION OF FINISH FLOOR =38.85
ELEVATION OF FINISH CEILING =47.52

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190186

0 1 3 7 12 20
GRAPHIC SCALE IN FEET

EXHIBIT 2-A
SHEET 50 OF 139 SHEETS

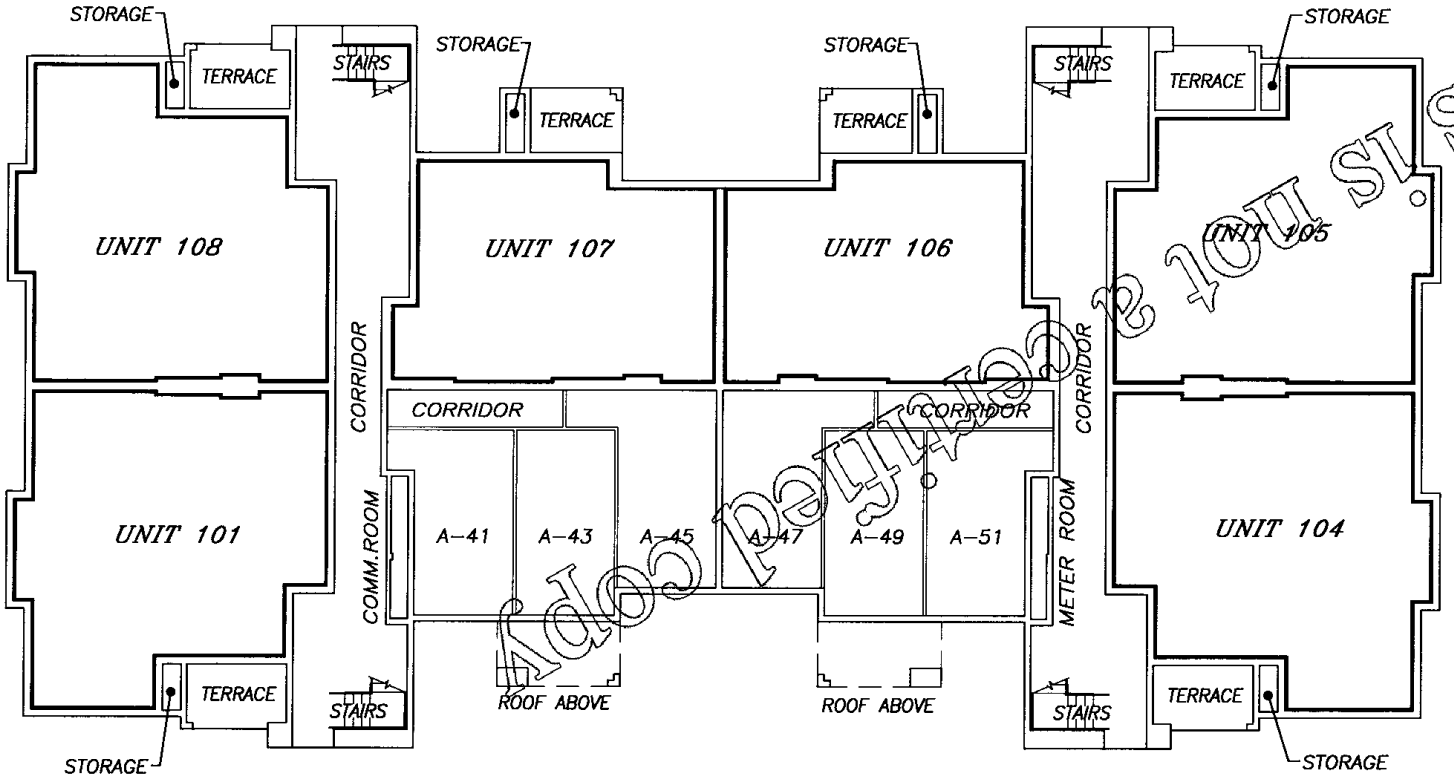
I:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\TYPE II

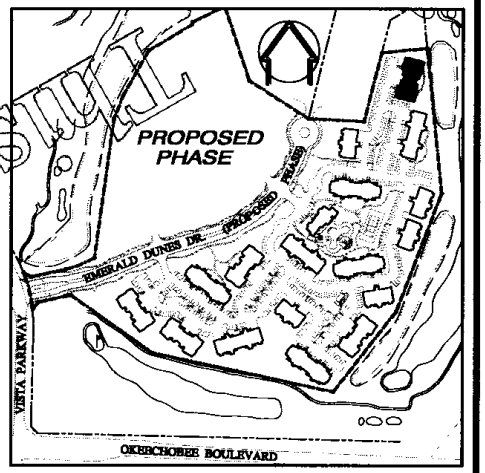
Page 102 of 351

Book19924/Page234

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

INITIAL PHASE





KEY PLAN
N.T.S.

LEGEND:

COMM. DENOTES COMMUNICATION

Copy Pertaining to 10u St. Sht

BUILDING No. 6394
FIRST FLOOR

ELEVATION OF FINISH FLOOR =20.50
ELEVATION OF FINISH CEILING =29.16

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190186

0 1 3 7 12 20
GRAPHIC SCALE IN FEET

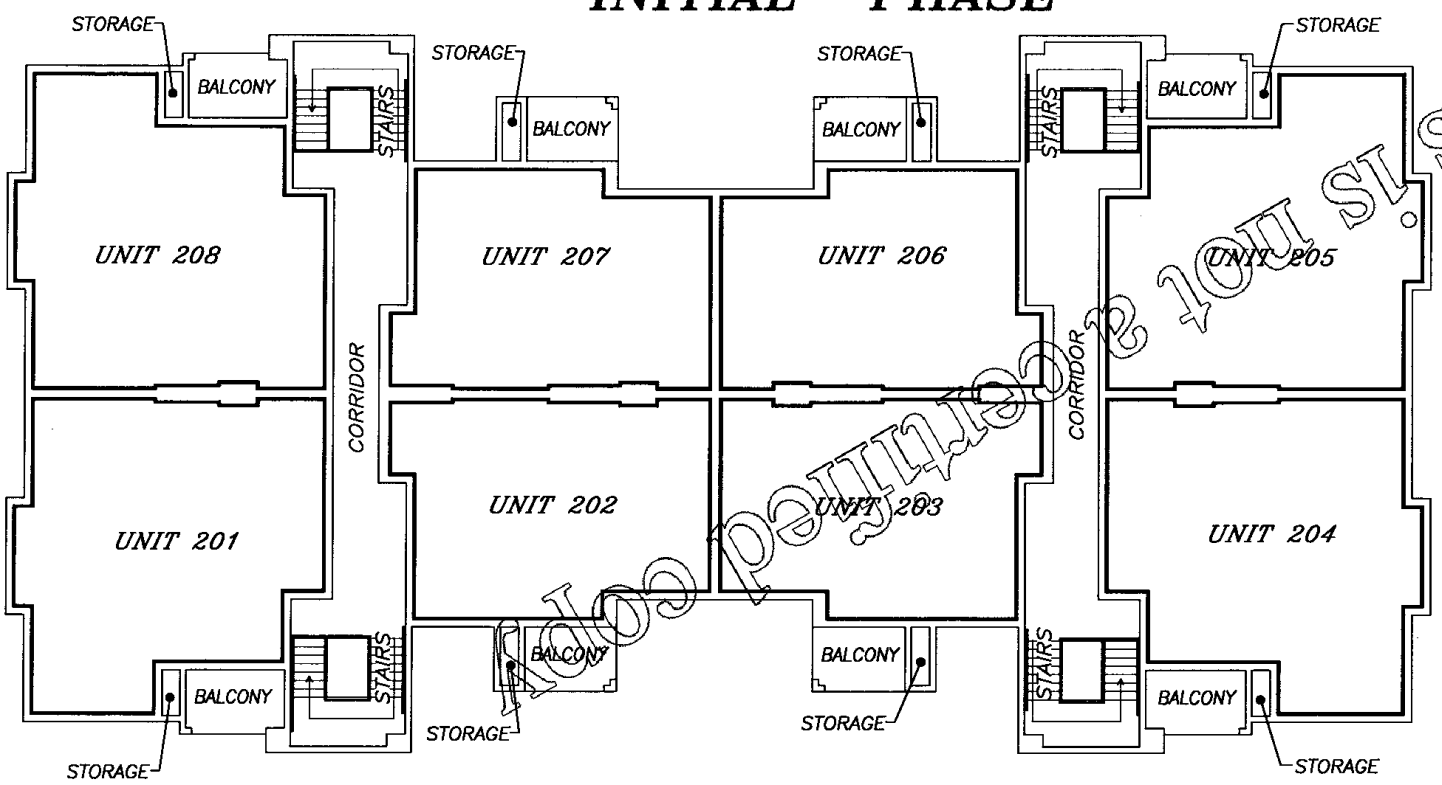
EXHIBIT 2-A
SHEET 51 OF 139 SHEETS

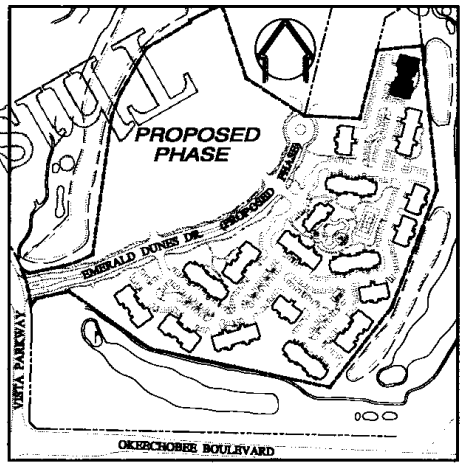
k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\TYPE 1

Book19924/Page235

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

INITIAL PHASE





KEY PLAN
N.T.S.

Not Certified 2 for 10th St. Subt

BUILDING No. 6394
SECOND FLOOR

ELEVATION OF FINISH FLOOR =29.66
ELEVATION OF FINISH CEILING =38.33

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190186

0 1 3 7 12 20
GRAPHIC SCALE IN FEET

EXHIBIT 2-A
SHEET 52 OF 139 SHEETS

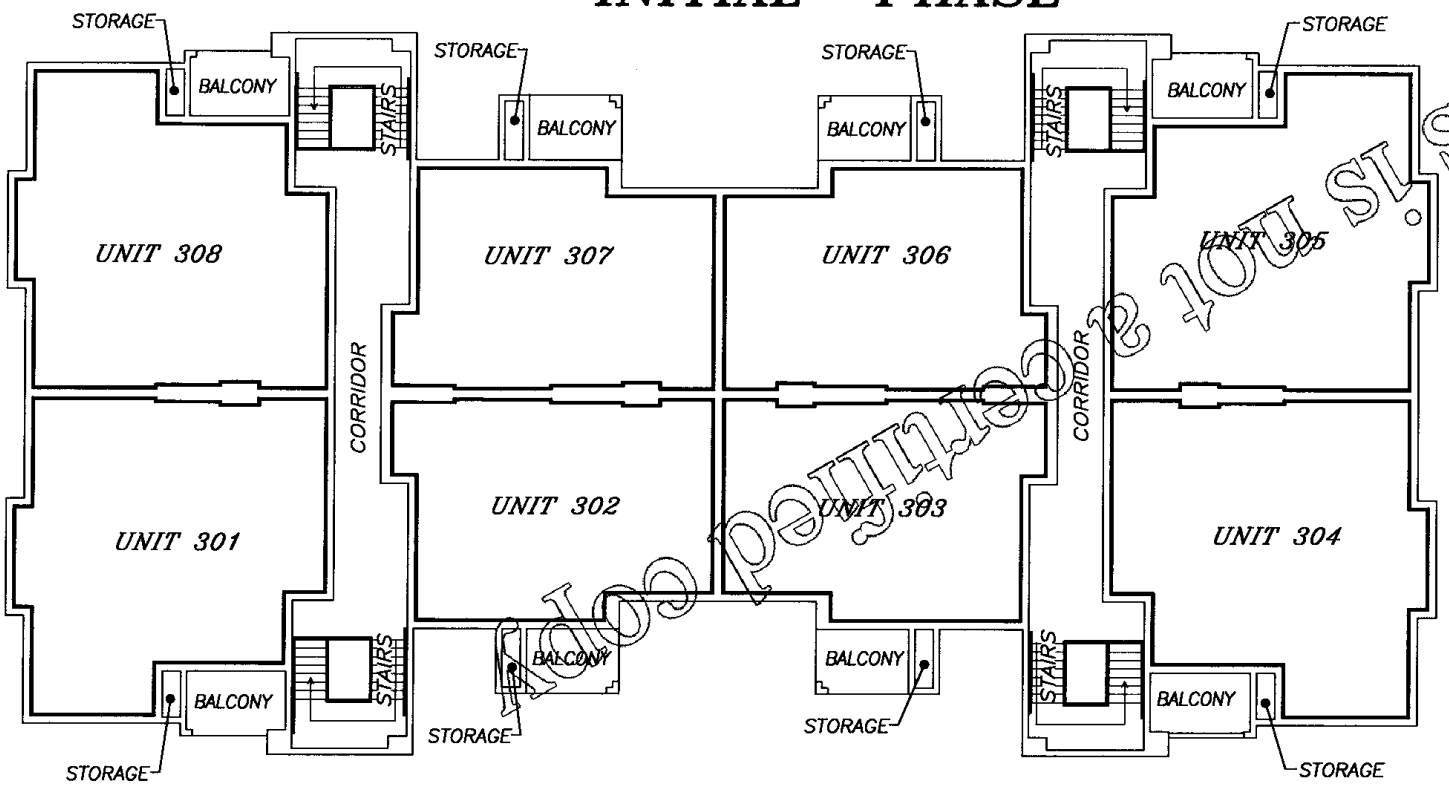
k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\TYPE 1

Page 104 of 351

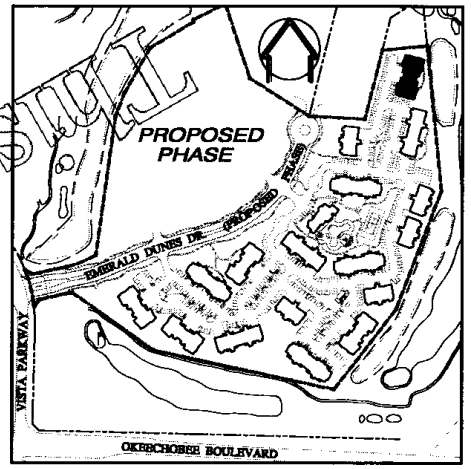
Book19924/Page236

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

INITIAL PHASE



Roll pavement to 10U St. SW



KEY PLAN
N.T.S.

BUILDING No. 6394
THIRD FLOOR

ELEVATION OF FINISH FLOOR =38.83
ELEVATION OF FINISH CEILING =47.50

PREPARED BY
SCHWEBKE–SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB–87
DECEMBER, 2004 ORDER No. 190186

0 1 3 7 12 20
GRAPHIC SCALE IN FEET

EXHIBIT 2–A
SHEET 53 OF 139 SHEETS

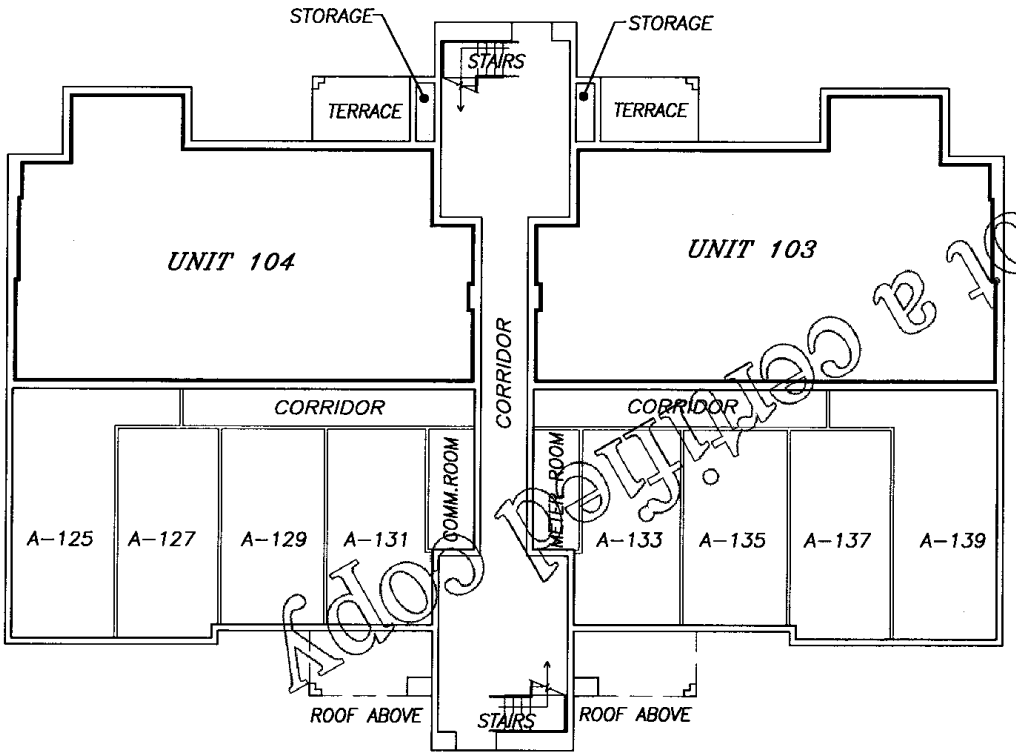
k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\TYPE 1

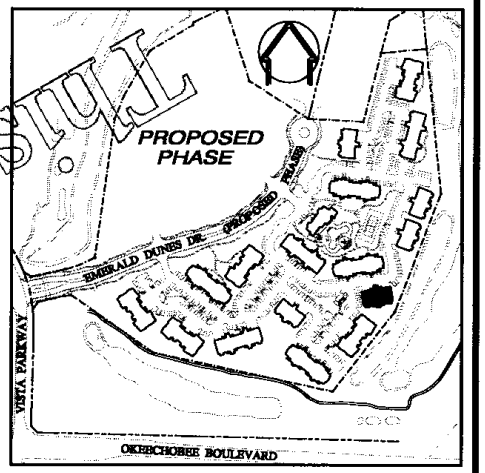
Page 105 of 351

Book19924/Page237

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

INITIAL PHASE





KEY PLAN
N.T.S.

LEGEND:

COMM. DENOTES COMMUNICATION

Copy Required a 10u SI SIUL

BUILDING No. 6400
FIRST FLOOR

ELEVATION OF FINISH FLOOR =20.51

ELEVATION OF FINISH CEILING =29.17

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87

DECEMBER, 2004 ORDER No. 190186

0 1 3 7 12 20

GRAPHIC SCALE IN FEET

EXHIBIT 2-A

SHEET 54 OF 139 SHEETS

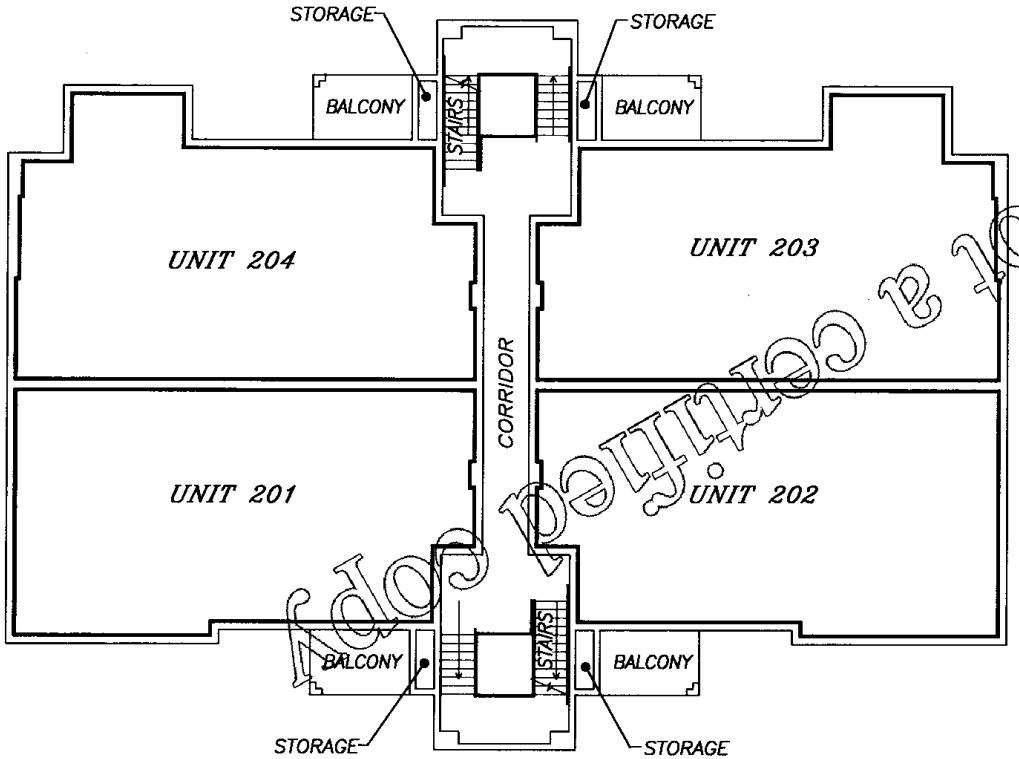
k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\TYPE II

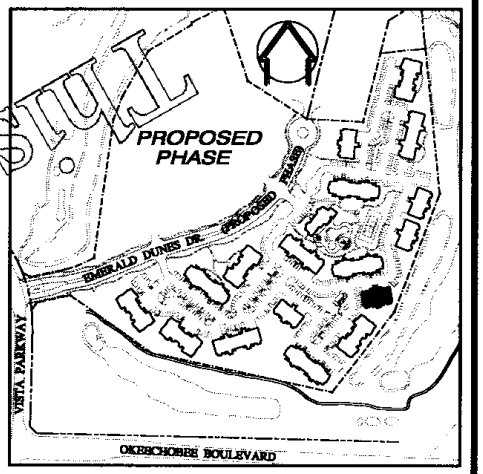
Page 106 of 351

Book19924/Page238

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

INITIAL PHASE





KEY PLAN
N.T.S.

This is not a certified copy

BUILDING No. 6400
SECOND FLOOR

ELEVATION OF FINISH FLOOR =29.67
ELEVATION OF FINISH CEILING =38.34

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190186

0 1 3 7 12 20
GRAPHIC SCALE IN FEET

EXHIBIT 2-A
SHEET 55 OF 139 SHEETS

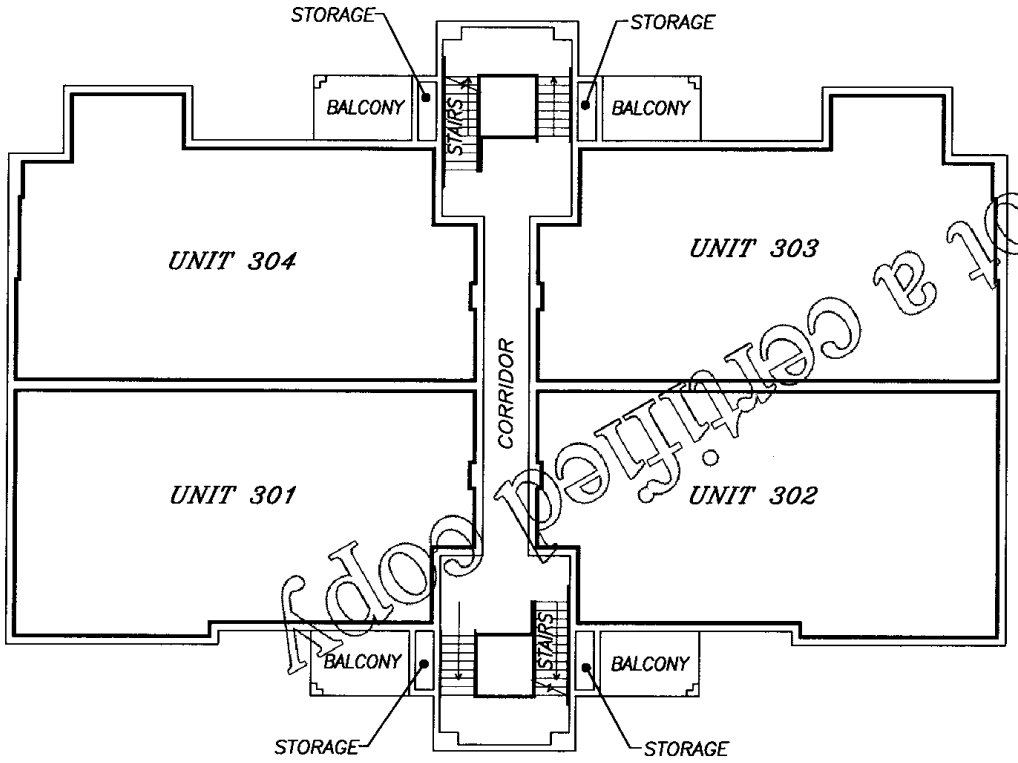
k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\TYPE II

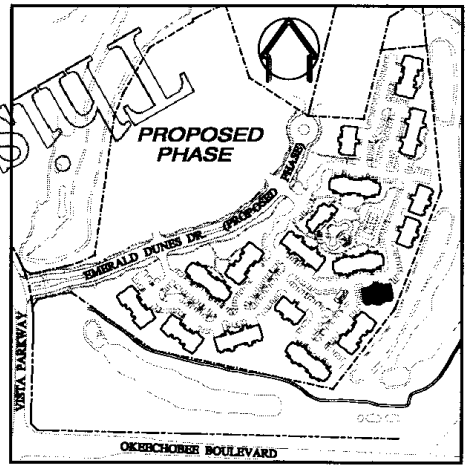
Page 107 of 351

Book19924/Page239

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

INITIAL PHASE





KEY PLAN
N.T.S.

Copy Not a certified This is you

BUILDING No. 6400
THIRD FLOOR

ELEVATION OF FINISH FLOOR =38.84
ELEVATION OF FINISH CEILING =47.51

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190186

0 1 3 7 12 20
GRAPHIC SCALE IN FEET

EXHIBIT 2-A
SHEET 56 OF 139 SHEETS

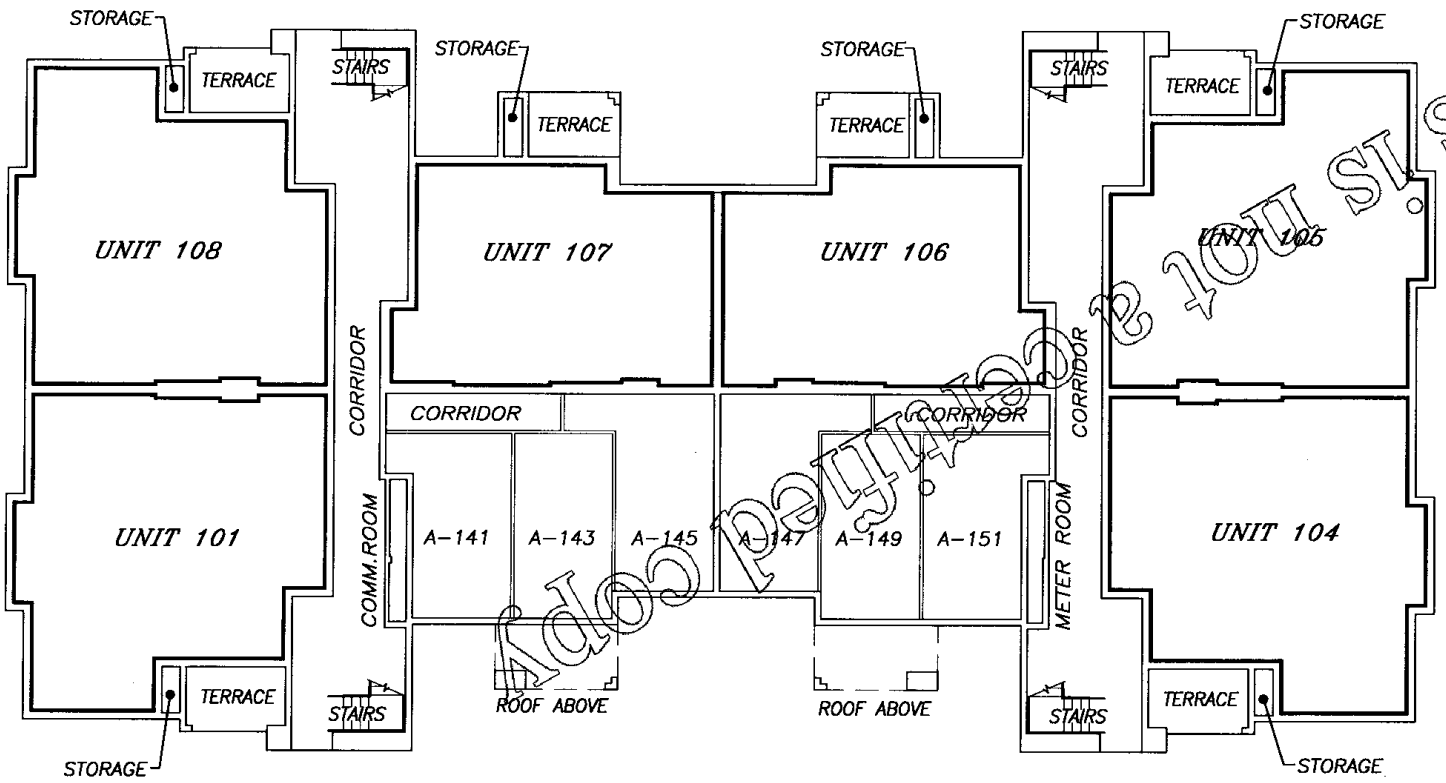
k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\TYPE II

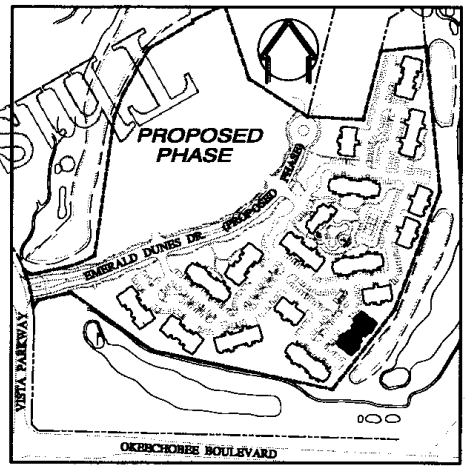
Page 108 of 351

Book19924/Page240

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

INITIAL PHASE





KEY PLAN
N.T.S.

LEGEND:

COMM. DENOTES COMMUNICATION

Not permitted to be copied

BUILDING No. 6410
FIRST FLOOR

ELEVATION OF FINISH FLOOR =20.56
ELEVATION OF FINISH CEILING =29.22

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190186

0 1 3 7 12 20
GRAPHIC SCALE IN FEET

EXHIBIT 2-A
SHEET 57 OF 139 SHEETS

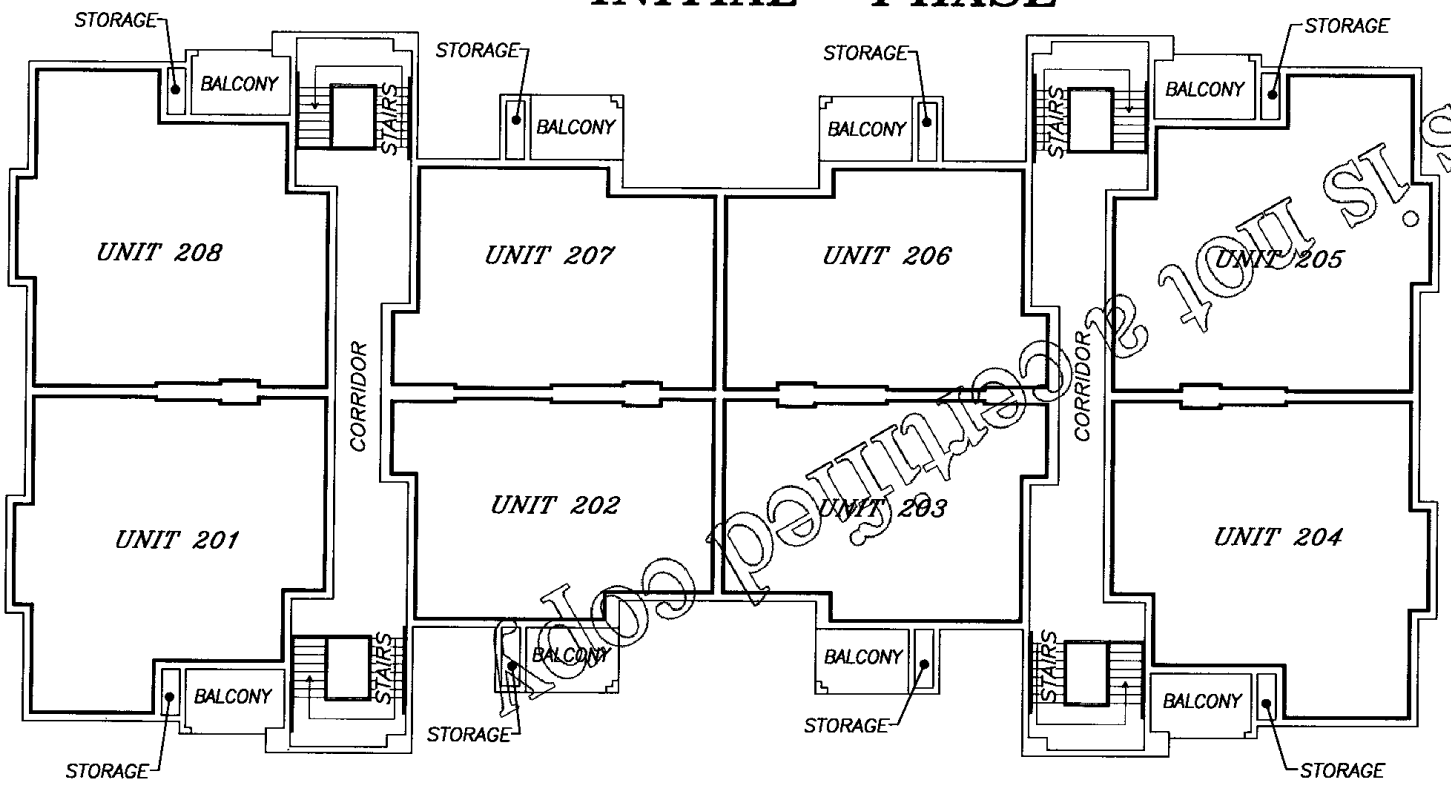
k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\TYPE I

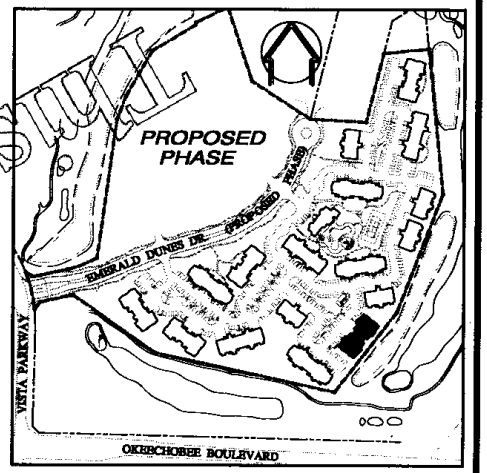
Page 109 of 351

Book19924/Page241

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

INITIAL PHASE





KEY PLAN
N.T.S.

Recorded on 10/11/2005

BUILDING No. 6410
SECOND FLOOR

ELEVATION OF FINISH FLOOR =29.72
ELEVATION OF FINISH CEILING =38.39

PREPARED BY
SCHWEBKE–SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB–87
DECEMBER, 2004 ORDER No. 190186

0 1 3 7 12 20
GRAPHIC SCALE IN FEET

EXHIBIT 2–A
SHEET 58 OF 139 SHEETS

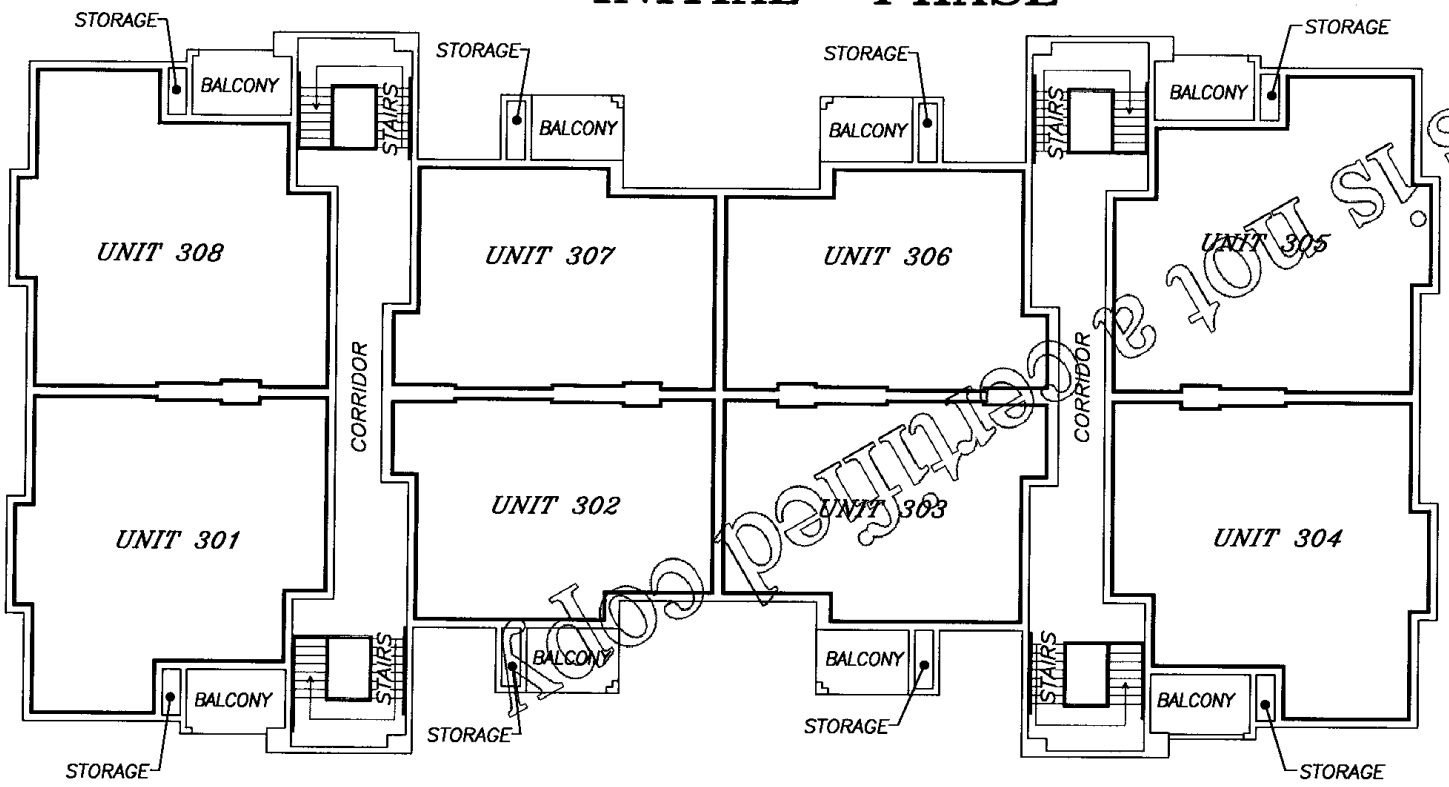
k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\TYPE 1

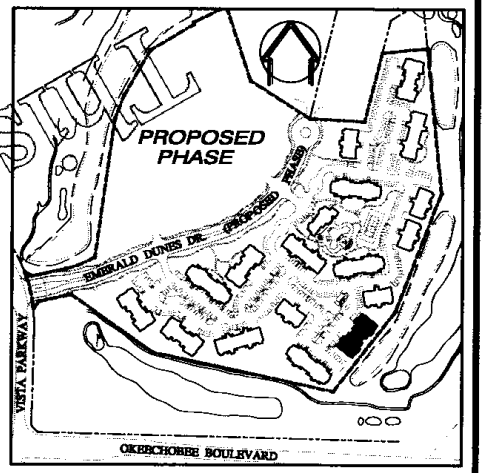
Page 110 of 351

Book19924/Page242

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

INITIAL PHASE





KEY PLAN
N.T.S.

Not Certified 2 You SL.SUBL

BUILDING No. 6410
THIRD FLOOR

ELEVATION OF FINISH FLOOR =38.89
ELEVATION OF FINISH CEILING =47.56

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190186

0 1 3 7 12 20
GRAPHIC SCALE IN FEET

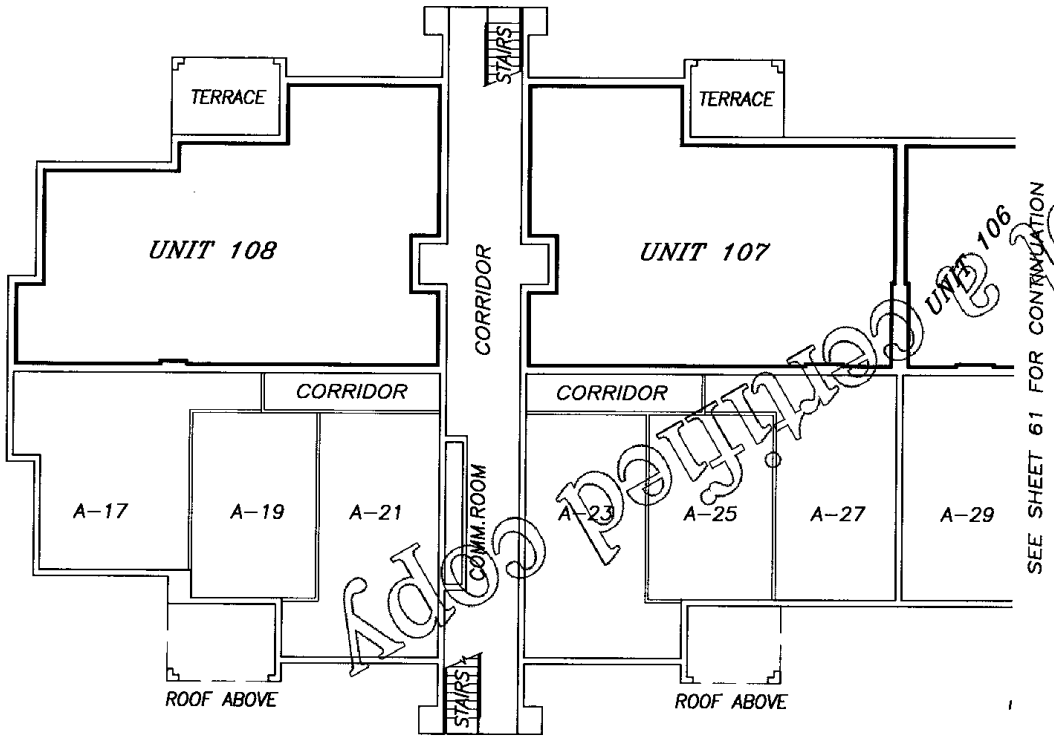
EXHIBIT 2-A
SHEET 59 OF 139 SHEETS

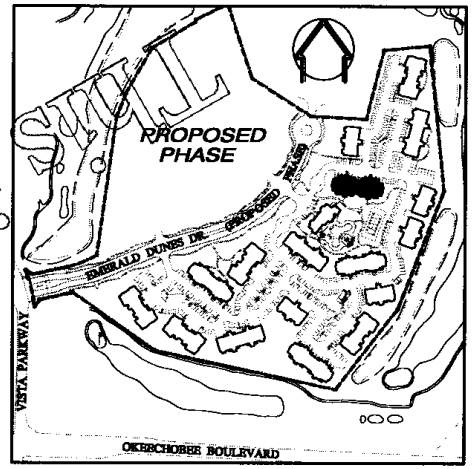
k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\TYPE 1

Book19924/Page243

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

INITIAL PHASE





KEY PLAN
N.T.S.

LEGEND:

COMM. DENOTES COMMUNICATION

BUILDING No. 6418
FIRST FLOOR–LEFT SIDE

ELEVATION OF FINISH FLOOR =20.50
ELEVATION OF FINISH CEILING =29.16

PREPARED BY
SCHWEBKE–SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB–87
DECEMBER, 2004 ORDER No. 190186

0 1 3 7 12 20
GRAPHIC SCALE IN FEET

EXHIBIT 2–A
SHEET 60 OF 139 SHEETS

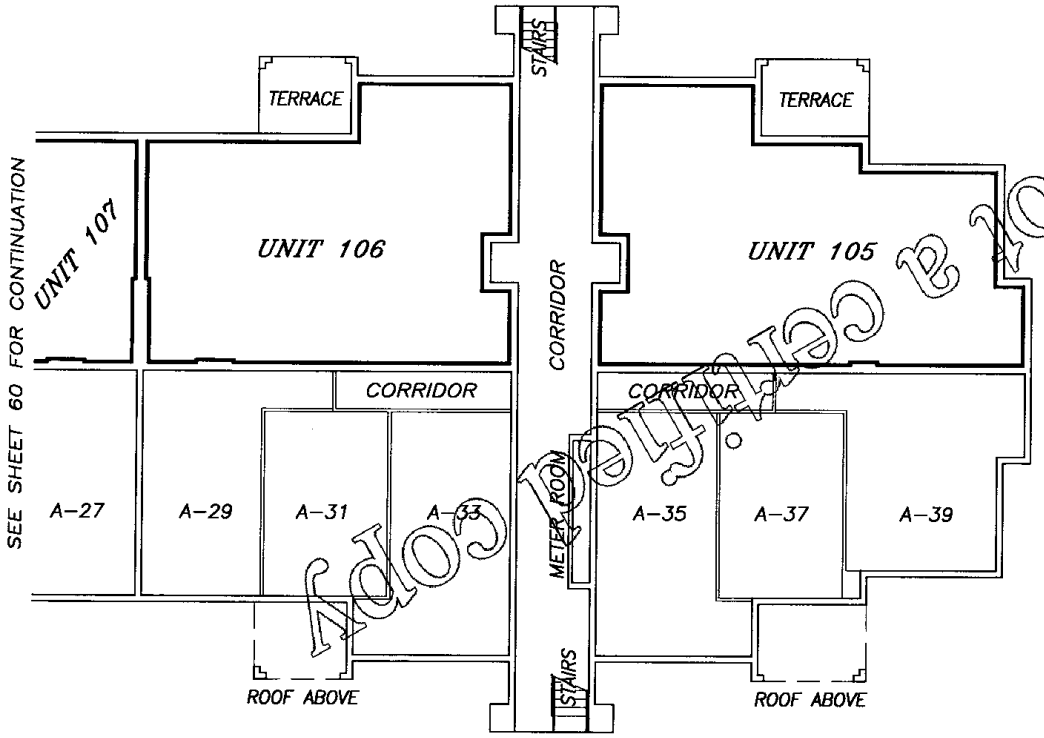
k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\TYPE VIC

Page 112 of 351

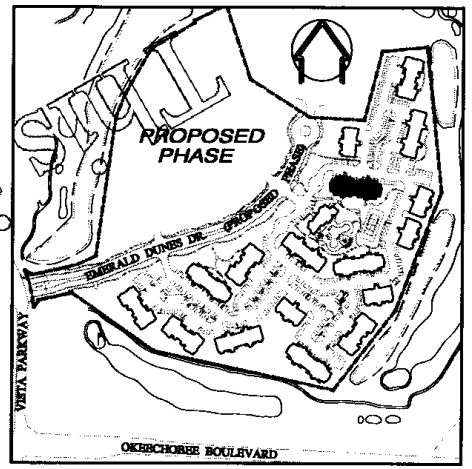
Book19924/Page244

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

INITIAL PHASE



Not a certified copy



KEY PLAN
N.T.S.

LEGEND:

COMM. DENOTES COMMUNICATION

BUILDING No. 6418
FIRST FLOOR–RIGHT SIDE

ELEVATION OF FINISH FLOOR =20.50
ELEVATION OF FINISH CEILING =29.16

PREPARED BY
SCHWEBKE–SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB–87
DECEMBER, 2004 ORDER No. 190186

0 1 3 7 12 20
GRAPHIC SCALE IN FEET

EXHIBIT 2–A
SHEET 61 OF 139 SHEETS

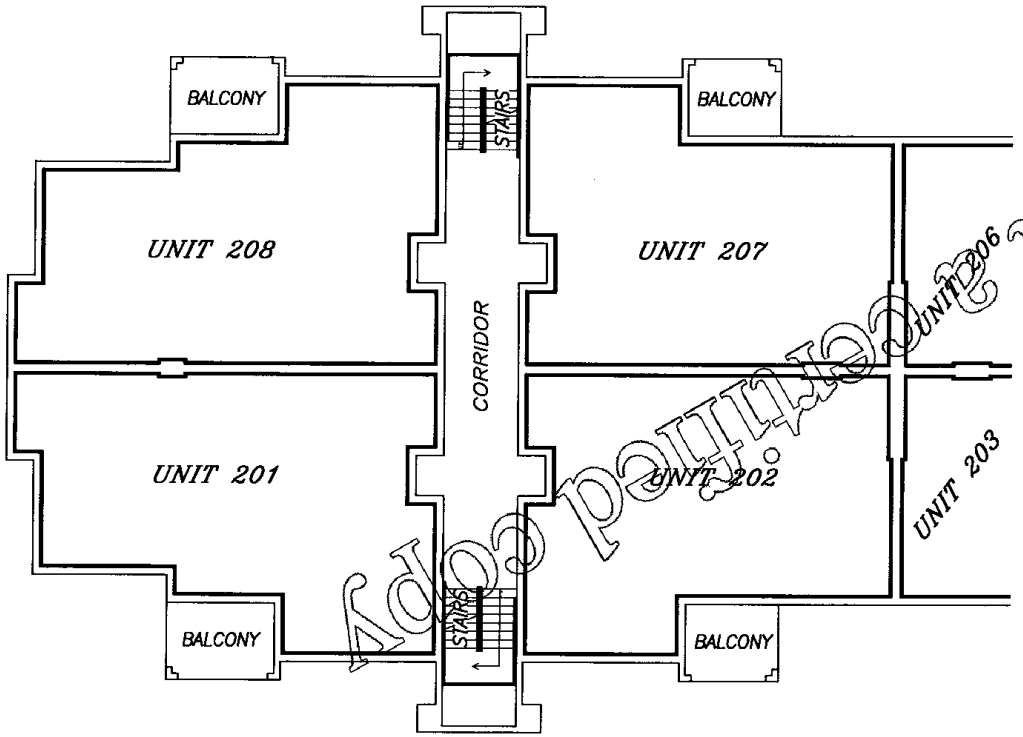
k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\TYPE VIC

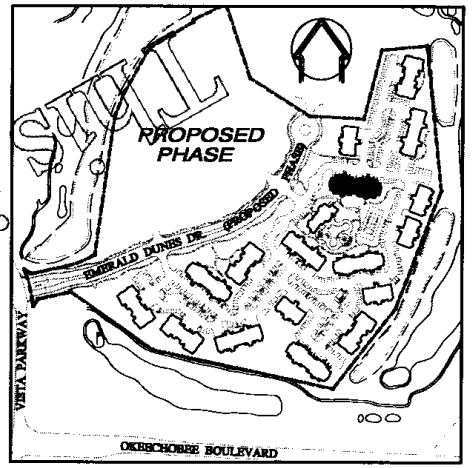
Page 113 of 351

Book19924/Page245

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

INITIAL PHASE





KEY PLAN
N.T.S.

Not a certified copy
YOU SIGN

BUILDING No. 6418
SECOND FLOOR—LEFT SIDE

ELEVATION OF FINISH FLOOR =29.66
ELEVATION OF FINISH CEILING =38.33

PREPARED BY
SCHWEBKE—SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB—87
DECEMBER, 2004 ORDER No. 190186

0 1 3 7 12 20
GRAPHIC SCALE IN FEET

EXHIBIT 2—A
SHEET 62 OF 139 SHEETS

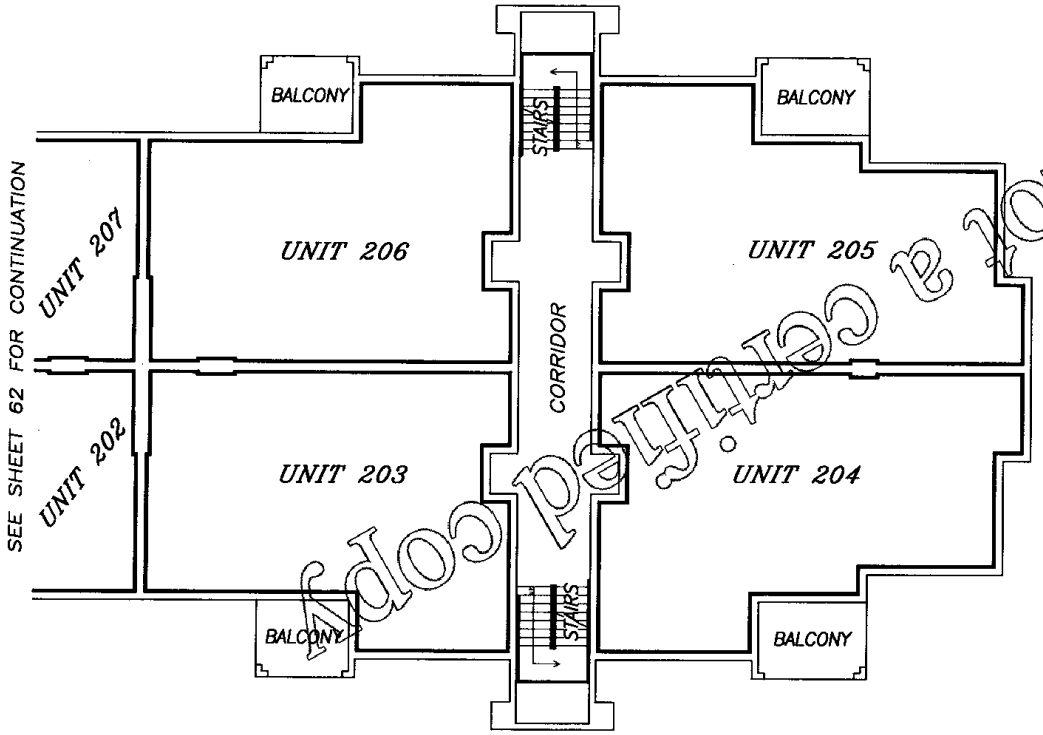
k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\TYPE VIC

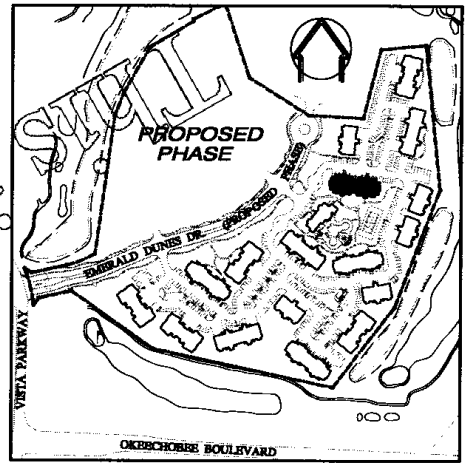
Page 114 of 351

Book19924/Page246

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

INITIAL PHASE





KEY PLAN
N.T.S.

This is not a certified copy

BUILDING No. 6418
SECOND FLOOR—RIGHT SIDE

ELEVATION OF FINISH FLOOR =29.66
ELEVATION OF FINISH CEILING =38.33

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190186

0 1 3 7 12 20
GRAPHIC SCALE IN FEET

EXHIBIT 2-A
SHEET 63 OF 139 SHEETS

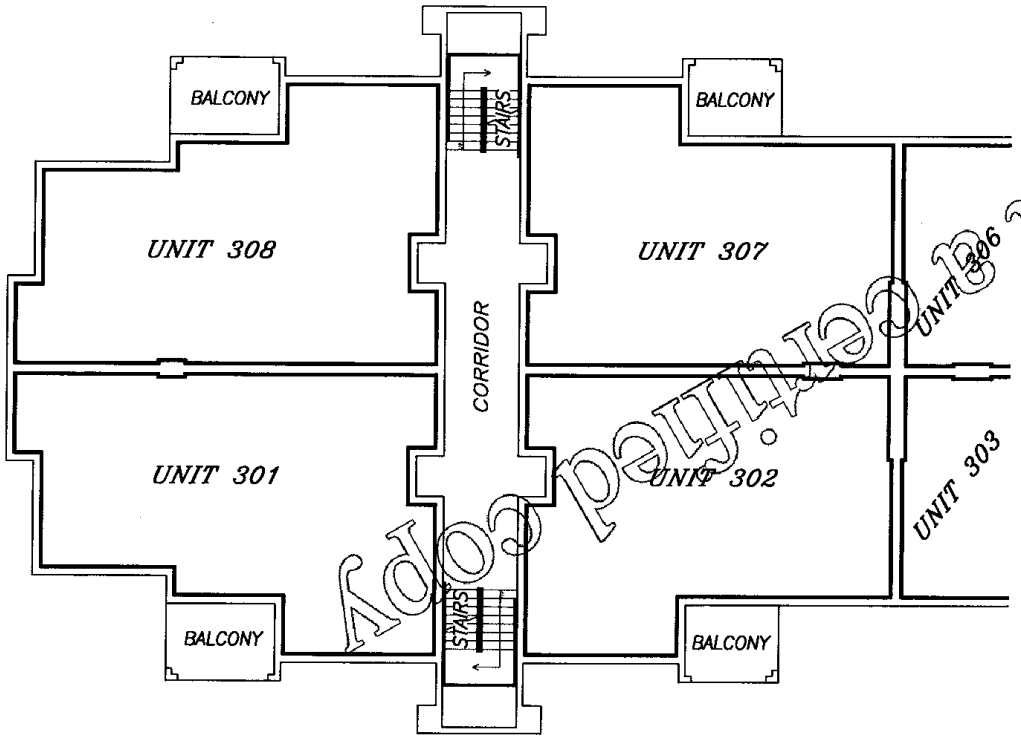
k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\TYPE VIC

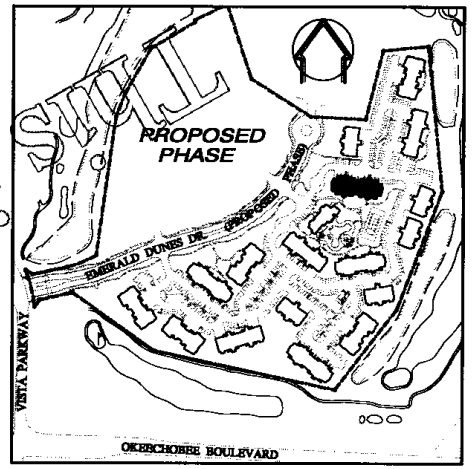
Page 115 of 351

Book19924/Page247

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

INITIAL PHASE





KEY PLAN
N.T.S.

This is not a certified copy

BUILDING No. 6418
THIRD FLOOR—LEFT SIDE

ELEVATION OF FINISH FLOOR =38.83
ELEVATION OF FINISH CEILING =47.50

PREPARED BY
SCHWEBKE—SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB—87
DECEMBER, 2004 ORDER No. 190186

0 1 3 7 12 20
GRAPHIC SCALE IN FEET

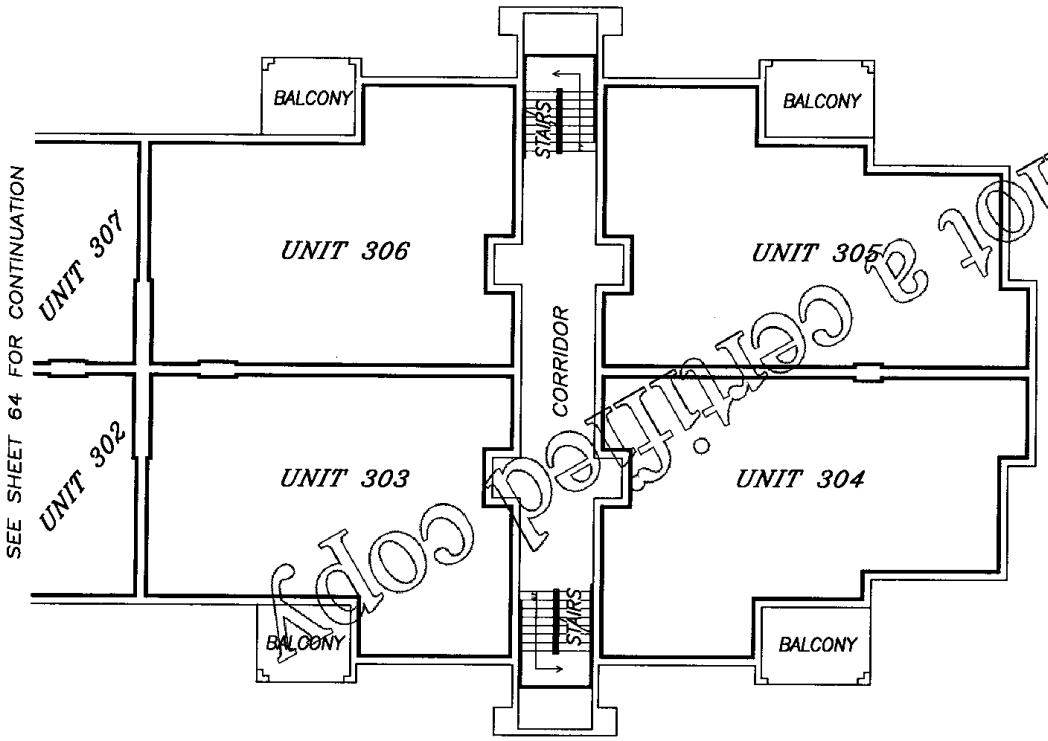
EXHIBIT 2—A
SHEET 64 OF 139 SHEETS

k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\TYPE VIC

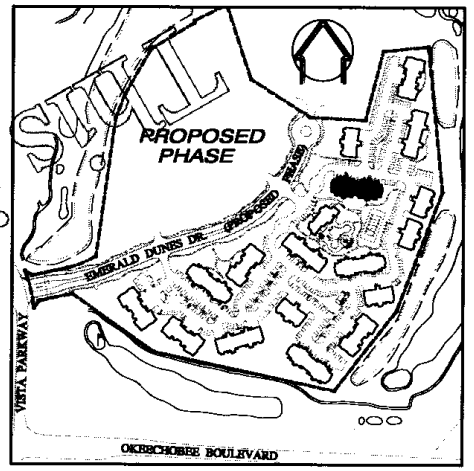
Book19924/Page248

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

INITIAL PHASE



This is not a certified copy



KEY PLAN
N.T.S.

BUILDING No. 6418
THIRD FLOOR—RIGHT SIDE

ELEVATION OF FINISH FLOOR =38.83
ELEVATION OF FINISH CEILING =47.50

PREPARED BY
SCHWEBKE—SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB—87
DECEMBER, 2004 ORDER No. 190186

0 1 3 7 12 20
GRAPHIC SCALE IN FEET

EXHIBIT 2—A
SHEET 65 OF 139 SHEETS

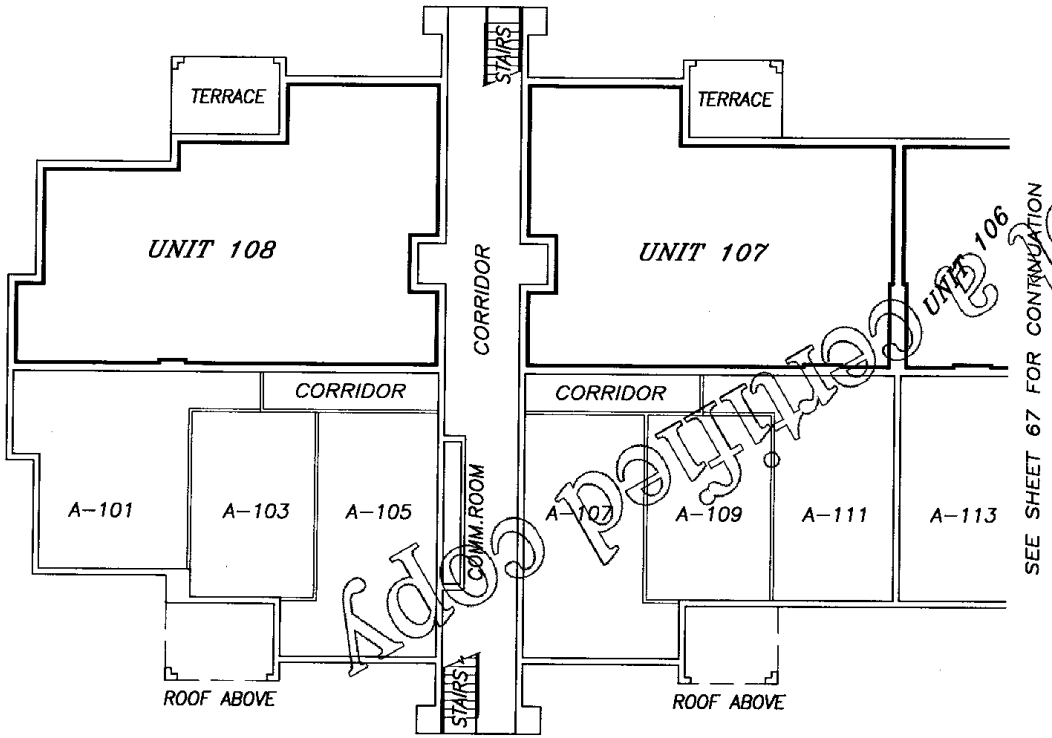
k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\TYPE VIC

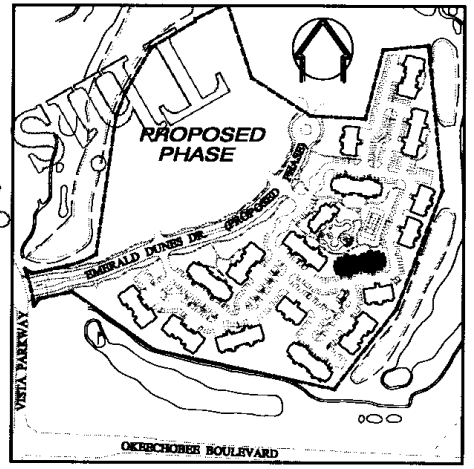
Page 117 of 351

Book19924/Page249

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

INITIAL PHASE





KEY PLAN
N.T.S.

LEGEND:

COMM. DENOTES COMMUNICATION

BUILDING No. 6426
FIRST FLOOR–LEFT SIDE

ELEVATION OF FINISH FLOOR =20.50
ELEVATION OF FINISH CEILING =29.16

PREPARED BY
SCHWEBKE–SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB–87
DECEMBER, 2004 ORDER No. 190186

0 1 3 7 12 20
GRAPHIC SCALE IN FEET

EXHIBIT 2–A
SHEET 66 OF 139 SHEETS

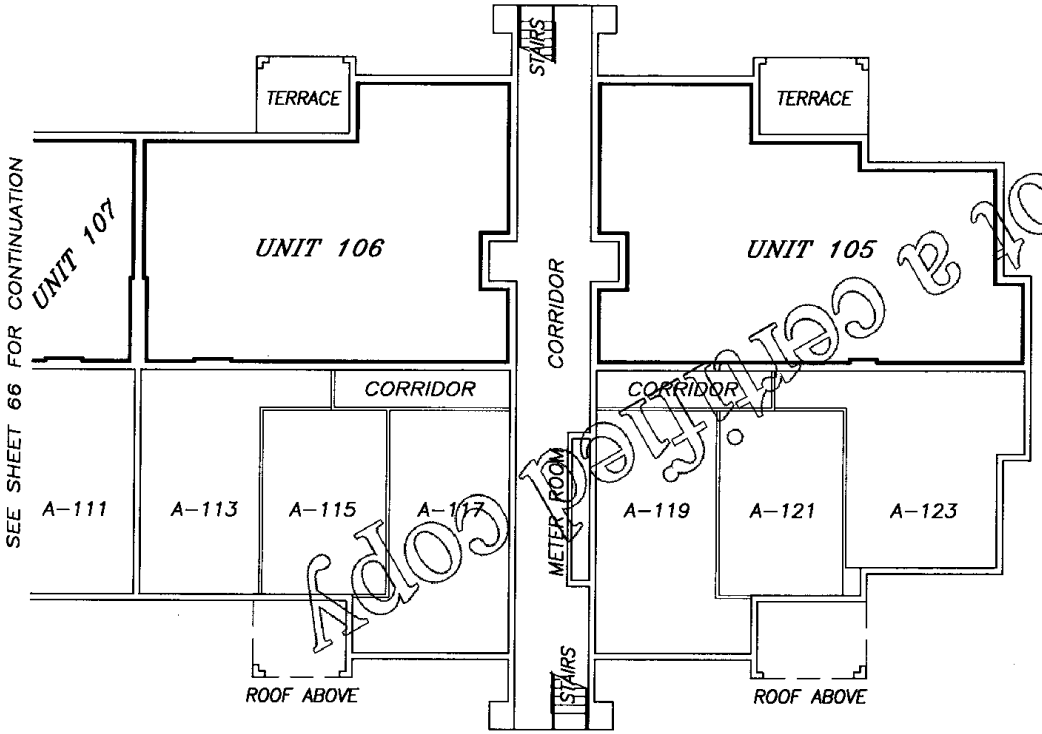
k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\TYPE VIC

Page 118 of 351

Book19924/Page250

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

INITIAL PHASE



Copy Not Certified To Be A True Copy



KEY PLAN
N.T.S.

LEGEND:

COMM. DENOTES COMMUNICATION

BUILDING No. 6426
FIRST FLOOR–RIGHT SIDE

ELEVATION OF FINISH FLOOR =20.50
ELEVATION OF FINISH CEILING =29.16

PREPARED BY
SCHWEBKE–SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB–87
DECEMBER, 2004 ORDER No. 190186

0 1 3 7 12 20
GRAPHIC SCALE IN FEET

EXHIBIT 2–A
SHEET 67 OF 139 SHEETS

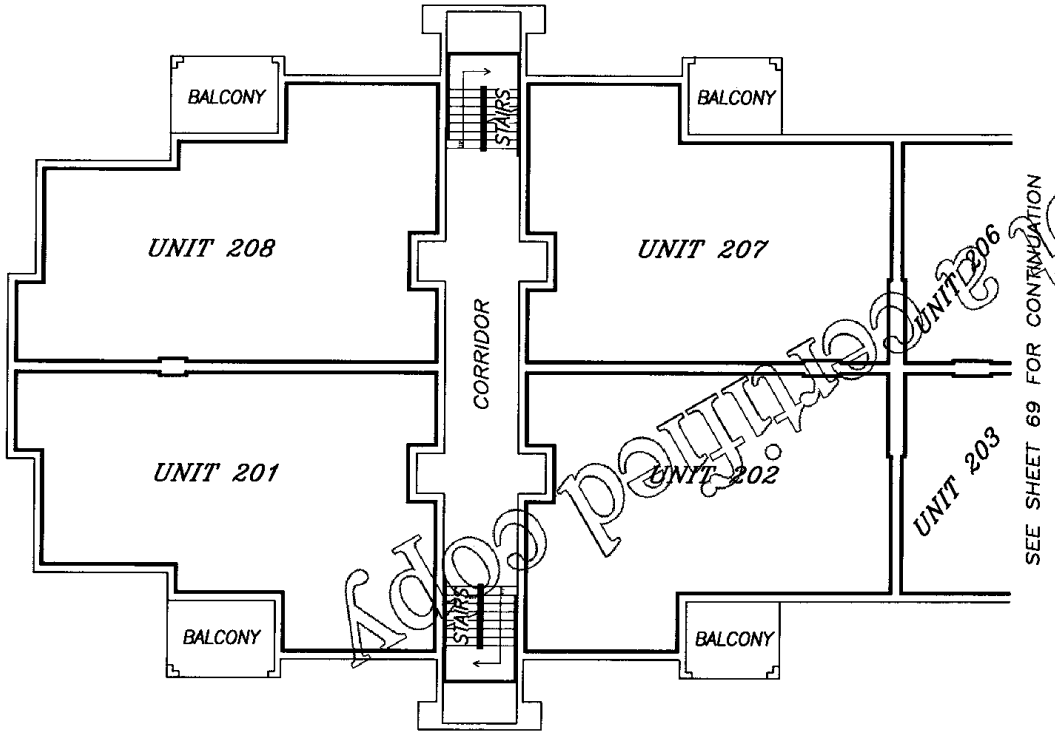
k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\TYPE VIC

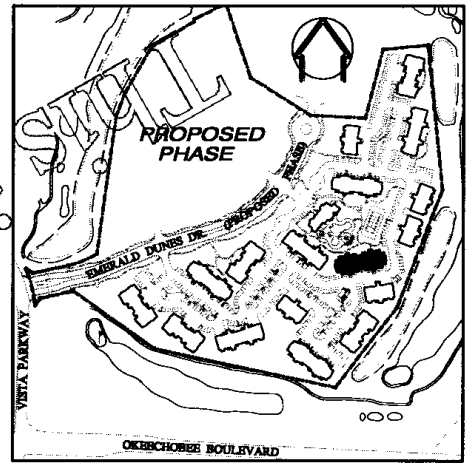
Page 119 of 351

Book19924/Page251

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

INITIAL PHASE





KEY PLAN
N.T.S.

Copy pending your signature

BUILDING No. 6426
SECOND FLOOR—LEFT SIDE

ELEVATION OF FINISH FLOOR =29.66
ELEVATION OF FINISH CEILING =38.33

PREPARED BY
SCHWEBKE—SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190186

0 1 3 7 12 20
GRAPHIC SCALE IN FEET

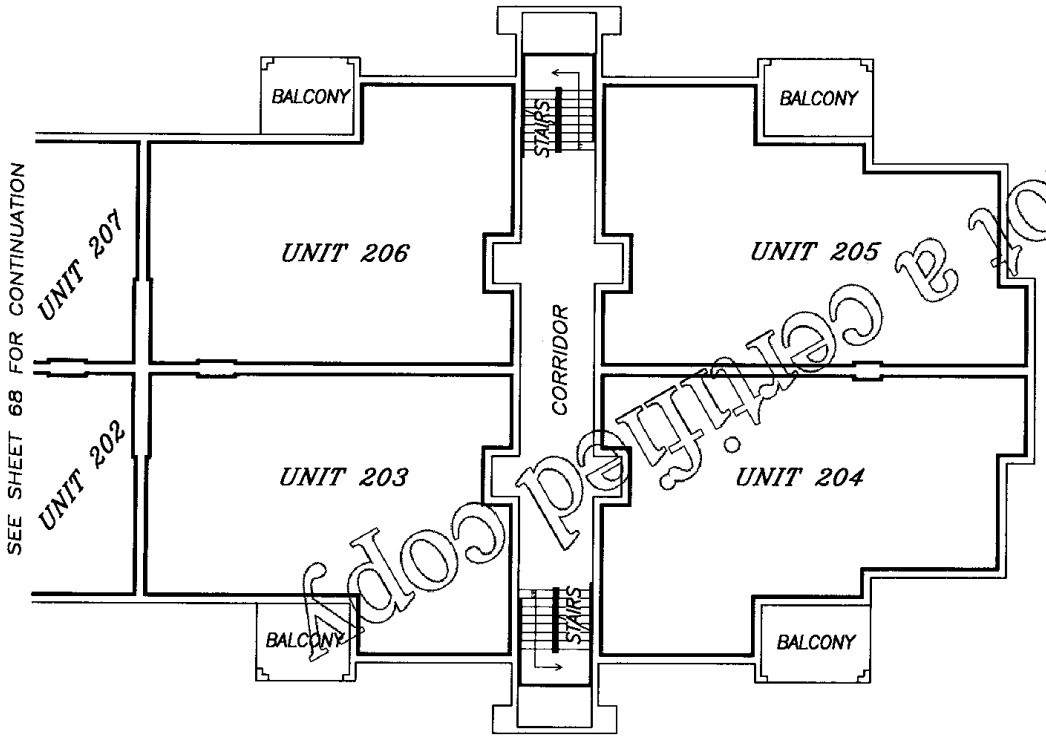
EXHIBIT 2-A
SHEET 68 OF 139 SHEETS

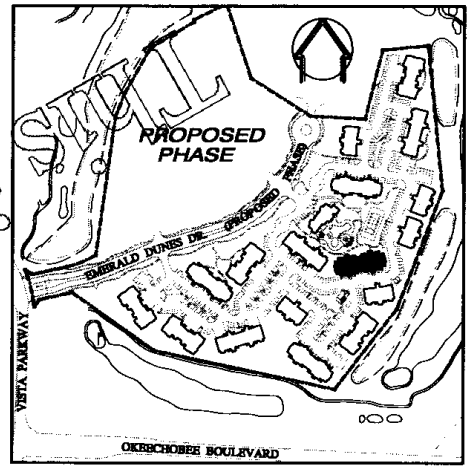
k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\TYPE VIC

Book19924/Page252

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

INITIAL PHASE





KEY PLAN
N.T.S.

Copy Certified a You Sir. Sure

BUILDING No. 6426
SECOND FLOOR—RIGHT SIDE

ELEVATION OF FINISH FLOOR =29.66
ELEVATION OF FINISH CEILING =38.33

PREPARED BY
SCHWEBKE—SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB—87
DECEMBER, 2004 ORDER No. 190186

0 1 3 7 12 20
GRAPHIC SCALE IN FEET

EXHIBIT 2—A
SHEET 69 OF 139 SHEETS

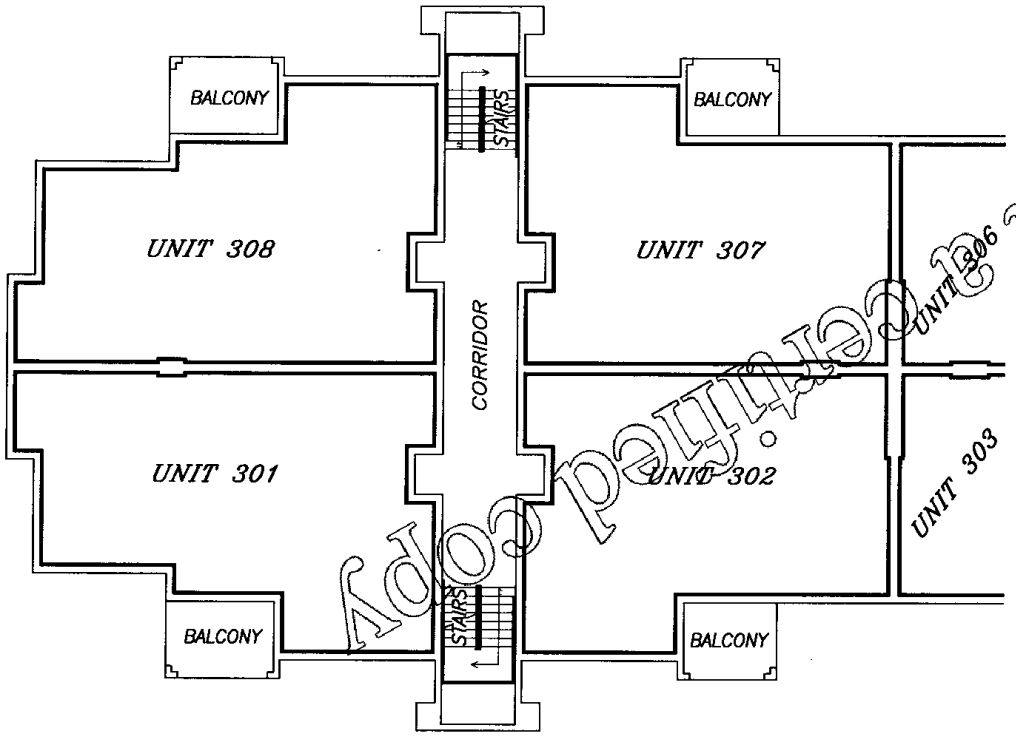
k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\TYPE VIC

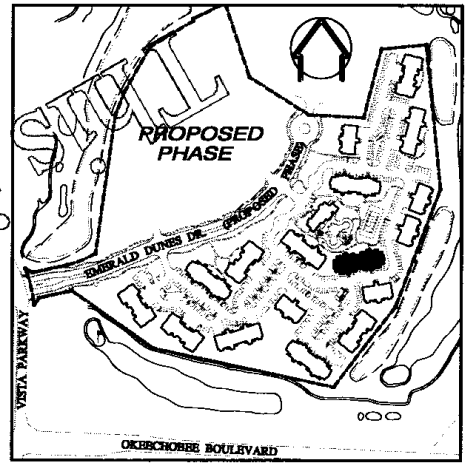
Page 121 of 351

Book19924/Page253

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

INITIAL PHASE





KEY PLAN
N.T.S.

Copy Pending Approval

BUILDING No. 6426
THIRD FLOOR—LEFT SIDE

ELEVATION OF FINISH FLOOR =38.83
ELEVATION OF FINISH CEILING =47.50

PREPARED BY
SCHWEBKE—SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB—87
DECEMBER, 2004 ORDER No. 190186

0 1 3 7 12 20
GRAPHIC SCALE IN FEET

EXHIBIT 2—A
SHEET 70 OF 139 SHEETS

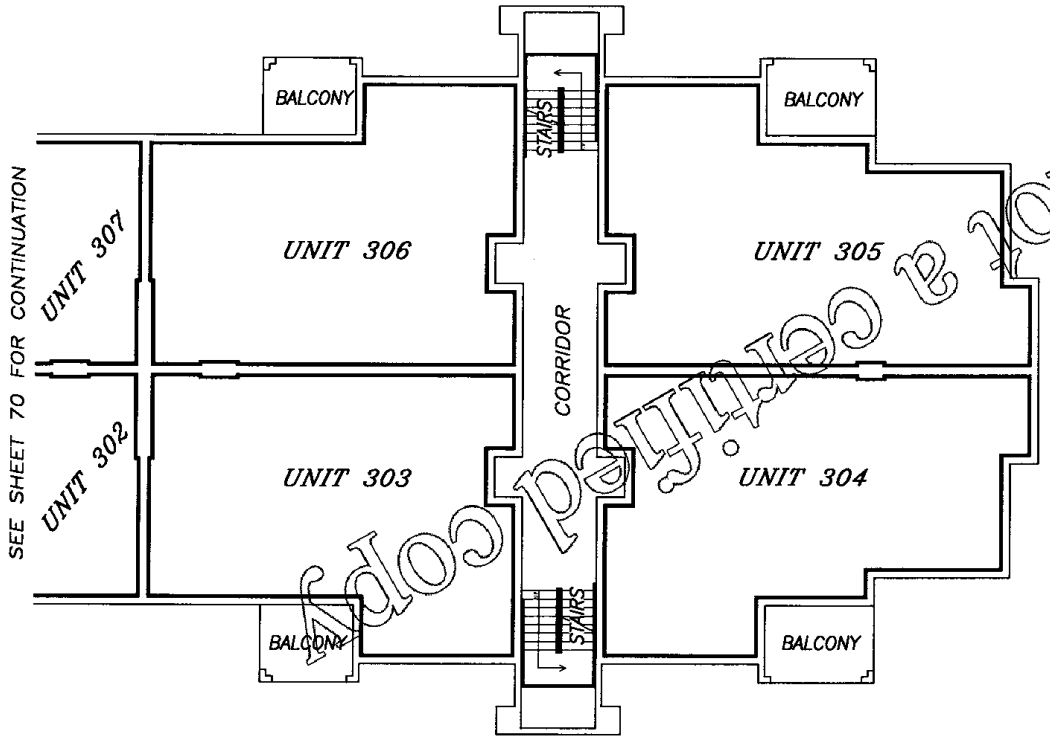
k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\TYPE VIC

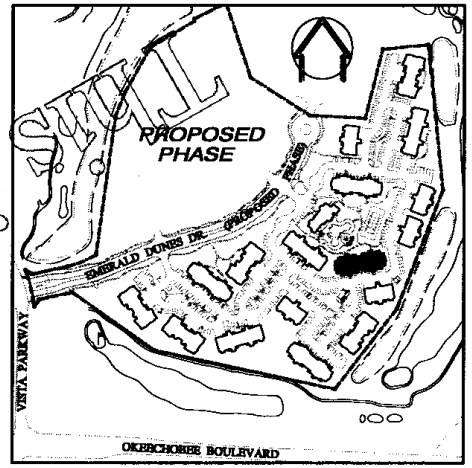
Page 122 of 351

Book19924/Page254

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

INITIAL PHASE





KEY PLAN
N.T.S.

This is not a certified copy

BUILDING No. 6426
THIRD FLOOR—RIGHT SIDE

ELEVATION OF FINISH FLOOR =38.83
ELEVATION OF FINISH CEILING =47.50

PREPARED BY
SCHWEBKE—SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB—87
DECEMBER, 2004 ORDER No. 190186

0 1 3 7 12 20
GRAPHIC SCALE IN FEET

EXHIBIT 2—A
SHEET 71 OF 139 SHEETS

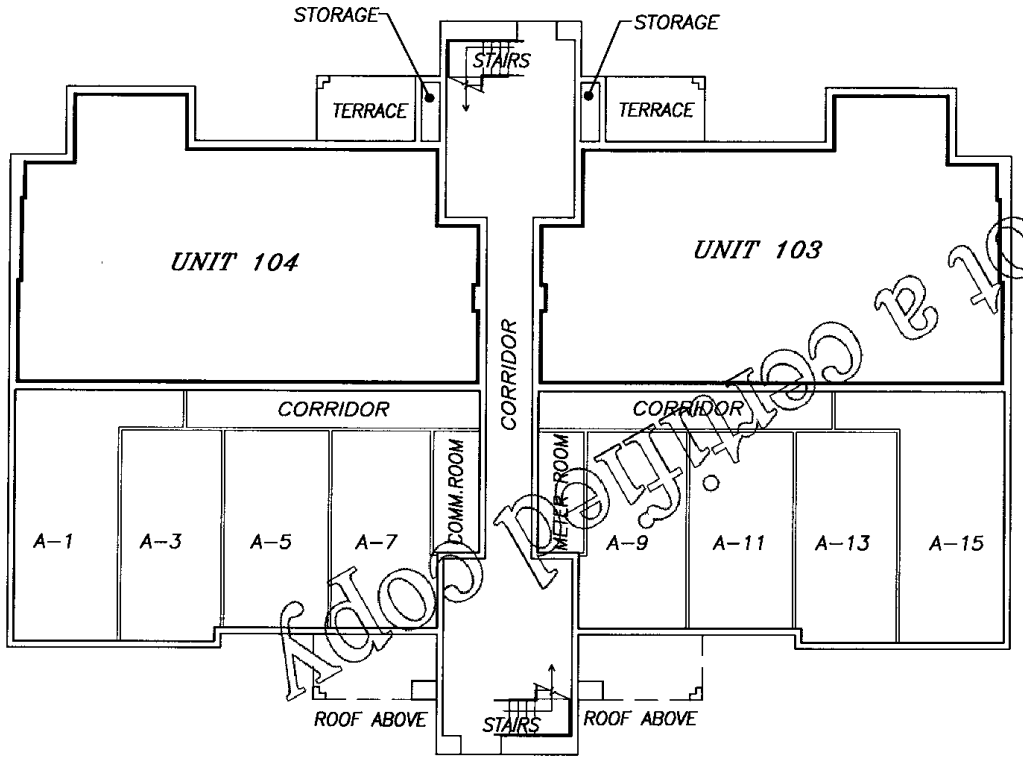
k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\TYPE VIC

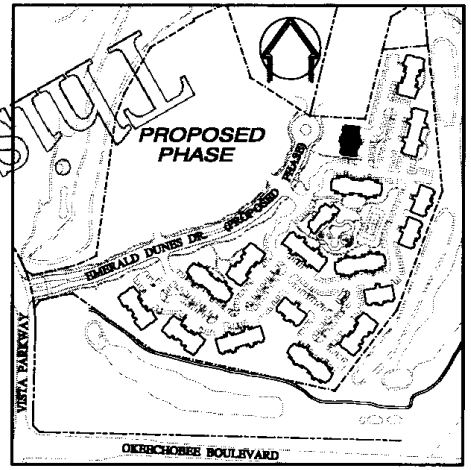
Page 123 of 351

Book19924/Page255

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

INITIAL PHASE





KEY PLAN
N.T.S.

LEGEND:

COMM. DENOTES COMMUNICATION

Not Official Document

BUILDING No. 6434
FIRST FLOOR

ELEVATION OF FINISH FLOOR =20.55

ELEVATION OF FINISH CEILING =29.21

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87

DECEMBER, 2004 ORDER No. 190186

0 1 3 7 12 20

GRAPHIC SCALE IN FEET

EXHIBIT 2-A

SHEET 72 OF 139 SHEETS

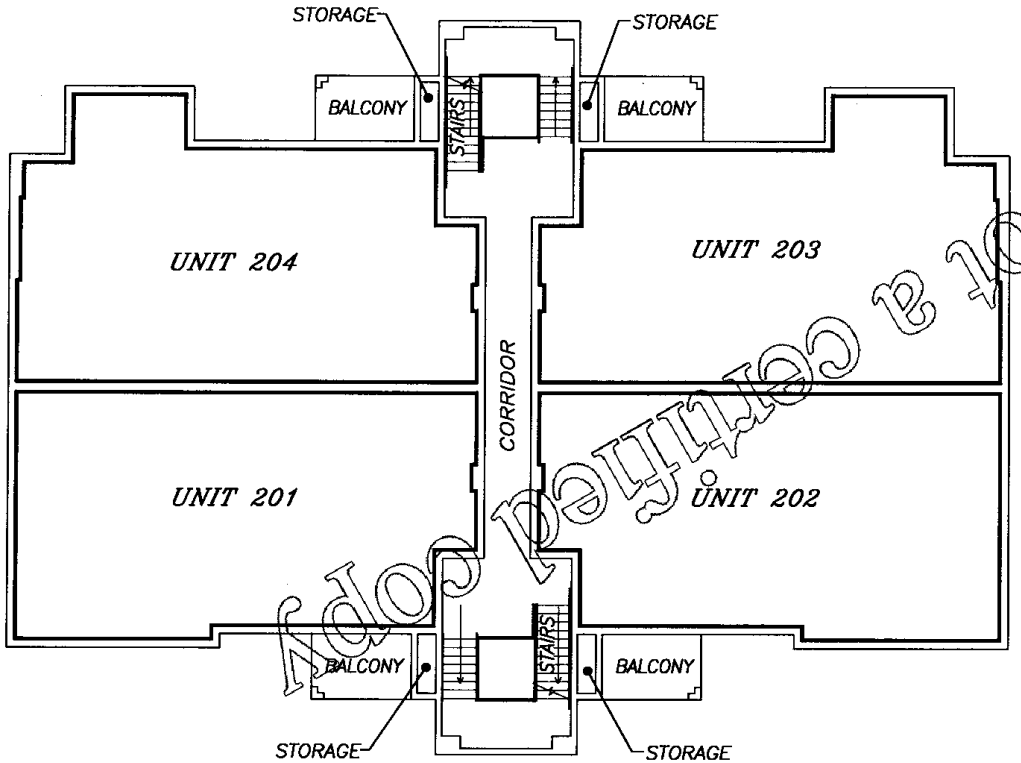
k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\TYPE II

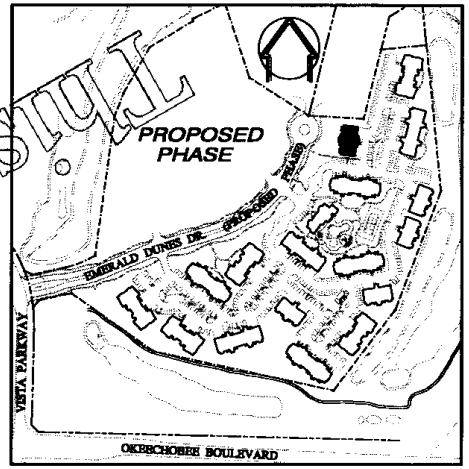
Page 124 of 351

Book19924/Page256

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

INITIAL PHASE





KEY PLAN
N.T.S.

Copy Not a certified copy This is not a certified copy

BUILDING No. 6434
SECOND FLOOR

ELEVATION OF FINISH FLOOR =29.71
ELEVATION OF FINISH CEILING =38.38

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190186

0 1 3 7 12 20
GRAPHIC SCALE IN FEET

EXHIBIT 2-A
SHEET 73 OF 139 SHEETS

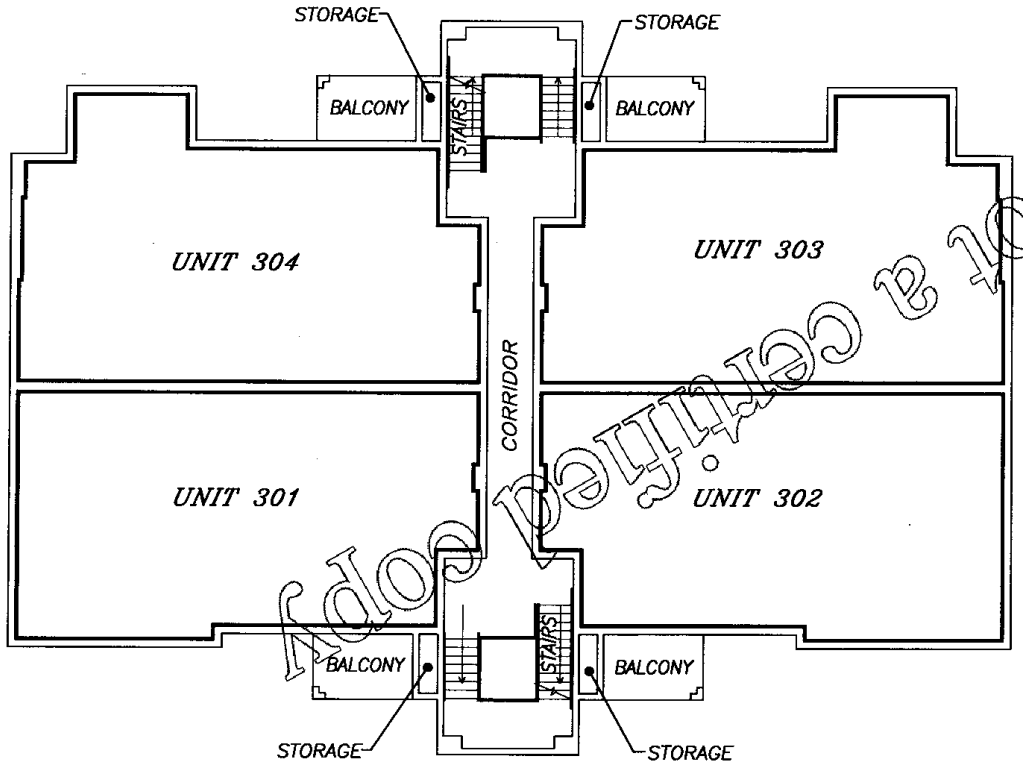
k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\TYPE II

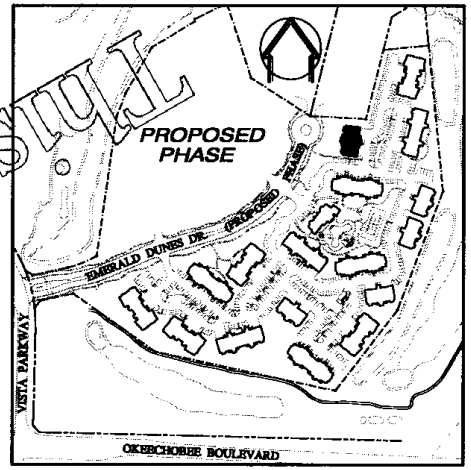
Page 125 of 351

Book19924/Page257

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

INITIAL PHASE





KEY PLAN
N.T.S.

This is not a certified copy

BUILDING No. 6434
THIRD FLOOR

ELEVATION OF FINISH FLOOR =38.88
ELEVATION OF FINISH CEILING =47.55

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190186

0 1 3 7 12 20
GRAPHIC SCALE IN FEET

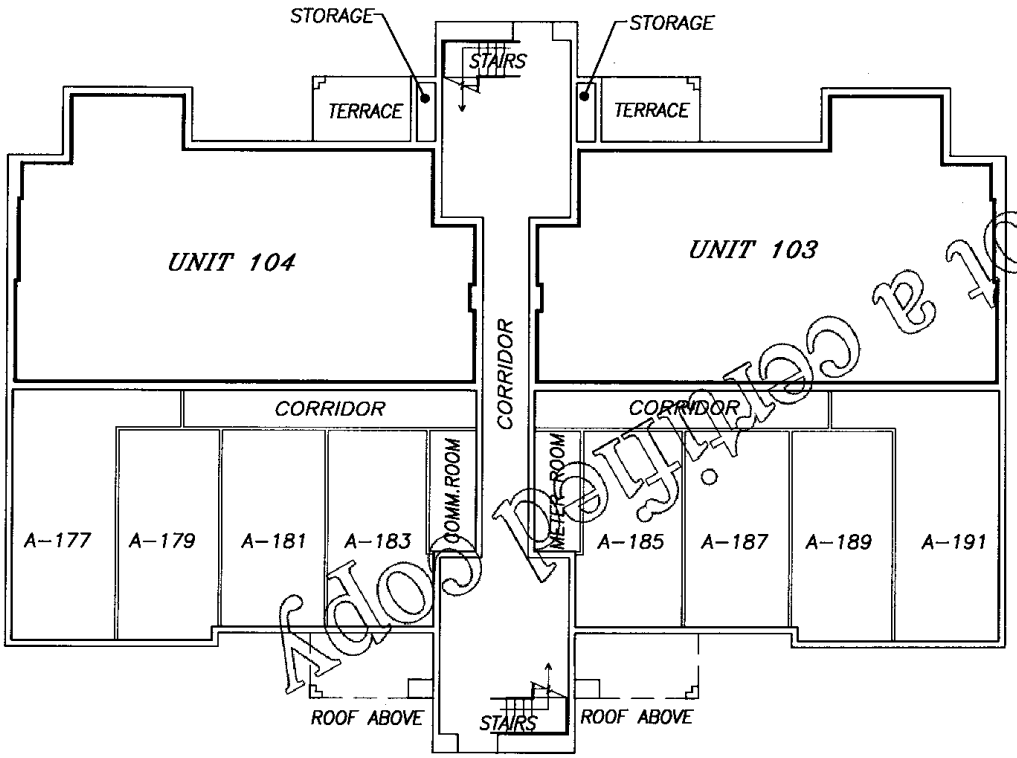
EXHIBIT 2-A
SHEET 74 OF 139 SHEETS

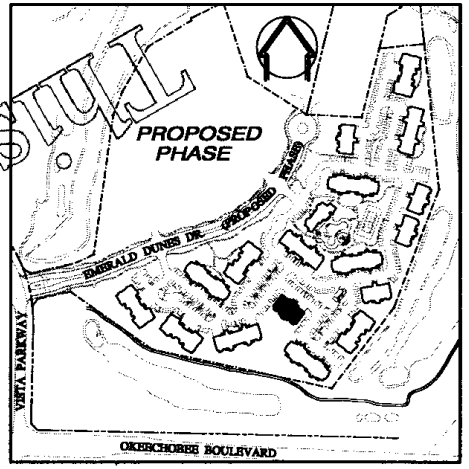
k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\TYPE II

Book19924/Page258

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

INITIAL PHASE





KEY PLAN
N.T.S.

LEGEND:

COMM. DENOTES COMMUNICATION

Copy Provided to You by CitiTitle

BUILDING No. 6450
FIRST FLOOR

ELEVATION OF FINISH FLOOR =20.52

ELEVATION OF FINISH CEILING =29.18

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87

DECEMBER, 2004 ORDER No. 190186

0 1 3 7 12 20

GRAPHIC SCALE IN FEET

EXHIBIT 2-A

SHEET 75 OF 139 SHEETS

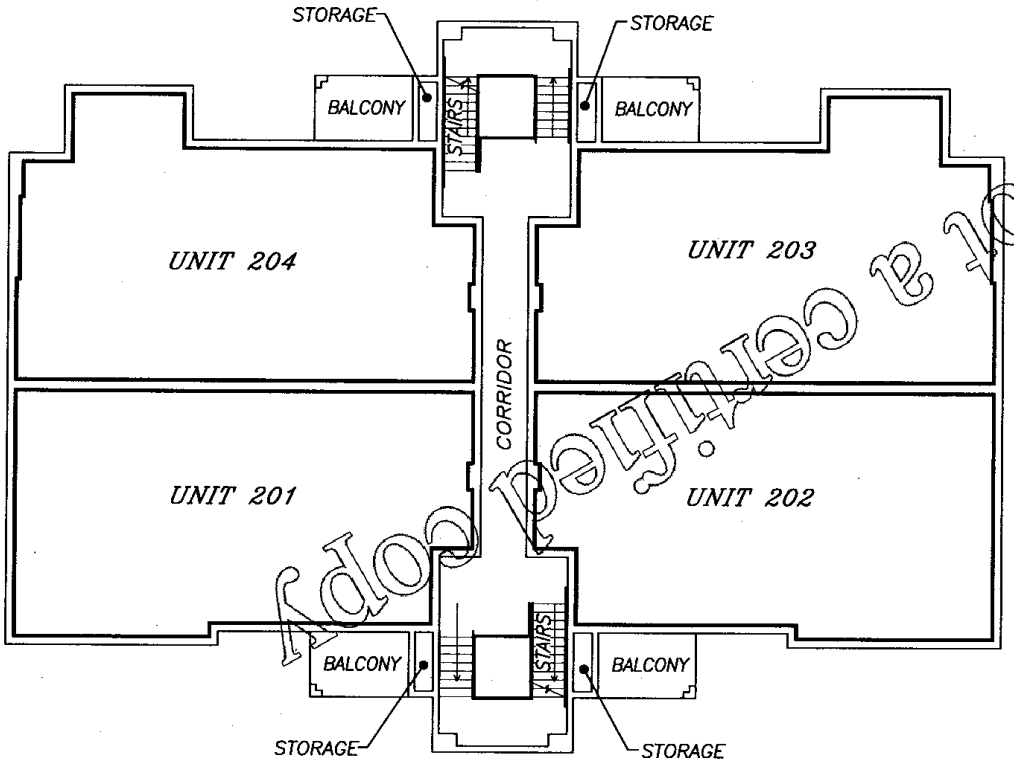
k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\TYPE II

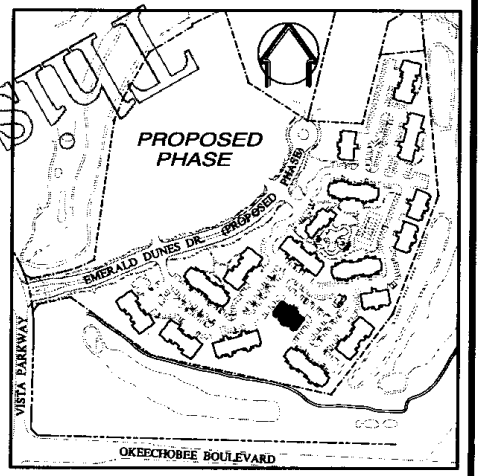
Page 127 of 351

Book19924/Page259

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

INITIAL PHASE





KEY PLAN
N.T.S.

This is not a certified copy

BUILDING No. 6450
SECOND FLOOR

ELEVATION OF FINISH FLOOR =29.68
ELEVATION OF FINISH CEILING =38.35

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190186

0 1 3 7 12 20
GRAPHIC SCALE IN FEET

EXHIBIT 2-A
SHEET 76 OF 139 SHEETS

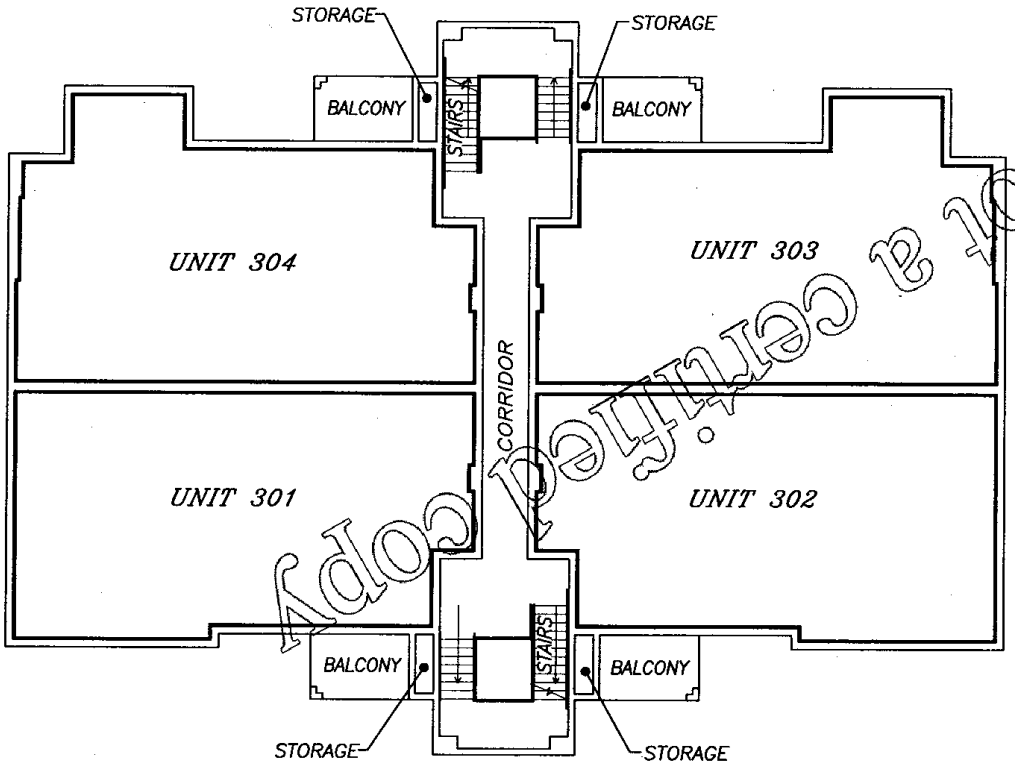
k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\TYPE II

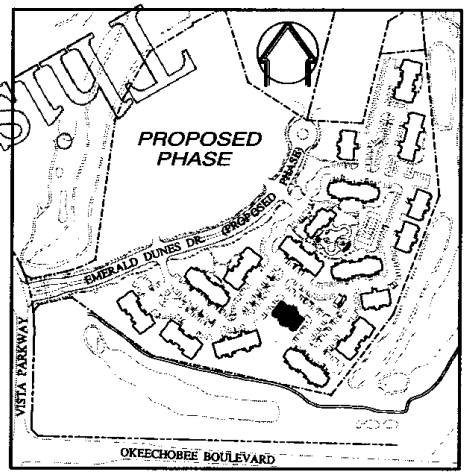
Page 128 of 351

Book19924/Page260

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

INITIAL PHASE





KEY PLAN
N.T.S.

This is not a certified copy

BUILDING No. 6450
THIRD FLOOR

ELEVATION OF FINISH FLOOR =38.85
ELEVATION OF FINISH CEILING =47.52

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190186

0 1 3 7 12 20
GRAPHIC SCALE IN FEET

EXHIBIT 2-A
SHEET 77 OF 139 SHEETS

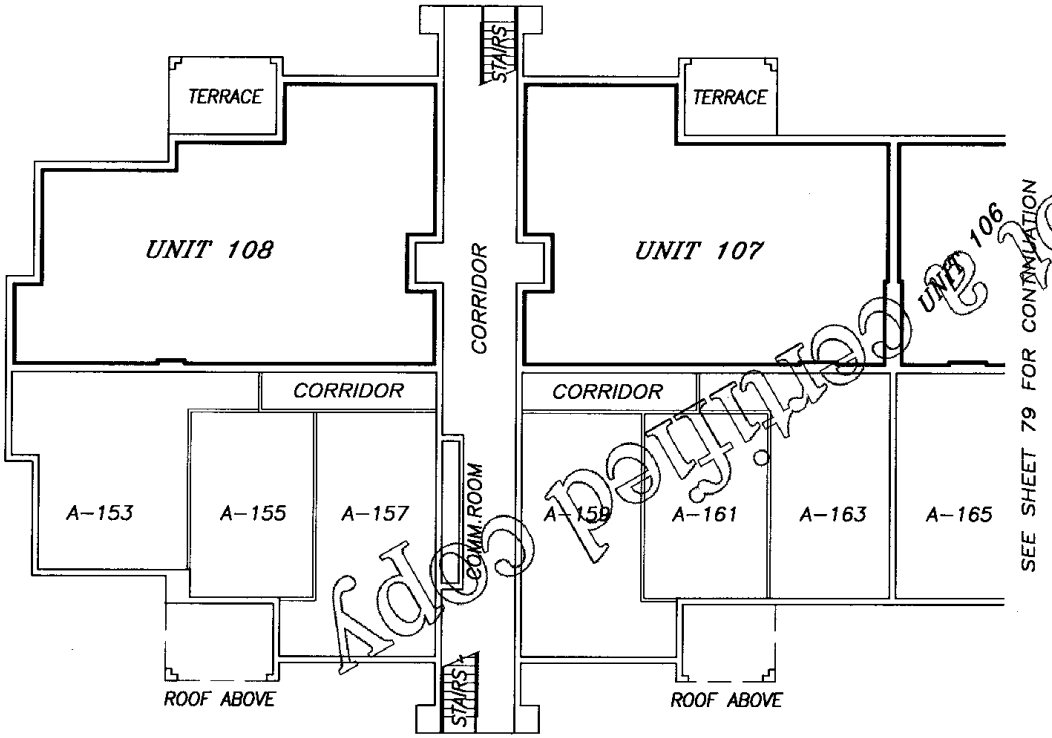
k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\TYPE II

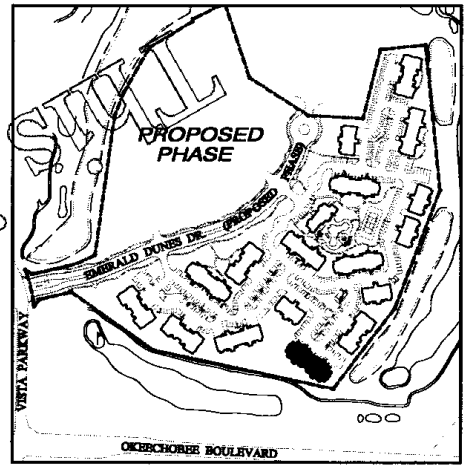
Page 129 of 351

Book19924/Page261

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

INITIAL PHASE





KEY PLAN
N.T.S.

LEGEND:

COMM. DENOTES COMMUNICATION

Ads pending 10u sl.sml

BUILDING No. 6458
FIRST FLOOR–LEFT SIDE

ELEVATION OF FINISH FLOOR =20.56
ELEVATION OF FINISH CEILING =29.22

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190186

0 1 3 7 12 20
GRAPHIC SCALE IN FEET

EXHIBIT 2-A
SHEET 78 OF 139 SHEETS

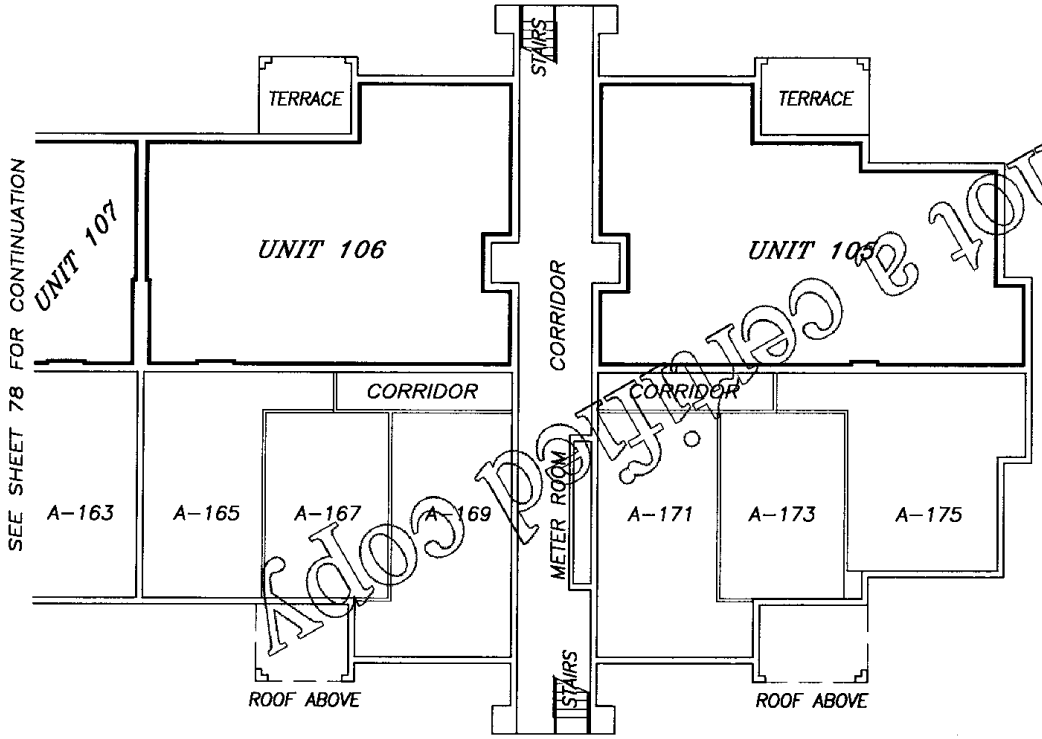
k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\TYPE VIC

Page 130 of 351

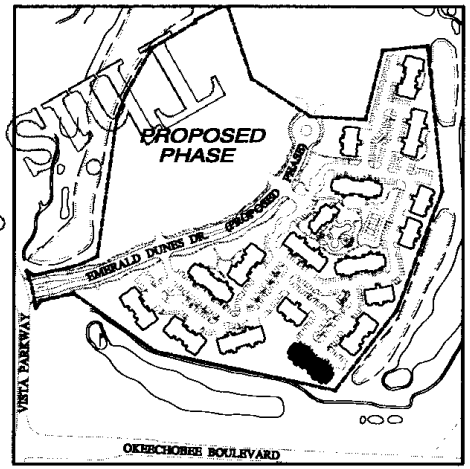
Book19924/Page262

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

INITIAL PHASE



Copy Rights Do not Copy



KEY PLAN
N.T.S.

LEGEND:

COMM. DENOTES COMMUNICATION

BUILDING No. 6458
FIRST FLOOR–RIGHT SIDE

ELEVATION OF FINISH FLOOR =20.56
ELEVATION OF FINISH CEILING =29.22

PREPARED BY
SCHWEBKE–SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB–87
DECEMBER, 2004 ORDER No. 190186

0 1 3 7 12 20
GRAPHIC SCALE IN FEET

EXHIBIT 2–A
SHEET 79 OF 139 SHEETS

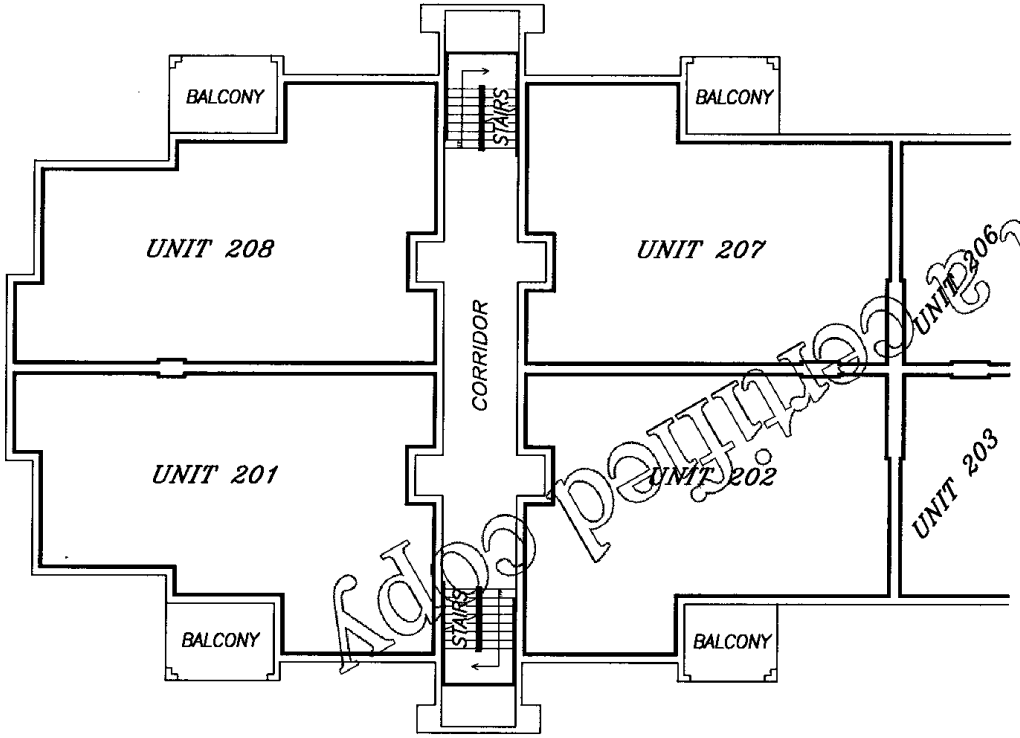
k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\TYPE VIC

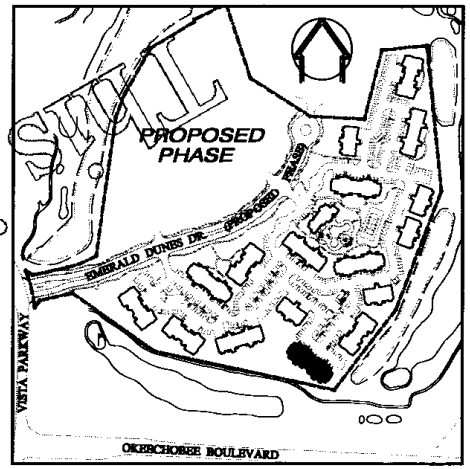
Page 131 of 351

Book19924/Page263

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

INITIAL PHASE





KEY PLAN
N.T.S.

This is not a certified copy

BUILDING No. 6458
SECOND FLOOR—LEFT SIDE

ELEVATION OF FINISH FLOOR =29.72
ELEVATION OF FINISH CEILING =38.39

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190186

0 1 3 7 12 20
GRAPHIC SCALE IN FEET

EXHIBIT 2-A
SHEET 80 OF 139 SHEETS

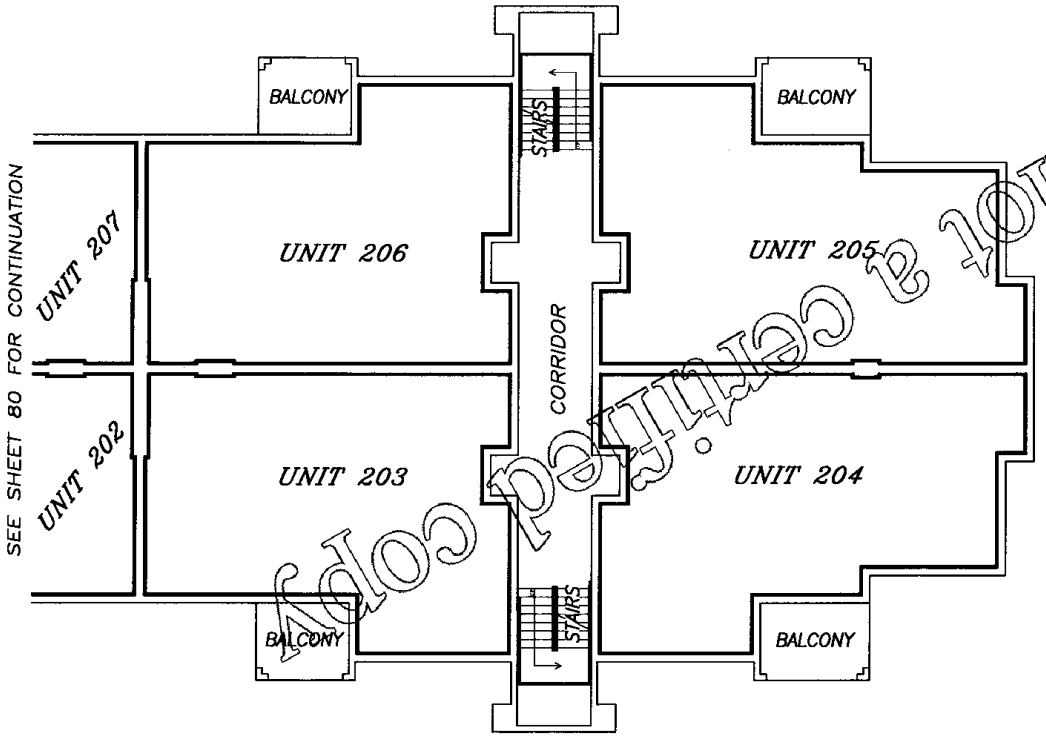
k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\TYPE VIC

Page 132 of 351

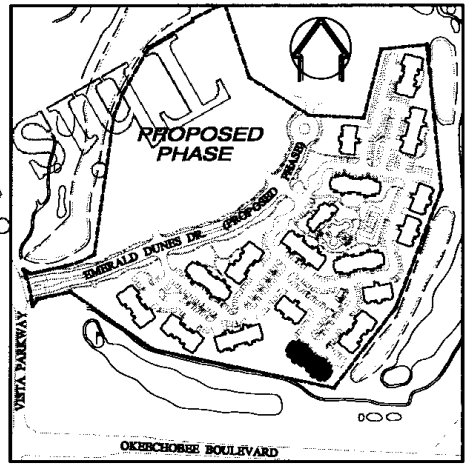
Book19924/Page264

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

INITIAL PHASE



This is not a certified copy



KEY PLAN
N.T.S.

BUILDING No. 6458
SECOND FLOOR—RIGHT SIDE

ELEVATION OF FINISH FLOOR =29.72
ELEVATION OF FINISH CEILING =38.39

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190186

0 1 3 7 12 20
GRAPHIC SCALE IN FEET

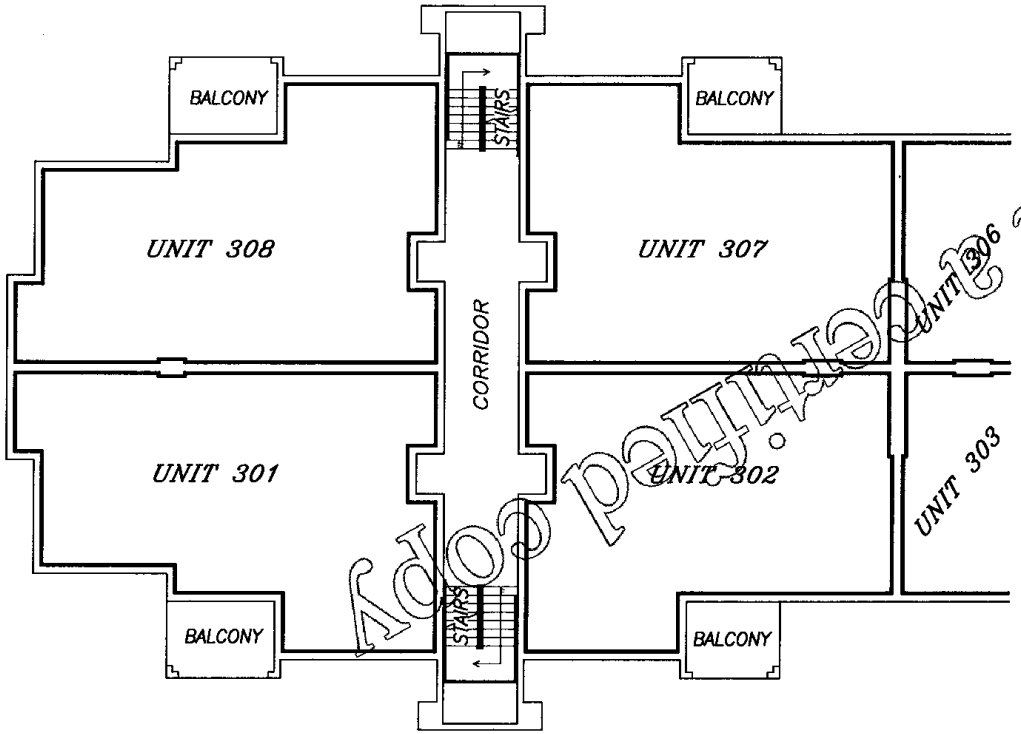
EXHIBIT 2-A
SHEET 81 OF 139 SHEETS

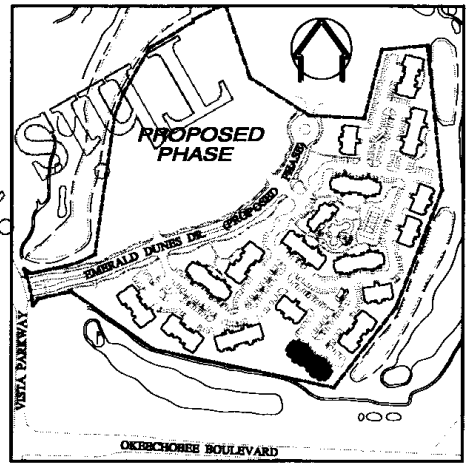
k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\TYPE VIC

Book19924/Page265

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

INITIAL PHASE





KEY PLAN
N.T.S.

Copy pertaining to you SI.SHL

BUILDING No. 6458
THIRD FLOOR—LEFT SIDE

ELEVATION OF FINISH FLOOR =38.89
ELEVATION OF FINISH CEILING =47.56

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190186

0 1 3 7 12 20
GRAPHIC SCALE IN FEET

EXHIBIT 2-A
SHEET 82 OF 139 SHEETS

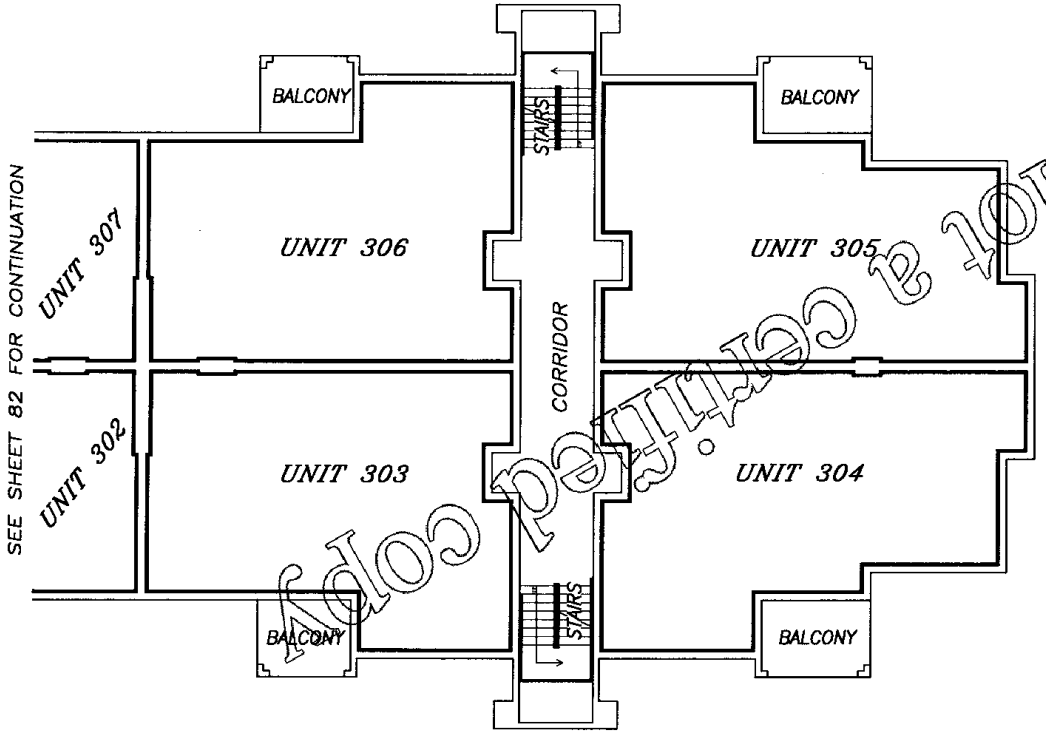
k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\TYPE VIC

Page 134 of 351

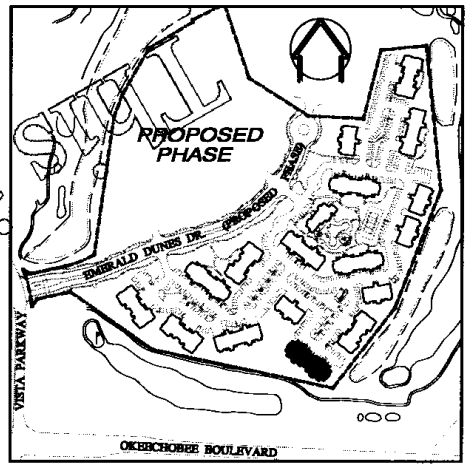
Book19924/Page266

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

INITIAL PHASE



Copy not certified



KEY PLAN
N.T.S.

BUILDING No. 6458
THIRD FLOOR—RIGHT SIDE

ELEVATION OF FINISH FLOOR =38.89
ELEVATION OF FINISH CEILING =47.56

PREPARED BY
SCHWEBKE—SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190186

0 1 3 7 12 20
GRAPHIC SCALE IN FEET

EXHIBIT 2—A
SHEET 83 OF 139 SHEETS

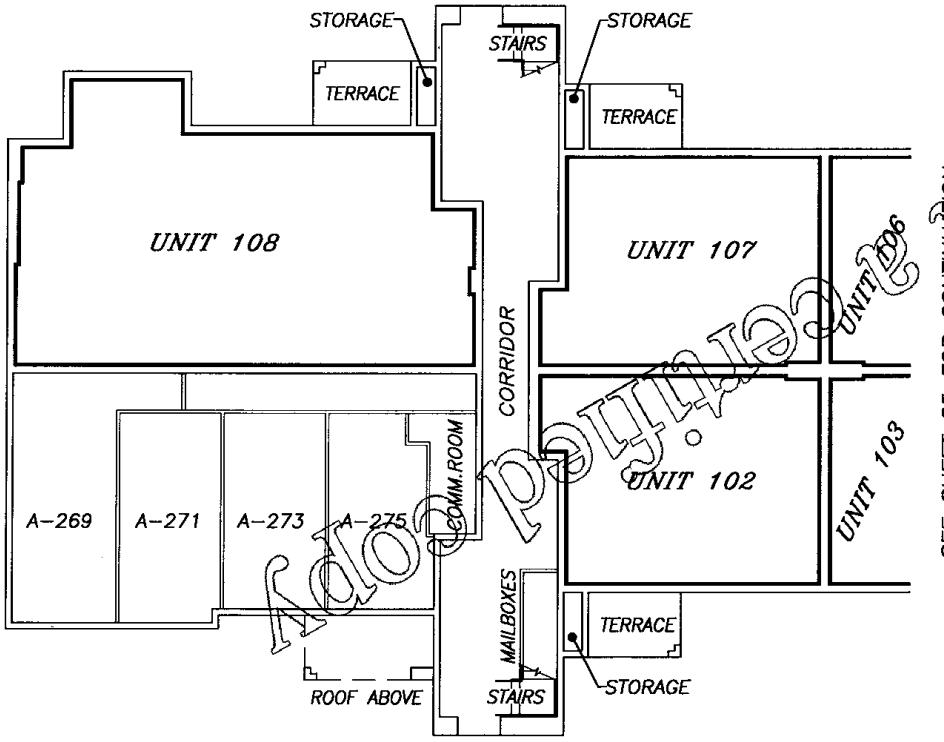
k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\TYPE VIC

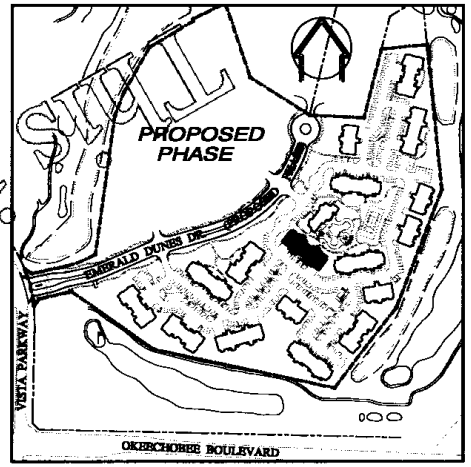
Page 135 of 351

Book19924/Page267

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

INITIAL PHASE





KEY PLAN
N.T.S.

LEGEND:

COMM. DENOTES COMMUNICATION

Copy Pending Approval

BUILDING No. 6466
FIRST FLOOR–LEFT SIDE

ELEVATION OF FINISH FLOOR =20.51
ELEVATION OF FINISH CEILING =29.17

PREPARED BY
SCHWEBKE–SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB–87
DECEMBER, 2004 ORDER No. 190186

0 1 3 7 12 20
GRAPHIC SCALE IN FEET

EXHIBIT 2–A
SHEET 84 OF 139 SHEETS

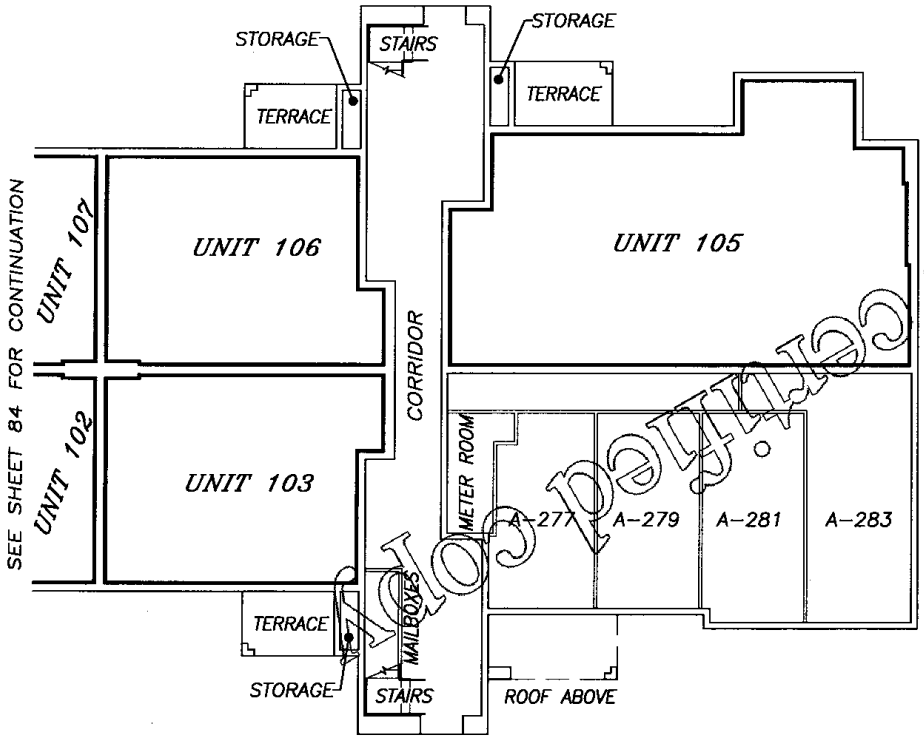
k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\TYPE X

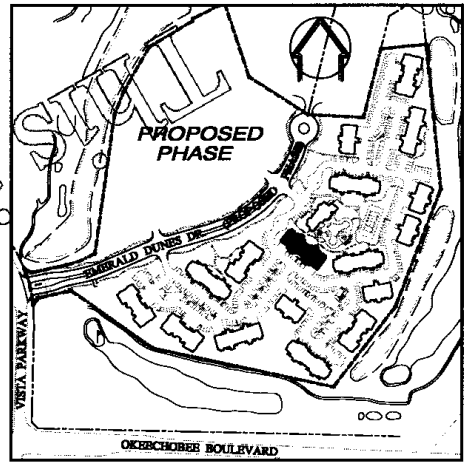
Page 136 of 351

Book19924/Page268

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

INITIAL PHASE





KEY PLAN
N.T.S.

LEGEND:

COMM. DENOTES COMMUNICATION

BUILDING No. 6466
FIRST FLOOR–RIGHT SIDE

ELEVATION OF FINISH FLOOR =20.51
ELEVATION OF FINISH CEILING =29.17

PREPARED BY
SCHWEBKE–SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB–87
DECEMBER, 2004 ORDER No. 190186

0 1 3 7 12 20
GRAPHIC SCALE IN FEET

EXHIBIT 2–A
SHEET 85 OF 139 SHEETS

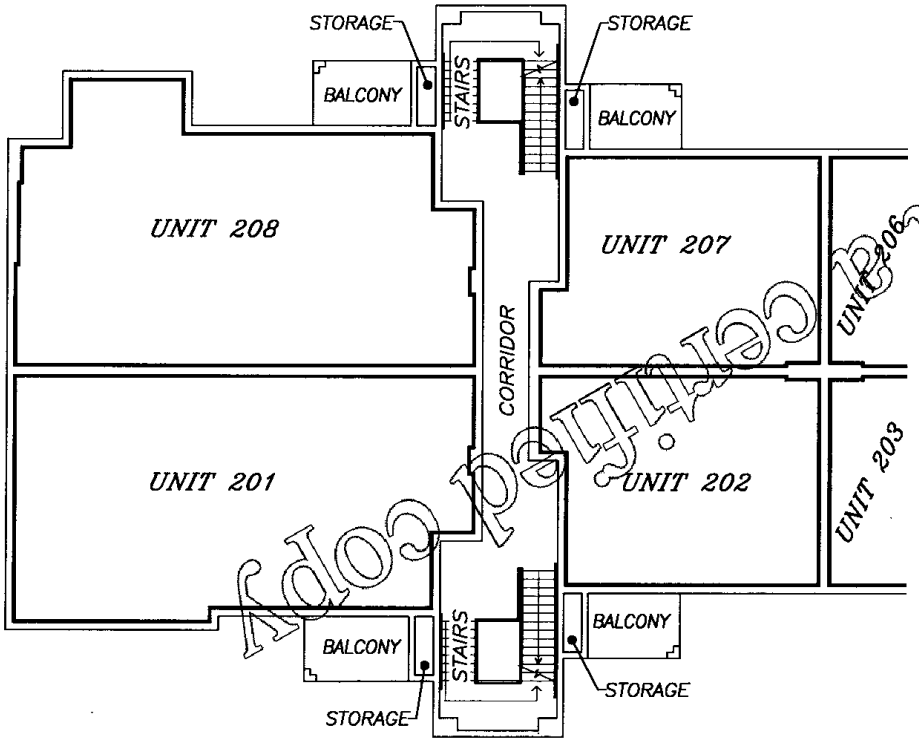
k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\TYPE X

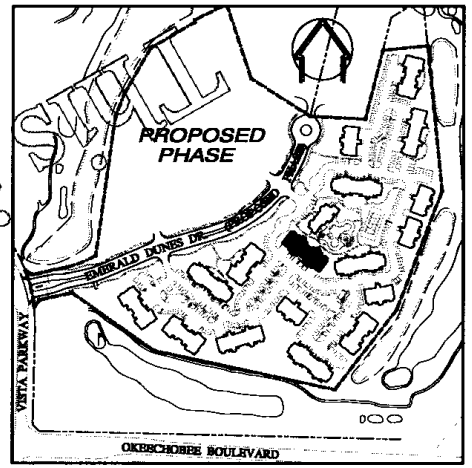
This is not a certified copy.

Book19924/Page269

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

INITIAL PHASE





KEY PLAN
N.T.S.

Unofficial Document

BUILDING No. 6466
SECOND FLOOR—LEFT SIDE

ELEVATION OF FINISH FLOOR =29.67
ELEVATION OF FINISH CEILING =38.34

PREPARED BY
SCHWEBKE—SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190186

0 1 3 7 12 20
GRAPHIC SCALE IN FEET

EXHIBIT 2-A
SHEET 86 OF 139 SHEETS

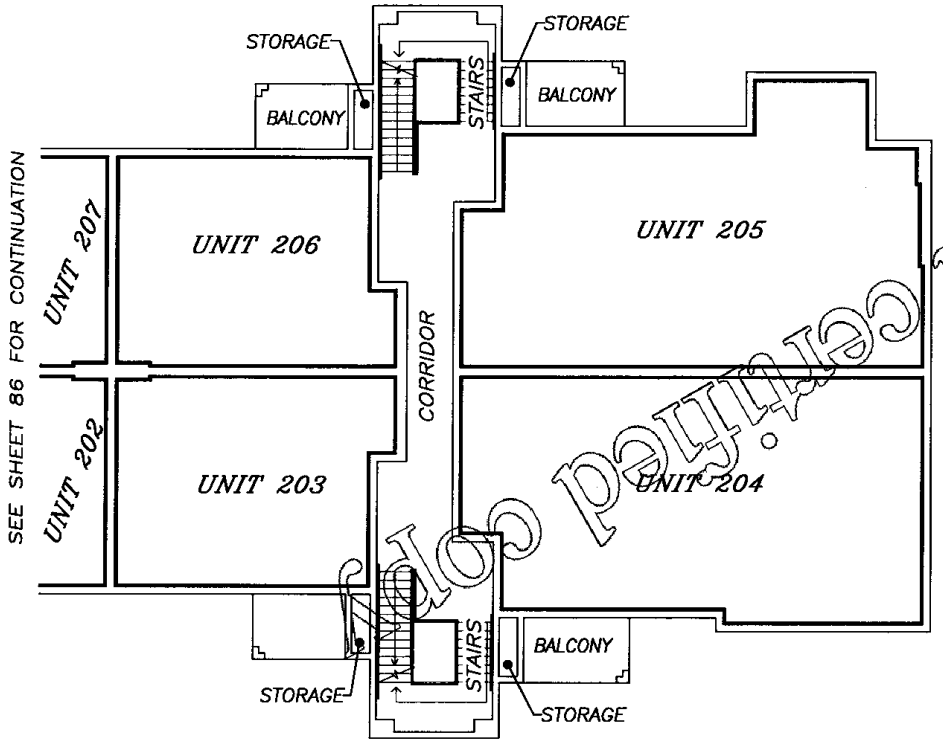
k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\TYPE X

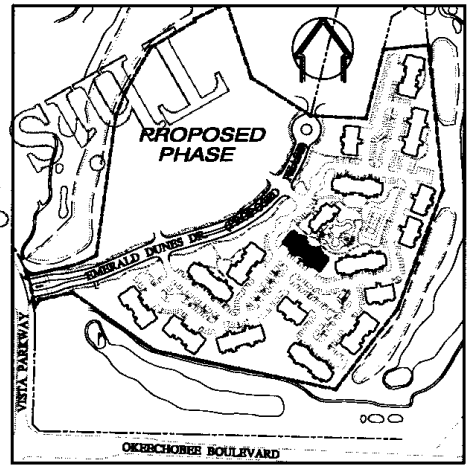
Page 138 of 351

Book19924/Page270

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

INITIAL PHASE





KEY PLAN
N.T.S.

This is not a certified copy

BUILDING No. 6466
SECOND FLOOR—RIGHT SIDE

ELEVATION OF FINISH FLOOR =29.67
ELEVATION OF FINISH CEILING =38.34

PREPARED BY
SCHWEBKE—SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB—87
DECEMBER, 2004 ORDER No. 190186

0 1 3 7 12 20
GRAPHIC SCALE IN FEET

EXHIBIT 2—A
SHEET 87 OF 139 SHEETS

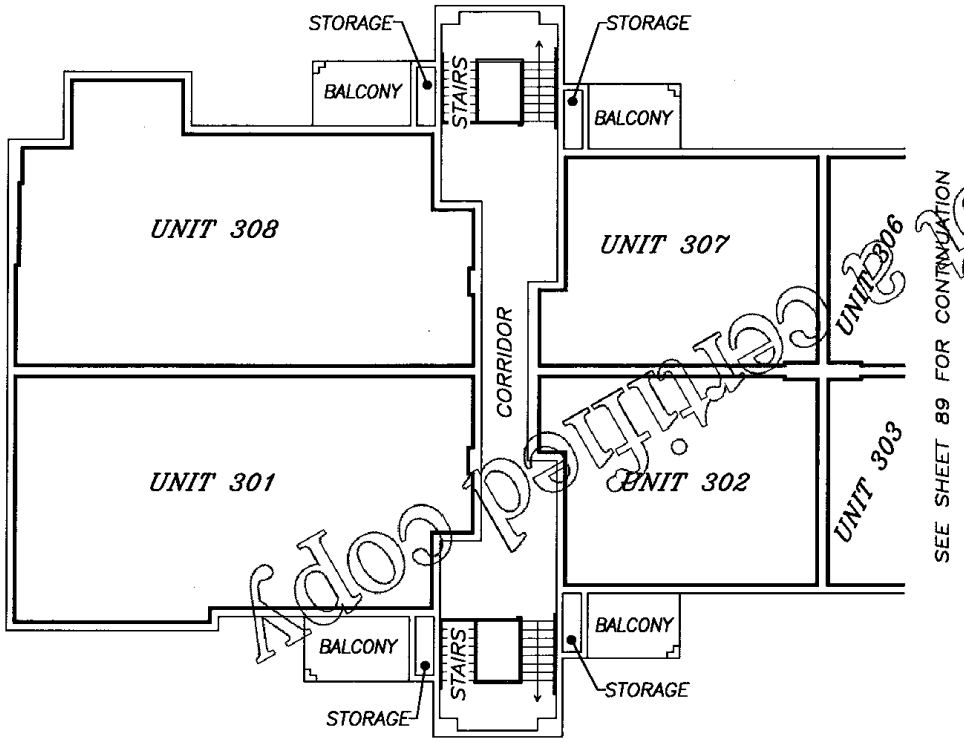
k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\TYPE X

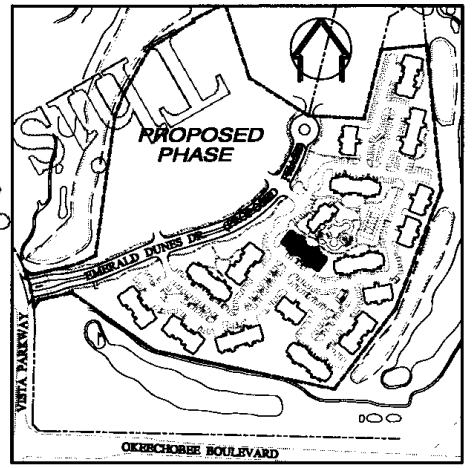
Page 139 of 351

Book19924/Page271

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

INITIAL PHASE





KEY PLAN
N.T.S.

Copy pending certification

BUILDING No. 6466
THIRD FLOOR—LEFT SIDE

ELEVATION OF FINISH FLOOR =38.84
ELEVATION OF FINISH CEILING =47.51

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190186

0 1 3 7 12 20
GRAPHIC SCALE IN FEET

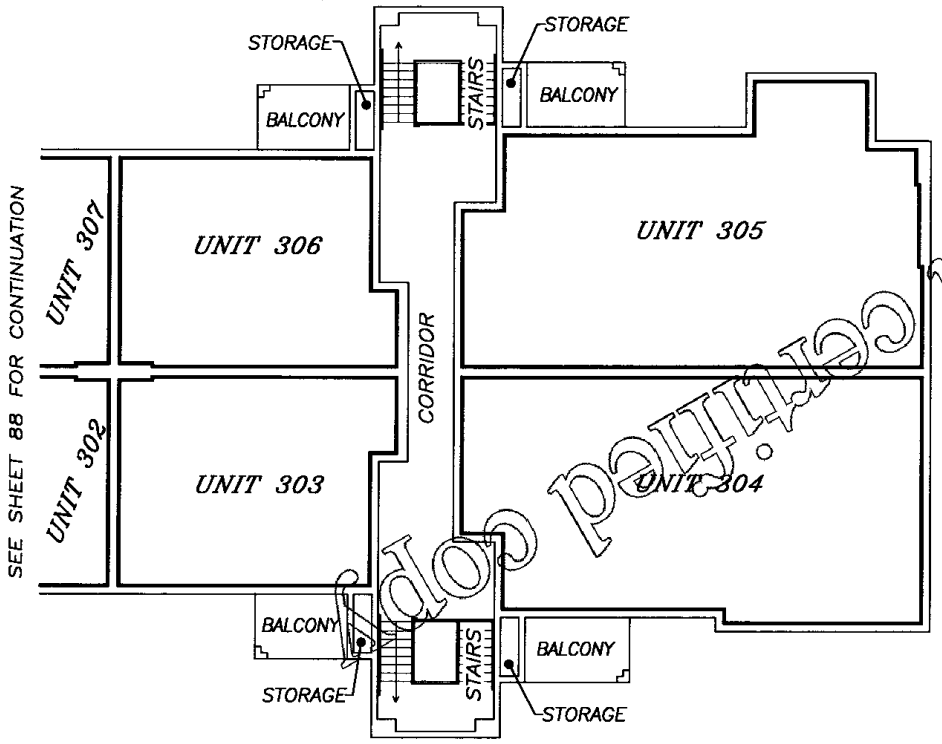
EXHIBIT 2-A
SHEET 88 OF 139 SHEETS

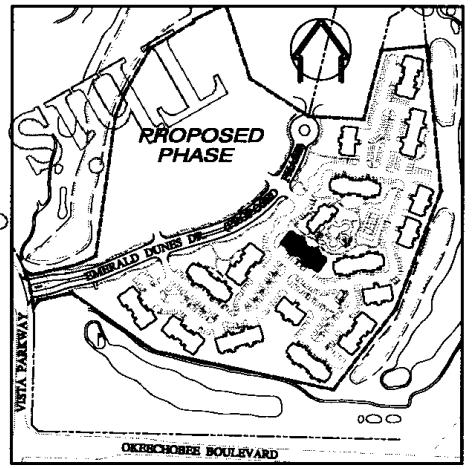
k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\TYPE X

Book19924/Page272

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

INITIAL PHASE





KEY PLAN
N.T.S.

This is not a certified copy

BUILDING No. 6466
THIRD FLOOR—RIGHT SIDE

ELEVATION OF FINISH FLOOR =38.84
ELEVATION OF FINISH CEILING =47.51

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190186

0 1 3 7 12 20
GRAPHIC SCALE IN FEET

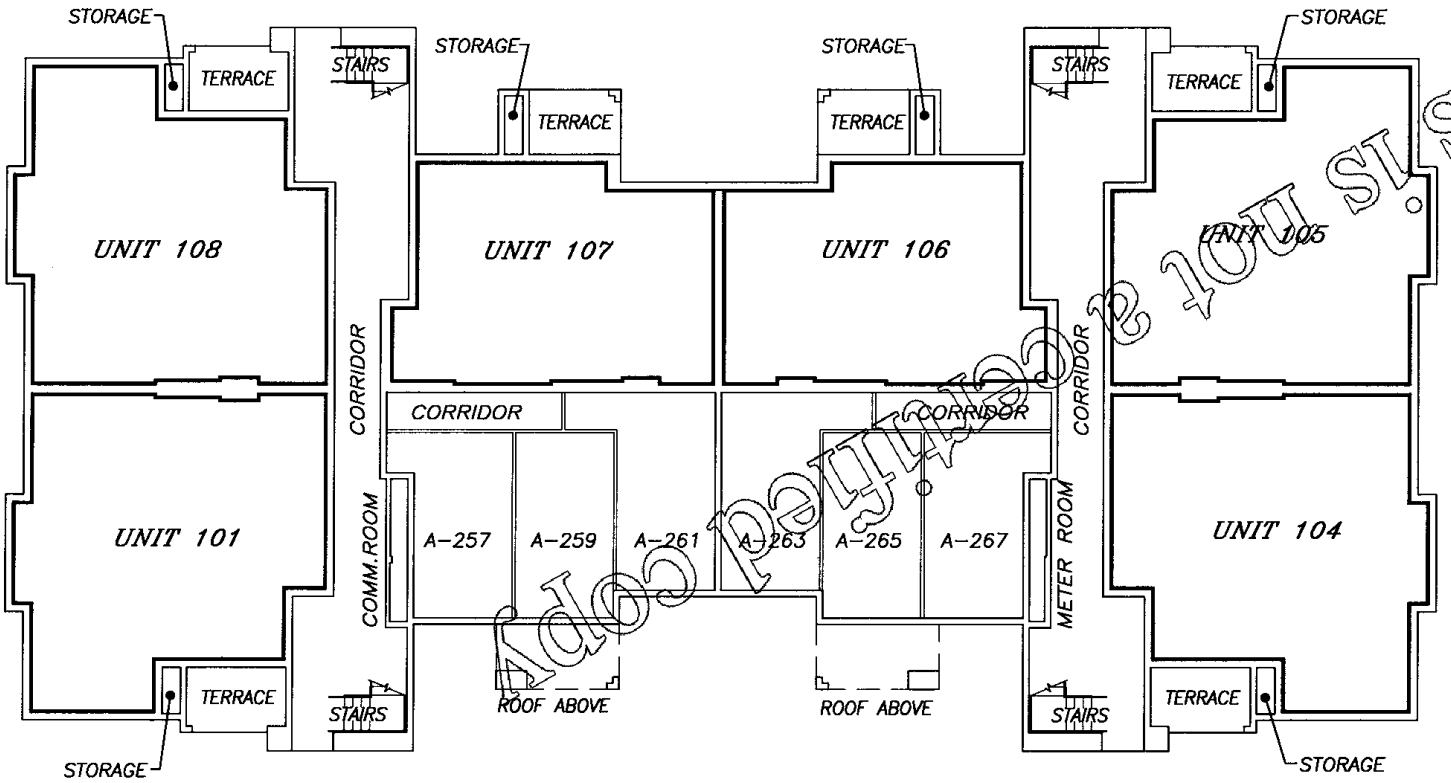
EXHIBIT 2-A
SHEET 89 OF 139 SHEETS

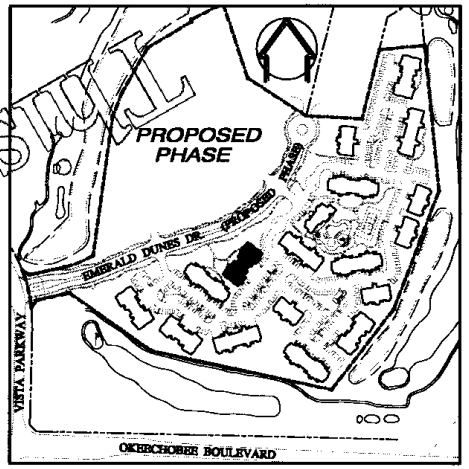
k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\TYPE X

Book19924/Page273

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

INITIAL PHASE





KEY PLAN
N.T.S.

LEGEND:

COMM. DENOTES COMMUNICATION

BUILDING No. 6482
FIRST FLOOR

ELEVATION OF FINISH FLOOR =20.53

ELEVATION OF FINISH CEILING =29.19

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87

DECEMBER, 2004 ORDER No. 190186

0 1 3 7 12 20

GRAPHIC SCALE IN FEET

EXHIBIT 2-A

SHEET 90 OF 139 SHEETS

k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\TYPE 1

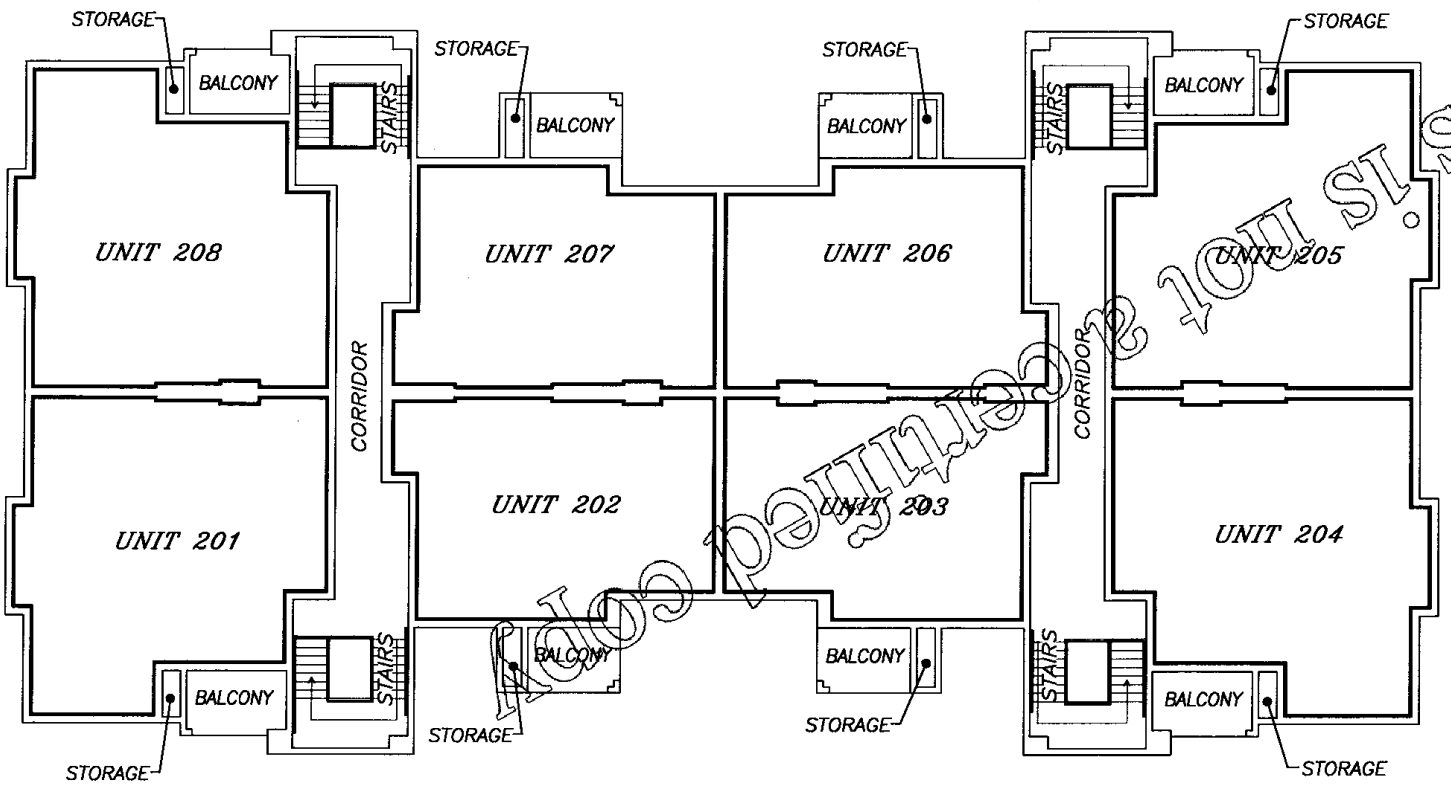
Add petitioner's 10th St. sign

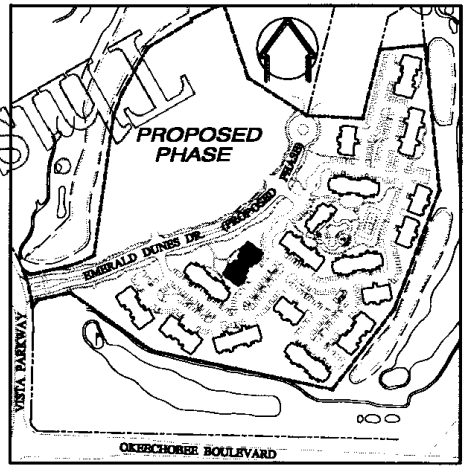
Page 142 of 351

Book19924/Page274

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

INITIAL PHASE





KEY PLAN
N.T.S.

Copy Obtained from 10th St. Shul

BUILDING No. 6482
SECOND FLOOR

ELEVATION OF FINISH FLOOR =29.69
ELEVATION OF FINISH CEILING =38.36

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190186

0 1 3 7 12 20
GRAPHIC SCALE IN FEET

EXHIBIT 2-A
SHEET 91 OF 139 SHEETS

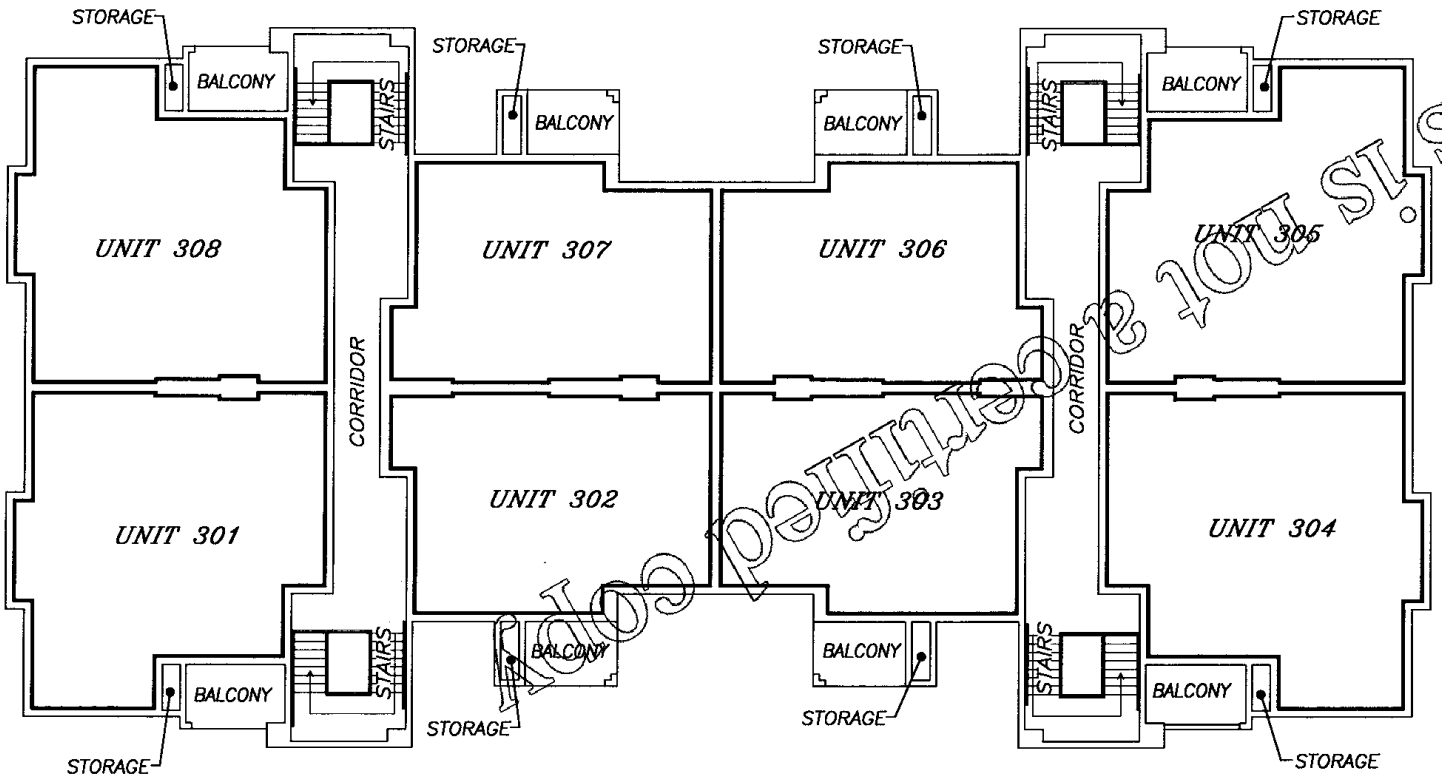
k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\TYPE 1

Page 143 of 351

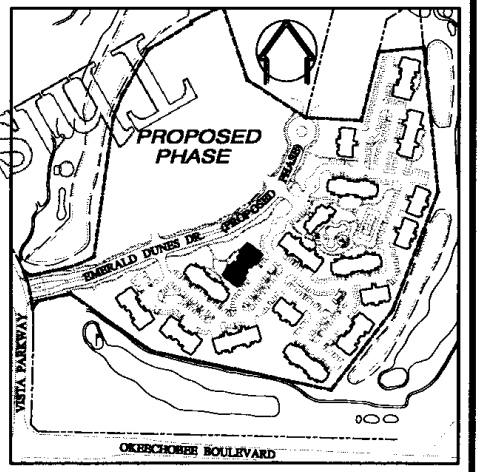
Book19924/Page275

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

INITIAL PHASE



Not Certified as to Sufficiency



KEY PLAN
N.T.S.

BUILDING No. 6482
THIRD FLOOR

ELEVATION OF FINISH FLOOR =38.86
ELEVATION OF FINISH CEILING =47.53

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190186

0 1 3 7 12 20
GRAPHIC SCALE IN FEET

EXHIBIT 2-A
SHEET 92 OF 139 SHEETS

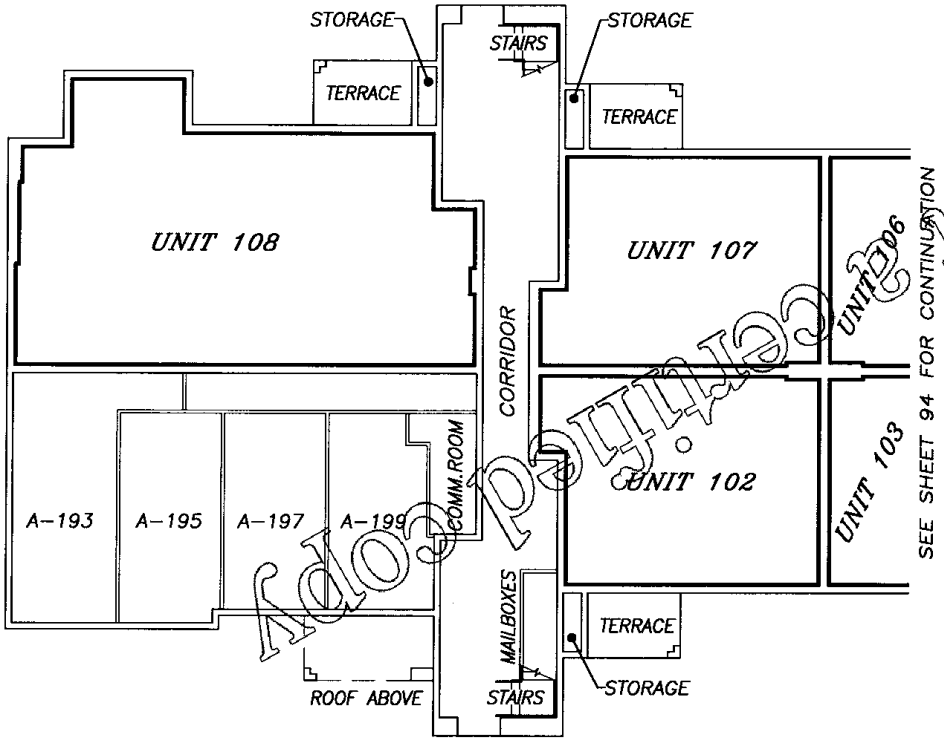
k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\TYPE I

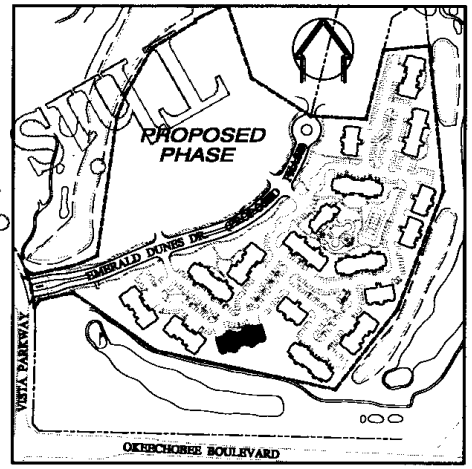
Page 144 of 351

Book19924/Page276

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

INITIAL PHASE





KEY PLAN
N.T.S.

LEGEND:

COMM. DENOTES COMMUNICATION

This is not a certified copy

BUILDING No. 6492
FIRST FLOOR—LEFT SIDE

ELEVATION OF FINISH FLOOR =20.55
ELEVATION OF FINISH CEILING =29.21

PREPARED BY
SCHWEBKE—SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190186

0 1 3 7 12 20
GRAPHIC SCALE IN FEET

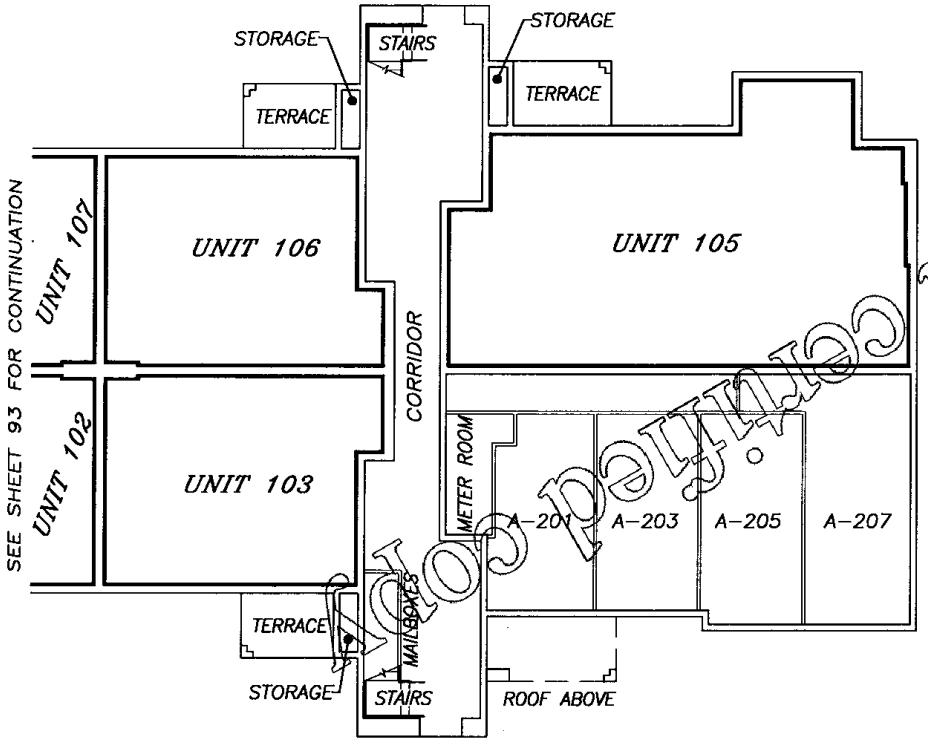
EXHIBIT 2-A
SHEET 93 OF 139 SHEETS

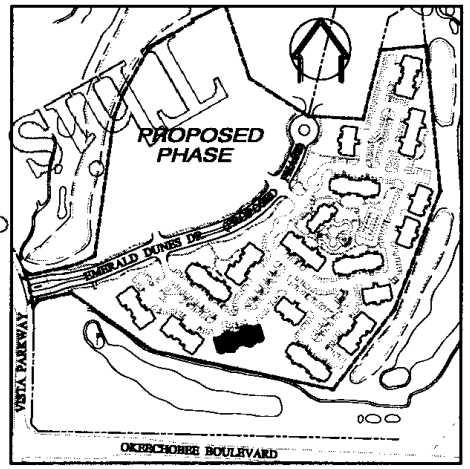
k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\TYPE X

Book19924/Page277

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

INITIAL PHASE





KEY PLAN
N.T.S.

LEGEND:

COMM. DENOTES COMMUNICATION

This is not a certified copy.

BUILDING No. 6492
FIRST FLOOR—RIGHT SIDE

ELEVATION OF FINISH FLOOR =20.55
ELEVATION OF FINISH CEILING =29.21

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190186

0 1 3 7 12 20
GRAPHIC SCALE IN FEET

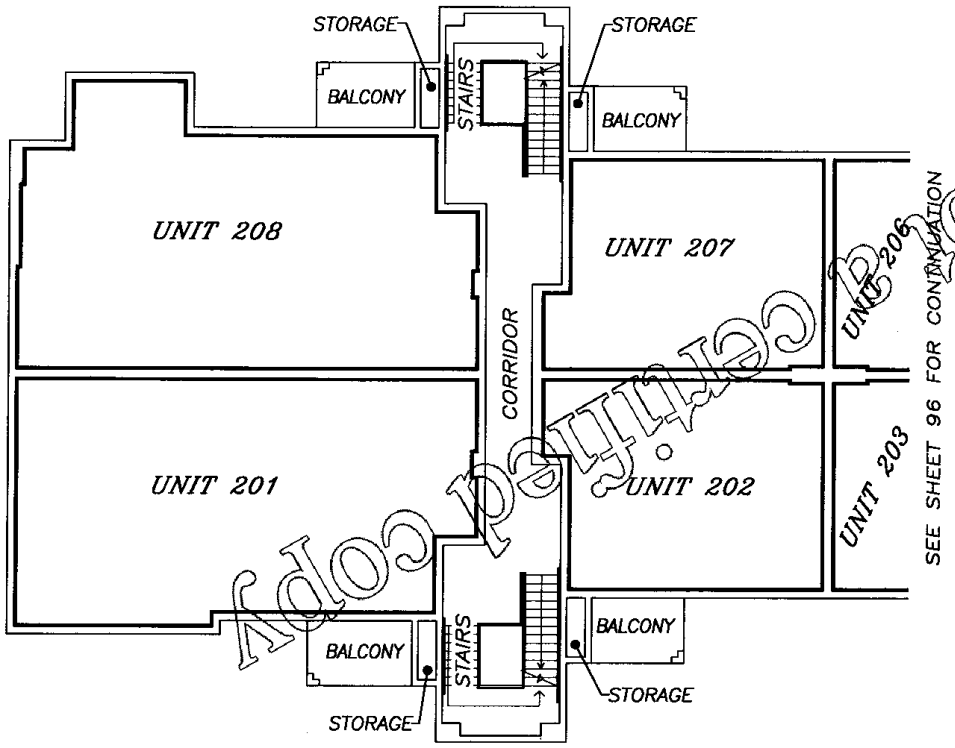
EXHIBIT 2-A
SHEET 94 OF 139 SHEETS

k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\TYPE X

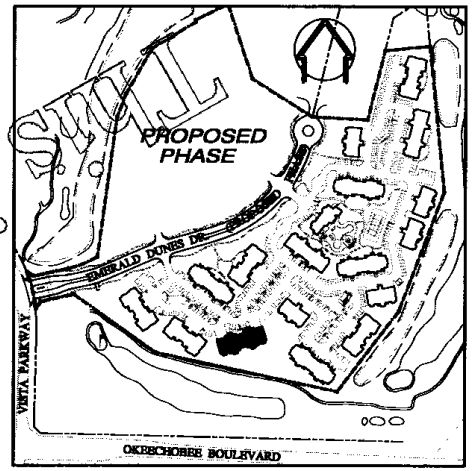
Book19924/Page278

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

INITIAL PHASE



This is not a certified copy



KEY PLAN
N.T.S.

BUILDING No. 6492
SECOND FLOOR—LEFT SIDE

ELEVATION OF FINISH FLOOR =29.71
ELEVATION OF FINISH CEILING =38.38

PREPARED BY
SCHWEBKE—SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190186

0 1 3 7 12 20
GRAPHIC SCALE IN FEET

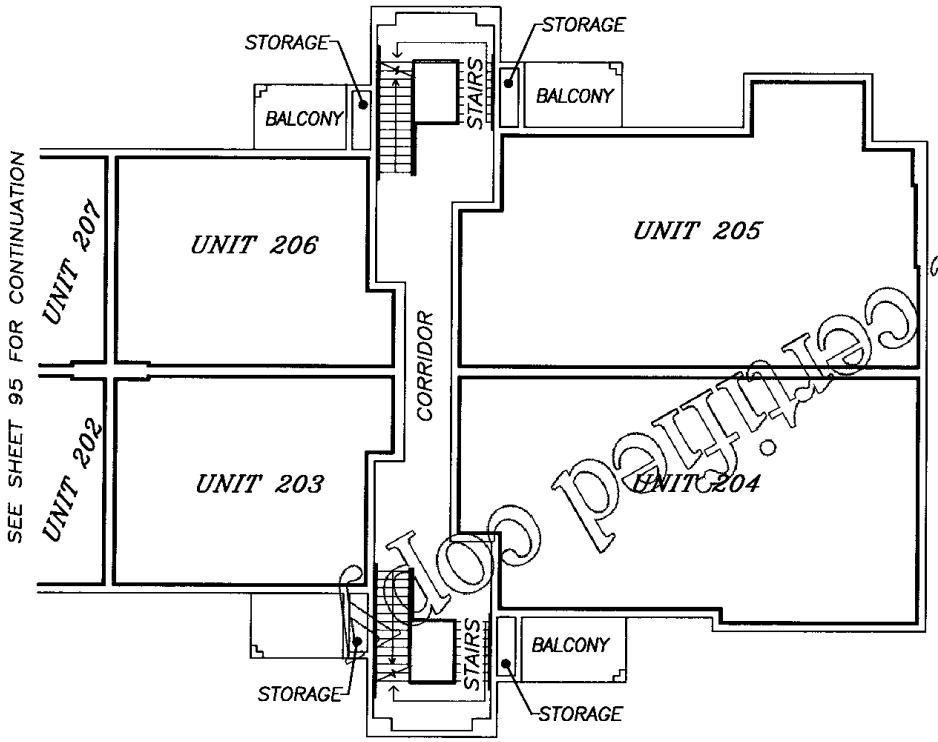
EXHIBIT 2-A
SHEET 95 OF 139 SHEETS

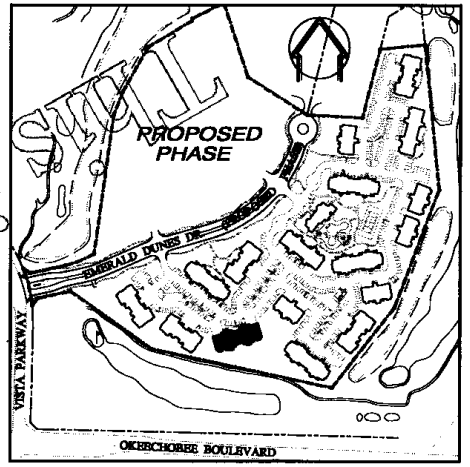
k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\TYPE X

Book19924/Page279

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

INITIAL PHASE





KEY PLAN
N.T.S.

This is not a certified copy.

BUILDING No. 6492
SECOND FLOOR—RIGHT SIDE

ELEVATION OF FINISH FLOOR =29.71
ELEVATION OF FINISH CEILING =38.38

PREPARED BY
SCHWEBKE—SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB—87
DECEMBER, 2004 ORDER No. 190186

0 1 3 7 12 20
GRAPHIC SCALE IN FEET

EXHIBIT 2—A
SHEET 96 OF 139 SHEETS

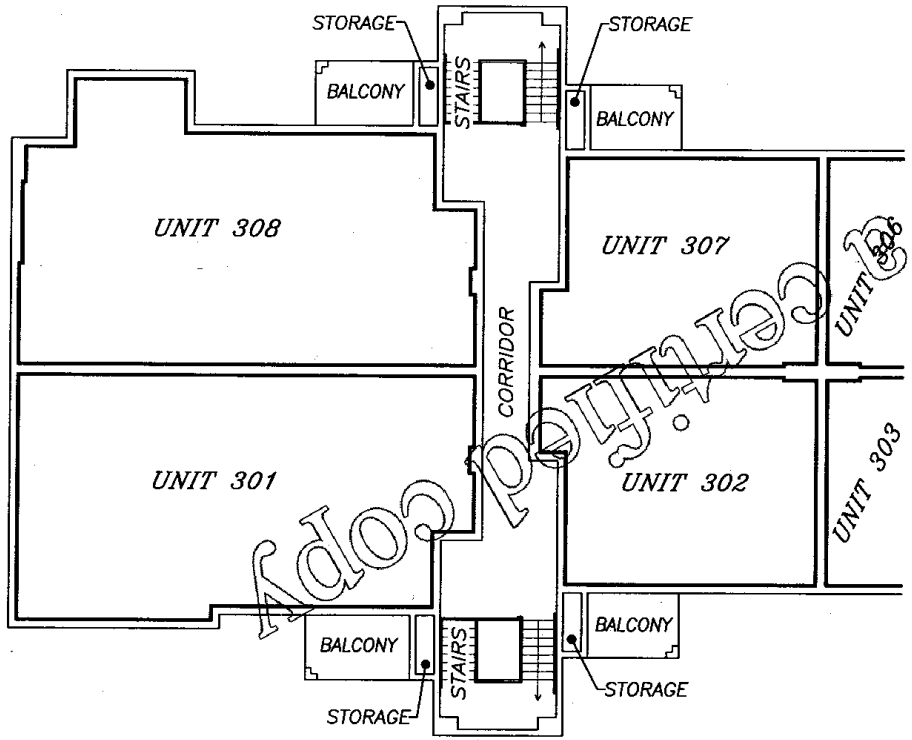
k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\TYPE X

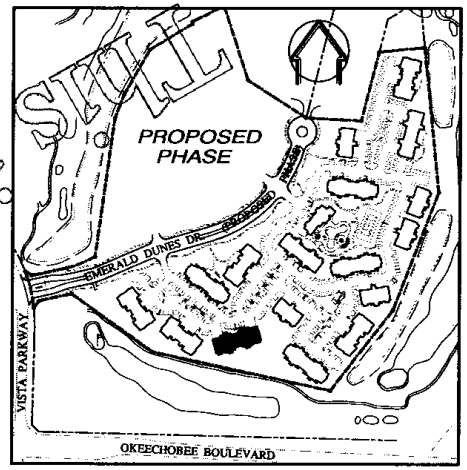
Page 148 of 351

Book19924/Page280

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

INITIAL PHASE





KEY PLAN
N.T.S.

This is not a certified copy

BUILDING No. 6492
THIRD FLOOR–LEFT SIDE

ELEVATION OF FINISH FLOOR =38.88
ELEVATION OF FINISH CEILING =47.55

PREPARED BY
SCHWEBKE–SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB–87
DECEMBER, 2004 ORDER No. 190186

0 1 3 7 12 20
GRAPHIC SCALE IN FEET

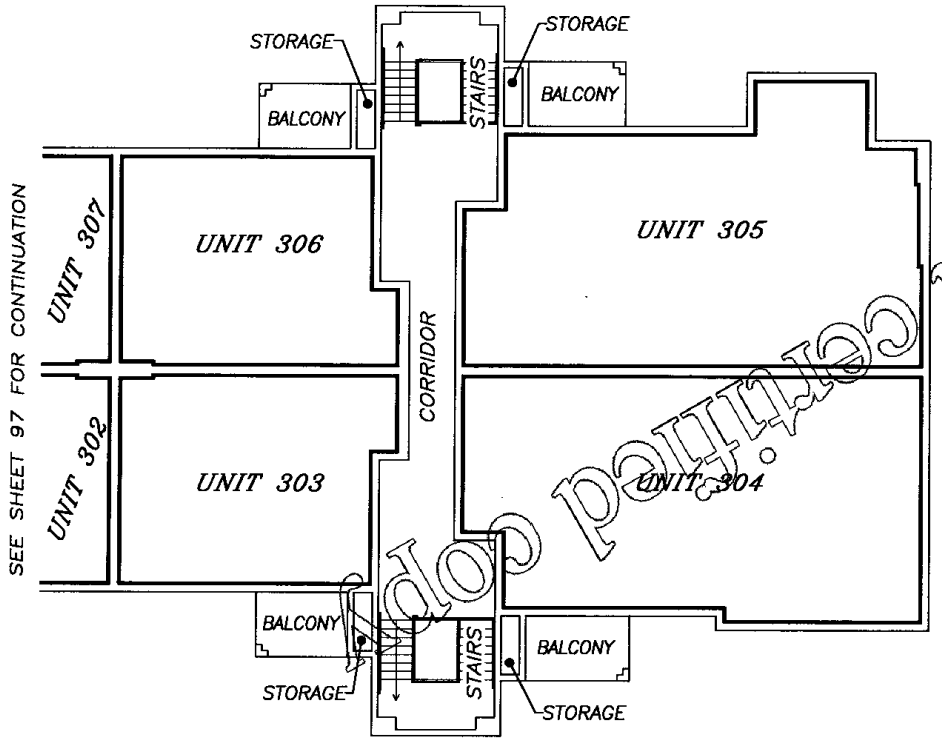
EXHIBIT 2–A
SHEET 97 OF 139 SHEETS

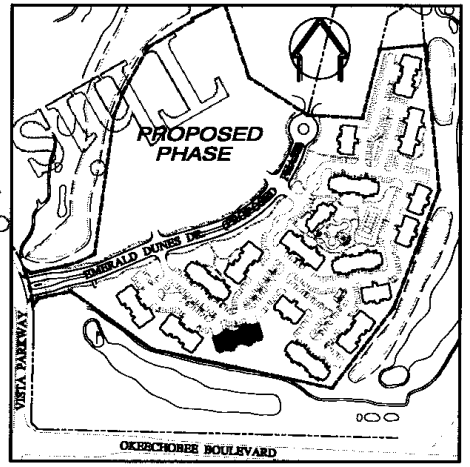
k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\TYPE X

Book19924/Page281

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

INITIAL PHASE





KEY PLAN
N.T.S.

This is not a certified copy.

BUILDING No. 6492
THIRD FLOOR—RIGHT SIDE

ELEVATION OF FINISH FLOOR =38.88
ELEVATION OF FINISH CEILING =47.55

PREPARED BY
SCHWEBKE—SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB—87
DECEMBER, 2004 ORDER No. 190186

0 1 3 7 12 20
GRAPHIC SCALE IN FEET

EXHIBIT 2—A
SHEET 98 OF 139 SHEETS

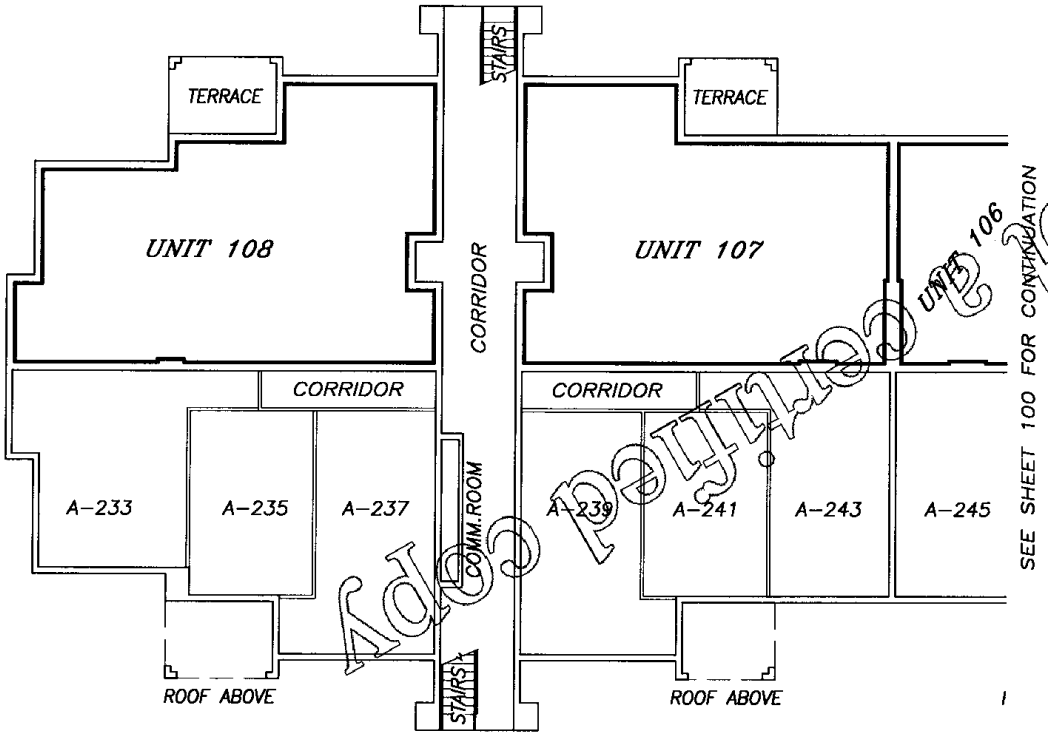
k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\TYPE X

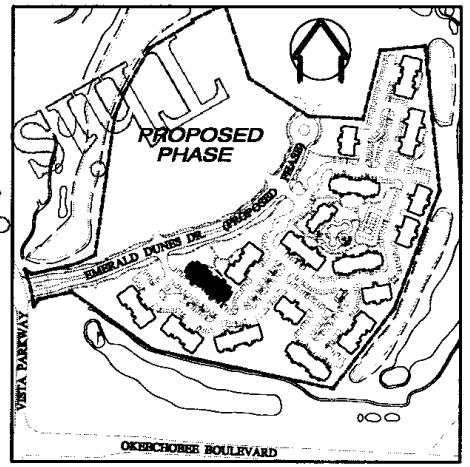
Page 150 of 351

Book19924/Page282

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

INITIAL PHASE





KEY PLAN
N.T.S.

LEGEND:

COMM. DENOTES COMMUNICATION

Copy Provided to You by SIGL

BUILDING No. 6510
FIRST FLOOR—LEFT SIDE

ELEVATION OF FINISH FLOOR =20.50
ELEVATION OF FINISH CEILING =29.16

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190186

0 1 3 7 12 20
GRAPHIC SCALE IN FEET

EXHIBIT 2-A
SHEET 99 OF 139 SHEETS

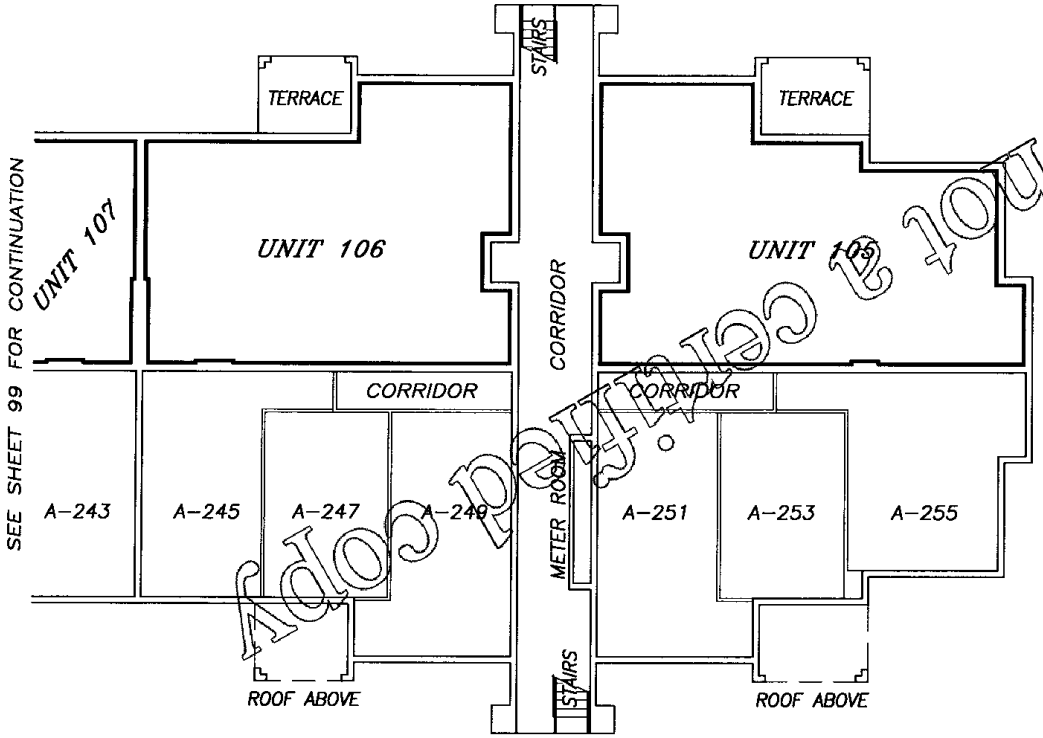
k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\TYPE VIC

Page 151 of 351

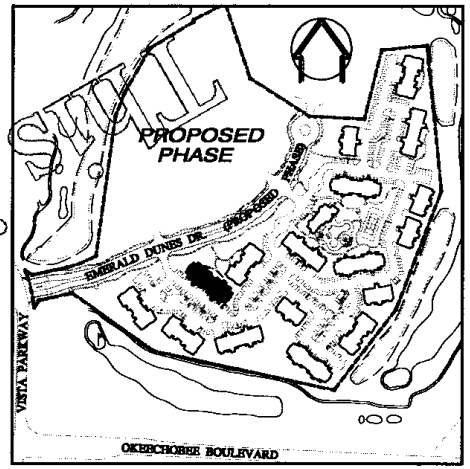
Book19924/Page283

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

INITIAL PHASE



Copy not certified



KEY PLAN
N.T.S.

LEGEND:

COMM. DENOTES COMMUNICATION

BUILDING No. 6510
FIRST FLOOR—RIGHT SIDE

ELEVATION OF FINISH FLOOR =20.50
ELEVATION OF FINISH CEILING =29.16

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190186

0 1 3 7 12 20
GRAPHIC SCALE IN FEET

EXHIBIT 2-A
SHEET 100 OF 139 SHEETS

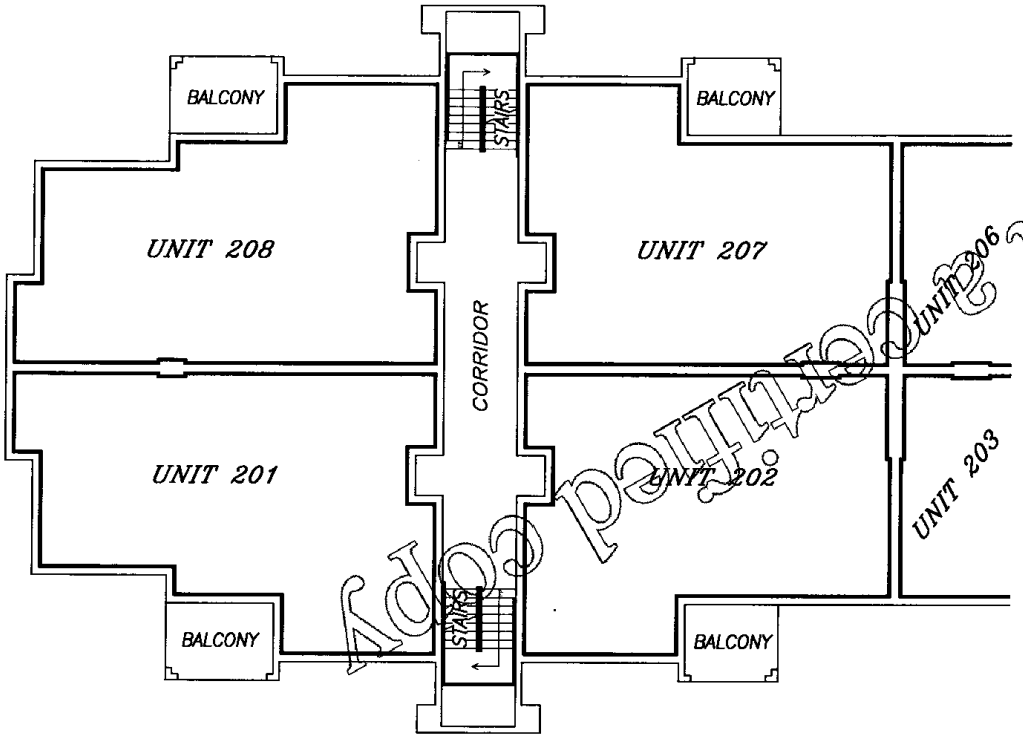
k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\TYPE VIC

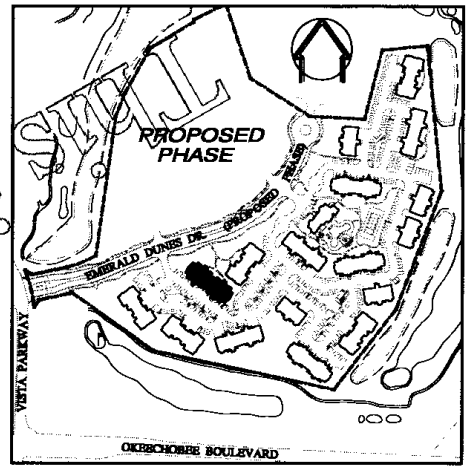
Page 152 of 351

Book19924/Page284

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

INITIAL PHASE





KEY PLAN
N.T.S.

Copy Pending Recording You Should Not Rely Upon

BUILDING No. 6510
SECOND FLOOR—LEFT SIDE

ELEVATION OF FINISH FLOOR =29.66
ELEVATION OF FINISH CEILING =38.33

PREPARED BY
SCHWEBKE—SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB—87
DECEMBER, 2004 ORDER No. 190186

0 1 3 7 12 20
GRAPHIC SCALE IN FEET

EXHIBIT 2—A
SHEET 101 OF 139 SHEETS

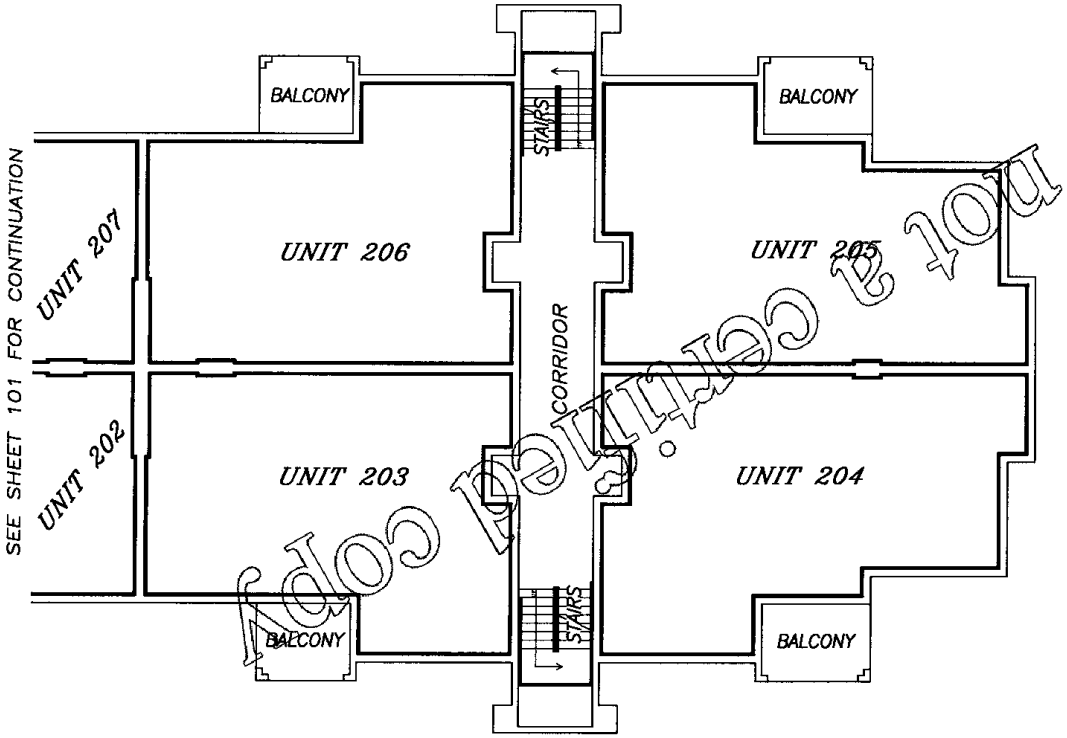
k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\TYPE VIC

Page 153 of 351

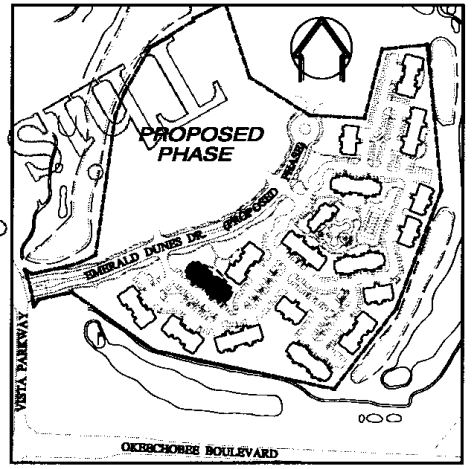
Book19924/Page285

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

INITIAL PHASE



This is not a certified copy



KEY PLAN
N.T.S.

BUILDING No. 6510
SECOND FLOOR—RIGHT SIDE

ELEVATION OF FINISH FLOOR =29.66
ELEVATION OF FINISH CEILING =38.33

PREPARED BY
SCHWEBKE—SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB—87
DECEMBER, 2004 ORDER No. 190186

0 1 3 7 12 20
GRAPHIC SCALE IN FEET

EXHIBIT 2—A
SHEET 102 OF 139 SHEETS

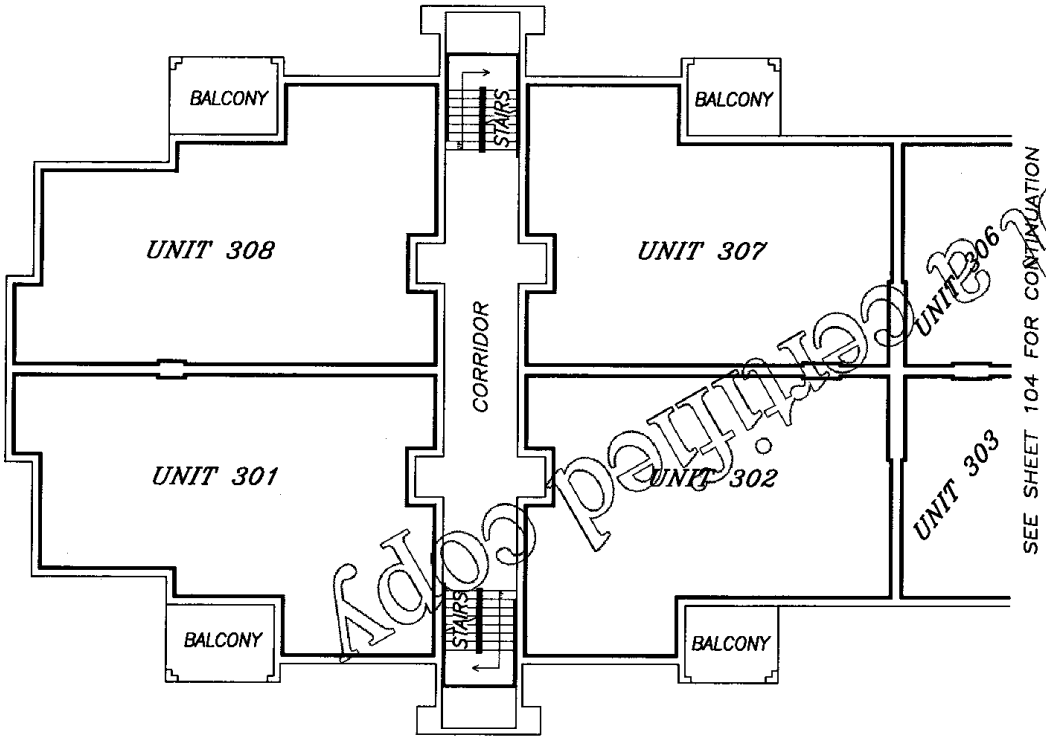
k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\TYPE VIC

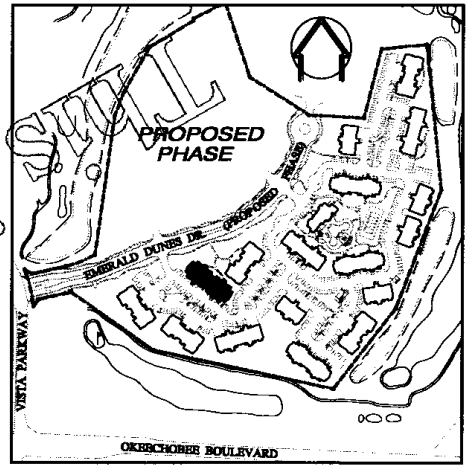
Page 154 of 351

Book19924/Page286

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

INITIAL PHASE





KEY PLAN
N.T.S.

This is an unofficial certified copy

BUILDING No. 6510
THIRD FLOOR—LEFT SIDE

ELEVATION OF FINISH FLOOR =38.83
ELEVATION OF FINISH CEILING =47.50

PREPARED BY
SCHWEBKE—SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB—87
DECEMBER, 2004 ORDER No. 190186

0 1 3 7 12 20
GRAPHIC SCALE IN FEET

EXHIBIT 2—A
SHEET 103 OF 139 SHEETS

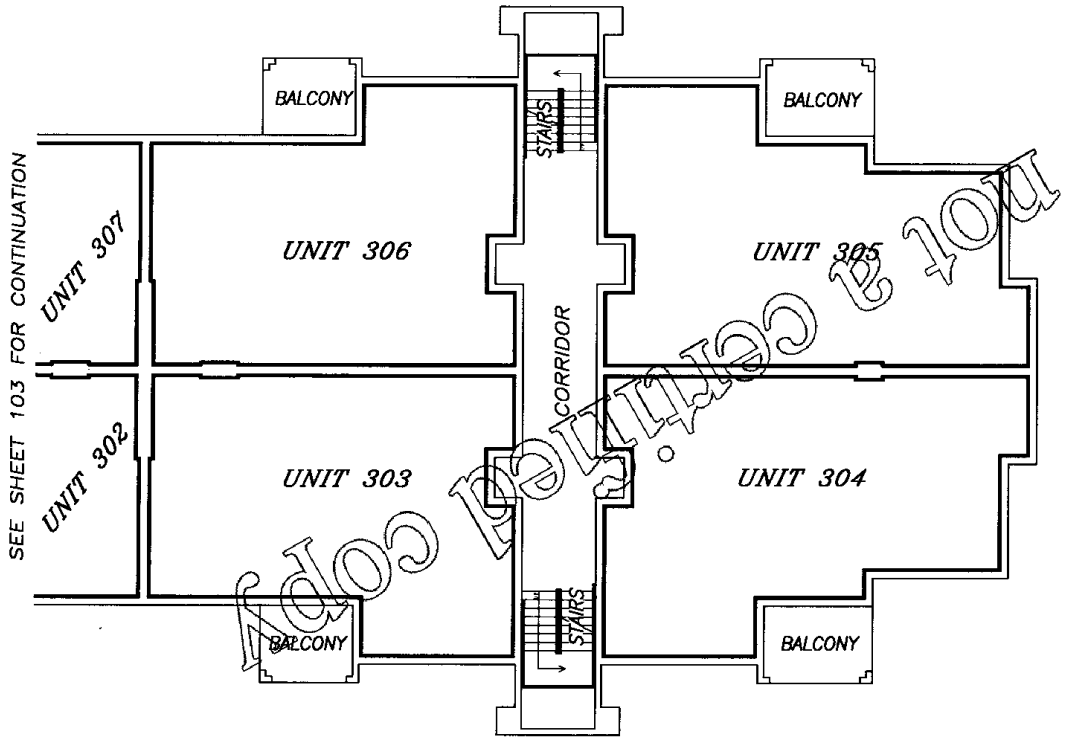
k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\TYPE VIC

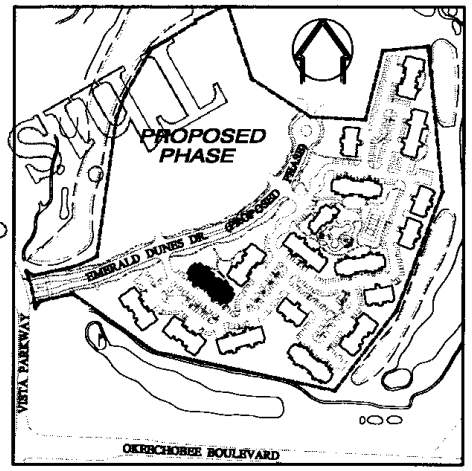
Page 155 of 351

Book19924/Page287

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

INITIAL PHASE





KEY PLAN
N.T.S.

This is not a certified copy

BUILDING No. 6510
THIRD FLOOR—RIGHT SIDE

ELEVATION OF FINISH FLOOR =38.83
ELEVATION OF FINISH CEILING =47.50

PREPARED BY
SCHWEBKE—SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB—87
DECEMBER, 2004 ORDER No. 190186

0 1 3 7 12 20
GRAPHIC SCALE IN FEET

EXHIBIT 2—A
SHEET 104 OF 139 SHEETS

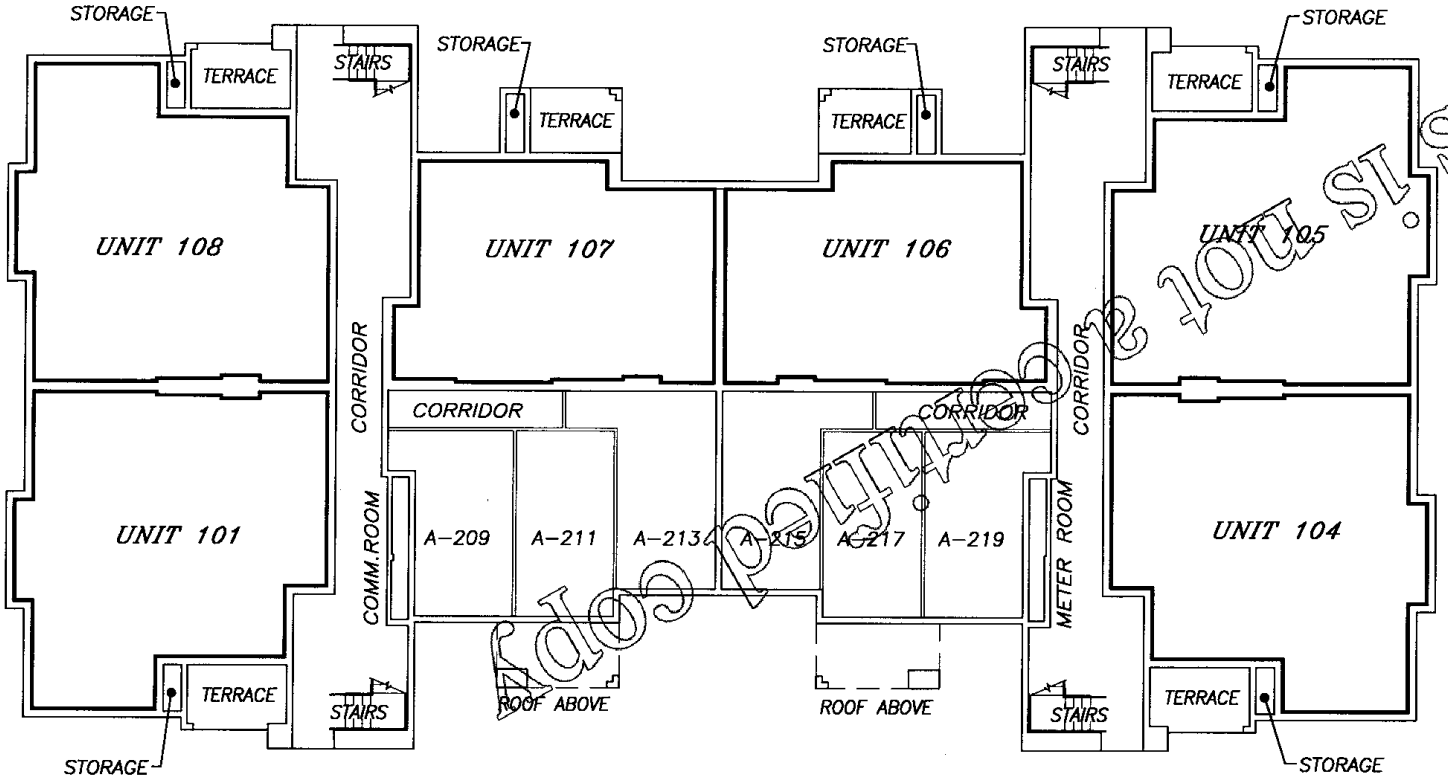
k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\TYPE VIC

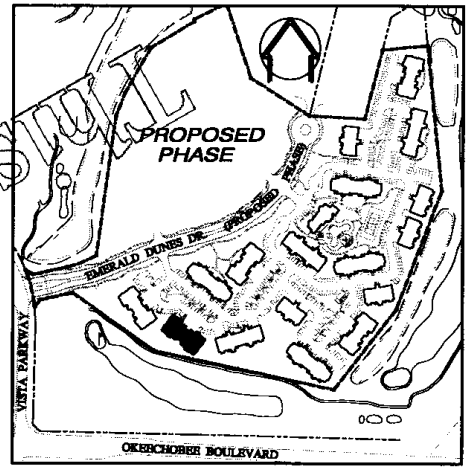
Page 156 of 351

Book19924/Page288

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

INITIAL PHASE





KEY PLAN
N.T.S.

LEGEND:

COMM. DENOTES COMMUNICATION

BUILDING No. 6530
FIRST FLOOR

ELEVATION OF FINISH FLOOR =20.50

ELEVATION OF FINISH CEILING =29.16

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190186

0 1 3 7 12 20
GRAPHIC SCALE IN FEET

EXHIBIT 2-A

SHEET 105 OF 139 SHEETS

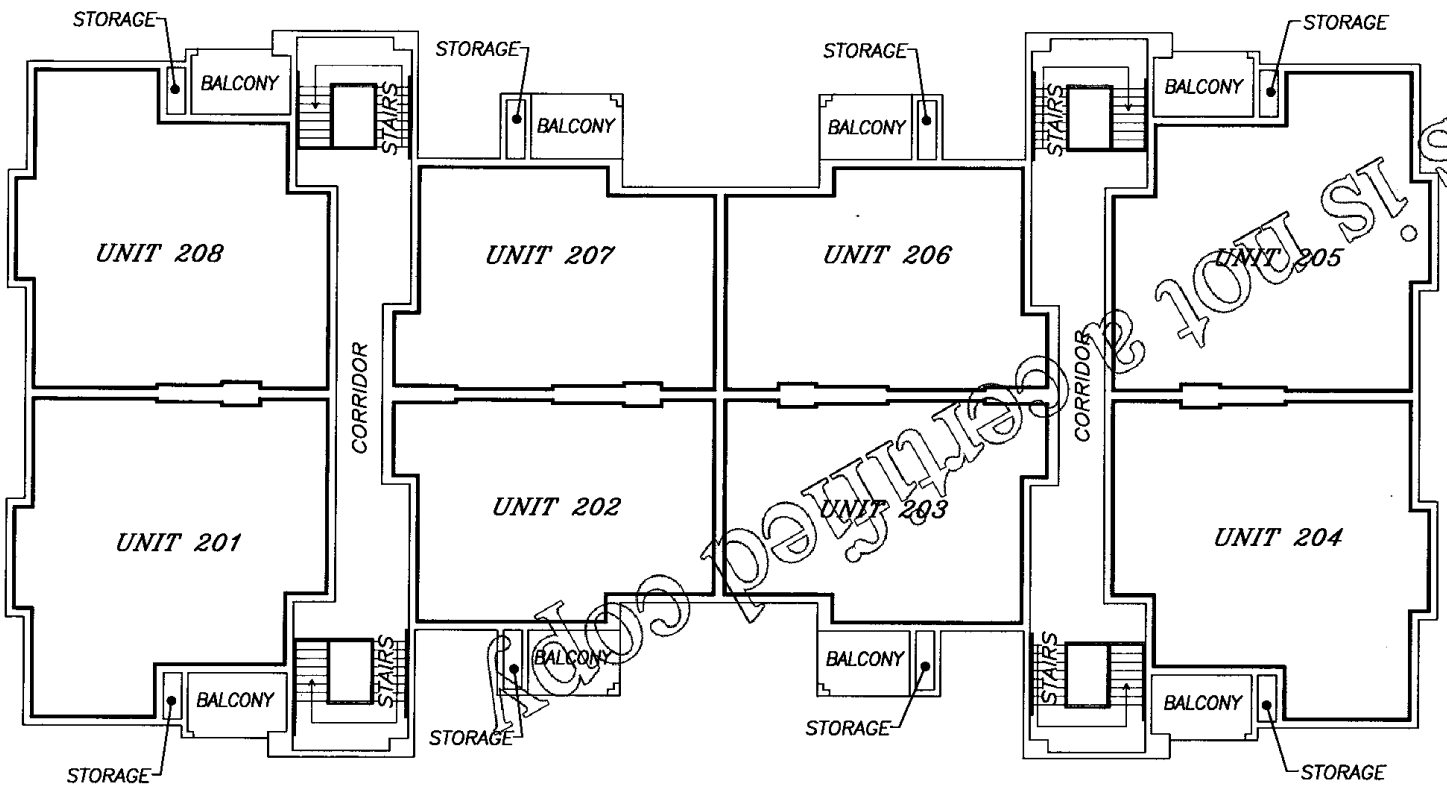
k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\TYPE1

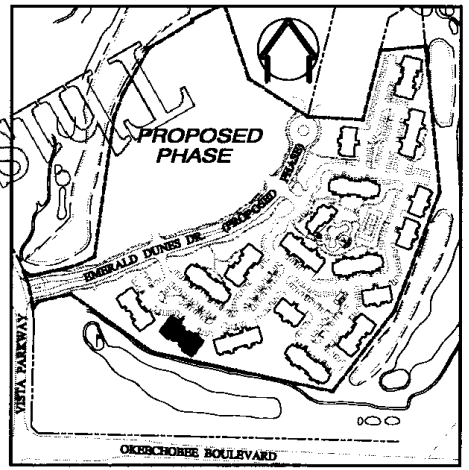
Rados Pylipow & 10th St. SW.

Book19924/Page289

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

INITIAL PHASE





KEY PLAN
N.T.S.

This is not a certified copy

BUILDING No. 6530
SECOND FLOOR

ELEVATION OF FINISH FLOOR =29.66
ELEVATION OF FINISH CEILING =38.33

PREPARED BY
SCHWEBKE–SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB–87
DECEMBER, 2004 ORDER No. 190186

0 1 3 7 12 20
GRAPHIC SCALE IN FEET

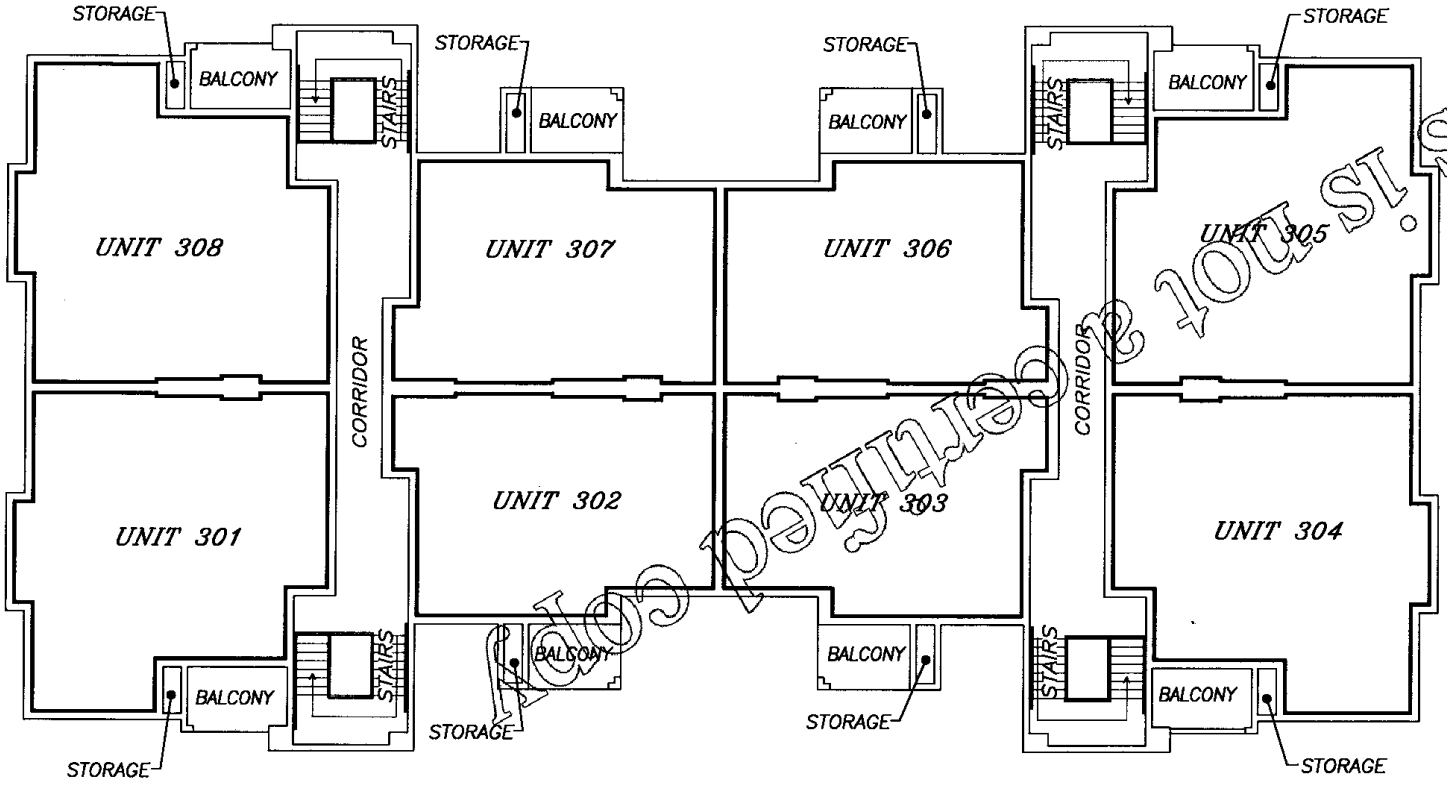
EXHIBIT 2–A
SHEET 106 OF 139 SHEETS

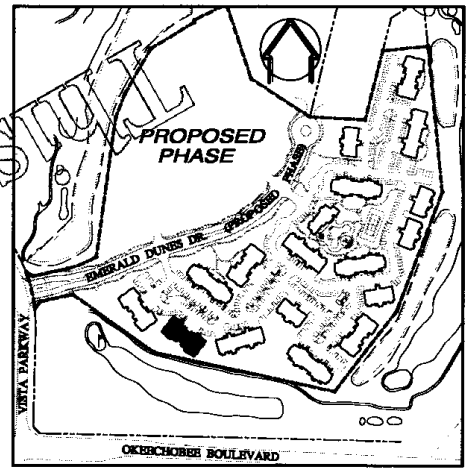
k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\TYPE1

Book19924/Page290

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

INITIAL PHASE





KEY PLAN
N.T.S.

This is not a certified copy

BUILDING No. 6530
THIRD FLOOR

ELEVATION OF FINISH FLOOR =38.83
ELEVATION OF FINISH CEILING =47.50

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190186

0 1 3 7 12 20
GRAPHIC SCALE IN FEET

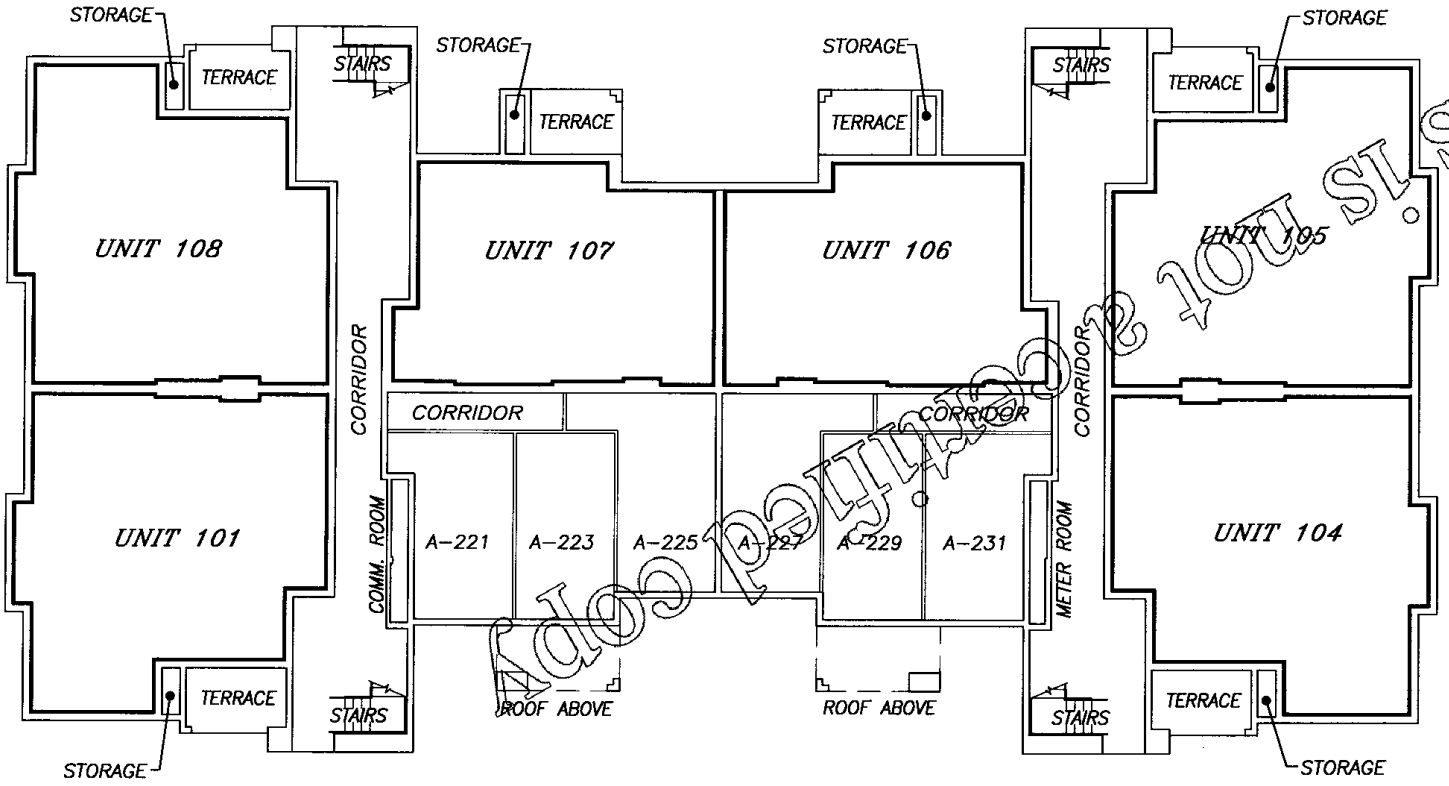
EXHIBIT 2-A
SHEET 107 OF 139 SHEETS

k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\TYPE1

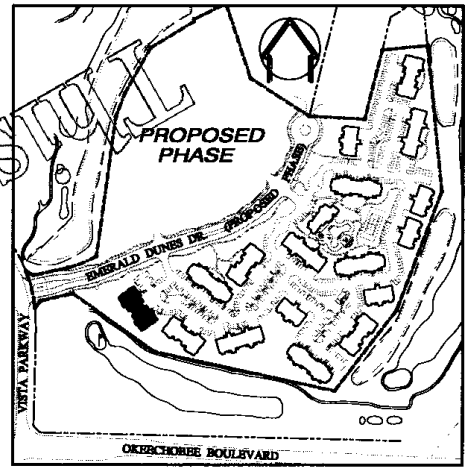
Book19924/Page291

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

INITIAL PHASE



Also platted as 10th St. SW



KEY PLAN
N.T.S.

LEGEND:

COMM. DENOTES COMMUNICATION

BUILDING No. 6556
FIRST FLOOR

ELEVATION OF FINISH FLOOR =20.50

ELEVATION OF FINISH CEILING =29.16

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87

DECEMBER, 2004 ORDER No. 190186

0 1 3 7 12 20

GRAPHIC SCALE IN FEET

EXHIBIT 2-A

SHEET 108 OF 139 SHEETS

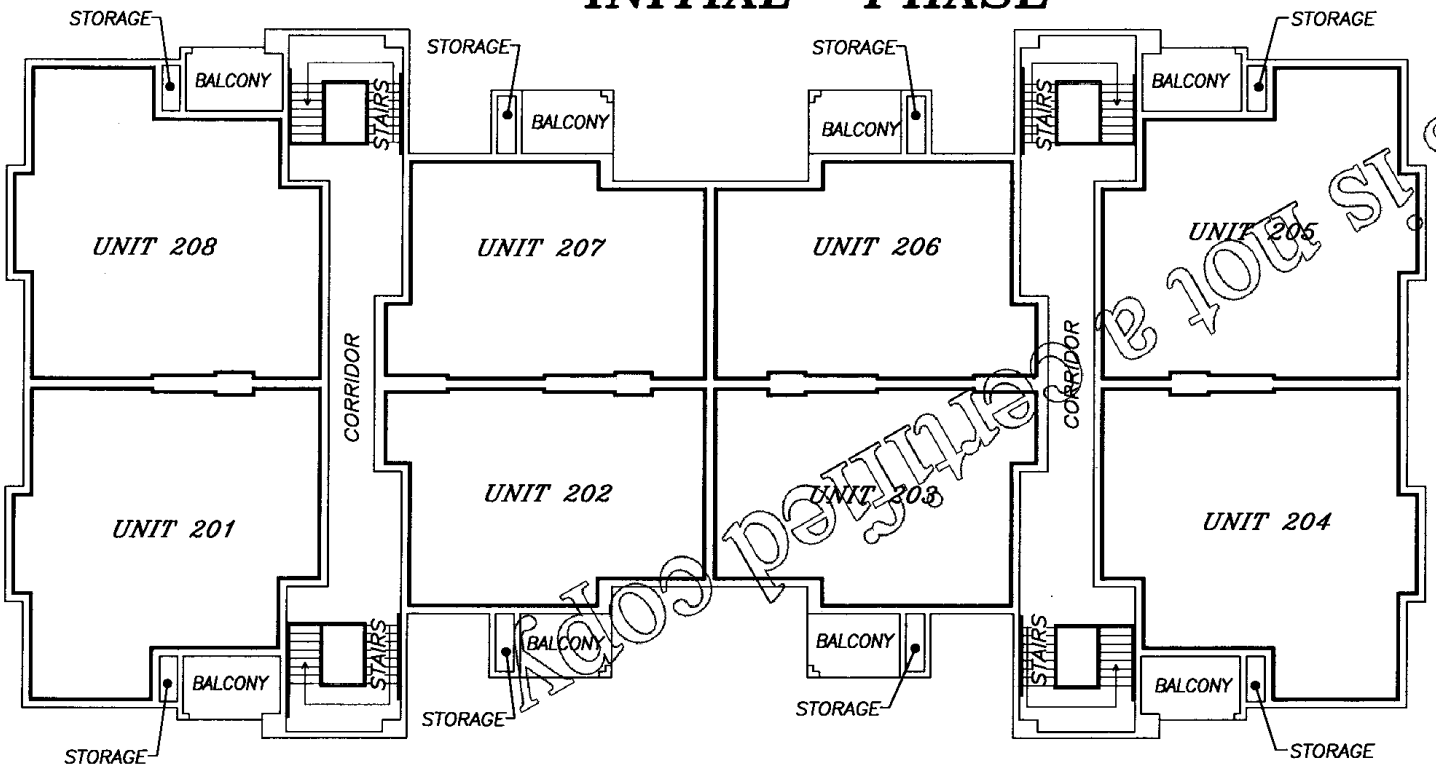
k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\TYPE Ib

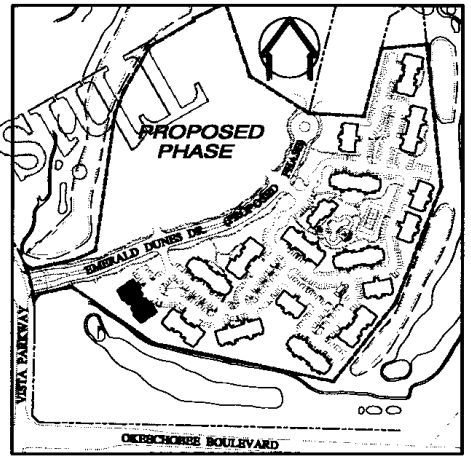
Page 160 of 351

Book19924/Page292

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

INITIAL PHASE





KEY PLAN
N.T.S.

Now Platted as 10th St. SW.L

BUILDING No. 6556
SECOND FLOOR

ELEVATION OF FINISH FLOOR =29.66
ELEVATION OF FINISH CEILING =38.33

PREPARED BY
SCHWEBKE–SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB–87
DECEMBER, 2004 ORDER No. 190186

0 1 3 7 12 20
GRAPHIC SCALE IN FEET

EXHIBIT 2–A
SHEET 109 OF 139 SHEETS

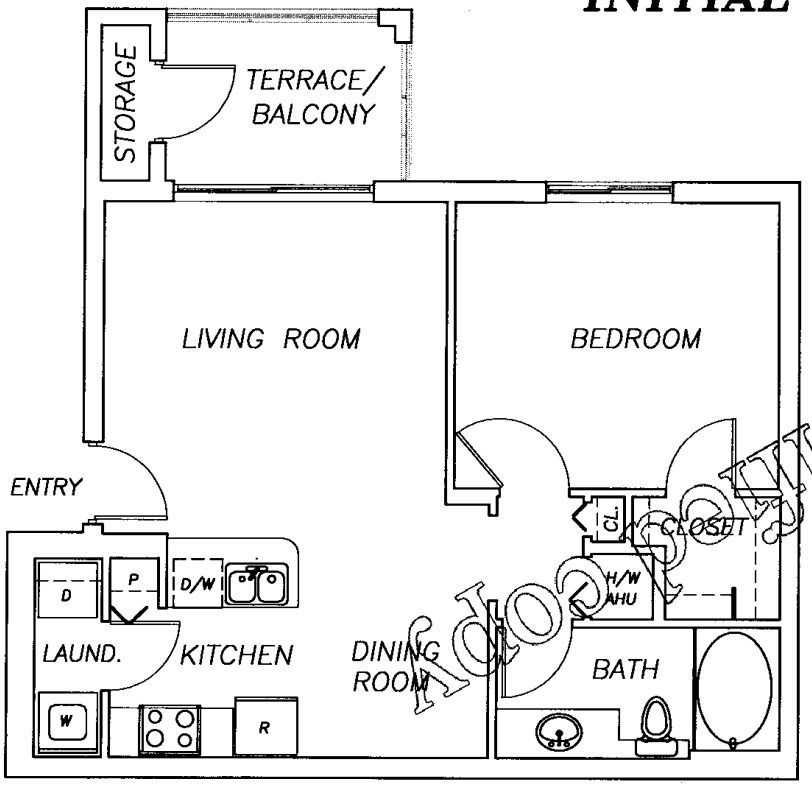
k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\TYPE IbI

Page 161 of 351

Book19924/Page293

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

INITIAL PHASE



This is not a certified copy

GENERAL NOTES:

1) THIS GRAPHICAL REPRESENTATION IS BASED ON ELECTRONIC MEDIA AND ARCHITECTURAL PLANS PREPARED BY MARC WIENER, A.R.#0010416, ENTITLED "EMERALD DUNES APARTMENTS" UNDER PROJECT NUMBER 01196, DATED APRIL 04, 2004, AND RECEIVED BY THIS FIRM ON OCTOBER 10, 2004.

2) THIS PLAN DOES NOT REPRESENT AN ACTUAL FIELD SURVEY BY THIS FIRM.

3) THE TERRACE AND/OR BALCONY ADJACENT TO THE UNIT IS A LIMITED COMMON ELEMENT OF THE UNIT TO WHICH IT IS APPURTENANT.

LEGEND

LAUND.	DENOTES LAUNDRY CLOSET
AHU	DENOTES AIR HANDLER UNIT
H/W	DENOTES WATER HEATER
D/W	DENOTES DISHWASHER
CL.	DENOTES CLOSET
R	DENOTES REFRIGERATOR
P	DENOTES PANTRY
D	DENOTES DRYER
W	DENOTES WASHER

TYPICAL UNIT MAGNOLIA

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190186

0 1 3 7 12
GRAPHIC SCALE IN FEET

EXHIBIT 2-A
SHEET 111 OF 139 SHEETS

k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\TYP UNITS\UNIT A1

Page 162 of 351

Book19924/Page294

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

INITIAL PHASE

LOCATION OF THIS TYPICAL UNIT:

BUILDING No. 6386

UNIT No. 103
UNIT No. 107
UNIT No. 203
UNIT No. 207
UNIT No. 303
UNIT No. 307

BUILDING No. 6466

UNIT No. 103
UNIT No. 107
UNIT No. 203
UNIT No. 207
UNIT No. 303
UNIT No. 307

BUILDING No. 6492

UNIT No. 103
UNIT No. 107
UNIT No. 203
UNIT No. 207
UNIT No. 303
UNIT No. 307

This is not a certified copy

TYPICAL UNIT
MAGNOLIA

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190186

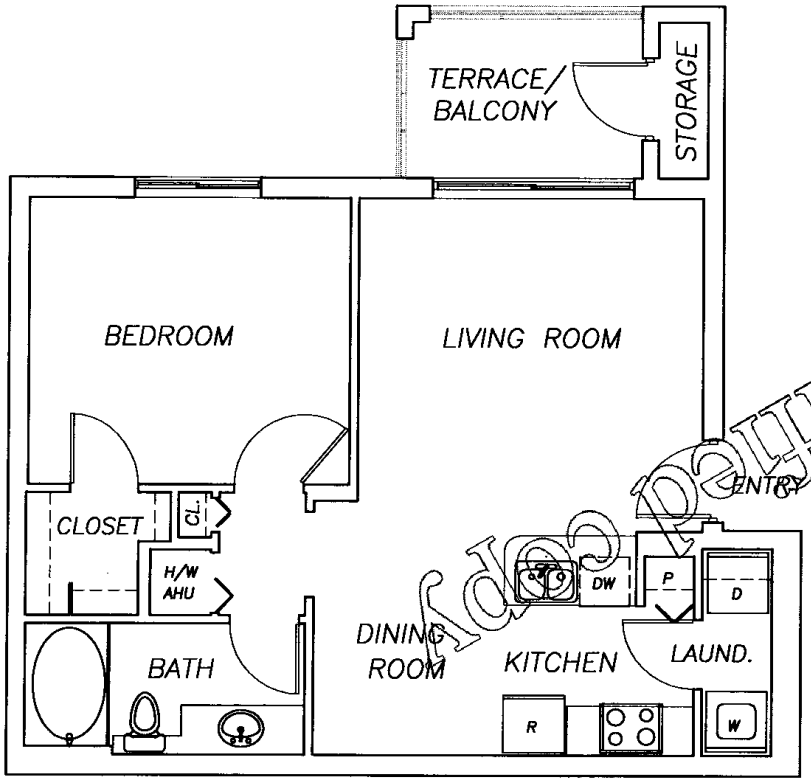
EXHIBIT 2-A
SHEET 112 OF 139 SHEETS

k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\TYP UNITS\UNIT A1

Book19924/Page295

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

INITIAL PHASE



This is a certified copy

GENERAL NOTES:

1) THIS GRAPHICAL REPRESENTATION IS BASED ON ELECTRONIC MEDIA AND ARCHITECTURAL PLANS PREPARED BY MARC WIENER, A.R.#0010416, ENTITLED "EMERALD DUNES APARTMENTS" UNDER PROJECT NUMBER 01196, DATED APRIL 04, 2004, AND RECEIVED BY THIS FIRM ON OCTOBER 10, 2004.
2) THIS PLAN DOES NOT REPRESENT AN ACTUAL FIELD SURVEY BY THIS FIRM.
3) THE TERRACE AND/OR BALCONY ADJACENT TO THE UNIT IS A LIMITED COMMON ELEMENT OF THE UNIT TO WHICH IT IS APPURTENANT.

LEGEND

LAUND.	DENOTES LAUNDRY CLOSET
AHU	DENOTES AIR HANDLER UNIT
H/W	DENOTES WATER HEATER
D/W	DENOTES DISHWASHER
CL.	DENOTES CLOSET
R	DENOTES REFRIGERATOR
P	DENOTES PANTRY
D	DENOTES DRYER
W	DENOTES WASHER

0 1 3 7 12

GRAPHIC SCALE IN FEET

TYPICAL UNIT MAGNOLIA–R

PREPARED BY
SCHWEBKE–SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB–87
DECEMBER, 2004 ORDER No. 190186

EXHIBIT 2–A
SHEET 113 OF 139 SHEETS

k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\TYP UNITS\UNIT A1–R

Page 164 of 351

Book19924/Page296

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM
INITIAL PHASE

LOCATION OF THIS TYPICAL UNIT:

BUILDING No. 6386

UNIT No. 102
UNIT No. 106
UNIT No. 202
UNIT No. 206
UNIT No. 302
UNIT No. 306

BUILDING No. 6466

UNIT No. 102
UNIT No. 106
UNIT No. 202
UNIT No. 206
UNIT No. 302
UNIT No. 306

BUILDING No. 6492

UNIT No. 102
UNIT No. 106
UNIT No. 202
UNIT No. 206
UNIT No. 302
UNIT No. 306

This is not a certified copy

TYPICAL UNIT
MAGNOLIA–R

PREPARED BY
SCHWEBKE–SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB–87
DECEMBER, 2004 ORDER No. 190186

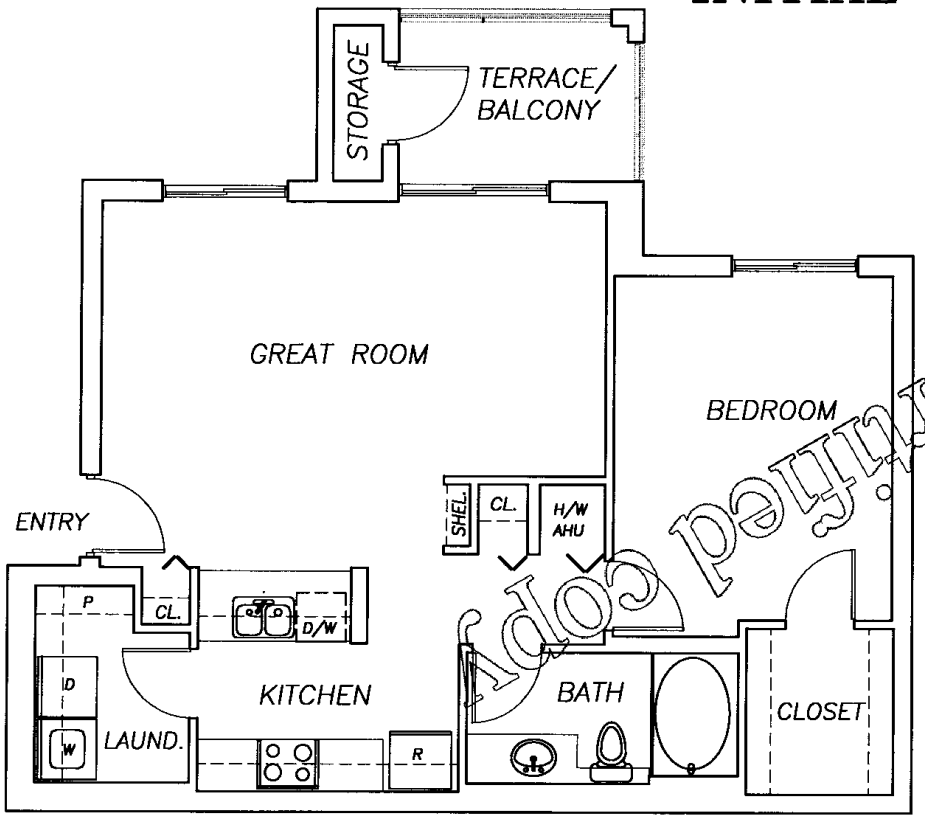
EXHIBIT 2–A
SHEET 114 OF 139 SHEETS

k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\TYP UNITS\UNIT A1–R

Book19924/Page297

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

INITIAL PHASE



This is a certified copy

GENERAL NOTES:

1) THIS GRAPHICAL REPRESENTATION IS BASED ON ELECTRONIC MEDIA AND ARCHITECTURAL PLANS PREPARED BY MARC WIENER, A.R.#0010416, ENTITLED "EMERALD DUNES APARTMENTS" UNDER PROJECT NUMBER 01196, DATED APRIL 04, 2004, AND RECEIVED BY THIS FIRM ON OCTOBER 10, 2004.

2) THIS PLAN DOES NOT REPRESENT AN ACTUAL FIELD SURVEY BY THIS FIRM.

3) THE TERRACE AND/OR BALCONY ADJACENT TO THE UNIT IS A LIMITED COMMON ELEMENT OF THE UNIT TO WHICH IT IS APPURTENANT.

LEGEND

LAUND.	DENOTES LAUNDRY CLOSET
AHU	DENOTES AIR HANDLER UNIT
H/W	DENOTES WATER HEATER
D/W	DENOTES DISHWASHER
CL.	DENOTES CLOSET
R	DENOTES REFRIGERATOR
P	DENOTES PANTRY
D	DENOTES DRYER
W	DENOTES WASHER
SHEL.	DENOTES SHELF

0 1 3 7 12

GRAPHIC SCALE IN FEET

TYPICAL UNIT
HIBISCUS

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190186

EXHIBIT 2-A
SHEET 115 OF 139 SHEETS

k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\TYP UNITS\UNIT A2

Page 166 of 351

Book19924/Page298

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM
INITIAL PHASE

LOCATION OF THIS TYPICAL UNIT:

BUILDING No. 6394

UNIT No. 107
UNIT No. 203
UNIT No. 207
UNIT No. 303
UNIT No. 307

BUILDING No. 6410

UNIT No. 107
UNIT No. 203
UNIT No. 207
UNIT No. 303
UNIT No. 307

BUILDING No. 6482

UNIT No. 107
UNIT No. 203
UNIT No. 207
UNIT No. 303
UNIT No. 307

BUILDING No. 6530

UNIT No. 107
UNIT No. 203
UNIT No. 207
UNIT No. 303
UNIT No. 307

BUILDING No. 6556

UNIT No. 107
UNIT No. 203
UNIT No. 207
UNIT No. 303
UNIT No. 307

This is not a certified copy

TYPICAL UNIT
HIBISCUS

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190186

EXHIBIT 2-A
SHEET 116 OF 139 SHEETS

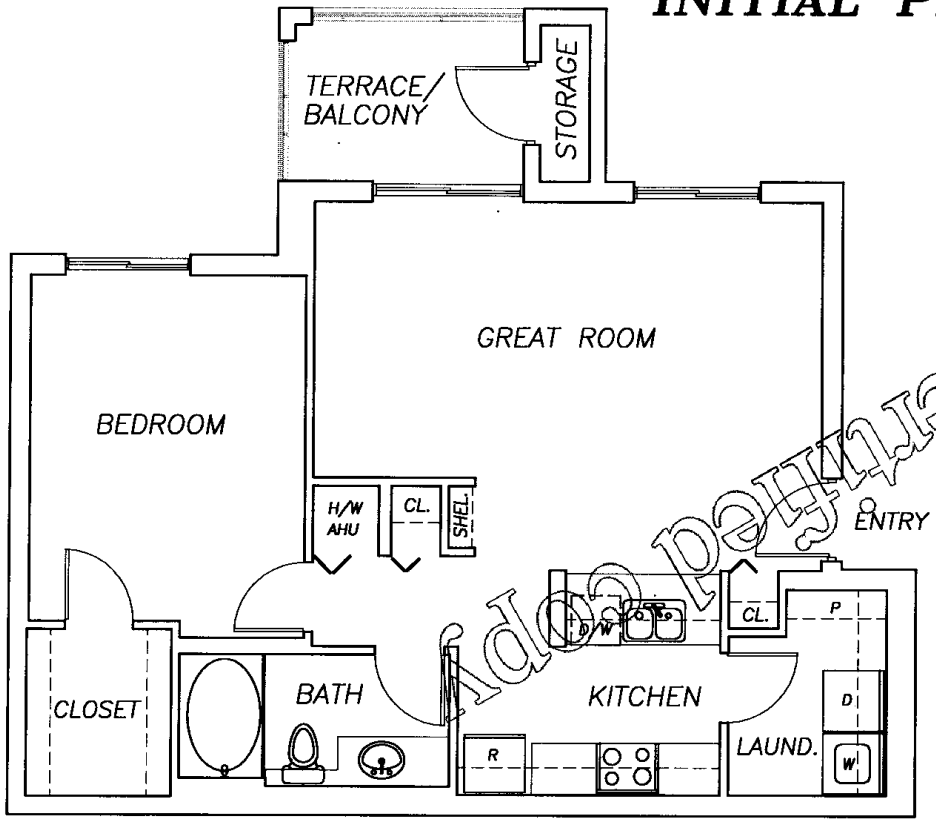
k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\TYP UNITS\UNIT A2

Page 167 of 351

Book19924/Page299

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

INITIAL PHASE



This is not a certified copy

GENERAL NOTES:

1) THIS GRAPHICAL REPRESENTATION IS BASED ON ELECTRONIC MEDIA AND ARCHITECTURAL PLANS PREPARED BY MARC WIENER, A.R.#0010416, ENTITLED "EMERALD DUNES APARTMENTS" UNDER PROJECT NUMBER 01196, DATED APRIL 04, 2004, AND RECEIVED BY THIS FIRM ON OCTOBER 10, 2004.

2) THIS PLAN DOES NOT REPRESENT AN ACTUAL FIELD SURVEY BY THIS FIRM.

3) THE TERRACE AND/OR BALCONY ADJACENT TO THE UNIT IS A LIMITED COMMON ELEMENT OF THE UNIT TO WHICH IT IS APPURTENANT.

LEGEND

LAUND.	DENOTES LAUNDRY CLOSET
AHU	DENOTES AIR HANDLER UNIT
H/W	DENOTES WATER HEATER
D/W	DENOTES DISHWASHER
CL.	DENOTES CLOSET
R	DENOTES REFRIGERATOR
P	DENOTES PANTRY
D	DENOTES DRYER
W	DENOTES WASHER
SHEL.	DENOTES SHELF

0 1 3 7 12

GRAPHIC SCALE IN FEET

TYPICAL UNIT
HIBISCUS–R

PREPARED BY
SCHWEBKE–SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB–87
DECEMBER, 2004 ORDER No. 190186

EXHIBIT 2–A

SHEET 117 OF 139 SHEETS

k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\TYP UNITS\UNIT A2–R

Page 168 of 351

Book19924/Page300

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM
INITIAL PHASE

LOCATION OF THIS TYPICAL UNIT:

BUILDING No. 6394

UNIT No. 106
UNIT No. 202
UNIT No. 206
UNIT No. 302
UNIT No. 306

BUILDING No. 6410

UNIT No. 106
UNIT No. 202
UNIT No. 206
UNIT No. 302
UNIT No. 306

BUILDING No. 6482

UNIT No. 106
UNIT No. 202
UNIT No. 206
UNIT No. 302
UNIT No. 306

BUILDING No. 6530

UNIT No. 106
UNIT No. 202
UNIT No. 206
UNIT No. 302
UNIT No. 306

BUILDING No. 6556

UNIT No. 106
UNIT No. 202
UNIT No. 206
UNIT No. 302
UNIT No. 306

This is not a certified copy

TYPICAL UNIT
HIBISCUS–R

PREPARED BY
SCHWEBKE–SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB–87
DECEMBER, 2004 ORDER No. 190186

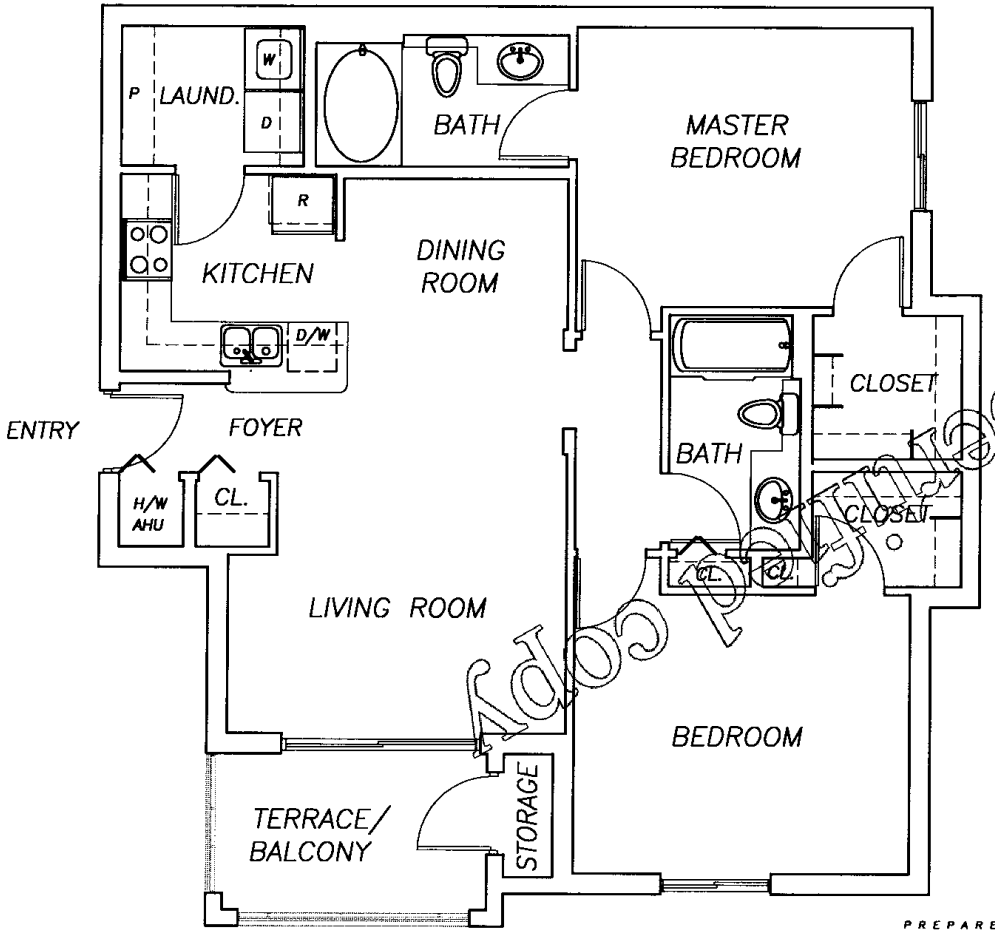
EXHIBIT 2–A
SHEET 118 OF 139 SHEETS

k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\TYP UNITS\UNIT A2–R

Book19924/Page301

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

INITIAL PHASE



GENERAL NOTES:

1) THIS GRAPHICAL REPRESENTATION IS BASED ON ELECTRONIC MEDIA AND ARCHITECTURAL PLANS PREPARED BY MARC WIENER, A.R.#0010416, ENTITLED "EMERALD DUNES APARTMENTS" UNDER PROJECT NUMBER 01196, DATED APRIL 04, 2004, AND RECEIVED BY THIS FIRM ON OCTOBER [illegible], 2004.

2) THIS PLAN DOES NOT REPRESENT AN ACTUAL FIELD SURVEY BY THIS FIRM.

3) THE TERRACE AND/OR BALCONY ADJACENT TO THE UNIT IS A LIMITED COMMON ELEMENT OF THE UNIT TO WHICH IT IS APPURTENANT.

Does not exist

LEGEND

LAUND.	DENOTES LAUNDRY CLOSET
AHU	DENOTES AIR HANDLER UNIT
H/W	DENOTES WATER HEATER
D/W	DENOTES DISHWASHER
CL.	DENOTES CLOSET
R	DENOTES REFRIGERATOR
P	DENOTES PANTRY
D	DENOTES DRYER
W	DENOTES WASHER

0 1 3 7 12

GRAPHIC SCALE IN FEET

TYPICAL UNIT PALMETTO

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190186

EXHIBIT 2-A

SHEET 119 OF 139 SHEETS

k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\TYP UNITS\UNIT B1

Page 170 of 351

Book19924/Page302

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

INITIAL PHASE

LOCATION OF THIS TYPICAL UNIT:

BUILDING No. 6394

UNIT No. 104
UNIT No. 108
UNIT No. 204
UNIT No. 208
UNIT No. 304
UNIT No. 308

BUILDING No. 6410

UNIT No. 104
UNIT No. 108
UNIT No. 204
UNIT No. 208
UNIT No. 304
UNIT No. 308

BUILDING No. 6482

UNIT No. 104
UNIT No. 108
UNIT No. 204
UNIT No. 208
UNIT No. 304
UNIT No. 308

BUILDING No. 6530

UNIT No. 104
UNIT No. 108
UNIT No. 204
UNIT No. 208
UNIT No. 304
UNIT No. 308

BUILDING No. 6556

UNIT No. 104
UNIT No. 108
UNIT No. 204
UNIT No. 208

This is not a certified copy

TYPICAL UNIT PALMETTO

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190186

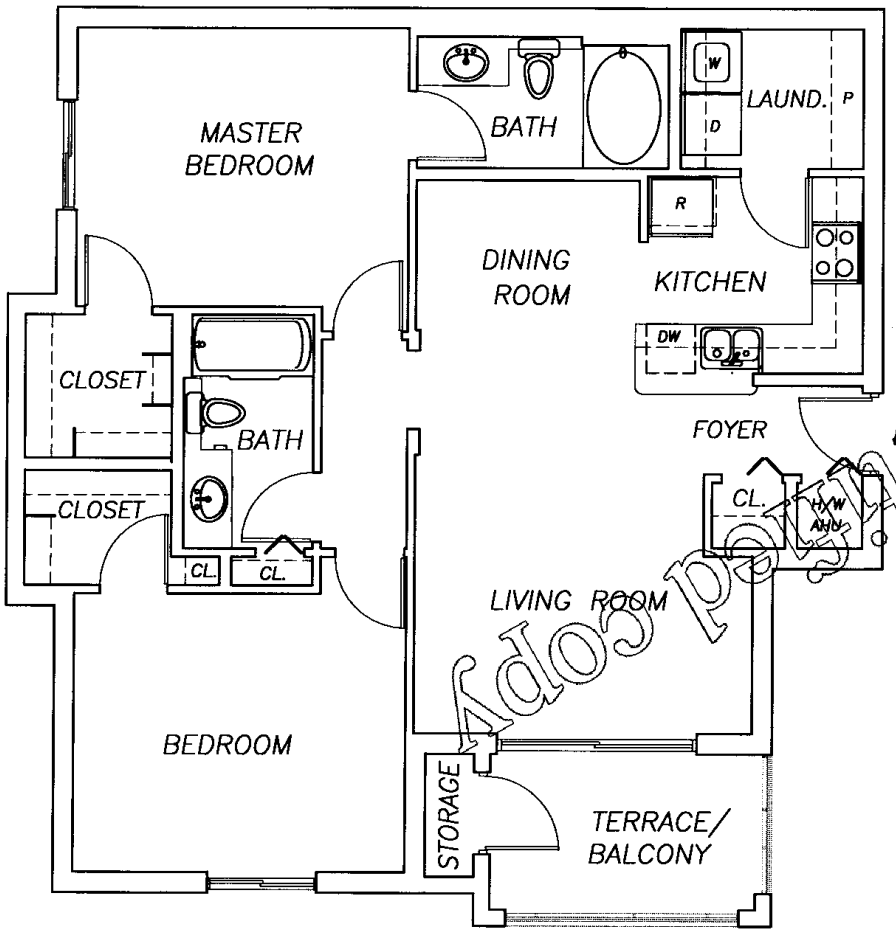
EXHIBIT 2-A
SHEET 120 OF 139 SHEETS

k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\TYP UNITS\UNIT B1

Book19924/Page303

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

INITIAL PHASE



GENERAL NOTES:

1) THIS GRAPHICAL REPRESENTATION IS BASED ON ELECTRONIC MEDIA AND ARCHITECTURAL PLANS PREPARED BY MARC WIENER, A.R.#0010416, ENTITLED "EMERALD DUNES APARTMENTS" UNDER PROJECT NUMBER 01196, DATED APRIL 04, 2004, AND RECEIVED BY THIS FIRM ON OCTOBER 10, 2004.

2) THIS PLAN DOES NOT REPRESENT AN ACTUAL FIELD SURVEY BY THIS FIRM.

3) THE TERRACE AND/OR BALCONY ADJACENT TO THE UNIT IS A LIMITED COMMON ELEMENT OF THE UNIT TO WHICH IT IS APPURTENANT.

LEGEND

LAUND.	DENOTES LAUNDRY CLOSET
AHU	DENOTES AIR HANDLER UNIT
H/W	DENOTES WATER HEATER
D/W	DENOTES DISHWASHER
CL.	DENOTES CLOSET
R	DENOTES REFRIGERATOR
P	DENOTES PANTRY
D	DENOTES DRYER
W	DENOTES WASHER

Todos pertenecen a nosotros STEL

0 1 3 7 12

GRAPHIC SCALE IN FEET

TYPICAL UNIT PALMETTO–R

PREPARED BY
SCHWEBKE–SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB–87
DECEMBER, 2004 ORDER No. 190186

EXHIBIT 2–A
SHEET 121 OF 139 SHEETS

i:\224342\EMERALD DUNES\PROPOSED GRAPHICS\TYP UNITS\UNIT B1–R

Page 172 of 351

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM
INITIAL PHASE

LOCATION OF THIS TYPICAL UNIT:

BUILDING No. 6394

UNIT No. 101
UNIT No. 105
UNIT No. 201
UNIT No. 205
UNIT No. 301
UNIT No. 305

BUILDING No. 6410

UNIT No. 101
UNIT No. 105
UNIT No. 201
UNIT No. 205
UNIT No. 301
UNIT No. 305

BUILDING No. 6482

UNIT No. 101
UNIT No. 105
UNIT No. 201
UNIT No. 205
UNIT No. 301
UNIT No. 305

BUILDING No. 6530

UNIT No. 101
UNIT No. 105
UNIT No. 201
UNIT No. 205
UNIT No. 301
UNIT No. 305

BUILDING No. 6556

UNIT No. 101
UNIT No. 105
UNIT No. 201
UNIT No. 205

This is not a certified copy

TYPICAL UNIT
PALMETTO–R

PREPARED BY
SCHWEBKE–SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB–87
DECEMBER, 2004 ORDER No. 190186

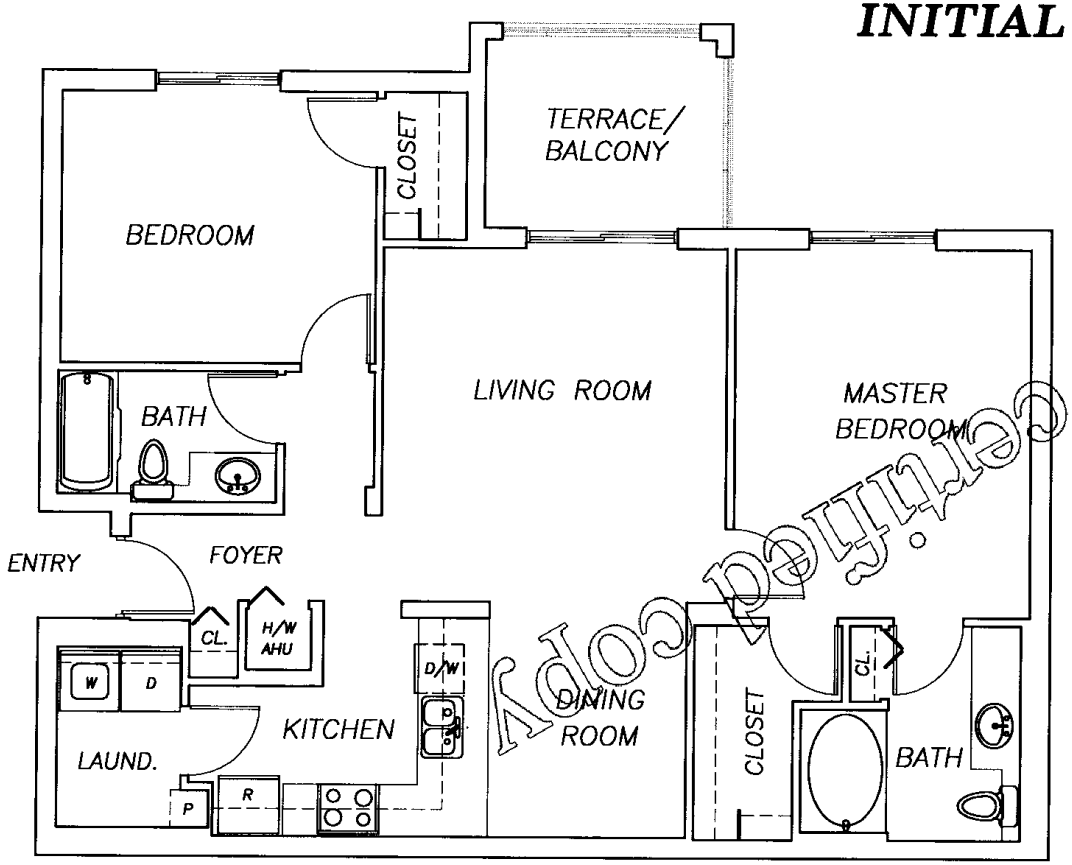
EXHIBIT 2–A
SHEET 122 OF 139 SHEETS

k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\TYP UNITS\UNIT B1–R

Book19924/Page305

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

INITIAL PHASE



Certified Copy
Do Not Sell

GENERAL NOTES:

1) THIS GRAPHICAL REPRESENTATION IS BASED ON ELECTRONIC MEDIA AND ARCHITECTURAL PLANS PREPARED BY MARC WIENER, A.R.#0010416, ENTITLED "EMERALD DUNES APARTMENTS" UNDER PROJECT NUMBER 01196, DATED APRIL 04, 2004, AND RECEIVED BY THIS FIRM ON OCTOBER 10, 2004.

2) THIS PLAN DOES NOT REPRESENT AN ACTUAL FIELD SURVEY BY THIS FIRM.

3) THE TERRACE AND/OR BALCONY ADJACENT TO THE UNIT IS A LIMITED COMMON ELEMENT OF THE UNIT TO WHICH IT IS APPURTENANT.

LEGEND

LAUND.	DENOTES LAUNDRY CLOSET
AHU	DENOTES AIR HANDLER UNIT
H/W	DENOTES WATER HEATER
D/W	DENOTES DISHWASHER
CL.	DENOTES CLOSET
R	DENOTES REFRIGERATOR
P	DENOTES PANTRY
D	DENOTES DRYER
W	DENOTES WASHER

0 1 3 7 12

GRAPHIC SCALE IN FEET

TYPICAL UNIT
SYCAMORE

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190186

EXHIBIT 2-A

SHEET 123 OF 139 SHEETS

I:\224342\EMERALD DUNES\PROPOSED GRAPHICS\TYP UNITS\UNIT B2

Page 174 of 351

Book19924/Page306

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM
INITIAL PHASE

LOCATION OF THIS TYPICAL UNIT:

BUILDING No. 6418

UNIT No. 107
UNIT No. 203
UNIT No. 207
UNIT No. 303
UNIT No. 307

BUILDING No. 6426

UNIT No. 107
UNIT No. 203
UNIT No. 207
UNIT No. 303
UNIT No. 307

BUILDING No. 6458

UNIT No. 107
UNIT No. 203
UNIT No. 207
UNIT No. 303
UNIT No. 307

BUILDING No. 6510

UNIT No. 107
UNIT No. 203
UNIT No. 207
UNIT No. 303
UNIT No. 307

This is not a certified copy

TYPICAL UNIT
SYCAMORE

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190186

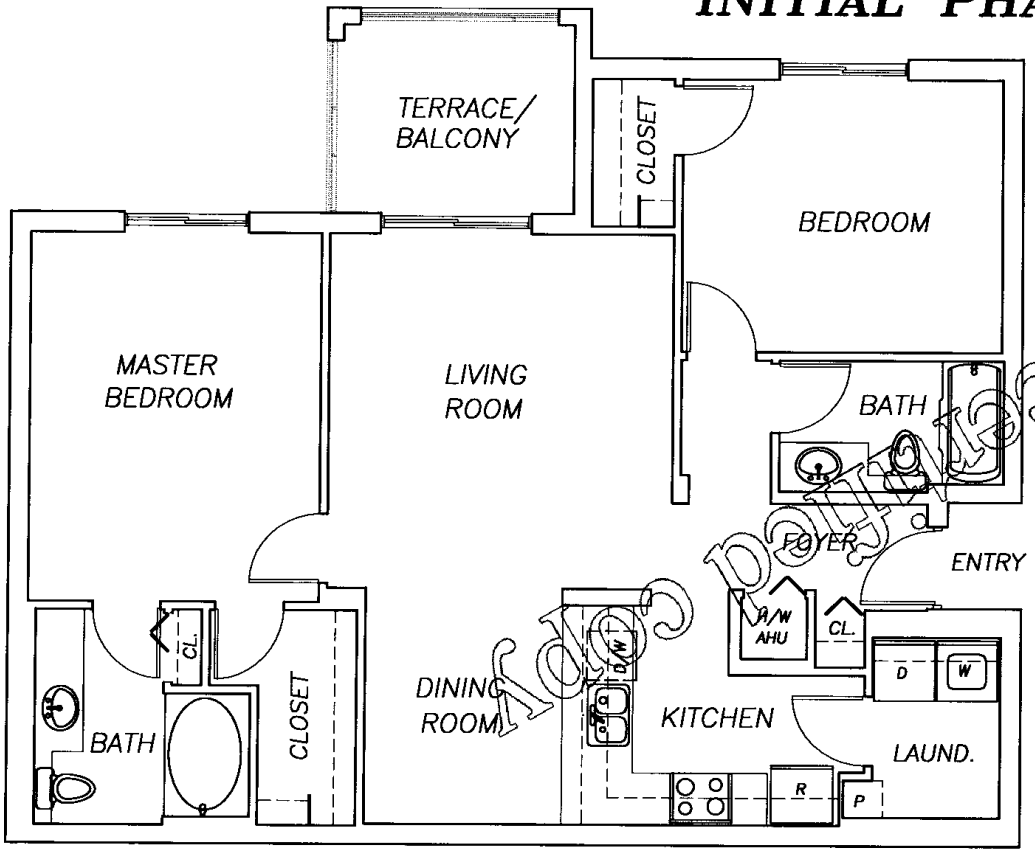
EXHIBIT 2-A
SHEET 124 OF 139 SHEETS

k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\TYP UNITS\UNIT B2

Book19924/Page307

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

INITIAL PHASE



10/15/2004 PLOTTED BY: kgs pdf files

GENERAL NOTES:

1) THIS GRAPHICAL REPRESENTATION IS BASED ON ELECTRONIC MEDIA AND ARCHITECTURAL PLANS PREPARED BY MARC WIENER, A.R.#0010416, ENTITLED "EMERALD DUNES APARTMENTS" UNDER PROJECT NUMBER 01196, DATED APRIL 04, 2004, AND RECEIVED BY THIS FIRM ON OCTOBER 10, 2004.

2) THIS PLAN DOES NOT REPRESENT AN ACTUAL FIELD SURVEY BY THIS FIRM.

3) THE TERRACE AND/OR BALCONY ADJACENT TO THE UNIT IS A LIMITED COMMON ELEMENT OF THE UNIT TO WHICH IT IS APPURTENANT.

LEGEND

LAUND.	DENOTES LAUNDRY CLOSET
AHU	DENOTES AIR HANDLER UNIT
H/W	DENOTES WATER HEATER
D/W	DENOTES DISHWASHER
CL.	DENOTES CLOSET
R	DENOTES REFRIGERATOR
P	DENOTES PANTRY
D	DENOTES DRYER
W	DENOTES WASHER

0 1 3 7 12

GRAPHIC SCALE IN FEET

TYPICAL UNIT
SYCAMORE–R

PREPARED BY
SCHWEBKE–SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB–87
DECEMBER, 2004 ORDER No. 190186

EXHIBIT 2–A

SHEET 125 OF 139 SHEETS

k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\TYP UNITS\UNIT B2–R

Page 176 of 351

Book19924/Page308

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM
INITIAL PHASE

LOCATION OF THIS TYPICAL UNIT:

BUILDING No. 6418

UNIT No. 106
UNIT No. 202
UNIT No. 206
UNIT No. 302
UNIT No. 306

BUILDING No. 6426

UNIT No. 106
UNIT No. 202
UNIT No. 206
UNIT No. 302
UNIT No. 306

BUILDING No. 6458

UNIT No. 106
UNIT No. 202
UNIT No. 206
UNIT No. 302
UNIT No. 306

BUILDING No. 6510

UNIT No. 106
UNIT No. 202
UNIT No. 206
UNIT No. 302
UNIT No. 306

This is a certified copy

TYPICAL UNIT
SYCAMORE–R

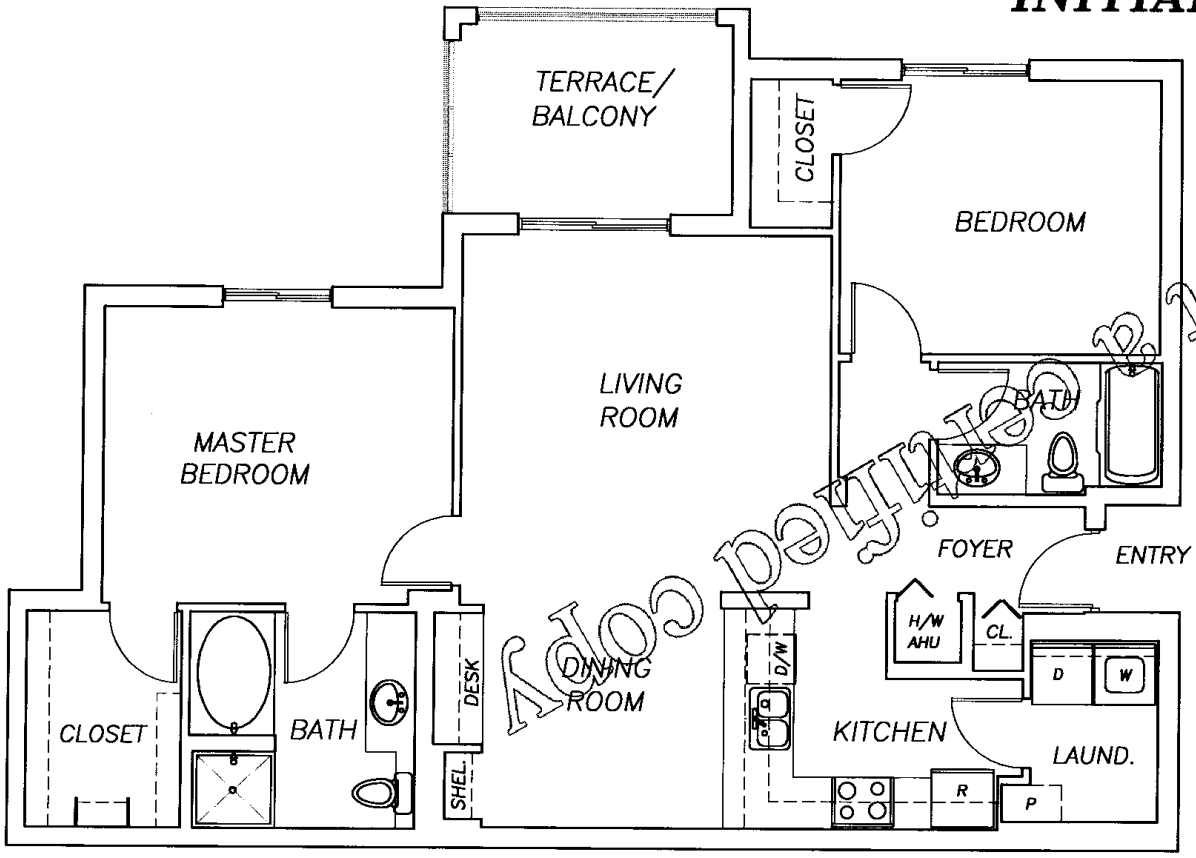
PREPARED BY
SCHWEBKE–SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB–87
DECEMBER, 2004 ORDER No. 190186

EXHIBIT 2–A
SHEET 126 OF 139 SHEETS

k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\TYP UNITS\UNIT B2–R

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

INITIAL PHASE



Copy Retained 10 Years

GENERAL NOTES:

1) THIS GRAPHICAL REPRESENTATION IS BASED ON ELECTRONIC MEDIA AND ARCHITECTURAL PLANS PREPARED BY MARC WIENER, A.R.#0010416, ENTITLED "EMERALD DUNES APARTMENTS" UNDER PROJECT NUMBER 01196, DATED APRIL 04, 2004, AND RECEIVED BY THIS FIRM ON OCTOBER 10, 2004.

2) THIS PLAN DOES NOT REPRESENT AN ACTUAL FIELD SURVEY BY THIS FIRM.

3) THE TERRACE AND/OR BALCONY ADJACENT TO THE UNIT IS A LIMITED COMMON ELEMENT OF THE UNIT TO WHICH IT IS APPURTENANT.

LEGEND

LAUND.	DENOTES LAUNDRY CLOSET
AHU	DENOTES AIR HANDLER UNIT
H/W	DENOTES WATER HEATER
D/W	DENOTES DISHWASHER
CL.	DENOTES CLOSET
R	DENOTES REFRIGERATOR
P	DENOTES PANTRY
D	DENOTES DRYER
W	DENOTES WASHER
SHEL.	DENOTES SHELF

0 1 3 7 12

GRAPHIC SCALE IN FEET

TYPICAL UNIT
GRAND SYCAMORE

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87

DECEMBER, 2004 ORDER No. 190186

EXHIBIT 2-A

SHEET 127 OF 139 SHEETS

k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\TYP UNITS\UNIT B4

Book19924/Page310

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM
INITIAL PHASE

LOCATION OF THIS TYPICAL UNIT:

BUILDING No. 6418

UNIT No. 108
UNIT No. 204
UNIT No. 208
UNIT No. 304
UNIT No. 308

BUILDING No. 6426

UNIT No. 108
UNIT No. 204
UNIT No. 208
UNIT No. 304
UNIT No. 308

BUILDING No. 6458

UNIT No. 108
UNIT No. 204
UNIT No. 208
UNIT No. 304
UNIT No. 308

BUILDING No. 6510

UNIT No. 108
UNIT No. 204
UNIT No. 208
UNIT No. 304
UNIT No. 308

This is not a certified copy

TYPICAL UNIT
GRAND SYCAMORE

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190186

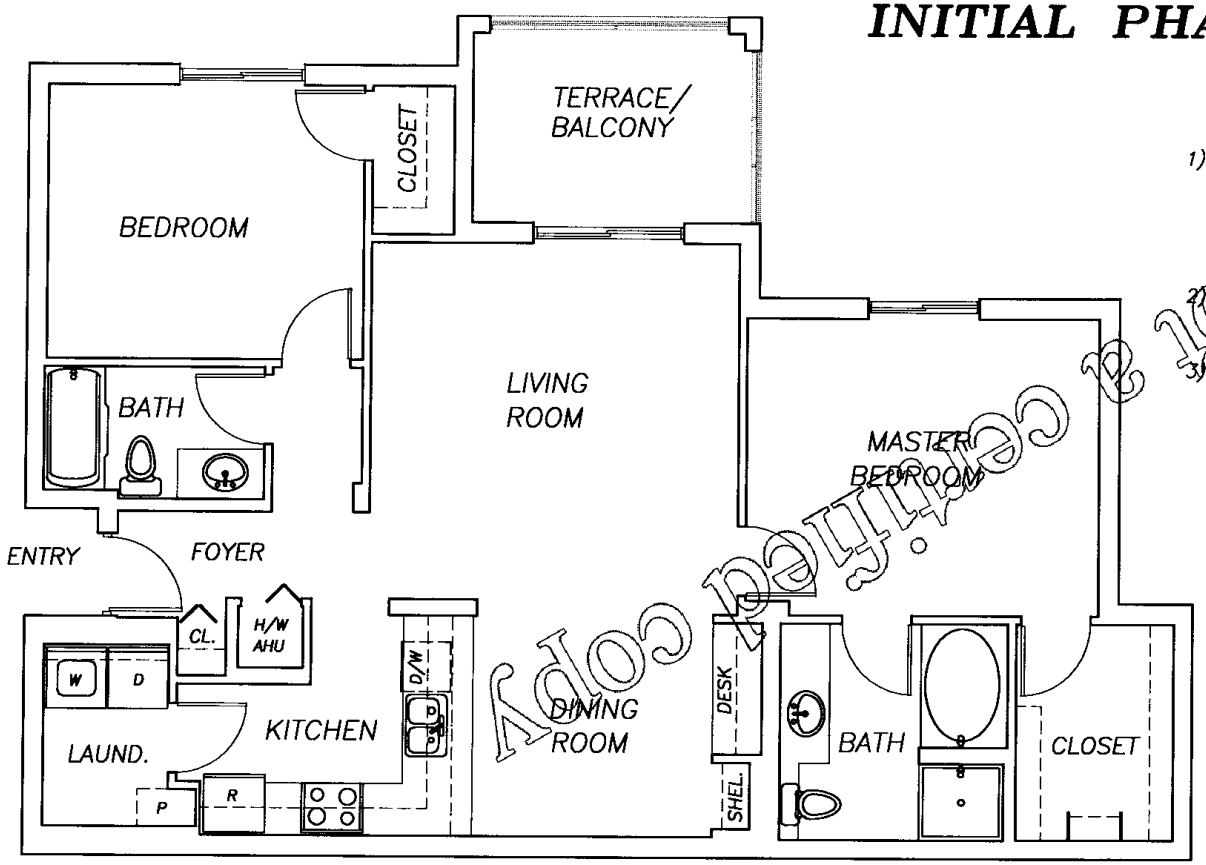
EXHIBIT 2-A
SHEET 128 OF 139 SHEETS

k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\TYP UNITS\UNIT B4

Book19924/Page311

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

INITIAL PHASE



Certified copy

GENERAL NOTES:

1) THIS GRAPHICAL REPRESENTATION IS BASED ON ELECTRONIC MEDIA AND ARCHITECTURAL PLANS PREPARED BY MARC WIENER, A.R.#0010416, ENTITLED "EMERALD DUNES APARTMENTS" UNDER PROJECT NUMBER 01196, DATED APRIL 04, 2004, AND RECEIVED BY THIS FIRM ON OCTOBER 10, 2004.

2) THIS PLAN DOES NOT REPRESENT AN ACTUAL FIELD SURVEY BY THIS FIRM.

3) THE TERRACE AND/OR BALCONY ADJACENT TO THE UNIT IS A LIMITED COMMON ELEMENT OF THE UNIT TO WHICH IT IS APPURTENANT.

LEGEND

LAUND.	DENOTES LAUNDRY CLOSET
AHU	DENOTES AIR HANDLER UNIT
H/W	DENOTES WATER HEATER
D/W	DENOTES DISHWASHER
CL.	DENOTES CLOSET
R	DENOTES REFRIGERATOR
P	DENOTES PANTRY
D	DENOTES DRYER
W	DENOTES WASHER
SHEL.	DENOTES SHELF

0 1 3 7 12

GRAPHIC SCALE IN FEET

TYPICAL UNIT
GRAND SYCAMORE–R

PREPARED BY
SCHWEBKE–SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB–87
DECEMBER, 2004 ORDER No. 190186

EXHIBIT 2–A
SHEET 129 OF 139 SHEETS

k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\TYP UNITS\UNIT 84–R

Page 180 of 351

Book19924/Page312

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM
INITIAL PHASE

LOCATION OF THIS TYPICAL UNIT:

BUILDING No. 6418

UNIT No. 105
UNIT No. 201
UNIT No. 205
UNIT No. 301
UNIT No. 305

BUILDING No. 6426

UNIT No. 105
UNIT No. 201
UNIT No. 205
UNIT No. 301
UNIT No. 305

BUILDING No. 6458

UNIT No. 105
UNIT No. 201
UNIT No. 205
UNIT No. 301
UNIT No. 305

BUILDING No. 6510

UNIT No. 105
UNIT No. 201
UNIT No. 205
UNIT No. 301
UNIT No. 305

This is not a certified copy

TYPICAL UNIT
GRAND SYCAMORE–R

PREPARED BY
SCHWEBKE–SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB–87
DECEMBER, 2004 ORDER No. 190186

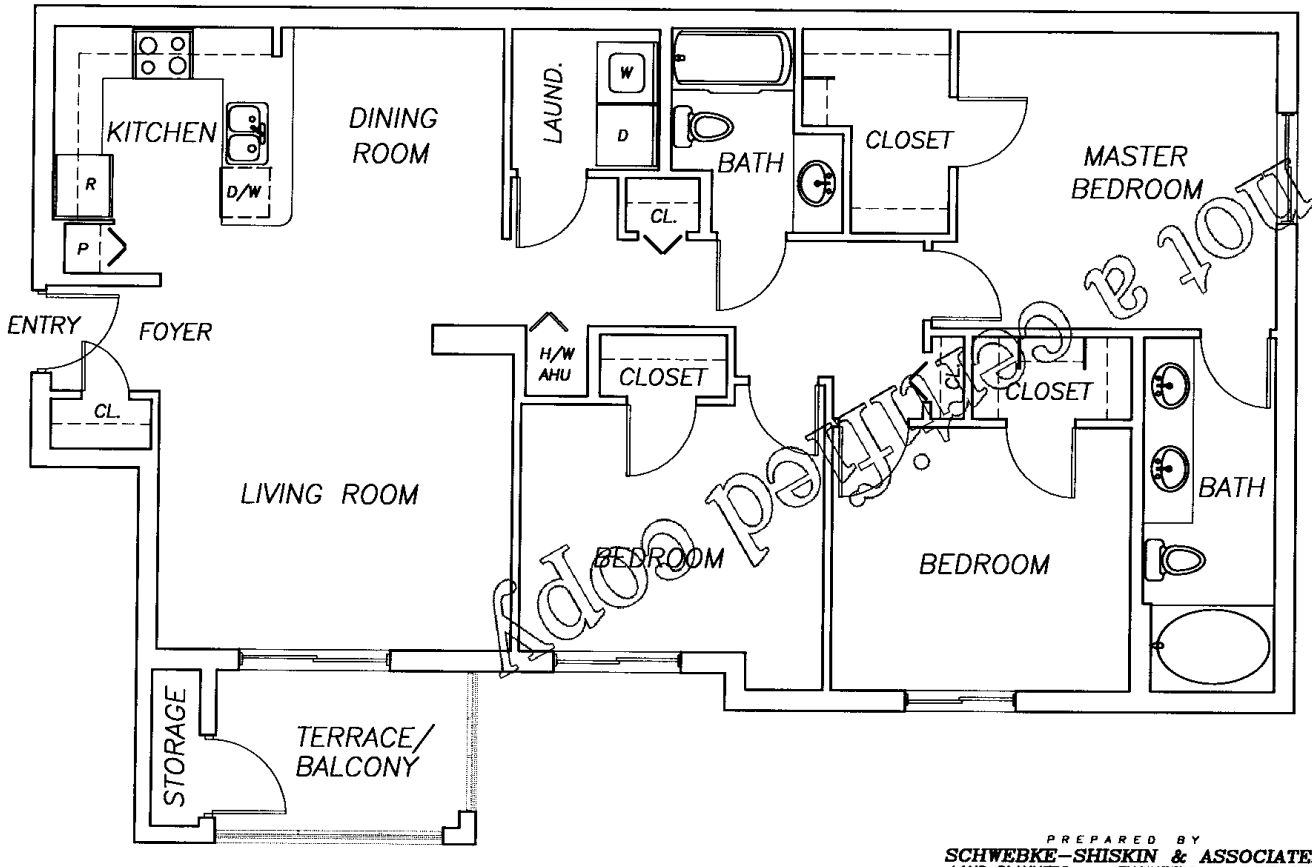
EXHIBIT 2–A
SHEET 130 OF 139 SHEETS

k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\TYP UNITS\UNIT B4–R

Book19924/Page313

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

INITIAL PHASE



GENERAL NOTES:

1) THIS GRAPHICAL REPRESENTATION IS BASED ON ELECTRONIC MEDIA AND ARCHITECTURAL PLANS PREPARED BY MARC WIENER, A.R.#0010416, ENTITLED "EMERALD DUNES APARTMENTS" UNDER PROJECT NUMBER 01196, DATED APRIL 4, 2004, AND RECEIVED BY THIS FIRM ON OCTOBER 10, 2004.

2) THIS PLAN DOES NOT REPRESENT AN ACTUAL FIELD SURVEY BY THIS FIRM.

3) THE TERRACE AND/OR BALCONY ADJACENT TO THE UNIT IS A LIMITED COMMON ELEMENT OF THE UNIT TO WHICH IT IS APPURTENANT.

LEGEND

LAUND.	DENOTES LAUNDRY CLOSET
AHU	DENOTES AIR HANDLER UNIT
H/W	DENOTES WATER HEATER
D/W	DENOTES DISHWASHER
CL.	DENOTES CLOSET
R	DENOTES REFRIGERATOR
P	DENOTES PANTRY
D	DENOTES DRYER
W	DENOTES WASHER

Also pertains to 10U Storage

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190186

0 1 3 7 12

GRAPHIC SCALE IN FEET

TYPICAL UNIT CYPRESS

EXHIBIT 2-A

SHEET 131 OF 139 SHEETS

k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\TYP UNITS\UNIT C1

Page 182 of 351

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

INITIAL PHASE

LOCATION OF THIS TYPICAL UNIT:

BUILDING No. 6370	BUILDING No. 6378	BUILDING No. 6386	BUILDING No. 6400
UNIT No. 202	UNIT No. 202	UNIT No. 204	UNIT No. 202
UNIT No. 302	UNIT No. 302	UNIT No. 304	UNIT No. 302

BUILDING No. 6434	BUILDING No. 6450	BUILDING No. 6466	BUILDING No. 6492
UNIT No. 202	UNIT No. 202	UNIT No. 204	UNIT No. 204
UNIT No. 302	UNIT No. 302	UNIT No. 304	UNIT No. 304

This is not a certified copy

TYPICAL UNIT
CYPRESS

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190186

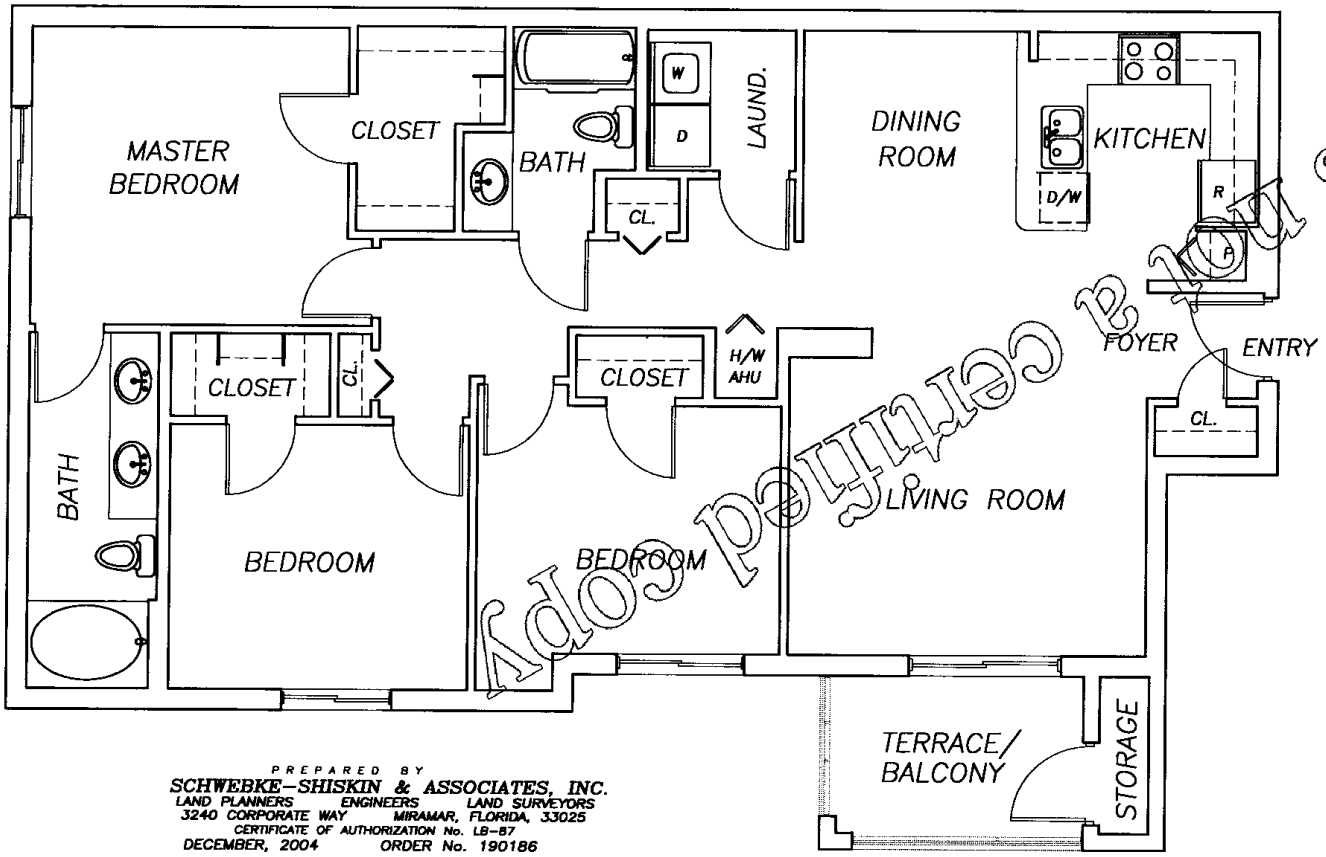
EXHIBIT 2-A
SHEET 132 OF 139 SHEETS

I:\224342\EMERALD DUNES\PROPOSED GRAPHICS\TYP UNITS\UNIT C1

Book19924/Page315

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

INITIAL PHASE



Not a certified copy

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190186

GENERAL NOTES:

1) THIS GRAPHICAL REPRESENTATION IS BASED ON ELECTRONIC MEDIA AND ARCHITECTURAL PLANS PREPARED BY MARC WIENER, A.R.#0010416, ENTITLED "EMERALD DUNES APARTMENTS" UNDER PROJECT NUMBER 01196, DATED APRIL 4, 2004, AND RECEIVED BY THIS FIRM ON OCTOBER 10, 2004.

2) THIS PLAN DOES NOT REPRESENT AN ACTUAL FIELD SURVEY BY THIS FIRM.

3) THE TERRACE AND/OR BALCONY ADJACENT TO THE UNIT IS A LIMITED COMMON ELEMENT OF THE UNIT TO WHICH IT IS APPURTENANT.

LEGEND

LAUND.	DENOTES LAUNDRY CLOSET
AHU	DENOTES AIR HANDLER UNIT
H/W	DENOTES WATER HEATER
D/W	DENOTES DISHWASHER
CL.	DENOTES CLOSET
R	DENOTES REFRIGERATOR
P	DENOTES PANTRY
D	DENOTES DRYER
W	DENOTES WASHER

0 1 3 7 12
GRAPHIC SCALE IN FEET

TYPICAL UNIT CYPRESS-R

EXHIBIT 2-A
SHEET 133 OF 139 SHEETS

k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\TYP UNITS\UNIT C1-R

Page 184 of 351

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

INITIAL PHASE

LOCATION OF THIS TYPICAL UNIT:

BUILDING No. 6370	BUILDING No. 6378	BUILDING No. 6386	BUILDING No. 6400
UNIT No. 201	UNIT No. 201	UNIT No. 201	UNIT No. 201
UNIT No. 301	UNIT No. 301	UNIT No. 301	UNIT No. 301

BUILDING No. 6434	BUILDING No. 6450	BUILDING No. 6466	BUILDING No. 6492
UNIT No. 201	UNIT No. 201	UNIT No. 201	UNIT No. 201
UNIT No. 301	UNIT No. 301	UNIT No. 301	UNIT No. 301

This is not a certified copy

TYPICAL UNIT
CYPRESS–R

PREPARED BY
SCHWEBKE–SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB–87
DECEMBER, 2004 ORDER No. 190186

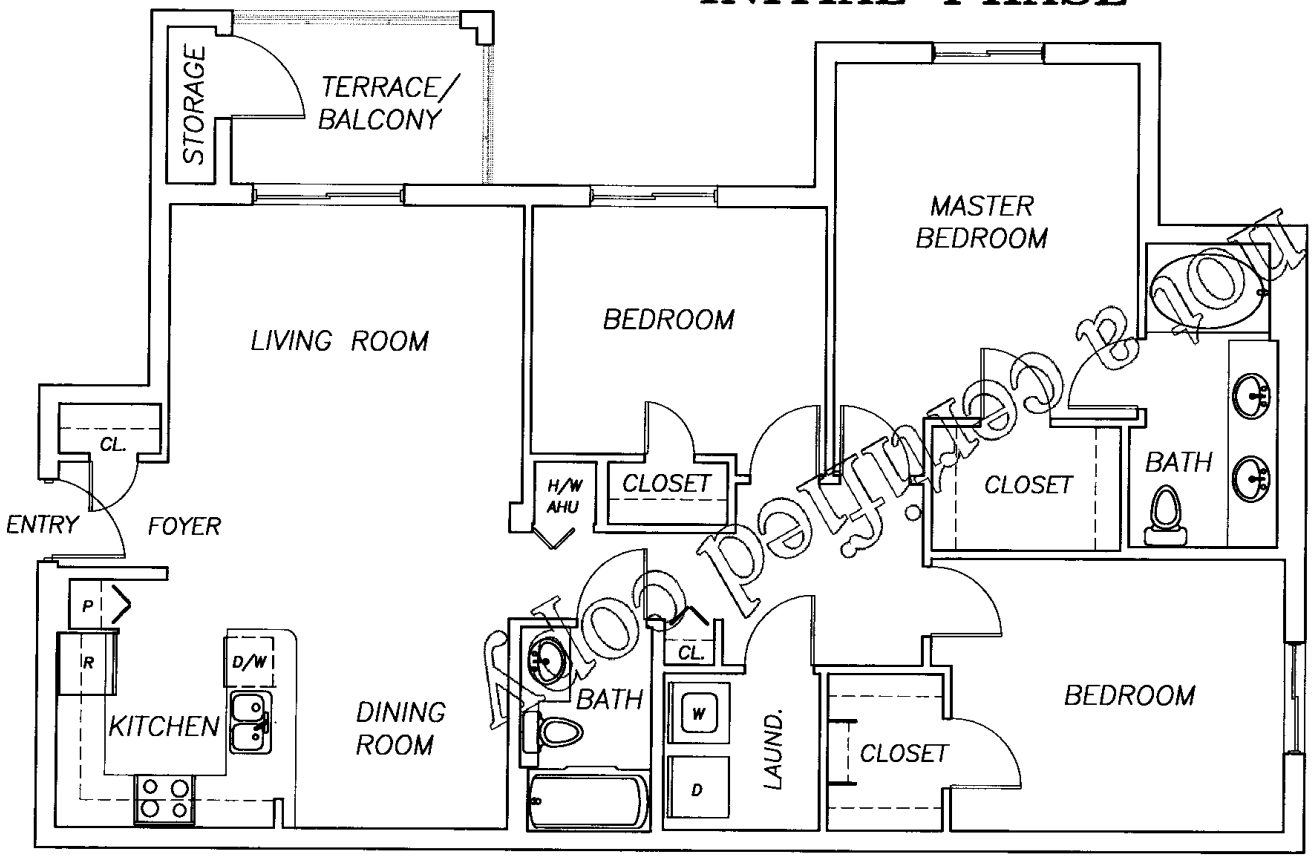
EXHIBIT 2–A
SHEET 134 OF 139 SHEETS

I:\224342\EMERALD DUNES\PROPOSED GRAPHICS\TYP UNITS\UNIT C1R

Book19924/Page317

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

INITIAL PHASE



Not Original Document

GENERAL NOTES:

1) THIS GRAPHICAL REPRESENTATION IS BASED ON ELECTRONIC MEDIA AND ARCHITECTURAL PLANS PREPARED BY MARC WIENER, A.R.#0010416, ENTITLED "EMERALD DUNES APARTMENTS" UNDER PROJECT NUMBER 01196, DATED APRIL 4, 2004, AND RECEIVED BY THIS FIRM ON OCTOBER 10, 2004.

2) THIS PLAN DOES NOT REPRESENT AN ACTUAL FIELD SURVEY BY THIS FIRM.

3) THE TERRACE AND/OR BALCONY ADJACENT TO THE UNIT IS A LIMITED COMMON ELEMENT OF THE UNIT TO WHICH IT IS APPURTENANT.

LEGEND

LAUND.	DENOTES LAUNDRY CLOSET
AHU	DENOTES AIR HANDLER UNIT
H/W	DENOTES WATER HEATER
D/W	DENOTES DISHWASHER
CL.	DENOTES CLOSET
R	DENOTES REFRIGERATOR
P	DENOTES PANTRY
D	DENOTES DRYER
W	DENOTES WASHER

0 1 3 7 12

GRAPHIC SCALE IN FEET

TYPICAL UNIT
ROYAL PALM

PREPARED BY
SCHWEBKE–SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB–87
DECEMBER, 2004 ORDER No. 190186

EXHIBIT 2–A

SHEET 135 OF 139 SHEETS

k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\TYP UNITS\UNIT C2

Page 186 of 351

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

INITIAL PHASE

LOCATION OF THIS TYPICAL UNIT:

BUILDING No. 6370
UNIT No. 103
UNIT No. 203
UNIT No. 303

BUILDING No. 6378
UNIT No. 103
UNIT No. 203
UNIT No. 303

BUILDING No. 6386
UNIT No. 105
UNIT No. 205
UNIT No. 305

BUILDING No. 6400
UNIT No. 103
UNIT No. 203
UNIT No. 303

BUILDING No. 6434
UNIT No. 103
UNIT No. 203
UNIT No. 303

BUILDING No. 6450
UNIT No. 103
UNIT No. 203
UNIT No. 303

BUILDING No. 6466
UNIT No. 105
UNIT No. 205
UNIT No. 305

BUILDING No. 6492
UNIT No. 105
UNIT No. 205
UNIT No. 305

This is not a certified copy

TYPICAL UNIT
ROYAL PALM

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190186

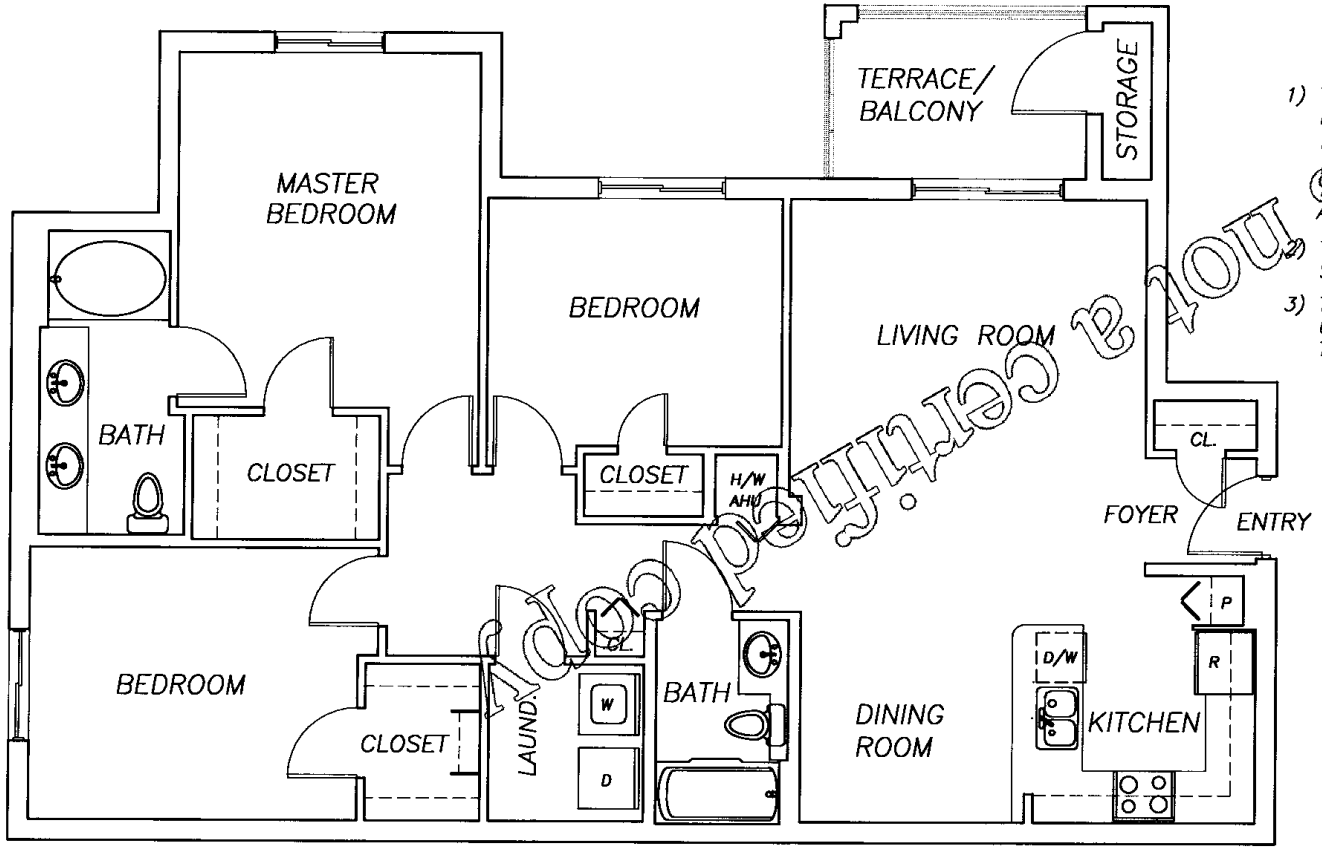
EXHIBIT 2-A
SHEET 136 OF 139 SHEETS

I:\224342\EMERALD DUNES\PROPOSED GRAPHICS\TYP UNITS\UNIT C2

Book19924/Page319

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

INITIAL PHASE



GENERAL NOTES:

1) THIS GRAPHICAL REPRESENTATION IS BASED ON ELECTRONIC MEDIA AND ARCHITECTURAL PLANS PREPARED BY MARC WIENER, A.R.#0010416, ENTITLED "EMERALD DUNES APARTMENTS" UNDER PROJECT NUMBER 01196, DATED APRIL 4, 2004, AND RECEIVED BY THIS FIRM ON OCTOBER 10, 2004.
2) THIS PLAN DOES NOT REPRESENT AN ACTUAL FIELD SURVEY BY THIS FIRM.
3) THE TERRACE AND/OR BALCONY ADJACENT TO THE UNIT IS A LIMITED COMMON ELEMENT OF THE UNIT TO WHICH IT IS APPURTENANT.

LEGEND

LAUND.	DENOTES LAUNDRY CLOSET
AHU	DENOTES AIR HANDLER UNIT
H/W	DENOTES WATER HEATER
D/W	DENOTES DISHWASHER
CL.	DENOTES CLOSET
R	DENOTES REFRIGERATOR
P	DENOTES PANTRY
D	DENOTES DRYER
W	DENOTES WASHER

0 1 3 7 12

GRAPHIC SCALE IN FEET

TYPICAL UNIT
ROYAL PALM—R

PREPARED BY
SCHWEBKE—SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB—87
DECEMBER, 2004 ORDER No. 190186

EXHIBIT 2—A
SHEET 137 OF 139 SHEETS

k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\TYP UNITS\UNIT C2—R

Not a certified copy

Page 188 of 351

Book19924/Page320

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

INITIAL PHASE

LOCATION OF THIS TYPICAL UNIT:

BUILDING No. 6370
UNIT No. 104
UNIT No. 204
UNIT No. 304

BUILDING No. 6378
UNIT No. 104
UNIT No. 204
UNIT No. 304

BUILDING No. 6386
UNIT No. 108
UNIT No. 208
UNIT No. 308

BUILDING No. 6400
UNIT No. 104
UNIT No. 204
UNIT No. 304

BUILDING No. 6434
UNIT No. 104
UNIT No. 204
UNIT No. 304

BUILDING No. 6450
UNIT No. 104
UNIT No. 204
UNIT No. 304

BUILDING No. 6466
UNIT No. 108
UNIT No. 208
UNIT No. 308

BUILDING No. 6492
UNIT No. 108
UNIT No. 208
UNIT No. 308

Copy Not Certified. This is

TYPICAL UNIT
ROYAL PALM–R

PREPARED BY
SCHWEBKE–SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB–87
DECEMBER, 2004 ORDER No. 190186

EXHIBIT 2–A
SHEET 138 OF 139 SHEETS

I:\224342\EMERALD DUNES\PROPOSED GRAPHICS\TYP UNITS\UNIT C2–R

Page 189 of 351

Book19924/Page321

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM
INITIAL PHASE

The undersigned, a Surveyor, duly authorized to practice under the laws of the State of Florida, hereby certifies that: the construction of the improvements, as described in this Exhibit 2–A the Declaration of Condominium of "THE VILLAS AT EMERALD DUNES, A CONDOMINIUM", have been substantially completed so that this Exhibit 2–A of the said Declaration of Condominium, together with the provisions of the aforesaid Declaration of Condominium describing the Condominium Property, relating to matters of survey, is an accurate representation of the locations and dimensions of the improvements as shown in said Exhibit 2–A; and further that, the identification, location, and dimensions of the Common Elements and of each Unit can be determined from said materials to the best of my knowledge and belief. This survey complies with the Minimum Technical Standards set forth by the Florida State Board of Professional Surveyors and Mappers in Chapter 61G17–6, Florida Administrative Code, pursuant to Section 472.02, Florida Statutes and Chapter 718, Florida Statutes. This certification relates to matters of survey only, and is not to certify that the improvements have been properly constructed in accordance with any applicable building codes or governmental requirements.

SCHWEBKE–SHISKIN & ASSOCIATES, INC.

Signed this 3rd Day of FEBRUARY, 2006.

By: Ronald A. Fritz
Ronald A. Fritz, Assistant Vice–President
Professional Land Surveyor No. 2767
State of Florida

NOT VALID without the signature and the original raised seal of a Florida licensed surveyor and mapper.

SURVEYOR'S CERTIFICATION

PREPARED BY
SCHWEBKE–SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB–87
DECEMBER, 2004 ORDER No. 190186

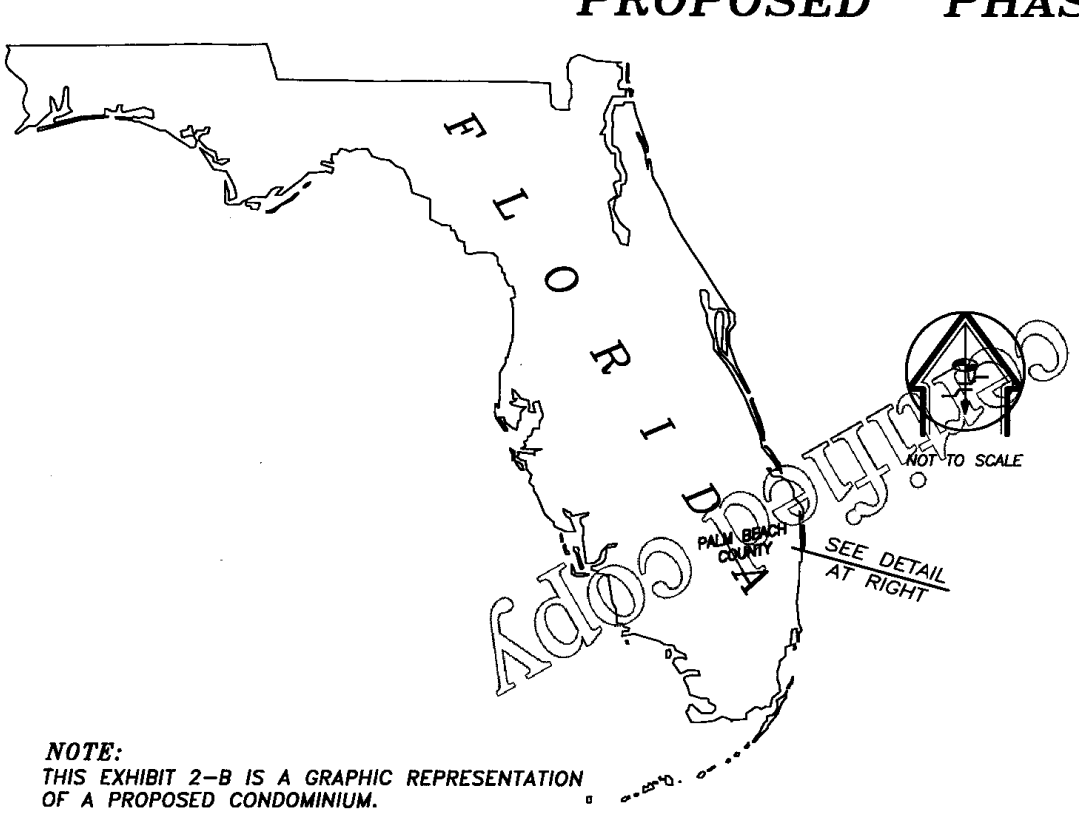
EXHIBIT 2–A
SHEET 139 OF 139 SHEETS

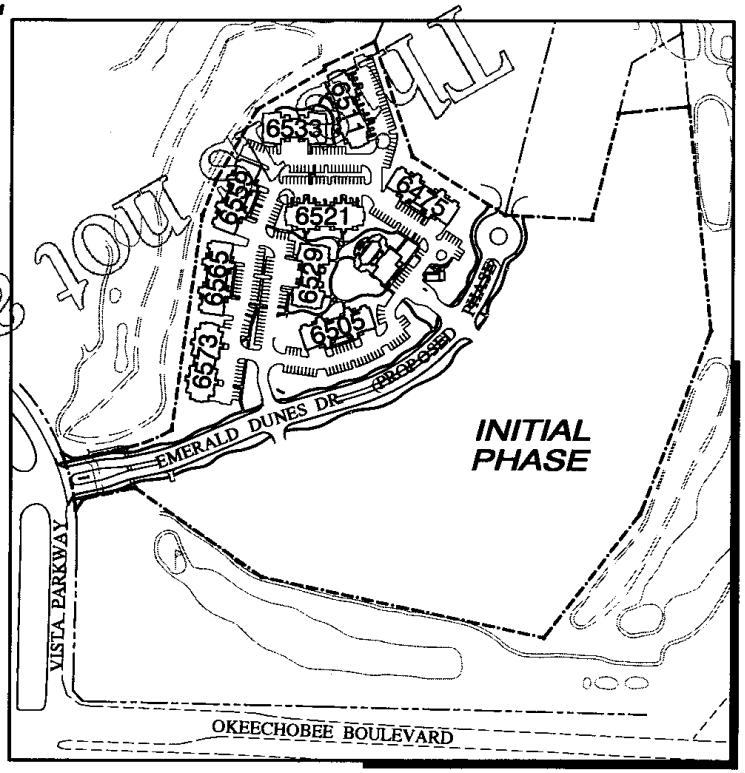
k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\NOTES AND LEGEND.DWG

Book19924/Page322

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

PROPOSED PHASE





Copy Not to be Copied

NOTE:
THIS EXHIBIT 2-B IS A GRAPHIC REPRESENTATION OF A PROPOSED CONDOMINIUM.

LOCATION SKETCH

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190186

EXHIBIT 2-B
SHEET 1 OF 105 SHEETS

k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\DWG\LOC-SKE.DWG

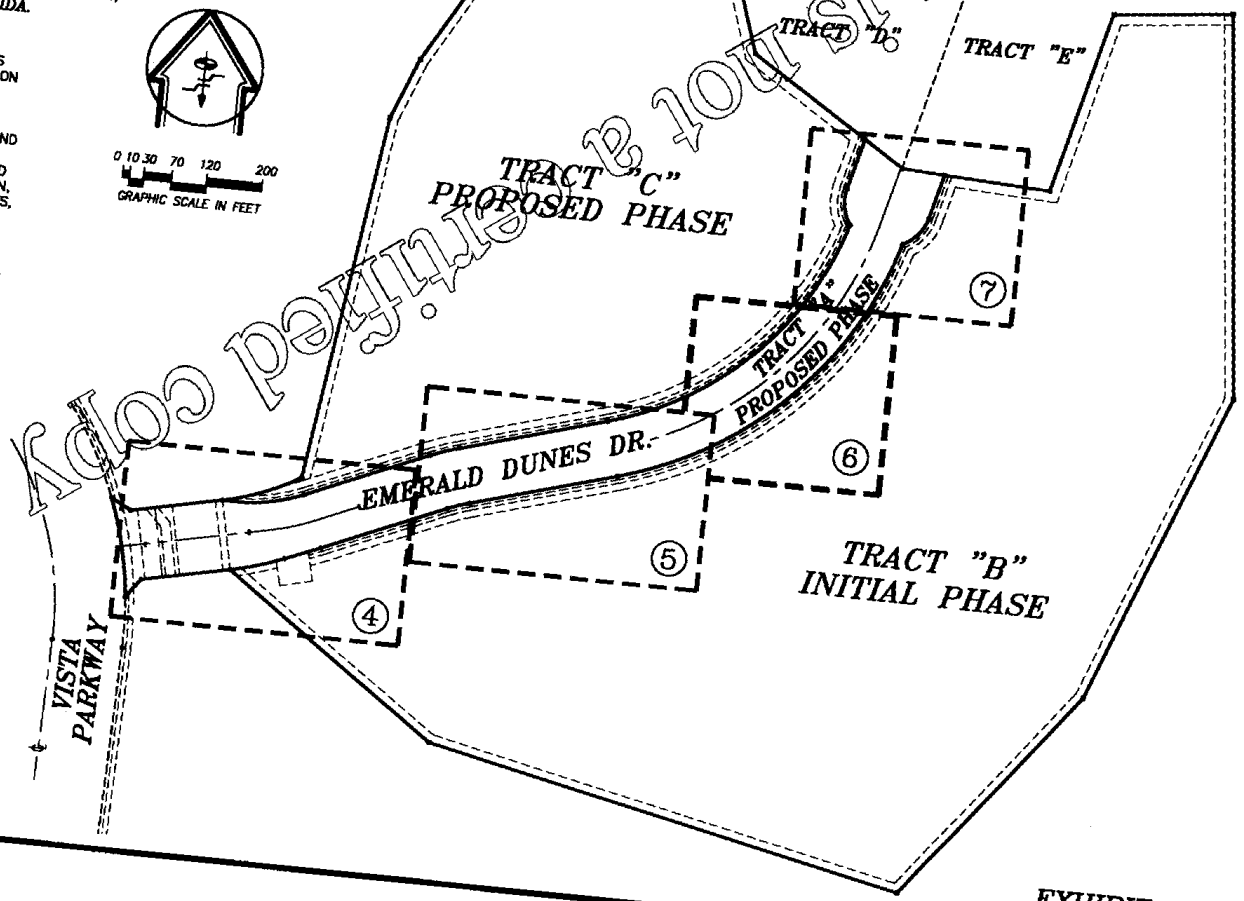
Book19924/Page323

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

PROPOSED PHASE

DEDICATION PER PLAT BOOK 99 AT PAGES 140 THROUGH 142, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TRACT "A", AS SHOWN HEREON, IS HEREBY RESERVED FOR FAIRFIELD EMERALD DUNES LIMITED PARTNERSHIP, THEIR SUCCESSORS AND/OR ASSIGNS, FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID FAIRFIELD EMERALD DUNES LIMITED PARTNERSHIP, THEIR SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, ALL TRACTS FOR PRIVATE STREET PURPOSES, AND DRIVEWAY/PARKING TRACTS, AS SHOWN HEREON, ARE HEREBY SUBJECT TO AN OVERLYING NON-EXCLUSIVE EASEMENT DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATION LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES, SUBJECT TO EASEMENTS IN FAVOR OF EMERALD DUNES GOLF, L.L.C., ITS SUCCESSORS AND/OR ASSIGNS, PURSUANT TO "RECIPROCAL EASEMENT AND ACCESS AGREEMENT" AS RECORDED IN OFFICIAL RECORDS BOOK 14590, PAGES 661 THROUGH 745 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE TRACTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND/OR ASSIGNS.



This is not a certified copy.

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190186

OVERALL SKETCH OF PROPOSED PHASE (TRACT "A")

I:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\LEGAL.DWG

EXHIBIT 2-B
SHEET 2 OF 105 SHEETS

Page 192 of 351

Book19924/Page324

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM
PROPOSED PHASE

TRACT "A", "FAIRFIELD AT EMERALD DUNES", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 99, AT PAGE 140 TROUGHT 142, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING AND BEING IN THE SOUTH 1/2 OF SECTION 22, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

This is not a certified copy

LEGAL DESCRIPTION OF PROPOSED PHASE (TRACT "A")

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190186

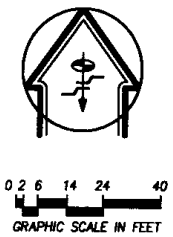
EXHIBIT 2-B
SHEET 3 OF 105 SHEETS

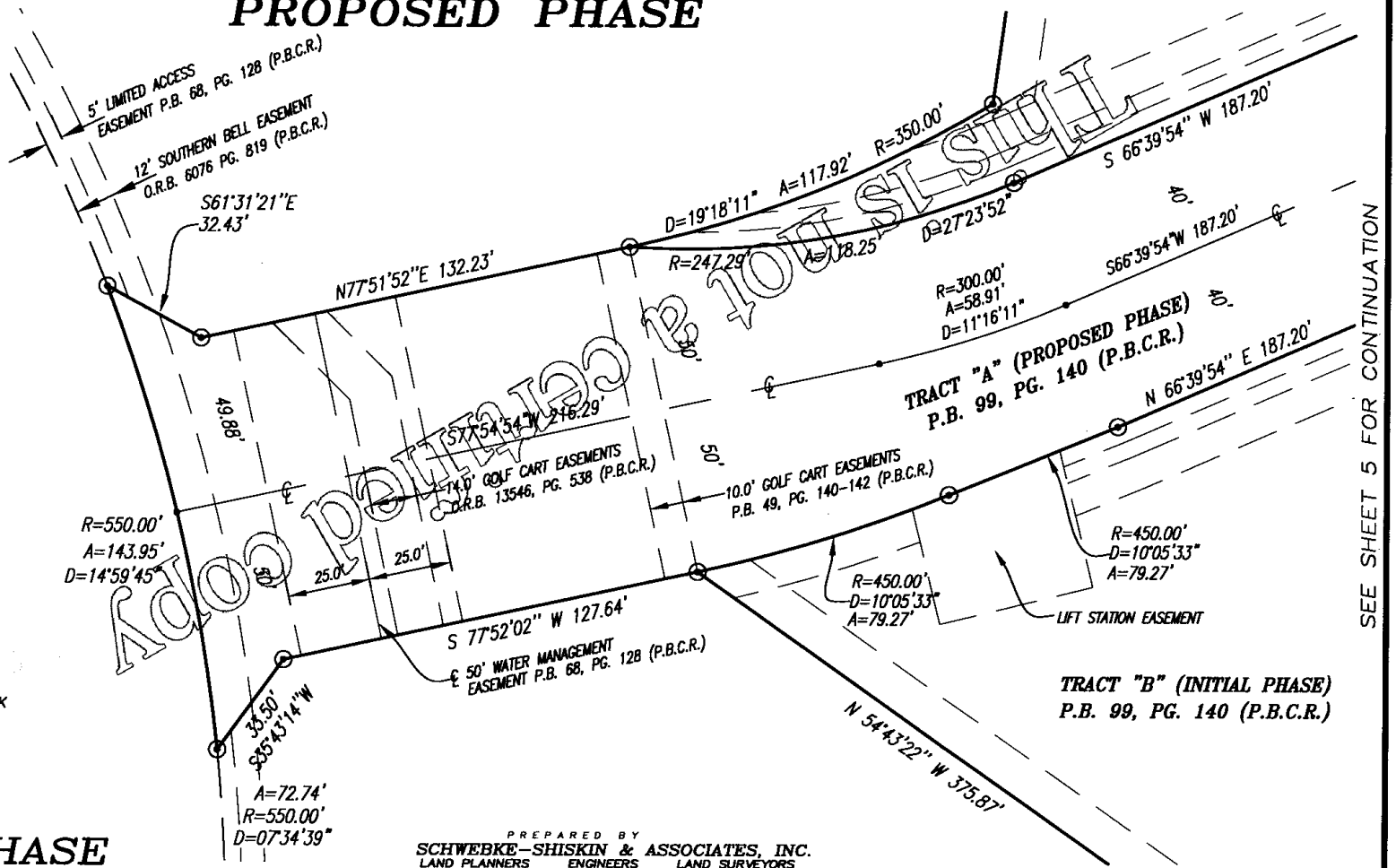
k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\LEGAL.DWG

Book19924/Page325

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

PROPOSED PHASE





Add pertinent SL-Style

LEGEND

R	DENOTES RADIUS
D	DENOTES DELTA
A	DENOTES ARC DISTANCE
P.B.C.R.	DENOTES PALM BEACH COUNTY RECORDS
P.B	DENOTES PLAT BOOK
PG.	DENOTES PAGE
O.R.B.	DENOTES OFFICIAL RECORD BOOK

SKETCH OF PROPOSED PHASE (TRACT "A")

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190186

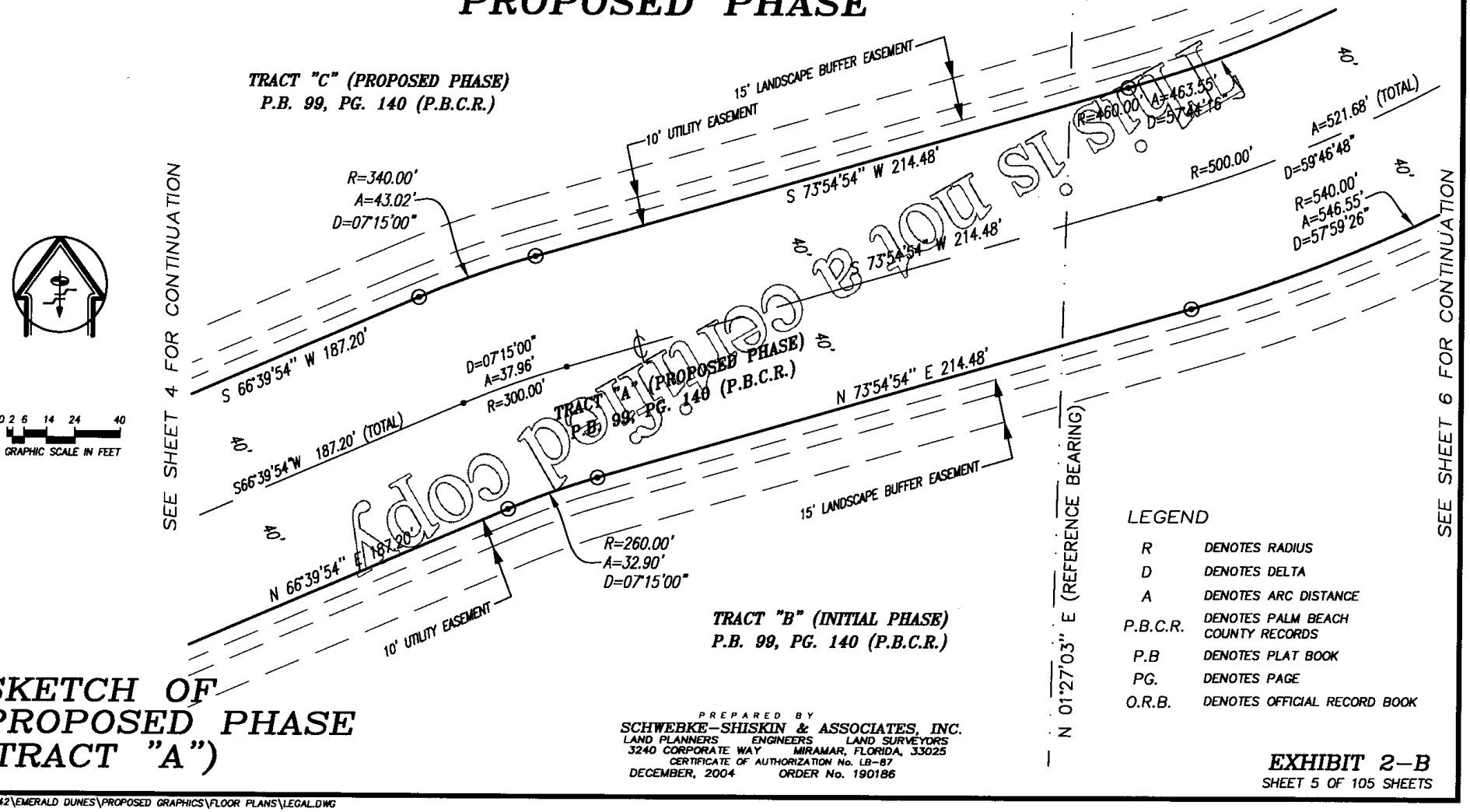
EXHIBIT 2-B
SHEET 4 OF 105 SHEETS

k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\LEGAL.DWG

Book19924/Page326

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

PROPOSED PHASE



Copy pertaining to 400 SW 1st St, Stuart

LEGEND

R	DENOTES RADIUS
D	DENOTES DELTA
A	DENOTES ARC DISTANCE
P.B.C.R.	DENOTES PALM BEACH COUNTY RECORDS
P.B	DENOTES PLAT BOOK
PG.	DENOTES PAGE
O.R.B.	DENOTES OFFICIAL RECORD BOOK

SKETCH OF PROPOSED PHASE (TRACT "A")

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190186

EXHIBIT 2-B
SHEET 5 OF 105 SHEETS

k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\LEGAL.DWG

Book19924/Page327

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

PROPOSED PHASE

SEE SHEET 7 FOR CONTINUATION



0 2 6 14 24 40

GRAPHIC SCALE IN FEET

LEGEND

R	DENOTES RADIUS
D	DENOTES DELTA
A	DENOTES ARC DISTANCE
P.B.C.R.	DENOTES PALM BEACH COUNTY RECORDS
P.B	DENOTES PLAT BOOK
PG.	DENOTES PAGE
O.R.B.	DENOTES OFFICIAL RECORD BOOK

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190186

SEE SHEET 5 FOR CONTINUATION

TRACT "C" (PROPOSED PHASE)
P.B. 99, PG. 140 (P.B.C.R.)

15' LANDSCAPE BUFFER EASEMENT

(TOTAL)
A=463.55'
R=460.00'
D=57°44'16"

D=59°46'48"

40'

10' UTILITY EASEMENT

R=500.00'

TRACT "A" (PROPOSED PHASE)
P.B. 99, PG. 140 (P.B.C.R.)

15' LANDSCAPE BUFFER EASEMENT

R=540.00'
A=546.55'
D=57°59'26"

40'

A=521.68' (TOTAL)

D=59°46'48"

40'

R=540.00'
A=546.55'
D=57°59'26"

TRACT "B" (INITIAL PHASE)
P.B. 99, PG. 140 (P.B.C.R.)

10' UTILITY EASEMENT

Copy Pertaining to this Suit

SKETCH OF PROPOSED PHASE (TRACT "A")

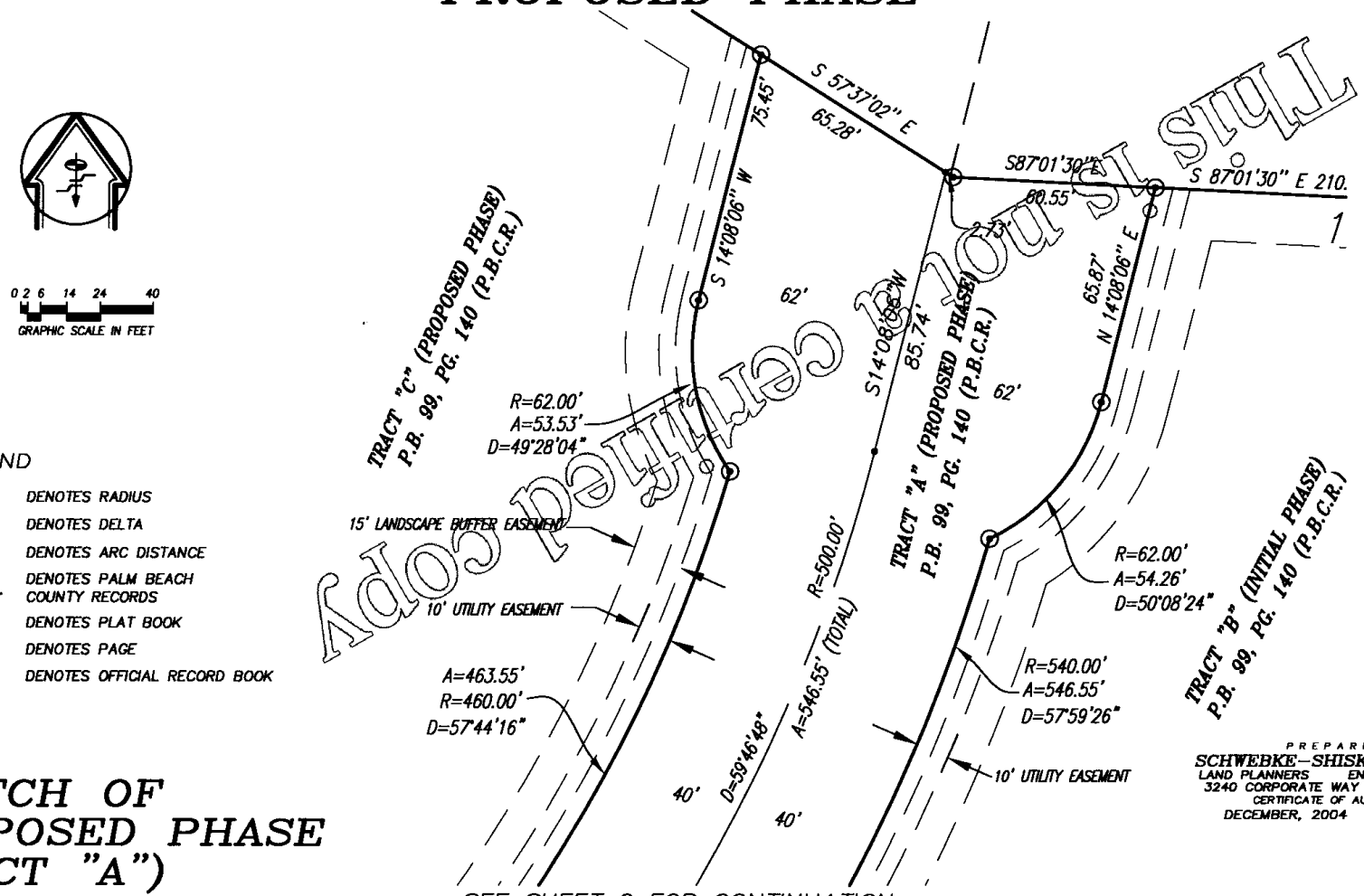
EXHIBIT 2-B
SHEET 6 OF 105 SHEETS

k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\LEGAL.DWG

Book19924/Page328

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

PROPOSED PHASE



Not certified copy

LEGEND

R	DENOTES RADIUS
D	DENOTES DELTA
A	DENOTES ARC DISTANCE
P.B.C.R.	DENOTES PALM BEACH COUNTY RECORDS
P.B	DENOTES PLAT BOOK
PG.	DENOTES PAGE
O.R.B.	DENOTES OFFICIAL RECORD BOOK

SKETCH OF PROPOSED PHASE (TRACT "A")

SEE SHEET 6 FOR CONTINUATION

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190186

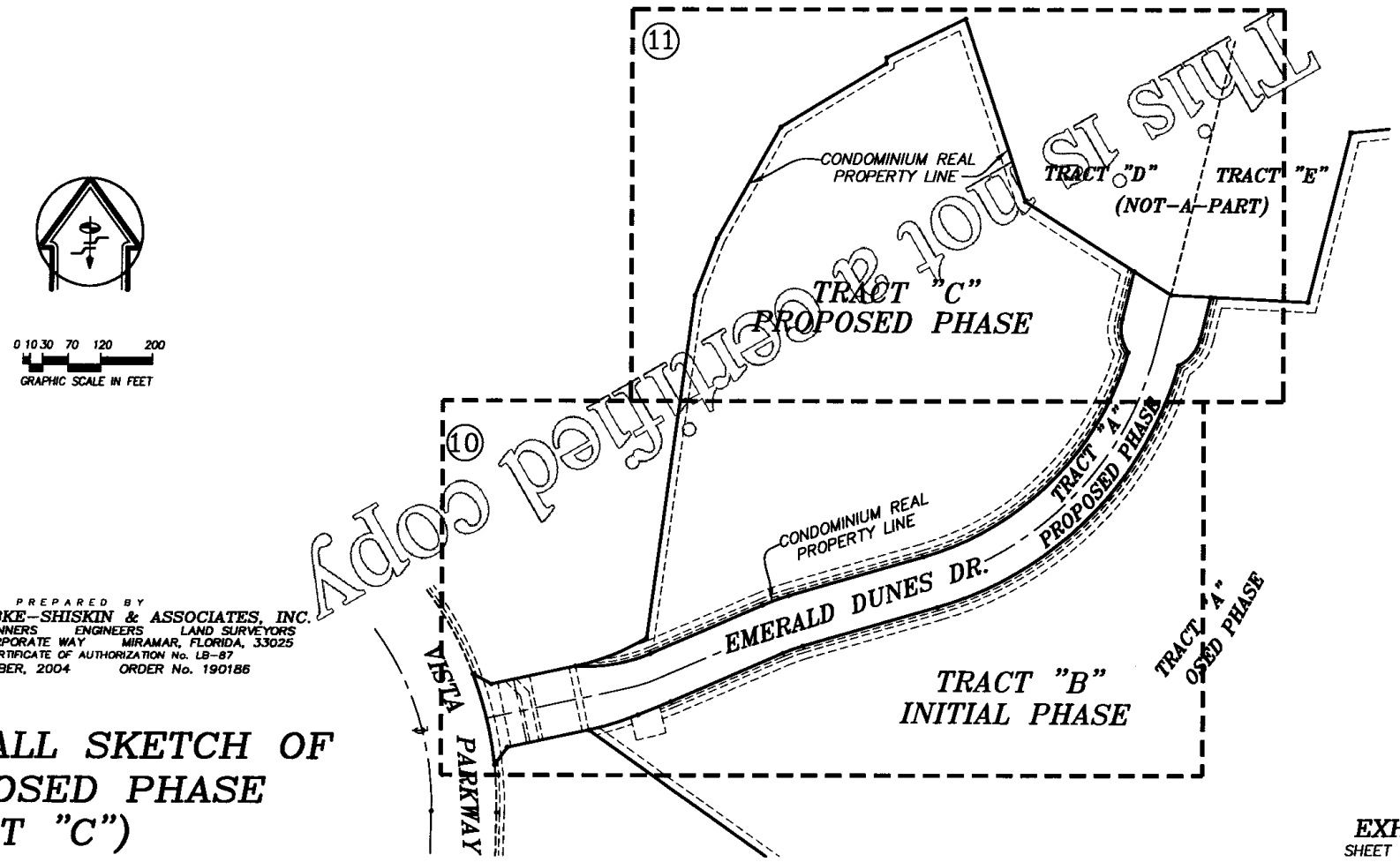
EXHIBIT 2-B
SHEET 7 OF 105 SHEETS

k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\LEGAL.DWG

Book19924/Page329

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

PROPOSED PHASE



This is an unofficial certified copy

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190186

OVERALL SKETCH OF PROPOSED PHASE (TRACT "C")

EXHIBIT 2-B
SHEET 8 OF 105 SHEETS

k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\LEGAL.DWG

Page 198 of 351

Book19924/Page330

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM
PROPOSED PHASE

TRACTS "A" AND "C", "FAIRFIELD AT EMERALD DUNES", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 99, AT PAGES 140 THROUGH 142 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING AND BEING IN THE SOUTH 1/2 OF SECTION 22, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

This is not a certified copy

LEGAL DESCRIPTION OF PROPOSED PHASE (TRACT "C")

PREPARED BY
SCHWEBKE–SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB–87
DECEMBER, 2004 ORDER No. 190186

EXHIBIT 2–B
SHEET 9 OF 105 SHEETS

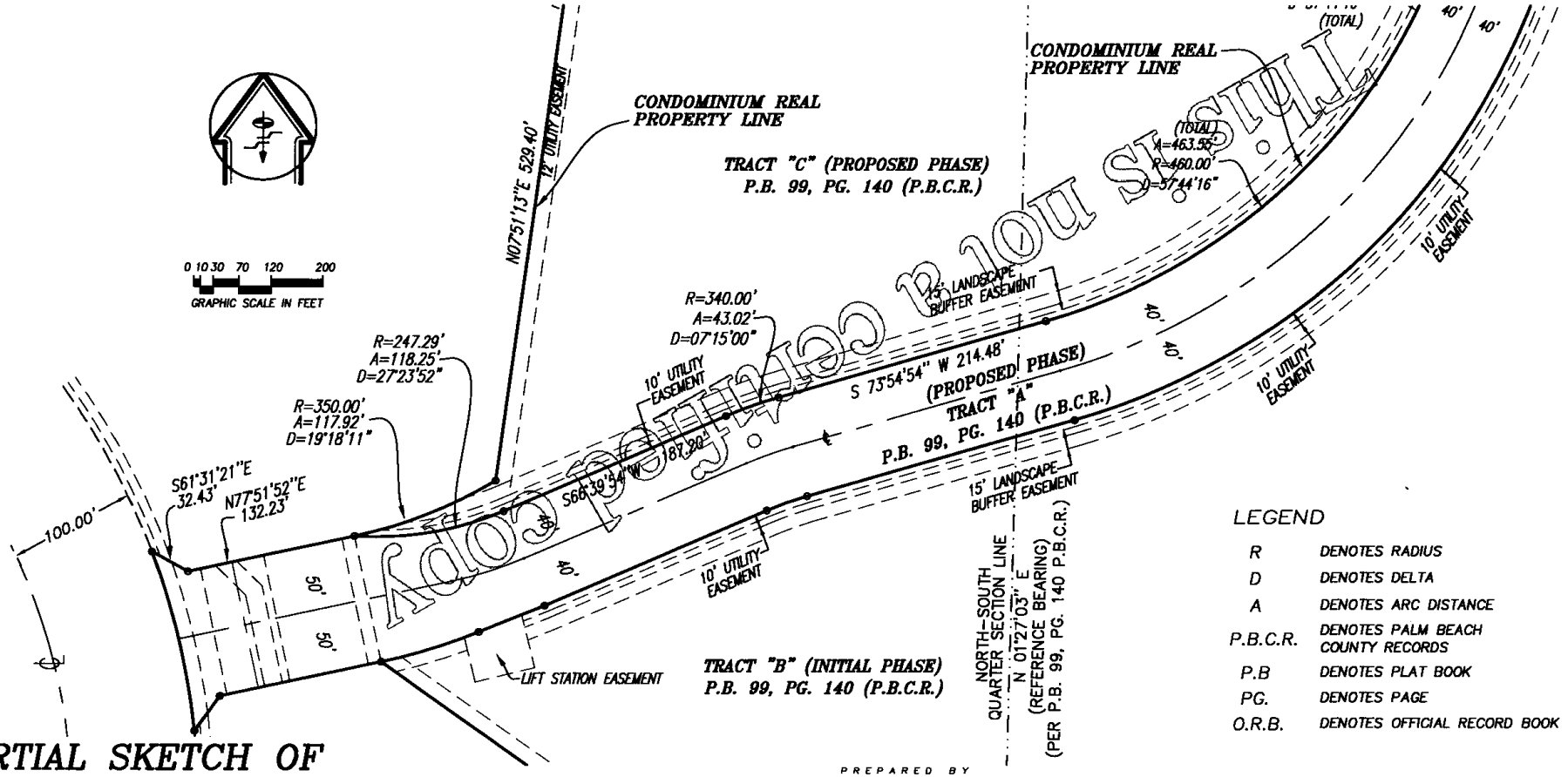
k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\LEGAL.DWG

Book19924/Page331

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

PROPOSED PHASE

SEE SHEET 11 FOR CONTINUATION



Copy Not Certified By Old Republic Title

PARTIAL SKETCH OF PROPOSED PHASE (TRACT "C")

LEGEND

R	DENOTES RADIUS
D	DENOTES DELTA
A	DENOTES ARC DISTANCE
P.B.C.R.	DENOTES PALM BEACH COUNTY RECORDS
P.B	DENOTES PLAT BOOK
PG.	DENOTES PAGE
O.R.B.	DENOTES OFFICIAL RECORD BOOK

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190186

EXHIBIT 2-B

SHEET 10 OF 105 SHEETS

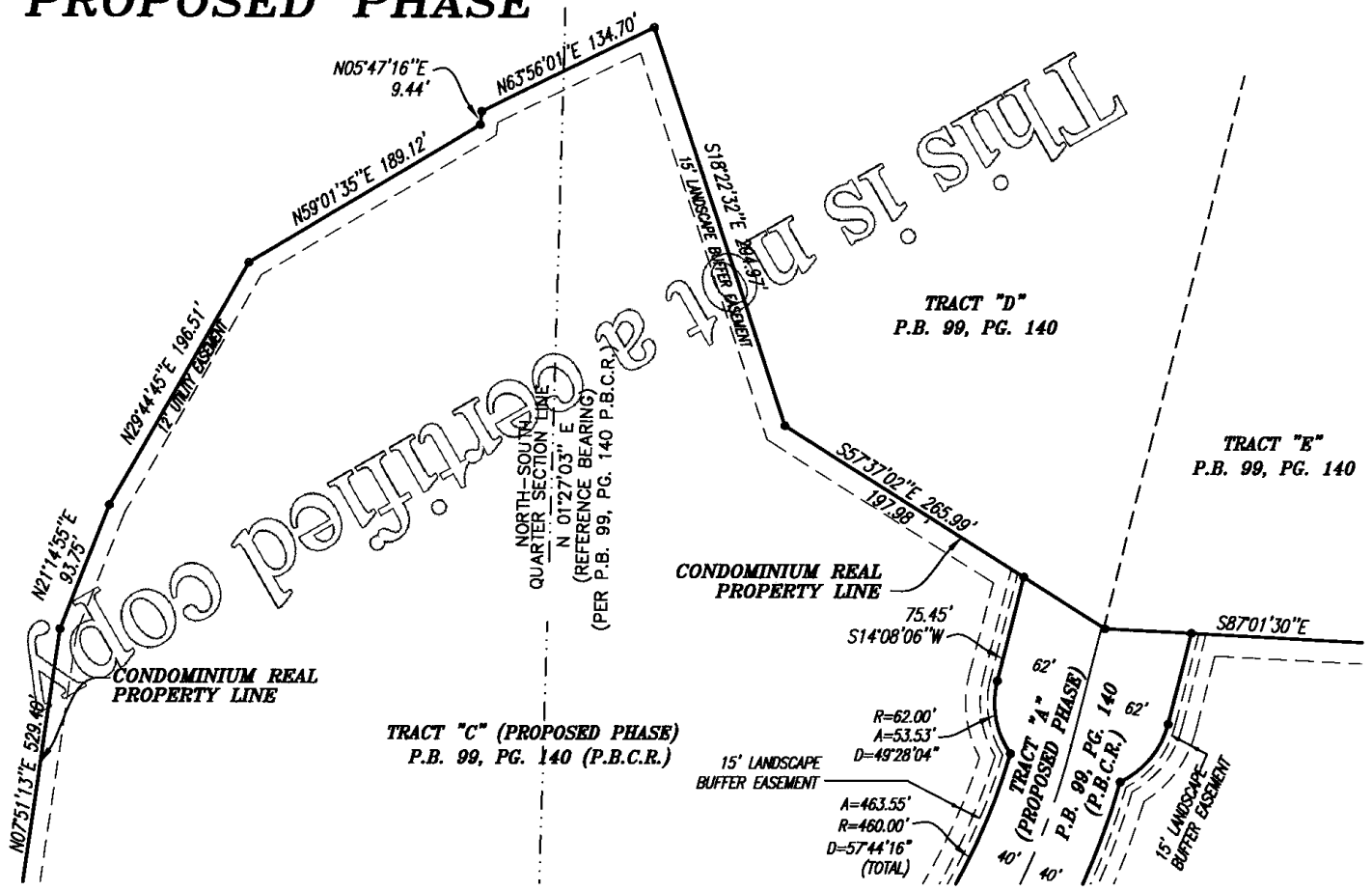
k: \224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\LEGAL.DWG

Page 200 of 351

Book19924/Page332

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

PROPOSED PHASE



0 10 30 70 120 200

GRAPHIC SCALE IN FEET

LEGEND

R	DENOTES RADIUS
D	DENOTES DELTA
A	DENOTES ARC DISTANCE
P.B.C.R.	DENOTES PALM BEACH COUNTY RECORDS
P.B	DENOTES PLAT BOOK
PG.	DENOTES PAGE
O.R.B.	DENOTES OFFICIAL RECORD BOOK

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190186

PARTIAL SKETCH OF PROPOSED PHASE (TRACT "C")

SEE SHEET 10 FOR CONTINUATION

EXHIBIT 2-B
SHEET 11 OF 105 SHEETS

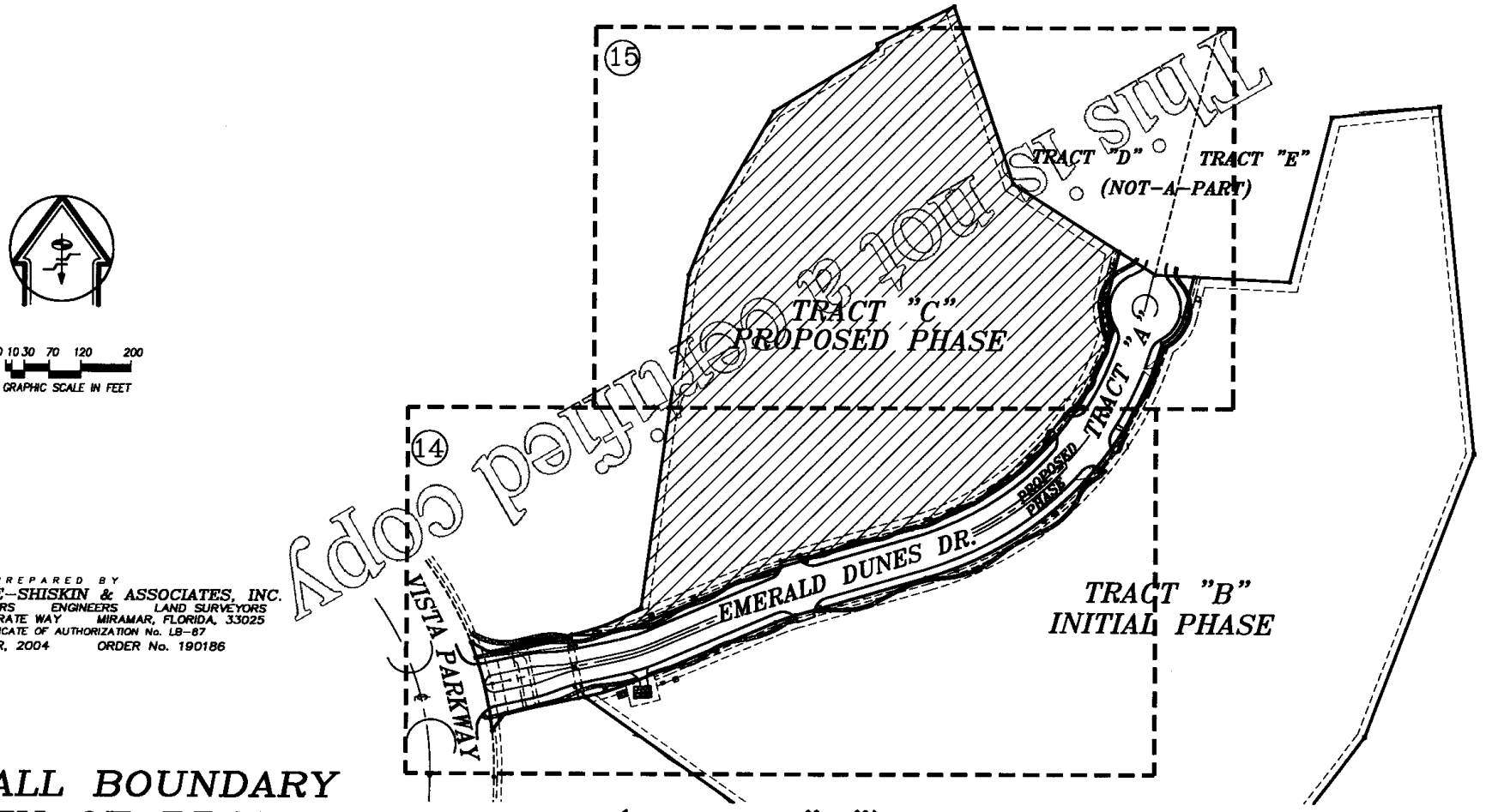
k: \224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\LEGAL.DWG

This is not a certified copy.

Book19924/Page333

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

PROPOSED PHASE



Unofficial Document
Copyrighted

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190186

OVERALL BOUNDARY SURVEY OF PROPOSED PHASE (TRACT "C")

EXHIBIT 2-B
SHEET 12 OF 105 SHEETS

k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\SKETCH OF SURVEY.DWG

Book19924/Page334

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM
PROPOSED PHASE

TRACT "C", "FAIRFIELD AT EMERALD DUNES", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 99, AT PAGES 140 THROUGH 142 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING AND BEING IN THE SOUTH 1/2 OF SECTION 22, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

This is not a certified copy

LEGAL DESCRIPTION OF PROPOSED PHASE (TRACT "C")

PREPARED BY
SCHWEBKE–SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB–87
DECEMBER, 2004 ORDER No. 190186

EXHIBIT 2–B
SHEET 13 OF 105 SHEETS

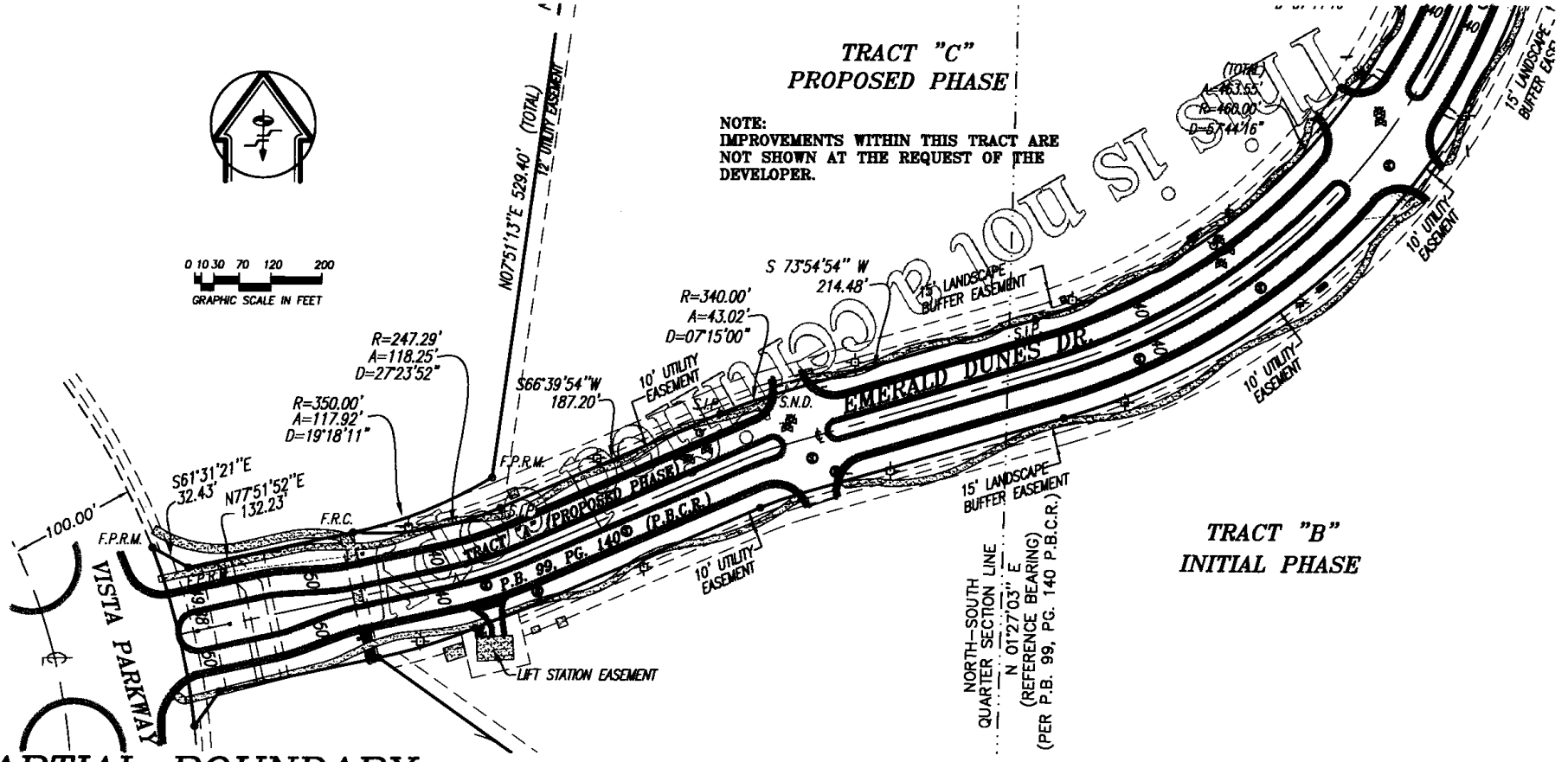
k: \224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\SKETCH OF SURVEY.DWG

Book19924/Page335

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

PROPOSED PHASE

SEE SHEET 15 FOR CONTINUATION



PARTIAL BOUNDARY SURVEY OF PROPOSED PHASE (TRACT "C")

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190186

EXHIBIT 2-B
SHEET 14 OF 105 SHEETS

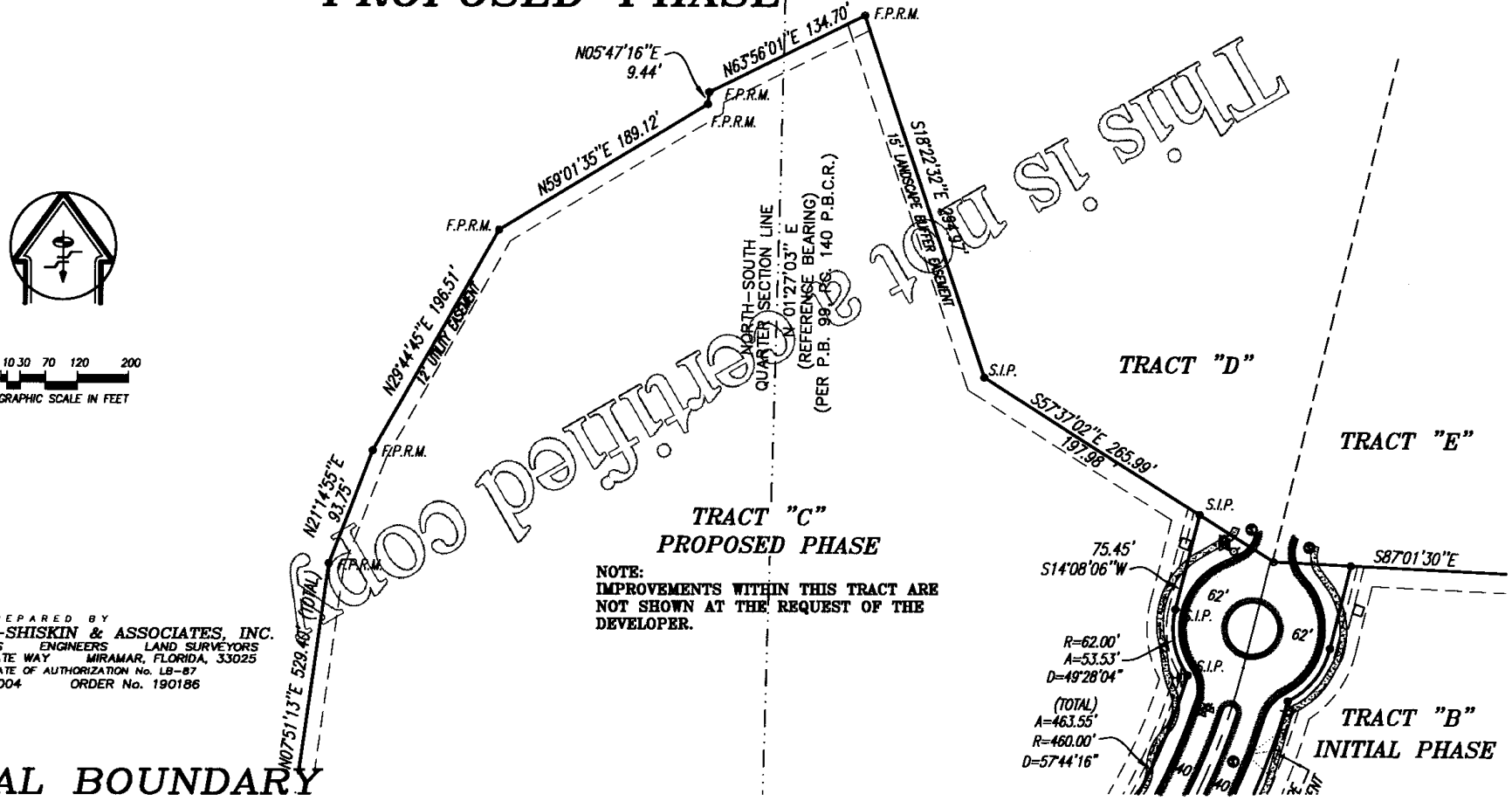
k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\SKETCH OF SURVEY.DWG

Page 204 of 351

Book19924/Page336

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

PROPOSED PHASE



Copy Digitized 10 This is not a

NOTE:
IMPROVEMENTS WITHIN THIS TRACT ARE NOT SHOWN AT THE REQUEST OF THE DEVELOPER.

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190186

PARTIAL BOUNDARY SURVEY OF PROPOSED PHASE (TRACT "C")

SEE SHEET 14 FOR CONTINUATION

EXHIBIT 2-B
SHEET 15 OF 105 SHEETS

k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\SKETCH OF SURVEY.DWG

Page 205 of 351

Book19924/Page337

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

PROPOSED PHASE

LEGEND:

DENOTES SIGN	DENOTES CENTER LINE
DENOTES SOUTHERN BELL MANHOLE	F.P.R.M. DENOTES FOUND PERMANENT REFERENCE MONUMENT
DENOTES GREASE TRAP MANHOLE	S.I.P. DENOTES SET 1/2" IRON PIPE # LB-87 CAP
DENOTES F.P.L. MANHOLE	S.N.D. DENOTES SET NAIL & DISC # LB-87
DENOTES ANCHOR	S.D.H. DENOTES SET DRILL HOLE
DENOTES LIGHT POLE	F.R.C. DENOTES FOUND REBAR & CAP
DENOTES CONCRETE POWER POLE	F.N.& W. DENOTES FOUND NAIL & WASHER
DENOTES WATER VALVE	P.B. DENOTES PLAT BOOK
DENOTES WATER METER	PG. DENOTES PAGE
DENOTES FIRE HYDRANT	O.R.B. DENOTES OFFICIAL RECORDS BOOK
DENOTES CATCH BASIN	C.B.S. DENOTES CONCRETE BLOCK STRUCTURE
DENOTES STORM DRAINAGE MANHOLE	(M) DENOTES MEASURED
DENOTES SANITARY SEWER MANHOLE	(R) DENOTES RECORD
DENOTES SANITARY SEWER CLEANOUT	R DENOTES RADIUS
DENOTES SEWER SERVICE	A DENOTES ARC LENGTH
DENOTES GUARD POST	D DENOTES DELTA OF CURVE
	DENOTES EXISTING CONCRETE
	DENOTES EXISTING ASPHALT

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY: THAT THIS "BOUNDARY SURVEY" OF THE PROPERTY DESCRIBED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION. THIS SURVEY COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS ADOPTED BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE.

SCHWEBKE-SHISKIN & ASSOCIATES, INC.

BY: Ronald A Fritz

RONALD A. FRITZ, ASSISTANT VICE-PRESIDENT
PROFESSIONAL LAND SURVEYOR No. 2767
STATE OF FLORIDA

NOTES:

1) BEARINGS SHOWN HEREON REFER TO AN ASSUMED BEARING OF N 01°27'03" E, ALONG THE NORTH-SOUTH QUARTER SECTION LINE OF SECTION 22, TOWNSHIP 43 SOUTH, RANGE 42 EAST, AS SHOWN ON THE HEREIN REFERENCED PLAT OF "FAIRFIELD AT EMERALD DUNES".
2) LEGAL DESCRIPTION SHOWN HEREON WAS PROVIDED BY CLIENT.
3) PROPERTY AS SHOWN HEREON CONTAINS: TRACT "C" : 9.91± ACRES
4) UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTINGS AND/OR FOUNDATIONS.
5) ORDERED BY: THE VILLAS AT EMERALD DUNES, L.L.C.
6) THIS BOUNDARY SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE ATTACHED CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTIES.
7) PROPERTY SHOWN HEREON FALLS WITHIN FEDERAL FLOOD ZONE B, PER FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 120192 0 150A, OF MAP DATED FEBRUARY 1, 1979.
8) VISIBLE INDICATORS OF UTILITIES ARE SHOWN HEREON, HOWEVER, NO ATTEMPT HAS BEEN MADE TO LOCATE UNDERGROUND ITEMS.
9) DISTANCES ALONG BOUNDARY OF SUBJECT PROPERTY ARE RECORD AND MEASURED UNLESS OTHERWISE STATED.
10) THIS SURVEY IS SUBJECT TO EASEMENTS AND RIGHTS OF WAY THAT WOULD BE REFLECTED ON A SEARCH OF TITLE OF THE SUBJECT LANDS
11) THIS IS A "BOUNDARY SURVEY".

Not to be used for construction

SURVEYOR'S CERTIFICATION NOTES AND LEGEND

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190186

EXHIBIT 2-B
SHEET 16 OF 105 SHEETS

k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\NOTES AND LEGEND.DWG

Page 206 of 351

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM
PROPOSED PHASE

1) Elevations shown are average elevations to the interior undecorated finished surface of the floor and ceiling of the Unit (Horizontal Boundary).

2) The Terrace/Balcony adjacent to a Unit is a Limited Common Element of the Unit to which it is appurtenant, subject to the provisions, conditions and restrictions of the Declaration of Condominium.

3) Elevations shown herein are subject to normal construction tolerances and are subordinate to the actual constructed limits of the Horizontal Boundary.

4) Areas within a Unit containing Conduits, Wiring, Ducts, Plumbing, Bearing Walls, Structural Supports and other such items serving Common Elements and/or other Units in addition to the Unit in which the area is located, together with the contents therein, regardless of location, constitute parts of the Common Elements to the exterior undecorated finish surface of said areas and have been omitted from this Exhibit 2-B for the purpose of graphical clarity.

5) All lands and all improvements within the Condominium Real Property Line, but not within a Unit (unless otherwise specified) or not designated as a Limited Common Element are parts of the Common Elements.

6) Refer to the Declaration of Condominium of "THE VILLAS AT EMERALD DUNES, A CONDOMINIUM", to which this Exhibit 2-B is attached and made a part of, for further definitions and explanations of the various parts of the said Condominium.

7) Bearings shown herein for the Condominium Real Property Line Information are based on an assumed bearing of North 01 Degrees 27 Minutes 03 Seconds East, along the North-South Quarter Section line of Section 22, Township 43 South, Range 42 Eats, as shown on the plat of "FAIRFIELD AT EMERALD DUNES" as recorded in Plat Book 99 at Pages 140 through 142 of the Public Records of Palm Beach County, Florida.

Add penthouse to 10th St. Stair

SURVEYOR'S NOTES

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190186

EXHIBIT 2-B
SHEET 17 OF 105 SHEETS

k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\NOTES AND LEGEND.DWG

Book19924/Page339

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM
PROPOSED PHASE

8) The subject property falls within Federal Flood Zone B, per the Federal Insurance Rate Map, Community Panel Number 120192 0 150A, dated February 1, 1979.

9) The Elevations shown herein refer to National Geodetic Vertical Datum of 1929 and are expressed in feet.

10) This Exhibit 2–B is subject to all easements, rights–of–way, emcumbrances, restrictions, and/or any other matters which have not been reflected in this Exhibit 2–B but may be disclosed in a Search of Title of the Subject Property.

11) This Exhibit 2–B was compiled from graphical representation based on electronic media and architectural plans prepared by Marc Wiener, A.R.#0010416, entitled "Emerald Dunes Apartments" under Project Number 01196, Dated April 04, 2004, and received by this firm on October 10, 2004.

12) This Exhibit 2–B was ordered by THE VILLAS AT EMERALD DUNES, L.L.C.

13) The Garage attached to a Building which includes the Parking Space located directly in front of the Garage ("Attached Garage") (both designated with the prefix "A"), the Detached Garage (designated with the prefix "D"), the Parking Carport (designated with the prefix "C") and the Uncovered Parking Space (designated with the prefix "U"), as shown within this Exhibit 2–B, are Common Elements or Limited Common Elements subject to assignment in accordance with the provisions, conditions and restrictions of the Declaration of Condominium.

14) All capitalized terms used and not defined herein shall have the meaning attributed in the Declaration of Condominium.

Not Certified By 10E SE, SIGL

SURVEYOR'S NOTES

PREPARED BY
SCHWEBKE–SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB–87
DECEMBER, 2004 ORDER No. 190186

EXHIBIT 2–B
SHEET 18 OF 105 SHEETS

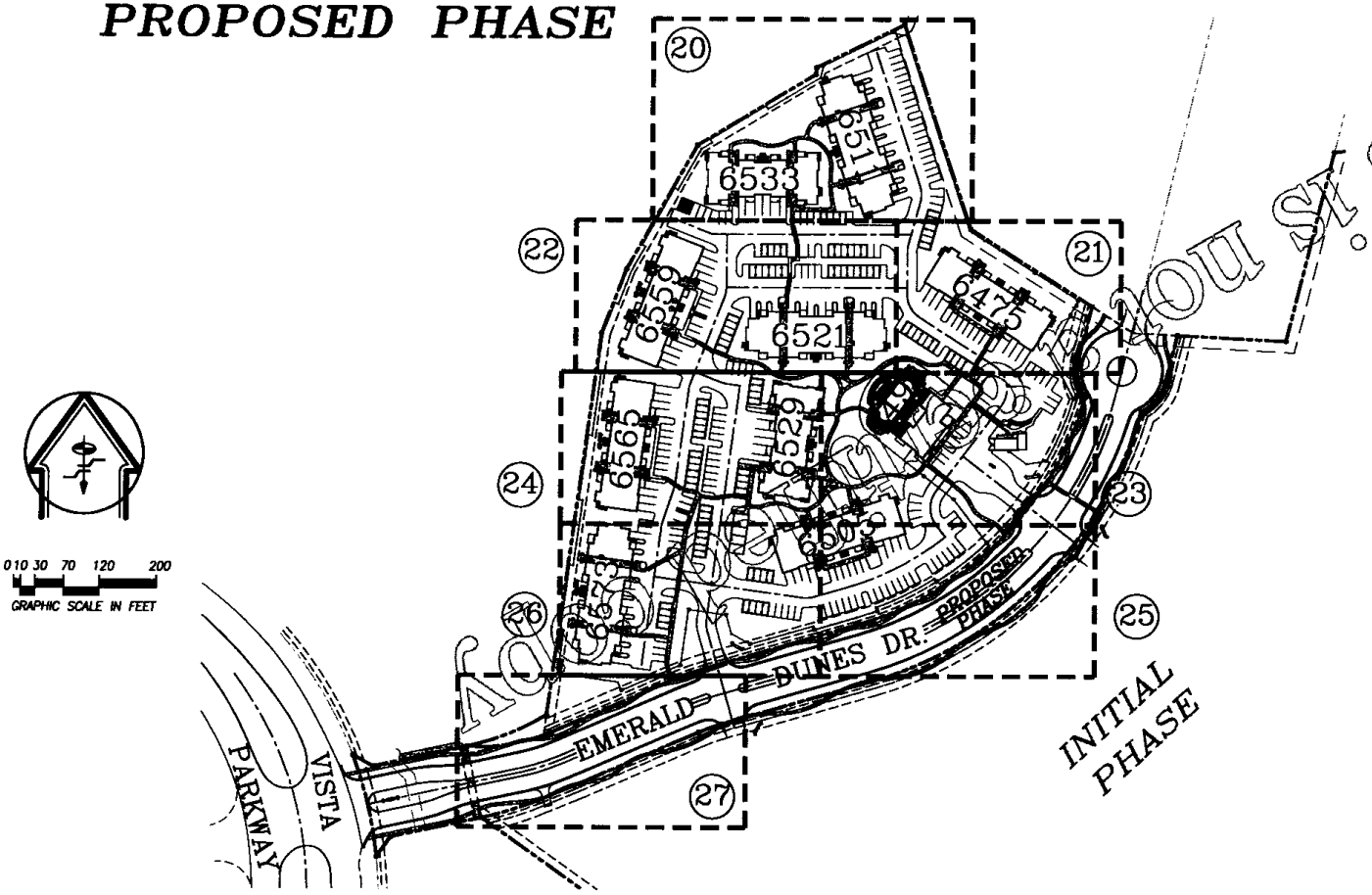
k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\NOTES AND LEGEND.DWG

Page 208 of 351

Book19924/Page340

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

PROPOSED PHASE



LEGEND

6350	DENOTES BUILDING NUMBER
(1)	DENOTES SHEET NUMBER OF DETAIL OF AREA
—℄—	DENOTES CENTER LINE
—·—·—	DENOTES PROPERTY LINE
	DENOTES CONCRETE SIDEWALK
	DENOTES PROPOSED ASPHALT
	DENOTES PARKING CARPORT
	DENOTES DETACHED GARAGE
L.B.E.	DENOTES LANDSCAPE BUFFER EASEMENT
U.E.	DENOTES UTILITY EASEMENT
(H)	DENOTES HANDICAP PARKING
	DENOTES CONCRETE SLAB FOR AIR CONDITIONING COMPRESSOR UNIT
C.B.S.	DENOTES CONCRETE BLOCK STUCCO STRUCTURE
U–	DENOTES UNCOVERED PARKING SPACE
C–	DENOTES PARKING CARPORT
D–	DENOTES DETACHED GARAGE
A–	DENOTES ATTACHED GARAGE AND PARKING SPACE DIRECTLY IN FRONT OF THE ATTACHED GARAGE.

PREPARED BY
SCHWEBKE–SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB–87
DECEMBER, 2004 ORDER No. 190186

OVERALL SITE PLAN
PROPOSED PHASE (TRACTS "A" & "C")

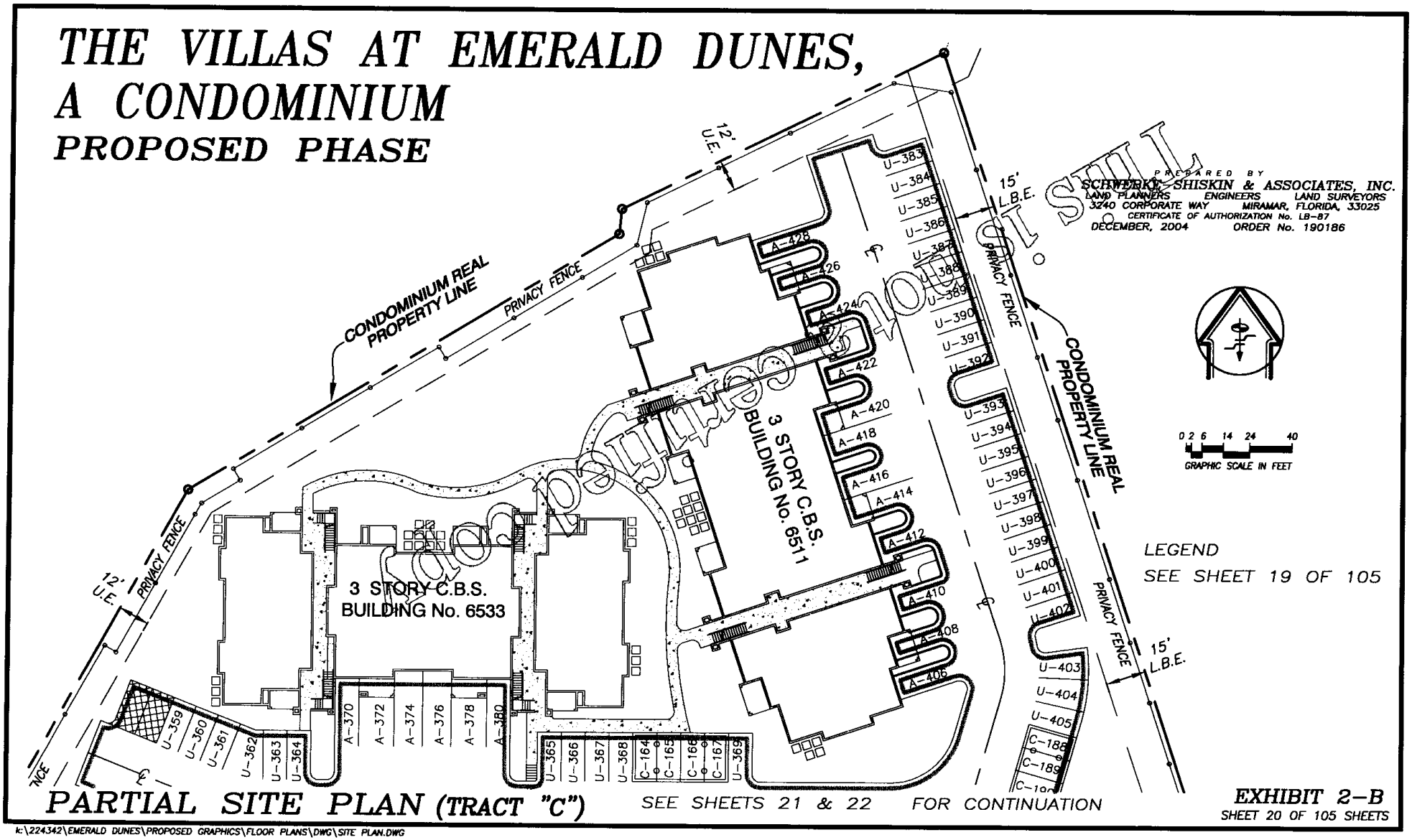
EXHIBIT 2–B
SHEET 19 OF 105 SHEETS

k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\DWG\SITE PLAN.DWG

Page 209 of 351

Book19924/Page341

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM
PROPOSED PHASE



PREPARED BY
SCHWERKER, SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190186

PARTIAL SITE PLAN (TRACT "C")

SEE SHEETS 21 & 22 FOR CONTINUATION

EXHIBIT 2-B
SHEET 20 OF 105 SHEETS

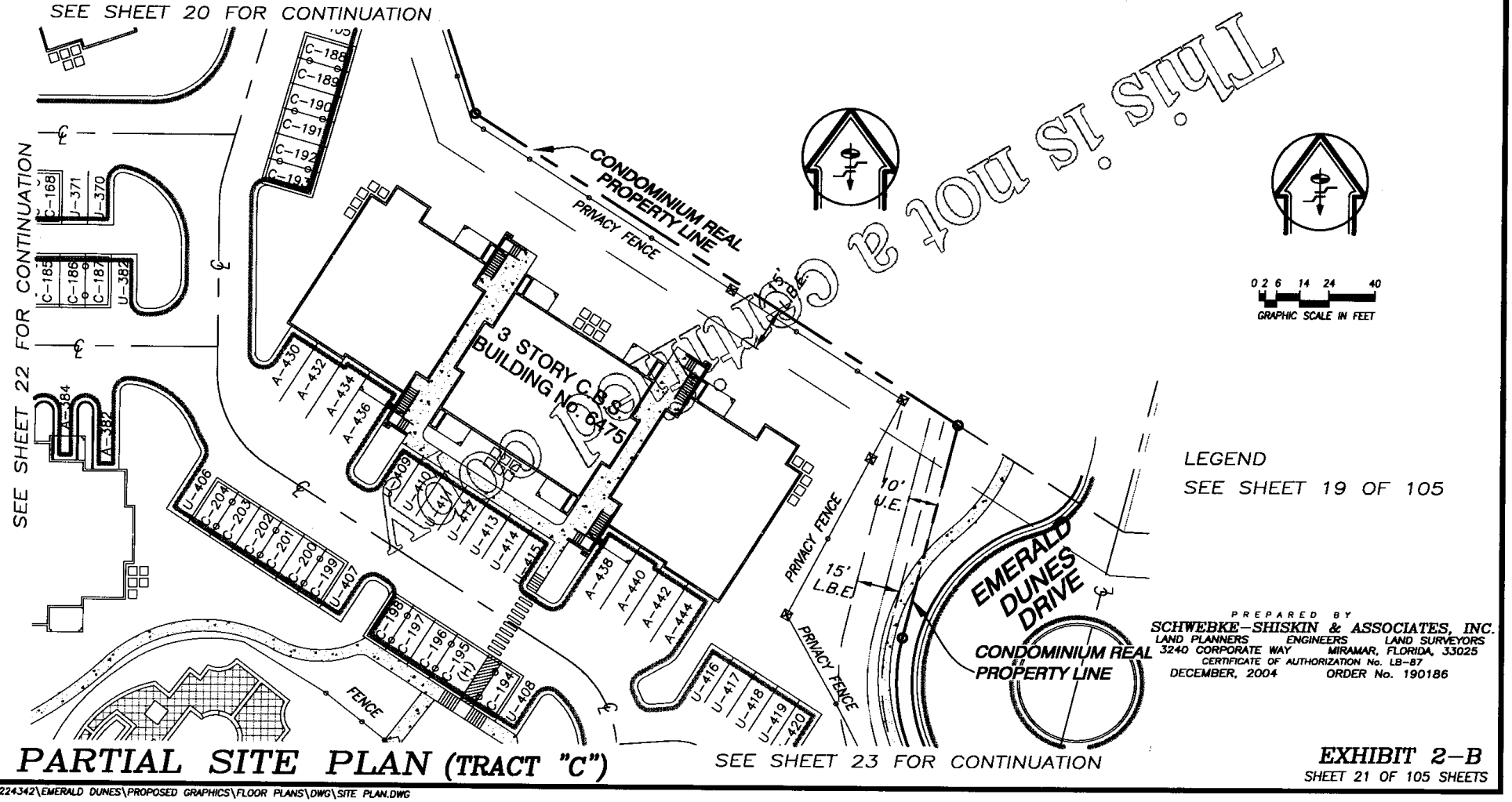
k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\DWG\SITE PLAN.DWG

Page 210 of 351

Book19924/Page342

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

PROPOSED PHASE



This is not a CONTRACT

PREPARED BY
SCHWEBKE–SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190186

PARTIAL SITE PLAN (TRACT "C")

EXHIBIT 2–B
SHEET 21 OF 105 SHEETS

k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\DWG\SITE PLAN.DWG

Page 211 of 351

Book19924/Page343

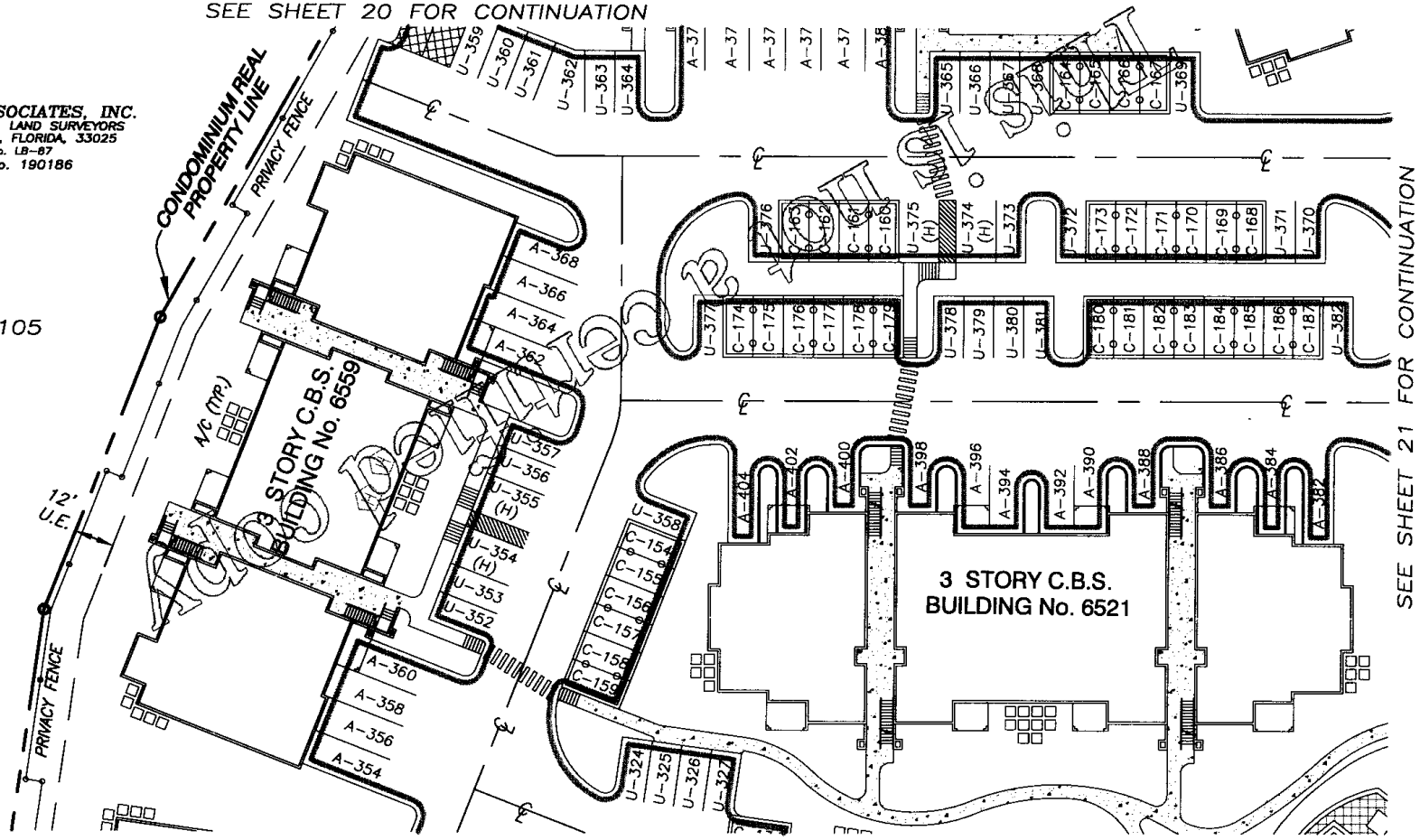
THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

PROPOSED PHASE

SEE SHEET 20 FOR CONTINUATION

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190186

LEGEND
SEE SHEET 19 OF 105



PARTIAL SITE PLAN (TRACT "C")

EXHIBIT 2-B
SHEET 22 OF 105 SHEETS

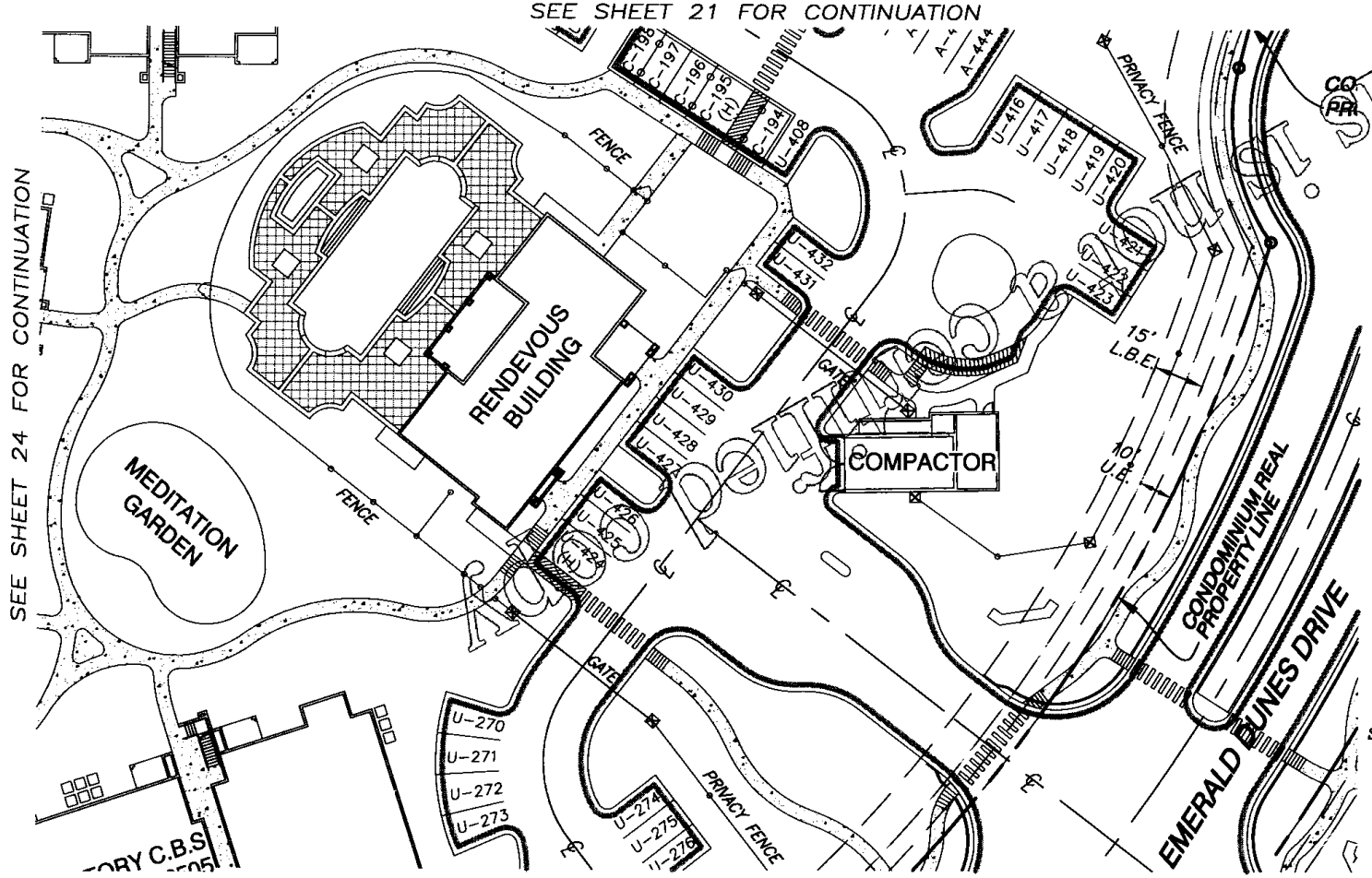
k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\DWG\SITE PLAN.DWG

Page 212 of 351

Book19924/Page344

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

PROPOSED PHASE



0 2 6 14 24 40
GRAPHIC SCALE IN FEET

LEGEND
SEE SHEET 19 OF 105

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190186

PARTIAL SITE PLAN (TRACT "C")

EXHIBIT 2-B
SHEET 23 OF 105 SHEETS

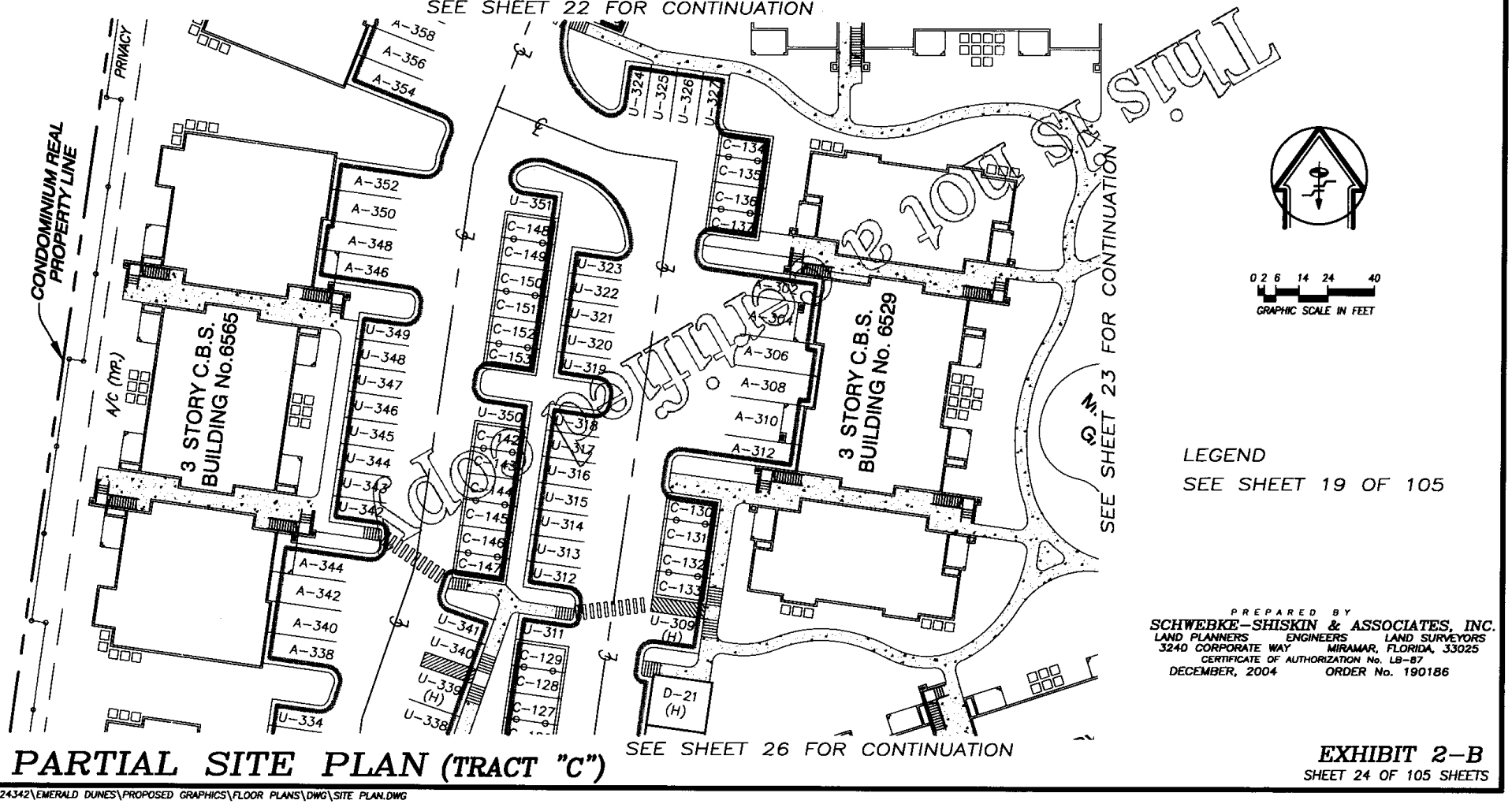
k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\DWG\SITE PLAN.DWG

Page 213 of 351

Book19924/Page345

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

PROPOSED PHASE



LEGEND

SEE SHEET 19 OF 105

This is not a survey

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190186

PARTIAL SITE PLAN (TRACT "C")

EXHIBIT 2-B

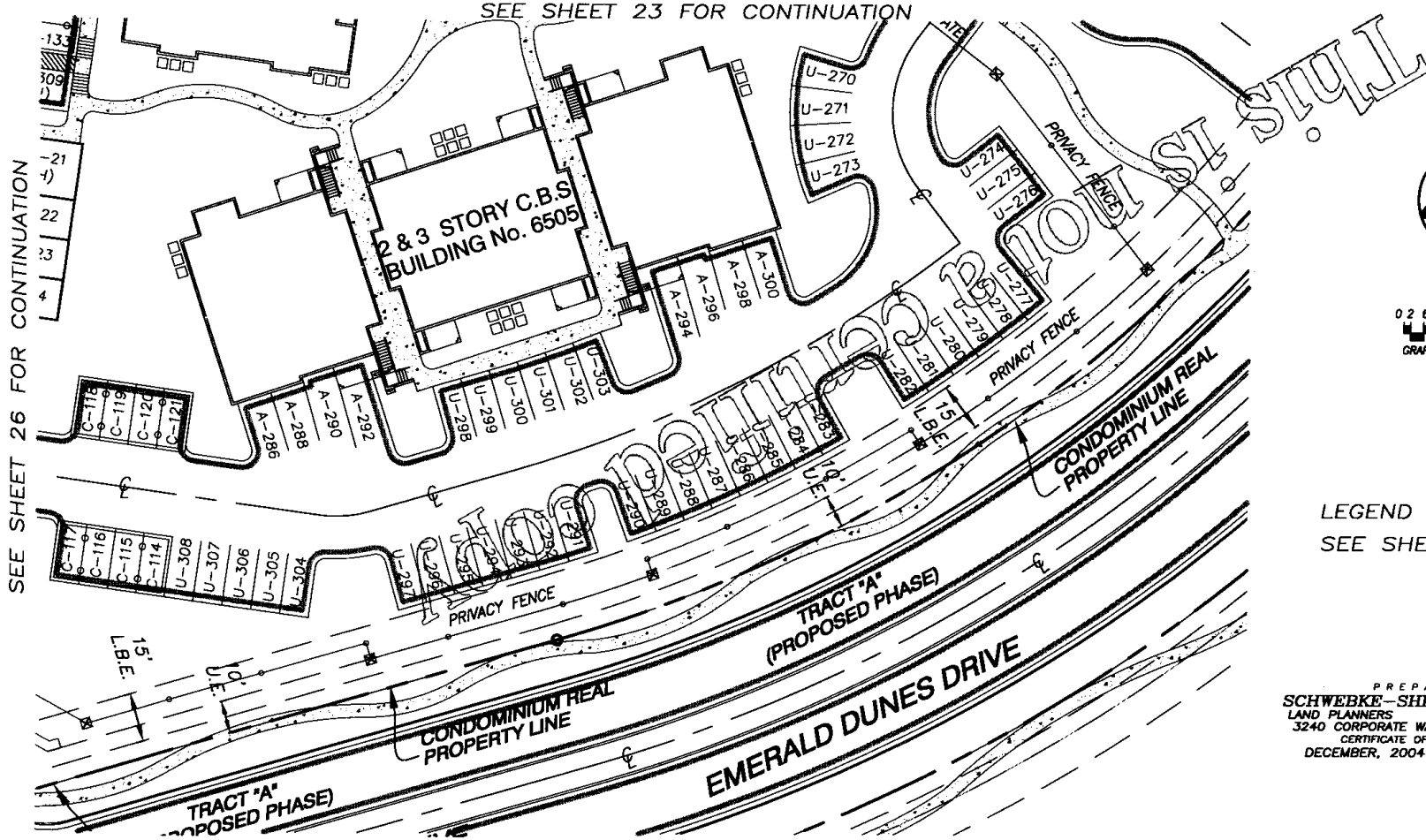
SHEET 24 OF 105 SHEETS

k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\DWG\SITE PLAN.DWG

Book19924/Page346

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

PROPOSED PHASE



LEGEND

SEE SHEET 19 OF 105

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87

DECEMBER, 2004 ORDER No. 190186

PARTIAL SITE PLAN (TRACT "C")

EXHIBIT 2-B

SHEET 25 OF 105 SHEETS

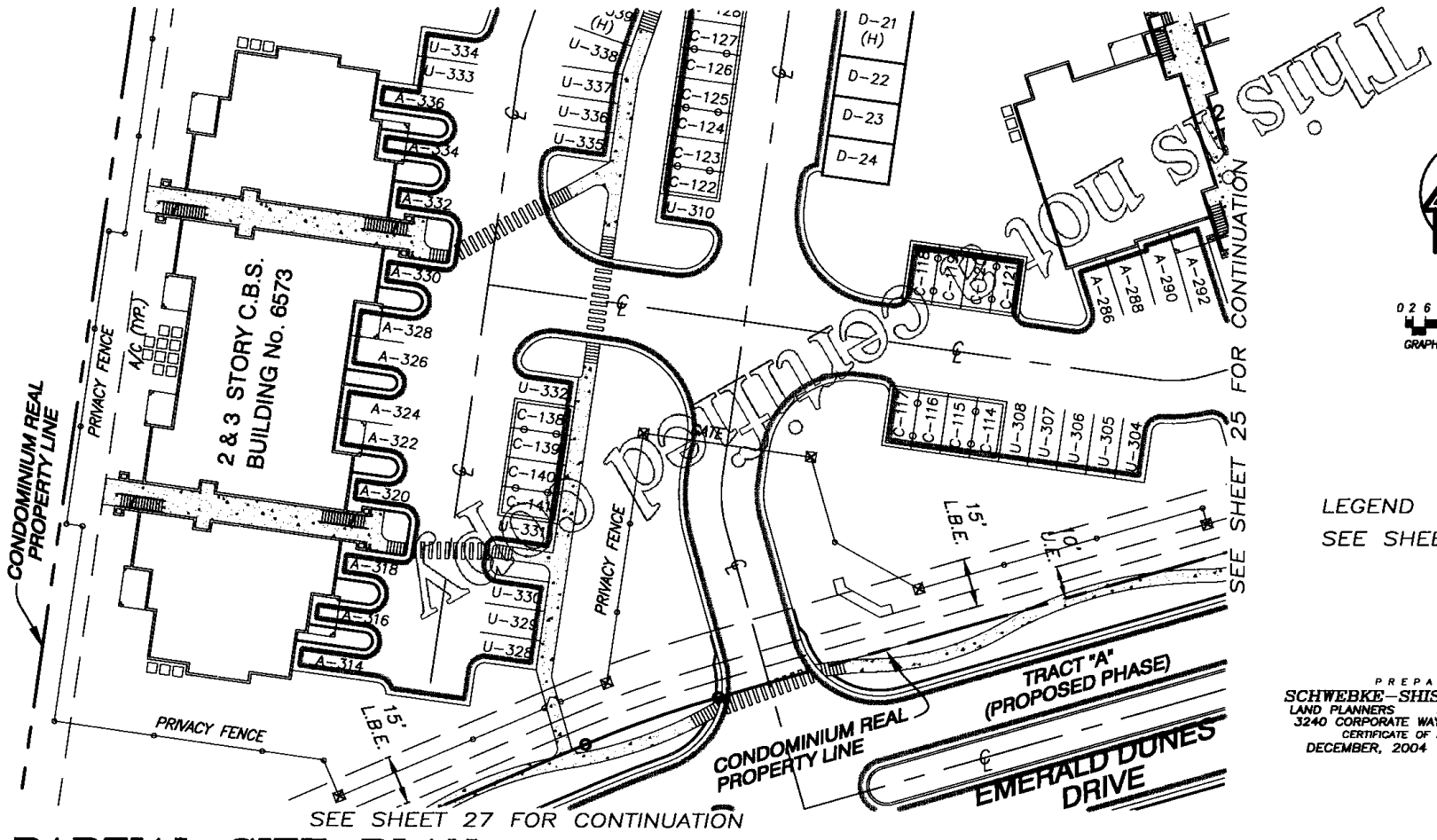
k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\DWG\SITE PLAN.DWG

Page 215 of 351

Book19924/Page347

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

PROPOSED PHASE



LEGEND

SEE SHEET 19 OF 105

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87

DECEMBER, 2004 ORDER No. 190186

PARTIAL SITE PLAN (TRACT "C")

EXHIBIT 2-B

SHEET 26 OF 105 SHEETS

k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\DWG\SITE PLAN.DWG

This page provides you st

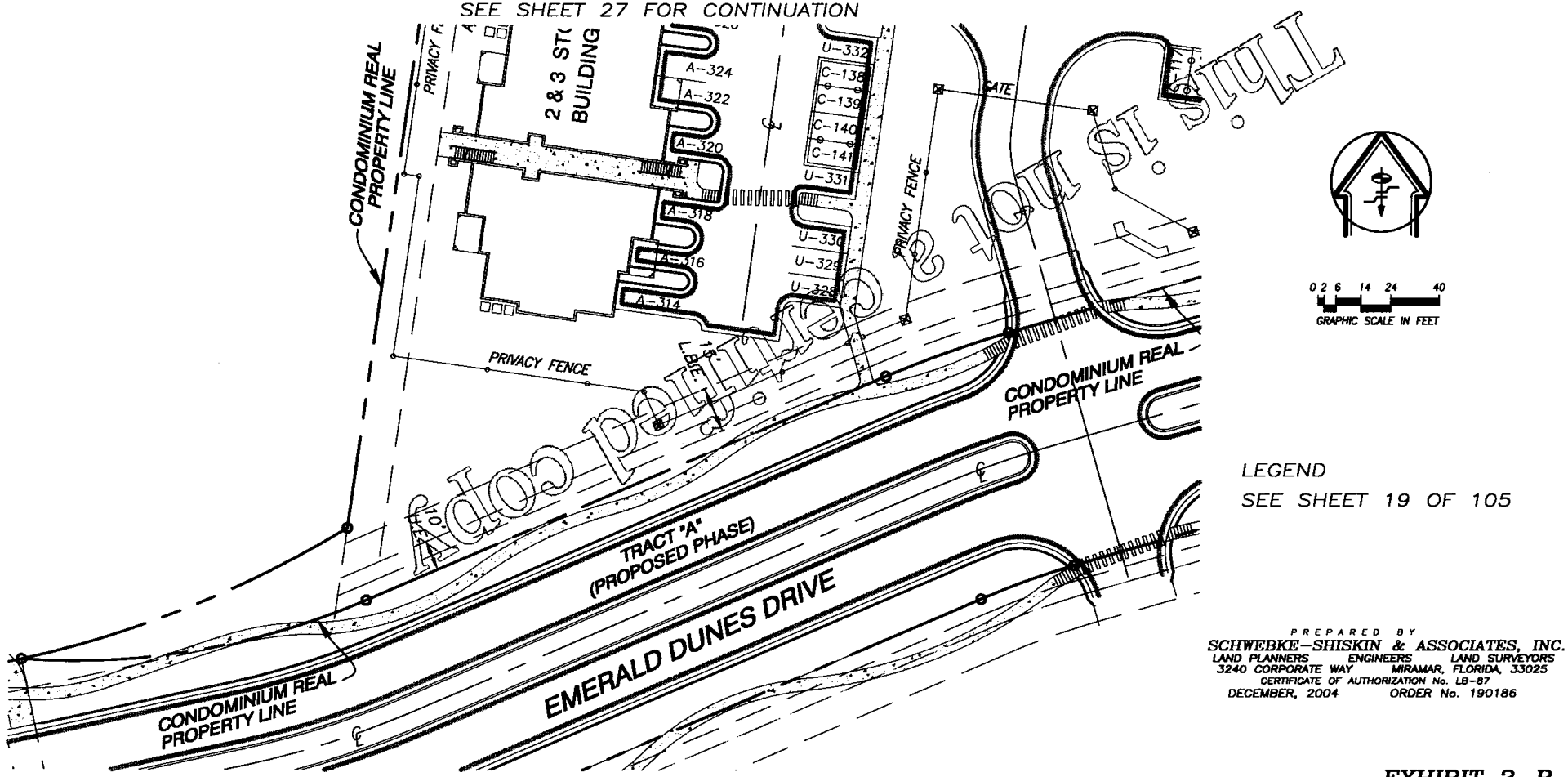
Page 216 of 351

Book19924/Page348

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

PROPOSED PHASE

SEE SHEET 27 FOR CONTINUATION



Added pending to you st. 7/9/11

LEGEND

SEE SHEET 19 OF 105

PREPARED BY
SCHWEBKE–SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190186

PARTIAL SITE PLAN (TRACT "C")

EXHIBIT 2-B
SHEET 27 OF 105 SHEETS

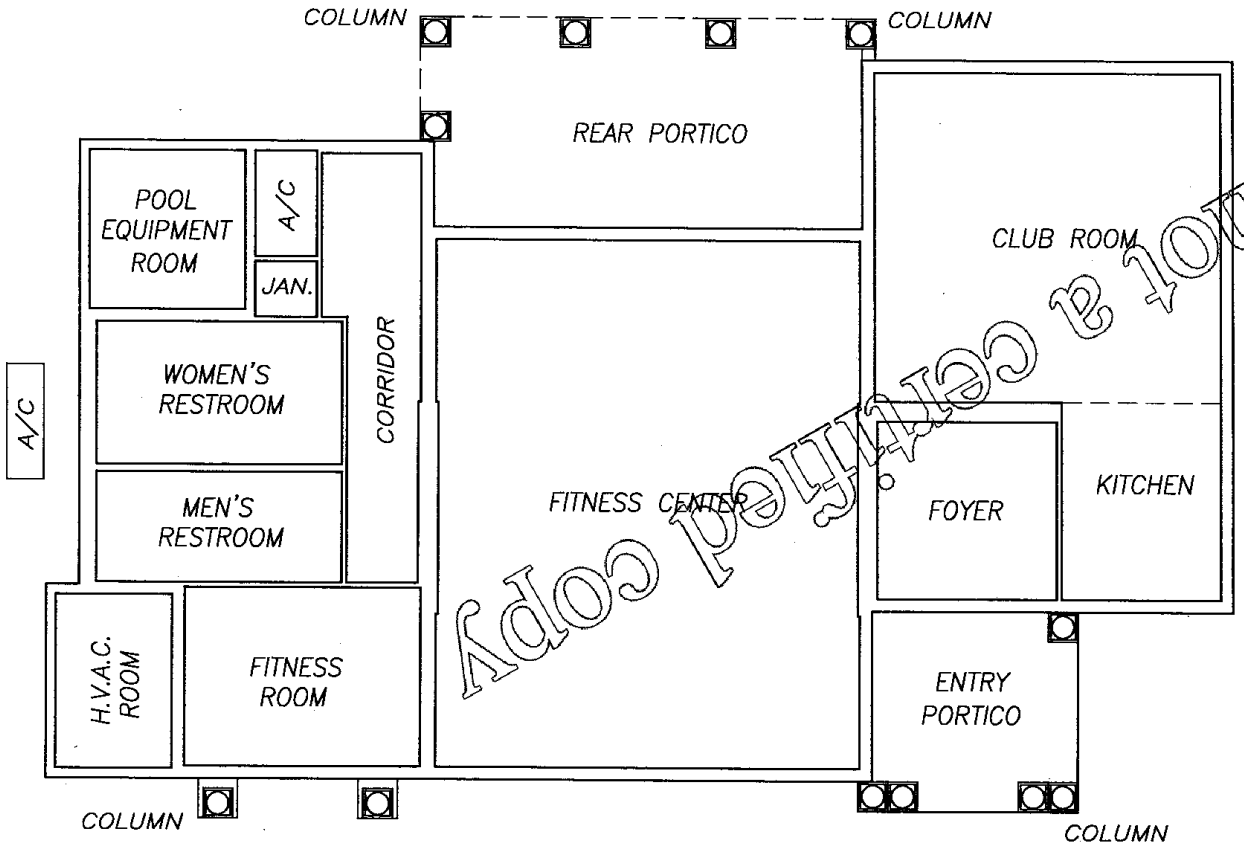
k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\DWG\SITE PLAN.DWG

Page 217 of 351

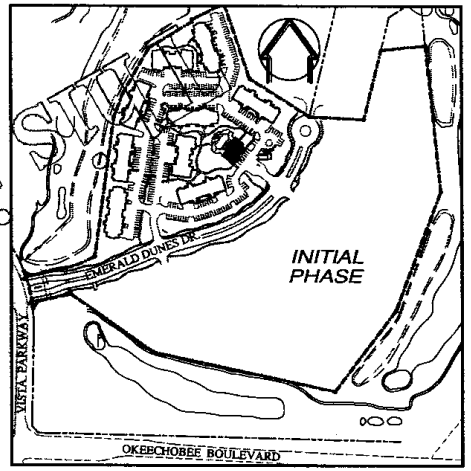
Book19924/Page349

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

PROPOSED PHASE



This is not a certified copy



KEY PLAN
N.T.S.

LEGEND:

JAN. DENOTES JANITOR'S CLOSET
A/C DENOTES AIR HANDLER UNIT CLOSET

RENDEZVOUS BUILDING FLOOR PLAN

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190186

0 1 3 7 12 20
GRAPHIC SCALE IN FEET

EXHIBIT 2-B
SHEET 28 OF 105 SHEETS

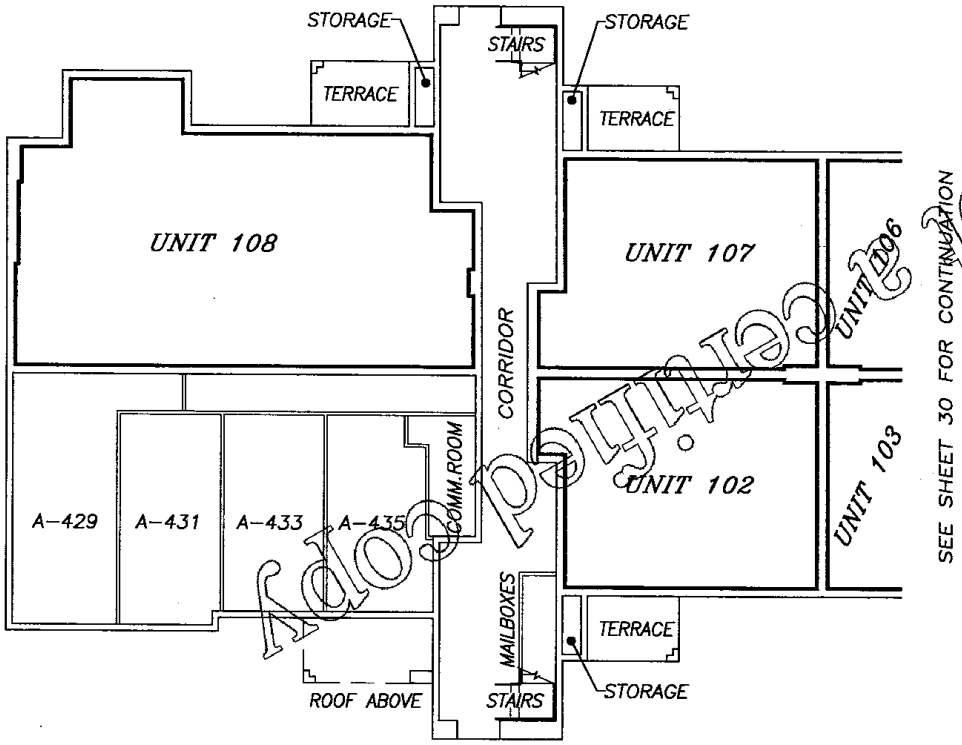
k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\CABANA.DWG

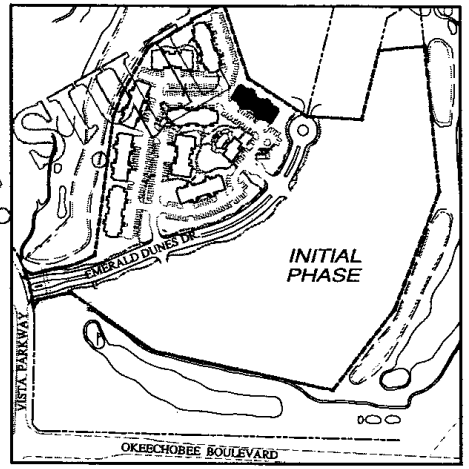
Page 218 of 351

Book19924/Page350

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

PROPOSED PHASE





KEY PLAN
N.T.S.

Copy Provided by 1000 Friends of Florida

BUILDING No. 6475
FIRST FLOOR—LEFT SIDE

ELEVATION OF FINISH FLOOR =20.50
ELEVATION OF FINISH CEILING =29.16

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190186

0 1 3 7 12 20
GRAPHIC SCALE IN FEET

EXHIBIT 2-B
SHEET 29 OF 105 SHEETS

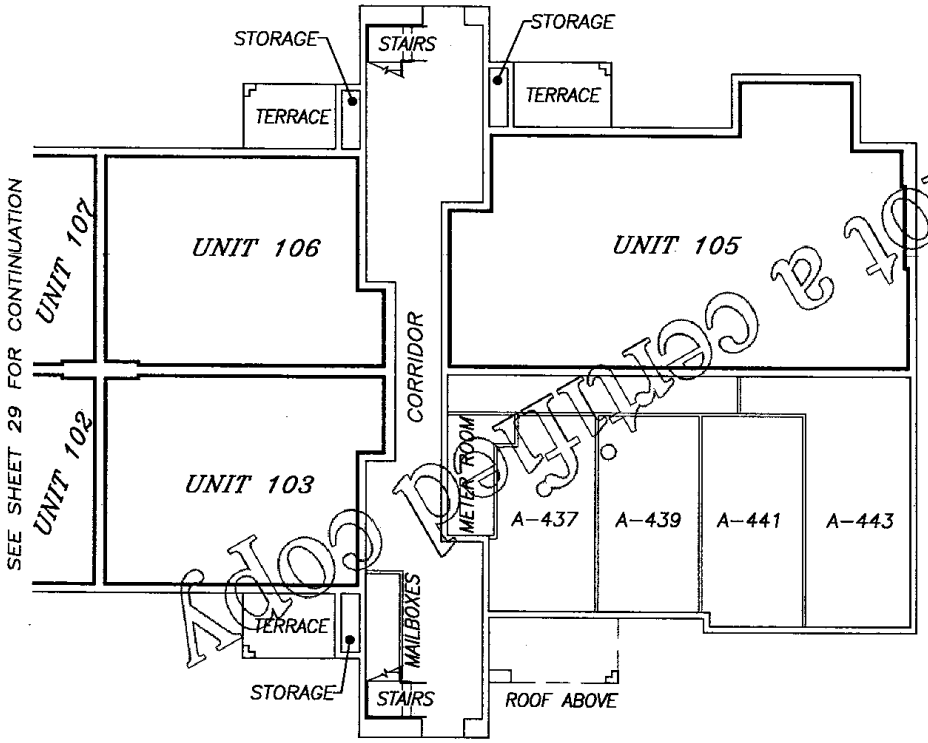
I:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\TYPE X

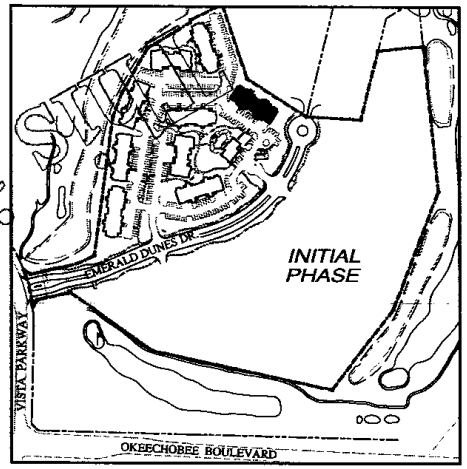
Page 219 of 351

Book19924/Page351

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

PROPOSED PHASE





KEY PLAN
N.T.S.

Copy Document to Ou SI. Sup

BUILDING No. 6475
FIRST FLOOR–RGHT SIDE

ELEVATION OF FINISH FLOOR =20.50
ELEVATION OF FINISH CEILING =29.16

PREPARED BY
SCHWEBKE–SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB–87
DECEMBER, 2004 ORDER No. 190186

0 1 3 7 12 20
GRAPHIC SCALE IN FEET

EXHIBIT 2–B
SHEET 30 OF 105 SHEETS

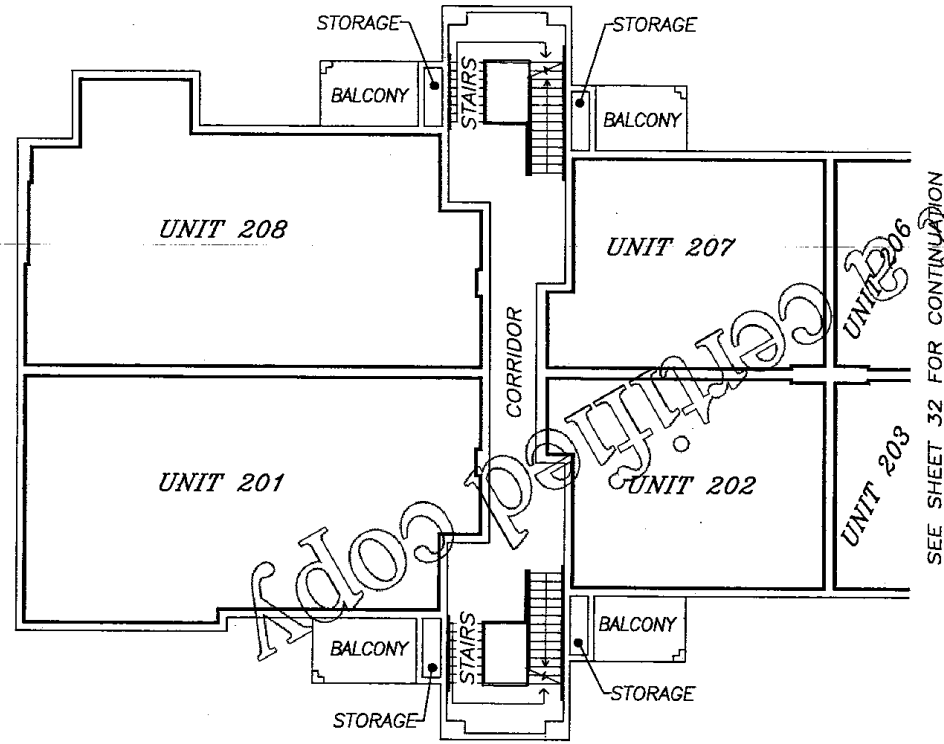
k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\TYPE X

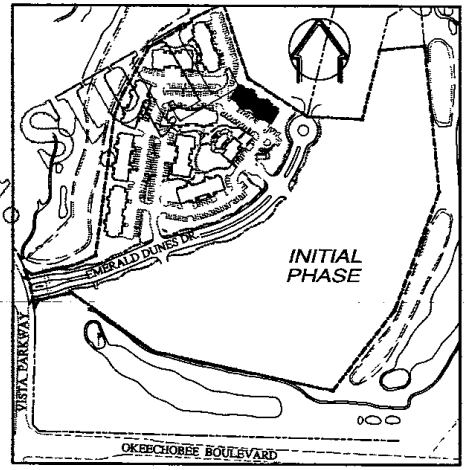
Page 220 of 351

Book19924/Page352

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

PROPOSED PHASE





KEY PLAN
N.T.S.

Unofficial document is not certified copy

BUILDING No. 6475
SECOND FLOOR—LEFT SIDE

ELEVATION OF FINISH FLOOR =29.66
ELEVATION OF FINISH CEILING =38.33

PREPARED BY
SCHWEBKE—SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB—87
DECEMBER, 2004 ORDER No. 190186

0 1 3 7 12 20
GRAPHIC SCALE IN FEET

EXHIBIT 2—B
SHEET 31 OF 105 SHEETS

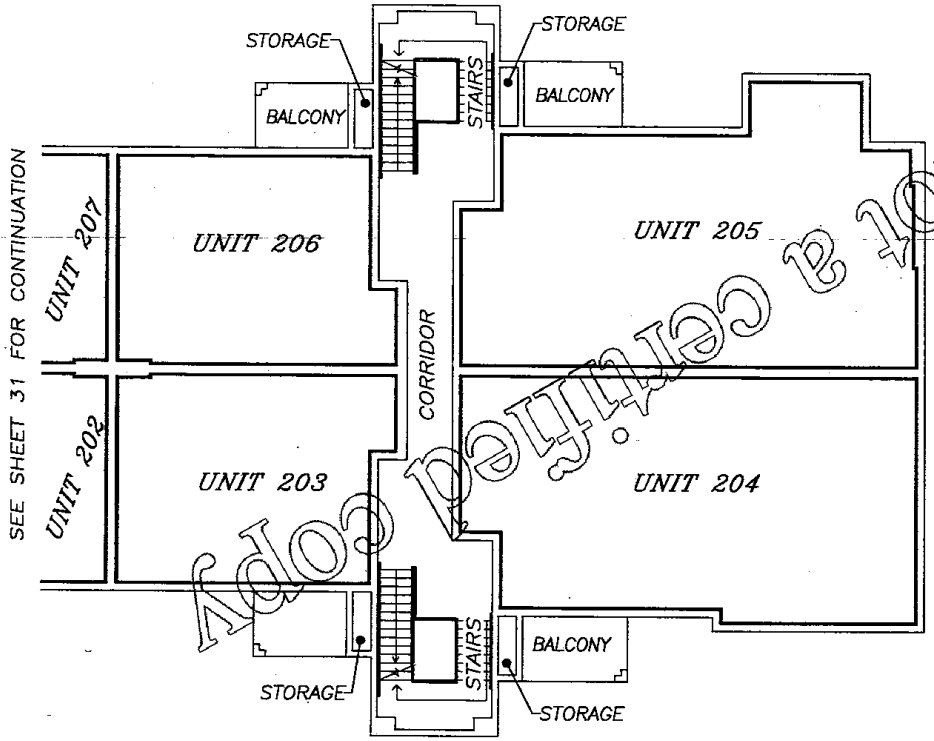
K:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\TYPE X

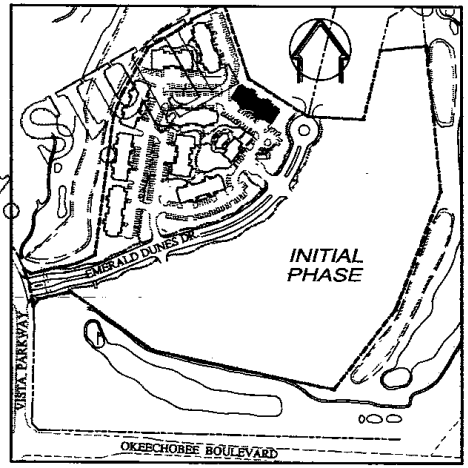
Page 221 of 351

Book19924/Page353

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

PROPOSED PHASE





KEY PLAN
N.T.S.

Uncertified copy. Not a certified copy

BUILDING No. 6475
SECOND FLOOR–RIGHT SIDE

ELEVATION OF FINISH FLOOR =29.66
ELEVATION OF FINISH CEILING =38.33

PREPARED BY
SCHWEBKE–SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB–87
DECEMBER, 2004 ORDER No. 190186

0 1 3 7 12 20
GRAPHIC SCALE IN FEET

EXHIBIT 2–B
SHEET 32 OF 105 SHEETS

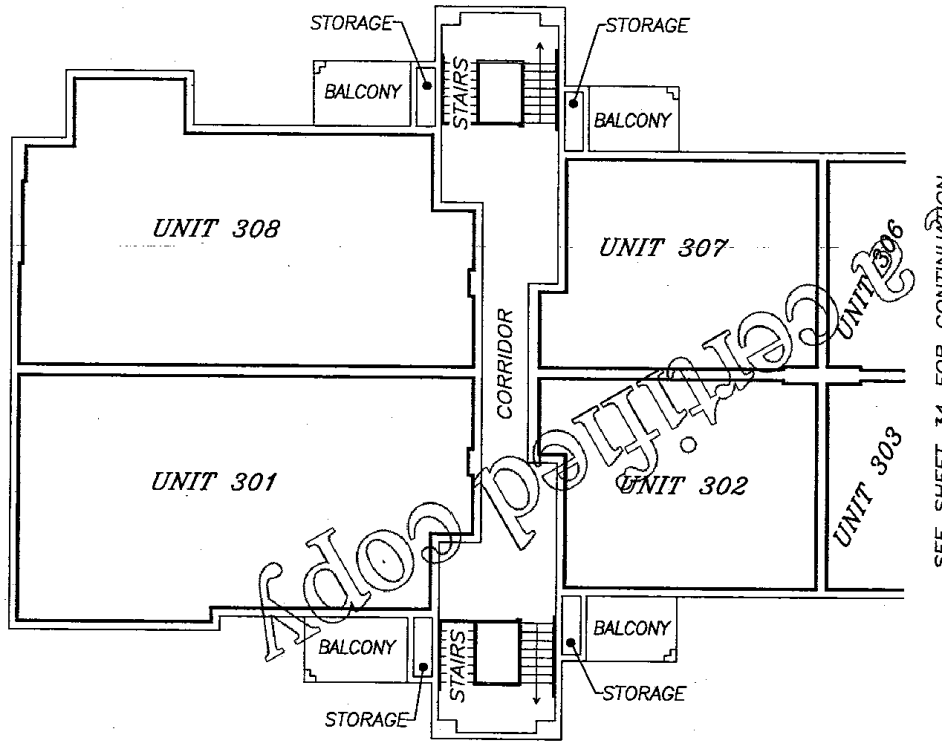
k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\TYPE X

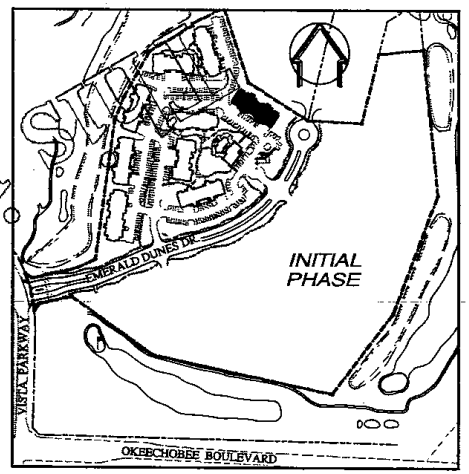
Page 222 of 351

Book19924/Page354

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

PROPOSED PHASE





KEY PLAN
N.T.S.

Page 223 of 351

Copy Pending Approval

BUILDING No. 6475
THIRD FLOOR–LEFT SIDE

ELEVATION OF FINISH FLOOR =38.83
ELEVATION OF FINISH CEILING =47.50

PREPARED BY
SCHWEBKE–SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB–87
DECEMBER, 2004 ORDER No. 190186

0 1 3 7 12 20
GRAPHIC SCALE IN FEET

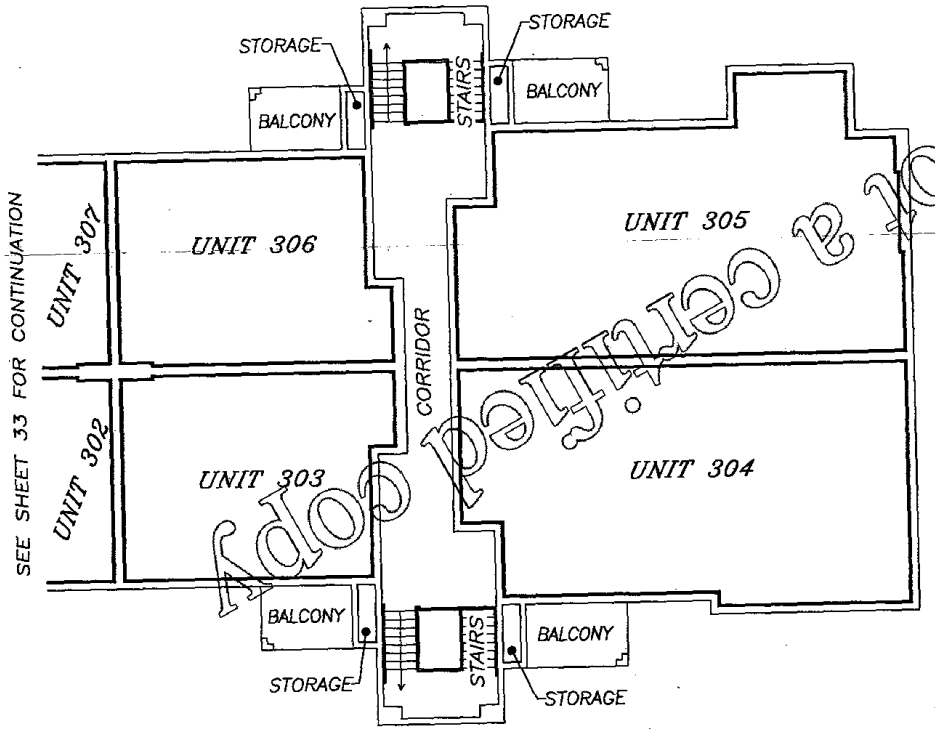
EXHIBIT 2–B
SHEET 33 OF 105 SHEETS

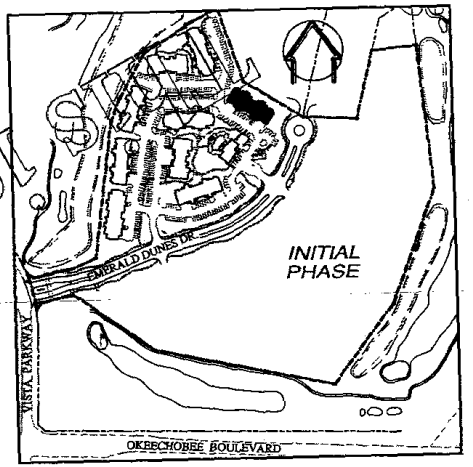
k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\TYPE X

Book19924/Page355

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

PROPOSED PHASE





KEY PLAN
N.T.S.

Unofficial document is not a certified copy

BUILDING No. 6475
THIRD FLOOR–RIGHT SIDE

ELEVATION OF FINISH FLOOR =38.83
ELEVATION OF FINISH CEILING =47.50

PREPARED BY
SCHWEBKE–SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB–87
DECEMBER, 2004 ORDER No. 190186

0 1 3 7 12 20
GRAPHIC SCALE IN FEET

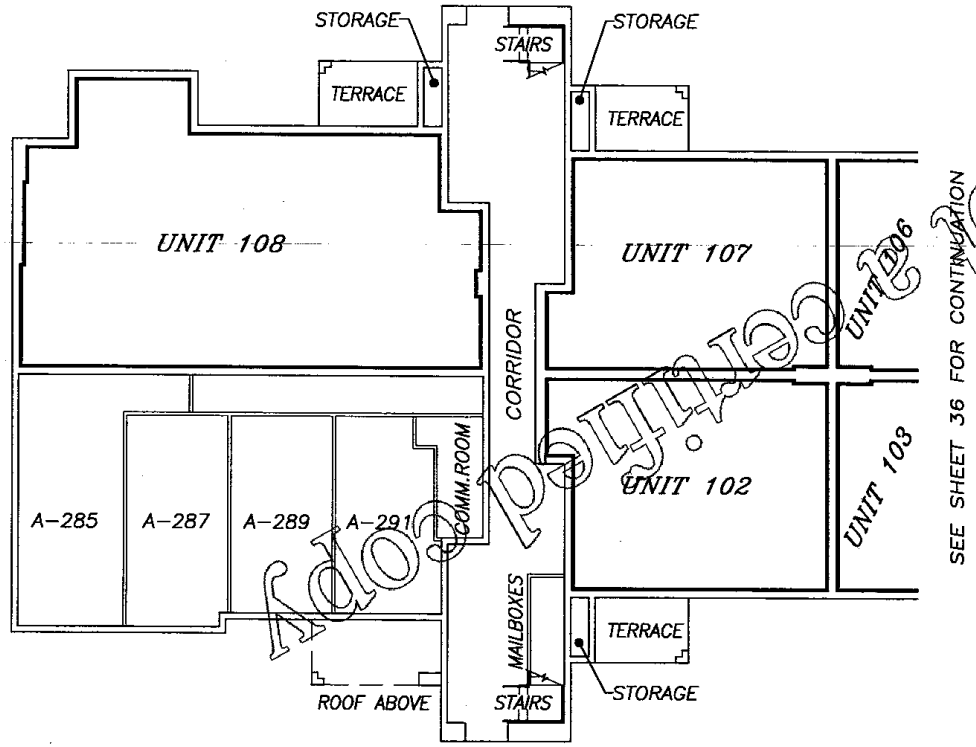
EXHIBIT 2–B
SHEET 34 OF 105 SHEETS

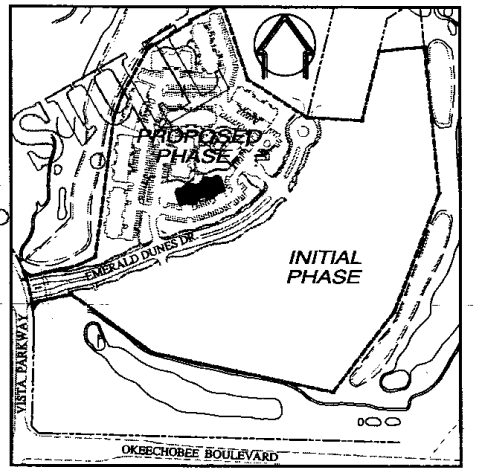
k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\TYPE X

Book19924/Page356

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

PROPOSED PHASE





KEY PLAN
N.T.S.

LEGEND:

COMM. DENOTES COMMUNICATION

Copy Provided 2 You 2 Stay

BUILDING No. 6505
FIRST FLOOR—LEFT SIDE

ELEVATION OF FINISH FLOOR =20.50
ELEVATION OF FINISH CEILING =29.16

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190186

0 1 3 7 12 20
GRAPHIC SCALE IN FEET

EXHIBIT 2-B
SHEET 35 OF 105 SHEETS

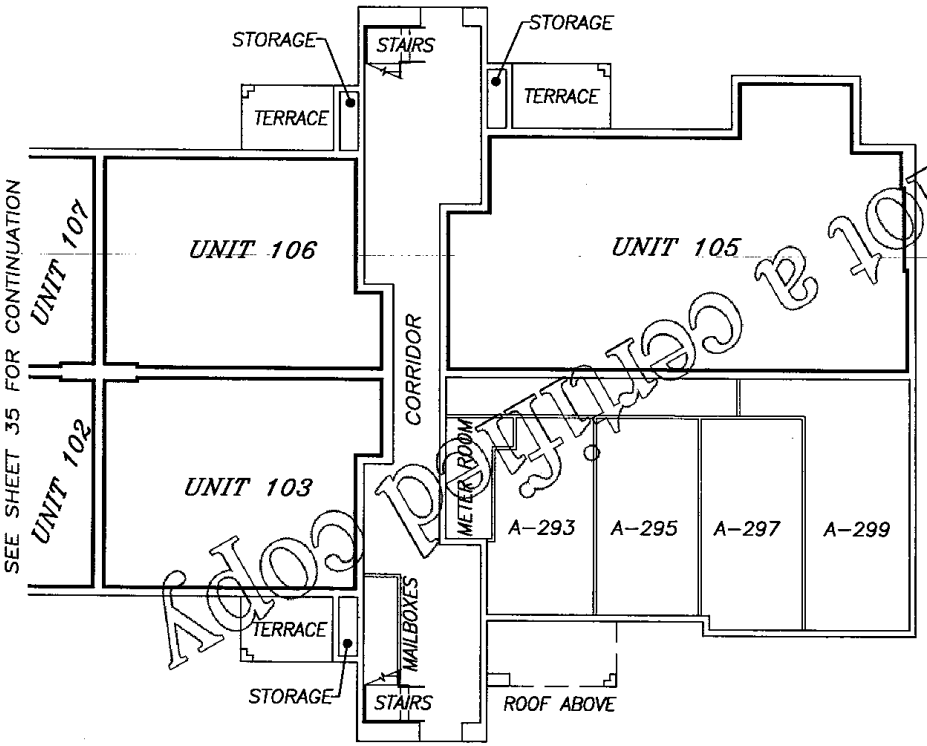
k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\TYPE XB

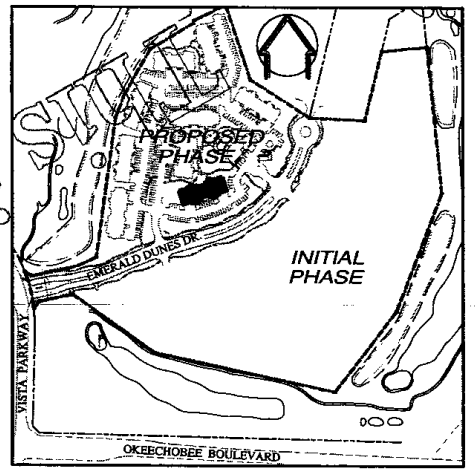
Page 225 of 351

Book19924/Page357

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

PROPOSED PHASE





KEY PLAN
N.T.S.

Certified a true copy

BUILDING No. 6505
FIRST FLOOR–RIGHT SIDE

ELEVATION OF FINISH FLOOR =20.50
ELEVATION OF FINISH CEILING =29.16

PREPARED BY
SCHWEBKE–SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB–87
DECEMBER, 2004 ORDER No. 190186

0 1 3 7 12 20
GRAPHIC SCALE IN FEET

EXHIBIT 2–B
SHEET 36 OF 105 SHEETS

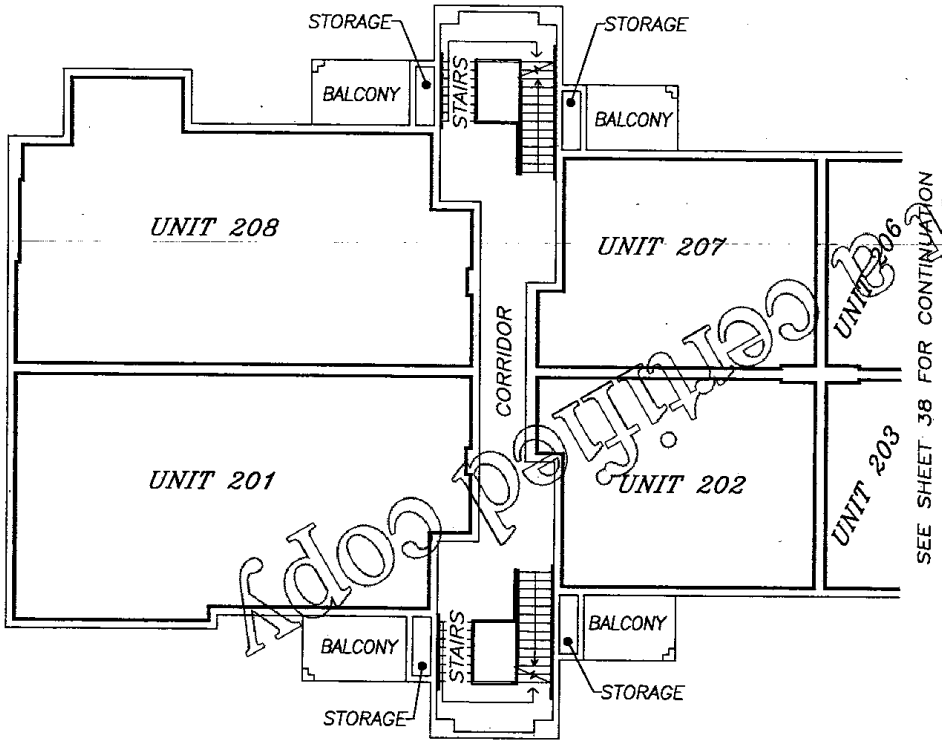
k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\TYPE XB

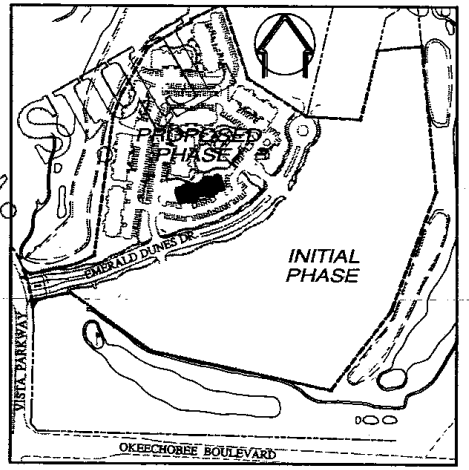
Page 226 of 351

Book19924/Page358

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

PROPOSED PHASE





KEY PLAN
N.T.S.

Unofficial Document

BUILDING No. 6505
SECOND FLOOR—LEFT SIDE

ELEVATION OF FINISH FLOOR =29.66
ELEVATION OF FINISH CEILING =38.33

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190186

0 1 3 7 12 20
GRAPHIC SCALE IN FEET

EXHIBIT 2-B
SHEET 37 OF 105 SHEETS

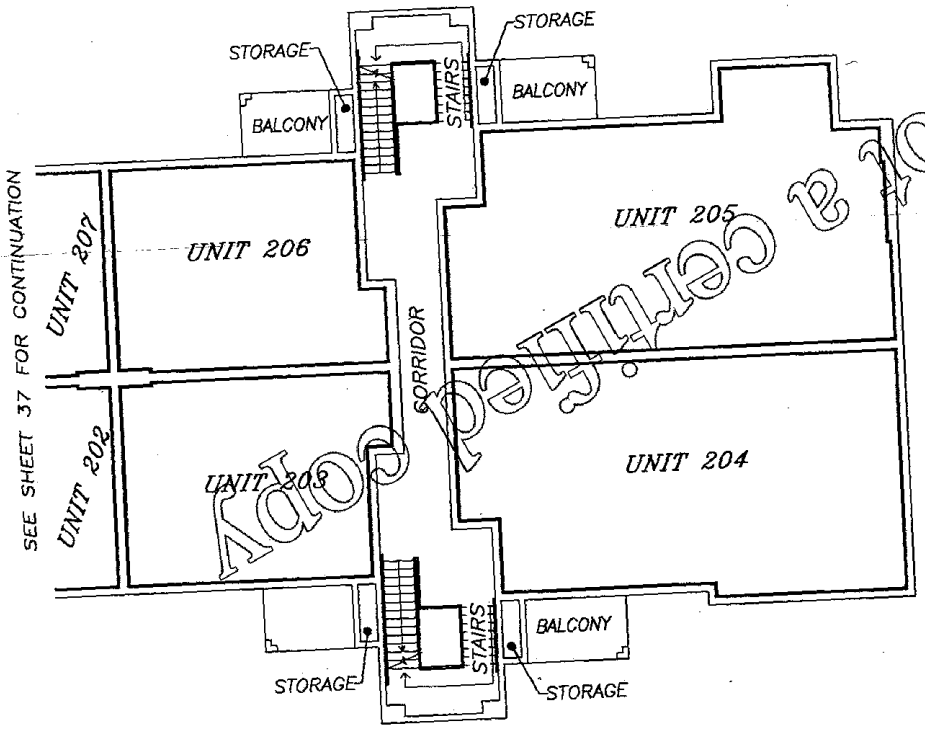
k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\TYPE XB

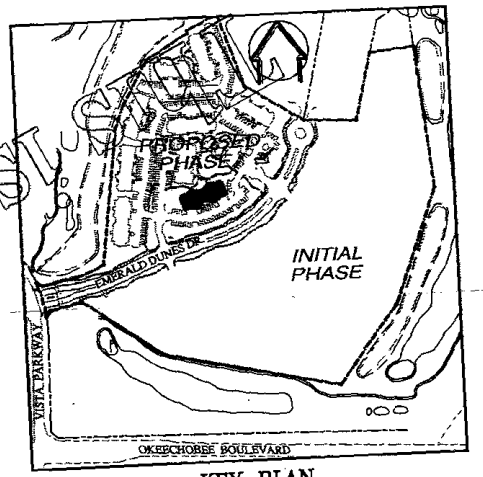
Page 227 of 351

Book19924/Page359

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

PROPOSED PHASE





KEY PLAN
N.T.S.

Not a certified copy

BUILDING No. 6505
SECOND FLOOR–RIGHT SIDE

ELEVATION OF FINISH FLOOR =29.66
ELEVATION OF FINISH CEILING =38.33

PREPARED BY
SCHWEBKE–SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB–87
DECEMBER, 2004 ORDER No. 190186

0 1 3 7 12 20
GRAPHIC SCALE IN FEET

EXHIBIT 2–B
SHEET 38 OF 105 SHEETS

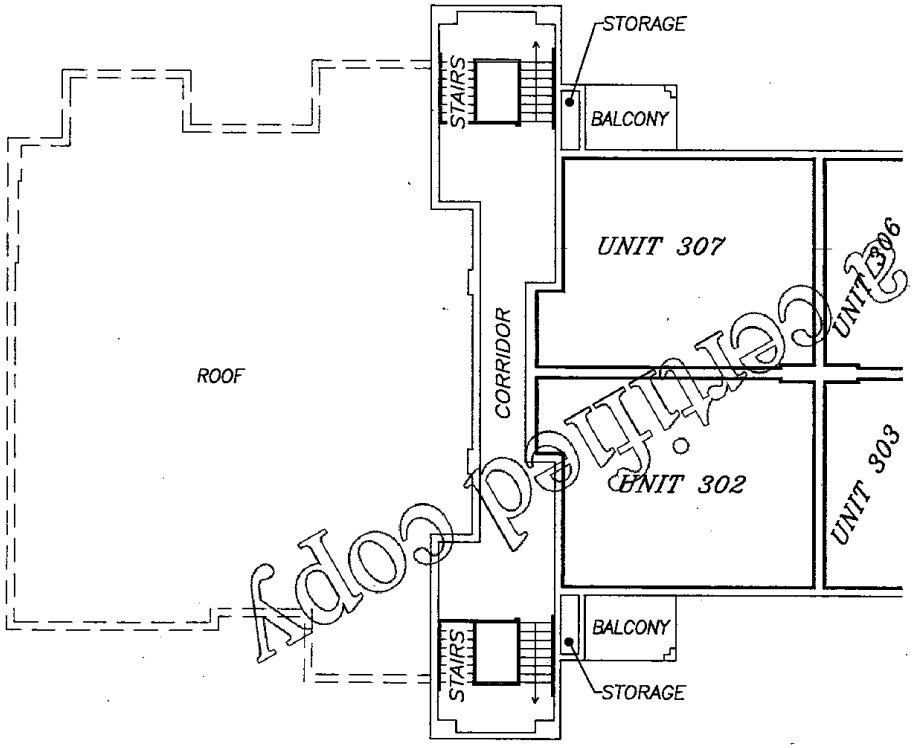
k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\TYPE XB

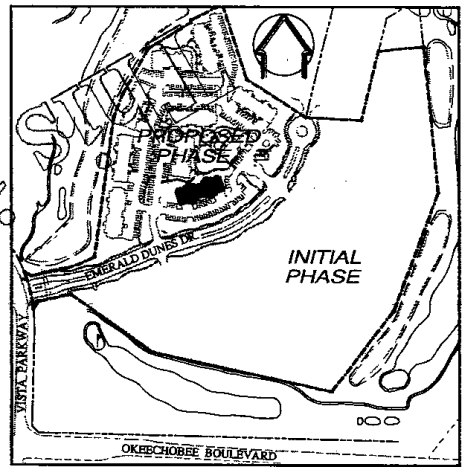
Page 228 of 351

Book19924/Page360

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

PROPOSED PHASE





KEY PLAN
N.T.S.

Uncertified copy

BUILDING No. 6505
THIRD FLOOR—LEFT SIDE

ELEVATION OF FINISH FLOOR =38.83
ELEVATION OF FINISH CEILING =47.50

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190186

0 1 3 7 12 20
GRAPHIC SCALE IN FEET

EXHIBIT 2-B
SHEET 39 OF 105 SHEETS

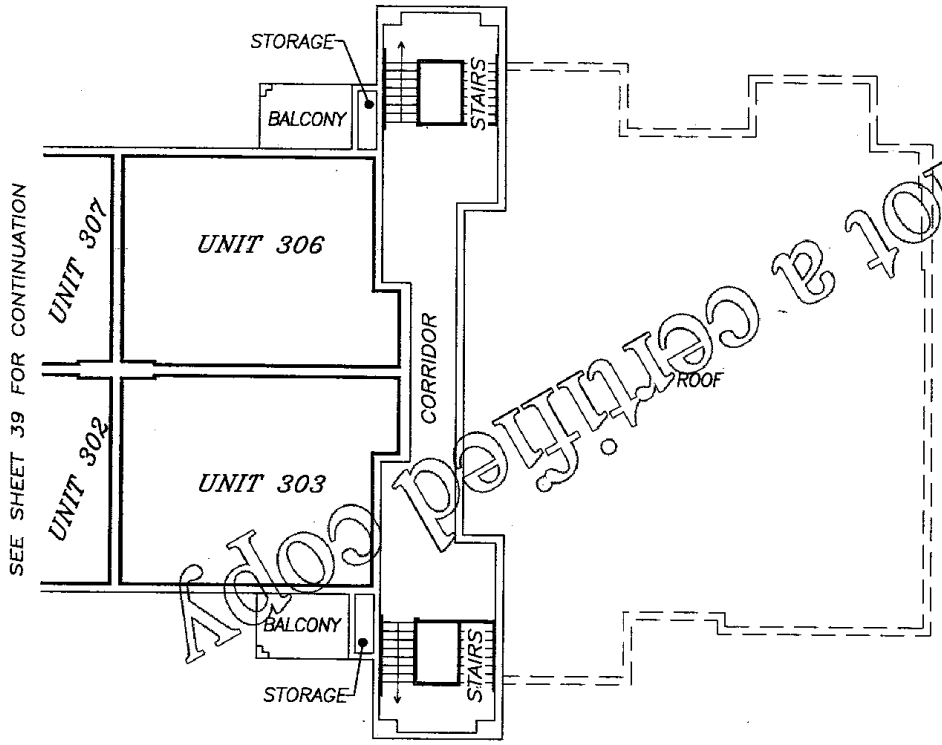
k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\TYPE XB

Page 229 of 351

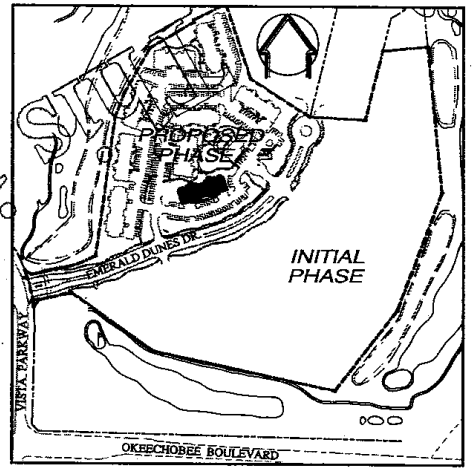
Book19924/Page361

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

PROPOSED PHASE



This is not a certified copy



KEY PLAN
N.T.S.

BUILDING No. 6505
THIRD FLOOR–RIGHT SIDE

ELEVATION OF FINISH FLOOR =38.83
ELEVATION OF FINISH CEILING =47.50

PREPARED BY
SCHWEBKE–SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB–87
DECEMBER, 2004 ORDER No. 190186

0 1 3 7 12 20
GRAPHIC SCALE IN FEET

EXHIBIT 2–B
SHEET 40 OF 105 SHEETS

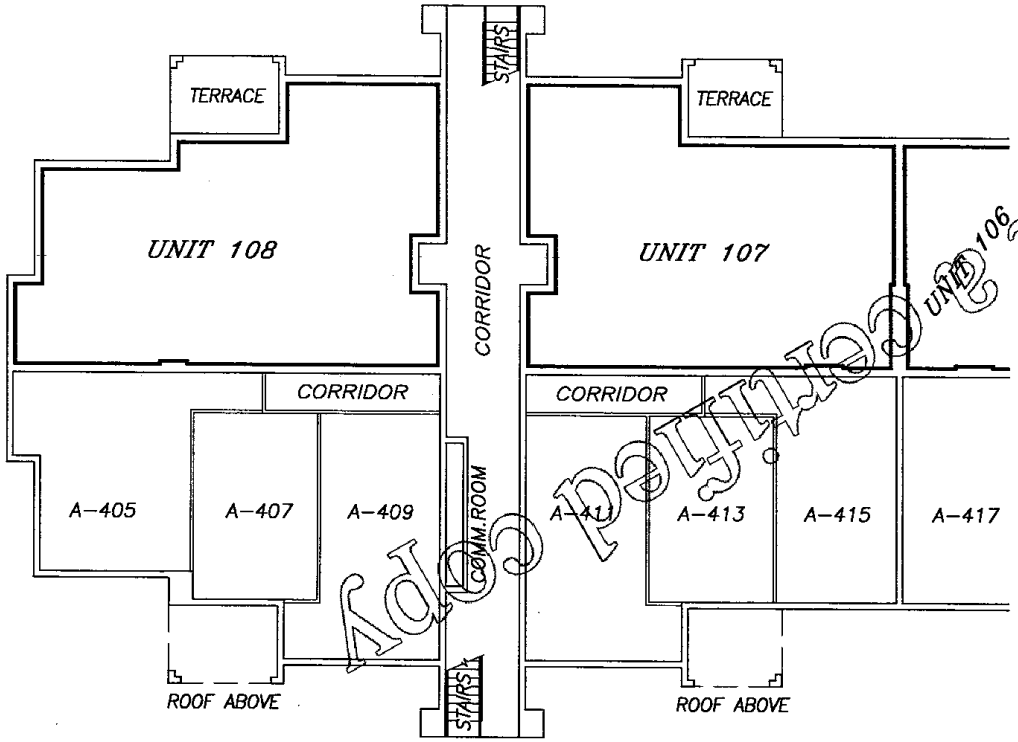
k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\TYPE XB

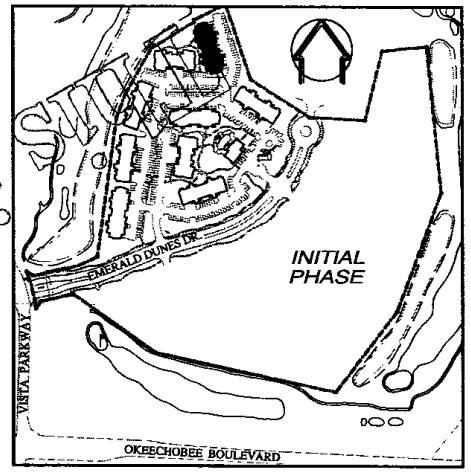
Page 230 of 351

Book19924/Page362

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

PROPOSED PHASE





KEY PLAN
N.T.S.

LEGEND:

COMM. DENOTES COMMUNICATION

BUILDING No. 6511
FIRST FLOOR—LEFT SIDE

ELEVATION OF FINISH FLOOR =20.50
ELEVATION OF FINISH CEILING =29.16

PREPARED BY
SCHWEBKE—SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB—87
DECEMBER, 2004 ORDER No. 190186

0 1 3 7 12 20
GRAPHIC SCALE IN FEET

EXHIBIT 2—B
SHEET 41 OF 105 SHEETS

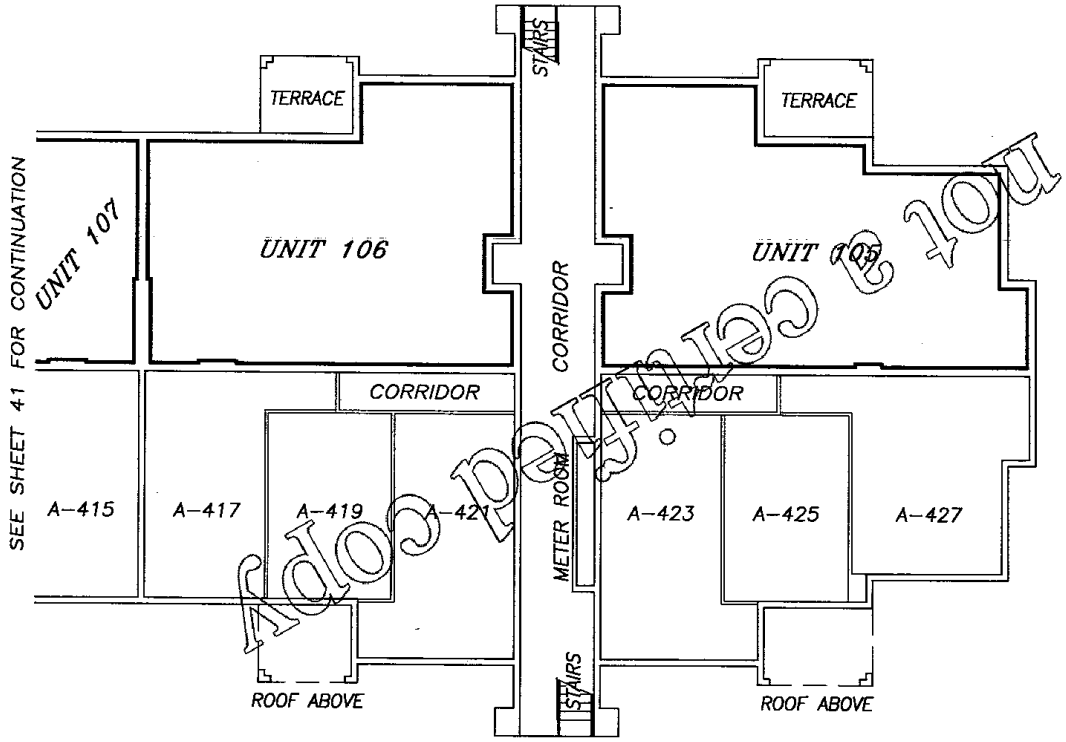
k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\TYPE VIC

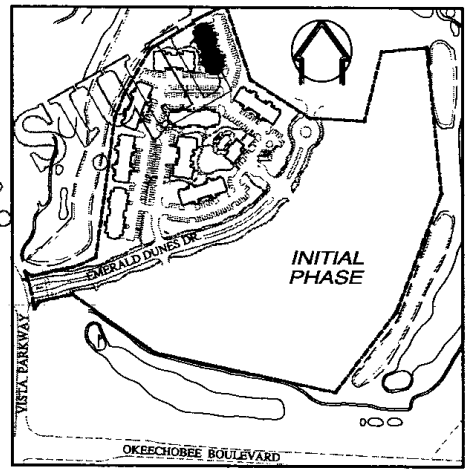
Ads payable 10u sl. sw

Book19924/Page363

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

PROPOSED PHASE





KEY PLAN
N.T.S.

LEGEND:

COMM. DENOTES COMMUNICATION

Copy not certified

BUILDING No. 6511
FIRST FLOOR–RIGHT SIDE

ELEVATION OF FINISH FLOOR =20.50
ELEVATION OF FINISH CEILING =29.16

PREPARED BY
SCHWEBKE–SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190186

0 1 3 7 12 20
GRAPHIC SCALE IN FEET

EXHIBIT 2–B
SHEET 42 OF 105 SHEETS

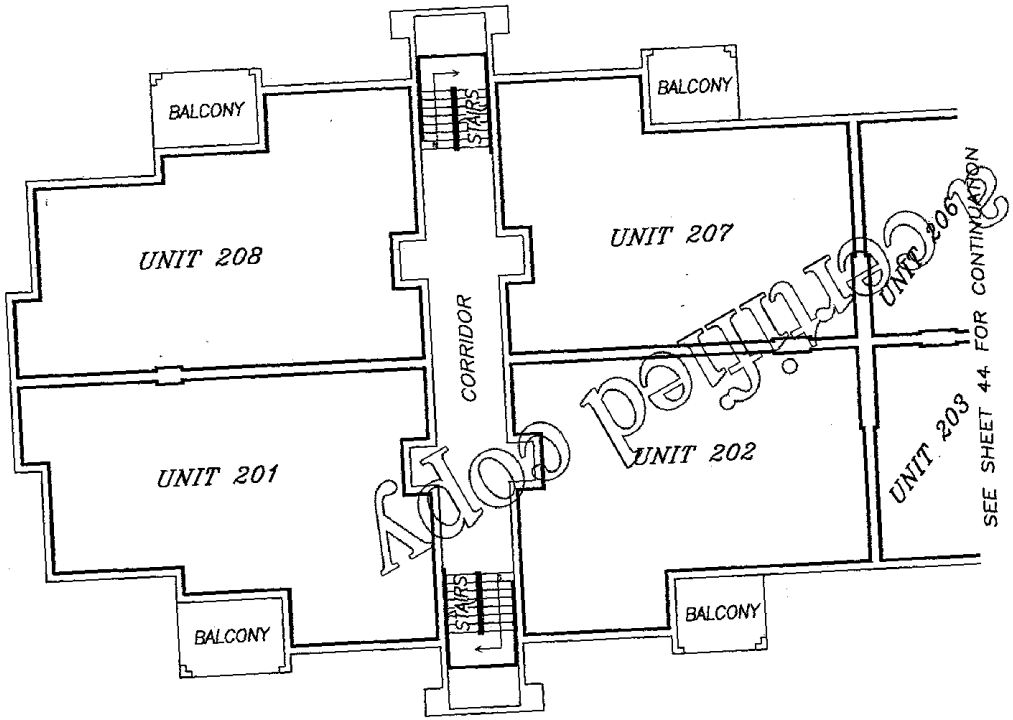
k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\TYPE VIC

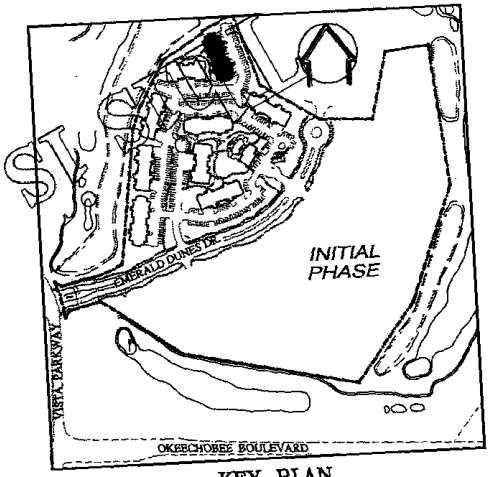
Page 232 of 351

Book19924/Page364

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

PROPOSED PHASE





KEY PLAN
N.T.S.

Not Certified Copy

BUILDING No. 6511
SECOND FLOOR—LEFT SIDE

ELEVATION OF FINISH FLOOR =29.66
ELEVATION OF FINISH CEILING =38.33

PREPARED BY
SCHWEBKE—SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190186

0 1 3 7 12 20
GRAPHIC SCALE IN FEET

EXHIBIT 2-B
SHEET 43 OF 105 SHEETS

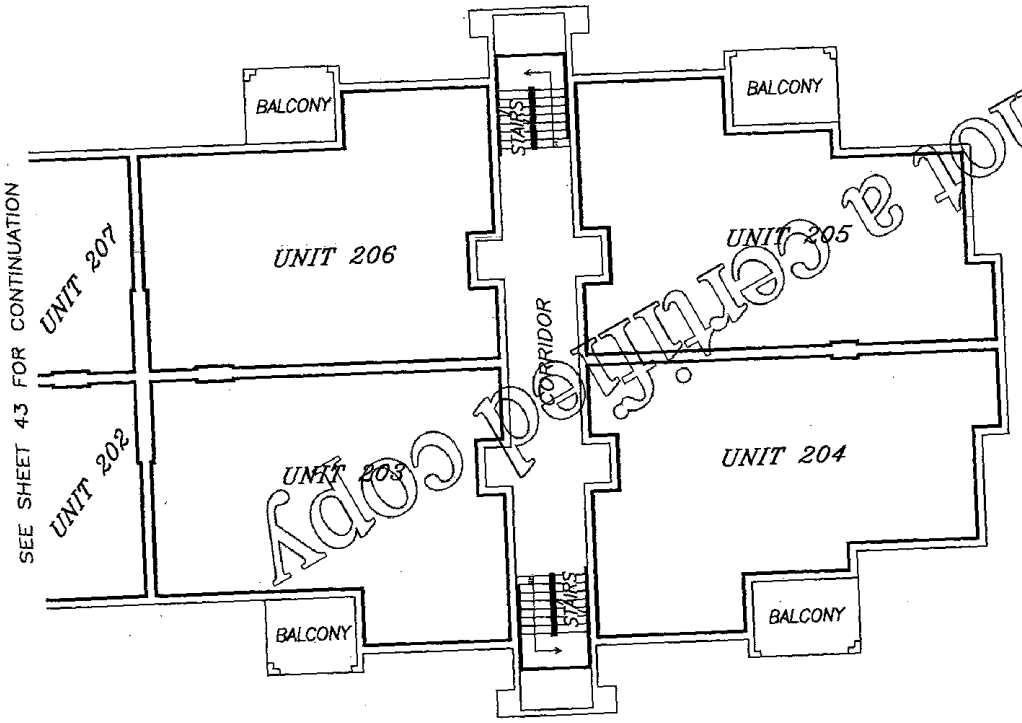
k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\TYPE VIC

Page 233 of 351

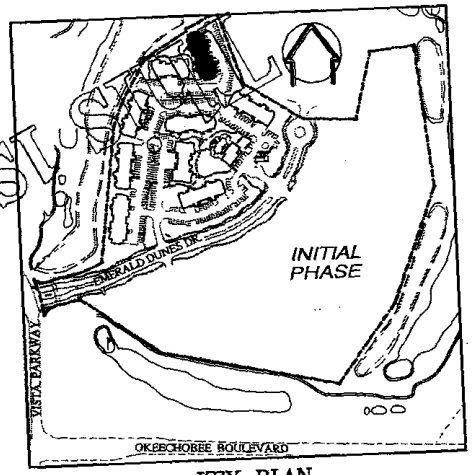
Book19924/Page365

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

PROPOSED PHASE



Not a certified copy



KEY PLAN
N.T.S.

BUILDING No. 6511
SECOND FLOOR–RIGHT SIDE

ELEVATION OF FINISH FLOOR =29.66
ELEVATION OF FINISH CEILING =38.33

PREPARED BY
SCHWEBKE–SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB–87
DECEMBER, 2004 ORDER No. 190186

0 1 3 7 12 20
GRAPHIC SCALE IN FEET

EXHIBIT 2–B
SHEET 44 OF 105 SHEETS

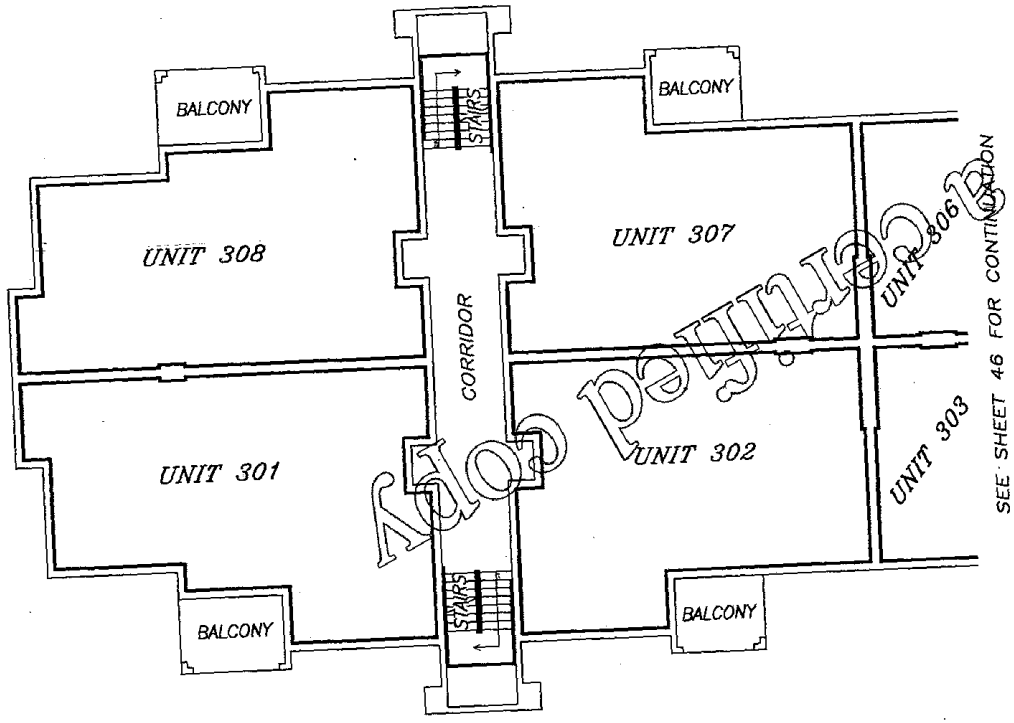
k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\TYPE VIC

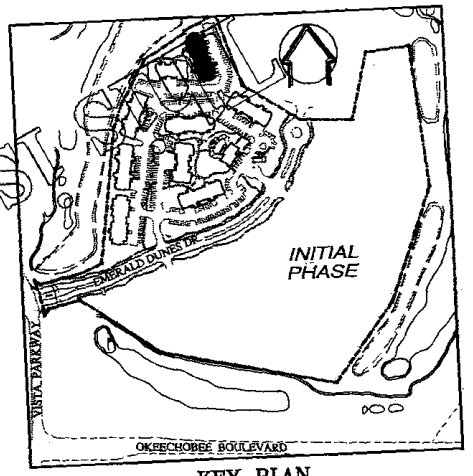
Page 234 of 351

Book19924/Page366

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

PROPOSED PHASE





KEY PLAN
N.T.S.

Copy Pending Certified

BUILDING No. 6511
THIRD FLOOR–LEFT SIDE

ELEVATION OF FINISH FLOOR =38.83
ELEVATION OF FINISH CEILING =47.50

PREPARED BY
SCHWEBKE–SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB–87
DECEMBER, 2004 ORDER No. 190186

0 1 3 7 12 20
GRAPHIC SCALE IN FEET

EXHIBIT 2–B
SHEET 45 OF 105 SHEETS

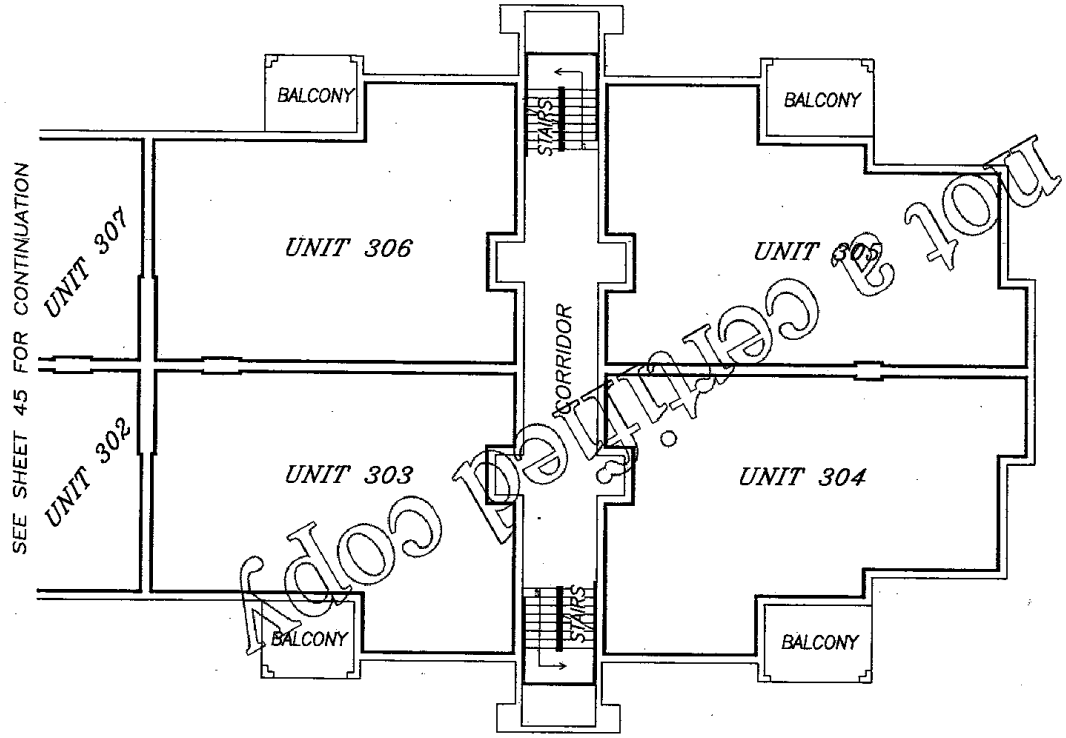
k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\TYPE VIC

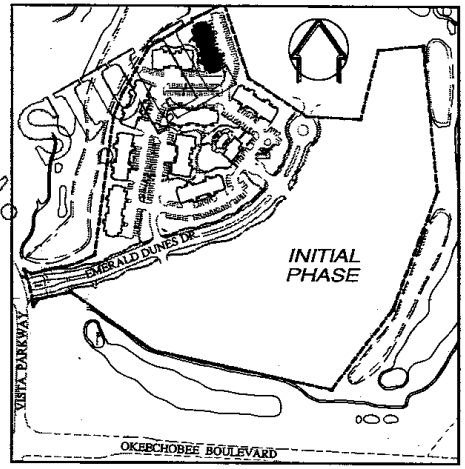
Page 235 of 351

Book19924/Page367

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

PROPOSED PHASE





KEY PLAN
N.T.S.

Unofficial Document

BUILDING No. 6511
THIRD FLOOR—RIGHT SIDE

ELEVATION OF FINISH FLOOR =38.83
ELEVATION OF FINISH CEILING =47.50

PREPARED BY
SCHWEBKE—SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB—87
DECEMBER, 2004 ORDER No. 190186

0 1 3 7 12 20
GRAPHIC SCALE IN FEET

EXHIBIT 2—B
SHEET 46 OF 105 SHEETS

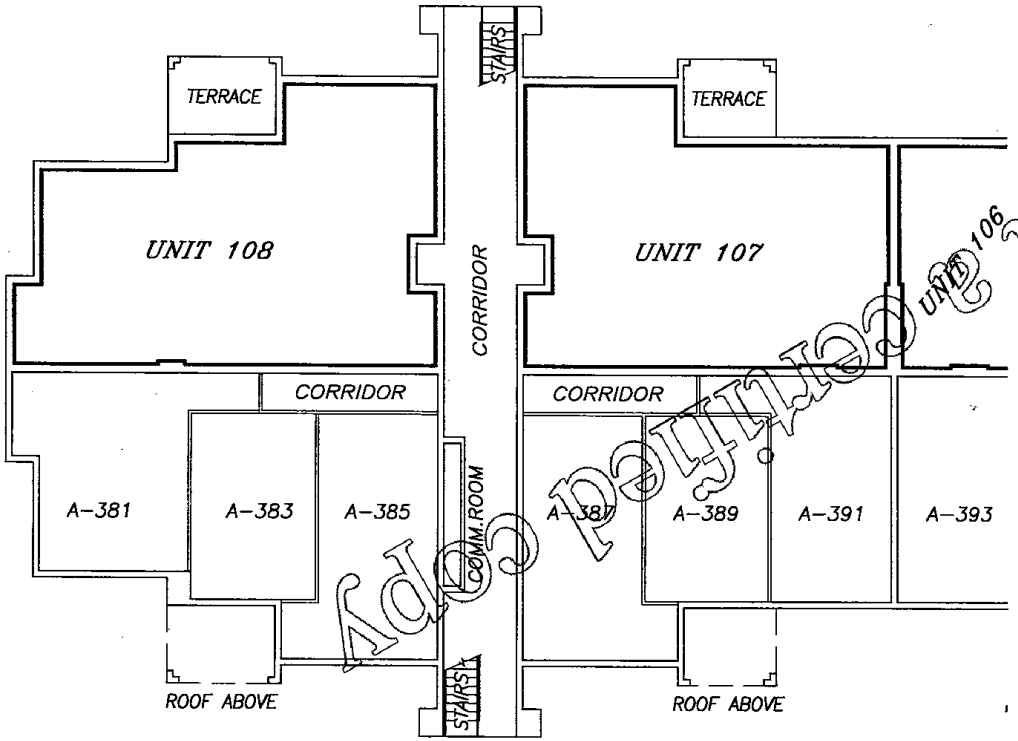
I:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\TYPE VIC

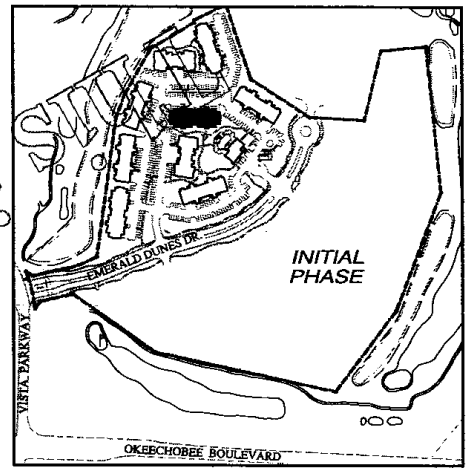
Page 236 of 351

Book19924/Page368

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

PROPOSED PHASE





KEY PLAN
N.T.S.

LEGEND:

COMM. DENOTES COMMUNICATION

BUILDING No. 6521
FIRST FLOOR—LEFT SIDE

ELEVATION OF FINISH FLOOR =20.50
ELEVATION OF FINISH CEILING =29.16

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190186

0 1 3 7 12 20
GRAPHIC SCALE IN FEET

EXHIBIT 2-B
SHEET 47 OF 105 SHEETS

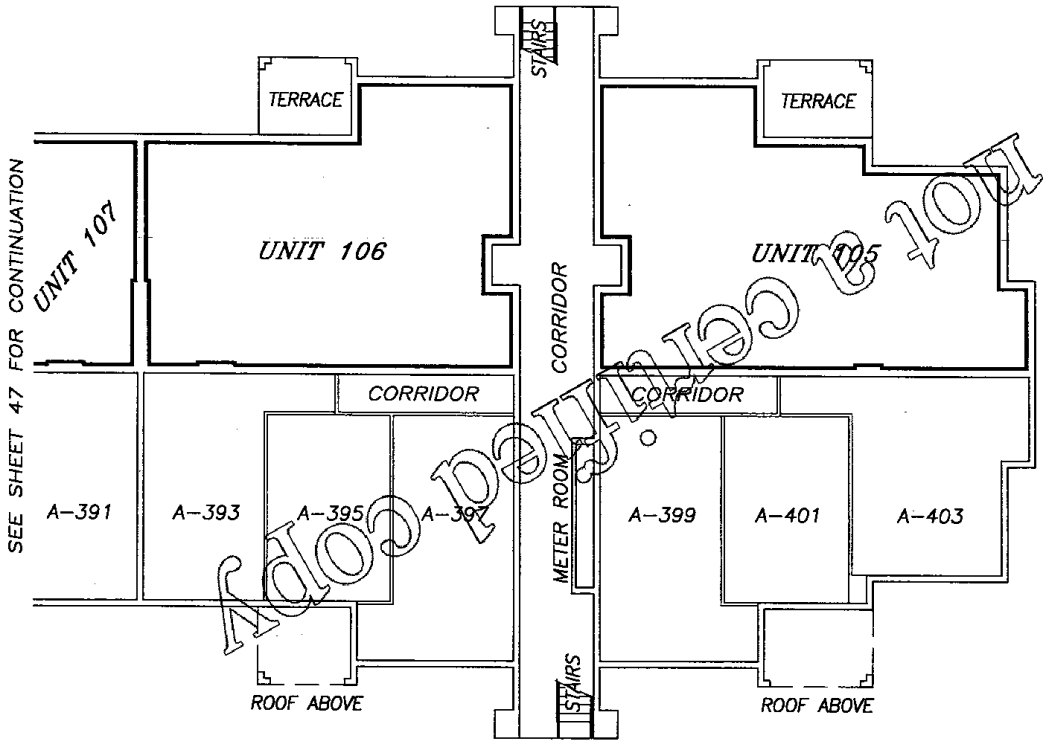
k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\TYPE VIC

Page 237 of 351

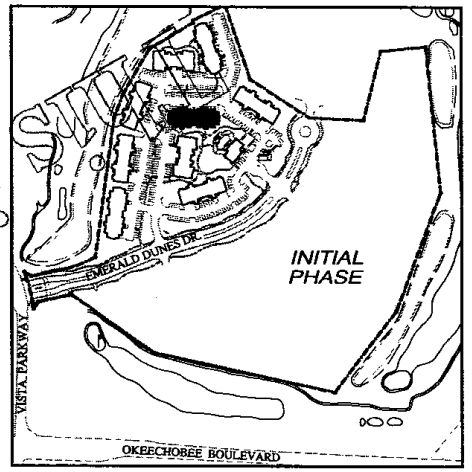
Book19924/Page369

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

PROPOSED PHASE



Copy. Is not a certified



KEY PLAN
N.T.S.

LEGEND:

COMM. DENOTES COMMUNICATION

BUILDING No. 6521
FIRST FLOOR–RIGHT SIDE

ELEVATION OF FINISH FLOOR =20.50
ELEVATION OF FINISH CEILING =29.16

PREPARED BY
SCHWEBKE–SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB–87
DECEMBER, 2004 ORDER No. 190186

0 1 3 7 12 20
GRAPHIC SCALE IN FEET

EXHIBIT 2–B
SHEET 48 OF 105 SHEETS

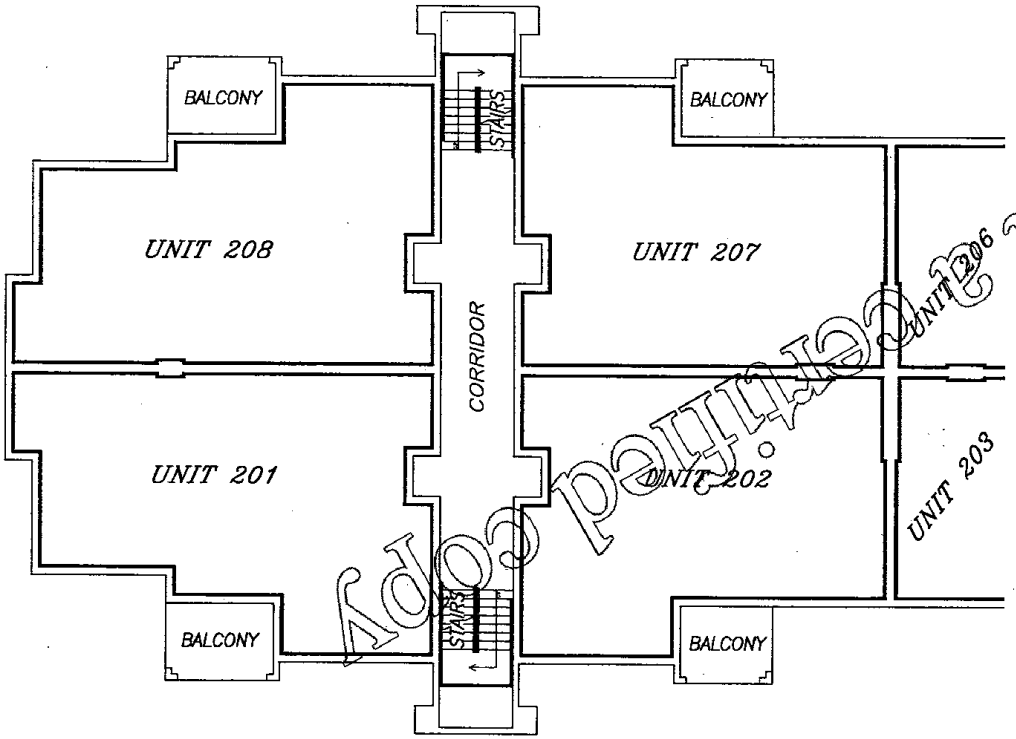
k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\TYPE VIC

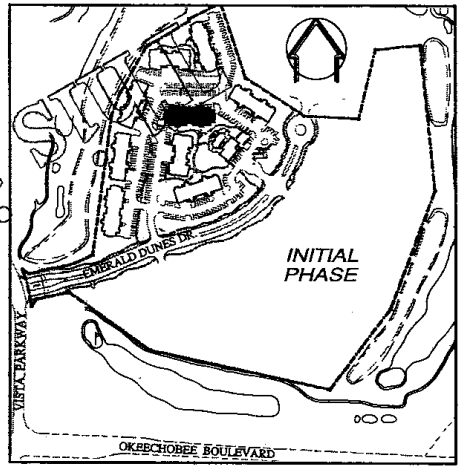
Page 238 of 351

Book19924/Page370

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

PROPOSED PHASE





KEY PLAN
N.T.S.

Unofficial Document

BUILDING No. 6521
SECOND FLOOR—LEFT SIDE

ELEVATION OF FINISH FLOOR =29.66
ELEVATION OF FINISH CEILING =38.33

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190186

0 1 3 7 12 20
GRAPHIC SCALE IN FEET

EXHIBIT 2-B
SHEET 49 OF 105 SHEETS

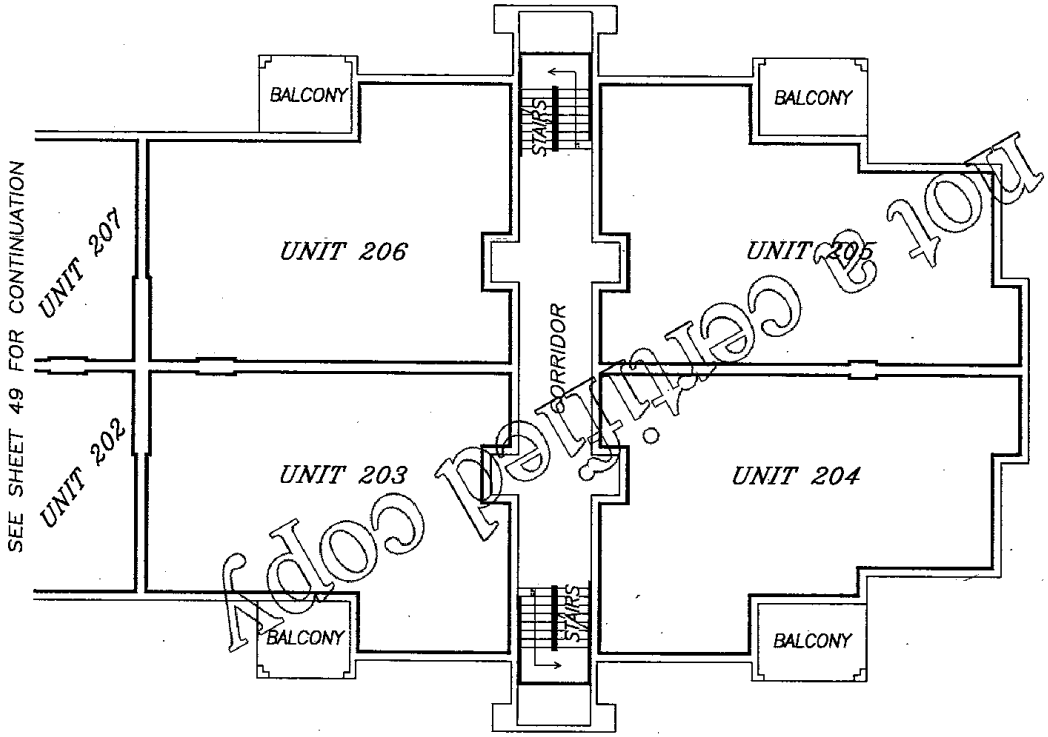
k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\TYPE VIC

Page 239 of 351

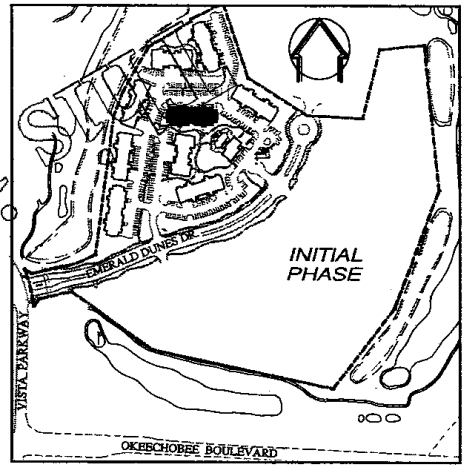
Book19924/Page371

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

PROPOSED PHASE



Not a certified copy



KEY PLAN
N.T.S.

BUILDING No. 6521
SECOND FLOOR—RIGHT SIDE

ELEVATION OF FINISH FLOOR =29.66
ELEVATION OF FINISH CEILING =38.33

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190186

0 1 3 7 12 20
GRAPHIC SCALE IN FEET

EXHIBIT 2-B
SHEET 50 OF 105 SHEETS

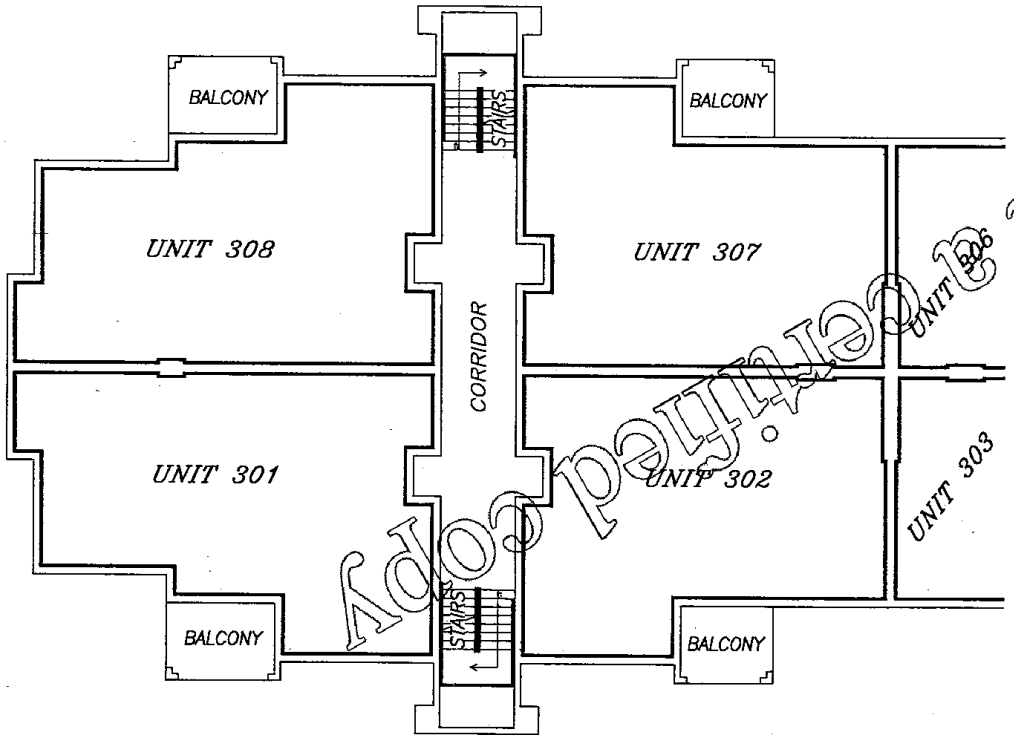
k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\TYPE VIC

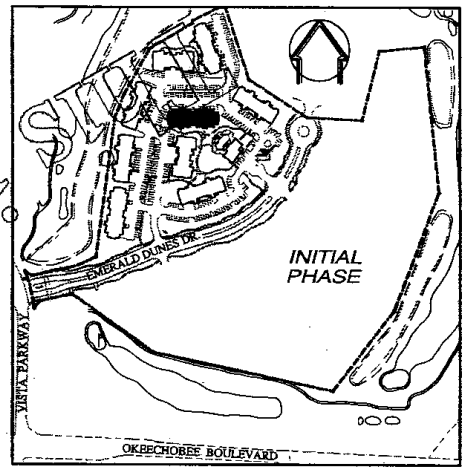
Page 240 of 351

Book19924/Page372

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

PROPOSED PHASE





KEY PLAN
N.T.S.

Unofficial Document

BUILDING No. 6521
THIRD FLOOR—LEFT SIDE

ELEVATION OF FINISH FLOOR =38.83
ELEVATION OF FINISH CEILING =47.50

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190186

0 1 3 7 12 20
GRAPHIC SCALE IN FEET

EXHIBIT 2-B
SHEET 51 OF 105 SHEETS

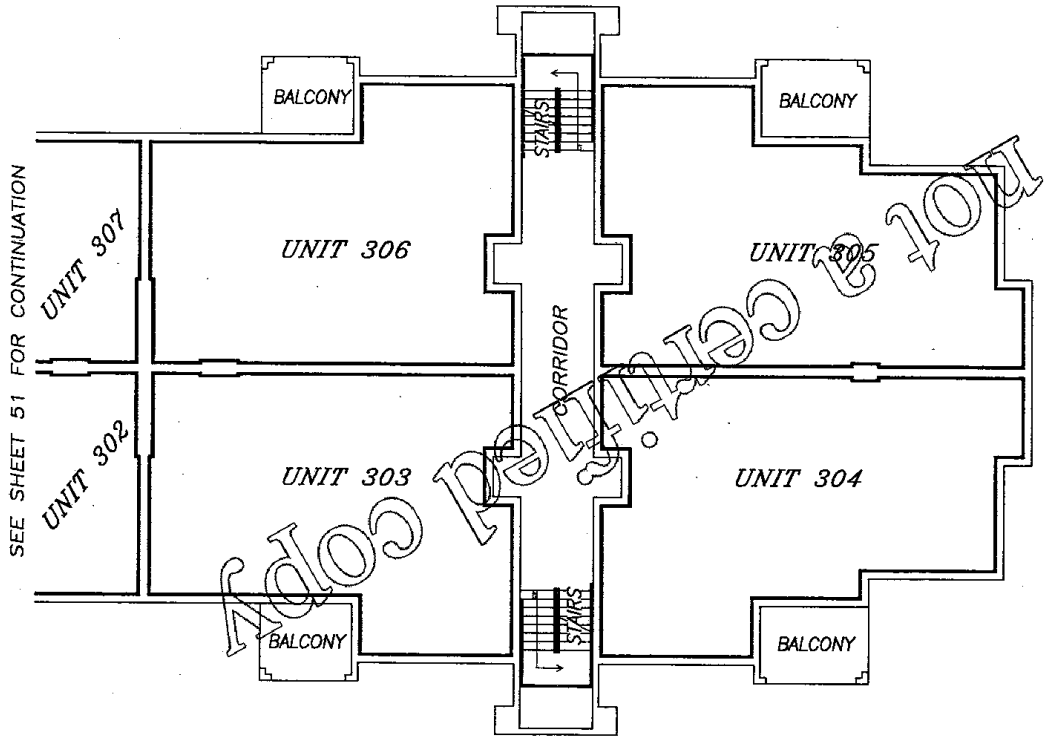
k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\TYPE VIC

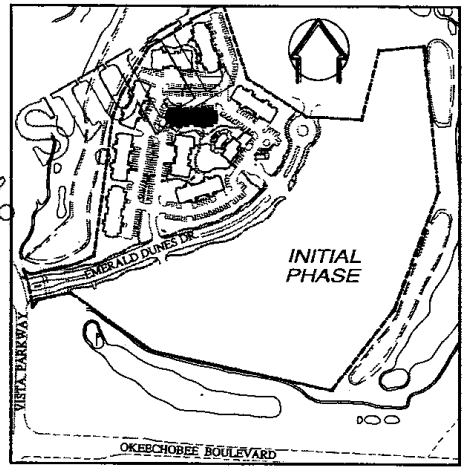
Page 241 of 351

Book19924/Page373

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

PROPOSED PHASE





KEY PLAN
N.T.S.

Not a certified copy

BUILDING No. 6521
THIRD FLOOR—RIGHT SIDE

ELEVATION OF FINISH FLOOR =38.83
ELEVATION OF FINISH CEILING =47.50

PREPARED BY
SCHWEBKE—SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB—87
DECEMBER, 2004 ORDER No. 190186

0 1 3 7 12 20
GRAPHIC SCALE IN FEET

EXHIBIT 2—B
SHEET 52 OF 105 SHEETS

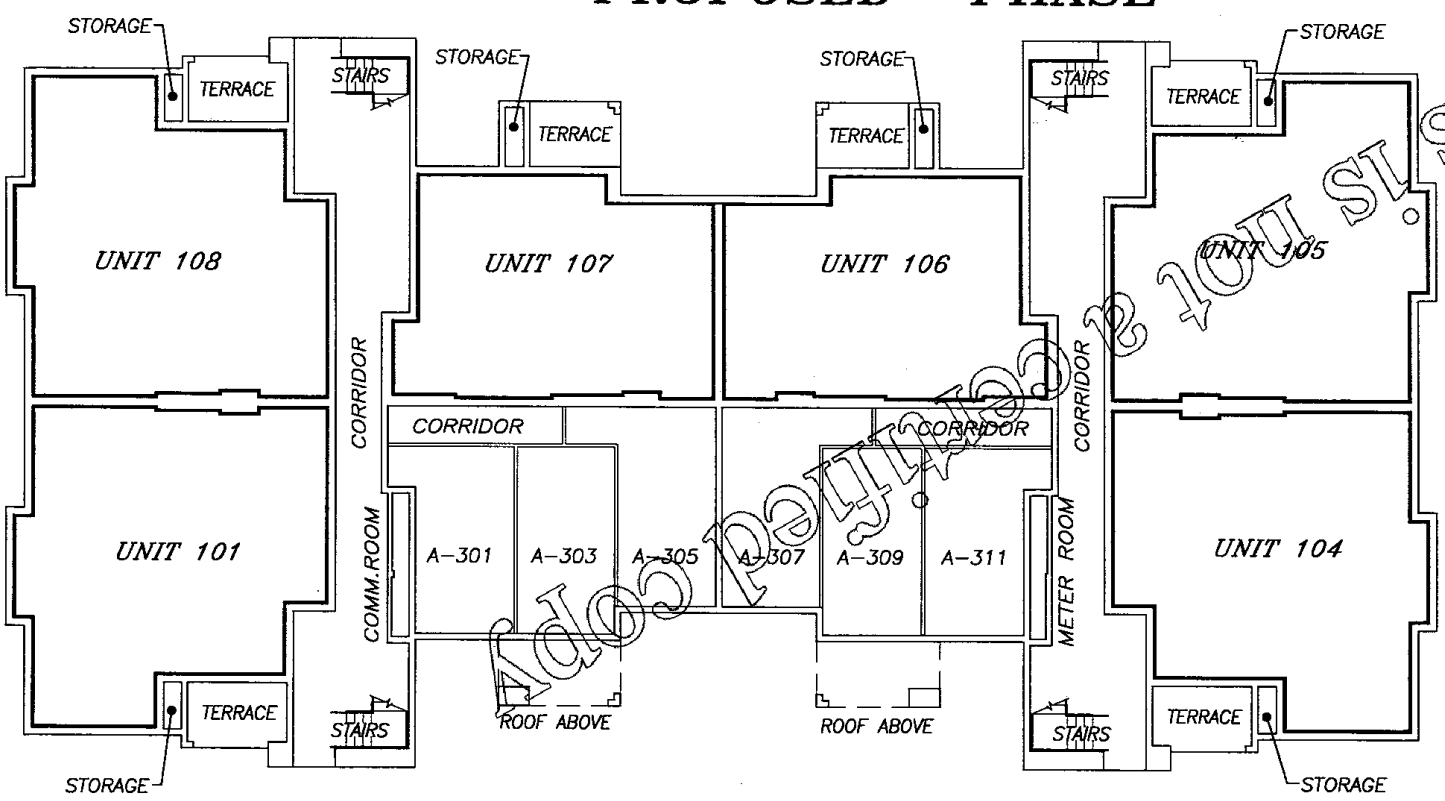
k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\TYPE VIC

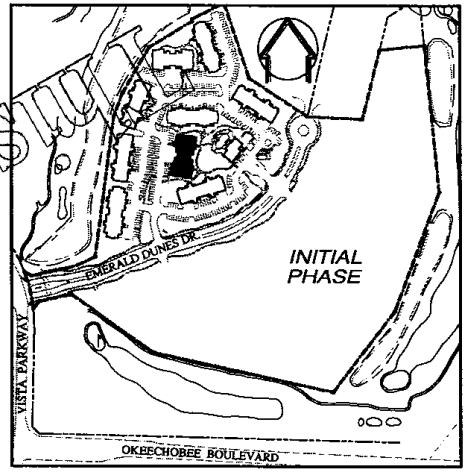
Page 242 of 351

Book19924/Page374

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

PROPOSED PHASE





KEY PLAN
N.T.S.

LEGEND:

COMM. DENOTES COMMUNICATION

BUILDING No. 6529
FIRST FLOOR

ELEVATION OF FINISH FLOOR =20.50

ELEVATION OF FINISH CEILING =29.16

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87

DECEMBER, 2004 ORDER No. 190186

0 1 3 7 12 20

GRAPHIC SCALE IN FEET

EXHIBIT 2-B

SHEET 53 OF 105 SHEETS

k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\TYPE 1

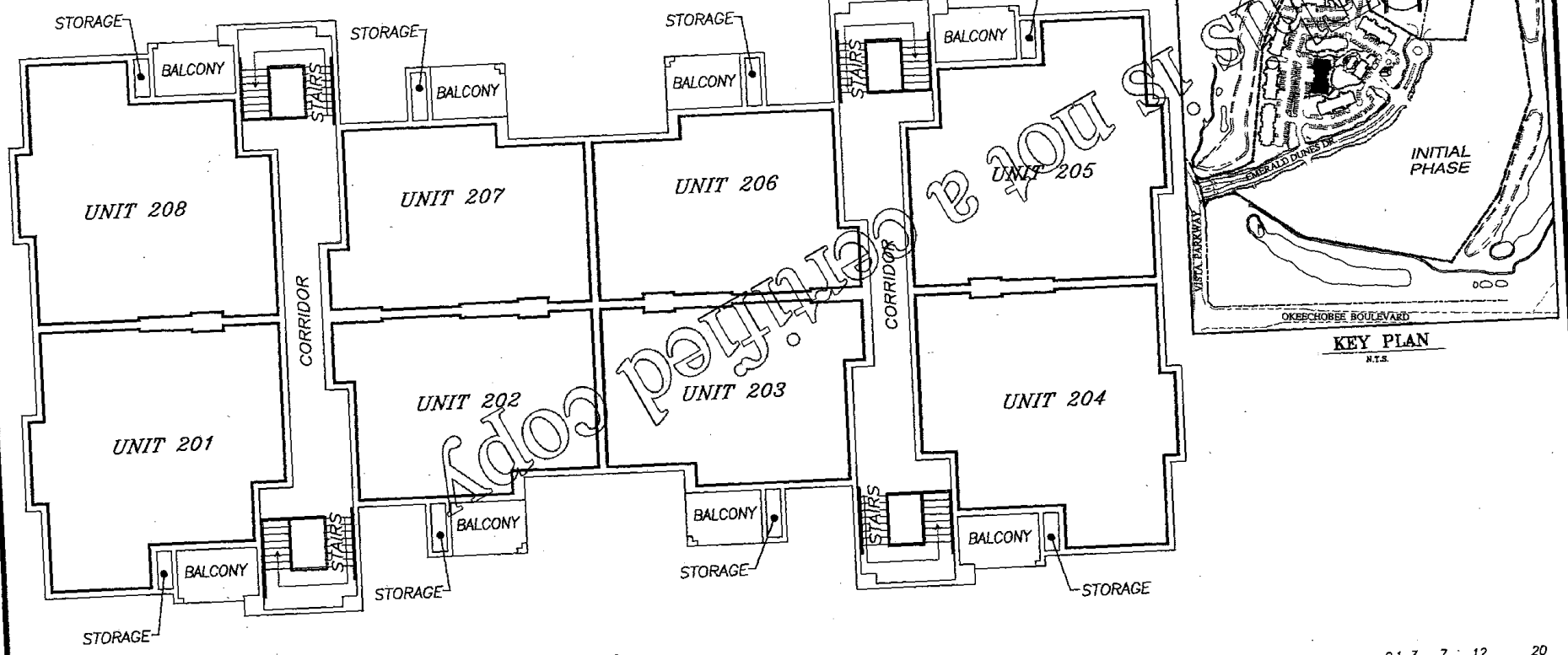
Ads pertaining to 10U St. Shu

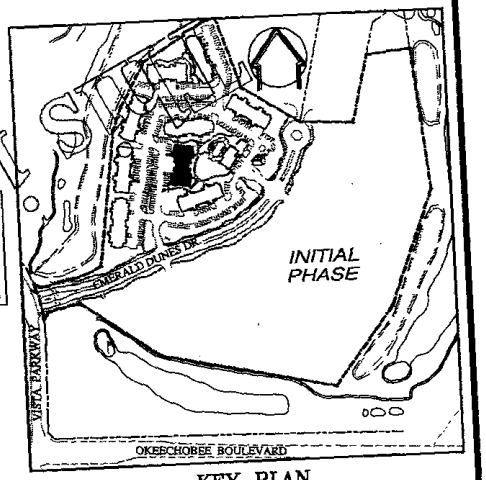
Page 243 of 351

Book19924/Page375

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

PROPOSED PHASE





KEY PLAN
N.T.S.

This is not a certified copy.

BUILDING No. 6529
SECOND FLOOR

ELEVATION OF FINISH FLOOR =29.66
ELEVATION OF FINISH CEILING =38.33

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190186

0 1 3 7 12 20
GRAPHIC SCALE IN FEET

EXHIBIT 2-B
SHEET 54 OF 105 SHEETS

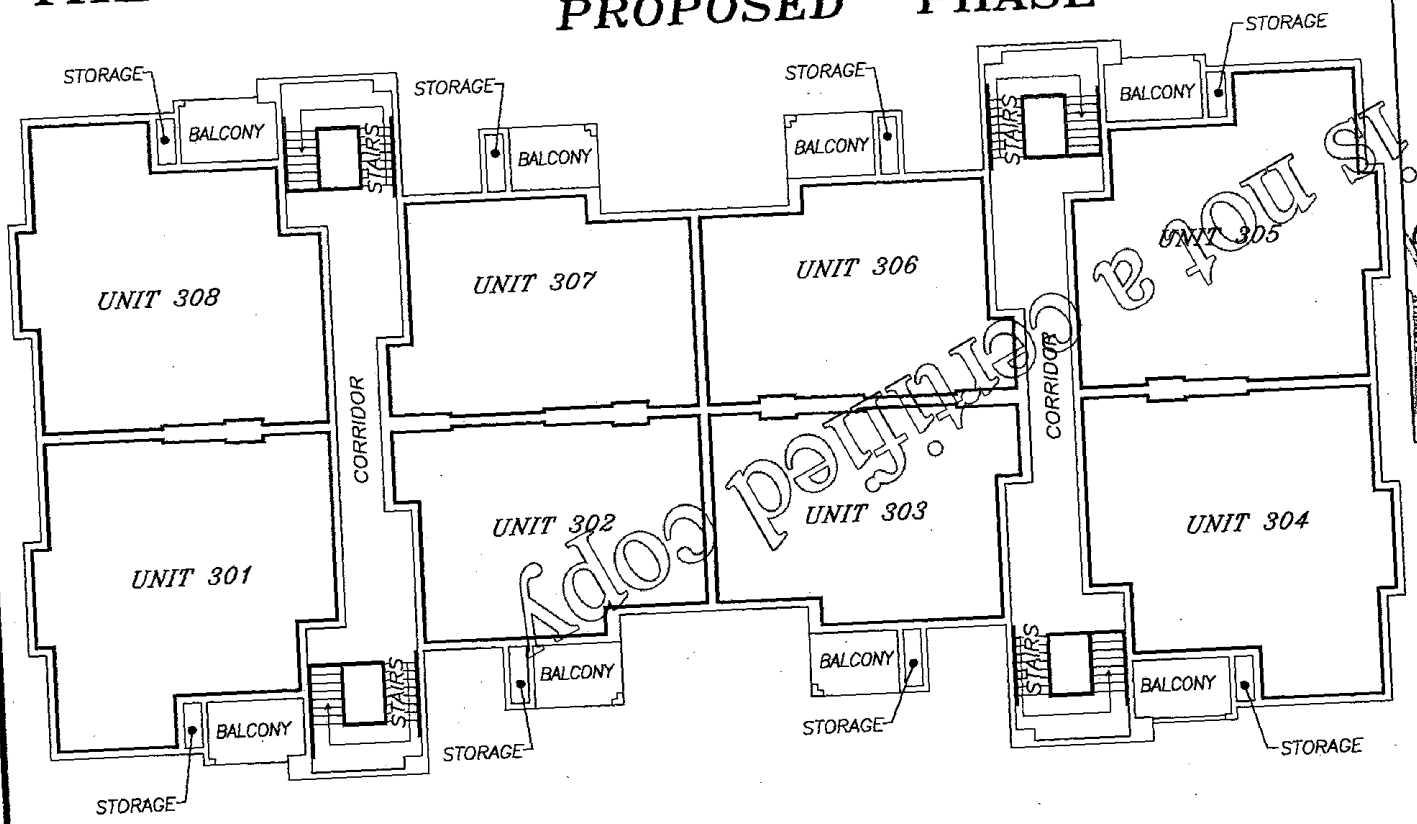
k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\TYPE 1

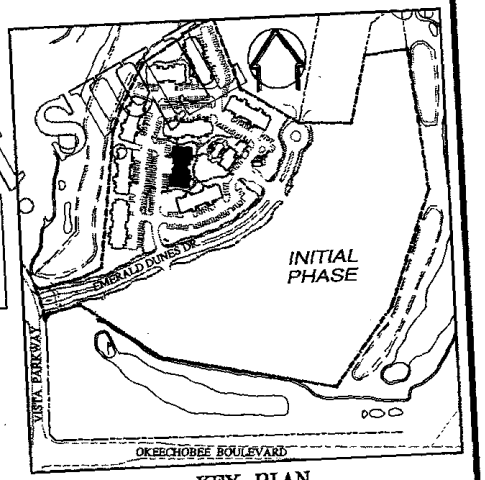
Page 244 of 351

Book19924/Page376

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

PROPOSED PHASE





KEY PLAN
N.T.S.

This is not a certified copy.

BUILDING No. 6529
THIRD FLOOR

ELEVATION OF FINISH FLOOR =38.83
ELEVATION OF FINISH CEILING =47.50

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190186

0 1 3 7 12 20
GRAPHIC SCALE IN FEET

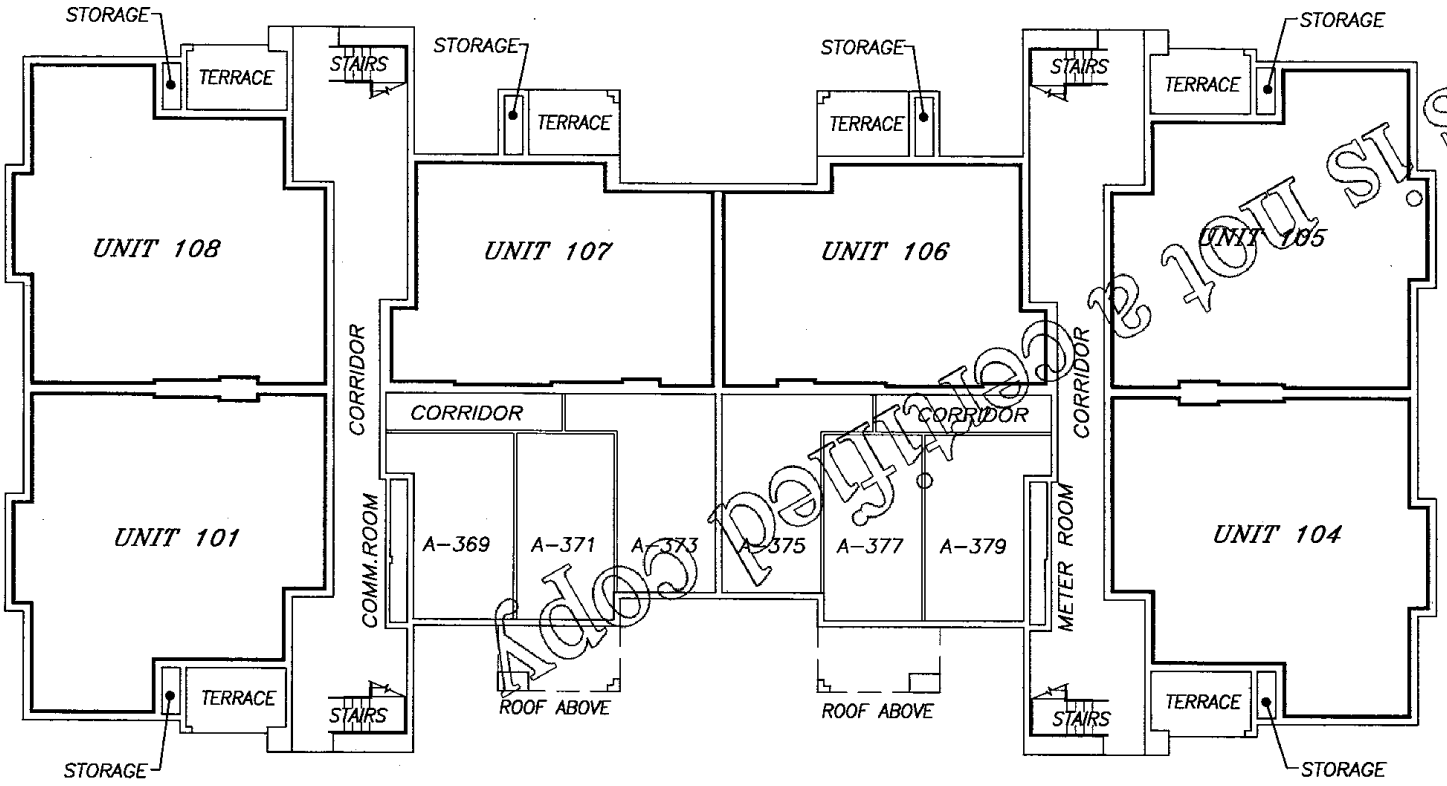
EXHIBIT 2-B
SHEET 55 OF 105 SHEETS

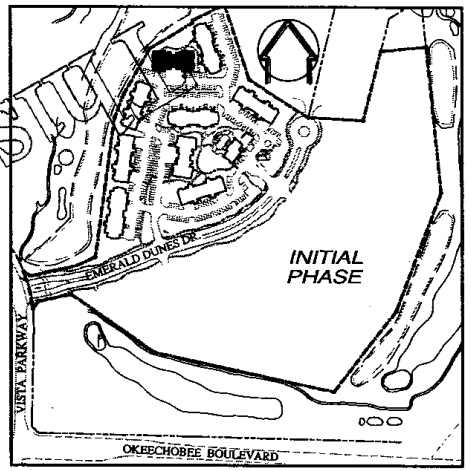
k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\TYPE I

Book19924/Page377

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

PROPOSED PHASE





KEY PLAN
N.T.S.

LEGEND:

COMM. DENOTES COMMUNICATION

Copyrighted 2010 St. Lucie Co. Property Appraiser

BUILDING No. 6533
FIRST FLOOR

ELEVATION OF FINISH FLOOR =20.50

ELEVATION OF FINISH CEILING =29.16

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87

DECEMBER, 2004 ORDER No. 190186

0 1 3 7 12 20

GRAPHIC SCALE IN FEET

EXHIBIT 2-B

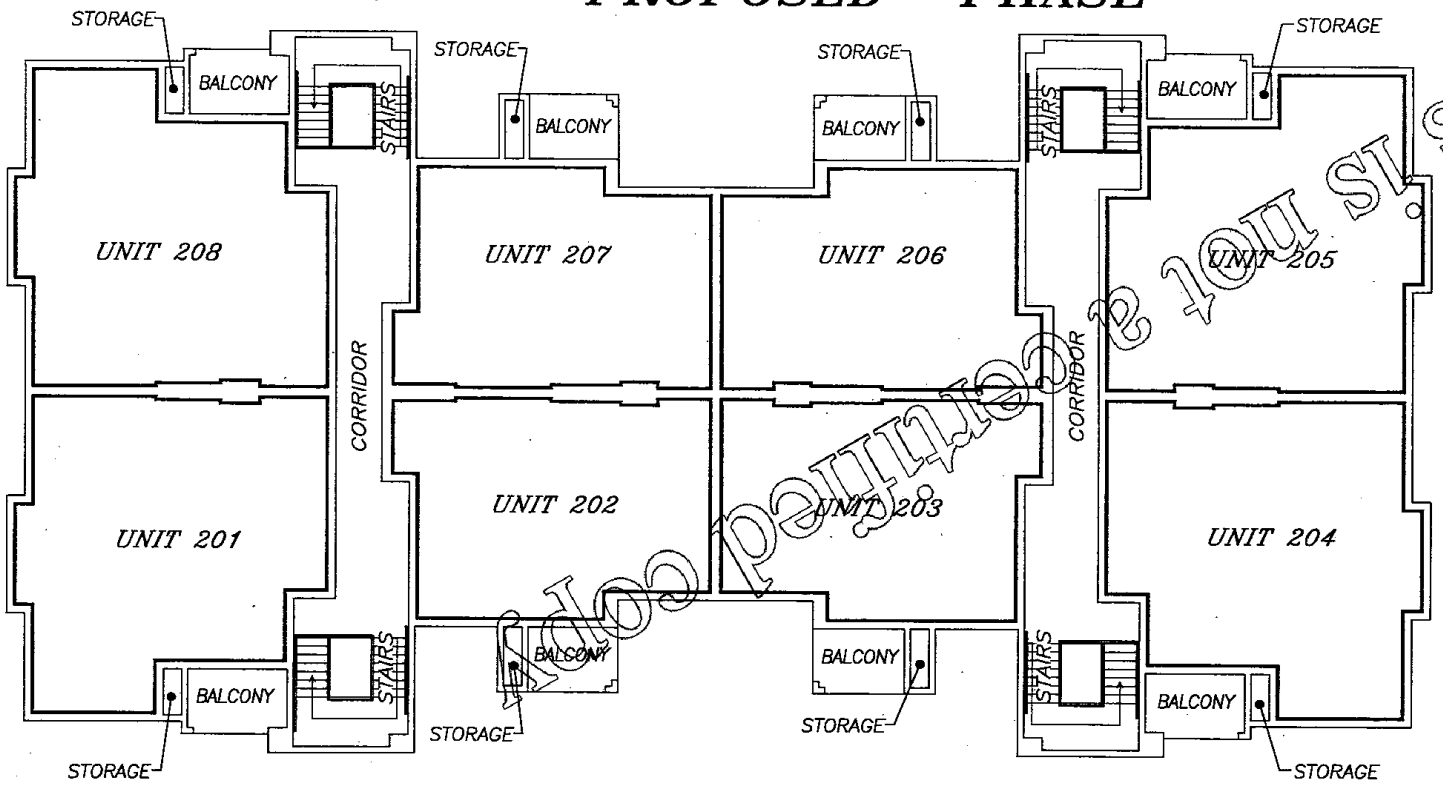
SHEET 56 OF 105 SHEETS

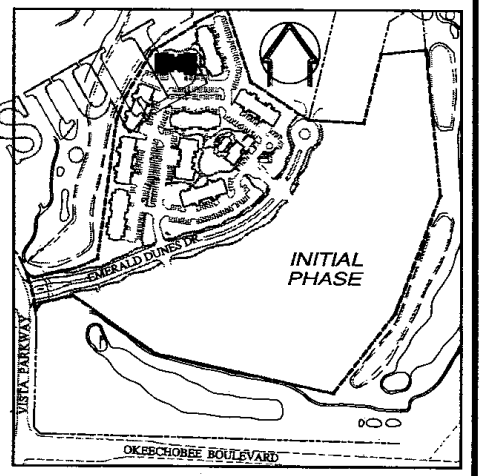
k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\TYPE 1

Book19924/Page378

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

PROPOSED PHASE





KEY PLAN
N.T.S.

Not permitted 2 10u St. Suit

BUILDING No. 6533
SECOND FLOOR

ELEVATION OF FINISH FLOOR =29.66
ELEVATION OF FINISH CEILING =38.33

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190186

0 1 3 7 12 20
GRAPHIC SCALE IN FEET

EXHIBIT 2-B
SHEET 57 OF 105 SHEETS

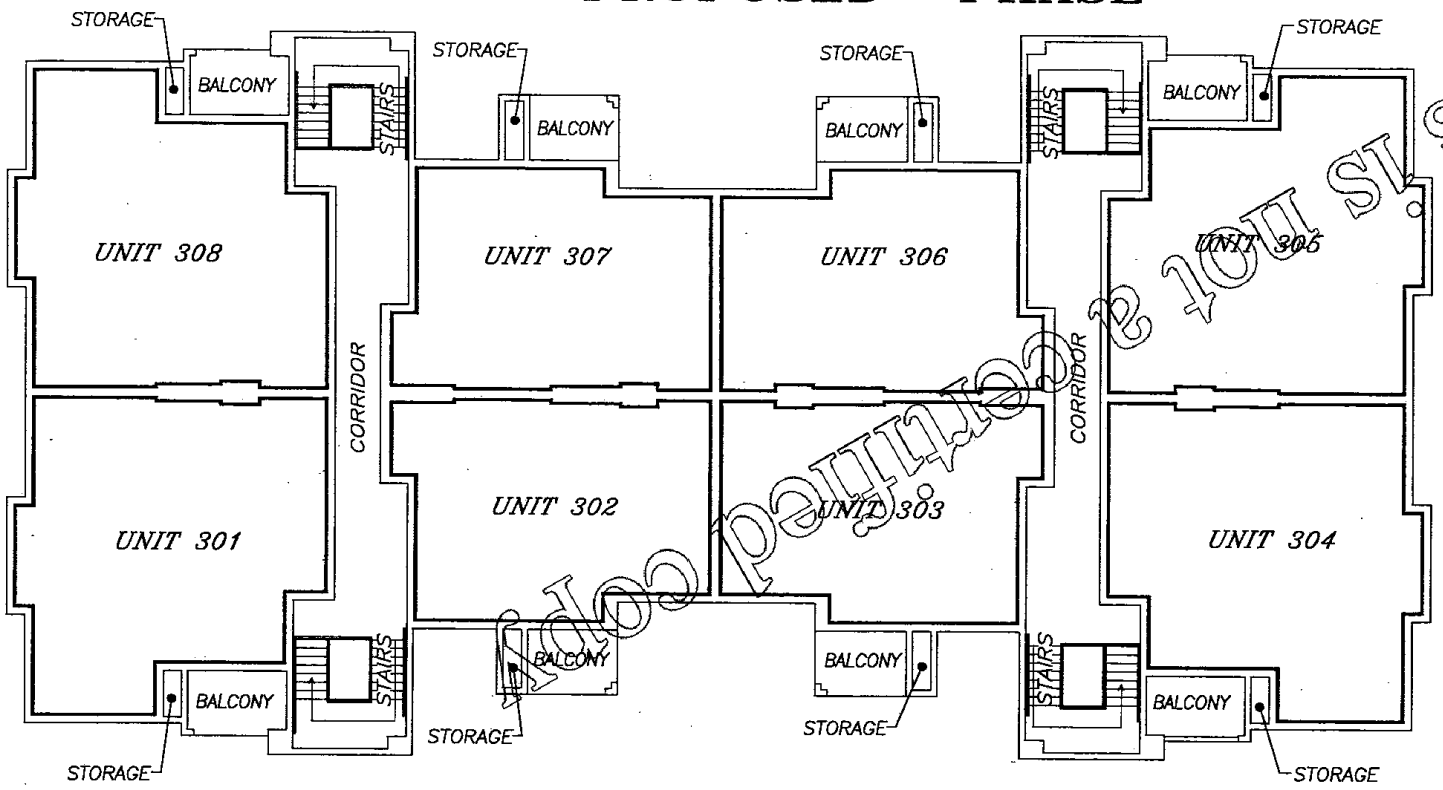
k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\TYPE 1

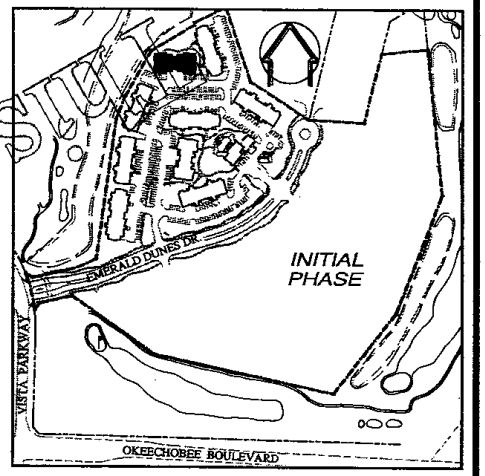
Page 247 of 351

Book19924/Page379

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

PROPOSED PHASE





KEY PLAN
N.T.S.

Not Certified 2 10th St. Sur

BUILDING No. 6533
THIRD FLOOR

ELEVATION OF FINISH FLOOR =38.83
ELEVATION OF FINISH CEILING =47.50

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190186

0 1 3 7 12 20
GRAPHIC SCALE IN FEET

EXHIBIT 2-B
SHEET 58 OF 105 SHEETS

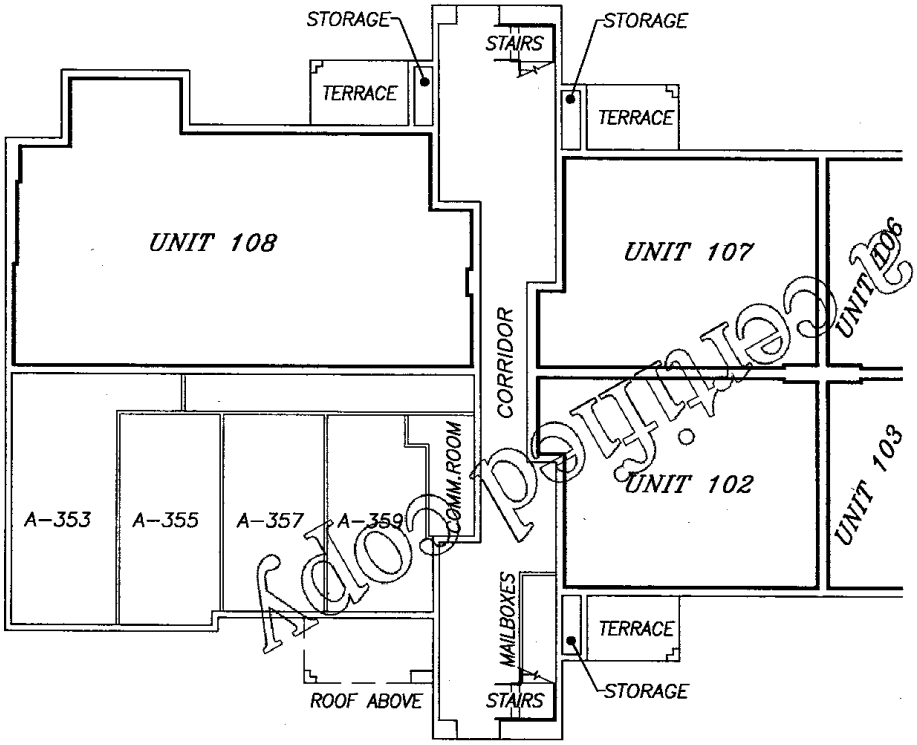
k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\TYPE 1

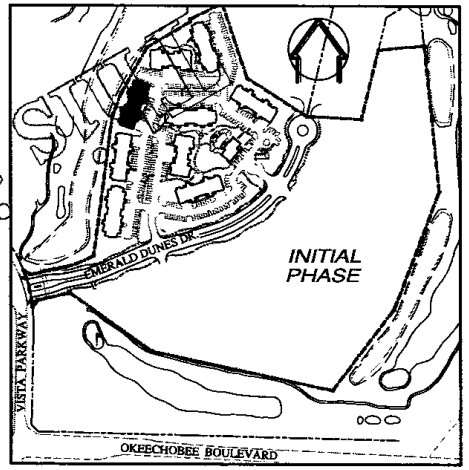
Page 248 of 351

Book19924/Page380

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

PROPOSED PHASE





KEY PLAN
N.T.S.

Copy Not Certified

BUILDING No. 6559
FIRST FLOOR–LEFT SIDE

ELEVATION OF FINISH FLOOR =20.50
ELEVATION OF FINISH CEILING =29.16

PREPARED BY
SCHWEBKE–SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB–87
DECEMBER, 2004 ORDER No. 190186

0 1 3 7 12 20
GRAPHIC SCALE IN FEET

EXHIBIT 2–B
SHEET 59 OF 106 SHEETS

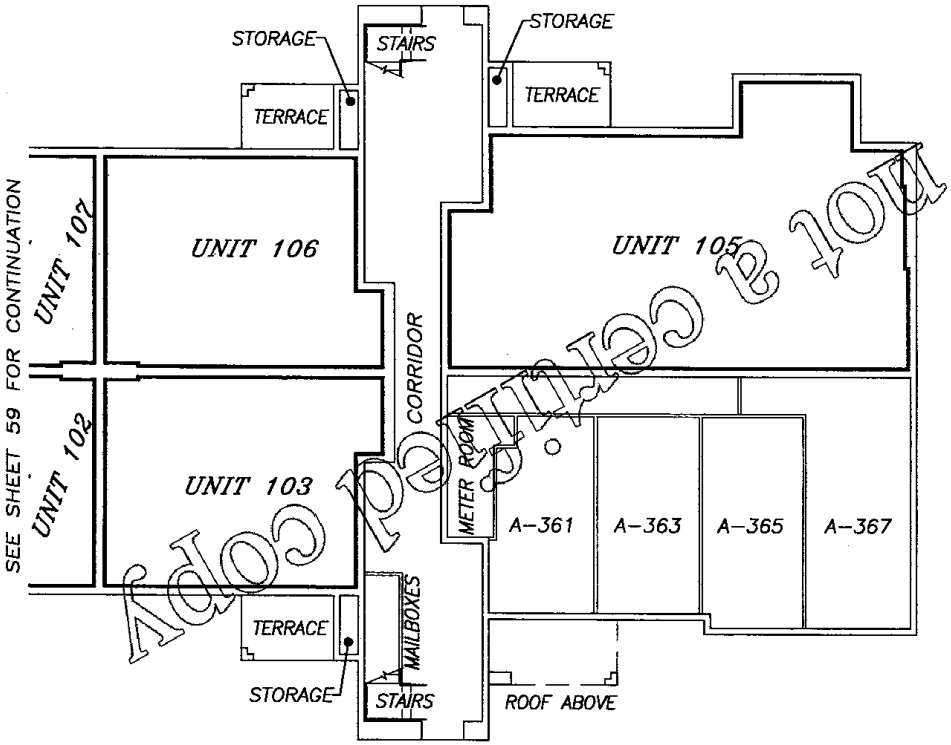
k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\TYPE X

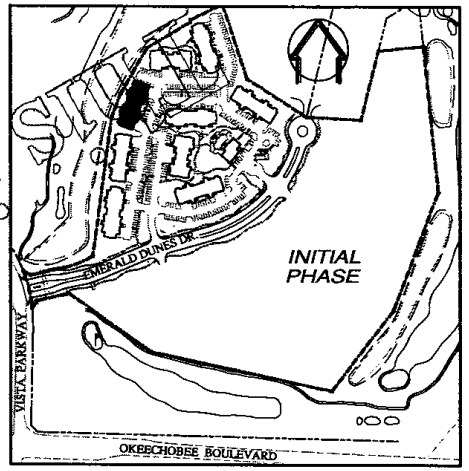
Page 249 of 351

Book19924/Page381

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

PROPOSED PHASE





KEY PLAN
N.T.S.

Not a certified copy

BUILDING No. 6559
FIRST FLOOR–RIGHT SIDE

ELEVATION OF FINISH FLOOR =20.50
ELEVATION OF FINISH CEILING =29.16

PREPARED BY
SCHWEBKE–SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB–87
DECEMBER, 2004 ORDER No. 190186

0 1 3 7 12 20
GRAPHIC SCALE IN FEET

EXHIBIT 2–B
SHEET 60 OF 106 SHEETS

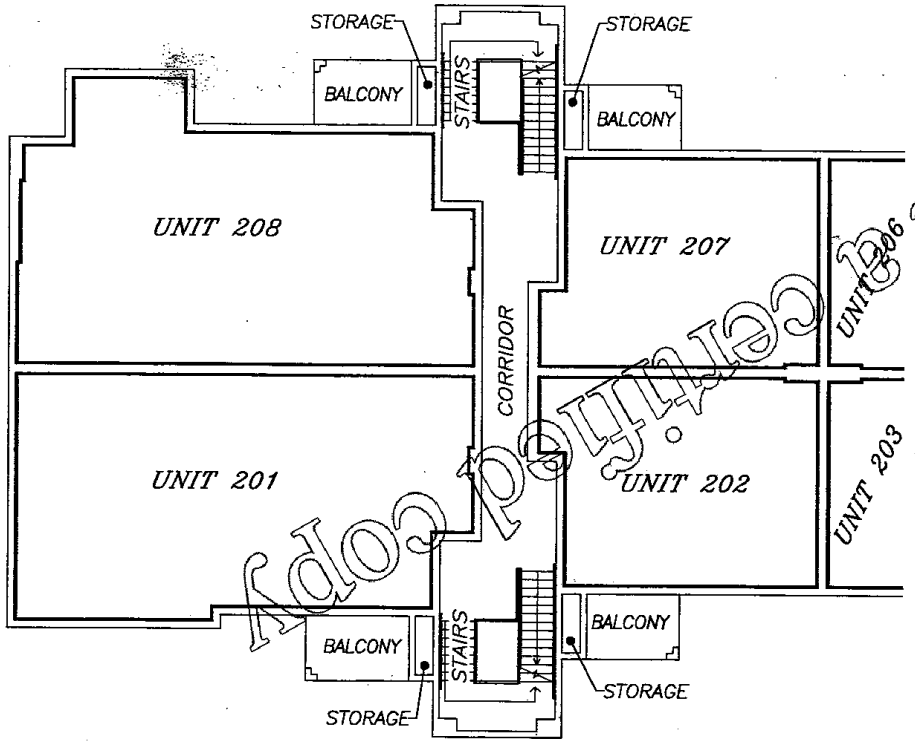
k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\TYPE X

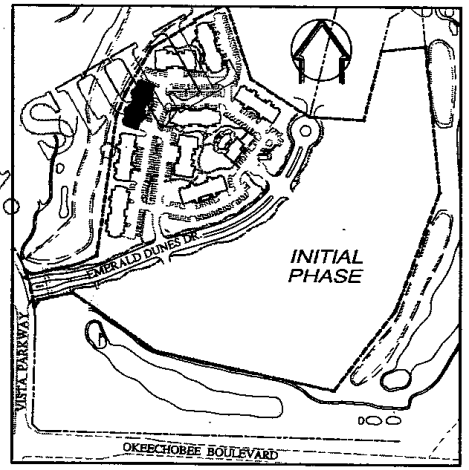
Page 250 of 351

Book19924/Page382

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

PROPOSED PHASE





KEY PLAN
N.T.S.

Unofficial Document

BUILDING No. 6559
SECOND FLOOR—LEFT SIDE

ELEVATION OF FINISH FLOOR =29.66
ELEVATION OF FINISH CEILING =38.33

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190186

0 1 3 7 12 20
GRAPHIC SCALE IN FEET

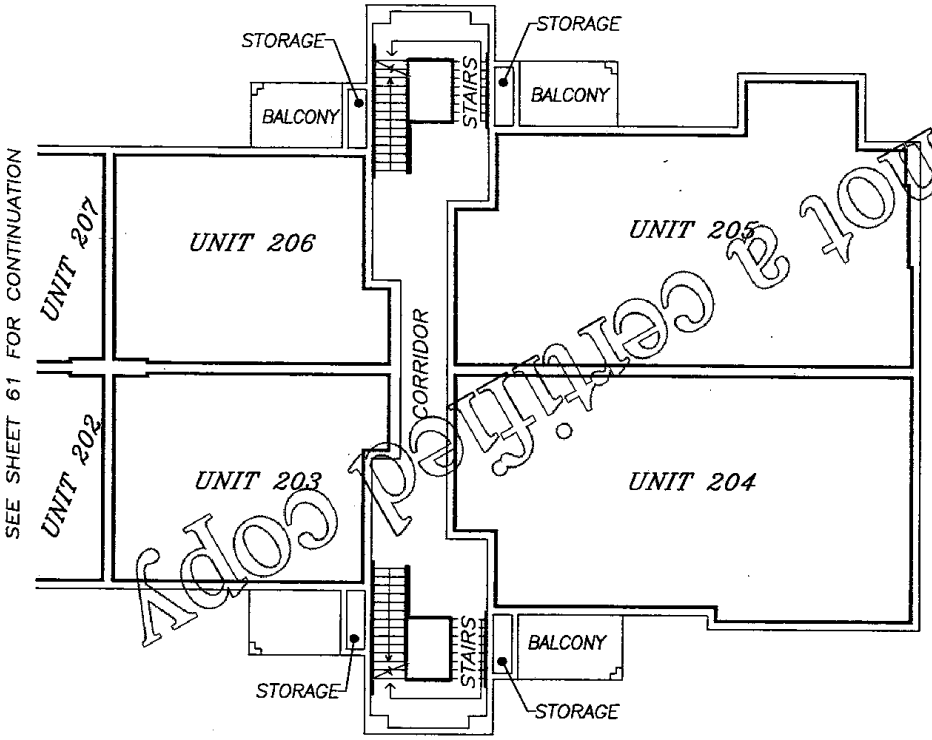
EXHIBIT 2-B
SHEET 61 OF 105 SHEETS

I:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\TYPE X

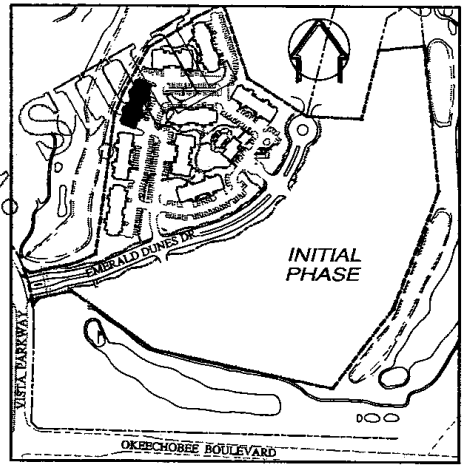
Book19924/Page383

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

PROPOSED PHASE



Not a certified copy



KEY PLAN
N.T.S.

BUILDING No. 6559
SECOND FLOOR—RIGHT SIDE

ELEVATION OF FINISH FLOOR =29.66
ELEVATION OF FINISH CEILING =38.33

PREPARED BY
SCHWEBKE—SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190186

0 1 3 7 12 20
GRAPHIC SCALE IN FEET

EXHIBIT 2—B
SHEET 62 OF 105 SHEETS

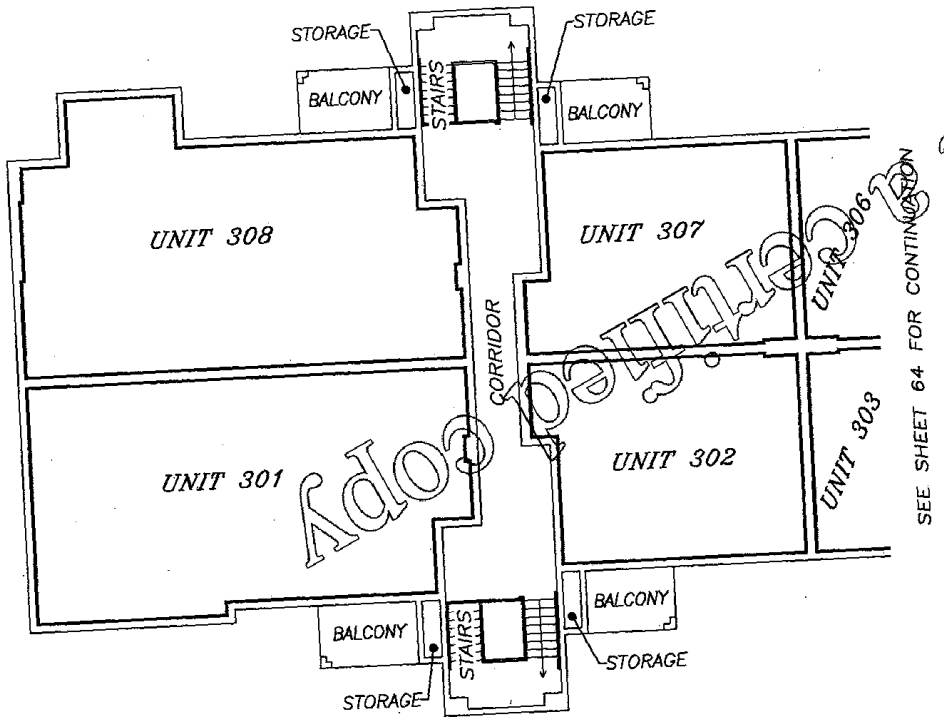
k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\TYPE X

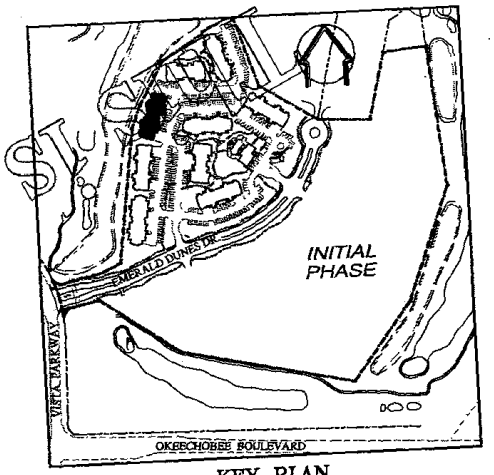
Page 252 of 351

Book19924/Page384

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

PROPOSED PHASE





KEY PLAN
N.T.S.

Not a certified copy

BUILDING No. 6559
THIRD FLOOR–LEFT SIDE

ELEVATION OF FINISH FLOOR =38.83
ELEVATION OF FINISH CEILING =47.50

PREPARED BY
SCHWEBKE–SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB–87
DECEMBER, 2004 ORDER No. 190186

0 1 3 7 12 20
GRAPHIC SCALE IN FEET

EXHIBIT 2–B
SHEET 63 OF 105 SHEETS

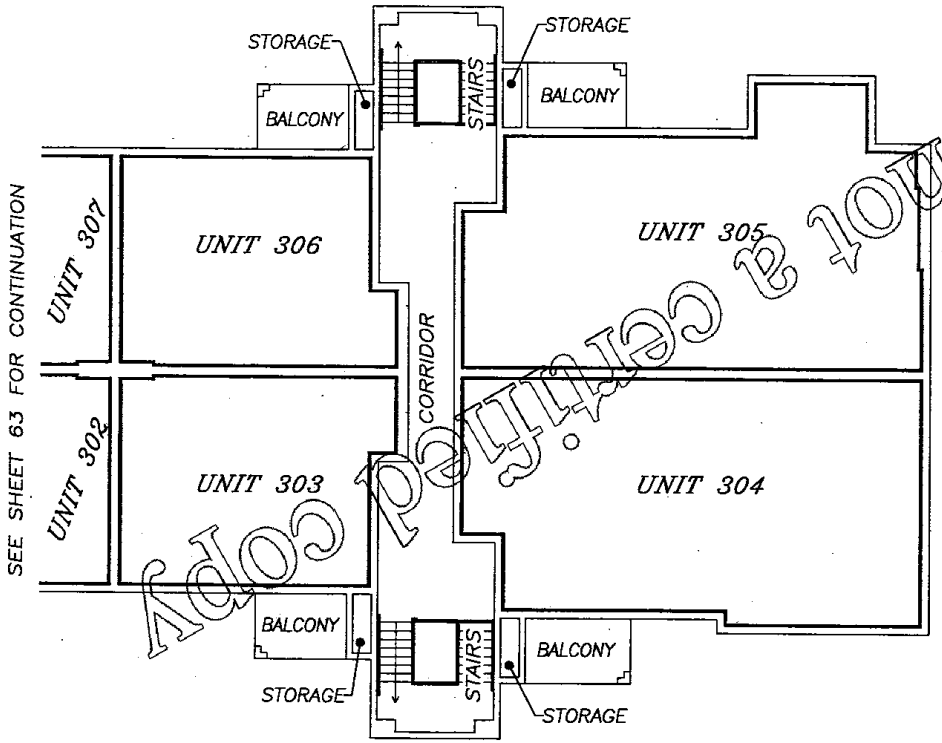
J:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\TYPE X

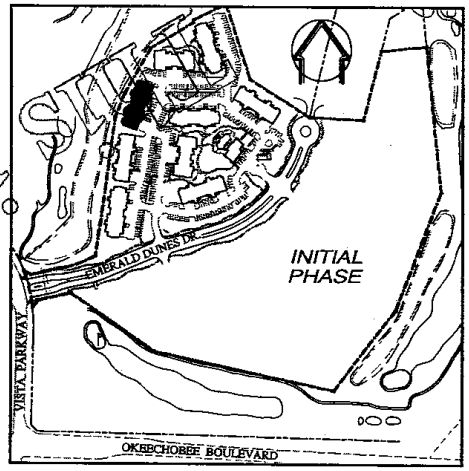
Page 253 of 351

Book19924/Page385

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

PROPOSED PHASE





KEY PLAN
N.T.S.

Not a certified copy

BUILDING No. 6559
THIRD FLOOR—RIGHT SIDE

ELEVATION OF FINISH FLOOR =38.83
ELEVATION OF FINISH CEILING =47.50

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190186

0 1 3 7 12 20
GRAPHIC SCALE IN FEET

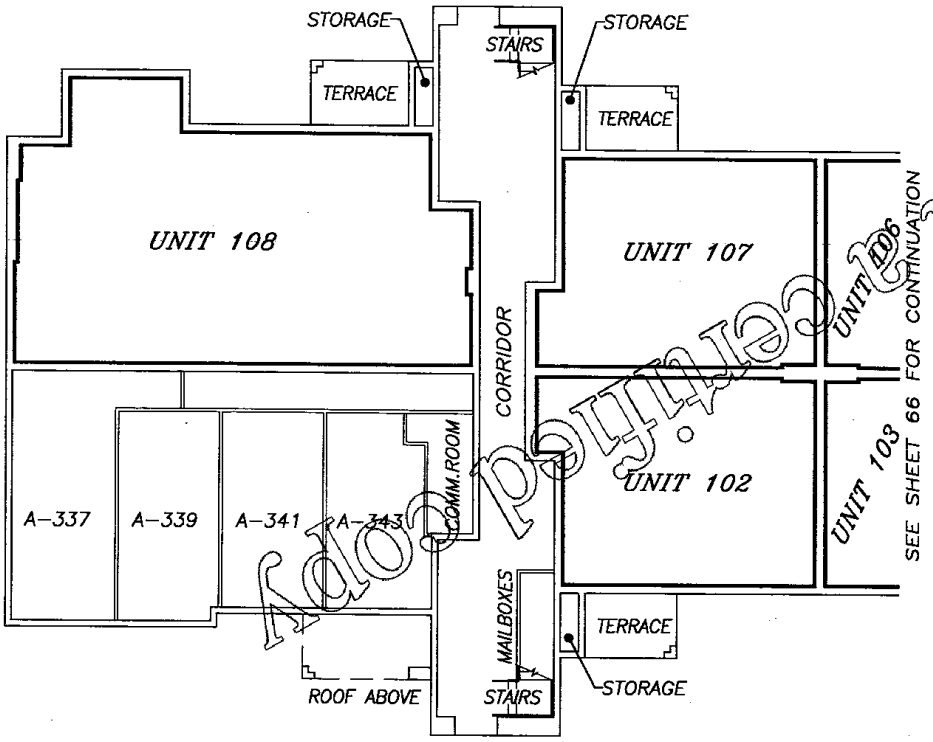
EXHIBIT 2-B
SHEET 64 OF 105 SHEETS

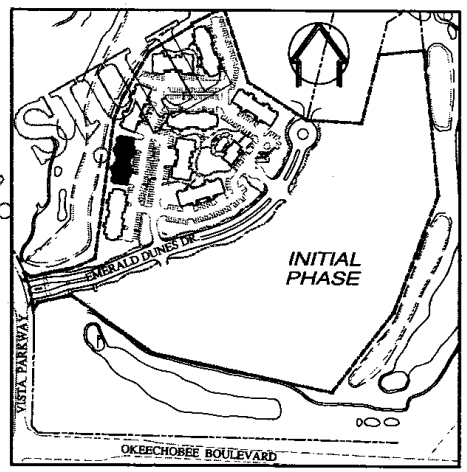
k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\TYPE X

Book19924/Page386

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

PROPOSED PHASE





KEY PLAN
N.T.S.

LEGEND:

COMM. DENOTES COMMUNICATION

Not a certified copy

BUILDING No. 6565
FIRST FLOOR—LEFT SIDE

ELEVATION OF FINISH FLOOR =20.50
ELEVATION OF FINISH CEILING =29.16

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190186

0 1 3 7 12 20
GRAPHIC SCALE IN FEET

EXHIBIT 2-B
SHEET 65 OF 105 SHEETS

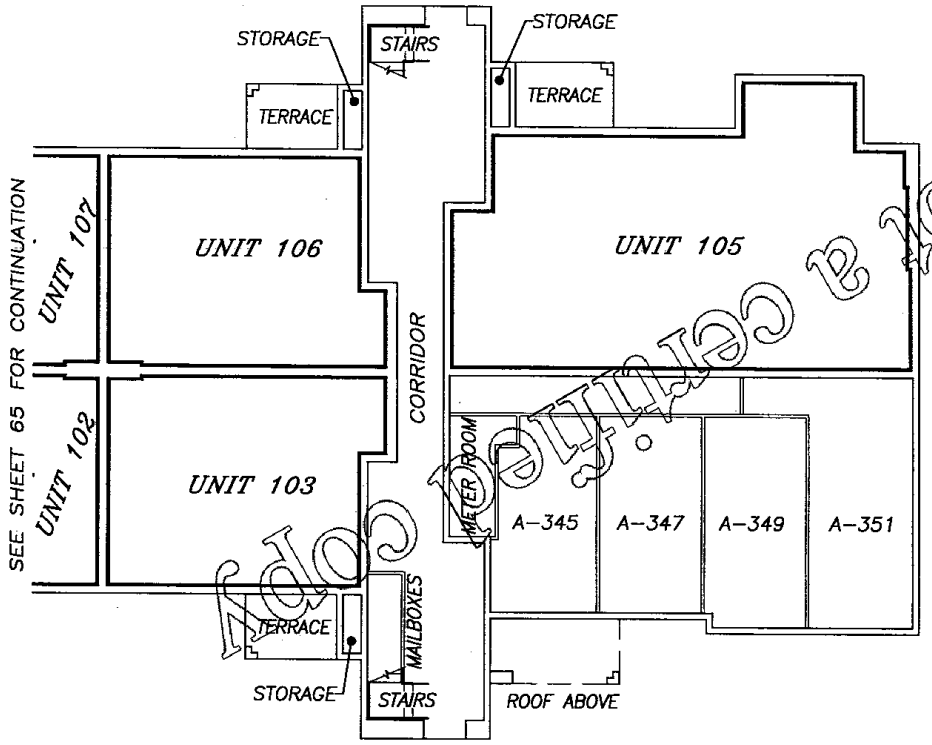
k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\TYPE X

Page 255 of 351

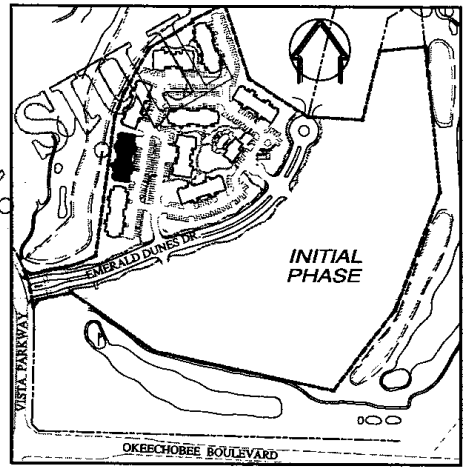
Book19924/Page387

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

PROPOSED PHASE



Document is NOT a certified copy



KEY PLAN
N.T.S.

LEGEND:

COMM. DENOTES COMMUNICATION

BUILDING No. 6565
FIRST FLOOR–RIGHT SIDE

ELEVATION OF FINISH FLOOR =20.50

ELEVATION OF FINISH CEILING =29.16

PREPARED BY
SCHWEBKE–SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB–87

DECEMBER, 2004 ORDER No. 190186

0 1 3 7 12 20

GRAPHIC SCALE IN FEET

EXHIBIT 2–B

SHEET 66 OF 105 SHEETS

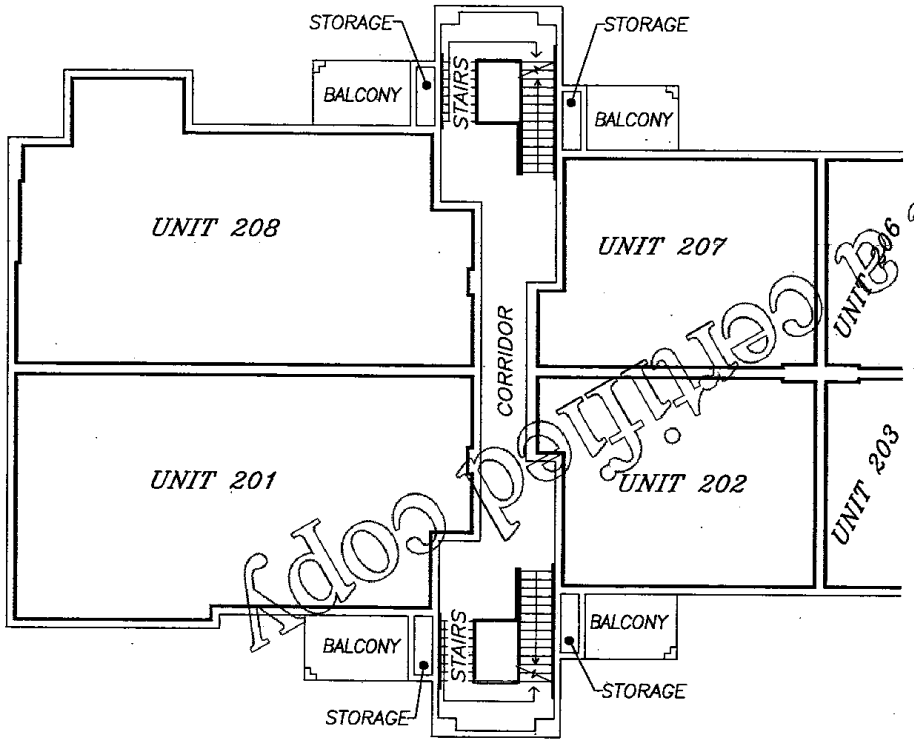
k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\TYPE X

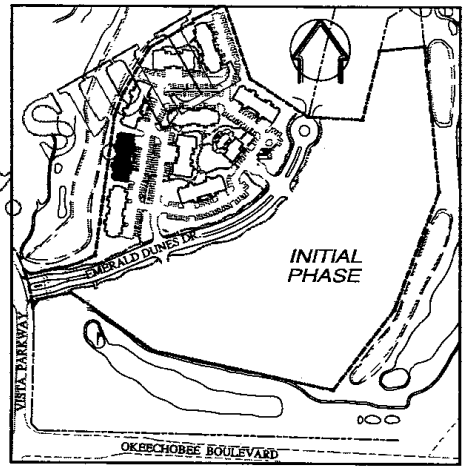
Page 256 of 351

Book19924/Page388

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

PROPOSED PHASE





KEY PLAN
N.T.S.

Uncertified copy

BUILDING No. 6565
SECOND FLOOR—LEFT SIDE

ELEVATION OF FINISH FLOOR =29.66
ELEVATION OF FINISH CEILING =38.33

PREPARED BY
SCHWEBKE—SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB—87
DECEMBER, 2004 ORDER No. 190186

0 1 3 7 12 20
GRAPHIC SCALE IN FEET

EXHIBIT 2—B
SHEET 67 OF 105 SHEETS

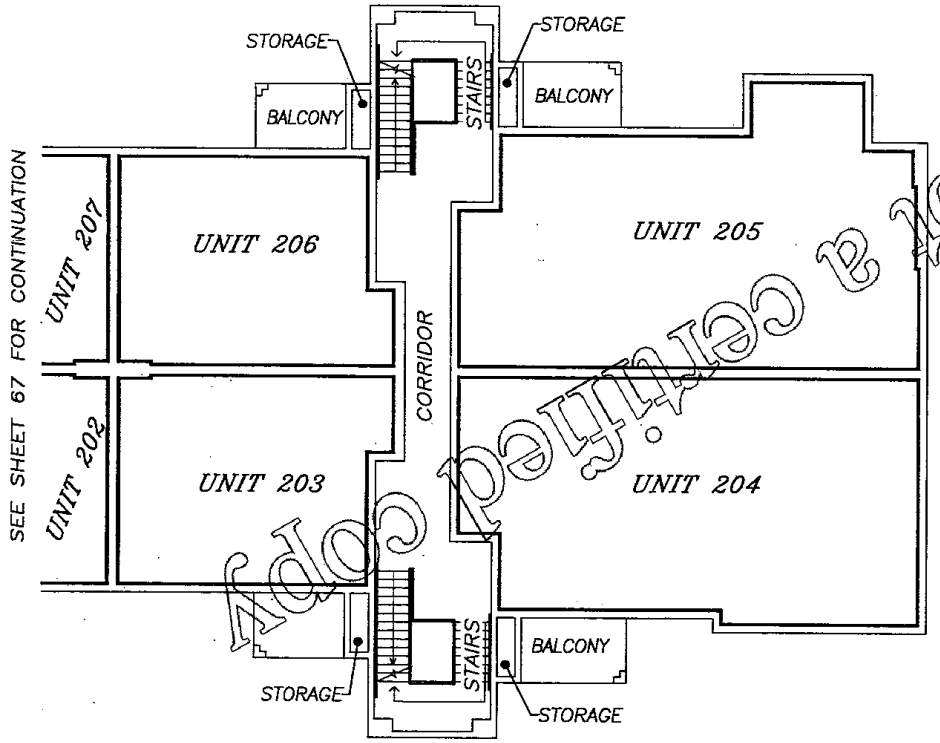
k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\TYPE X

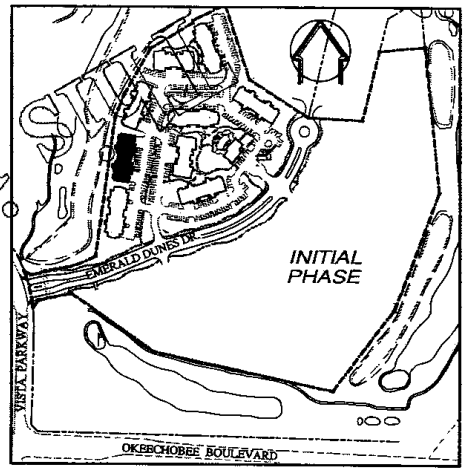
Page 257 of 351

Book19924/Page389

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

PROPOSED PHASE





KEY PLAN
N.T.S.

Copy not a certified

BUILDING No. 6565
SECOND FLOOR–RIGHT SIDE

ELEVATION OF FINISH FLOOR =29.66
ELEVATION OF FINISH CEILING =38.33

PREPARED BY
SCHWEBKE–SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB–87
DECEMBER, 2004 ORDER No. 190186

0 1 3 7 12 20
GRAPHIC SCALE IN FEET

EXHIBIT 2–B
SHEET 68 OF 105 SHEETS

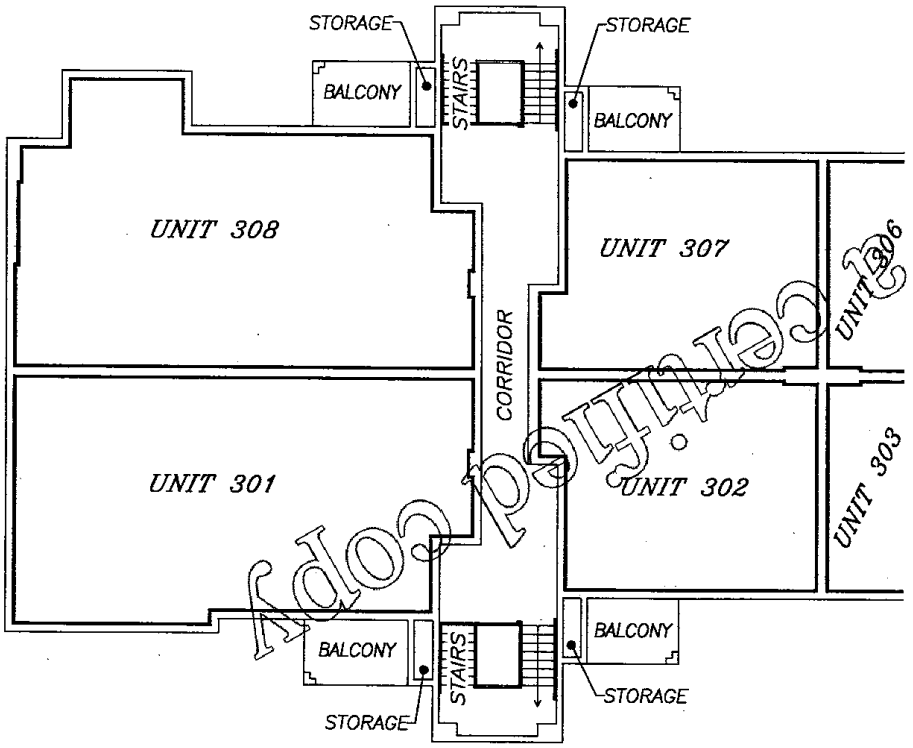
k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\TYPE X

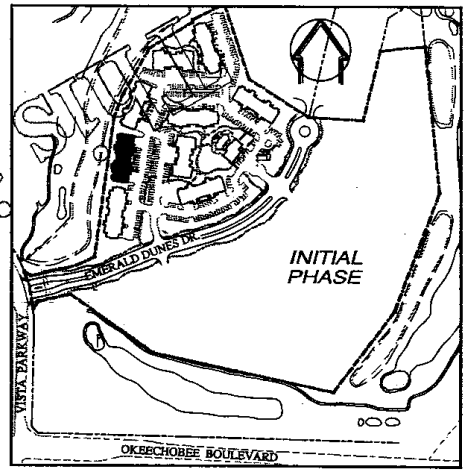
Page 258 of 351

Book19924/Page390

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

PROPOSED PHASE





KEY PLAN
N.T.S.

BUILDING No. 6565
THIRD FLOOR—LEFT SIDE

ELEVATION OF FINISH FLOOR =38.83
ELEVATION OF FINISH CEILING =47.50

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190186

0 1 3 7 12 20
GRAPHIC SCALE IN FEET

EXHIBIT 2-B
SHEET 69 OF 105 SHEETS

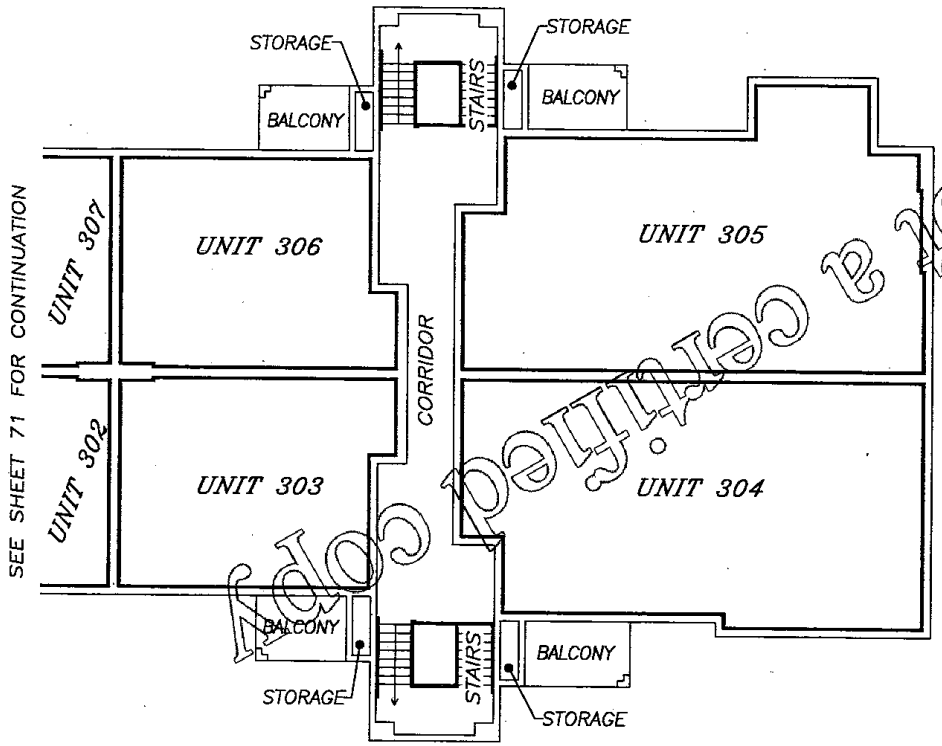
k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\TYPE X

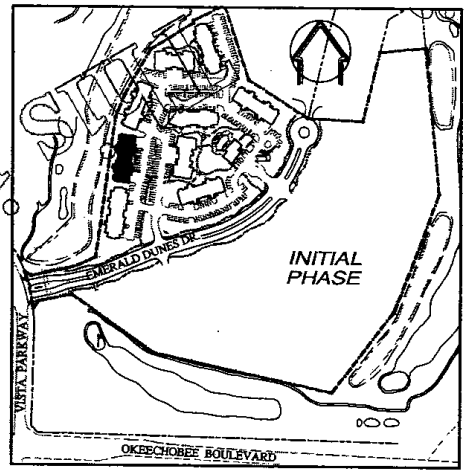
Page 259 of 351

Book19924/Page391

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

PROPOSED PHASE





KEY PLAN
N.T.S.

This is not a certified copy

BUILDING No. 6565
THIRD FLOOR—RIGHT SIDE

ELEVATION OF FINISH FLOOR =38.83
ELEVATION OF FINISH CEILING =47.50

PREPARED BY
SCHWEBKE—SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB—87
DECEMBER, 2004 ORDER No. 190186

0 1 3 7 12 20
GRAPHIC SCALE IN FEET

EXHIBIT 2—B
SHEET 70 OF 105 SHEETS

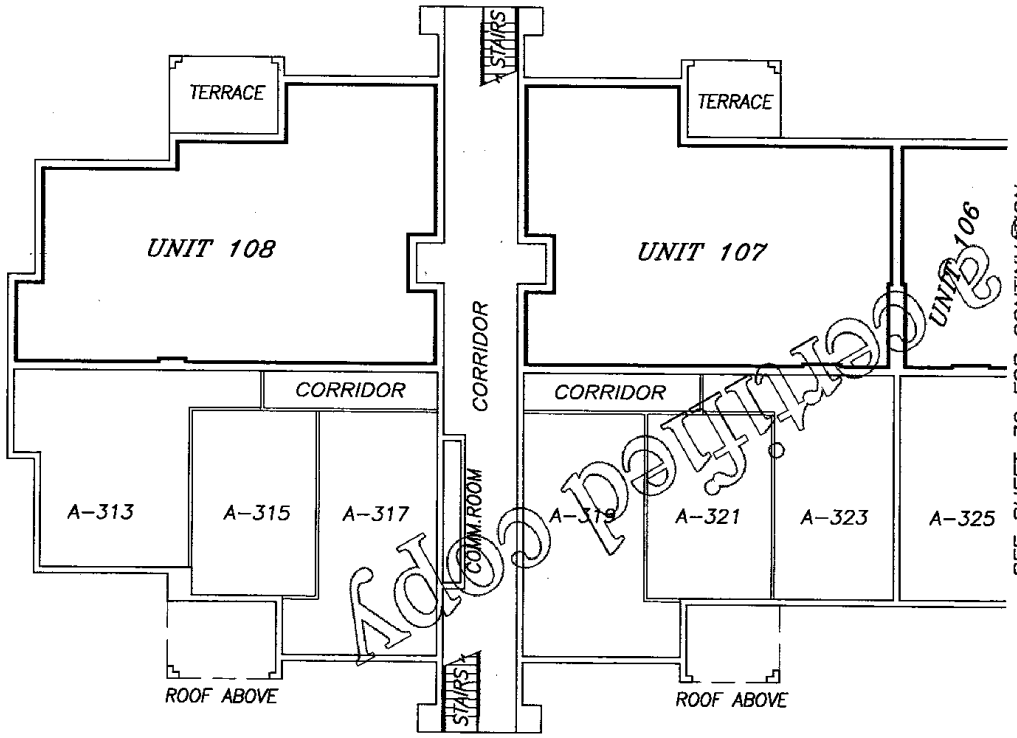
I:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\TYPE X

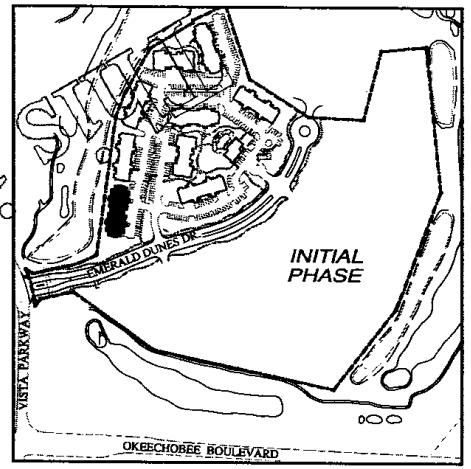
Page 260 of 351

Book19924/Page392

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

PROPOSED PHASE





KEY PLAN
N.T.S.

LEGEND:

COMM. DENOTES COMMUNICATION

BUILDING No. 6573
FIRST FLOOR—LEFT SIDE

ELEVATION OF FINISH FLOOR =20.50

ELEVATION OF FINISH CEILING =29.16

PREPARED BY
SCHWEBKE—SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB—87

DECEMBER, 2004 ORDER No. 190186

0 1 3 7 12 20

GRAPHIC SCALE IN FEET

EXHIBIT 2—B

SHEET 71 OF 105 SHEETS

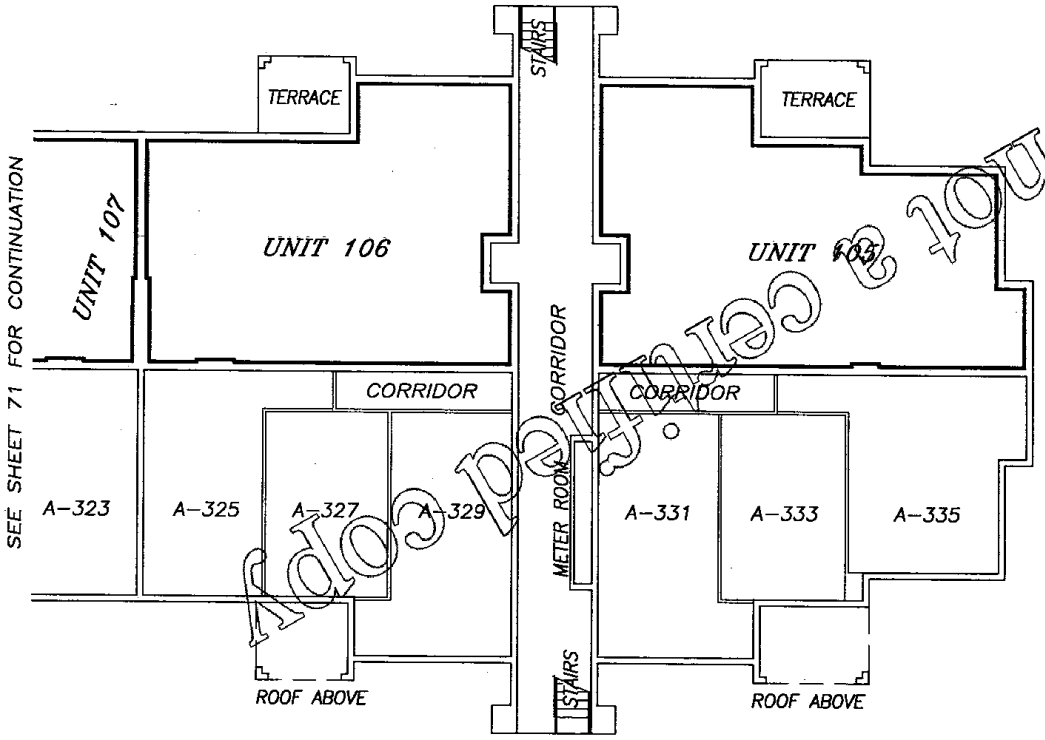
k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\TYPE VIb

Page 261 of 351

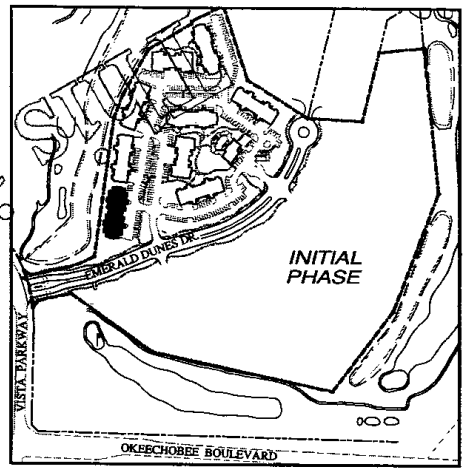
Book19924/Page393

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

PROPOSED PHASE



Copy Not Certified



KEY PLAN
N.T.S.

LEGEND:

COMM. DENOTES COMMUNICATION

BUILDING No. 6573
FIRST FLOOR–RIGHT SIDE

ELEVATION OF FINISH FLOOR =20.50

ELEVATION OF FINISH CEILING =29.16

PREPARED BY
SCHWEBKE–SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB–87

DECEMBER, 2004 ORDER No. 190186

0 1 3 7 12 20

GRAPHIC SCALE IN FEET

EXHIBIT 2–B

SHEET 72 OF 105 SHEETS

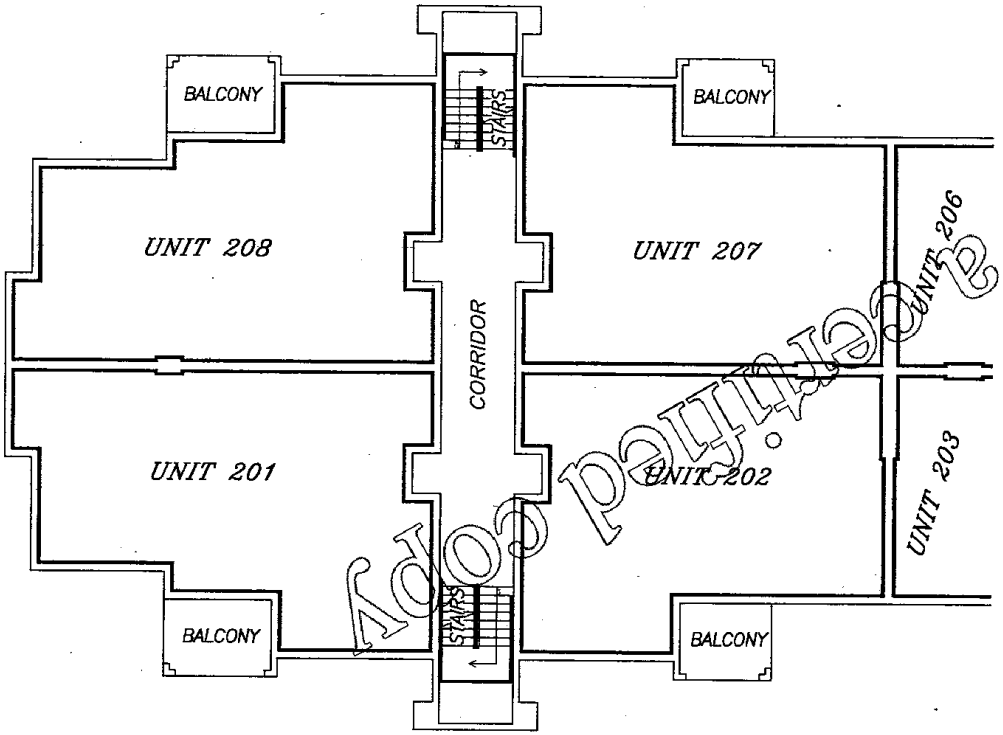
k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\TYPE VIb

Page 262 of 351

Book19924/Page394

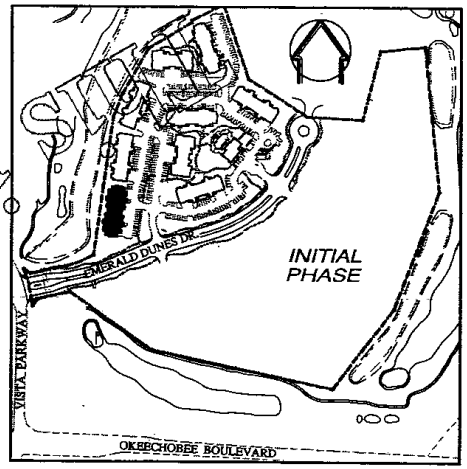
THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

PROPOSED PHASE



SEE SHEET 74 FOR CONTINUATION

Not a certified copy



KEY PLAN
N.T.S.

BUILDING No. 6573
SECOND FLOOR—LEFT SIDE

ELEVATION OF FINISH FLOOR =29.66
ELEVATION OF FINISH CEILING =38.33

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190186

0 1 3 7 12 20
GRAPHIC SCALE IN FEET

EXHIBIT 2-B
SHEET 73 OF 105 SHEETS

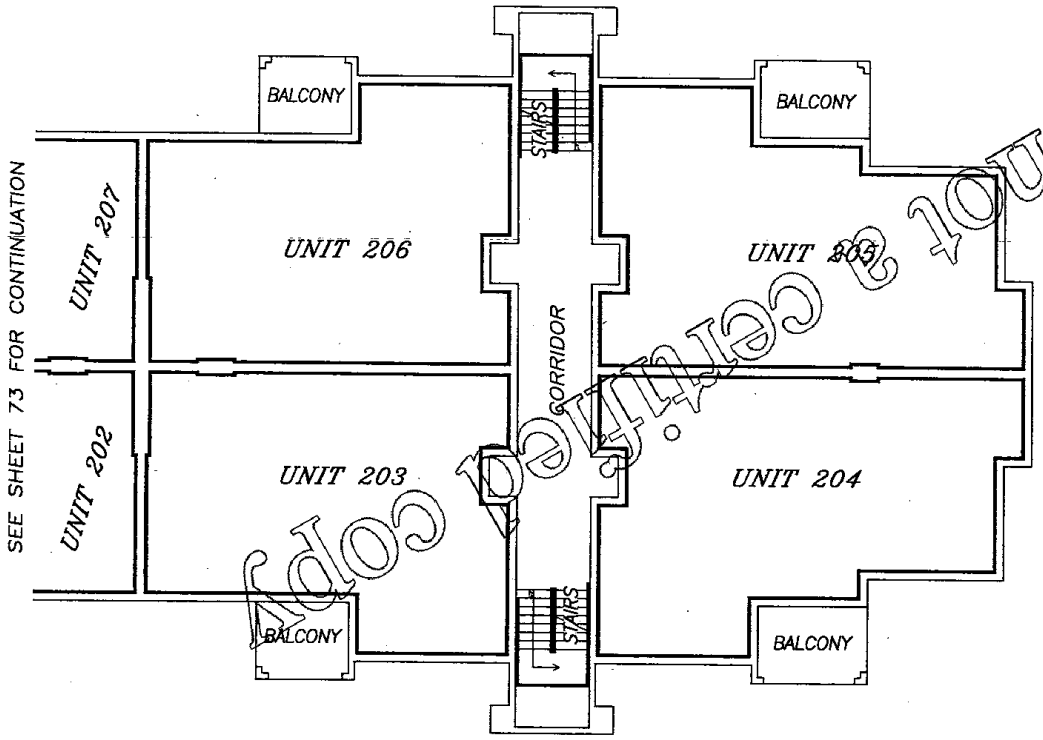
k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\TYPE VIb

Page 263 of 351

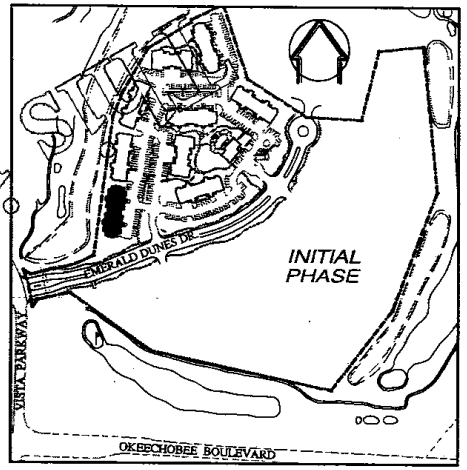
Book19924/Page395

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

PROPOSED PHASE



This is not a certified copy



KEY PLAN
N.T.S.

BUILDING No. 6573
SECOND FLOOR–RIGHT SIDE

ELEVATION OF FINISH FLOOR =29.66
ELEVATION OF FINISH CEILING =38.33

PREPARED BY
SCHWEBKE–SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB–87
DECEMBER, 2004 ORDER No. 190186

0 1 3 7 12 20
GRAPHIC SCALE IN FEET

EXHIBIT 2–B
SHEET 74 OF 105 SHEETS

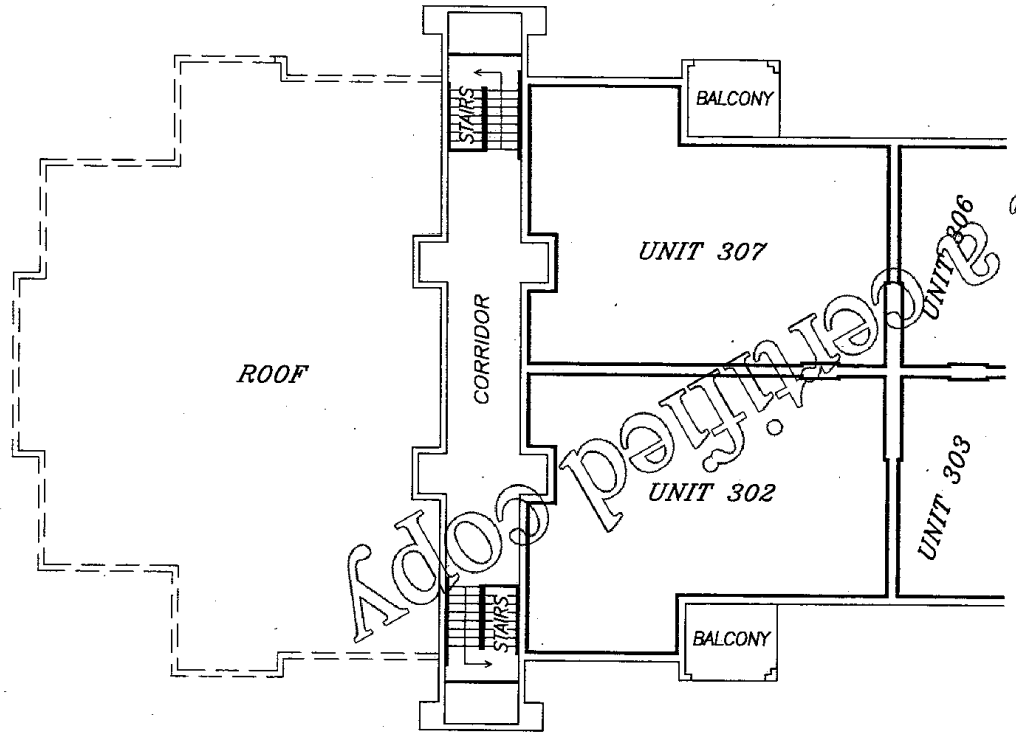
lc:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\TYPE VIb

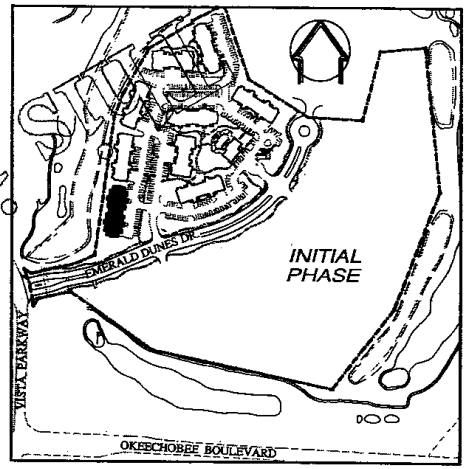
Page 264 of 351

Book19924/Page396

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

PROPOSED PHASE





KEY PLAN
N.T.S.

This is not a certified copy.

BUILDING No. 6573
THIRD FLOOR—LEFT SIDE

ELEVATION OF FINISH FLOOR =38.83
ELEVATION OF FINISH CEILING =47.50

PREPARED BY
SCHWEBKE—SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190186

0 1 3 7 12 20
GRAPHIC SCALE IN FEET

EXHIBIT 2—B
SHEET 75 OF 105 SHEETS

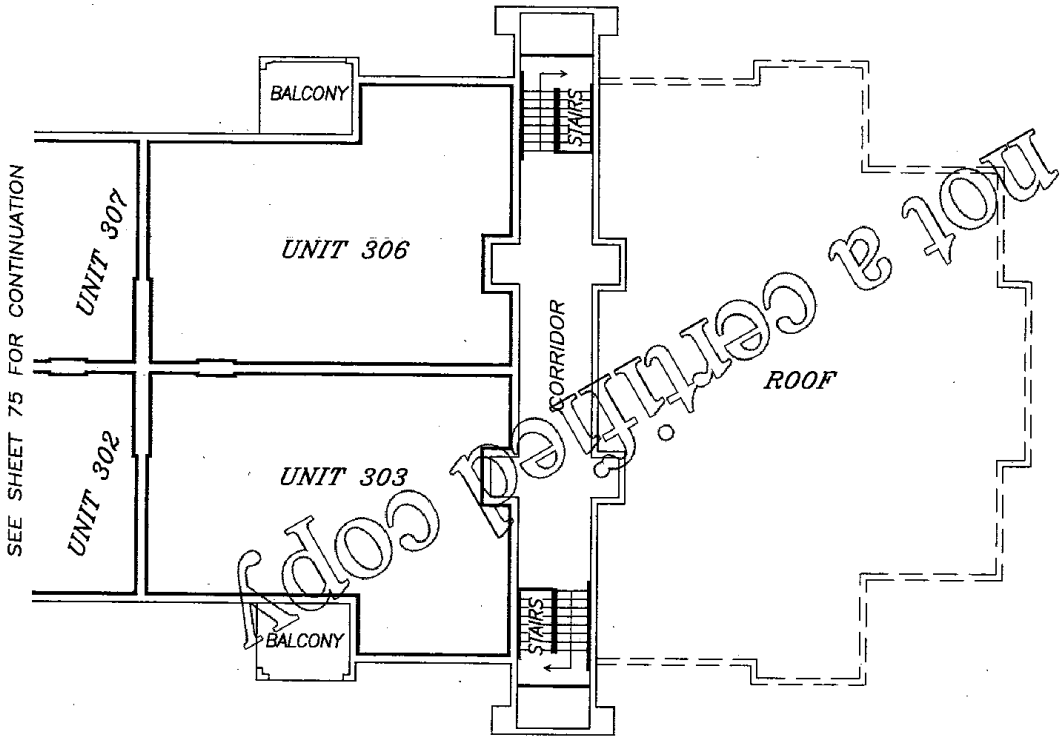
k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\TYPE VIb

Page 265 of 351

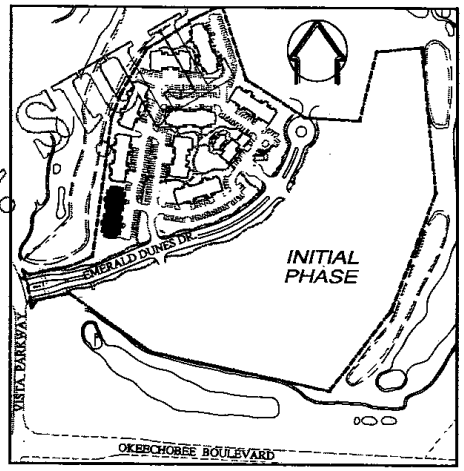
Book19924/Page397

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

PROPOSED PHASE



This is not a certified copy



KEY PLAN
N.T.S.

BUILDING No. 6573
THIRD FLOOR–RIGHT SIDE

ELEVATION OF FINISH FLOOR =38.83
ELEVATION OF FINISH CEILING =47.50

PREPARED BY
SCHWEBKE–SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB–87
DECEMBER, 2004 ORDER No. 190186

0 1 3 7 12 20
GRAPHIC SCALE IN FEET

EXHIBIT 2–B
SHEET 76 OF 105 SHEETS

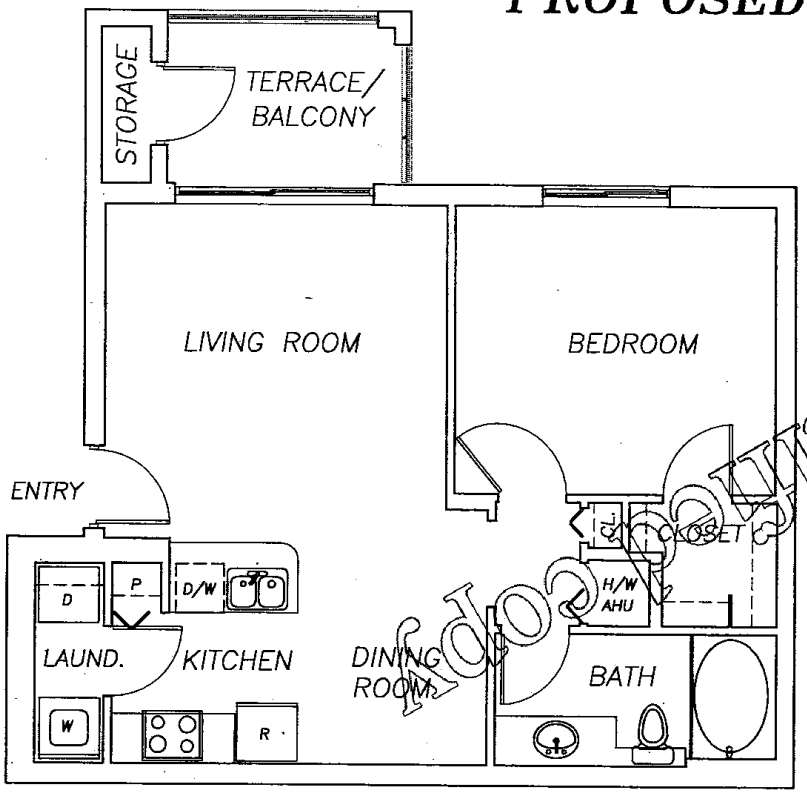
k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\TYPE VIb

Page 266 of 351

Book19924/Page398

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

PROPOSED PHASE



This is a certified copy

GENERAL NOTES:

1) THIS GRAPHICAL REPRESENTATION IS BASED ON ELECTRONIC MEDIA AND ARCHITECTURAL PLANS PREPARED BY MARC WIENER, A.R.#0010416, ENTITLED "EMERALD DUNES APARTMENTS" UNDER PROJECT NUMBER 01196, DATED APRIL 04, 2004, AND RECEIVED BY THIS FIRM ON OCTOBER 10, 2004.

2) THIS PLAN DOES NOT REPRESENT AN ACTUAL FIELD SURVEY BY THIS FIRM.

3) THE TERRACE AND/OR BALCONY ADJACENT TO THE UNIT IS A LIMITED COMMON ELEMENT OF THE UNIT TO WHICH IT IS APPURTENANT.

LEGEND

LAUND.	DENOTES LAUNDRY CLOSET
AHU	DENOTES AIR HANDLER UNIT
H/W	DENOTES WATER HEATER
D/W	DENOTES DISHWASHER
CL.	DENOTES CLOSET
R	DENOTES REFRIGERATOR
P	DENOTES PANTRY
D	DENOTES DRYER
W	DENOTES WASHER

TYPICAL UNIT
MAGNOLIA

PREPARED BY
SCHWEBKE–SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB–87
DECEMBER, 2004 ORDER No. 190186

0 1 3 7 12
GRAPHIC SCALE IN FEET

EXHIBIT 2–B
SHEET 77 OF 105 SHEETS

k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\TYP UNITS\UNIT A1

Page 267 of 351

Book19924/Page399

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

PROPOSED PHASE

LOCATION OF THIS TYPICAL UNIT:

BUILDING No. 6475

UNIT No. 103
UNIT No. 107
UNIT No. 203
UNIT No. 207
UNIT No. 303
UNIT No. 307

BUILDING No. 6505

UNIT No. 103
UNIT No. 107
UNIT No. 203
UNIT No. 207
UNIT No. 303
UNIT No. 307

BUILDING No. 6559

UNIT No. 103
UNIT No. 107
UNIT No. 203
UNIT No. 207
UNIT No. 303
UNIT No. 307

BUILDING No. 6565

UNIT No. 103
UNIT No. 107
UNIT No. 203
UNIT No. 207
UNIT No. 303
UNIT No. 307

This is a certified copy

TYPICAL UNIT
MAGNOLIA

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190186

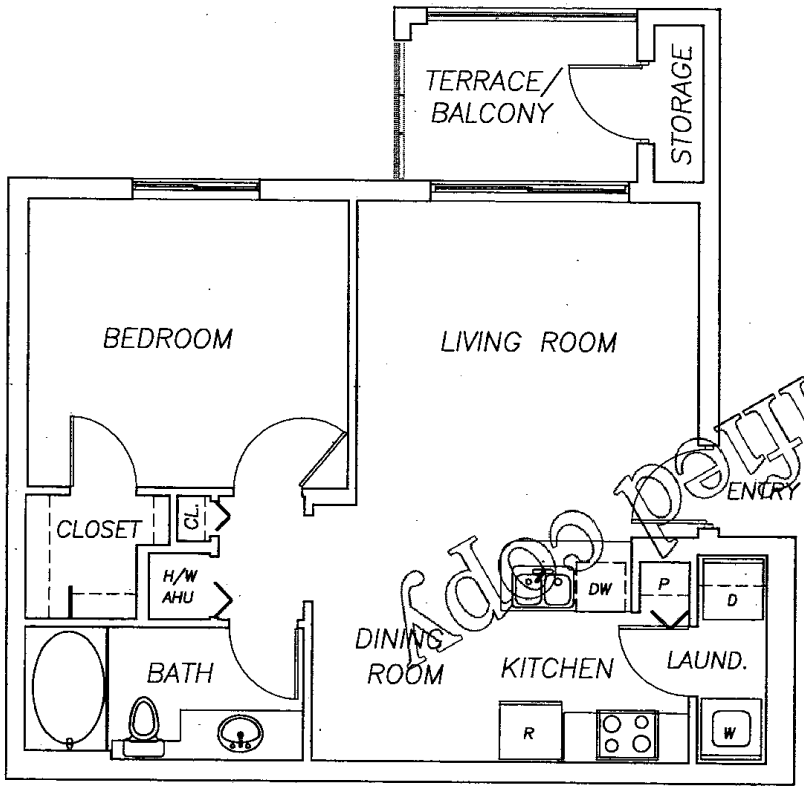
EXHIBIT 2-B
SHEET 78 OF 105 SHEETS

k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\TYP UNITS\UNIT A1

Book19924/Page400

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

PROPOSED PHASE



This is a certified copy

GENERAL NOTES:

1) THIS GRAPHICAL REPRESENTATION IS BASED ON ELECTRONIC MEDIA AND ARCHITECTURAL PLANS PREPARED BY MARC WIENER, A.R.#0010416, ENTITLED "EMERALD DUNES APARTMENTS" UNDER PROJECT NUMBER 01196, DATED APRIL 04, 2004, AND RECEIVED BY THIS FIRM ON OCTOBER 19, 2004.
2) THIS PLAN DOES NOT REPRESENT AN ACTUAL FIELD SURVEY BY THIS FIRM.
3) THE TERRACE AND/OR BALCONY ADJACENT TO THE UNIT IS A LIMITED COMMON ELEMENT OF THE UNIT TO WHICH IT IS APPURTENANT.

LEGEND

LAUND.	DENOTES LAUNDRY CLOSET
AHU	DENOTES AIR HANDLER UNIT
H/W	DENOTES WATER HEATER
D/W	DENOTES DISHWASHER
CL.	DENOTES CLOSET
R	DENOTES REFRIGERATOR
P	DENOTES PANTRY
D	DENOTES DRYER
W	DENOTES WASHER

0 1 3 7 12

GRAPHIC SCALE IN FEET

TYPICAL UNIT
MAGNOLIA–R

PREPARED BY
SCHWEBKE–SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB–87
DECEMBER, 2004 ORDER No. 190186

EXHIBIT 2–B
SHEET 79 OF 105 SHEETS

k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\TYP UNITS\UNIT A1–R

Page 269 of 351

Book19924/Page401

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

PROPOSED PHASE

LOCATION OF THIS TYPICAL UNIT:

BUILDING No. 6475

UNIT No. 102
UNIT No. 106
UNIT No. 202
UNIT No. 206
UNIT No. 302
UNIT No. 306

BUILDING No. 6505

UNIT No. 102
UNIT No. 106
UNIT No. 202
UNIT No. 206
UNIT No. 302
UNIT No. 306

BUILDING No. 6559

UNIT No. 102
UNIT No. 106
UNIT No. 202
UNIT No. 206
UNIT No. 302
UNIT No. 306

BUILDING No. 6565

UNIT No. 102
UNIT No. 106
UNIT No. 202
UNIT No. 206
UNIT No. 302
UNIT No. 306

This is not a certified copy

TYPICAL UNIT MAGNOLIA–R

PREPARED BY
SCHWEBKE–SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB–87
DECEMBER, 2004 ORDER No. 190186

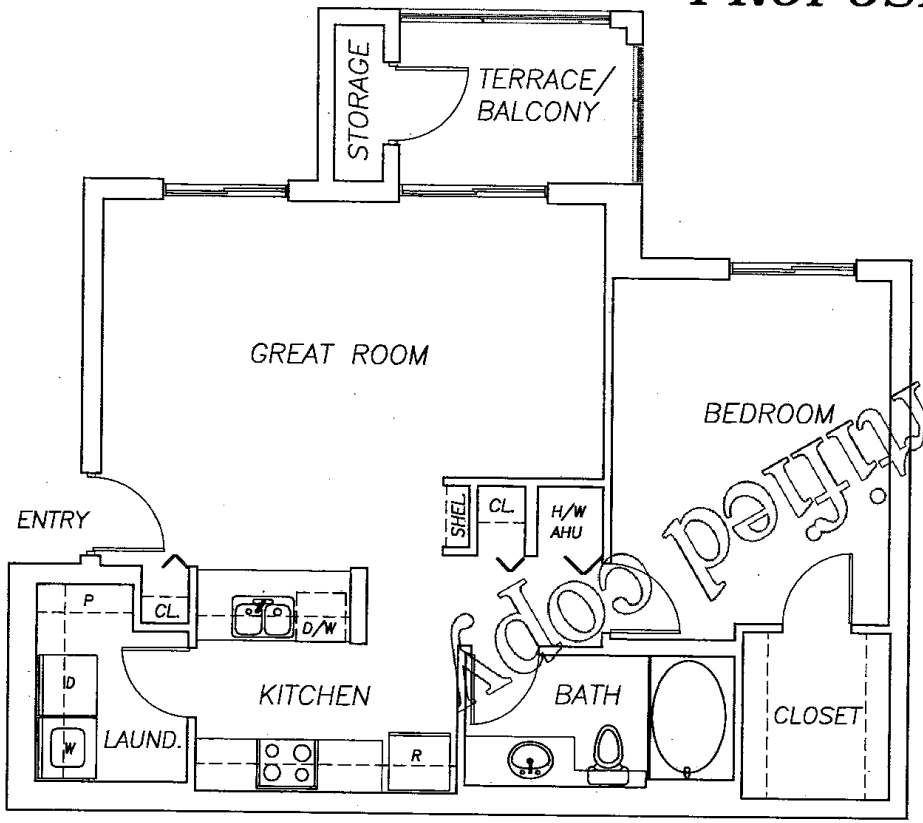
EXHIBIT 2–B
SHEET 80 OF 105 SHEETS

k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\TYP UNITS\UNIT A1–R

Book19924/Page402

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

PROPOSED PHASE



This is a certified copy

GENERAL NOTES:

1) THIS GRAPHICAL REPRESENTATION IS BASED ON ELECTRONIC MEDIA AND ARCHITECTURAL PLANS PREPARED BY MARC WIENER, A.R.#0010416, ENTITLED "EMERALD DUNES APARTMENTS" UNDER PROJECT NUMBER 01196, DATED APRIL 04, 2004, AND RECEIVED BY THIS FIRM ON OCTOBER 10, 2004.
2) THIS PLAN DOES NOT REPRESENT AN ACTUAL FIELD SURVEY BY THIS FIRM.
3) THE TERRACE AND/OR BALCONY ADJACENT TO THE UNIT IS A LIMITED COMMON ELEMENT OF THE UNIT TO WHICH IT IS APPURTENANT.

LEGEND

LAUND.	DENOTES LAUNDRY CLOSET
AHU	DENOTES AIR HANDLER UNIT
H/W	DENOTES WATER HEATER
D/W	DENOTES DISHWASHER
CL.	DENOTES CLOSET
R	DENOTES REFRIGERATOR
P	DENOTES PANTRY
D	DENOTES DRYER
W	DENOTES WASHER
SHEL.	DENOTES SHELF

0 1 3 7 12

GRAPHIC SCALE IN FEET

TYPICAL UNIT
HIBISCUS

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190186

EXHIBIT 2-B
SHEET 81 OF 105 SHEETS

k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\TYP UNITS\UNIT A2

Page 271 of 351

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

PROPOSED PHASE

LOCATION OF THIS TYPICAL UNIT:

BUILDING No. 6529

UNIT No. 107
UNIT No. 203
UNIT No. 207
UNIT No. 303
UNIT No. 307

BUILDING No. 6533

UNIT No. 107
UNIT No. 203
UNIT No. 207
UNIT No. 303
UNIT No. 307

This is not a certified copy

TYPICAL UNIT HIBISCUS

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190186

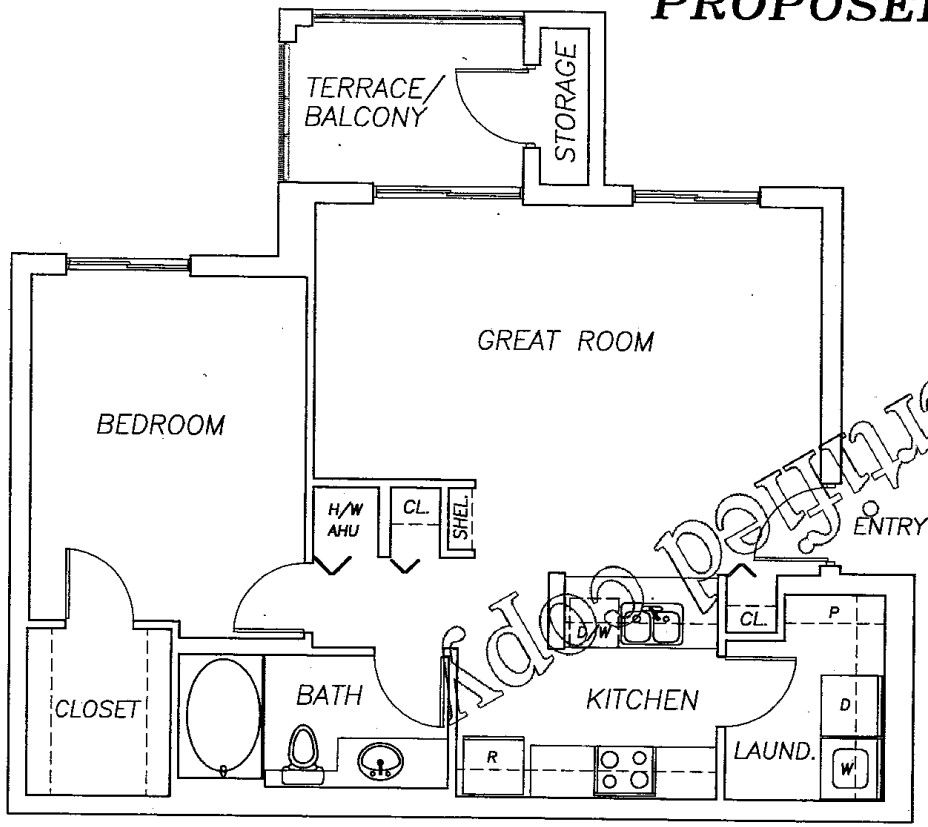
EXHIBIT 2-B
SHEET 82 OF 105 SHEETS

I:\224342\EMERALD DUNES\PROPOSED GRAPHICS\TYP UNITS\UNIT A2

Book19924/Page404

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

PROPOSED PHASE



This is a certified copy

GENERAL NOTES:

1) THIS GRAPHICAL REPRESENTATION IS BASED ON ELECTRONIC MEDIA AND ARCHITECTURAL PLANS PREPARED BY MARC WIENER, A.R.#0010416, ENTITLED "EMERALD DUNES APARTMENTS" UNDER PROJECT NUMBER 01196, DATED APRIL 04, 2004, AND RECEIVED BY THIS FIRM ON OCTOBER 10, 2004.
2) THIS PLAN DOES NOT REPRESENT AN ACTUAL FIELD SURVEY BY THIS FIRM.
3) THE TERRACE AND/OR BALCONY ADJACENT TO THE UNIT IS A LIMITED COMMON ELEMENT OF THE UNIT TO WHICH IT IS APPURTENANT.

LEGEND

LAUND.	DENOTES LAUNDRY CLOSET
AHU	DENOTES AIR HANDLER UNIT
H/W	DENOTES WATER HEATER
D/W	DENOTES DISHWASHER
CL.	DENOTES CLOSET
R	DENOTES REFRIGERATOR
P	DENOTES PANTRY
D	DENOTES DRYER
W	DENOTES WASHER
SHEL.	DENOTES SHELF

0 1 3 7 12

GRAPHIC SCALE IN FEET

TYPICAL UNIT
HIBISCUS–R

PREPARED BY
SCHWEBKE–SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB–87
DECEMBER, 2004 ORDER No. 190186

EXHIBIT 2–B
SHEET 83 OF 105 SHEETS

I:\22434\2\EMERALD DUNES\PROPOSED GRAPHICS\TYP UNITS\UNIT A2–R

Page 273 of 351

Book19924/Page405

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

PROPOSED PHASE

LOCATION OF THIS TYPICAL UNIT:

BUILDING No. 6529

UNIT No. 106
UNIT No. 202
UNIT No. 206
UNIT No. 302
UNIT No. 306

BUILDING No. 6533

UNIT No. 106
UNIT No. 202
UNIT No. 206
UNIT No. 302
UNIT No. 306

This is not a certified copy

TYPICAL UNIT
HIBISCUS–R

PREPARED BY
SCHWEBKE–SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB–87
DECEMBER, 2004 ORDER No. 190186

EXHIBIT 2–B
SHEET 84 OF 105 SHEETS

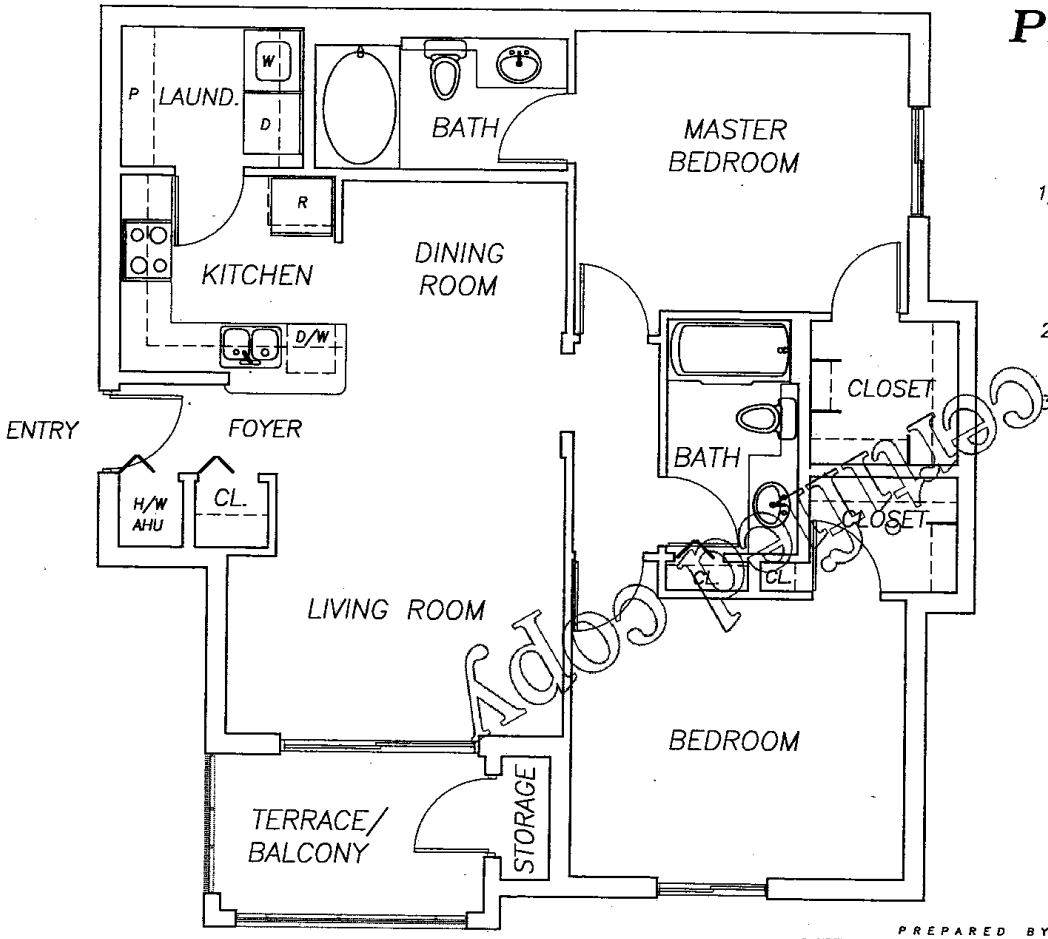
k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\TYP UNITS\UNIT A2–R

Page 274 of 351

Book19924/Page406

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

PROPOSED PHASE



GENERAL NOTES:

1) THIS GRAPHICAL REPRESENTATION IS BASED ON ELECTRONIC MEDIA AND ARCHITECTURAL PLANS PREPARED BY MARC WIENER, A.R.#0010416, ENTITLED "EMERALD DUNES APARTMENTS" UNDER PROJECT NUMBER 01196, DATED APRIL 04, 2004, AND RECEIVED BY THIS FIRM ON OCTOBER [illegible], 2004.

2) THIS PLAN DOES NOT REPRESENT AN ACTUAL FIELD SURVEY PERFORMED BY THIS FIRM.

3) THE TERRACE AND/OR BALCONY ADJACENT TO THE UNIT IS A LIMITED COMMON ELEMENT OF THE UNIT TO WHICH IT IS APPURTENANT.

LEGEND

LAUND.	DENOTES LAUNDRY CLOSET
AHU	DENOTES AIR HANDLER UNIT
H/W	DENOTES WATER HEATER
D/W	DENOTES DISHWASHER
CL.	DENOTES CLOSET
R	DENOTES REFRIGERATOR
P	DENOTES PANTRY
D	DENOTES DRYER
W	DENOTES WASHER

0 1 3 7 12

GRAPHIC SCALE IN FEET

TYPICAL UNIT PALMETTO

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190186

EXHIBIT 2-B
SHEET 85 OF 105 SHEETS

k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\TYP UNITS\UNIT B1

Page 275 of 351

Book19924/Page407

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

PROPOSED PHASE

LOCATION OF THIS TYPICAL UNIT:

BUILDING No. 6529

UNIT No. 104
UNIT No. 108
UNIT No. 204
UNIT No. 208
UNIT No. 304
UNIT No. 308

BUILDING No. 6533

UNIT No. 104
UNIT No. 108
UNIT No. 204
UNIT No. 208
UNIT No. 304
UNIT No. 308

This is not a certified copy

TYPICAL UNIT
PALMETTO

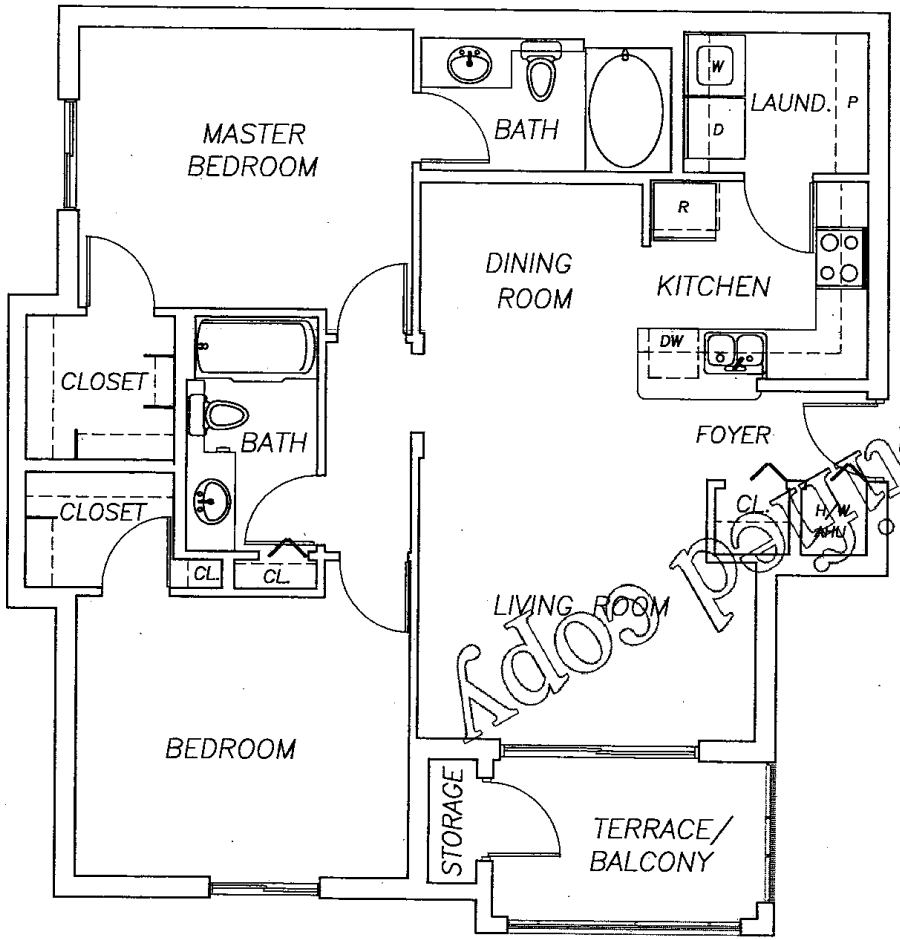
PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190186

EXHIBIT 2-B
SHEET 86 OF 105 SHEETS

k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\TYP UNITS\UNIT B1

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

PROPOSED PHASE



Copy Pending 10-07-05

GENERAL NOTES:

1) THIS GRAPHICAL REPRESENTATION IS BASED ON ELECTRONIC MEDIA AND ARCHITECTURAL PLANS PREPARED BY MARC WIENER, A.R.#0010416, ENTITLED "EMERALD DUNES APARTMENTS" UNDER PROJECT NUMBER 01196, DATED APRIL 04, 2004, AND RECEIVED BY THIS FIRM ON OCTOBER 10, 2004.

2) THIS PLAN DOES NOT REPRESENT AN ACTUAL FIELD SURVEY BY THIS FIRM.

3) THE TERRACE AND/OR BALCONY ADJACENT TO THE UNIT IS A LIMITED COMMON ELEMENT OF THE UNIT TO WHICH IT IS APPURTENANT.

LEGEND

LAUND.	DENOTES LAUNDRY CLOSET
AHU	DENOTES AIR HANDLER UNIT
H/W	DENOTES WATER HEATER
D/W	DENOTES DISHWASHER
CL.	DENOTES CLOSET
R	DENOTES REFRIGERATOR
P	DENOTES PANTRY
D	DENOTES DRYER
W	DENOTES WASHER

0 1 3 7 12

GRAPHIC SCALE IN FEET

TYPICAL UNIT PALMETTO–R

PREPARED BY
SCHWEBKE–SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB–87
DECEMBER, 2004 ORDER No. 190186

EXHIBIT 2–B
SHEET 87 OF 105 SHEETS

I:\224342\EMERALD DUNES\PROPOSED GRAPHICS\TYP UNITS\UNIT B1–R

Book19924/Page409

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

PROPOSED PHASE

LOCATION OF THIS TYPICAL UNIT:

BUILDING No. 6529

UNIT No. 101
UNIT No. 105
UNIT No. 201
UNIT No. 205
UNIT No. 301
UNIT No. 305

BUILDING No. 6533

UNIT No. 101
UNIT No. 105
UNIT No. 201
UNIT No. 205
UNIT No. 301
UNIT No. 305

This is not a certified copy

TYPICAL UNIT
PALMETTO–R

PREPARED BY
SCHWEBKE–SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB–87
DECEMBER, 2004 ORDER No. 190186

EXHIBIT 2–B
SHEET 88 OF 105 SHEETS

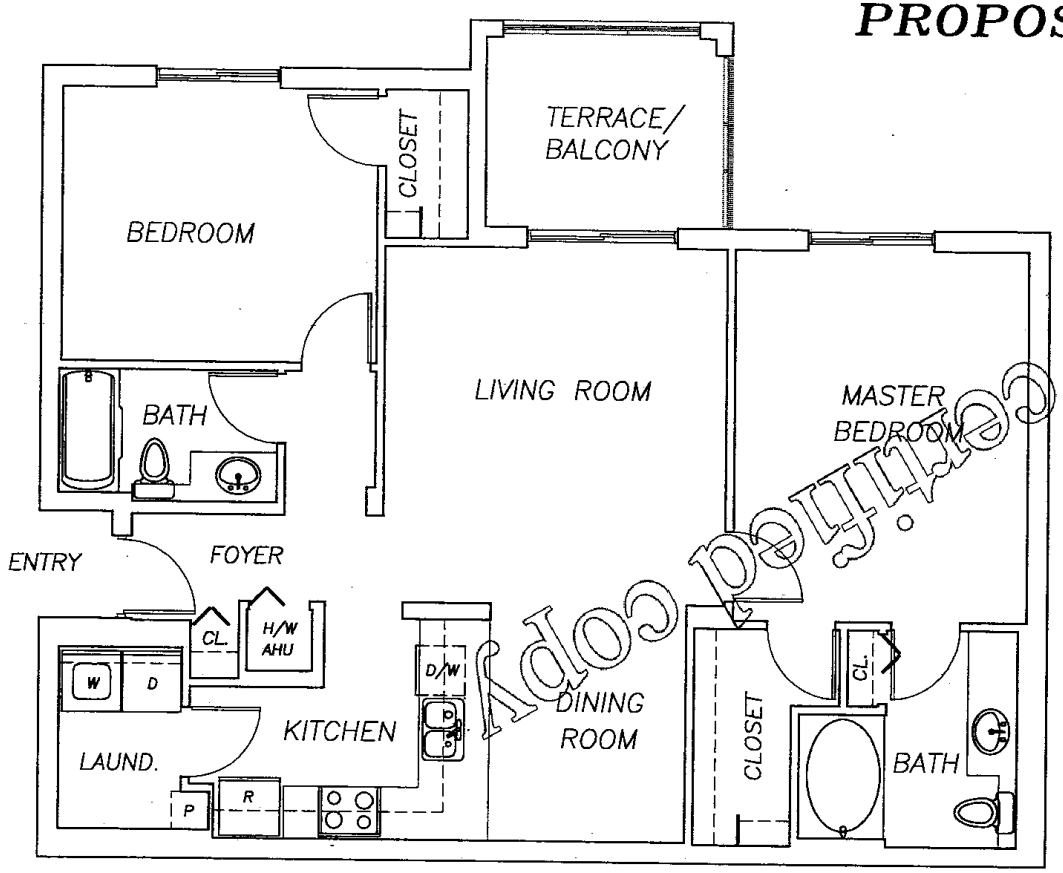
k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\TYP UNITS\UNIT B1–R

Page 278 of 351

Book19924/Page410

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

PROPOSED PHASE



Certified Copy
Not Valid Without Original Signature

GENERAL NOTES:

1) THIS GRAPHICAL REPRESENTATION IS BASED ON ELECTRONIC MEDIA AND ARCHITECTURAL PLANS PREPARED BY MARC WIENER, A.R.#0010416, ENTITLED "EMERALD DUNES APARTMENTS" UNDER PROJECT NUMBER 01196, DATED APRIL 04, 2004, AND RECEIVED BY THIS FIRM ON OCTOBER 10, 2004.

2) THIS PLAN DOES NOT REPRESENT AN ACTUAL FIELD SURVEY BY THIS FIRM.

3) THE TERRACE AND/OR BALCONY ADJACENT TO THE UNIT IS A LIMITED COMMON ELEMENT OF THE UNIT TO WHICH IT IS APPURTENANT.

LEGEND

LAUND.	DENOTES LAUNDRY CLOSET
AHU	DENOTES AIR HANDLER UNIT
H/W	DENOTES WATER HEATER
D/W	DENOTES DISHWASHER
CL.	DENOTES CLOSET
R	DENOTES REFRIGERATOR
P	DENOTES PANTRY
D	DENOTES DRYER
W	DENOTES WASHER

0 1 3 7 12

GRAPHIC SCALE IN FEET

TYPICAL UNIT
SYCAMORE

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190186

EXHIBIT 2-B
SHEET 89 OF 105 SHEETS

k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\TYP UNITS\UNIT B2

Page 279 of 351

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

PROPOSED PHASE

LOCATION OF THIS TYPICAL UNIT:

BUILDING No. 6511

UNIT No. 107
UNIT No. 203
UNIT No. 207
UNIT No. 303
UNIT No. 307

BUILDING No. 6521

UNIT No. 107
UNIT No. 203
UNIT No. 207
UNIT No. 303
UNIT No. 307

BUILDING No. 6573

UNIT No. 107
UNIT No. 203
UNIT No. 207
UNIT No. 303
UNIT No. 307

This is not a certified copy

TYPICAL UNIT
SYCAMORE

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190186

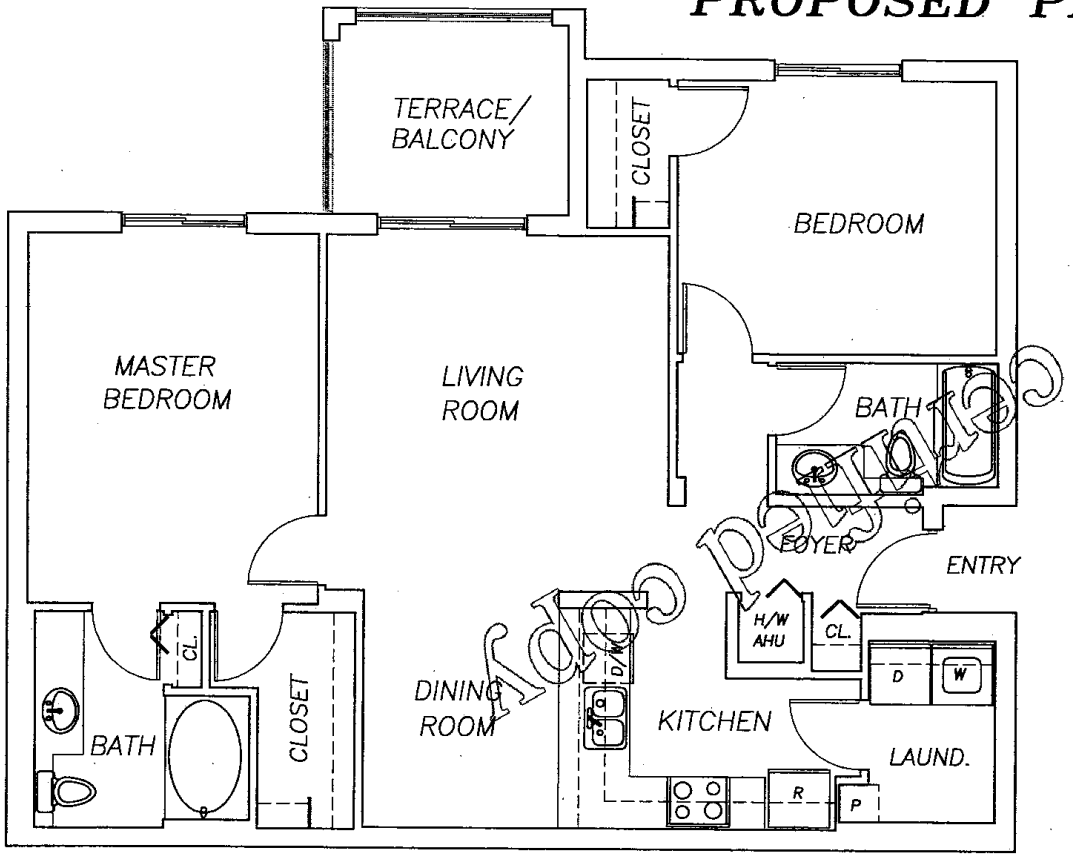
EXHIBIT 2-B
SHEET 90 OF 105 SHEETS

k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\TYP UNITS\UNIT B2

Book19924/Page412

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

PROPOSED PHASE



Not a Survey

GENERAL NOTES:

1) THIS GRAPHICAL REPRESENTATION IS BASED ON ELECTRONIC MEDIA AND ARCHITECTURAL PLANS PREPARED BY MARC WIENER, A.R.#0010416, ENTITLED "EMERALD DUNES APARTMENTS" UNDER PROJECT NUMBER 01196, DATED APRIL 04, 2004, AND RECEIVED BY THIS FIRM ON OCTOBER 10, 2004.

2) THIS PLAN DOES NOT REPRESENT AN ACTUAL FIELD SURVEY BY THIS FIRM.

3) THE TERRACE AND/OR BALCONY ADJACENT TO THE UNIT IS A LIMITED COMMON ELEMENT OF THE UNIT TO WHICH IT IS APPURTENANT.

LEGEND

LAUND.	DENOTES LAUNDRY CLOSET
AHU	DENOTES AIR HANDLER UNIT
H/W	DENOTES WATER HEATER
D/W	DENOTES DISHWASHER
CL.	DENOTES CLOSET
R	DENOTES REFRIGERATOR
P	DENOTES PANTRY
D	DENOTES DRYER
W	DENOTES WASHER

0 1 3 7 12

GRAPHIC SCALE IN FEET

TYPICAL UNIT
SYCAMORE–R

PREPARED BY
SCHWEBKE–SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB–87
DECEMBER, 2004 ORDER No. 190186

EXHIBIT 2–B
SHEET 91 OF 105 SHEETS

k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\TYP UNITS\UNIT B2–R

Page 281 of 351

Book19924/Page413

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM
PROPOSED PHASE

LOCATION OF THIS TYPICAL UNIT:

BUILDING No. 6511

UNIT No. 106
UNIT No. 202
UNIT No. 206
UNIT No. 302
UNIT No. 306

BUILDING No. 6521

UNIT No. 106
UNIT No. 202
UNIT No. 206
UNIT No. 302
UNIT No. 306

BUILDING No. 6573

UNIT No. 106
UNIT No. 202
UNIT No. 206
UNIT No. 302
UNIT No. 306

This is not a certified copy

TYPICAL UNIT
SYCAMORE–R

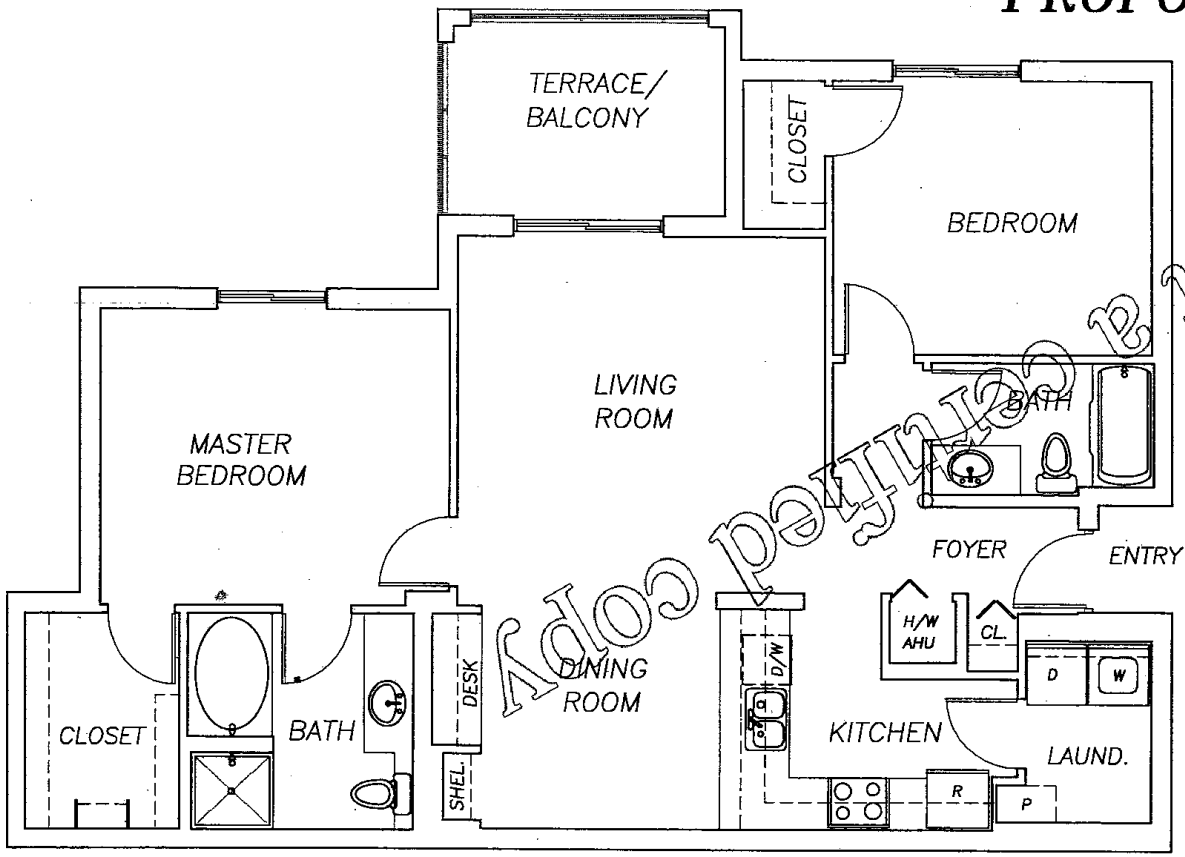
PREPARED BY
SCHWEBKE–SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB–87
DECEMBER, 2004 ORDER No. 190186

EXHIBIT 2–B
SHEET 92 OF 105 SHEETS

Book19924/Page414

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

PROPOSED PHASE



Certified copy 10/05/11

GENERAL NOTES:

1) THIS GRAPHICAL REPRESENTATION IS BASED ON ELECTRONIC MEDIA AND ARCHITECTURAL PLANS PREPARED BY MARC WIENER, A.R.#0010416, ENTITLED "EMERALD DUNES APARTMENTS" UNDER PROJECT NUMBER 01196, DATED APRIL 04, 2004, AND RECEIVED BY THIS FIRM ON OCTOBER 10, 2004.

2) THIS PLAN DOES NOT REPRESENT AN ACTUAL FIELD SURVEY BY THIS FIRM.

3) THE TERRACE AND/OR BALCONY ADJACENT TO THE UNIT IS A LIMITED COMMON ELEMENT OF THE UNIT TO WHICH IT IS APPURTENANT.

LEGEND

LAUND.	DENOTES LAUNDRY CLOSET
AHU	DENOTES AIR HANDLER UNIT
H/W	DENOTES WATER HEATER
D/W	DENOTES DISHWASHER
CL.	DENOTES CLOSET
R	DENOTES REFRIGERATOR
P	DENOTES PANTRY
D	DENOTES DRYER
W	DENOTES WASHER
SHEL.	DENOTES SHELF

0 1 3 7 12

GRAPHIC SCALE IN FEET

TYPICAL UNIT
GRAND SYCAMORE

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190186

EXHIBIT 2-B
SHEET 93 OF 105 SHEETS

I:\224342\EMERALD DUNES\PROPOSED GRAPHICS\TYP UNITS\UNIT B4

Page 283 of 351

Book19924/Page415

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

PROPOSED PHASE

LOCATION OF THIS TYPICAL UNIT:

BUILDING No. 6511

UNIT No. 108
UNIT No. 204
UNIT No. 208
UNIT No. 304
UNIT No. 308

BUILDING No. 6521

UNIT No. 108
UNIT No. 204
UNIT No. 208
UNIT No. 304
UNIT No. 308

BUILDING No. 6573

UNIT No. 108
UNIT No. 204
UNIT No. 208

This is not a certified copy

TYPICAL UNIT
GRAND SYCAMORE

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190186

EXHIBIT 2-B
SHEET 94 OF 105 SHEETS

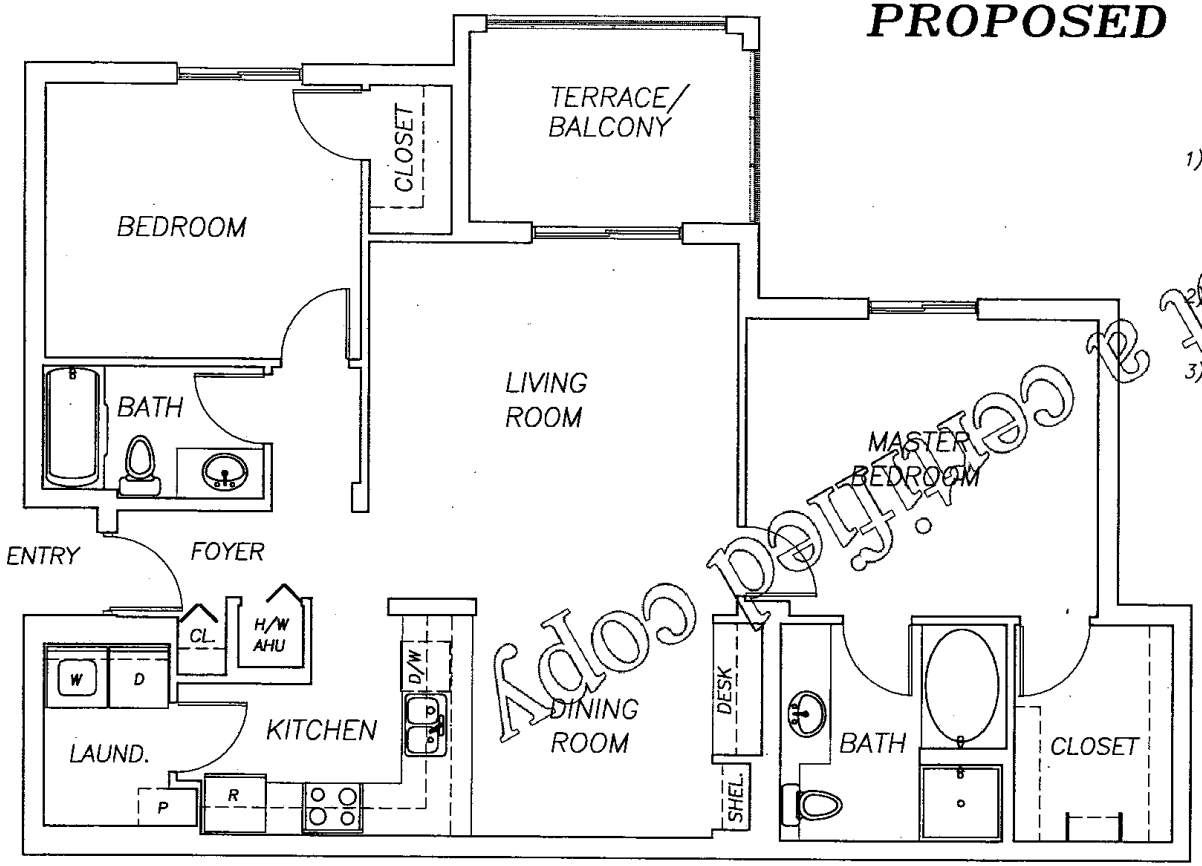
k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\TYP UNITS\UNIT B4

Page 284 of 351

Book19924/Page416

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

PROPOSED PHASE



Unofficial document
This is a certified copy

GENERAL NOTES:

1) THIS GRAPHICAL REPRESENTATION IS BASED ON ELECTRONIC MEDIA AND ARCHITECTURAL PLANS PREPARED BY MARC WIENER, A.R.#0010416, ENTITLED "EMERALD DUNES APARTMENTS" UNDER PROJECT NUMBER 01196, DATED APRIL 04, 2004, AND RECEIVED BY THIS FIRM ON OCTOBER 10, 2004.

2) THIS PLAN DOES NOT REPRESENT AN ACTUAL FIELD SURVEY BY THIS FIRM.

3) THE TERRACE AND/OR BALCONY ADJACENT TO THE UNIT IS A LIMITED COMMON ELEMENT OF THE UNIT TO WHICH IT IS APPURTENANT.

LEGEND

LAUND.	DENOTES LAUNDRY CLOSET
AHU	DENOTES AIR HANDLER UNIT
H/W	DENOTES WATER HEATER
D/W	DENOTES DISHWASHER
CL.	DENOTES CLOSET
R	DENOTES REFRIGERATOR
P	DENOTES PANTRY
D	DENOTES DRYER
W	DENOTES WASHER
SHEL.	DENOTES SHELF

0 1 3 7 12

GRAPHIC SCALE IN FEET

TYPICAL UNIT
GRAND SYCAMORE–R

PREPARED BY
SCHWEBKE–SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB–87
DECEMBER, 2004 ORDER No. 190186

EXHIBIT 2–B
SHEET 95 OF 105 SHEETS

k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\TYP UNITS\UNIT B4–R

Page 285 of 351

Book19924/Page417

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

PROPOSED PHASE

LOCATION OF THIS TYPICAL UNIT:

BUILDING No. 6511

UNIT No. 105
UNIT No. 201
UNIT No. 205
UNIT No. 301
UNIT No. 305

BUILDING No. 6521

UNIT No. 105
UNIT No. 201
UNIT No. 205
UNIT No. 301
UNIT No. 305

BUILDING No. 6573

UNIT No. 105
UNIT No. 201
UNIT No. 205

This is not a certified copy

TYPICAL UNIT
GRAND SYCAMORE–R

PREPARED BY
SCHWEBKE–SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB–87
DECEMBER, 2004 ORDER No. 190186

EXHIBIT 2–B
SHEET 96 OF 105 SHEETS

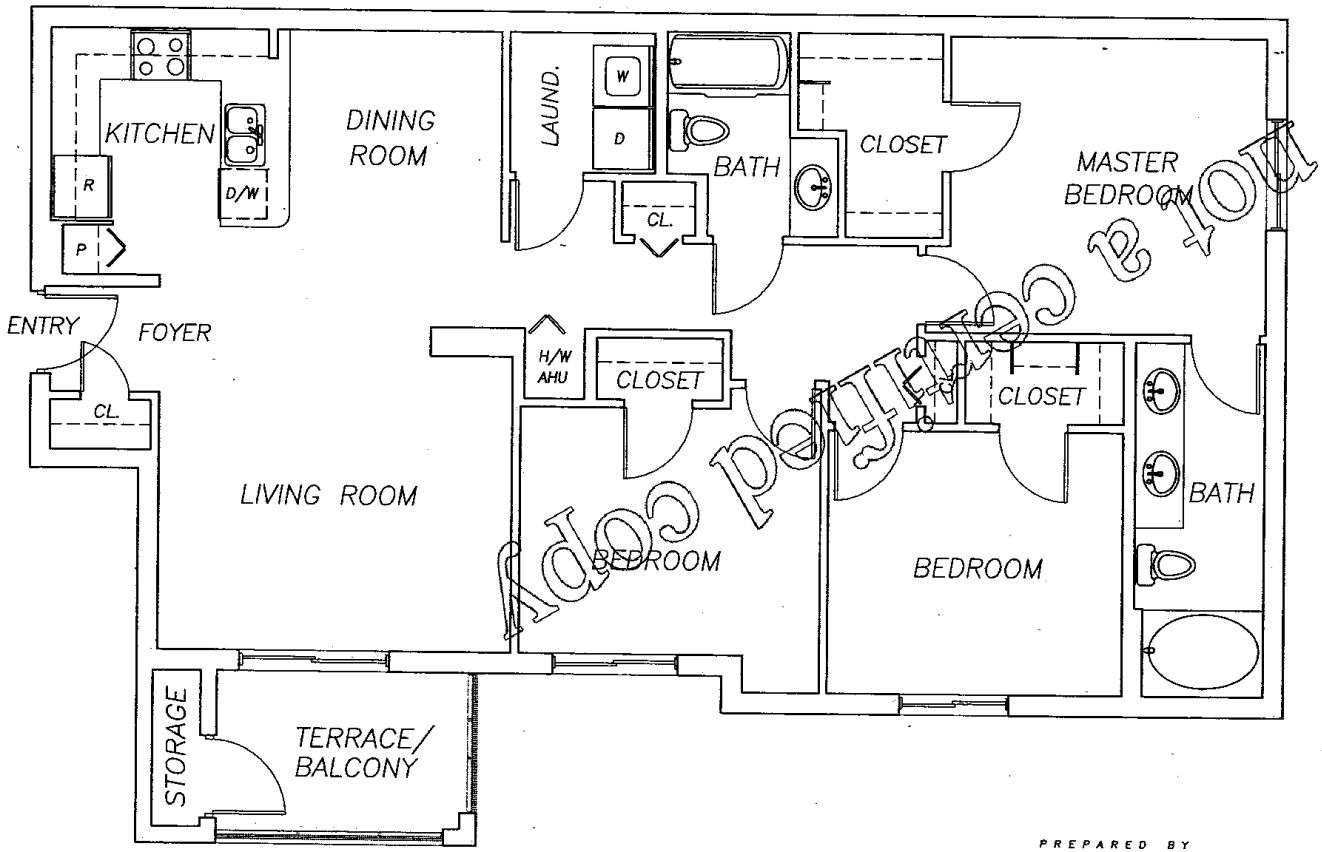
k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\TYP UNITS\UNIT B4–R

Page 286 of 351

Book19924/Page418

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

PROPOSED PHASE



Add pertinent data
Not a part of official record

GENERAL NOTES:

1) THIS GRAPHICAL REPRESENTATION IS BASED ON ELECTRONIC MEDIA AND ARCHITECTURAL PLANS PREPARED BY MARC WIENER, A.R.#0010416, ENTITLED "EMERALD DUNES APARTMENTS" UNDER PROJECT NUMBER 01196, DATED APRIL 4, 2004, AND RECEIVED BY THIS FIRM ON OCTOBER 10, 2004.

2) THIS PLAN DOES NOT REPRESENT AN ACTUAL FIELD SURVEY BY THIS FIRM.

3) THE TERRACE AND/OR BALCONY ADJACENT TO THE UNIT IS A LIMITED COMMON ELEMENT OF THE UNIT TO WHICH IT IS APPURTENANT.

LEGEND

LAUND.	DENOTES LAUNDRY CLOSET
AHU	DENOTES AIR HANDLER UNIT
H/W	DENOTES WATER HEATER
D/W	DENOTES DISHWASHER
CL.	DENOTES CLOSET
R	DENOTES REFRIGERATOR
P	DENOTES PANTRY
D	DENOTES DRYER
W	DENOTES WASHER

0 1 3 7 12

GRAPHIC SCALE IN FEET

TYPICAL UNIT CYPRESS

PREPARED BY
SCHWEBKE–SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87

DECEMBER, 2004 ORDER No. 190186

EXHIBIT 2–B

SHEET 97 OF 105 SHEETS

k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\TYP UNITS\UNIT C1

Page 287 of 351

Book19924/Page419

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

PROPOSED PHASE

LOCATION OF THIS TYPICAL UNIT:

BUILDING No. 6475

UNIT No. 204

UNIT No. 304

BUILDING No. 6505

UNIT No. 204

BUILDING No. 6559

UNIT No. 204

UNIT No. 304

BUILDING No. 6565

UNIT No. 204

UNIT No. 304

This is not a certified copy

TYPICAL UNIT
CYPRESS

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87

DECEMBER, 2004 ORDER No. 190186

EXHIBIT 2-B

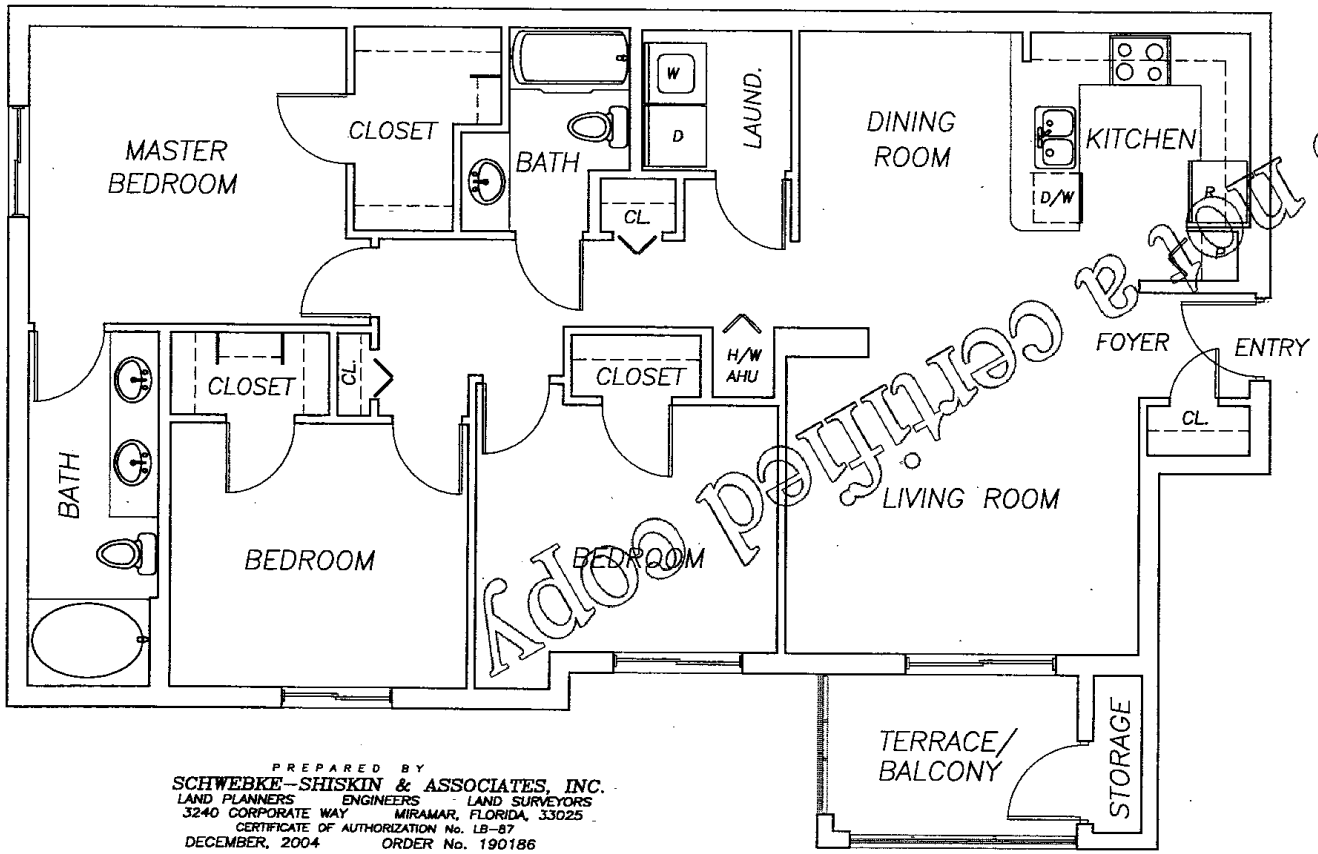
SHEET 98 OF 105 SHEETS

k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\TYP UNITS\UNIT C1

Book19924/Page420

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

PROPOSED PHASE



Scanned by a certified copy

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190186

GENERAL NOTES:

1) THIS GRAPHICAL REPRESENTATION IS BASED ON ELECTRONIC MEDIA AND ARCHITECTURAL PLANS PREPARED BY MARC WIENER, A.R.#0010416, ENTITLED "EMERALD DUNES APARTMENTS" UNDER PROJECT NUMBER 01196, DATED APRIL 4, 2004, AND RECEIVED BY THIS FIRM ON OCTOBER 10, 2004.

2) THIS PLAN DOES NOT REPRESENT AN ACTUAL FIELD SURVEY BY THIS FIRM.

3) THE TERRACE AND/OR BALCONY ADJACENT TO THE UNIT IS A LIMITED COMMON ELEMENT OF THE UNIT TO WHICH IT IS APPURTENANT.

LEGEND

LAUND.	DENOTES LAUNDRY CLOSET
AHU	DENOTES AIR HANDLER UNIT
H/W	DENOTES WATER HEATER
D/W	DENOTES DISHWASHER
CL.	DENOTES CLOSET
R	DENOTES REFRIGERATOR
P	DENOTES PANTRY
D	DENOTES DRYER
W	DENOTES WASHER

0 1 3 7 12
GRAPHIC SCALE IN FEET

TYPICAL UNIT CYPRESS-R

EXHIBIT 2-B
SHEET 99 OF 105 SHEETS

k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\TYP UNITS\UNIT C1-R

Page 289 of 351

Book19924/Page421

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM
PROPOSED PHASE

LOCATION OF THIS TYPICAL UNIT:

BUILDING No. 6475

UNIT No. 201
UNIT No. 301

BUILDING No. 6505

UNIT No. 201

BUILDING No. 6559

UNIT No. 201
UNIT No. 301

BUILDING No. 6565

UNIT No. 201
UNIT No. 301

This is not a certified copy

TYPICAL UNIT
CYPRESS–R

PREPARED BY
SCHWEBKE–SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No: LB–87
DECEMBER, 2004 ORDER No. 190186

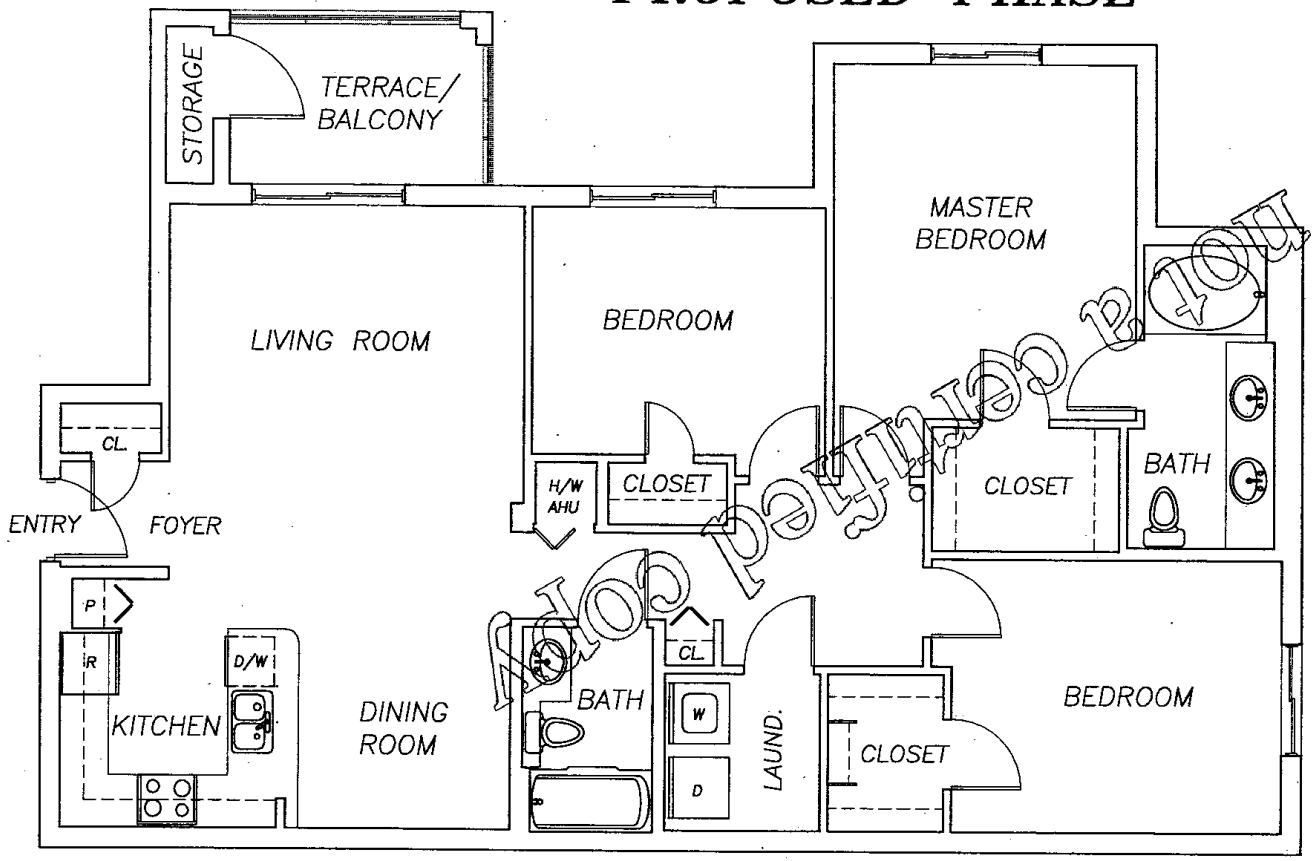
EXHIBIT 2–B
SHEET 100 OF 105 SHEETS

k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\TYP UNITS\UNIT C1R

Book19924/Page422

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

PROPOSED PHASE



Not permitted to be copied

Signed

GENERAL NOTES:

1) THIS GRAPHICAL REPRESENTATION IS BASED ON ELECTRONIC MEDIA AND ARCHITECTURAL PLANS PREPARED BY MARC WIENER, A.R.#0010416, ENTITLED "EMERALD DUNES APARTMENTS" UNDER PROJECT NUMBER 01196, DATED APRIL 4, 2004, AND RECEIVED BY THIS FIRM ON OCTOBER 10, 2004.

2) THIS PLAN DOES NOT REPRESENT AN ACTUAL FIELD SURVEY BY THIS FIRM.

3) THE TERRACE AND/OR BALCONY ADJACENT TO THE UNIT IS A LIMITED COMMON ELEMENT OF THE UNIT TO WHICH IT IS APPURTENANT.

LEGEND

LAUND.	DENOTES LAUNDRY CLOSET
AHU	DENOTES AIR HANDLER UNIT
H/W	DENOTES WATER HEATER
D/W	DENOTES DISHWASHER
CL.	DENOTES CLOSET
R	DENOTES REFRIGERATOR
P	DENOTES PANTRY
D	DENOTES DRYER
W	DENOTES WASHER

0 1 3 7 12

GRAPHIC SCALE IN FEET

TYPICAL UNIT
ROYAL PALM

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190186

EXHIBIT 2-B
SHEET 101 OF 105 SHEETS

k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\TYP UNITS\UNIT C2

Page 291 of 351

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

PROPOSED PHASE

LOCATION OF THIS TYPICAL UNIT:

BUILDING No. 6475

UNIT No. 105
UNIT No. 205
UNIT No. 305

BUILDING No. 6505

UNIT No. 105
UNIT No. 205

BUILDING No. 6559

UNIT No. 105
UNIT No. 205
UNIT No. 305

BUILDING No. 6565

UNIT No. 105
UNIT No. 205
UNIT No. 305

This is not a certified copy

TYPICAL UNIT
ROYAL PALM

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190186

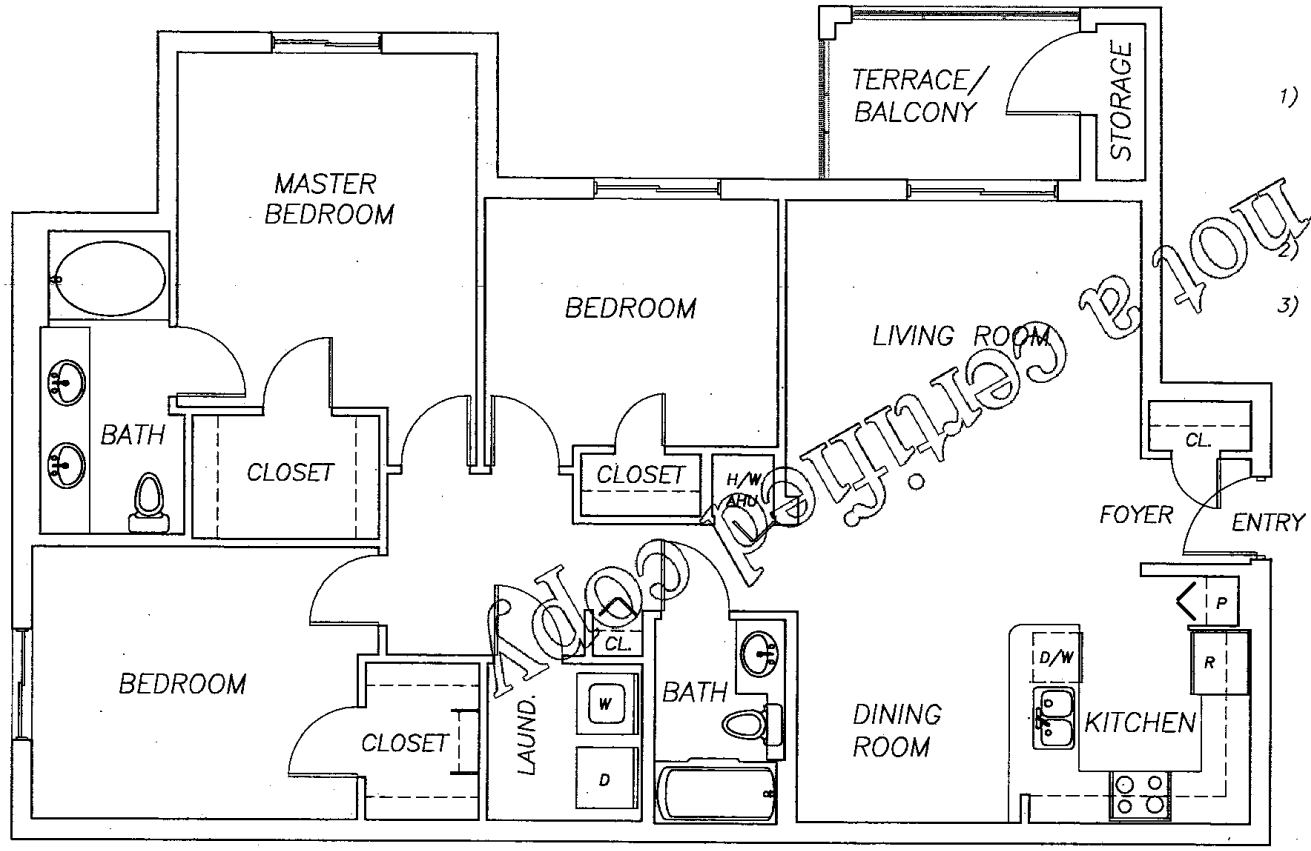
EXHIBIT 2-B
SHEET 102 OF 105 SHEETS

i:\224342\EMERALD DUNES\PROPOSED GRAPHICS\TYP UNITS\UNIT C2

Book19924/Page424

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

PROPOSED PHASE



GENERAL NOTES:

1) THIS GRAPHICAL REPRESENTATION IS BASED ON ELECTRONIC MEDIA AND ARCHITECTURAL PLANS PREPARED BY MARC WIENER, A.R.#0010416, ENTITLED "EMERALD DUNES APARTMENTS" UNDER PROJECT NUMBER 01196, DATED APRIL 4, 2004, AND RECEIVED BY THIS FIRM ON OCTOBER 10, 2004.
2) THIS PLAN DOES NOT REPRESENT AN ACTUAL FIELD SURVEY BY THIS FIRM.
3) THE TERRACE AND/OR BALCONY ADJACENT TO THE UNIT IS A LIMITED COMMON ELEMENT OF THE UNIT TO WHICH IT IS APPURTENANT.

LEGEND

LAUND.	DENOTES LAUNDRY CLOSET
AHU	DENOTES AIR HANDLER UNIT
H/W	DENOTES WATER HEATER
D/W	DENOTES DISHWASHER
CL.	DENOTES CLOSET
R	DENOTES REFRIGERATOR
P	DENOTES PANTRY
D	DENOTES DRYER
W	DENOTES WASHER

0 1 3 7 12

GRAPHIC SCALE IN FEET

TYPICAL UNIT
ROYAL PALM–R

PREPARED BY
SCHWEBKE–SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB–87
DECEMBER, 2004 ORDER No. 190186

EXHIBIT 2–B
SHEET 103 OF 105 SHEETS

I:\224342\EMERALD DUNES\PROPOSED GRAPHICS\TYP UNITS\UNIT C2–R

Certified Copy
Not Official

Page 293 of 351

Book19924/Page425

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

PROPOSED PHASE

LOCATION OF THIS TYPICAL UNIT:

This is not a certified copy

BUILDING No. 6475

UNIT No. 108
UNIT No. 208
UNIT No. 308

BUILDING No. 6505

UNIT No. 108
UNIT No. 208

BUILDING No. 6559

UNIT No. 108
UNIT No. 208
UNIT No. 308

BUILDING No. 6565

UNIT No. 108
UNIT No. 208
UNIT No. 308

TYPICAL UNIT
ROYAL PALM—R

PREPARED BY
SCHWEBKE—SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB—87
DECEMBER, 2004 ORDER No. 190186

EXHIBIT 2—B
SHEET 104 OF 105 SHEETS

k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\TYP UNITS\UNIT C2—R

Page 294 of 351

Book19924/Page426

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM
PROPOSED PHASE

I HEREBY CERTIFY: That the boundaries of the real property shown and described hereon, are true and correct to the best of my knowledge and belief, the same being based on a recent exterior boundary survey thereof, performed under the personal direction and control of the Florida Professional Land Surveyor named below, and further that all improvements, buildings and other facilities, shown on this Exhibit 2–B, Surveyors portion of the Declaration of Condominium, of "The Villas at Emerald Dunes, A Condominium", Sheets 1 through 105, inclusive, are not existing or substantially complete as of the date of this certification, the same being derived from and based on Architectural Plans and data prepared by Marc Wiener, A.I.A., Architecture/Planner, located at 33 S. E. 4th Street, Suite 101, Boca Raton, Florida, 33432, and entitled "Emerald Dunes Apartments" under Project Number 01196, dated April 4, 2004, and received by this firm on October 10, 2004.

Upon substantial completion of this Condominium, this Exhibit 2–B and the accompanying Declaration of Condominium shall be revised and amended to reflect certification by the Surveyor as to an As–Built Condominium as described by 718.104(4)(e), Florida Statutes.

FURTHER AFFIANT SAYETH NAUGHT.

Certified this 3rd day of FEBRUARY 2006.

SCHWEBKE–SHISKIN & ASSOCIATES, INC.
3240 Corporate Way
Miramar, Florida 33025
Telephone: 305–652–7010

By: Ronald A. Fritz

Ronald A. Fritz, Assistant Vice President
Professional Land Surveyor #2767
State of Florida

Not Certified to Plat

SURVEYOR'S CERTIFICATION

PREPARED BY
SCHWEBKE–SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB–87
DECEMBER, 2004 ORDER No. 190186

EXHIBIT 2–B
SHEET 105 OF 105 SHEETS

k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\NOTES AND LEGEND.DWG

EXHIBIT "3"
THE VILLAS AT EMERALD DUNES, A CONDOMINIUM
INITIAL PHASE

SCHEDULE OF PERCENTAGE SHARES OF OWNERSHIP OF COMMON ELEMENTS AND COMMON SURPLUS AND OF SHARING OF COMMON EXPENSES

BUILDING NUMBER	UNIT NUMBER	PERCENTAGE OF OWNERSHIP
6418	105	0.3628%
6418	106	0.3411%
6418	107	0.3411%
6418	108	0.3628%
6418	201	0.3628%
6418	202	0.3411%
6418	203	0.3411%
6418	204	0.3628%
6418	205	0.3628%
6418	206	0.3411%
6418	207	0.3411%
6418	208	0.3628%
6418	301	0.3628%
6418	302	0.3411%
6418	303	0.3411%
6418	304	0.3628%
6418	305	0.3628%
6418	306	0.3411%
6418	307	0.3411%
6418	308	0.3628%
6434	103	0.4219%
6434	104	0.4219%
6434	201	0.4136%
6434	202	0.4136%
6434	203	0.4219%
6434	204	0.4219%
6434	301	0.4136%
6434	302	0.4136%
6434	303	0.4219%
6434	304	0.4219%
6394	101	0.3256%
6394	104	0.3256%
6394	105	0.3256%
6394	106	0.2494%
6394	107	0.2494%
6394	108	0.3256%
6394	201	0.3256%
6394	202	0.2494%
6394	203	0.2494%
6394	204	0.3256%
6394	205	0.3256%
6394	206	0.2494%
6394	207	0.2494%
6394	208	0.3256%
6394	301	0.3256%
6394	302	0.2494%
6394	303	0.2494%
6394	304	0.3256%
6394	305	0.3256%
6394	306	0.2494%
6394	307	0.2494%
6394	308	0.3256%
6386	102	0.2127%
6386	103	0.2127%
6386	105	0.4218%
6386	106	0.2127%
6386	107	0.2127%
6386	108	0.4218%
6386	201	0.4135%
6386	202	0.2127%
6386	203	0.2127%
6386	204	0.4135%
6386	205	0.4218%
6386	206	0.2127%
6386	207	0.2127%
6386	208	0.4218%
6386	301	0.4135%

EXHIBIT "3"
THE VILLAS AT EMERALD DUNES, A CONDOMINIUM
INITIAL PHASE
SCHEDULE OF PERCENTAGE SHARES OF OWNERSHIP OF COMMON ELEMENTS AND COMMON SURPLUS AND OF SHARING OF COMMON EXPENSES

BUILDING NUMBER	UNIT NUMBER	PERCENTAGE OF OWNERSHIP
6386	302	0.2127%
6386	303	0.2127%
6386	304	0.4135%
6386	305	0.4218%
6386	306	0.2127%
6386	307	0.2127%
6386	308	0.4218%
6370	103	0.4219%
6370	104	0.4219%
6370	201	0.4136%
6370	202	0.4136%
6370	203	0.4219%
6370	204	0.4219%
6370	301	0.4136%
6370	302	0.4136%
6370	303	0.4219%
6370	304	0.4219%
6378	103	0.4219%
6378	104	0.4219%
6378	201	0.4136%
6378	202	0.4136%
6378	203	0.4219%
6378	204	0.4219%
6378	301	0.4136%
6378	302	0.4136%
6378	303	0.4219%
6378	304	0.4219%
6426	105	0.3628%
6426	106	0.3411%
6426	107	0.3411%
6426	108	0.3628%
6426	201	0.3628%
6426	202	0.3411%
6426	203	0.3411%
6426	204	0.3628%
6426	205	0.3628%
6426	206	0.3411%
6426	207	0.3411%
6426	208	0.3628%
6426	301	0.3628%
6426	302	0.3411%
6426	303	0.3411%
6426	304	0.3628%
6426	305	0.3628%
6426	306	0.3411%
6426	307	0.3411%
6426	308	0.3628%
6400	103	0.4219%
6400	104	0.4219%
6400	201	0.4136%
6400	202	0.4136%
6400	203	0.4219%
6400	204	0.4219%
6400	301	0.4136%
6400	302	0.4136%
6400	303	0.4219%
6400	304	0.4219%
6410	101	0.3256%
6410	104	0.3256%
6410	105	0.3256%

This is to certify that this is a true and correct copy of the original

EXHIBIT "3"
THE VILLAS AT EMERALD DUNES, A CONDOMINIUM
INITIAL PHASE

SCHEDULE OF PERCENTAGE SHARES OF OWNERSHIP OF COMMON ELEMENTS AND COMMON SURPLUS AND OF SHARING OF COMMON EXPENSES

BUILDING NUMBER	UNIT NUMBER	PERCENTAGE OF OWNERSHIP
6410	106	0.2494%
6410	107	0.2494%
6410	108	0.3256%
6410	201	0.3256%
6410	202	0.2494%
6410	203	0.2494%
6410	204	0.3256%
6410	205	0.3256%
6410	206	0.2494%
6410	207	0.2494%
6410	208	0.3256%
6410	301	0.3256%
6410	302	0.2494%
6410	303	0.2494%
6410	304	0.3256%
6410	305	0.3256%
6410	306	0.2494%
6410	307	0.2494%
6410	308	0.3256%
6458	105	0.3628%
6458	106	0.3411%
6458	107	0.3411%
6458	108	0.3628%
6458	201	0.3628%
6458	202	0.3411%
6458	203	0.3411%
6458	204	0.3628%
6458	205	0.3628%
6458	206	0.3411%
6458	207	0.3411%
6458	208	0.3628%
6458	301	0.3628%
6458	302	0.3411%
6458	303	0.3411%
6458	304	0.3628%
6458	305	0.3628%
6458	306	0.3411%
6458	307	0.3411%
6458	308	0.3628%
6450	103	0.4219%
6450	104	0.4219%
6450	201	0.4136%
6450	202	0.4136%
6450	203	0.4219%
6450	204	0.4219%
6450	301	0.4136%
6450	302	0.4136%
6450	303	0.4219%
6450	304	0.4219%
6466	102	0.2127%
6466	103	0.2127%
6466	105	0.4218%
6466	106	0.2127%
6466	107	0.2127%
6466	108	0.4218%
6466	201	0.4135%
6466	202	0.2127%
6466	203	0.2127%
6466	204	0.4135%
6466	205	0.4218%
6466	206	0.2127%
6466	207	0.2127%
6466	208	0.4218%
6466	301	0.4135%

This Document is the property of the Lee County Clerk of Circuit Court

EXHIBIT "3"
THE VILLAS AT EMERALD DUNES, A CONDOMINIUM
INITIAL PHASE

SCHEDULE OF PERCENTAGE SHARES OF OWNERSHIP OF COMMON ELEMENTS AND COMMON SURPLUS AND OF SHARING OF COMMON EXPENSES

BUILDING NUMBER	UNIT NUMBER	PERCENTAGE OF OWNERSHIP
6466	302	0.2127%
6466	303	0.2127%
6466	304	0.4135%
6466	305	0.4218%
6466	306	0.2127%
6466	307	0.2127%
6466	308	0.4218%
6482	101	0.3256%
6482	104	0.3256%
6482	105	0.3256%
6482	106	0.2494%
6482	107	0.2494%
6482	108	0.3256%
6482	201	0.3256%
6482	202	0.2494%
6482	203	0.2494%
6482	204	0.3256%
6482	205	0.3256%
6482	206	0.2494%
6482	207	0.2494%
6482	208	0.3256%
6482	301	0.3256%
6482	302	0.2494%
6482	303	0.2494%
6482	304	0.3256%
6482	305	0.3256%
6482	306	0.2494%
6482	307	0.2494%
6482	308	0.3256%
6492	102	0.2127%
6492	103	0.2127%
6492	105	0.4218%
6492	106	0.2127%
6492	107	0.2127%
6492	108	0.4218%
6492	201	0.4135%
6492	202	0.2127%
6492	203	0.2127%
6492	204	0.4135%
6492	205	0.4218%
6492	206	0.2127%
6492	207	0.2127%
6492	208	0.4218%
6492	301	0.4135%
6492	302	0.2127%
6492	303	0.2127%
6492	304	0.4135%
6492	305	0.4218%
6492	306	0.2127%
6492	307	0.2127%
6492	308	0.4218%
6510	105	0.3628%
6510	106	0.3411%
6510	107	0.3411%
6510	108	0.3628%
6510	201	0.3628%
6510	202	0.3411%
6510	203	0.3411%

This Instrument Is Property of the Clerk of the Circuit Court

EXHIBIT "3"
THE VILLAS AT EMERALD DUNES, A CONDOMINIUM
INITIAL PHASE

SCHEDULE OF PERCENTAGE SHARES OF OWNERSHIP OF COMMON ELEMENTS AND COMMON SURPLUS AND OF SHARING OF COMMON EXPENSES

BUILDING NUMBER	UNIT NUMBER	PERCENTAGE OF OWNERSHIP
6510	204	0.3628%
6510	205	0.3628%
6510	206	0.3411%
6510	207	0.3411%
6510	208	0.3628%
6510	301	0.3628%
6510	302	0.3411%
6510	303	0.3411%
6510	304	0.3628%
6510	305	0.3628%
6510	306	0.3411%
6510	307	0.3411%
6510	308	0.3628%
6530	101	0.3256%
6530	104	0.3256%
6530	105	0.3256%
6530	106	0.2494%
6530	107	0.2494%
6530	108	0.3256%
6530	201	0.3256%
6530	202	0.2494%
6530	203	0.2494%
6530	204	0.3256%
6530	205	0.3256%
6530	206	0.2494%
6530	207	0.2494%
6530	208	0.3256%
6530	301	0.3256%
6530	302	0.2494%
6530	303	0.2494%
6530	304	0.3256%
6530	305	0.3256%
6530	306	0.2494%
6530	307	0.2494%
6530	308	0.3256%
6556	101	0.3255%
6556	104	0.3256%
6556	105	0.3256%
6556	106	0.2494%
6556	107	0.2494%
6556	108	0.3256%
6556	201	0.3255%
6556	202	0.2494%
6556	203	0.2494%
6556	204	0.3256%
6556	205	0.3256%
6556	206	0.2494%
6556	207	0.2494%
6556	208	0.3256%
6556	302	0.2494%
6556	303	0.2494%
6556	306	0.2494%
6556	307	0.2494%

This is a Copy of the Recorded Document

EXHIBIT "3"
THE VILLAS AT EMERALD DUNES, A CONDOMINIUM
INITIAL PHASE AND PROPOSED PHASE
SCHEDULE OF PERCENTAGE SHARES OF OWNERSHIP OF COMMON ELEMENTS AND COMMON SURPLUS AND OF SHARING OF COMMON EXPENSES

BUILDING NUMBER	*UNIT NUMBER*	*PERCENTAGE OF OWNERSHIP*
6418	105	0.2300%
6418	106	0.2162%
6418	107	0.2162%
6418	108	0.2300%
6418	201	0.2300%
6418	202	0.2162%
6418	203	0.2162%
6418	204	0.2300%
6418	205	0.2300%
6418	206	0.2162%
6418	207	0.2162%
6418	208	0.2300%
6418	301	0.2300%
6418	302	0.2162%
6418	303	0.2162%
6418	304	0.2300%
6418	305	0.2300%
6418	306	0.2162%
6418	307	0.2162%
6418	308	0.2300%
6434	103	0.2674%
6434	104	0.2674%
6434	201	0.2622%
6434	202	0.2622%
6434	203	0.2674%
6434	204	0.2674%
6434	301	0.2622%
6434	302	0.2622%
6434	303	0.2674%
6434	304	0.2674%
6394	101	0.2064%
6394	104	0.2064%
6394	105	0.2064%
6394	106	0.1581%
6394	107	0.1581%
6394	108	0.2064%
6394	201	0.2064%
6394	202	0.1581%
6394	203	0.1581%
6394	204	0.2064%
6394	205	0.2064%
6394	206	0.1581%
6394	207	0.1581%
6394	208	0.2064%
6394	301	0.2064%
6394	302	0.1581%
6394	303	0.1581%
6394	304	0.2064%
6394	305	0.2064%
6394	306	0.1581%
6394	307	0.1581%
6394	308	0.2064%
6386	102	0.1349%
6386	103	0.1349%
6386	105	0.2674%
6386	106	0.1349%
6386	107	0.1349%
6386	108	0.2674%
6386	201	0.2622%
6386	202	0.1349%
6386	203	0.1349%
6386	204	0.2622%
6386	205	0.2674%
6386	206	0.1349%
6386	207	0.1349%
6386	208	0.2674%

EXHIBIT "3"
THE VILLAS AT EMERALD DUNES, A CONDOMINIUM
INITIAL PHASE AND PROPOSED PHASE
SCHEDULE OF PERCENTAGE SHARES OF OWNERSHIP OF COMMON ELEMENTS AND COMMON SURPLUS AND OF SHARING OF COMMON EXPENSES

BUILDING NUMBER	UNIT NUMBER	PERCENTAGE OF OWNERSHIP
6366	301	0.2622%
6366	302	0.1349%
6366	303	0.1349%
6366	304	0.2622%
6366	305	0.2674%
6366	306	0.1349%
6366	307	0.1349%
6366	308	0.2674%
6370	103	0.2674%
6370	104	0.2674%
6370	201	0.2622%
6370	202	0.2622%
6370	203	0.2674%
6370	204	0.2674%
6370	301	0.2622%
6370	302	0.2622%
6370	303	0.2674%
6370	304	0.2674%
6378	103	0.2674%
6378	104	0.2674%
6378	201	0.2622%
6378	202	0.2622%
6378	203	0.2674%
6378	204	0.2674%
6378	301	0.2622%
6378	302	0.2622%
6378	303	0.2674%
6378	304	0.2674%
6426	105	0.2300%
6426	106	0.2162%
6426	107	0.2162%
6426	108	0.2300%
6426	201	0.2300%
6426	202	0.2162%
6426	203	0.2162%
6426	204	0.2300%
6426	205	0.2300%
6426	206	0.2162%
6426	207	0.2162%
6426	208	0.2300%
6426	301	0.2300%
6426	302	0.2162%
6426	303	0.2162%
6426	304	0.2300%
6426	305	0.2300%
6426	306	0.2162%
6426	307	0.2162%
6426	308	0.2300%
6400	103	0.2674%
6400	104	0.2674%
6400	201	0.2622%
6400	202	0.2622%
6400	203	0.2674%
6400	204	0.2674%
6400	301	0.2622%
6400	302	0.2622%
6400	303	0.2674%
6400	304	0.2674%
6410	101	0.2064%
6410	104	0.2064%

EXHIBIT "3"
THE VILLAS AT EMERALD DUNES, A CONDOMINIUM
INITIAL PHASE AND PROPOSED PHASE
SCHEDULE OF PERCENTAGE SHARES OF OWNERSHIP OF COMMON ELEMENTS AND COMMON SURPLUS AND OF SHARING OF COMMON EXPENSES

BUILDING NUMBER	UNIT NUMBER	PERCENTAGE OF OWNERSHIP
6410	105	0.2064%
6410	106	0.1581%
6410	107	0.1581%
6410	108	0.2064%
6410	201	0.2064%
6410	202	0.1581%
6410	203	0.1581%
6410	204	0.2064%
6410	205	0.2064%
6410	206	0.1581%
6410	207	0.1581%
6410	208	0.2064%
6410	301	0.2064%
6410	302	0.1581%
6410	303	0.1581%
6410	304	0.2064%
6410	305	0.2064%
6410	306	0.1581%
6410	307	0.1581%
6410	308	0.2064%
6458	105	0.2300%
6458	106	0.2162%
6458	107	0.2162%
6458	108	0.2300%
6458	201	0.2300%
6458	202	0.2162%
6458	203	0.2162%
6458	204	0.2300%
6458	205	0.2300%
6458	206	0.2162%
6458	207	0.2162%
6458	208	0.2300%
6458	301	0.2300%
6458	302	0.2162%
6458	303	0.2162%
6458	304	0.2300%
6458	305	0.2300%
6458	306	0.2162%
6458	307	0.2162%
6458	308	0.2300%
6450	103	0.2674%
6450	104	0.2674%
6450	201	0.2622%
6450	202	0.2622%
6450	203	0.2674%
6450	204	0.2674%
6450	301	0.2622%
6450	302	0.2622%
6450	303	0.2674%
6450	304	0.2674%
6466	102	0.1349%
6466	103	0.1349%
6466	105	0.2674%
6466	106	0.1349%
6466	107	0.1349%
6466	108	0.2674%
6466	201	0.2622%
6466	202	0.1349%
6466	203	0.1349%
6466	204	0.2622%
6466	205	0.2674%
6466	206	0.1349%
6466	207	0.1349%
6466	208	0.2674%
6466	301	0.2622%
6466	302	0.1349%

THIS DOCUMENT IS NOT A CERTIFIED COPY

EXHIBIT "3"
THE VILLAS AT EMERALD DUNES, A CONDOMINIUM
INITIAL PHASE AND PROPOSED PHASE
SCHEDULE OF PERCENTAGE SHARES OF OWNERSHIP OF COMMON ELEMENTS AND COMMON SURPLUS AND OF SHARING OF COMMON EXPENSES

BUILDING NUMBER	UNIT NUMBER	PERCENTAGE OF OWNERSHIP
6466	303	0.1349%
6466	304	0.2622%
6466	305	0.2674%
6466	306	0.1349%
6466	307	0.1349%
6466	308	0.2674%
6482	101	0.2064%
6482	104	0.2064%
6482	105	0.2064%
6482	106	0.1581%
6482	107	0.1581%
6482	108	0.2064%
6482	201	0.2064%
6482	202	0.1581%
6482	203	0.1581%
6482	204	0.2064%
6482	205	0.2064%
6482	206	0.1581%
6482	207	0.1581%
6482	208	0.2064%
6482	301	0.2064%
6482	302	0.1581%
6482	303	0.1581%
6482	304	0.2064%
6482	305	0.2064%
6482	306	0.1581%
6482	307	0.1581%
6482	308	0.2064%
6492	102	0.1349%
6492	103	0.1349%
6492	105	0.2674%
6492	106	0.1349%
6492	107	0.1349%
6492	108	0.2674%
6492	201	0.2622%
6492	202	0.1349%
6492	203	0.1349%
6492	204	0.2622%
6492	205	0.2674%
6492	206	0.1349%
6492	207	0.1349%
6492	208	0.2674%
6492	301	0.2622%
6492	302	0.1349%
6492	303	0.1349%
6492	304	0.2622%
6492	305	0.2674%
6492	306	0.1349%
6492	307	0.1349%
6492	308	0.2674%
6510	105	0.2300%
6510	106	0.2162%
6510	107	0.2162%
6510	108	0.2300%
6510	201	0.2300%
6510	202	0.2162%
6510	203	0.2162%
6510	204	0.2300%

This is not a certified copy

EXHIBIT "3"
THE VILLAS AT EMERALD DUNES, A CONDOMINIUM
INITIAL PHASE AND PROPOSED PHASE
SCHEDULE OF PERCENTAGE SHARES OF OWNERSHIP OF COMMON ELEMENTS AND COMMON SURPLUS AND OF SHARING OF COMMON EXPENSES

BUILDING NUMBER	UNIT NUMBER	PERCENTAGE OF OWNERSHIP
6510	205	0.2300%
6510	206	0.2162%
6510	207	0.2162%
6510	208	0.2300%
6510	301	0.2300%
6510	302	0.2162%
6510	303	0.2162%
6510	304	0.2300%
6510	305	0.2300%
6510	306	0.2162%
6510	307	0.2162%
6510	308	0.2300%
6530	101	0.2064%
6530	104	0.2064%
6530	105	0.2064%
6530	106	0.1581%
6530	107	0.1581%
6530	108	0.2064%
6530	201	0.2064%
6530	202	0.1581%
6530	203	0.1581%
6530	204	0.2064%
6530	205	0.2064%
6530	206	0.1581%
6530	207	0.1581%
6530	208	0.2064%
6530	301	0.2064%
6530	302	0.1581%
6530	303	0.1581%
6530	304	0.2064%
6530	305	0.2064%
6530	306	0.1581%
6530	307	0.1581%
6530	308	0.2064%
6556	101	0.2063%
6556	104	0.2063%
6556	105	0.2063%
6556	106	0.1580%
6556	107	0.1580%
6556	108	0.2063%
6556	201	0.2063%
6556	202	0.1580%
6556	203	0.1580%
6556	204	0.2063%
6556	205	0.2063%
6556	206	0.1580%
6556	207	0.1580%
6556	208	0.2063%
6556	302	0.1580%
6556	303	0.1580%
6556	306	0.1580%
6556	307	0.1580%
6573	105	0.2300%
6573	106	0.2162%
6573	107	0.2162%
6573	108	0.2300%
6573	201	0.2300%
6573	202	0.2162%

This is not a certified copy

EXHIBIT "3"
THE VILLAS AT EMERALD DUNES, A CONDOMINIUM
INITIAL PHASE AND PROPOSED PHASE
SCHEDULE OF PERCENTAGE SHARES OF OWNERSHIP OF COMMON ELEMENTS AND COMMON SURPLUS AND OF SHARING OF COMMON EXPENSES

BUILDING NUMBER	UNIT NUMBER	PERCENTAGE OF OWNERSHIP
6573	203	0.2162%
6573	204	0.2300%
6573	205	0.2300%
6573	206	0.2162%
6573	207	0.2162%
6573	208	0.2300%
6573	302	0.2162%
6573	303	0.2162%
6573	306	0.2162%
6573	307	0.2162%
6505	102	0.1348%
6505	103	0.1348%
6505	105	0.2673%
6505	106	0.1348%
6505	107	0.1348%
6505	108	0.2673%
6505	201	0.2620%
6505	202	0.1348%
6505	203	0.1348%
6505	204	0.2620%
6505	205	0.2673%
6505	206	0.1348%
6505	207	0.1348%
6505	208	0.2673%
6505	302	0.1348%
6505	303	0.1348%
6505	306	0.1348%
6505	307	0.1348%
6529	101	0.2064%
6529	104	0.2064%
6529	105	0.2064%
6529	106	0.1581%
6529	107	0.1581%
6529	108	0.2064%
6529	201	0.2064%
6529	202	0.1581%
6529	203	0.1581%
6529	204	0.2064%
6529	205	0.2064%
6529	206	0.1581%
6529	207	0.1581%
6529	208	0.2064%
6529	301	0.2064%
6529	302	0.1581%
6529	303	0.1581%
6529	304	0.2064%
6529	305	0.2064%
6529	306	0.1581%
6529	307	0.1581%
6529	308	0.2064%
6565	102	0.1349%
6565	103	0.1349%
6565	105	0.2674%
6565	106	0.1349%
6565	107	0.1349%
6565	108	0.2674%
6565	201	0.2622%
6565	202	0.1349%
6565	203	0.1349%

EXHIBIT ONLY NOT TO BE RECORDED

EXHIBIT "3"
THE VILLAS AT EMERALD DUNES, A CONDOMINIUM
INITIAL PHASE AND PROPOSED PHASE
SCHEDULE OF PERCENTAGE SHARES OF OWNERSHIP OF COMMON ELEMENTS AND COMMON SURPLUS AND OF SHARING OF COMMON EXPENSES

BUILDING NUMBER	UNIT NUMBER	PERCENTAGE OF OWNERSHIP
6565	204	0.2622%
6565	205	0.2674%
6565	206	0.1349%
6565	207	0.1349%
6565	208	0.2674%
6565	301	0.2622%
6565	302	0.1349%
6565	303	0.1349%
6565	304	0.2622%
6565	305	0.2674%
6565	306	0.1349%
6565	307	0.1349%
6565	308	0.2674%
6559	102	0.1349%
6559	103	0.1349%
6559	105	0.2674%
6559	106	0.1349%
6559	107	0.1349%
6559	108	0.2674%
6559	201	0.2622%
6559	202	0.1349%
6559	203	0.1349%
6559	204	0.2622%
6559	205	0.2674%
6559	206	0.1349%
6559	207	0.1349%
6559	208	0.2674%
6559	301	0.2622%
6559	302	0.1349%
6559	303	0.1349%
6559	304	0.2622%
6559	305	0.2674%
6559	306	0.1349%
6559	307	0.1349%
6559	308	0.2674%
6533	101	0.2064%
6533	104	0.2064%
6533	105	0.2064%
6533	106	0.1581%
6533	107	0.1581%
6533	108	0.2064%
6533	201	0.2064%
6533	202	0.1581%
6533	203	0.1581%
6533	204	0.2064%
6533	205	0.2064%
6533	206	0.1581%
6533	207	0.1581%
6533	208	0.2064%
6533	301	0.2064%
6533	302	0.1581%
6533	303	0.1581%
6533	304	0.2064%
6533	305	0.2064%
6533	306	0.1581%
6533	307	0.1581%
6533	308	0.2064%

THIS IS NOT A CERTIFIED COPY

EXHIBIT "3"
THE VILLAS AT EMERALD DUNES, A CONDOMINIUM
INITIAL PHASE AND PROPOSED PHASE
SCHEDULE OF PERCENTAGE SHARES OF OWNERSHIP OF COMMON ELEMENTS AND COMMON SURPLUS AND OF SHARING OF COMMON EXPENSES

BUILDING NUMBER	UNIT NUMBER	PERCENTAGE OF OWNERSHIP
6521	105	0.2300%
6521	106	0.2162%
6521	107	0.2162%
6521	108	0.2300%
6521	201	0.2300%
6521	202	0.2162%
6521	203	0.2162%
6521	204	0.2300%
6521	205	0.2300%
6521	206	0.2162%
6521	207	0.2162%
6521	208	0.2300%
6521	301	0.2300%
6521	302	0.2162%
6521	303	0.2162%
6521	304	0.2300%
6521	305	0.2300%
6521	306	0.2162%
6521	307	0.2162%
6521	308	0.2300%
6511	105	0.2300%
6511	106	0.2162%
6511	107	0.2162%
6511	108	0.2300%
6511	201	0.2300%
6511	202	0.2162%
6511	203	0.2162%
6511	204	0.2300%
6511	205	0.2300%
6511	206	0.2162%
6511	207	0.2162%
6511	208	0.2300%
6511	301	0.2300%
6511	302	0.2162%
6511	303	0.2162%
6511	304	0.2300%
6511	305	0.2300%
6511	306	0.2162%
6511	307	0.2162%
6511	308	0.2300%
6475	102	0.1349%
6475	103	0.1349%
6475	105	0.2674%
6475	106	0.1349%
6475	107	0.1349%
6475	108	0.2674%
6475	201	0.2622%
6475	202	0.1349%
6475	203	0.1349%
6475	204	0.2622%
6475	205	0.2674%
6475	206	0.1349%
6475	207	0.1349%
6475	208	0.2674%
6475	301	0.2622%

THIS IS NOT A CERTIFIED COPY

EXHIBIT "3"
THE VILLAS AT EMERALD DUNES, A CONDOMINIUM
INITIAL PHASE AND PROPOSED PHASE
SCHEDULE OF PERCENTAGE SHARES OF OWNERSHIP OF COMMON ELEMENTS AND COMMON SURPLUS AND OF SHARING OF COMMON EXPENSES

BUILDING NUMBER	*UNIT NUMBER*	*PERCENTAGE OF OWNERSHIP*
6475	302	0.1349%
6475	303	0.1349%
6475	304	0.2622%
6475	305	0.2674%
6475	306	0.1349%
6475	307	0.1349%
6475	308	0.2674%

This is not a certified copy

EXHIBIT "4"

BY-LAWS
OF
THE VILLAS AT EMERALD DUNES CONDOMINIUM ASSOCIATION, INC.

A corporation not for profit organized
under the laws of the State of Florida

1. Identity. These *are the* By-Laws of THE VILLAS AT EMERALD DUNES CONDOMINIUM ASSOCIATION, INC. (the "Association"), a corporation not for profit incorporated under the laws of the State of Florida, and organized for the purposes forth in its Articles of Incorporation.

   1.1 Fiscal Year. The fiscal year of the Association shall be the twelve month period commencing January 1st and terminating December 31st of each year.

   1.2 Seal. The seal of the Association shall bear the name of the corporation, the word "Florida", the words "Corporation Not for Profit", and the year of incorporation.

   1.3 Principal Office. The principal office of the association shall be at 1320 South Dixie Highway, Suite 781, Coral Gables, Florida 33146, or at such other place as may be subsequently designated by the Board of Directors. All books and records of the Association shall be kept in at its principal office or at such other place as may be permitted by the Act.

2. Definitions. For convenience, these By-Laws shall be referred to as the "By-Laws" and the Articles of Incorporation of the Association as the "Articles". The other terms used in these By-Laws shall have the same definitions and meanings as those set forth in the Declaration for THE VILLAS AT EMERALD DUNES, A CONDOMINIUM, unless herein provided to the contrary, or unless the context otherwise requires.

3. Members.

   3.1 Annual Meeting. The annual members' meeting shall be held on the date, at the place and at the time determined by the Board of Directors from time to time, provided that there shall be an annual meeting every calendar year and, to the extent possible, no later than thirteen (13) months after the last preceding annual meeting. The purpose of the meeting shall be, except as provided herein to the contrary, to elect Directors, and to transact any other business authorized to be transacted by the members, or as stated in the notice of the meeting sent to Unit Owners in advance thereof. Unless changed by the Board of Directors, the first annual meeting shall be held in the month of April following the year in which the Declaration is filed.

   3.2 Special Meetings. Special members' meetings shall be held at such places as provided herein for annual meetings, and may be called by the President or by a majority of the Board of Directors of the Association, and must be called by the President or Secretary upon receipt of a written request from a majority of the members of the Association. The business conducted at a special meeting shall be limited to that stated in the notice of the meeting. Special meetings may also be called by Unit Owners in the manner provided for in the Act. Notwithstanding the foregoing: (i) as to special meetings regarding the adoption of the Condominium's estimated operating budget, reference should be made to Section 10.1 of these By-Laws; and (ii) as to special meetings regarding recall of Board members, reference should be made to Section 4.3 of these By-Laws.

   3.3 Participation by Unit Owners. Subject to the following and such further reasonable restrictions as may be adopted from time to time by the Board, Unit Owners shall have the right to speak at the annual and special meetings of the Unit Owners, Committee meetings and Board meetings with reference to all designated agenda items. A Unit Owner does not have the right to speak with respect to items not specifically designated on the agenda, provided, however, that the Board may permit an Unit Owner to speak on such items in its discretion. Every Unit Owner who desires to speak at a meeting, may do so, provided that the Unit Owner has filed a written request with the Secretary of the Association not less than 24 hours prior to the scheduled time for commencement of the meeting. Unless waived by the chairman of the meeting (which may be done in the chairman's sole and absolute discretion and without being deemed to constitute a waiver as to any other subsequent speakers), all Unit Owners speaking at a meeting shall be limited to a maximum of three (3) minutes per speaker. Any Unit Owner may tape record or videotape a meeting, subject to the following and such further reasonable restrictions as may be adopted from time to time by the Board:

      (1) The only audio and video equipment and devices which Unit Owners are authorized to utilize at any such meeting is equipment which does not produce distracting sound or light emissions;

      (2) Audio and video equipment shall be assembled and placed in position in advance of the commencement of the meeting.

      (3) Anyone videotaping or recording a meeting shall not be permitted to move about the meeting room in order to facilitate the recording; and

(4) At least 24 hours prior written notice shall be given to the Secretary of the Association by any Unit Owner desiring to make an audio or video taping of the meeting.

3.4 Notice of Meeting; Waiver of Notice. Notice of a meeting of members (annual or special), stating the time and place and the purpose(s) for which the meeting is called, shall be given by the President or Secretary. A copy of the notice shall be posted at a conspicuous place on the Condominium Property. The notice of the annual meeting shall be hand delivered, sent by regular mail or electronically transmitted to each Unit Owner, unless the Unit Owner waives in writing the right to receive notice of the annual meeting. The mailing shall be to the address of the member as last furnished to the Association by the Unit Owner. However, if a Unit is owned by more than one person, the Association shall provide notice, for meetings and all other purposes, to that one address initially identified for that purpose by the Developer and thereafter as one or more of the Owners of the Unit shall so advise the Association in writing, or if no address is given or if the Owners disagree, notice shall be sent to the address for the Owner as set forth on the deed of the Unit. The posting and mailing of the notice for either special or annual meetings, which notice shall incorporate an identification of agenda items, shall be effected not less than fourteen (14) continuous days, nor more than thirty-four (34) days, prior to the date of the meeting. The Board shall adopt by rule, and give notice to Unit Owners of, a specific location on the Condominium Property upon which all notices of members' meetings shall be posted. In lieu of or in addition to the physical posting of notice of any meeting of the Unit Owners on the Condominium Property, the Association may, by reasonable rule, adopt a procedure for conspicuously posting and repeatedly broadcasting the notice and the agenda on a closed-circuit cable television system serving the Condominium Association. However, if broadcast notice is used in lieu of a notice posted physically on the Condominium Property, the notice and agenda must be broadcast at least four times every broadcast hour of each day that a posted notice is otherwise required under this section. When broadcast notice is provided, the notice and agenda must be broadcast in a manner and for a sufficient continuous length of time so as to allow an average reader to observe the notice and read and comprehend the entire content of the notice and the agenda.

Notice of specific meetings may be waived before or after the meeting and the attendance of any member (or person authorized to vote for such member), either in person or by proxy, shall constitute such member's waiver of notice of such meeting, and waiver of any and all objections to the place of the meeting, the time of the meeting or the manner in which it has been called or convened, except when his (or his authorized representative's) attendance is for the express purpose of objecting at the beginning of the meeting to the transaction of business because the meeting is not lawfully called. Notice of meetings of the Board of Directors, Unit Owner meetings, except Unit Owner meetings called to recall Board members under Florida Statute Section 718.112(2)(j) of the Act, and committee meetings may be given by electronic transmission to Unit Owners who consent to receive notice by electronic transmission.

An officer of the Association, or the manager or other person providing notice of the meeting shall provide an affidavit or United States Postal Service certificate of mailing, to be included in the official records of the Association, affirming that notices of meetings were posted and mailed or hand delivered in accordance with this Section and Section 718.112(2)(d) of the Act, to each Unit Owner at the appropriate address for such Unit Owner. No other proof of notice of a meeting shall be required.

3.5 Quorum. A quorum at members' meetings shall be attained by the presence, either in person or by proxy (limited or general), of persons entitled to cast in excess of 33 1/3% of the votes of members entitled to vote at the subject meeting.

3.6 Voting.

(1) Number of Votes. Except as provided in Section 3.11 hereof, in any meeting of members, the Owners of each Unit shall be entitled to cast the number of votes designated for their Unit as set forth in the Articles. The vote of a Unit shall not be divisible.

(2) Majority Vote. The acts approved by a majority of the votes present in person or by proxy at a meeting at which a quorum shall have been attained shall be binding upon all Unit Owners for all purposes, except where otherwise provided by law, the Declaration, the Articles or these By-Laws. As used in these By-Laws, the Articles or the Declaration, the terms "majority of the Unit Owners" and "majority of the members" shall mean a majority of the votes entitled to be cast by the members and not a majority of the members themselves and shall further mean more than 50% of the then total authorized votes present in person or by proxy and voting at any meeting of the Unit Owners at which a quorum shall have been attained. Similarly, if some greater percentage of members is required herein or in the Declaration or Articles, it shall mean such greater percentage of the votes of members and not of the members themselves.

(3) Voting Member. If a Unit is owned by one person, that person's right to vote shall be established by the roster of members. If a Unit is owned by more than one person,

those persons (including husbands and wives) shall decide among themselves as to who shall cast the vote of the Unit. In the event that those persons cannot so decide, no vote shall be cast. A person casting a vote for a Unit shall be presumed to have the authority to do so unless the President or the Board of Directors is otherwise notified. If a Unit is owned by a corporation, the person entitled to cast the vote for the Unit shall be designated by a certificate signed by an appropriate officer of the corporation and filed with the Secretary of the Association. Such person need not be a Unit Owner. Those certificates shall be valid until revoked or until superseded by a subsequent certificate or until a change in the ownership of the Unit concerned. A certificate designating the person entitled to cast the vote for a Unit may be revoked by any record owner of an undivided interest in the Unit. If a certificate designating the person entitled to cast the vote for a Unit for which such certificate is required is not on file or has been revoked, the vote attributable to such Unit shall not be considered in determining whether a quorum is present, nor for any other purpose, and the total number of authorized votes in the Association shall be reduced accordingly until such certificate is filed.

3.7 Proxies. Votes to be cast at meetings of the Association membership may be cast in person or by proxy. Except as specifically provided herein, Unit Owners may not vote by general proxy, but may vote by limited proxies substantially conforming to the limited proxy form approved by the Division. Limited proxies shall be permitted for votes taken to: waive or reduce reserves; waive the financing reporting requirements of Section 718.111(13) of the Act; amend the Declaration under Section 718.110 of the Act, Articles or By-Laws: or for any other matter requiring or permitting a vote of Unit Owners. No proxy, limited or general, shall be used in the election of Board members. General proxies may be used for other matters for which limited proxies are not required and may also be used in voting for nonsubstantive changes to items for which a limited proxy is required and given. A proxy may be made by any person entitled to vote, but shall only be valid for the specific meeting for which originally given and any lawful adjourned meetings thereof. In no event shall any proxy be valid for a period longer than 90 days after the date of the first meeting for which it was given. Every proxy shall be revocable at any time at the pleasure of the person executing it. A proxy must be in writing, signed by the person authorized to cast the vote for the Unit (as above described), name the person(s) voting by proxy and the person authorized to vote for such person(s) and filed with the Secretary before the appointed time of the meeting, or before the time to which the meeting is adjourned. Each proxy shall contain the date, time and place of the meeting for which it is given and, if a limited proxy, shall set forth the matters on which the proxy holder may vote and the manner in which the vote is to be cast. There shall be no limitation on the number of proxies which may be held by any person (including a designee of the Developer). If a proxy expressly provides, any proxy holder may appoint, in writing, a substitute to act in its place. If such provision is not made, substitution is not permitted.

3.8 Adjourned Meetings. If any proposed meeting cannot be organized because a quorum has not been attained, the members who are present, either in person or by proxy, may adjourn the meeting from time to time until a quorum is present, provided notice of the newly scheduled meeting is given in the manner required for the giving of notice of a meeting. Except as required above, proxies given for the adjourned meeting shall be valid for the newly scheduled meeting unless revoked for reasons other than the new date of the meeting.

3.9 Order of Business. If a quorum has been attained, the order of business at annual members' meetings, and, if applicable, at other members' meetings, shall be:

(1) Collection of election ballots not yet cast;

(2) Call to order by President;

(3) Appointment by the President of a chairman of the meeting (who need not be a member or a director);

(4) Appointment of inspectors of election;

(5) Counting of Ballots for Election of Directors;

(6) Proof of notice of the meeting or waiver of notice;

(7) Reading of minutes;

(8) Reports of officers;

(9) Reports of committees;

(10) Unfinished business;

(11) New business;

(12) Adjournment.

Such order may be waived in whole or in part by direction of the chairman.

3.10 Minutes of Meeting. The minutes of all meetings of Unit Owners shall be kept in a book available for inspection by Unit Owners or their authorized representatives and Board members at any reasonable time. The Association shall retain these minutes for a period of not less than seven (7) years.

3.11 Action Without A Meeting. Anything to the contrary herein notwithstanding, to the extent lawful, any action required or which may be taken at any annual or special meeting of members, may be taken without a meeting, without prior notice and without a vote if a consent in writing, setting forth the action so taken, shall be signed by the members (or persons authorized to cast the vote of any such members as elsewhere herein set forth) having not less than the minimum number of votes that would be necessary to authorize or take such action at a meeting of members at which all members (or authorized persons) entitled to vote thereon were present and voted. In order to be effective, the action must be evidenced by one or more written consents describing the action taken, dated and signed by approving members having the requisite number of votes and entitled to vote on such action, and delivered to the Secretary of the Association, or other authorized agent of the Association. Written consent shall not be effective to take the corporate action referred to in the consent unless signed by members having the requisite number of votes necessary to authorize the action within sixty (60) days of the date of the earliest dated consent and delivered to the Association as aforesaid. Any written consent may be revoked prior to the date the Association receives the required number of consents to authorize the proposed action. A revocation is not effective unless in writing and until received by the Secretary of the Association, or other authorized agent of the Association. Within ten (10) days after obtaining such authorization by written consent, notice must be given to members who have not consented in writing. The notice shall fairly summarize the material features of the authorized action. A consent signed in accordance with the foregoing has the effect of a meeting vote and may be described as such in any document.

4. Directors.

4.1 Membership. The affairs of the Association shall be governed by a Board of not less than three (3) nor more than nine (9) directors, the exact number to be determined in the first instance in the Articles, and, thereafter, except as provided herein, from time to time upon majority vote of the membership. Directors must be natural persons who are 18 years of age or older. Any 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 is not eligible for Board membership (provided, however, that the validity of any Board action is not affected if it is later determined that a member of the Board is ineligible for Board membership due to having been convicted of a felony). Directors may not vote at Board meetings by proxy or by secret ballot.

4.2 Election of Directors. Election of Directors shall be held at the annual members' meeting, except as herein provided to the contrary. Not less than sixty (60) days prior to a scheduled election, the Association shall mail, deliver or electronically transmit to each Unit Owner entitled to vote, a first notice of the date of election. Such first notice must contain the name and correct mailing address of the Secretary of the Association or other person designated by the Secretary of the Association. Any Unit Owner or other eligible person desiring to be a candidate for the Board shall give written notice to the Secretary of the Association not less than forty (40) days prior to the scheduled election. Together with the notice of meeting and agenda sent in accordance with Section 3.4 above, the Association shall then mail, deliver or electronically transmit a second notice of the meeting to all Unit Owners 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 must be furnished by the candidate to the Association not less than thirty five (35) days before the election, to be included with the mailing, delivery or transmission of the ballot, with the costs of mailing, delivery or electronic transmission and copying to be borne by the Association. The Association is not liable for the contents of the information sheets prepared by the candidates. In order to reduce costs, the Association may print or duplicate the information sheets on both sides of the paper.

The election of directors shall be by written ballot or voting machine. Proxies shall in no event be used in electing the Board at general elections or to fill vacancies caused by resignation or otherwise, provided, however, that limited proxies may be used to fill a vacancy resulting from the recall of a director, in the manner provided by the rules of the Division. Elections shall be decided by a plurality of those ballots and votes cast. There shall be no quorum requirement, however at least 20 percent of the eligible voters must cast a ballot in order to have a valid election of members of the Board. There shall be no cumulative voting. Notwithstanding the provisions of this Section 4.2, an election is not required unless more candidates file notices of intent to run or are nominated than vacancies exist on the Board.

4.3 Vacancies and Removal.

(1) Except as to vacancies resulting from removal of Directors by members (as addressed in subsection (b) below), vacancies in the Board of Directors occurring between annual meetings of members shall be filled by a majority vote of the remaining Directors at any Board meeting (even if the remaining Directors constitute less than a quorum), provided that all vacancies in directorships to which Directors

were appointed by the Developer pursuant to the provisions of paragraph 4.15 hereof shall be filled by the Developer without the necessity of any meeting.

(2) Any Director elected by the members (other than the Developer) may be removed by concurrence of a majority of the voting interests of the members at a special meeting of members called for that purpose or by written agreement signed by a majority of all voting interests, as provided in Section 718.112(2)(J) of the Act. The vacancy in the Board of Directors so created shall be filled by the members at a special meeting of the members called for such purpose, or by the Board of Directors, in the case of removal by a written agreement unless said agreement also designates a new Director to take the place of the one removed. The conveyance of all Units owned by a Director in the Condominium who was a Unit Owner at the time that such director was elected (other than appointees of the Developer or Directors who were not Unit Owners) shall constitute the resignation of such Director.

(3) Anything to the contrary herein notwithstanding, consistent with the requirements of Florida Administrative Code Rule 61B-23.0026, neither the first Directors of the Association, nor any Directors replacing them, nor any Directors named by the Developer, shall be subject to removal by members other than the Developer. The first Directors and Directors replacing them may be removed and replaced by the Developer without the necessity of any meeting.

(4) If a vacancy on the Board of Directors results in the inability to obtain a quorum of directors in accordance with these By-Laws, any Owner may apply to the Circuit Court within whose jurisdiction the Condominium lies for the appointment of a receiver to manage the affairs of the Association. At least thirty (30) days prior to applying to the Circuit Court, the Unit Owner shall mail to the Association and post in a conspicuous place on the Condominium Property a notice describing the intended action and giving the Association an opportunity to fill the vacancy(ies) in accordance with these By-Laws. If, during such time, the Association fails to fill the vacancy(ies), the Unit Owner may proceed with the petition. If a receiver is appointed, the Association shall be responsible for the salary of the receiver, court costs and attorneys' fees. The receiver shall have all powers and duties of a duly constituted Board of Directors, and shall serve until the Association fills the vacancy(ies) on the Board sufficient to constitute a quorum in accordance with these By-Laws.

4.4 Term. Except as provided herein to the contrary, the term of each Director's service shall extend until the next annual meeting of the members and subsequently until his successor is duly elected and has taken office, or until he is removed in the manner elsewhere provided. Notwithstanding the foregoing, any Director designated by the Developer shall serve at the pleasure of the Developer and may be removed and replaced by the Developer at any time.

4.5 Organizational Meeting. The organizational meeting of newly-elected or appointed Directors shall be held within ten (10) days of their election or appointment. The directors calling the organizational meeting shall give at least three (3) days advance notice thereof, stating the time and place of the meeting.

4.6 Meetings. Meetings of the Board of Directors may be held at such time and place as shall be determined, from time to time, by a majority of the Directors. Meetings of the Board of Directors may be held by telephone conference, with those Directors attending by telephone counted toward the quorum requirement, provided that a telephone speaker must be used so that the conversation of those Directors attending by telephone may be heard by the Directors and any Unit Owners attending such meeting in person. Notice of meetings shall be given to each Director, personally or by mail, telephone or telegraph, and shall be transmitted at least three (3) days prior to the meeting. Meetings of the Board of Directors and any Committee thereof at which a quorum of the members of that Committee are present shall be open to all Unit Owners. Any Unit Owner may tape record or videotape meetings of the Board, in accordance with the rules of the Division. The right to attend such meetings includes the right to speak at such meetings with respect to all designated agenda items. The Association may adopt reasonable rules governing the frequency, duration and manner of Unit Owner statements. Adequate notice of such meetings, which notice shall specifically incorporate an identification of agenda items, shall be posted conspicuously on the Condominium Property at least forty-eight (48) continuous hours preceding the meeting, except in the event of an emergency. Any item not included on the notice may be taken up on an emergency basis by at least a majority plus one of the members of the Board. Such emergency action shall be noticed and ratified at the next regular meeting of the Board. Notwithstanding the foregoing, written notice of any meeting of the Board at which nonemergency special assessments, or at which amendment to rules regarding unit use will be proposed, discussed or approved, shall be mailed to the address last furnished to the Association by the Unit Owner, delivered or electronically transmitted to all Unit Owners and posted conspicuously on the Condominium property not less than fourteen (14) continuous days prior to the meeting. Evidence of compliance with this fourteen (14) continuous day notice shall be made by an affidavit executed by the Secretary of the Association and filed among the official records of the Association. The Board shall adopt by rule, and give notice to Unit Owners of, a specific location on the Condominium Property upon which all notices of Board and/or Committee meetings shall be posted. If there is no condominium property or association property upon which notices can be posted, notices of board meetings shall be

This is a Specimen Copy

mailed, delivered or electronically transmitted at least 14 days before the meeting to the Owner of each Unit. In lieu of or in addition to the physical posting of notice of any meeting of the Board of Directors on the Condominium property, the Association may, by reasonable rule, adopt a procedure for conspicuously posting and repeatedly broadcasting the notice and the agenda on a closed-circuit cable television system serving the Condominium Association. However, if broadcast notice is used in lieu of a notice posted physically on the Condominium Property, the notice and agenda must be broadcast at least four times every broadcast hour of each day that a posted notice is otherwise required under this section. When broadcast notice is provided, the notice and agenda must be broadcast in a manner and for a sufficient continuous length of time so as to allow an average reader to observe the notice and read and comprehend the entire content of the notice and the agenda. Special meetings of the Directors may be called by the President, and must be called by the President or Secretary at the written request of one-third (1/3) of the Directors or where required by the Act. A Director or member of a Committee of the Board of Directors may submit in writing his/her agreement or disagreement with any action taken at a meeting that such individual did not attend. This agreement or disagreement may not be used for the purposes of creating a quorum.

4.7 Waiver of Notice. Any Director may waive notice of a meeting before or after the meeting and that waiver shall be deemed equivalent to the due receipt by said Director of notice. Attendance by any Director at a meeting shall constitute a waiver of notice of such meeting, and a waiver of any and all objections to the place of the meeting, to the time of the meeting or the manner in which it has been called or convened, except when a Director states at the beginning of the meeting, or promptly upon arrival at the meeting, any objection to the transaction of affairs because the meeting is not lawfully called or convened.

4.8 Quorum. A quorum at Directors' meetings shall consist of a majority of the entire Board of Directors. The acts approved by a majority of those present at a meeting at which a quorum is present shall constitute the acts of the Board of Directors, except when approval by a greater number of Directors is specifically required by the Declaration, the Articles or these By-Laws.

4.9 Adjourned Meetings. If, at any proposed meeting of the Board of Directors, there is less than a quorum present, the majority of those present may adjourn the meeting from time to time until a quorum is present, provided notice of such newly scheduled meeting is given as required hereunder. At any newly scheduled meeting, any business that might have been transacted at the meeting as originally called may be transacted as long as notice of such business to be conducted at the rescheduled meeting is given, if required (e.g., with respect to budget adoption).

4.10 Joinder in Meeting by Approval of Minutes. The joinder of a Director in the action of a meeting by signing and concurring in the minutes of that meeting shall constitute the approval of that Director of the business conducted at the meeting, but such joinder shall not allow the applicable Director to be counted as being present for purposes of quorum and may not be used as a vote for or against the action taken.

4.11 Presiding Officer. The presiding officer at the Directors' meetings shall be the President (who may, however, designate any other Unit Owner to preside).

4.12 Order of Business. If a quorum has been attained, the order of business at Directors' meetings shall be:

(1) Proof of due notice of meeting;

(2) Reading and disposal of any unapproved minutes;

(3) Reports of officers and committees;

(4) Election of officers;

(5) Unfinished business;

(6) New business;

(7) Adjournment.

Such order may be waived in whole or in part by direction of the presiding officer.

4.13 Minutes of Meetings. The minutes of all meetings of the Board of Directors shall be kept in a book available for inspection by Unit Owners, or their authorized representatives, and Board members at any reasonable time. The Association shall retain these minutes for a period of not less than seven years.

4.14 Committees. The Board may by resolution also create Committees and appoint persons to such Committees and vest in such Committees such powers and responsibilities as the Board shall deem advisable. Notwithstanding any other law, the requirement that Board meetings and Committee meetings be open to the Unit Owners is inapplicable to meetings between the Board or a Committee and the Association's attorney, with respect to proposed

or pending litigation, when the meeting is held for the purpose of seeking or rendering legal advice.

4.15 Proviso. Notwithstanding anything to the contrary contained in this Section 4 or otherwise, the Board shall consist of three directors during the period that the Developer is entitled to appoint a majority of the Directors, as hereinafter provided. The Developer shall have the right to appoint all of the members of the Board of Directors until Unit Owners other than the Developer own fifteen (15%) percent or more of the Units in the Condominium. When Unit Owners other than the Developer own fifteen percent (15%) or more of the Units in the Condominium that will be operated ultimately by the Association, the Unit Owners other than the Developer shall be entitled to elect not less than one-third (1/3) of the members of the Board of Directors. Upon the election of such director(s), the Developer shall forward to the Division of Florida Land Sales, Condominiums and Mobile Homes the name and mailing address of the director(s) elected. Unit Owners other than the Developer are entitled to elect not less than a majority of the members of the Board of Directors: (a) three years after fifty (50%) percent of the Units that will be operated ultimately by the Association have been conveyed to purchasers; (b) three months after ninety (90%) percent of the Units that will be operated ultimately by the Association have been conveyed to purchasers; (c) when all of the Units that will be operated ultimately by the Association have been completed, some of them have been conveyed to purchasers, and none of the others are being offered for sale by the Developer in the ordinary course of business; (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 (e) seven years after recordation of the Declaration which creates the initial phase of this Condominium, whichever occurs first. The Developer is entitled (but not obligated) to elect at least one (1) member of the Board of Directors as long as the Developer holds for sale in the ordinary course of business five percent (5%) of the Units that will be operated ultimately by the Association.

The Developer may transfer control of the Association to Unit Owners other than the Developer prior to such dates in its sole discretion by causing enough of its appointed Directors to resign, whereupon it shall be the affirmative obligation of Unit Owners other than the Developer to elect Directors and assume control of the Association. Provided at least sixty (60) days' notice of Developer's decision to cause its appointees to resign is given to Unit Owners, neither the Developer, nor such appointees, shall be liable in any manner in connection with such resignations even if the Unit Owners other than the Developer refuse or fail to assume control.

Within seventy-five (75) days after the Unit Owners other than the Developer are entitled to elect a member or members of the Board of Directors, or sooner if the Developer has elected to accelerate such event as aforesaid, the Association shall call, and give not less than sixty (60) days' notice of an election for the member or members of the Board of Directors. The notice may be given by any Unit Owner if the Association fails to do so.

At the time the Unit Owners other than the Developer elect a majority of the members of the Board of Directors of the Association, the Developer shall relinquish control of the Association and such Unit Owners shall accept control. At that time (except as to subparagraph (g), which may be ninety (90) days thereafter) Developer shall deliver to the Association, at Developer's expense, all property of the Unit Owners and of the Association held or controlled by the Developer, including, but not limited to, the following items, if applicable to the Condominium:

(1) The original or a photocopy of the recorded Declaration of Condominium, and all amendments thereto. If a photocopy is provided, the Developer must certify by affidavit that it is a complete copy of the actual recorded Declaration.

(2) A certified copy of the Articles of Incorporation of the Association.

(3) A copy of the By-Laws of the Association.

(4) The minute book, including all minutes, and other books and records of the Association.

(5) Any rules and regulations which have been adopted.

(6) Resignations of resigning officers and Board members who were appointed by the Developer.

(7) The financial records, including financial statements of the Association, and source documents from the incorporation of the Association through the date of the turnover. The records shall be audited for the period from the incorporation of the Association or from the period covered by the last audit, if applicable, by an independent certified public accountant. All financial statements shall be prepared in accordance with generally accepted accounting principles and shall be audited in accordance with generally accepted auditing standards as prescribed by the Florida Board of Accountancy pursuant to Chapter 473 of the Florida Statutes. The accountant performing the audit shall examine to the extent necessary supporting documents and records, including the cash disbursements and related paid invoices to determine if expenditures were for Association purposes, and billings, cash

receipts and related records to determine that the Developer was charged and paid the proper amounts of Assessments.

(8) Association funds or the control thereof.

(9) All tangible personal property that is the property of the Association or is or was represented by the Developer to be part of the Common Elements or is ostensibly part of the Common Elements, and an inventory of such property.

(10) A copy of the plans and specifications utilized in the construction or remodeling of Improvements and the supplying of equipment, and for the construction and installation of all mechanical components serving the Improvements and the Condominium Property, with a certificate, in affidavit form, of an officer of the Developer or an architect or engineer authorized to practice in Florida, that such plans and specifications represent, to the best of their knowledge and belief, the actual plans and specifications utilized in the construction and improvement of the Condominium Property and the construction and installation of the mechanical components serving the Improvements and the Condominium Property.

(11) A list of the names and addresses of all contractors, subcontractors and suppliers, of which Developer had knowledge at any time in the development of the Condominium, utilized in the construction or remodeling of the improvements and the landscaping of the Condominium and/or Association Property.

(12) Insurance policies.

(13) Copies of any Certificates of Occupancy which may have been issued for the Condominium Property.

(14) Any other permits issued by governmental bodies applicable to the Condominium Property in force or issued within one (1) year prior to the date the Unit Owners take control of the Association.

(15) All written warranties of contractors, subcontractors, suppliers and manufacturers, if any, that are still effective.

(16) A roster of Unit Owners and their addresses and telephone numbers, if known, as shown on the Developer's records.

(17) Leases of the Common Elements and other leases to which the Association is a party, if applicable.

(18) Employment contracts or service contracts in which the Association is one of the contracting parties, or service contracts in which the Association or Unit Owners have an obligation or responsibility, directly or indirectly, to pay some or all of the fee or charge of the person or persons performing the service.

(19) All other contracts to which the Association is a party.

5. Authority of the Board.

5.1 Powers and Duties. The Board of Directors shall have the powers and duties necessary for the administration of the affairs of the Condominium and may take all acts, through the proper officers of the Association, in executing such powers, except such acts which by law, the Declaration, the Articles or these By-Laws may not be delegated to the Board of Directors by the Unit Owners. Such powers and duties of the Board of Directors shall include, without limitation (except as limited elsewhere herein), the following:

(1) Operating and maintaining all Common Elements and the Association Property.

(2) Determining the expenses required for the operation of the Association and the Condominium.

(3) Employing and dismissing the personnel necessary for the maintenance and operation of the Common Elements and the Association Property.

(4) Adopting and amending rules and regulations concerning the details of the operation and use of the Condominium and Association Property, subject to a right of the Unit Owners to overrule the Board as provided in Section 14 hereof.

(5) Maintaining bank accounts on behalf of the Association and designating the signatories required therefor.

(6) Purchasing, leasing or otherwise acquiring title to, or an interest in, property in the name of the Association, or its designee, for the use and benefit of its members. The power to acquire personal property shall be exercised by the Board and the power to acquire real property shall be exercised as described herein and in the Declaration.

(7) Purchasing, leasing or otherwise acquiring Units or other property, including, without limitation, Units at foreclosure or other judicial sales, all in the name of the Association, or its designee.

(8) Selling, leasing, mortgaging or otherwise dealing with Units acquired, and subleasing Units leased, by the Association, or its designee.

(9) Organizing corporations and appointing persons to act as designees of the Association in acquiring title to or leasing Units or other property.

(10) Obtaining and reviewing insurance for the Condominium and Association Property.

(11) Making repairs, additions and improvements to, or alterations of, Condominium Property and Association Property, and repairs to and restoration of Condominium and Association Property, in accordance with the provisions of the Declaration after damage or destruction by fire or other casualty, or as a result of condemnation or eminent domain proceedings or otherwise.

(12) Enforcing obligations of the Unit Owners, allocating profits and expenses and taking such other actions as shall be deemed necessary and proper for the sound management of the Condominium.

(13) Levying reasonable fines against appropriate Unit Owners for violations of the rules and regulations established by the Association to govern the conduct of such Unit Owners. No fine shall be levied except after giving reasonable notice and opportunity for a hearing to the affected Unit Owner and, if applicable, his tenant, licensee or invitee. The hearing must be held before a committee of other Unit Owners. If the committee does not agree with the fine, the fine may not be levied. No fine may exceed $100.00 per violation, however, a fine may be levied on the basis of each day of a continuing violation with a single notice and opportunity for hearing, provided however, that no such fine shall in the aggregate exceed $1,000.00. No fine shall become a lien upon a Unit.

(14) Purchasing or leasing Units for use by resident superintendents and other similar persons or for the general use and enjoyment of the Unit Owners.

(15) Borrowing money on behalf of the Association or the Condominium when required in connection with the operation, care, upkeep and maintenance of Common Elements (if the need for the funds is unanticipated) or the acquisition of real property, and granting mortgages on and/or security interests in Association owned property; provided, however, that the consent of the Owners of at least two-thirds (2/3rds) of the Units represented at a meeting at which a quorum has been attained in accordance with the provisions of these By-Laws shall be required for the borrowing of any sum which would cause the total outstanding indebtedness of the Association to exceed $10,000.00. If any sum borrowed by the Board of Directors on behalf of the Condominium pursuant to the authority contained in this subparagraph (o) is not repaid by the Association, a Unit Owner who pays to the creditor such portion thereof as his interest in his Common Elements bears to the interest of all the Unit Owners in the Common Elements shall be entitled to obtain from the creditor a release of any judgment or other lien which said creditor shall have filed or shall have the right to file against, or which will affect, such Owner's Unit.

(16) Contracting for the management and maintenance of the Condominium and Association Property and authorizing a management agent (who may be an affiliate of the Developer) to assist the Association in carrying out its powers and duties by performing such functions as the submission of proposals, collection of Assessments, preparation of records, enforcement of rules and maintenance, repair, and replacement of the Common Elements and Association Property with such funds as shall be made available by the Association for such purposes. The Association and its officers shall, however, retain at all times the powers and duties granted by the Declaration, the Articles, these By-Laws and the Act, including, but not limited to, the making of Assessments, promulgation of rules and execution of contracts on behalf of the Association.

(17) At its discretion, but within the parameters of the Act, authorizing Unit Owners or other persons to use portions of the Common Elements or Association Property for private parties and gatherings and imposing reasonable charges for such private use.

(18) Executing all documents or consents, on behalf of all Unit Owners (and their mortgagees), required by all governmental and/or quasi-governmental agencies in connection with land use and development matters (including, without limitation, plats, waivers of plat, unities of title, covenants in lieu thereof, etc.), and in that regard, each Owner, by acceptance of the deed to such Owner's Unit, and each mortgagee of a Unit Owner by acceptance of a lien on said Unit, appoints and designates the President of the Association as such Owner's agent and attorney-in fact to execute any and all such documents or consents.

(19) Exercising (i) all powers specifically set forth in the Declaration, the Articles, these By-Laws and in the Act, (ii) all powers incidental thereto, and (iii) all other powers of a Florida corporation not for profit.

(20) Contracting with and creating or joining in the creation of special taxing districts, joint councils and the like.

6. Officers.

6.1 Executive Officers. The executive officers of the Association shall be a President, a Vice-President, a Treasurer and a Secretary (none of whom need be Directors), all of whom shall be elected by the Board of Directors and who may be peremptorily removed at any meeting by concurrence of a majority of all of the Directors. A person may hold more than one office, except that the President may not also be the Secretary. No person shall sign an instrument or perform an act in the capacity of more than one office. The Board of Directors from time to time shall elect such other officers and designate their powers and duties as the Board shall deem necessary or appropriate to manage the affairs of the Association. Officers, other than designees of the Developer, must be Unit Owners (or authorized representatives of corporate/partnership/trust Unit Owners).

6.2 President. The President shall be the chief executive officer of the Association. He shall have all of the powers and duties that are usually vested in the office of president of an association.

6.3 Vice-President. The Vice-President shall exercise the powers and perform the duties of the President in the absence or disability of the President. He also shall assist the President and exercise such other powers and perform such other duties as are incident to the office of the vice president of an association and as may be required by the Directors or the President.

6.4 Secretary. The Secretary shall keep the minutes of all proceedings of the Directors and the members. The Secretary shall attend to the giving of all notices to the members and Directors and other notices required by law. The Secretary shall have custody of the seal of the Association and shall affix it to instruments requiring the seal when duly signed. The Secretary shall keep the records of the Association, except those of the Treasurer, and shall perform all other duties incident to the office of the secretary of an association and as may be required by the Directors or the President.

6.5 Treasurer. The Treasurer shall have custody of all property of the Association, including funds, securities and evidences of indebtedness. The Treasurer shall keep books of account for the Association in accordance with good accounting practices, which, together with substantiating papers, shall be made available to the Board of Directors for examination at reasonable times. The Treasurer shall submit a treasurer's report to the Board of Directors at reasonable intervals and shall perform all other duties incident to the office of treasurer and as may be required by the Directors or the President. All monies and other valuable effects shall be kept for the benefit of the Association in such depositories as may be designated by a majority of the Board of Directors.

7. Fiduciary Duty. The officers and directors of the Association, as well as any manager employed by the Association, have a fiduciary relationship to the Unit Owners. No officer, director or manager shall solicit, offer to accept, or accept any thing or service of value for which consideration has not been provided for his own benefit or that of his immediate family, from any person providing or proposing to provide goods or services to the Association. Any such officer, director or manager who knowingly so solicits, offers to accept or accepts any thing or service of a value exceeding $100.00 shall, in addition to all other rights and remedies of the Association and Unit Owners, be subject to a civil penalty in accordance with the Act. Notwithstanding the foregoing, this paragraph shall not prohibit an officer, director or manager from accepting services or items received in connection with trade fairs or education programs.

8. Compensation. Neither Directors nor officers shall receive compensation for their services as such, but this provision shall not preclude the Board of Directors from employing a Director or officer as an employee of the Association, nor preclude contracting with a Director or officer for the management of the Condominium or for any other service to be supplied by such Director or officer. Directors and officers shall be compensated for all actual and proper out of pocket expenses relating to the proper discharge of their respective duties.

9. Resignations. Any Director or officer may resign his post at any time by written resignation, delivered to the President or Secretary, which shall take effect upon its receipt unless a later date is specified in the resignation, in which event the resignation shall be effective from such date unless withdrawn. The acceptance of a resignation shall not be required to make it effective. The conveyance of all Units owned by any Director or officer who was a Unit Owner at the time that such Director or officer was elected (other than appointees of the Developer or officers who were not Unit Owners) shall constitute a written resignation of such Director or officer.

10. Fiscal Management. The provisions for fiscal management of the Association set forth in the Declaration and Articles shall be supplemented by the following provisions:

10.1 Budget.

(1) Adoption by Board; Items. The Board of Directors shall from time to time, and at least annually, prepare a budget for all Condominiums governed and operated by the Association (which shall detail all accounts and items of expense and contain at least all items set forth in Section 718.504(21) of the Act, if applicable), determine the amount of Assessments payable by the Unit Owners to meet the expenses of such Condominium(s) and allocate and assess such expenses among the Unit Owners in accordance with the provisions of the Declaration. In addition to annual operating expenses, the budget shall include reserve accounts for capital expenditures and deferred maintenance (to the extent required by law). These accounts shall include, but not be 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. The amount of reserves shall be computed by means of a formula which is based upon the estimated remaining useful life and the estimated replacement cost of each reserve item. The Association may adjust replacement and reserve assessments annually to take into account any changes in estimates or extension of the useful life of a reserve item caused by deferred maintenance. Reserves shall not be required if the members of the Association have, by a majority vote at a duly called meeting of members, determined for a specific fiscal year to provide no reserves or reserves less adequate than required hereby. Prior to transfer of control of the Association to Unit Owners other than the Developer, the Developer may vote to waive reserves or reduce the funding of reserves for the first two (2) fiscal years of operation of the Association, beginning with the fiscal year in which the Declaration is recorded, after which time and until transfer of control of the Association to Unit Owners other than the Developer, reserves may only be waived or reduced upon the vote of a majority of all non-Developer voting interests voting in person or by limited proxy at a duly called meeting of the Association. Following transfer of control of the Association to Unit Owners other than the Developer, the Developer may vote its voting interest to waive or reduce the funding of reserves. If a meeting of Unit Owners has been called to determine to provide no reserves or reserves less adequate than required, and such result is not attained or a quorum is not attained, the reserves, as included in the budget, shall go into effect. Reserve funds and any interest accruing thereon shall remain in the reserve account or accounts, and shall be used only for authorized reserve expenditures, unless their use for any other purposes is approved in advance by a majority vote at a duly called meeting of the Association. Prior to transfer of control of the Association to Unit Owners other than the Developer, the Association shall not vote to use reserves for purposes other than that for which they were intended without the approval of a majority of all non-Developer voting interests, voting in person or by limited proxy at a duly called meeting of the Association.

The adoption of a budget for the Condominium shall comply with the requirements hereinafter set forth:

(1) Notice of Meeting. A copy of the proposed budget of Common Expenses shall be hand delivered to each Unit Owner, mailed to each Unit Owner (at the address last furnished to the Association by the Unit Owner), or electronically transmitted to the location furnished by the Unit Owner for that purpose not less than fourteen (14) days prior to the meeting of the Board of Directors at which the budget will be considered, together with a notice of that meeting indicating the time and place of such meeting. An officer or manager of the Association, or other person providing notice of such meeting, shall execute an affidavit evidencing compliance with such notice requirement and such affidavit shall be filed among the official records of the Association.

(2) Special Membership Meeting. If the Board of Directors adopts in any fiscal year an annual budget which requires assessments against Unit Owners which exceed one hundred fifteen percent (115%) of such Assessments for the preceding fiscal year, the Board of Directors shall conduct a special meeting of the Unit Owners to consider a substitute budget if the Board of Directors receives, within twenty-one (21) days following the adoption of the annual budget, a written request for a special meeting from at least ten percent (10%) of all voting interests. The special meeting shall be conducted within sixty (60) days following the adoption of the annual budget. At least fourteen (14) days prior to such special meeting, the Board of Directors shall hand deliver to each Unit Owner, or mail to each Unit Owner at the address last furnished to the Association, a notice of the meeting. An officer or manager of the Association, or other person providing notice of such meeting, shall execute an affidavit evidencing compliance with this notice requirement and such affidavit shall be filed among the official records of the Association. Unit Owners may consider and adopt a substitute budget at the special meeting. A substitute budget is adopted if approved by a majority of all voting interests. If there is not a quorum at the special meeting or a

substitute budget is not adopted, the annual budget previously adopted by the Board of Directors shall take effect as scheduled.

(3) Determination of Budget Amount. Any determination of whether assessments exceed one hundred fifteen percent (115%) of assessments for the preceding fiscal year shall exclude any authorized provision for reasonable reserves for repair or replacement of the Condominium Property, anticipated expenses of the Association which the Board of Directors does not expect to be incurred on a regular or annual basis, or assessments for betterments to the Condominium Property.

(4) Proviso. As long as the Developer is in control of the Board of Directors of the Association, the Board shall not impose Assessments for a year greater than one hundred fifteen percent (115%) of the prior fiscal year's Assessments, as herein defined, without the approval of a majority of all voting interests.

(2) Adoption by Membership. In the event that the Board of Directors shall be unable to adopt a budget for a fiscal year in accordance with the requirements of Subsection 10.1 (a) above, the Board of Directors may call a special meeting of Unit Owners for the purpose of considering and adopting such budget, which meeting shall be called and held in the manner provided for such special meetings in said subsection, or propose a budget in writing to the members, and if such budget is adopted by the members, upon ratification by a majority of the Board of Directors, it shall become the budget for such year.

10.2 Assessments. Assessments against Unit Owners for their share of the items of the budget shall be made for the applicable fiscal year annually at least twenty (20) days preceding the year for which the Assessments are made. Such Assessments shall be due in equal installments, payable in advance on the first day of each month (or each quarter at the election of the Board) of the year for which the Assessments are made. If annual Assessments are not made as required, Assessments shall be presumed to have been made in the amount of the last prior Assessments, and monthly (or quarterly) installments on such Assessments shall be due upon each installment payment date until changed by amended Assessments. In the event the annual Assessments prove to be insufficient, the budget and Assessments may be amended at any time by the Board of Directors, subject to the provisions of Section 10.1 hereof, if applicable. Unpaid Assessments for the remaining portion of the fiscal year for which amended Assessments are made shall be payable in as many equal installments as there are full months (or quarters) of the fiscal year left as of the date of such amended Assessments, each such monthly (or quarterly) installment to be paid on the first day of the month (or quarter), commencing the first day of the next ensuing month (or quarter). If only a partial month (or quarter) remains, the amended Assessments shall be paid with the next regular installment in the following year, unless otherwise directed by the Board in its resolution.

10.3 Special Assessments and Assessments for Capital Improvements. Special Assessments and Capital Improvement Assessments (as defined in the Declaration) shall be levied as provided in the Declaration and shall be paid in such manner as the Board of Directors of the Association may require in the notice of such Assessments. The funds collected pursuant to a Special Assessment shall be used only for the specific purpose or purposes set forth in the notice of adoption of same. However, upon completion of such specific purpose or purposes, any excess funds will be considered Common Surplus, and may, at the discretion of the Board, either be returned to the Unit Owners or applied as a credit towards future assessments.

10.4 Depository. The depository of the Association shall be such bank or banks in the State of Florida, which bank or banks must be insured by the FDIC, as shall be designated from time to time by the Directors and in which the monies of the Association shall be deposited. Withdrawal of monies from those accounts shall be made only by checks signed by such person or persons as are authorized by the Directors. All sums collected by the Association from Assessments or otherwise may be commingled in a single fund or divided into more than one fund, as determined by a majority of the Board of Directors. In addition, a separate reserve account should be established for the Association in such a depository for monies specifically designated as reserves for capital expenditures and/or deferred maintenance. Reserve and operating funds of the Association shall not be commingled unless combined for investment purposes, provided that the funds so commingled shall be accounted for separately and the combined account balance of such commingled funds may not, at any time, be less than the amount identified as reserve funds in the combined account.

10.5 Acceleration of Installments Upon Default. If a Unit Owner shall be in default in the payment of an installment upon his Assessments, the Board of Directors or its agent may accelerate the balance of the current budget years' Assessments upon thirty (30) days' prior written notice to the Unit Owner and the filing of a claim of lien, and the then unpaid balance of the current budget years' Assessments shall be due upon the date stated in the notice, but not

less than five (5) days after delivery of the notice to the Unit Owner, or not less than ten (10) days after the mailing of such notice to him by certified mail, whichever shall first occur.

10.6 Fidelity Insurance or Fidelity Bonds. The Association shall obtain and maintain adequate insurance or fidelity bonding of all persons who control or disburse Association funds. which

shall include, without limitation. those individuals authorized to sign Association checks and the president, secretary and treasurer of the Association. The insurance policy or fidelity bond shall be in such amount as shall be determined by a majority of the Board, but must be sufficient to cover the maximum funds that will be in the custody of the Association or its management agent at any one time. The premiums on such bonds and/or insurance shall be paid by the Association as a Common Expense.

10.7 Accounting Records and Reports. The Association shall maintain accounting records in the State, according to accounting practices normally used by similar associations. The records shall be open to inspection by Unit Owners or their authorized representatives at reasonable times and written summaries of them shall be supplied at least annually. The records shall include, but not be limited to, (a) a record of all receipts and expenditures, and (b) an account for each Unit designating the name and current mailing address of the Unit Owner, the amount of Assessments, the dates and amounts in which the Assessments come due, the amount paid upon the account and the dates so paid, and the balance due. Written summaries of the records described in clause (a) above, in the form and manner specified below, shall be supplied to each Unit Owner annually.

Within ninety (90) days following the end of the fiscal year. the Association shall prepare and complete, or cause a third party to prepare and complete, a financial report for the preceding fiscal year (the "Financial Report"). Within twenty-one (21) days following the receipt or completion, as applicable, of the Financial Report, the Association shall mail to each Unit Owner at the address last furnished to the Association by the Unit Owner, or furnish by hand delivery, a copy of the Financial Report to each Unit Owner, or a notice that a copy of the Financial Report will be mailed or hand delivered to the Unit Owner, without charge, upon receipt of a written request from the Unit Owner.

The Financial Report shall be prepared in accordance with the rules adopted by the Division. The type of Financial Report to be prepared shall, unless modified in the manner set forth below, be based upon the Association's total annual revenues, as follows:

(1) REPORT OF CASH RECEIPTS AND EXPENDITURES - if the Association's revenues are less than $100,000.00 or if the Association operates less than fifty (50) Units (regardless of revenue) [or, if determined by the Board, the Association may prepare any of the reports described in subsections (b), (c) or (d) below in lieu of the report described in this section (a)].

(2) COMPILED FINANCIAL STATEMENTS - if the Association's revenues are equal to or greater than $100,000.00, but less than $200,000.00 [or, if determined by the Board, the Association may prepare any of the reports described in subsections (c) or (d) below in lieu of the report described in this section (b)].

(3) REVIEWED FINANCIAL STATEMENTS - if the Association's revenues are equal to or greater than $200,000.00, but less than $400,000.00 [or, if determined by the Board, the Association may prepare the report described in subsection (d) below in lieu of the report described in this section (c)].

(4) AUDITED FINANCIAL STATEMENTS - if the Association's revenues are equal to or exceed $400,000.00.

A report of cash receipts and expenditures must disclose the amount of receipts by accounts and receipt classifications and the amount of expenses by accounts and expense classifications, including, but not limited to, the following, as applicable: costs for security, professional and management fees and expenses, taxes, costs for recreation facilities, expenses for refuse collection and utility services, expenses for lawn care, costs for building maintenance and repair, insurance costs, administration and salary expenses, and reserves accumulated and expended for capital expenditures, deferred maintenance, and any other category for which the Association maintains reserves.

If approved by a majority of the voting interests present at a properly called meeting of the Association, the Association may prepare or cause to be prepared: (i) a report of cash receipts and expenditures in lieu of a complied, reviewed, or audited financial statement; (ii) a report of cash receipts and expenditures or a compiled financial statement in lieu of a reviewed or audited financial statement; or (iii) a report of cash receipts and expenditures, a compiled financial statement or a reviewed financial statement in lieu of an audited financial statement. Such meeting and approval must occur prior to the end of the fiscal year and is effective only for the fiscal year in which the vote is taken. Prior to the time that control of the Association has been turned over to Unit Owners other than the Developer, all Unit Owners, including the Developer, may vote on issues related to the preparation of financial reports for the first two (2) fiscal years of the Association's operation beginning with the fiscal year in which the Declaration is recorded. Thereafter, until control of the Association has been turned over to Unit Owners other than the Developer, all Unit Owners except for the Developer may vote on such issues.

10.8 Application of Payment. All payments made by a Unit Owner shall be applied as provided in these By-Laws and in the Declaration or as otherwise determined by the Board.

10.9 Notice of Meetings. Notice of any meeting where Assessments against Unit Owners are to be considered for any reason shall specifically contain a statement that Assessments will be considered and the nature of any such Assessments.

11. Roster of Unit Owners. Each Unit Owner shall file with the Association a copy of the deed or other document showing his ownership. The Association shall maintain such information. The Association may rely upon the accuracy of such information for all purposes until notified in writing of changes therein as provided above. Only Unit Owners of record on the date notice of any meeting requiring their vote is given shall be entitled to notice of and to vote at such meeting, unless prior to such meeting other Owners shall produce adequate evidence, as provided above, of their interest and shall waive in writing notice of such meeting.

12. Parliamentary Rules. Except when specifically or impliedly waived by the chairman of a meeting (either of members or directors), Robert's Rules of Order (latest edition) shall govern the conduct of the Association meetings when not in conflict with the Act, the Declaration, the Articles or these By-Laws; provided, however, that a strict or technical reading of said Robert's Rules shall not be made so as to frustrate the will of the persons properly participating in said meeting.

13. Amendments. Except as may be provided in the Declaration to the contrary, these By-Laws may be amended in the following manner:

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

13.2 Adoption. A resolution for the adoption of a proposed amendment may be proposed either by a majority of the Board of Directors or by not less than one-third (1/3) of the members of the Association. Directors and members not present in person or by proxy at the meeting considering the amendment may express their approval in writing (which will not be counted for purposes of establishing a quorum or for purposes of subparagraphs (a) and (b) below in accordance with the requirements of the Act), provided that such approval is delivered to the Secretary at or prior to the meeting. The approval must be:

(1) by not less than a majority of the votes of all members of the Association represented at a meeting at which a quorum has been attained and by not less than 66-2/3% of the entire Board of Directors; or

(2) after control of the Association has been turned over to Unit Owners other than the Developer, by not less than 66⅔% of the votes of the members of the Association represented at a meeting at which a quorum has been attained.

13.3 Proviso. No amendment may be adopted which would eliminate, modify, prejudice, abridge or otherwise adversely affect any rights, benefits, privileges or priorities granted or reserved to the Developer or mortgagees of Units without the consent of said Developer and mortgagees in each instance. No amendment shall be made that is in conflict with the Articles or Declaration. No amendment to this Section shall be valid.

13.4 Execution and Recording. A copy of each amendment shall be attached to a certificate certifying that the amendment was duly adopted as an amendment of these By-Laws, which certificate shall be executed by the President or Vice-President and attested by the Secretary or Assistant Secretary of the Association with the formalities of a deed, or by the Developer alone if the amendment has been adopted consistent with the provisions of the Declaration allowing such action by the Developer. The amendment shall be effective when the certificate and a copy of the amendment is recorded in the Public Records of the County with an identification on the first page of the amendment of the Official Records Book and Page of said Public Records where the Declaration is recorded.

14. Rules and Regulations. Attached hereto as **Schedule "A"** and made a part hereof are initial rules and regulations concerning the use of portions of the Condominium and Association Property. The Board of Directors may, from time to time, modify, amend or add to such rules and regulations, except that subsequent to the date control of the Board is turned over by the Developer to Unit Owners other than the Developer, Owners of a majority of the Units may overrule the Board with respect to any such modifications, amendments or additions. Copies of such modified, amended or additional rules and regulations shall be furnished by the Board of Directors to each affected Unit Owner not less than ten (10) days prior to the effective date thereof. At no time may any rule or regulation be adopted which would prejudice the rights reserved to the Developer.

15. Official Records. From the inception of the Association, the Association shall maintain for the condominium, a copy of each of the following, where applicable, which shall constitute the official records of the Association:

(1) The plans, permits, warranties, and other items provided by the Developer pursuant to Section 718.301(4) of the Act;

(2) A photocopy of the recorded Declaration of Condominium and all amendments thereto;

(3) A photocopy of the recorded By-Laws of the Association and all amendments thereto;

(4) A certified copy of the Articles of Incorporation of the Association or other documents creating the Association and all amendments thereto;

(5) A copy of the current Rules and Regulations of the Association;

(6) A book or books containing the minutes of all meetings of the Association, of the Board of Directors, and of Unit Owners, which minutes shall be retained for a period of not less than 7 years.

(7) A current roster of all Unit Owners, their mailing addresses, Unit identifications, voting certifications, and if known, telephone numbers. The Association shall also maintain the electronic mailing addresses and the numbers designated by Unit Owners for receiving notice sent by electronic transmission of those Unit Owners consenting to receive notice by electronic transmission. The electronic mailing addresses and numbers provided by Unit Owners to receive notice by electronic transmission shall be removed from Association records when consent to receive notice by electronic transmission is revoked. However, the Association is not liable for an erroneous disclosure of the electronic mail address or the number for receiving electronic transmission of notices;

(8) All current insurance policies of the Association and of all Condominiums operated by the Association;

(9) A current copy of any management agreement, lease, or other contract to which the Association is a party or under which the Association or the Unit Owners have an obligation or responsibility;

(10) Bills of Sale or transfer for all property owned by the Association;

(11) Accounting records for the Association and the accounting records for the Condominium. All accounting records shall be maintained for a period of not less than 7 years. The accounting records shall include, but not be limited to:

(1) Accurate, itemized, and detailed records for all receipts and expenditures.

(2) A current account and a monthly, bimonthly, or quarterly statement of the account for each Unit designating the name of the Unit Owner, the due date and amount of each Assessment, the amount paid upon the account, and the balance due.

(3) All audits. reviews, accounting statements, and financial reports of the Association or Condominium.

(4) All contracts for work to be performed. Bids for work to be performed shall also be considered official records and shall be maintained for a period of 1 year;

(12) Ballots, sign-in sheets, voting proxies and all other papers relating to elections which shall be maintained for a period of 1 year from the date of the meeting to which the document relates.

(13) All rental records where the Association is acting as agent for the rental of Units.

(14) A copy of the current Question and Answer Sheet, in the form promulgated by the Division, which shall be updated annually.

(15) All other records of the Association not specifically listed above which are related to the operation of the Association.

The official records of the Association shall be maintained in the County in which the Condominium is located.

The official records of the Association shall be open to inspection by any Association member or the authorized representative of such member at all reasonable times. The right to inspect the records includes the right to make or obtain copies, at a reasonable expense, if any, of the Association member. The Association may adopt reasonable rules regarding the time, location, notice and manner of record inspections and copying. The failure of an Association to provide official records to a Unit Owner or his authorized representative within ten (10) working days after receipt of a written request therefor shall create a rebuttable presumption that the Association willfully failed to comply with this paragraph. Failure to permit inspection of the Association records as provided herein entitles any person prevailing in an enforcement action to recover reasonable attorneys' fees from the person in control of the records who, directly or indirectly, knowingly denies access to the records for inspection. The Association shall maintain on the Condominium Property an adequate number of copies of the Declaration, Articles, By-Laws and rules, and all amendments to the foregoing, as well as the Question and Answer Sheet and year-end financial information required by the Act, to ensure their availability to Unit Owners and prospective purchasers. The Association may charge its actual costs for preparing and furnishing these documents to those persons

This Document is NOT Enforceable

requesting same. Notwithstanding the provisions of this Section 15, the following records shall not be accessible to Unit Owners:

(1) Any record protected by the lawyer-client privilege as described in Section 90.502, Florida Statutes, and any record protected by the work-product privilege including any record prepared by an Association attorney or prepared at the attorney's express direction, which reflects a mental impression, conclusion, litigation strategy, or legal theory of the attorney or the Association, and which was prepared exclusively for civil or criminal litigation or for adversarial administrative proceedings, or which was prepared in anticipation or imminent civil or criminal litigation or imminent adversarial administrative proceedings until the conclusion of the litigation or adversarial administrative proceedings.

(2) Information obtained by an Association in connection with the approval of the lease. sale or other transfer of a Unit.

(3) Medical records of Unit Owners.

The Association or its authorized agent shall not be required to provide a prospective purchaser or lienholder with information about the Condominium or the Association other than information or documents required by the Act to be made available or disclosed. The Association or its authorized agent shall be entitled to charge a reasonable fee to the prospective purchaser, lienholder, or the current Unit Owner for its time in providing good faith responses to requests for information by or on behalf of a prospective purchaser, lienholder or the current Unit Owner for its time in providing good faith responses to requests for information by or on behalf of a prospective purchaser or lienholder, other than that required by law, provided that such fee shall not exceed $150 plus the reasonable cost of photocopying and any attorney's fees incurred by the Association in connection with the Association's response.

16. Certificate of Compliance. A certificate of compliance from a licensed electrical contractor or electrician may be accepted by the Association's Board as evidence of compliance of the Units to the applicable condominium fire and life safety code. The Association and the Unit Owners shall be governed by the provisions of Section 718.112(2)(L) of the Act.

17. Written Inquiries. The handling of written inquiries shall be in accordance with Section 718.112(2)(a)2 of the Act.

18. Conveyance to Condemning Authorities. The Association shall have a limited power to convey common elements to condemning authorities in accordance with Section 718.112(2)(m) of the Act.

19. Arbitration. Any "dispute" as defined in Section 718.1255 of the Act shall be subject to arbitration as provided therein.

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

21. Captions. The captions herein are inserted only as a matter of convenience and for reference, and in no way define or limit the scope of these By-Laws or the intent of any provision hereof.

The foregoing was adopted as the By-Laws of THE VILLAS AT EMERALD DUNES CONDOMINIUM ASSOCIATION, INC., a corporation not for profit under the laws of the State of Florida, as of the 8th day of February, 2006.

Approved:

Allen R. Greenwald, President

This Document is the property of the Clerk of the Circuit Court

SCHEDULE "A"
TO
BY-LAWS

RULES AND REGULATIONS
FOR
THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

1. The sidewalks, entrances, passages, lobbies and hallways and like portions of the Common Elements shall not be obstructed nor used for any purpose other than for ingress and egress to and from the Condominium Property; nor shall any carts, bicycles, carriages, chairs, tables or any other objects be stored therein, except in areas (if any) designated for such purposes.

2. The personal property of Unit Owners and occupants must be stored in their respective Units.

3. No articles other than patio-type furniture shall be placed on the balconies or terraces or other Common Elements or Limited Common Elements. The use of barbecues and grills is not permitted on balconies or terraces. No linens, cloths, towels, clothing, bathing suits or swim wear, curtains, rugs, mops, or laundry of any kind, or other articles, shall be shaken, dusted or hung from any of the windows, doors, balconies or terraces or other portions of the Condominium or Association Property or left on a balcony or terrace. Balconies or terraces may not be used as storage areas (except for any storage spaces which is part of the terrace or balcony).

4. No Unit Owner or occupant shall permit anything to fall from a window, balcony or door of the Condominium or Association Property, nor sweep or throw from the Condominium or Association Property any dirt or other substance onto or from any of the balconies or elsewhere in the Buildings or upon the Common Elements.

5. No garbage, refuse, trash or rubbish shall be deposited except as permitted by the Association. The requirements from time to time of the company or agency providing trash removal services for disposal or collection shall be complied with. All equipment for storage or disposal of such material shall be kept in a clean and sanitary condition.

6. No Unit Owner or occupant shall make or permit any disturbing noises by himself or his family, servants, employees, pets, agents, visitors or licensees, nor permit any conduct by such persons or pets that will interfere with the rights, comforts or conveniences of other Unit Owners or occupants. No Unit Owner or occupant shall play or permit to be played any musical instrument, nor operate or permit to be operated a phonograph, television, radio or sound amplifier in his Unit or Attached Garage or Detached Garage in such a manner as to disturb or annoy other residents. No Unit Owner or occupant shall conduct, nor permit to be conducted, vocal or instrumental instruction at any time which disturbs other residents.

7. Employees of the Association are not to be sent out by Unit Owners or occupants for personal errands. The Board of Directors shall be solely responsible for directing and supervising employees of the Association.

8. No repair of vehicles shall be made on the Condominium Property (except in Attached Garages and Detached Garages in accordance with the provisions of paragraph 19 hereof).

9. No sign, advertisement, notice or other graphics or lettering shall be exhibited, displayed, inscribed, painted or affixed in, on or upon any part of the Condominium or Association Property, except signs used or approved by the Developer (for as long as the Developer owns any portion of the Condominium Property, and thereafter by the Board). Subject to the provisions of Sections 9 and 17 of the Declaration of Condominium, no awning, canopy, shutter or other projection shall be attached to or placed upon the outside walls of the Buildings or on the Common Elements, without the prior written consent of the Board of Directors of the Association.

10. No flammable, combustible or explosive fluids, chemicals or substances shall be kept in any Unit or on the Common Elements except such as are normally used for normal household purposes.

11. A Unit Owner or occupant who plans to be absent during the hurricane season must prepare his Unit prior to his departure by designating a responsible firm or individual to care for his Unit should a hurricane threaten the Unit or should the Unit suffer hurricane damage, and furnishing the Association with the name(s) of such firm or individual. Such firm or individual shall be subject to the approval of the Association.

12. A Unit Owner or occupant shall not cause anything to be affixed or attached to, hung, displayed or placed on the exterior walls, doors, balconies or windows of the Buildings. Notwithstanding the foregoing, any Unit Owner may respectfully display one (1) portable, removable American flag, and, on Armed Forces Day, Memorial Day, Flag Day, Independence Day, and Veterans Day, any Unit Owner may respectfully display portable, removable official flags, not larger than four and one-half feet by six feet (4'6" x 6') that represent the United States Army, Navy, Air Force, Marine Corps, or Coast Guard. Curtains and drapes (or linings thereof) which face on exterior windows or glass doors of Units shall be

subject to disapproval by the Board, in which case they shall be removed and replaced with acceptable items.

13. No oil drilling, oil development operations, oil refining, quarrying or mining operations of any kind shall be permitted on, upon or in the Condominium or Association Property, nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted upon or in the Condominium or Association Property. No derrick or other structure designed for use in boring for oil, natural gas or minerals shall be erected, maintained or permitted upon any portion of the Condominium or Association Property.

14. No window air-conditioning units may be installed by Unit Owners or occupants. No Unit shall have any aluminum foil placed in any window or glass door or any reflective or tinted substance placed on any glass, unless approved, in advance by the Board of Directors in writing. No unsightly materials may be placed on any window or glass door or be visible through such window or glass door.

15. Children will be the direct responsibility of their parents or legal guardians, including full supervision of them while within the Condominium Property and including full compliance by them with these Rules and Regulations and all other rules and regulations of the Association. Loud noises will not be tolerated. All children under twelve (12) years of age must be accompanied by a responsible adult when entering and/or utilizing the recreational facilities

16. Dogs, cats, birds and fish shall neither be kept nor maintained in or about the Condominium Property except in accordance with the following, in addition to the applicable terms of the Declaration:

a. Dogs and cats shall not be permitted outside of their owner's Unit unless attended by an adult and on a leash not more than six (6) feet long. Said dogs and cats shall only be walked or taken upon those portions of the Common Elements designated by the Association from time to time for such purposes.

b. Fish or caged domestic (household-type) birds may be kept in the Units, subject to the provisions of the Declaration.

c. Unit owners shall pick up all solid wastes from their pets and dispose of same appropriately.

17. Every applicable Owner and occupant shall comply with these Rules and Regulations as set forth herein, any and all rules and regulations which from time to time may be adopted, and the provisions of the Declaration, By-Laws and Articles of Incorporation of the Association and the provisions of the Master Association Documents, as amended from time to time. Failure of an Owner or occupant 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 an Owner for failure of an Owner, his family, guests, invitees, lessees or employees, to comply with any covenant, restriction, rule or regulation herein or in the Declaration, Articles of Incorporation or By-Laws, or Master Association Documents provided the following procedures are adhered to:

a. Notice: The party against whom the fine is sought to be levied shall be afforded an opportunity for hearing after reasonable notice of not less than fourteen (14) days and said notice shall include: (i) a statement of the date, time and place of the hearing: (ii) a statement of the provisions of the declaration, association bylaws, or association rules which have allegedly been violated; and (iii) a short and plain statement of the matters asserted by the association.

b. Hearing: The non-compliance shall be presented to a committee of other Unit Owners, who shall hear reasons why penalties should not be imposed. The party against whom the fine may be levied shall have an opportunity to respond, to present evidence, and to provide written and oral argument on all issues involved and shall have an opportunity at the hearing to review, challenge, and respond to any material considered by the committee. A written decision of the committee shall be submitted to the Owner or occupant by not later than twenty-one (21) days after the meeting.

c. Fines: The Board of Directors may impose fines against the applicable Unit up to the maximum amount permitted by law from time to time.

d. Violations: Each separate incident which is grounds for a fine shall be the basis of one separate fine. In the case of continuing violations, each continuation of same after a notice thereof is given shall be deemed a separate incident.

e. Payment of Fines: Fines shall be paid not later than thirty (30) days after notice of the imposition thereof.

f. Application of Fines: 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 and shall exist in addition to all other rights and remedies to which the Association may be otherwise legally entitled; however, any penalty paid by the offending Owner or occupant shall be deducted from or offset against any damages which the Association may otherwise be entitled to recover by law from such Owner or occupant.

18. These rules and regulations shall be cumulative with the covenants, conditions and restrictions set forth in the Declaration of Condominium, provided that the provisions of same shall control over these rules and regulations in the event of a conflict or a doubt as to whether a specific practice or activity is or is not permitted. Notwithstanding the foregoing, in the event of any conflict between the provisions of these Rules and Regulations and other Condominium Documents with the terms and provisions of the Master Association Documents, then in such event the terms and provisions of the Master Association Documents shall prevail and control. Further, anything to the contrary notwithstanding, these rules and regulations shall not apply to the Developer, nor its agents or employees and contractors, nor to the Units owned by the Developer, except:

a. Requirements that leases or lessees be approved by the Association (if applicable); and

b. Restrictions on the presence of pets; and

c. Restrictions on occupancy of Units based upon age (if any); and

d. Restrictions on the type of vehicles allowed to park on Condominium Property; however, the Developer or its designees shall be exempt from any such parking restriction if the vehicle is engaged in any activity relating to construction, maintenance, or marketing of Units, subject to the provisions of the Master Covenants.

All of these rules and regulations shall apply to all other Owners and occupants even if not specifically so stated in portions hereof. The Board of Directors shall be permitted (but not required) to grant relief to one or more Unit Owners from specific rules and regulations upon written request therefor and good cause shown in the sole opinion of the Board.

19. No Unit Owner or its tenants or their respective families, guests, agents, employees, invitees, licensees or visitors shall perform, in any Attached Garage or Detached Garage assigned to a Unit as a Limited Common Element between the hours of 9 PM and 9 AM of every day, any repair, maintenance or other work concerning their vehicle stored in the Attached Garage or Detached Garage or otherwise engage or undertake any activity which would constitute a nuisance or in any way disturb or annoy other residents ("Garage Activities"). Garage Activities which are not undertaken in a manner which constitute a nuisance or in any way disturb or annoy the residents may be undertaken solely in the parking space located inside the Attached Garage or Detached Garage (but not on the parking space which is located directly in front of the Attached Garage) between the hours of 9 AM and 9 PM, Monday through Sunday.

20. Parking is prohibited in front of Detached Garages.

Certified Copy

EXHIBIT "5"

State of Florida

Department of State

I certify the attached is a true and correct copy of the Articles of Incorporation of THE VILLAS AT EMERALD DUNES CONDOMINIUM ASSOCIATION, INC., a Florida corporation, filed on January 20, 2005, as shown by the records of this office.

The document number of this corporation is N05000000819.

This is not a certified copy

Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capitol, this the Twenty-sixth day of January, 2005

Glenda E. Hood

Glenda E. Hood
Secretary of State

CR2EO22 (2-03)

FILED
05 JAN 20 PM 12:59
SECRETARY OF STATE
TALLAHASSEE FLORIDA

ARTICLES OF INCORPORATION
FOR
THE VILLAS AT EMERALD DUNES CONDOMINIUM ASSOCIATION, INC.

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

ARTICLE 1
NAME

The name of the corporation shall be THE VILLAS AT EMERALD DUNES CONDOMINIUM ASSOCIATION, INC. For convenience, the corporation shall be referred to in this instrument as the "Association," these Articles of Incorporation as the "Articles," and the By-Laws of the Association as the "By-Laws."

ARTICLE 2
OFFICE

The principal office and mailing address of the Association shall be 1320 South Dixie Highway, Suite 781, Coral Gables, Florida 33146 or at such other place as may be subsequently designated by the Board of Directors. All books and records of the Association shall be kept at its principal office or at such other place as may be permitted by the Act.

ARTICLE 3
PURPOSE

The purpose for which the Association is organized is to provide an entity pursuant to the Florida Condominium Act as it exists on the date hereof (the "Act") for the operation of that certain condominium located in Palm Beach County, Florida, and known as THE VILLAS AT EMERALD DUNES, A CONDOMINIUM (the "Condominium").

ARTICLE 4
DEFINITIONS

The terms used in these Articles shall have the same definitions and meaning as those set forth in the Declaration of the Condominium to be recorded in the Public Records of Palm Beach County, Florida, unless herein provided to the contrary, or unless the context otherwise requires.

ARTICLE 5
POWERS

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

5.1 General. The Association shall have all of the common-law and statutory powers of a corporation not for profit under the laws of Florida that are not in conflict with the provisions of these Articles, the Declaration, the By-Laws or the Act.

5.2 Enumeration. The Association shall have the powers and duties set forth in the Act, and except as limited by the Act, those powers and duties set forth in these Articles, the By-Laws and the Declaration and all of the powers and duties reasonably necessary to operate the Condominium pursuant to the Declaration and as more particularly described in the By-Laws, as they may be amended from time to time, including, but not limited to, the following:

(a) To make and collect Assessments and other charges against members as Unit Owners (whether or not such sums are due and payable to the Association), and to use the proceeds thereof in the exercise of its powers and duties.

(b) To buy, own, operate, lease, sell, trade and mortgage both real and personal property in accordance with the provisions of the Declaration.

(c) To maintain, repair, replace, reconstruct, add to and operate the Condominium Property and/or Association Property and other property acquired or leased by the Association.

(d) To purchase insurance upon the Condominium and insurance for the protection of the Association, its officers, directors and Unit Owners.

(e) To make and amend reasonable rules and regulations for the maintenance, conservation and use of the Units and the Condominium and for the health, comfort, safety and welfare of the Unit Owners.

THIS IS NOT A CERTIFIED COPY

(f) To enforce by legal means the provisions of the Act, the Declaration, these Articles, the By-Laws, and the rules and regulations for the use of the Condominium Property and Association Property, subject, however, to the limitation regarding assessing Units owned by the Developer for fees and expenses relating in any way to claims or potential claims against the Developer as set forth in the Declaration and/or By-Laws.

(g) To contract for the management and maintenance of the Condominium Property and/or Association Property and to authorize a management agent (which may be an affiliate of the Developer) to assist the Association in carrying out its powers and duties by performing such functions as the submission of proposals, collection of Assessments, preparation of records, enforcement of rules and maintenance, repair and replacement of the Common Elements and Association Property with such funds as shall be made available by the Association for such purposes. The Association and its officers shall, however, retain at all times the powers and duties granted by the Condominium Act, including, but not limited to, the making of Assessments, promulgation of rules and execution of contracts on behalf of the Association.

(h) To employ personnel to perform the services required for the proper operation of the Condominium.

(i) To execute all documents or consents, on behalf of all Unit Owners (and their mortgagees) required by all governmental and/or quasi-governmental agencies in connection with land use and development matters (including, without limitation, plats, waivers of plat, unities of title, covenants in lieu thereof, etc.) and in that regard, each Unit Owner, by acceptance of the deed to such Owner's Unit, and each mortgagee of a Unit owner by acceptance of a lien on said Unit, appoints and designates the President of the Association as such Unit Owner's and mortgagees agent and attorney-in-fact to execute, any and all such documents or consents.

5.3 Association Property. All funds and the title to all properties acquired by the Association and their proceeds shall be held for the benefit and use of the members in accordance with the provisions of the Declaration, these Articles and the By-Laws.

5.4 Distribution of Income; Dissolution. The Association shall not pay a dividend to its members and shall make no distribution of income to its members, directors, or officers, and upon dissolution, all assets of the Association shall be transferred only to another non-profit corporation or a public agency or as otherwise authorized by the Florida Not For Profit Corporation Act (Chapter 617, Florida Statutes).

5.5 Limitation. The powers of the Association shall be subject to and shall be exercised in accordance with the provisions hereof and of the Declaration, the By-Laws and the Act, provided that in the event of conflict, the provisions of the Act shall control over those of the Declaration and By-Laws.

ARTICLE 6

MEMBERS

6.1 Membership. The members of the Association shall consist of all of the record title owners of Units in the Condominium from time to time, and after termination of the Condominium, shall also consist of those who were members at the time of such termination and their successors and assigns. Nonmembers shall deliver a true copy of the recorded deed or other instrument of acquisition of title to the Association.

6.2 Assignment. 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 the Unit for which that share is held.

6.3 Voting. On all matters upon which the membership shall be entitled to vote, there shall be only one vote for each Unit, which vote shall be exercised or cast in the manner provided by the Declaration and By-Laws. Any person or entity owning more than one Unit shall be entitled to one vote for each Unit owned.

6.4 Meetings. The By-Laws shall provide for an annual meeting of members, and may make provision for regular and special meetings of members other than the annual meeting.

ARTICLE 7

TERM OF EXISTENCE

The Association shall have perpetual existence.

ARTICLE 8

INCORPORATOR

The name and address of the Incorporator of this Corporation is:

NAME	ADDRESS
Allen Greenwald	1320 South Dixie Highway Suite 781 Coral Gables, Florida 33146

ARTICLE 9

OFFICERS

The affairs of the Association shall be administered by the officers holding the offices designated in the By-Laws. The officers shall be elected by the Board of Directors of the Association at its first meeting following the annual meeting of the members of the Association and shall serve at the pleasure of the Board of Directors. The By-Laws may provide for the removal from office of officers, for filling vacancies and for the duties and qualifications of the officers. The names and addresses of the officers who shall serve until their successors are designated by the Board of Directors are as follows:

	Names:	Address:
President:	Allen Greenwald	1320 South Dixie Highway, Suite 781 Coral Gables, Florida 33146
Vice-President:	Jerome Miller	330 Biscayne Boulevard Miami, Florida 33133
Secretary-Treasurer:	Michael Entel	1320 South Dixie Highway Suite 781 Coral Gables, Florida 33146

ARTICLE 10

DIRECTORS

10.1 Number and Qualification. The property, business and affairs of the Association shall be managed by a board consisting of the number of directors determined in the manner provided by the By-Laws but which shall consist of not less than three (3) directors. Directors need not be members of the Association.

10.2 Duties and Powers. All of the duties and powers of the Association existing under the Act, the Declaration, these Articles and the By-Laws shall be exercised exclusively by the Board of Directors, its agents, contractors or employees, subject only to approval by Unit Owners when such approval is specifically required.

10.3 Election; Removal. Directors of the Association shall be elected at the annual meeting of the members in the manner determined by and subject to the qualifications set forth in the By-Laws. Directors may be removed and vacancies on the Board of Directors shall be filled in the manner provided by the By-Laws.

10.4 Term of Developer's Directors. The Developer of the Condominium shall appoint the members of the first Board of Directors and their replacements who shall hold office for the periods described in the By-Laws.

10.5 First Directors. The names and addresses of the members of the first Board of Directors who shall hold office until their successors are elected and have taken office, as provided in the By-Laws, are as follows:

NAME	ADDRESS
Allen Greenwald	1320 South Dixie Highway Suite 781 Coral Gables, Florida 33146
Jerome Miller	330 Biscayne Boulevard Miami, Florida 33133
Michael Entel	1320 South Dixie Highway Suite 781 Coral Gables, Florida 33146

This is not a certified copy

10.6 Standards. A Director shall discharge his duties as a director, including any duties as a member of a Committee; in good faith; with the care an ordinary prudent person in a like position would exercise under similar circumstances; and in a manner reasonably believed to be in the best interests of the Association. Unless a Director has knowledge concerning a matter in question that makes reliance unwarranted, a Director, in discharging his duties, may rely on information, opinions, reports or statements, including financial statements and other data, if prepared or presented by: one or more officers or employees of the Association whom the Director reasonably believes to be reasonable and competent in the matters presented; legal counsel, public accountants or other persons as to matters the Director reasonably believes are within the persons' professional or expert competence; or a committee of which the Director is not a member if the Director reasonably believes the Committee merits confidence. A Director is not liable for any action taken as a director, or any failure to take action, if he performed the duties of his office in compliance with the foregoing standards.

This is not an official document

ARTICLE 11

INDEMNIFICATION

11.1 Indemnitees. The Association shall indemnify any person who was or is a party to any proceeding (other than an action by, or in the right of, the Association) by reason of the fact that he is or was a director, employee, officer or agent (each, an "Indemnitee") of the Association, against liability incurred in connection with such proceeding, including any appeal thereof, if he acted in good faith and in a manner he reasonably believed to be in , or not opposed to, the best interests of the Association and, with respect to any criminal action or proceeding, had no reasonable cause to believe his conduct was unlawful. The termination of any proceeding by judgment, order, settlement, or conviction or upon a plea of *nolo contendere* or its equivalent shall not, of itself, create a presumption that the person did not act in good faith and in a manner which he reasonably believed to be in, or not opposed to, the best interests of the Association or, with respect to any criminal action or proceeding, had reasonable cause to believe that his conduct was unlawful.

11.2 Indemnification. The Association shall indemnify any person who was or is a party to any proceeding by, in the right or on behalf of the Association to procure a judgment in its favor by reason of the fact that he is or was a director, officer, employee or agent of the Association against expenses and amounts paid in settlement not exceeding, in the judgment of the board of directors, the estimated expense of litigating the proceeding to conclusion, actually and reasonably incurred in connection with the defense or settlement of such proceeding, including any appeal thereof. Such indemnification shall be authorized if such person acted in good faith and in a manner he reasonably believed to be in, or not opposed to, the best interests of the Association, except that no indemnification shall be made under this subsection in respect of any claim, issue or matter as to which such person shall have been adjudged to be liable unless, and only to the extent that, the court in which such proceeding was brought, or any other court of competent jurisdiction, shall determine upon application that, despite the adjudication of liability but in view of all circumstances of the case, such person is fairly and reasonably entitled to indemnity for such expenses which such court shall deem proper.

11.3 Indemnification for Expenses. To the extent that a director, officer, employee, or agent of the Association has been successful on the merits or otherwise in defense of any proceeding referred to in subsection 11.1 or 11.2, or in defense of any claim, issue, or matter therein, he shall be indemnified against expenses actually and reasonably incurred by him in connection therewith.

11.4 Determination of Applicability. Any indemnification under subsection 11.1 or subsection 11.2, unless pursuant to a determination by a court, shall be made by the Association only as authorized in the specific case upon a determination that indemnification of the director, officer, employee, or agent is proper under the circumstances because he has met the applicable standard of conduct set forth in subsection 11.1 or subsection 11.2. Such determination shall be made:

(a) By the board of directors by a majority vote of a quorum consisting of directors who were not parties to such proceeding;

(b) If such a quorum is not obtainable or, even if obtainable, by majority vote of a Committee duly designated by the Board of Directors (in which directors who are parties may participate) consisting solely of two or more Directors not at the time parties to the proceeding;

(c) By independent legal counsel:

1. Selected by the Board of Directors prescribed in paragraph 11.4(a) or the committee prescribed in paragraph 11.4(b); or

2. If a quorum of the Directors cannot be obtained for paragraph 11.4(a) and the Committee cannot be designated under paragraph 11.4(b), selected by majority vote of the full Board of Directors (in which Directors who are parties may participate); or

(d) By a majority of the voting interests of the members of the Association who were not parties to such proceeding.

11.5 Determination Regarding Expenses. Evaluation of the reasonableness of expenses and authorization of indemnification shall be made in the same manner as the determination that indemnification is permissible. However, if the determination of permissibility is made by independent legal counsel, persons specified by paragraph 11.4(c) shall evaluate the reasonableness of expenses and may authorize indemnification.

11.6 Advance Expenses. Expenses incurred by an officer or director in defending a civil or criminal proceeding may be paid by the Association in advance of the final disposition of such proceeding upon receipt of an undertaking by or on behalf of such director or officer to repay such amount if he is ultimately found not to be entitled to indemnification by the Association pursuant to this section. Expenses incurred by other employees and agents may be paid in advance upon such terms or conditions that the Board of Directors deems appropriate.

11.7 Exclusivity; Exclusions. The indemnification and advancement of expenses provided pursuant to this section are not exclusive, and the Association may make any other or further indemnification or advancement of expenses of any of its directors, officers, employees, or agents, under any bylaw, agreement, vote of shareholders or disinterested directors or otherwise, both as to action in his official capacity and as to action in another capacity while holding such office. However, indemnification or advancement of expenses shall not be made to or on behalf of any director, officer, employee, or agent if a judgment or other final adjudication establishes that his actions, or omissions to act, were material to the cause of action so adjudicated and constitute:

(a) A violation of the criminal law, unless the director, officer employee, or agent had reasonable cause to believe his conduct was lawful or had no reasonable cause to believe his conduct was unlawful;

(b) A transaction from which the director, officer, employee, or agent derived an improper personal benefit; or

(c) Willful misconduct or a conscious disregard for the best interests of the Association in a proceeding by or in the right of the Association to procure a judgment in its favor or in a proceeding by or in the right of the members of the Association.

11.8 Continuing Effect. Indemnification and advancement of expenses as provided in this section shall continue as, unless otherwise provided when authorized or ratified, to a person who has ceased to be a director, officer, employee, or agent and shall inure to the benefit of the heirs, executors, and administrators of such a person, unless otherwise provided when authorized or ratified.

11.9 Application to Court. Notwithstanding the failure of a Association to provide indemnification, and despite any contrary determination of the Board or of the members in the specific case, a director, officer, employee, or agent of the Association who is or was a party to a proceeding may apply for indemnification or advancement of expenses, or both, to the court conducting the proceeding, to the circuit court, or to another court of competent jurisdiction. On receipt of an application, the court, after giving any notice that it considers necessary, may order indemnification and advancement of expenses, including expenses incurred in seeking court-ordered indemnification or advancement of expenses, if it determines that:

(a) The director, officer, employee, or agent is entitled to mandatory indemnification under subsection 11.3, in which case the court shall also order the Association to pay the director reasonable expenses incurred in obtaining court-ordered indemnification or advancement of expenses;

(b) The director, officer, employee, or agent is entitled to indemnification or advancement of expenses or both, in view of all the relevant circumstances, regardless of whether such person met the standard of conduct set forth in subsection 11.1, subsection 11.2, or subsection 11.7. unless (a) a court of competent jurisdiction determines after all available appeals have been exhausted or not pursued by the proposed indemnitee, that he did not act in good faith or acted in a manner he reasonably believed to be not in, or opposed to, the best interest of the Association, and, with respect to any criminal action or proceeding, that he had reasonable cause to believe his conduct was unlawful, and (b) such court further specifically determines that indemnification should be denied. The termination of any proceeding by judgment, order, settlement, conviction or upon a plea of *nolo contendere* or its equivalent shall not, of itself, create a presumption that the person did not act in good faith or did act in a manner which he reasonably believed to be not in, or opposed to, the best interest of the Association, and, with respect to any

criminal action or proceeding, that he had reasonable cause to believe that his conduct was unlawful.

11.10 Definitions. For purposes of this Article 11, the term "expenses" shall be deemed to include attorneys' fees, including those for any appeals; the term "liability " shall be deemed to include obligations to pay a judgment, settlement, penalty, fine, and expenses actually and reasonably incurred with respect to a proceeding; the term "proceeding" shall be deemed to include any threatened, pending, or completed action, suit, or other type of proceeding, whether civil, criminal, administrative or investigative, and whether formal or informal; and the term "agent" shall be deemed to include a volunteer; the term "serving at the request of the Association" shall be deemed to include any service as a director, officer, employee or agent of the Association that imposes duties on such persons.

11.11 Amendment. Anything to the contrary herein notwithstanding, no amendment to the provisions of this Article 11 shall be applicable as to any party eligible for indemnification hereunder who has not given his prior written consent to such amendment.

ARTICLE 12

BY-LAWS

The first By-Laws of the Association shall be adopted by the Board of Directors and may be altered, amended or rescinded in the manner provided in the By-Laws and the Declaration.

ARTICLE 13

AMENDMENTS

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

13.1 Notice. Notice of a proposed amendment shall be included in the notice of any meeting at which the proposed amendment is to be considered and shall be otherwise given in the time and manner provided in Chapter 617, Florida Statutes. Such notice shall contain the proposed amendment or a summary of the changes to be affected thereby.

13.2 Adoption. Amendments shall be proposed and adopted in the manner provided in Chapter 617, Florida Statutes and in the Act (the latter to control over the former to the extent provided for in the Act).

13.3 Limitation. No amendment shall make any changes in the qualifications for membership, nor in the voting rights or property rights of members, nor any changes in Sections 5.3, 5.4 or 5.5 of Article 5, entitled "Powers", without the approval in writing of all members and the joinder of all record owners of mortgages upon Units. No amendment shall be made that is in conflict with the Act, the Declaration or the By-Laws, nor shall any amendment make any changes which would in any way affect any of the rights, privileges, powers or options herein provided in favor of or reserved to the Developer and/or an Institutional First Mortgagee, unless the Developer and/or an Institutional First Mortgagee, as applicable, shall join in the execution of the amendment. No amendment to this paragraph 13.3 shall be effective.

13.4 Developer Amendments. To the extent lawful, the Developer may amend these Articles consistent with the provisions of the Declaration allowing certain amendments to be effected by the Developer alone.

13.5 Recording. A copy of each amendment shall be filed with the Secretary of State pursuant to the provisions of applicable Florida law, and a copy certified by the Secretary of State shall be recorded in the public records of Palm Beach County, Florida with an identification on the first page thereof of the book and page of said public records where the Declaration was recorded which contains as an exhibit, the initial recording of these Articles.

ARTICLE 14

INITIAL REGISTERED OFFICE ADDRESS AND NAME OF REGISTERED AGENT

The initial registered office of this corporation shall be at 2525 Ponce de Leon Boulevard, Suite 400, Coral Gables, Florida 33134, with the privilege of having its office and branch office at other places within or without the State of Florida. The initial registered agent at that address shall be Fernando Garcia.

IN WITNESS WHEREOF, the Incorporator has affixed his signature the day and year set forth below.

Allen Greenwald

{FG/202707.0055/M1275317_7/14/2005 01:10 PM}

This Document is NOT OFFICIAL!

STATE OF FLORIDA)
) ss:
COUNTY OF MIAMI-DADE)

The foregoing instrument was ~~acknowledged before me this~~ 19th day of January, 2005, by Allen Greenwald, ~~who is personally known to me~~ or who has produced _____ as identification.

Charlene Renee Ball
Notary Public, State of Florida, At Large

My commission expires:

CHARLENE RENEE BALL
MY COMMISSION # DD352847
EXPIRES: October 03, 2008
1-800-3-NOTARY FL Notary Discount Assoc. Co.

This is not a certified copy

{FG/202707.0055/M1275317_7/1/4/2005 01:10 PM}

CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE FOR SERVICE OF PROCESS WITHIN THIS STATE, NAMING AGENT UPON WHOM PROCESS MAY BE SERVED

In compliance with the laws of Florida, the following is submitted:

That desiring to organize under the laws of the State of Florida with its principal office, as indicated in the foregoing articles of incorporation, in the City of Coral Gables, County of Miami-Dade, State of Florida, the corporation named in the said articles has named Fernando Garcia, located 2525 Ponce de Leon Boulevard, Suite 400, Coral Gables, Florida 33134, as its statutory registered agent.

Having been named the statutory agent of said corporation at the place designated in this certificate, I hereby accept the same and agree to act in this capacity, and agree to comply with the provisions of Florida law relative to keeping the registered office open.

FERNANDO GARCIA, Registered Agent

DATED this 19 day of January, 2005

FILED
05 JAN 20 PM 12:59
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

This is not a certified copy

EXHIBIT "6"
THE VILLAS AT EMERALD DUNES, A CONDOMINIUM
INITIAL PHASE
GUARANTEED ASSESSMENTS

BUILDING NUMBER	UNIT NUMBER	Monthly W/O Reserves	Annual W/O Reserves
6418	105	$ 289.01	$ 3,468.06
6418	106	$ 271.72	$ 3,260.63
6418	107	$ 271.72	$ 3,260.63
6418	108	$ 289.01	$ 3,468.06
6418	201	$ 289.01	$ 3,468.06
6418	202	$ 271.72	$ 3,260.63
6418	203	$ 271.72	$ 3,260.63
6418	204	$ 289.01	$ 3,468.06
6418	205	$ 289.01	$ 3,468.06
6418	206	$ 271.72	$ 3,260.63
6418	207	$ 271.72	$ 3,260.63
6418	208	$ 289.01	$ 3,468.06
6418	301	$ 289.01	$ 3,468.06
6418	302	$ 271.72	$ 3,260.63
6418	303	$ 271.72	$ 3,260.63
6418	304	$ 289.01	$ 3,468.06
6418	305	$ 289.01	$ 3,468.06
6418	306	$ 271.72	$ 3,260.63
6418	307	$ 271.72	$ 3,260.63
6418	308	$ 289.01	$ 3,468.06
6434	103	$ 336.08	$ 4,033.01
6434	104	$ 336.08	$ 4,033.01
6434	201	$ 329.47	$ 3,953.67
6434	202	$ 329.47	$ 3,953.67
6434	203	$ 336.08	$ 4,033.01
6434	204	$ 336.08	$ 4,033.01
6434	301	$ 329.47	$ 3,953.67
6434	302	$ 329.47	$ 3,953.67
6434	303	$ 336.08	$ 4,033.01
6434	304	$ 336.08	$ 4,033.01
6394	101	$ 259.37	$ 3,112.46
6394	104	$ 259.37	$ 3,112.46
6394	105	$ 259.37	$ 3,112.46
6394	106	$ 198.67	$ 2,384.05
6394	107	$ 198.67	$ 2,384.05
6394	108	$ 259.37	$ 3,112.46
6394	201	$ 259.37	$ 3,112.46
6394	202	$ 198.67	$ 2,384.05
6394	203	$ 198.67	$ 2,384.05
6394	204	$ 259.37	$ 3,112.46
6394	205	$ 259.37	$ 3,112.46
6394	206	$ 198.67	$ 2,384.05
6394	207	$ 198.67	$ 2,384.05
6394	208	$ 259.37	$ 3,112.46
6394	301	$ 259.37	$ 3,112.46
6394	302	$ 198.67	$ 2,384.05
6394	303	$ 198.67	$ 2,384.05
6394	304	$ 259.37	$ 3,112.46
6394	305	$ 259.37	$ 3,112.46
6394	306	$ 198.67	$ 2,384.05
6394	307	$ 198.67	$ 2,384.05
6394	308	$ 259.37	$ 3,112.46
6386	102	$ 169.44	$ 2,033.23
6386	103	$ 169.44	$ 2,033.23
6386	105	$ 336.00	$ 4,032.05
6386	106	$ 169.44	$ 2,033.23
6386	107	$ 169.44	$ 2,033.23
6386	108	$ 336.00	$ 4,032.05
6386	201	$ 329.39	$ 3,952.71
6386	202	$ 169.44	$ 2,033.23

This is not a certified copy

EXHIBIT "6"
THE VILLAS AT EMERALD DUNES, A CONDOMINIUM
INITIAL PHASE
GUARANTEED ASSESSMENTS

BUILDING NUMBER	UNIT NUMBER	Monthly W/O Reserves	Annual W/O Reserves
6366	203	$ 169.44	$ 2,033.23
6366	204	$ 329.39	$ 3,952.71
6366	205	$ 336.00	$ 4,032.05
6366	206	$ 169.44	$ 2,033.23
6366	207	$ 169.44	$ 2,033.23
6366	208	$ 336.00	$ 4,032.05
6366	301	$ 329.39	$ 3,952.71
6366	302	$ 169.44	$ 2,033.23
6366	303	$ 169.44	$ 2,033.23
6366	304	$ 329.39	$ 3,952.71
6366	305	$ 336.00	$ 4,032.05
6366	306	$ 169.44	$ 2,033.23
6366	307	$ 169.44	$ 2,033.23
6366	308	$ 336.00	$ 4,032.05
6370	103	$ 336.08	$ 4,033.01
6370	104	$ 336.08	$ 4,033.01
6370	201	$ 329.47	$ 3,953.67
6370	202	$ 329.47	$ 3,953.67
6370	203	$ 336.08	$ 4,033.01
6370	204	$ 336.08	$ 4,033.01
6370	301	$ 329.47	$ 3,953.67
6370	302	$ 329.47	$ 3,953.67
6370	303	$ 336.08	$ 4,033.01
6370	304	$ 336.08	$ 4,033.01
6378	103	$ 336.08	$ 4,033.01
6378	104	$ 336.08	$ 4,033.01
6378	201	$ 329.47	$ 3,953.67
6378	202	$ 329.47	$ 3,953.67
6378	203	$ 336.08	$ 4,033.01
6378	204	$ 336.08	$ 4,033.01
6378	301	$ 329.47	$ 3,953.67
6378	302	$ 329.47	$ 3,953.67
6378	303	$ 336.08	$ 4,033.01
6378	304	$ 336.08	$ 4,033.01
6426	105	$ 289.01	$ 3,468.06
6426	106	$ 271.72	$ 3,260.63
6426	107	$ 271.72	$ 3,260.63
6426	108	$ 289.01	$ 3,468.06
6426	201	$ 289.01	$ 3,468.06
6426	202	$ 271.72	$ 3,260.63
6426	203	$ 271.72	$ 3,260.63
6426	204	$ 289.01	$ 3,468.06
6426	205	$ 289.01	$ 3,468.06
6426	206	$ 271.72	$ 3,260.63
6426	207	$ 271.72	$ 3,260.63
6426	208	$ 289.01	$ 3,468.06
6426	301	$ 289.01	$ 3,468.06
6426	302	$ 271.72	$ 3,260.63
6426	303	$ 271.72	$ 3,260.63
6426	304	$ 289.01	$ 3,468.06
6426	305	$ 289.01	$ 3,468.06
6426	306	$ 271.72	$ 3,260.63
6426	307	$ 271.72	$ 3,260.63
6426	308	$ 289.01	$ 3,468.06
6400	103	$ 336.08	$ 4,033.01
6400	104	$ 336.08	$ 4,033.01
6400	201	$ 329.47	$ 3,953.67
6400	202	$ 329.47	$ 3,953.67
6400	203	$ 336.08	$ 4,033.01
6400	204	$ 336.08	$ 4,033.01
6400	301	$ 329.47	$ 3,953.67
6400	302	$ 329.47	$ 3,953.67
6400	303	$ 336.08	$ 4,033.01
6400	304	$ 336.08	$ 4,033.01
6410	101	$ 259.37	$ 3,112.46
6410	104	$ 259.37	$ 3,112.46

This is NOT a CONTRACT

EXHIBIT "6"
THE VILLAS AT EMERALD DUNES, A CONDOMINIUM
INITIAL PHASE
GUARANTEED ASSESSMENTS

BUILDING NUMBER	UNIT NUMBER	Monthly W/O Reserves	Annual W/O Reserves
6410	105	$ 259.37	$ 3,112.46
6410	106	$ 198.67	$ 2,384.05
6410	107	$ 198.67	$ 2,384.05
6410	108	$ 259.37	$ 3,112.46
6410	201	$ 259.37	$ 3,112.46
6410	202	$ 198.67	$ 2,384.05
6410	203	$ 198.67	$ 2,384.05
6410	204	$ 259.37	$ 3,112.46
6410	205	$ 259.37	$ 3,112.46
6410	206	$ 198.67	$ 2,384.05
6410	207	$ 198.67	$ 2,384.05
6410	208	$ 259.37	$ 3,112.46
6410	301	$ 259.37	$ 3,112.46
6410	302	$ 198.67	$ 2,384.05
6410	303	$ 198.67	$ 2,384.05
6410	304	$ 259.37	$ 3,112.46
6410	305	$ 259.37	$ 3,112.46
6410	306	$ 198.67	$ 2,384.05
6410	307	$ 198.67	$ 2,384.05
6410	308	$ 259.37	$ 3,112.46
6458	105	$ 289.01	$ 3,468.06
6458	106	$ 271.72	$ 3,260.63
6458	107	$ 271.72	$ 3,260.63
6458	108	$ 289.01	$ 3,468.06
6458	201	$ 289.01	$ 3,468.06
6458	202	$ 271.72	$ 3,260.63
6458	203	$ 271.72	$ 3,260.63
6458	204	$ 289.01	$ 3,468.06
6458	205	$ 289.01	$ 3,468.06
6458	206	$ 271.72	$ 3,260.63
6458	207	$ 271.72	$ 3,260.63
6458	208	$ 289.01	$ 3,468.06
6458	301	$ 289.01	$ 3,468.06
6458	302	$ 271.72	$ 3,260.63
6458	303	$ 271.72	$ 3,260.63
6458	304	$ 289.01	$ 3,468.06
6458	305	$ 289.01	$ 3,468.06
6458	306	$ 271.72	$ 3,260.63
6458	307	$ 271.72	$ 3,260.63
6458	308	$ 289.01	$ 3,468.06
6460	103	$ 336.08	$ 4,033.01
6460	104	$ 336.08	$ 4,033.01
6460	201	$ 329.47	$ 3,953.67
6460	202	$ 329.47	$ 3,953.67
6460	203	$ 336.08	$ 4,033.01
6460	204	$ 336.08	$ 4,033.01
6460	301	$ 329.47	$ 3,953.67
6460	302	$ 329.47	$ 3,953.67
6460	303	$ 336.08	$ 4,033.01
6460	304	$ 336.08	$ 4,033.01
6466	102	$ 169.44	$ 2,033.23
6466	103	$ 169.44	$ 2,033.23
6466	105	$ 336.00	$ 4,032.05
6466	106	$ 169.44	$ 2,033.23
6466	107	$ 169.44	$ 2,033.23
6466	108	$ 336.00	$ 4,032.05
6466	201	$ 329.39	$ 3,952.71
6466	202	$ 169.44	$ 2,033.23
6466	203	$ 169.44	$ 2,033.23
6466	204	$ 329.39	$ 3,952.71
6466	205	$ 336.00	$ 4,032.05
6466	206	$ 169.44	$ 2,033.23
6466	207	$ 169.44	$ 2,033.23
6466	208	$ 336.00	$ 4,032.05
6466	301	$ 329.39	$ 3,952.71
6466	302	$ 169.44	$ 2,033.23
6466	303	$ 169.44	$ 2,033.23
6466	304	$ 329.39	$ 3,952.71
6466	305	$ 336.00	$ 4,032.05
6466	306	$ 169.44	$ 2,033.23
6466	307	$ 169.44	$ 2,033.23
6466	308	$ 336.00	$ 4,032.05

EXHIBIT "6"
THE VILLAS AT EMERALD DUNES, A CONDOMINIUM
INITIAL PHASE
GUARANTEED ASSESSMENTS

BUILDING NUMBER	UNIT NUMBER	Monthly W/O Reserves	Annual W/O Reserves
[redacted]			
6482	101	$ 259.37	$ 3,112.46
6482	104	$ 259.37	$ 3,112.46
6482	105	$ 259.37	$ 3,112.46
6482	106	$ 198.67	$ 2,384.05
6482	107	$ 198.67	$ 2,384.05
6482	108	$ 259.37	$ 3,112.46
6482	201	$ 259.37	$ 3,112.46
6482	202	$ 198.67	$ 2,384.05
6482	203	$ 198.67	$ 2,384.05
6482	204	$ 259.37	$ 3,112.46
6482	205	$ 259.37	$ 3,112.46
6482	206	$ 198.67	$ 2,384.05
6482	207	$ 198.67	$ 2,384.05
6482	208	$ 259.37	$ 3,112.46
6482	301	$ 259.37	$ 3,112.46
6482	302	$ 198.67	$ 2,384.05
6482	303	$ 198.67	$ 2,384.05
6482	304	$ 259.37	$ 3,112.46
6482	305	$ 259.37	$ 3,112.46
6482	306	$ 198.67	$ 2,384.05
6482	307	$ 198.67	$ 2,384.05
6482	308	$ 259.37	$ 3,112.46
[redacted]			
6492	102	$ 169.44	$ 2,033.23
6492	103	$ 169.44	$ 2,033.23
6492	105	$ 336.00	$ 4,032.05
6492	106	$ 169.44	$ 2,033.23
6492	107	$ 169.44	$ 2,033.23
6492	108	$ 336.00	$ 4,032.05
6492	201	$ 329.39	$ 3,952.71
6492	202	$ 169.44	$ 2,033.23
6492	203	$ 169.44	$ 2,033.23
6492	204	$ 329.39	$ 3,952.71
6492	205	$ 336.00	$ 4,032.05
6492	206	$ 169.44	$ 2,033.23
6492	207	$ 169.44	$ 2,033.23
6492	208	$ 336.00	$ 4,032.05
6492	301	$ 329.39	$ 3,952.71
6492	302	$ 169.44	$ 2,033.23
6492	303	$ 169.44	$ 2,033.23
6492	304	$ 329.39	$ 3,952.71
6492	305	$ 336.00	$ 4,032.05
6492	306	$ 169.44	$ 2,033.23
6492	307	$ 169.44	$ 2,033.23
6492	308	$ 336.00	$ 4,032.05
[redacted]			
6510	105	$ 289.01	$ 3,468.06
6510	106	$ 271.72	$ 3,260.63
6510	107	$ 271.72	$ 3,260.63
6510	108	$ 289.01	$ 3,468.06
6510	201	$ 289.01	$ 3,468.06
6510	202	$ 271.72	$ 3,260.63
6510	203	$ 271.72	$ 3,260.63
6510	204	$ 289.01	$ 3,468.06
6510	205	$ 289.01	$ 3,468.06
6510	206	$ 271.72	$ 3,260.63
6510	207	$ 271.72	$ 3,260.63
6510	208	$ 289.01	$ 3,468.06
6510	301	$ 289.01	$ 3,468.06
6510	302	$ 271.72	$ 3,260.63
6510	303	$ 271.72	$ 3,260.63
6510	304	$ 289.01	$ 3,468.06
6510	305	$ 289.01	$ 3,468.06
6510	306	$ 271.72	$ 3,260.63
6510	307	$ 271.72	$ 3,260.63
6510	308	$ 289.01	$ 3,468.06

This is not a certified copy

EXHIBIT "6"
THE VILLAS AT EMERALD DUNES, A CONDOMINIUM
INITIAL PHASE
GUARANTEED ASSESSMENTS

BUILDING NUMBER	UNIT NUMBER	Monthly W/O Reserves	Annual W/O Reserves
6530	101	$ 259.37	$ 3,112.46
6530	104	$ 259.37	$ 3,112.46
6530	105	$ 259.37	$ 3,112.46
6530	106	$ 198.67	$ 2,384.05
6530	107	$ 198.67	$ 2,384.05
6530	108	$ 259.37	$ 3,112.46
6530	201	$ 259.37	$ 3,112.46
6530	202	$ 198.67	$ 2,384.05
6530	203	$ 198.67	$ 2,384.05
6530	204	$ 259.37	$ 3,112.46
6530	205	$ 259.37	$ 3,112.46
6530	206	$ 198.67	$ 2,384.05
6530	207	$ 198.67	$ 2,384.05
6530	208	$ 259.37	$ 3,112.46
6530	301	$ 259.37	$ 3,112.46
6530	302	$ 198.67	$ 2,384.05
6530	303	$ 198.67	$ 2,384.05
6530	304	$ 259.37	$ 3,112.46
6530	305	$ 259.37	$ 3,112.46
6530	306	$ 198.67	$ 2,384.05
6530	307	$ 198.67	$ 2,384.05
6530	308	$ 259.37	$ 3,112.46
6556	101	$ 259.29	$ 3,111.51
6556	104	$ 259.37	$ 3,112.46
6556	105	$ 259.37	$ 3,112.46
6556	106	$ 198.67	$ 2,384.05
6556	107	$ 198.67	$ 2,384.05
6556	108	$ 259.37	$ 3,112.46
6556	201	$ 259.29	$ 3,111.51
6556	202	$ 198.67	$ 2,384.05
6556	203	$ 198.67	$ 2,384.05
6556	204	$ 259.37	$ 3,112.46
6556	205	$ 259.37	$ 3,112.46
6556	206	$ 198.67	$ 2,384.05
6556	207	$ 198.67	$ 2,384.05
6556	208	$ 259.37	$ 3,112.46
6556	302	$ 198.67	$ 2,384.05
6556	303	$ 198.67	$ 2,384.05
6556	306	$ 198.67	$ 2,384.05
6556	307	$ 198.67	$ 2,384.05
		$ 79,659.87	$ 955,916.00

This is not an official copy

EXHIBIT "6"
THE VILLAS AT EMERALD DUNES, A CONDOMINIUM
INITIAL PHASE AND PROPOSED PHASE
GUARANTEED ASSESSMENTS

BUILDING NUMBER	UNIT NUMBER	Monthly W/O Reserves	Annual W/O Reserves
6418	105	$ 265.31	$ 3,183.69
6418	106	$ 249.39	$ 2,992.67
6418	107	$ 249.39	$ 2,992.67
6418	108	$ 265.31	$ 3,183.69
6418	201	$ 265.31	$ 3,183.69
6418	202	$ 249.39	$ 2,992.67
6418	203	$ 249.39	$ 2,992.67
6418	204	$ 265.31	$ 3,183.69
6418	205	$ 265.31	$ 3,183.69
6418	206	$ 249.39	$ 2,992.67
6418	207	$ 249.39	$ 2,992.67
6418	208	$ 265.31	$ 3,183.69
6418	301	$ 265.31	$ 3,183.69
6418	302	$ 249.39	$ 2,992.67
6418	303	$ 249.39	$ 2,992.67
6418	304	$ 265.31	$ 3,183.69
6418	305	$ 265.31	$ 3,183.69
6418	306	$ 249.39	$ 2,992.67
6418	307	$ 249.39	$ 2,992.67
6418	308	$ 265.31	$ 3,183.69
6434	103	$ 308.45	$ 3,701.38
6434	104	$ 308.45	$ 3,701.38
6434	201	$ 302.45	$ 3,629.40
6434	202	$ 302.45	$ 3,629.40
6434	203	$ 308.45	$ 3,701.38
6434	204	$ 308.45	$ 3,701.38
6434	301	$ 302.45	$ 3,629.40
6434	302	$ 302.45	$ 3,629.40
6434	303	$ 308.45	$ 3,701.38
6434	304	$ 308.45	$ 3,701.38
6394	101	$ 238.08	$ 2,857.01
6394	104	$ 238.08	$ 2,857.01
6394	105	$ 238.08	$ 2,857.01
6394	106	$ 182.37	$ 2,188.44
6394	107	$ 182.37	$ 2,188.44
6394	108	$ 238.08	$ 2,857.01
6394	201	$ 238.08	$ 2,857.01
6394	202	$ 182.37	$ 2,188.44
6394	203	$ 182.37	$ 2,188.44
6394	204	$ 238.08	$ 2,857.01
6394	205	$ 238.08	$ 2,857.01
6394	206	$ 182.37	$ 2,188.44
6394	207	$ 182.37	$ 2,188.44
6394	208	$ 238.08	$ 2,857.01
6394	301	$ 238.08	$ 2,857.01
6394	302	$ 182.37	$ 2,188.44
6394	303	$ 182.37	$ 2,188.44
6394	304	$ 238.08	$ 2,857.01
6394	305	$ 238.08	$ 2,857.01
6394	306	$ 182.37	$ 2,188.44
6394	307	$ 182.37	$ 2,188.44
6394	308	$ 238.08	$ 2,857.01
6386	102	$ 155.61	$ 1,867.30
6386	103	$ 155.61	$ 1,867.30
6386	105	$ 308.45	$ 3,701.38
6386	106	$ 155.61	$ 1,867.30
6386	107	$ 155.61	$ 1,867.30
6386	108	$ 308.45	$ 3,701.38
6386	201	$ 302.45	$ 3,629.40
6386	202	$ 155.61	$ 1,867.30
6386	203	$ 155.61	$ 1,867.30
6386	204	$ 302.45	$ 3,629.40
6386	205	$ 308.45	$ 3,701.38
6386	206	$ 155.61	$ 1,867.30
6386	207	$ 155.61	$ 1,867.30

This is to certify that this is a true and correct copy of the original document recorded in Book 19924 Page 343 of the Official Records of Lee County, Florida

EXHIBIT "B"
THE VILLAS AT EMERALD DUNES, A CONDOMINIUM
INITIAL PHASE AND PROPOSED PHASE
GUARANTEED ASSESSMENTS

BUILDING NUMBER	UNIT NUMBER	Monthly W/O Reserves	Annual W/O Reserves
6366	206	$ 308.45	$ 3,701.38
6366	301	$ 302.45	$ 3,629.40
6366	302	$ 155.61	$ 1,867.30
6366	303	$ 155.61	$ 1,867.30
6366	304	$ 302.45	$ 3,629.40
6366	305	$ 308.45	$ 3,701.38
6366	306	$ 155.61	$ 1,867.30
6366	307	$ 155.61	$ 1,867.30
6366	308	$ 308.45	$ 3,701.38
6370			
6370	103	$ 308.45	$ 3,701.38
6370	104	$ 308.45	$ 3,701.38
6370	201	$ 302.45	$ 3,629.40
6370	202	$ 302.45	$ 3,629.40
6370	203	$ 308.45	$ 3,701.38
6370	204	$ 308.45	$ 3,701.38
6370	301	$ 302.45	$ 3,629.40
6370	302	$ 302.45	$ 3,629.40
6370	303	$ 308.45	$ 3,701.38
6370	304	$ 308.45	$ 3,701.38
6378			
6378	103	$ 308.45	$ 3,701.38
6378	104	$ 308.45	$ 3,701.38
6378	201	$ 302.45	$ 3,629.40
6378	202	$ 302.45	$ 3,629.40
6378	203	$ 308.45	$ 3,701.38
6378	204	$ 308.45	$ 3,701.38
6378	301	$ 302.45	$ 3,629.40
6378	302	$ 302.45	$ 3,629.40
6378	303	$ 308.45	$ 3,701.38
6378	304	$ 308.45	$ 3,701.38
6426			
6426	105	$ 265.31	$ 3,183.69
6426	106	$ 249.39	$ 2,992.67
6426	107	$ 249.39	$ 2,992.67
6426	108	$ 265.31	$ 3,183.69
6426	201	$ 265.31	$ 3,183.69
6426	202	$ 249.39	$ 2,992.67
6426	203	$ 249.39	$ 2,992.67
6426	204	$ 265.31	$ 3,183.69
6426	205	$ 265.31	$ 3,183.69
6426	206	$ 249.39	$ 2,992.67
6426	207	$ 249.39	$ 2,992.67
6426	208	$ 265.31	$ 3,183.69
6426	301	$ 265.31	$ 3,183.69
6426	302	$ 249.39	$ 2,992.67
6426	303	$ 249.39	$ 2,992.67
6426	304	$ 265.31	$ 3,183.69
6426	305	$ 265.31	$ 3,183.69
6426	306	$ 249.39	$ 2,992.67
6426	307	$ 249.39	$ 2,992.67
6426	308	$ 265.31	$ 3,183.69
6400			
6400	103	$ 308.45	$ 3,701.38
6400	104	$ 308.45	$ 3,701.38
6400	201	$ 302.45	$ 3,629.40
6400	202	$ 302.45	$ 3,629.40
6400	203	$ 308.45	$ 3,701.38
6400	204	$ 308.45	$ 3,701.38
6400	301	$ 302.45	$ 3,629.40
6400	302	$ 302.45	$ 3,629.40
6400	303	$ 308.45	$ 3,701.38
6400	304	$ 308.45	$ 3,701.38

This is a copy of the original recorded document

EXHIBIT "6"
THE VILLAS AT EMERALD DUNES, A CONDOMINIUM
INITIAL PHASE AND PROPOSED PHASE
GUARANTEED ASSESSMENTS

BUILDING NUMBER	UNIT NUMBER	Monthly W/O Reserves	Annual W/O Reserves
6410	101	$ 238.08	$ 2,857.01
6410	104	$ 238.08	$ 2,857.01
6410	105	$ 238.08	$ 2,857.01
6410	106	$ 182.37	$ 2,188.44
6410	107	$ 182.37	$ 2,188.44
6410	108	$ 238.08	$ 2,857.01
6410	201	$ 238.08	$ 2,857.01
6410	202	$ 182.37	$ 2,188.44
6410	203	$ 182.37	$ 2,188.44
6410	204	$ 238.08	$ 2,857.01
6410	205	$ 238.08	$ 2,857.01
6410	206	$ 182.37	$ 2,188.44
6410	207	$ 182.37	$ 2,188.44
6410	208	$ 238.08	$ 2,857.01
6410	301	$ 238.08	$ 2,857.01
6410	302	$ 182.37	$ 2,188.44
6410	303	$ 182.37	$ 2,188.44
6410	304	$ 238.08	$ 2,857.01
6410	305	$ 238.08	$ 2,857.01
6410	306	$ 182.37	$ 2,188.44
6410	307	$ 182.37	$ 2,188.44
6410	308	$ 238.08	$ 2,857.01
6458	105	$ 265.31	$ 3,183.69
6458	106	$ 249.39	$ 2,992.67
6458	107	$ 249.39	$ 2,992.67
6458	108	$ 265.31	$ 3,183.69
6458	201	$ 265.31	$ 3,183.69
6458	202	$ 249.39	$ 2,992.67
6458	203	$ 249.39	$ 2,992.67
6458	204	$ 265.31	$ 3,183.69
6458	205	$ 265.31	$ 3,183.69
6458	206	$ 249.39	$ 2,992.67
6458	207	$ 249.39	$ 2,992.67
6458	208	$ 265.31	$ 3,183.69
6458	301	$ 265.31	$ 3,183.69
6458	302	$ 249.39	$ 2,992.67
6458	303	$ 249.39	$ 2,992.67
6458	304	$ 265.31	$ 3,183.69
6458	305	$ 265.31	$ 3,183.69
6458	306	$ 249.39	$ 2,992.67
6458	307	$ 249.39	$ 2,992.67
6458	308	$ 265.31	$ 3,183.69
6450	103	$ 308.45	$ 3,701.38
6450	104	$ 308.45	$ 3,701.38
6450	201	$ 302.45	$ 3,629.40
6450	202	$ 302.45	$ 3,629.40
6450	203	$ 308.45	$ 3,701.38
6450	204	$ 308.45	$ 3,701.38
6450	301	$ 302.45	$ 3,629.40
6450	302	$ 302.45	$ 3,629.40
6450	303	$ 308.45	$ 3,701.38
6450	304	$ 308.45	$ 3,701.38
6466	102	$ 155.61	$ 1,867.30
6466	103	$ 155.61	$ 1,867.30
6466	105	$ 308.45	$ 3,701.38
6466	106	$ 155.61	$ 1,867.30
6466	107	$ 155.61	$ 1,867.30
6466	108	$ 308.45	$ 3,701.38
6466	201	$ 302.45	$ 3,629.40
6466	202	$ 155.61	$ 1,867.30
6466	203	$ 155.61	$ 1,867.30
6466	204	$ 302.45	$ 3,629.40
6466	205	$ 308.45	$ 3,701.38
6466	206	$ 155.61	$ 1,867.30
6466	207	$ 155.61	$ 1,867.30

This is not a contract

EXHIBIT "6"
THE VILLAS AT EMERALD DUNES, A CONDOMINIUM
INITIAL PHASE AND PROPOSED PHASE
GUARANTEED ASSESSMENTS

BUILDING NUMBER	UNIT NUMBER	Monthly W/O Reserves	Annual W/O Reserves
6466	208	$ 308.45	$ 3,701.38
6466	301	$ 302.45	$ 3,629.40
6466	302	$ 155.61	$ 1,867.30
6466	303	$ 155.61	$ 1,867.30
6466	304	$ 302.45	$ 3,629.40
6466	305	$ 308.45	$ 3,701.38
6466	306	$ 155.61	$ 1,867.30
6466	307	$ 155.61	$ 1,867.30
6466	308	$ 308.45	$ 3,701.38
6482	101	$ 238.08	$ 2,857.01
6482	104	$ 238.08	$ 2,857.01
6482	105	$ 238.08	$ 2,857.01
6482	106	$ 182.37	$ 2,188.44
6482	107	$ 182.37	$ 2,188.44
6482	108	$ 238.08	$ 2,857.01
6482	201	$ 238.08	$ 2,857.01
6482	202	$ 182.37	$ 2,188.44
6482	203	$ 182.37	$ 2,188.44
6482	204	$ 238.08	$ 2,857.01
6482	205	$ 238.08	$ 2,857.01
6482	206	$ 182.37	$ 2,188.44
6482	207	$ 182.37	$ 2,188.44
6482	208	$ 238.08	$ 2,857.01
6482	301	$ 238.08	$ 2,857.01
6482	302	$ 182.37	$ 2,188.44
6482	303	$ 182.37	$ 2,188.44
6482	304	$ 238.08	$ 2,857.01
6482	305	$ 238.08	$ 2,857.01
6482	306	$ 182.37	$ 2,188.44
6482	307	$ 182.37	$ 2,188.44
6482	308	$ 238.08	$ 2,857.01
6492	102	$ 155.61	$ 1,867.30
6492	103	$ 155.61	$ 1,867.30
6492	105	$ 308.45	$ 3,701.38
6492	106	$ 155.61	$ 1,867.30
6492	107	$ 155.61	$ 1,867.30
6492	108	$ 308.45	$ 3,701.38
6492	201	$ 302.45	$ 3,629.40
6492	202	$ 155.61	$ 1,867.30
6492	203	$ 155.61	$ 1,867.30
6492	204	$ 302.45	$ 3,629.40
6492	205	$ 308.45	$ 3,701.38
6492	206	$ 155.61	$ 1,867.30
6492	207	$ 155.61	$ 1,867.30
6492	208	$ 308.45	$ 3,701.38
6492	301	$ 302.45	$ 3,629.40
6492	302	$ 155.61	$ 1,867.30
6492	303	$ 155.61	$ 1,867.30
6492	304	$ 302.45	$ 3,629.40
6492	305	$ 308.45	$ 3,701.38
6492	306	$ 155.61	$ 1,867.30
6492	307	$ 155.61	$ 1,867.30
6492	308	$ 308.45	$ 3,701.38
6510	105	$ 265.31	$ 3,183.69
6510	106	$ 249.39	$ 2,992.67
6510	107	$ 249.39	$ 2,992.67
6510	108	$ 265.31	$ 3,183.69
6510	201	$ 265.31	$ 3,183.69

This is a true and correct copy of the original

EXHIBIT "6"
THE VILLAS AT EMERALD DUNES, A CONDOMINIUM
INITIAL PHASE AND PROPOSED PHASE
GUARANTEED ASSESSMENTS

BUILDING NUMBER	UNIT NUMBER	Monthly W/O Reserves	Annual W/O Reserves
6510	202	$ 249.39	$ 2,992.67
6510	203	$ 249.39	$ 2,992.67
6510	204	$ 265.31	$ 3,183.69
6510	205	$ 265.31	$ 3,183.69
6510	206	$ 249.39	$ 2,992.67
6510	207	$ 249.39	$ 2,992.67
6510	208	$ 265.31	$ 3,183.69
6510	301	$ 265.31	$ 3,183.69
6510	302	$ 249.39	$ 2,992.67
6510	303	$ 249.39	$ 2,992.67
6510	304	$ 265.31	$ 3,183.69
6510	305	$ 265.31	$ 3,183.69
6510	306	$ 249.39	$ 2,992.67
6510	307	$ 249.39	$ 2,992.67
6510	308	$ 265.31	$ 3,183.69
6530	101	$ 238.08	$ 2,857.01
6530	104	$ 238.08	$ 2,857.01
6530	105	$ 238.08	$ 2,857.01
6530	106	$ 182.37	$ 2,188.44
6530	107	$ 182.37	$ 2,188.44
6530	108	$ 238.08	$ 2,857.01
6530	201	$ 238.08	$ 2,857.01
6530	202	$ 182.37	$ 2,188.44
6530	203	$ 182.37	$ 2,188.44
6530	204	$ 238.08	$ 2,857.01
6530	205	$ 238.08	$ 2,857.01
6530	206	$ 182.37	$ 2,188.44
6530	207	$ 182.37	$ 2,188.44
6530	208	$ 238.08	$ 2,857.01
6530	301	$ 238.08	$ 2,857.01
6530	302	$ 182.37	$ 2,188.44
6530	303	$ 182.37	$ 2,188.44
6530	304	$ 238.08	$ 2,857.01
6530	305	$ 238.08	$ 2,857.01
6530	306	$ 182.37	$ 2,188.44
6530	307	$ 182.37	$ 2,188.44
6530	308	$ 238.08	$ 2,857.01
6556	101	$ 237.97	$ 2,855.63
6556	104	$ 237.97	$ 2,855.63
6556	105	$ 237.97	$ 2,855.63
6556	106	$ 182.25	$ 2,187.05
6556	107	$ 182.25	$ 2,187.05
6556	108	$ 237.97	$ 2,855.63
6556	201	$ 237.97	$ 2,855.63
6556	202	$ 182.25	$ 2,187.05
6556	203	$ 182.25	$ 2,187.05
6556	204	$ 237.97	$ 2,855.63
6556	205	$ 237.97	$ 2,855.63
6556	206	$ 182.25	$ 2,187.05
6556	207	$ 182.25	$ 2,187.05
6556	208	$ 237.97	$ 2,855.63
6556	302	$ 182.25	$ 2,187.05
6556	303	$ 182.25	$ 2,187.05
6556	306	$ 182.25	$ 2,187.05
6556	307	$ 182.25	$ 2,187.05
6573	105	$ 265.31	$ 3,183.69
6573	106	$ 249.39	$ 2,992.67

This is a certified copy

EXHIBIT "6"
THE VILLAS AT EMERALD DUNES, A CONDOMINIUM
INITIAL PHASE AND PROPOSED PHASE
GUARANTEED ASSESSMENTS

BUILDING NUMBER	UNIT NUMBER	Monthly W/O Reserves	Annual W/O Reserves
6573	107	$ 249.39	$ 2,992.67
6573	108	$ 265.31	$ 3,183.69
6573	201	$ 265.31	$ 3,183.69
6573	202	$ 249.39	$ 2,992.67
6573	203	$ 249.39	$ 2,992.67
6573	204	$ 265.31	$ 3,183.69
6573	205	$ 265.31	$ 3,183.69
6573	206	$ 249.39	$ 2,992.67
6573	207	$ 249.39	$ 2,992.67
6573	208	$ 265.31	$ 3,183.69
6573	302	$ 249.39	$ 2,992.67
6573	303	$ 249.39	$ 2,992.67
6573	306	$ 249.39	$ 2,992.67
6573	307	$ 249.39	$ 2,992.67
6505	102	$ 155.49	$ 1,865.92
6505	103	$ 155.49	$ 1,865.92
6505	105	$ 308.38	$ 3,700.00
6505	106	$ 155.49	$ 1,865.92
6505	107	$ 155.49	$ 1,865.92
6505	108	$ 308.38	$ 3,700.00
6505	201	$ 302.22	$ 3,626.64
6505	202	$ 155.49	$ 1,865.92
6505	203	$ 155.49	$ 1,865.92
6505	204	$ 302.22	$ 3,626.64
6505	205	$ 308.38	$ 3,700.00
6505	206	$ 155.49	$ 1,865.92
6505	207	$ 155.49	$ 1,865.92
6505	208	$ 308.38	$ 3,700.00
6505	302	$ 155.49	$ 1,865.92
6505	303	$ 155.49	$ 1,865.92
6505	306	$ 155.49	$ 1,865.92
6505	307	$ 155.49	$ 1,865.92
6529	101	$ 238.08	$ 2,857.01
6529	104	$ 238.08	$ 2,857.01
6529	105	$ 238.08	$ 2,857.01
6529	106	$ 182.37	$ 2,188.44
6529	107	$ 182.37	$ 2,188.44
6529	108	$ 238.08	$ 2,857.01
6529	201	$ 238.08	$ 2,857.01
6529	202	$ 182.37	$ 2,188.44
6529	203	$ 182.37	$ 2,188.44
6529	204	$ 238.08	$ 2,857.01
6529	205	$ 238.08	$ 2,857.01
6529	206	$ 182.37	$ 2,188.44
6529	207	$ 182.37	$ 2,188.44
6529	208	$ 238.08	$ 2,857.01
6529	301	$ 238.08	$ 2,857.01
6529	302	$ 182.37	$ 2,188.44
6529	303	$ 182.37	$ 2,188.44
6529	304	$ 238.08	$ 2,857.01
6529	305	$ 238.08	$ 2,857.01
6529	306	$ 182.37	$ 2,188.44
6529	307	$ 182.37	$ 2,188.44
6529	308	$ 238.08	$ 2,857.01
6565	102	$ 155.61	$ 1,867.30
6565	103	$ 155.61	$ 1,867.30
6565	105	$ 308.45	$ 3,701.38
6565	106	$ 155.61	$ 1,867.30
6565	107	$ 155.61	$ 1,867.30

This Document is the property of the Lee County Clerk of Courts

EXHIBIT "6"
THE VILLAS AT EMERALD DUNES, A CONDOMINIUM
INITIAL PHASE AND PROPOSED PHASE
GUARANTEED ASSESSMENTS

BUILDING NUMBER	UNIT NUMBER	Monthly W/O Reserves	Annual W/O Reserves
6565	108	$ 308.45	$ 3,701.38
6565	201	$ 302.45	$ 3,629.40
6565	202	$ 155.61	$ 1,867.30
6565	203	$ 155.61	$ 1,867.30
6565	204	$ 302.45	$ 3,629.40
6565	205	$ 308.45	$ 3,701.38
6565	206	$ 155.61	$ 1,867.30
6565	207	$ 155.61	$ 1,867.30
6565	208	$ 308.45	$ 3,701.38
6565	301	$ 302.45	$ 3,629.40
6565	302	$ 155.61	$ 1,867.30
6565	303	$ 155.61	$ 1,867.30
6565	304	$ 302.45	$ 3,629.40
6565	305	$ 308.45	$ 3,701.38
6565	306	$ 155.61	$ 1,867.30
6565	307	$ 155.61	$ 1,867.30
6565	308	$ 308.45	$ 3,701.38
6559	102	$ 155.61	$ 1,867.30
6559	103	$ 155.61	$ 1,867.30
6559	105	$ 308.45	$ 3,701.38
6559	106	$ 155.61	$ 1,867.30
6559	107	$ 155.61	$ 1,867.30
6559	108	$ 308.45	$ 3,701.38
6559	201	$ 302.45	$ 3,629.40
6559	202	$ 155.61	$ 1,867.30
6559	203	$ 155.61	$ 1,867.30
6559	204	$ 302.45	$ 3,629.40
6559	205	$ 308.45	$ 3,701.38
6559	206	$ 155.61	$ 1,867.30
6559	207	$ 155.61	$ 1,867.30
6559	208	$ 308.45	$ 3,701.38
6559	301	$ 302.45	$ 3,629.40
6559	302	$ 155.61	$ 1,867.30
6559	303	$ 155.61	$ 1,867.30
6559	304	$ 302.45	$ 3,629.40
6559	305	$ 308.45	$ 3,701.38
6559	306	$ 155.61	$ 1,867.30
6559	307	$ 155.61	$ 1,867.30
6559	308	$ 308.45	$ 3,701.38
6533	101	$ 238.08	$ 2,857.01
6533	104	$ 238.08	$ 2,857.01
6533	105	$ 238.08	$ 2,857.01
6533	106	$ 182.37	$ 2,188.44
6533	107	$ 182.37	$ 2,188.44
6533	108	$ 238.08	$ 2,857.01
6533	201	$ 238.08	$ 2,857.01
6533	202	$ 182.37	$ 2,188.44
6533	203	$ 182.37	$ 2,188.44
6533	204	$ 238.08	$ 2,857.01
6533	205	$ 238.08	$ 2,857.01
6533	206	$ 182.37	$ 2,188.44
6533	207	$ 182.37	$ 2,188.44
6533	208	$ 238.08	$ 2,857.01
6533	301	$ 238.08	$ 2,857.01
6533	302	$ 182.37	$ 2,188.44
6533	303	$ 182.37	$ 2,188.44

This is an exhibit to the Declaration

EXHIBIT "6"
THE VILLAS AT EMERALD DUNES, A CONDOMINIUM
INITIAL PHASE AND PROPOSED PHASE
GUARANTEED ASSESSMENTS

BUILDING NUMBER	UNIT NUMBER	Monthly W/O Reserves	Annual W/O Reserves
6533	304	$ 238.08	$ 2,857.01
6533	305	$ 238.08	$ 2,857.01
6533	306	$ 182.37	$ 2,188.44
6533	307	$ 182.37	$ 2,188.44
6533	308	$ 238.08	$ 2,857.01
6521	105	$ 265.31	$ 3,183.69
6521	106	$ 249.39	$ 2,992.67
6521	107	$ 249.39	$ 2,992.67
6521	108	$ 265.31	$ 3,183.69
6521	201	$ 265.31	$ 3,183.69
6521	202	$ 249.39	$ 2,992.67
6521	203	$ 249.39	$ 2,992.67
6521	204	$ 265.31	$ 3,183.69
6521	205	$ 265.31	$ 3,183.69
6521	206	$ 249.39	$ 2,992.67
6521	207	$ 249.39	$ 2,992.67
6521	208	$ 265.31	$ 3,183.69
6521	301	$ 265.31	$ 3,183.69
6521	302	$ 249.39	$ 2,992.67
6521	303	$ 249.39	$ 2,992.67
6521	304	$ 265.31	$ 3,183.69
6521	305	$ 265.31	$ 3,183.69
6521	306	$ 249.39	$ 2,992.67
6521	307	$ 249.39	$ 2,992.67
6521	308	$ 265.31	$ 3,183.69
6511	105	$ 265.31	$ 3,183.69
6511	106	$ 249.39	$ 2,992.67
6511	107	$ 249.39	$ 2,992.67
6511	108	$ 265.31	$ 3,183.69
6511	201	$ 265.31	$ 3,183.69
6511	202	$ 249.39	$ 2,992.67
6511	203	$ 249.39	$ 2,992.67
6511	204	$ 265.31	$ 3,183.69
6511	205	$ 265.31	$ 3,183.69
6511	206	$ 249.39	$ 2,992.67
6511	207	$ 249.39	$ 2,992.67
6511	208	$ 265.31	$ 3,183.69
6511	301	$ 265.31	$ 3,183.69
6511	302	$ 249.39	$ 2,992.67
6511	303	$ 249.39	$ 2,992.67
6511	304	$ 265.31	$ 3,183.69
6511	305	$ 265.31	$ 3,183.69
6511	306	$ 249.39	$ 2,992.67
6511	307	$ 249.39	$ 2,992.67
6511	308	$ 265.31	$ 3,183.69
6475	102	$ 155.61	$ 1,867.30
6475	103	$ 155.61	$ 1,867.30
6475	105	$ 308.45	$ 3,701.38
6475	106	$ 155.61	$ 1,867.30
6475	107	$ 155.61	$ 1,867.30
6475	108	$ 308.45	$ 3,701.38
6475	201	$ 302.45	$ 3,629.40
6475	202	$ 155.61	$ 1,867.30
6475	203	$ 155.61	$ 1,867.30

This is a Digital Exhibit

EXHIBIT "6"
THE VILLAS AT EMERALD DUNES, A CONDOMINIUM
INITIAL PHASE AND PROPOSED PHASE
GUARANTEED ASSESSMENTS

BUILDING NUMBER	UNIT NUMBER	Monthly W/O Reserves	Annual W/O Reserves
6475	204	$ 302.45	$ 3,629.40
6475	205	$ 308.45	$ 3,701.38
6475	206	$ 155.61	$ 1,867.30
6475	207	$ 155.61	$ 1,867.30
6475	208	$ 308.45	$ 3,701.38
6475	301	$ 302.45	$ 3,629.40
6475	302	$ 155.61	$ 1,867.30
6475	303	$ 155.61	$ 1,867.30
6475	304	$ 302.45	$ 3,629.40
6475	305	$ 308.45	$ 3,701.38
6475	306	$ 155.61	$ 1,867.30
6475	307	$ 155.61	$ 1,867.30
6475	308	$ 308.45	$ 3,701.38
		$ 115,351.00	$ 1,384,212.00

This is not a certified copy

106312A
RETURN TO:
First American Title Ins. Co.
25400 US 19 N, Suite 135
Clearwater, FL 33763

FILE NUM 20060545304 OR BOOK/PAGE 20883/0643 DATE: 08/22/2006 14:38:11 Pgs 0643 - 765; (123pgs)
Sharon R. Bock, CLERK & COMPTROLLER

AMENDMENT TO DECLARATION OF CONDOMINIUM
OF
THE VILLAS AT EMERALD DUNES, A CONDOMINIUM
TO ADD THE PROPOSED PHASE

THIS AMENDMENT TO DECLARATION OF CONDOMINIUM OF THE VILLAS AT EMERALD DUNES, A CONDOMINIUM TO ADD THE PROPOSED PHASE ("Amendment"), made this 16 day of Aug., 2006, by THE VILLAS AT EMERALD DUNES, LLC, a Florida limited liability company (hereinafter referred to as "Developer").

WHEREAS, pursuant to the Condominium Act, Chapter 718, Florida Statutes, as amended through the date of recordation of the "Declaration" (as hereinafter defined) ("Act"), the Developer has established The Villas at Emerald Dunes, a Condominium ("Condominium"), according to the Declaration of Condominium ("Declaration") thereof recorded in Official Records Book 19924, Page 132, of the Public Records of Palm Beach County, Florida; and

WHEREAS, the Condominium is a "phase condominium", as contemplated by Section 718.403 of the Act and as set forth in the Declaration; and

WHEREAS, the Declaration provides for the submission to condominium ownership of the Initial Phase and also provides for submission to condominium ownership of the Proposed Phase, as described in the Declaration; and

WHEREAS, the Developer desires to add the Proposed Phase as part of the Condominium;

NOW, THEREFORE, the Developer, as the owner in fee simple of the real property constituting the Proposed Phase (the "Proposed Phase Land "), as hereinafter defined, hereby states and declares:

1. All terms used and not defined herein shall have their meaning as defined in the Declaration.

2. The real property constituting the Proposed Phase Land more particularly described on the legal description (attached hereto as Exhibit 1-B) and the Survey; Floor Plans; Plot Plan and Graphic Description of Improvements for the Proposed Phase (attached hereto as Exhibit 2-B) and the improvements located thereon, and all easements intended for use in connection with the Condominium are hereby submitted to condominium ownership and added as a part of the Condominium pursuant to Sections 6.6 and 23 of the Declaration. The Proposed Phase Land, together with improvements now or hereinafter located thereon and all appurtenances thereto, all as set forth on Exhibit 2-B attached hereto, shall constitute the Proposed Phase and the Proposed Phase Land shall constitute part of the Land under the Condominium. The attached Exhibits 1-B, 2-B and 3 shall be substituted for such exhibits as contained in the Declaration.

3. The share in the Common Elements of each Unit (which is the same share for the manner of sharing Common Expenses and owning Common Surplus), including Units in the Initial Phase of the Condominium shall be as reflected on attached Exhibit "3."

4. This Amendment shall become effective upon recording amongst the Public Records of Palm Beach County, Florida. The effect of this Amendment shall be that the Proposed Phase, together with the Initial Phase, shall be, and the same shall constitute, the Condominium.

123/#1,047.00
Abstract #1.00
Filing #1.00

IN WITNESS WHEREOF, the Developer has hereunto set its hand and official seal on the day and year first above written.

Signed in the presence of:

Name: _____

Name: _____

THE VILLAS AT EMERALD DUNES, LLC, a Florida limited liability company

By: The Villas at Emerald Dunes Corp., a Florida corporation, its sole managing member

Per: _____
Allen R. Greenwald, President

[CORPORATE SEAL]

STATE OF FLORIDA)
: ss
COUNTY OF _____)

The foregoing Declaration was acknowledged before me, this 16 day of _____, 2006, by ALLEN R. GREENWALD, as President of THE VILLAS AT EMERALD DUNES CORP., a Florida corporation and sole Managing Member of THE VILLAS AT EMERALD DUNES LLC, a Florida limited liability company. He is personally known to me, ~~or ( ) produced _____ as identification~~.

Name: _____
Notary Public, State of Florida

My Commission expires:

Commission No.: _____
[NOTARIAL SEAL]

Neil S. Rollnick
My Commission DD340482
Expires September 27 2008

JOINDER

THE VILLAS AT EMERALD DUNES CONDOMINIUM ASSOCIATION, INC., a Florida corporation not for profit, hereby agrees to accept all the benefits and all of the duties, responsibilities, obligations and burdens imposed upon it by the provisions of the Declaration as amended by the Amendment and Exhibits attached hereto.

IN WITNESS WHEREOF, THE VILLAS AT EMERALD DUNES CONDOMINIUM ASSOCIATION, INC., has caused these presents to be signed in its name by its proper officer and its corporate seal to be affixed this 16 day of September, 2006.

Witnessed by:

Name: N. Rollnick

Name: ELISSA M. OTTO-VILLAMOR

THE VILLAS AT EMERALD DUNES CONDOMINIUM ASSOCIATION, INC., a Florida corporation, not for profit

By: _____
Allen R. Greenwald, President

[CORPORATE SEAL]

STATE OF FLORIDA)
: ss:
COUNTY OF MIAMI-DADE)

The foregoing joinder was acknowledged before me, this 16 day of September, 2006, by ALLEN R. GREENWALD, as President of THE VILLAS AT EMERALD DUNES CONDOMINIUM ASSOCIATION, INC., a Florida corporation not-for-profit, on behalf of said corporation. He/she (✓) is personally known to me, or ( ) produced _____ as identification.

Name: _____
Notary Public, State of Florida

My Commission expires:

Commission No.: _____
[NOTARIAL SEAL]

Neil S. Rollnick
My Commission DD340482
Expires September 27 2006

MORTGAGEE'S JOINDER, CONSENT AND SUBORDINATION

THIS CONSENT is given as of the 21 day of September, 2006, by Mellon United National Bank, a national banking association, located at 1111 Brickell Avenue, 30th Floor, Miami, Florida 33131 ("Mortgagee"), being the owner and holder of the mortgage described in, and as amended by, that certain Modification of Mortgage and Spreader Agreement recorded in Official Records Book 20883, Page 630 of the Public Records of Palm Beach County, Florida ("Mortgage") given by The Villas at Emerald Dunes, LLC, a Florida limited liability company ("Mortgagor").

Mortgagor has requested, and Mortgagee has agreed, to consent, in accordance with the provisions of Florida Statutes, Chapter 718, to the recording of the Amendment to Declaration of Condominium to add the Proposed Phase (the "Amendment") of The Villas at Emerald Dunes, a Condominium, recorded in Official Records Book 19924, Page 132 of the Public Records of Palm Beach County, Florida ("Declaration") and Mortgagee agrees that the Mortgage shall be subject and subordinate to the terms of the Declaration as amended by the Amendment on the terms described below.

Mortgagee makes no warranty or any representation of any kind or nature concerning the Declaration as amended by the Amendment, any of its terms or provisions, or the legal sufficiency thereof, and disavows any such warranty or representation as well as any participation in the development of The Villas at Emerald Dunes, a Condominium (the "Condominium"), and does not assume and shall not be responsible for any of the obligations or liabilities of the developer contained in the Declaration, as amended by the Amendment or the prospectus (or other documents issued in connection with the promotion of the Condominium). None of the representations contained in the prospectus or other documents shall be deemed to have been made by Mortgagee, nor shall they be construed to create any obligation on Mortgagee to any person relying thereon. Except only as expressly provided in this Consent, this Consent does not affect or impair the rights and remedies of Mortgagee as set forth in the Mortgage or in the Declaration as amended by the Amendment.

Signed, sealed and delivered
in the presence of:

Sign: _____
Print Name: Nancy Franco

Sign: _____
Print Name: _____

MELLON UNITED NATIONAL BANK, a national banking association

By: _____
Name: Karen E. Richardson
Title: Vice President

{FG/202707.0055/M1515377_2}

STATE OF FLORIDA :
: SS
COUNTY OF MIAMI-DADE :

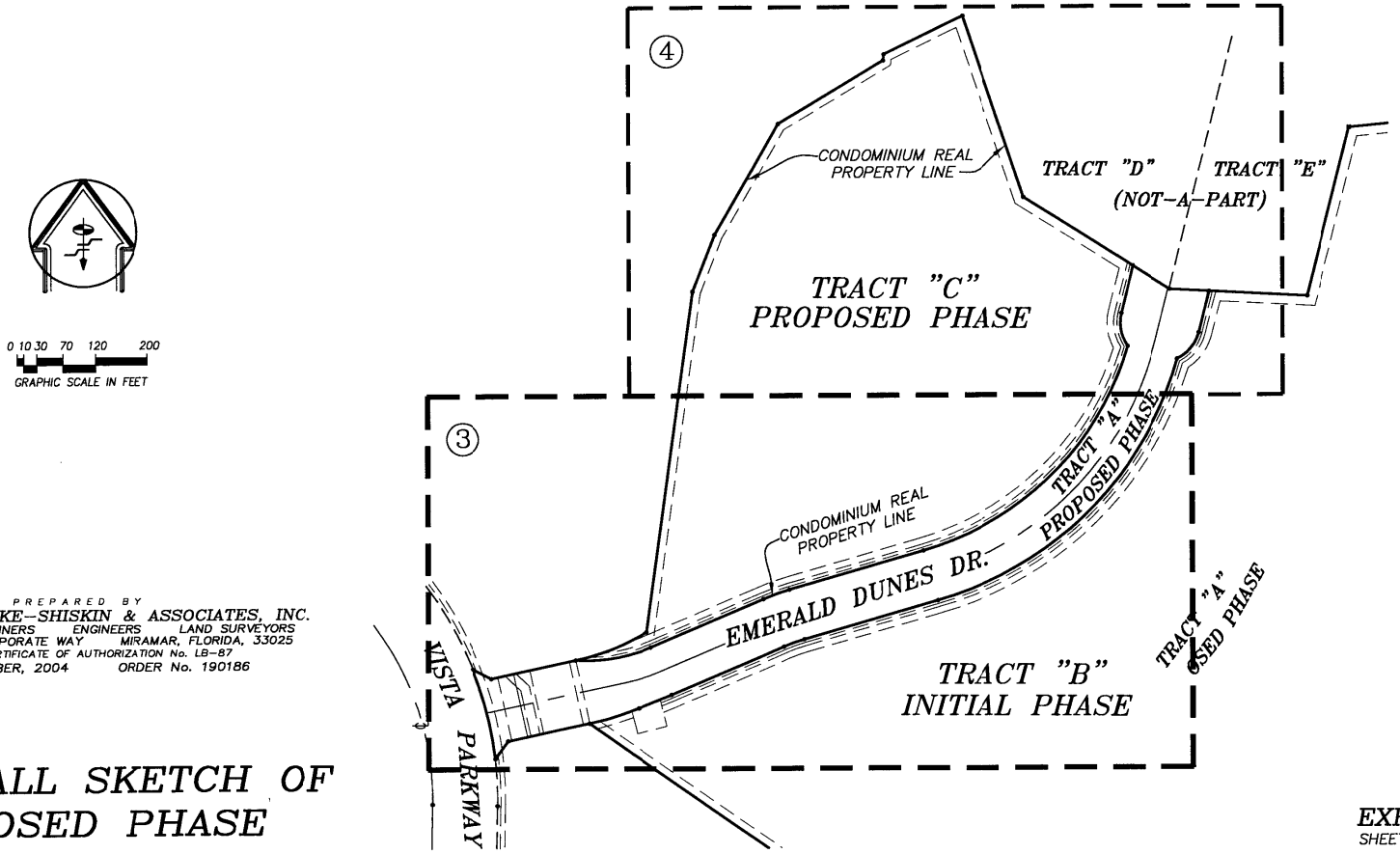
The foregoing instrument was acknowledged before me this 18 day of September, 2006, by Karen E. Richardson, as Vice President of MELLON UNITED NATIONAL BANK, a national banking association, on behalf of the association. He/She is personally known to me or has produced a Florida driver's license as identification.



(Print Name of Notary Public)
(NOTARIAL SEAL)
Notary Public - State of Florida
My commission expires
Commission Number

{FG/202707.0055/M1515377_2}

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM
PROPOSED PHASE



0 10 30 70 120 200
GRAPHIC SCALE IN FEET

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87

DECEMBER, 2004 ORDER No. 190186

OVERALL SKETCH OF PROPOSED PHASE

EXHIBIT 1-B
SHEET 1 OF 4 SHEETS

k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\LEGAL.DWG

Page 6 of 123
Book20883/Page648

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM
PROPOSED PHASE

TRACT "A", "FAIRFIELD AT EMERALD DUNES", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 99, AT PAGES 140 THROUGH 142 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING AND BEING IN THE SOUTH 1/2 OF SECTION 22, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

TOGHETHER WITH

TRACT "C", "FAIRFIELD AT EMERALD DUNES", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 99, AT PAGES 140 THROUGH 142 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING AND BEING IN THE SOUTH 1/2 OF SECTION 22, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

LEGAL DESCRIPTION OF PROPOSED PHASE

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190186

EXHIBIT 1-B
SHEET 2 OF 4 SHEETS

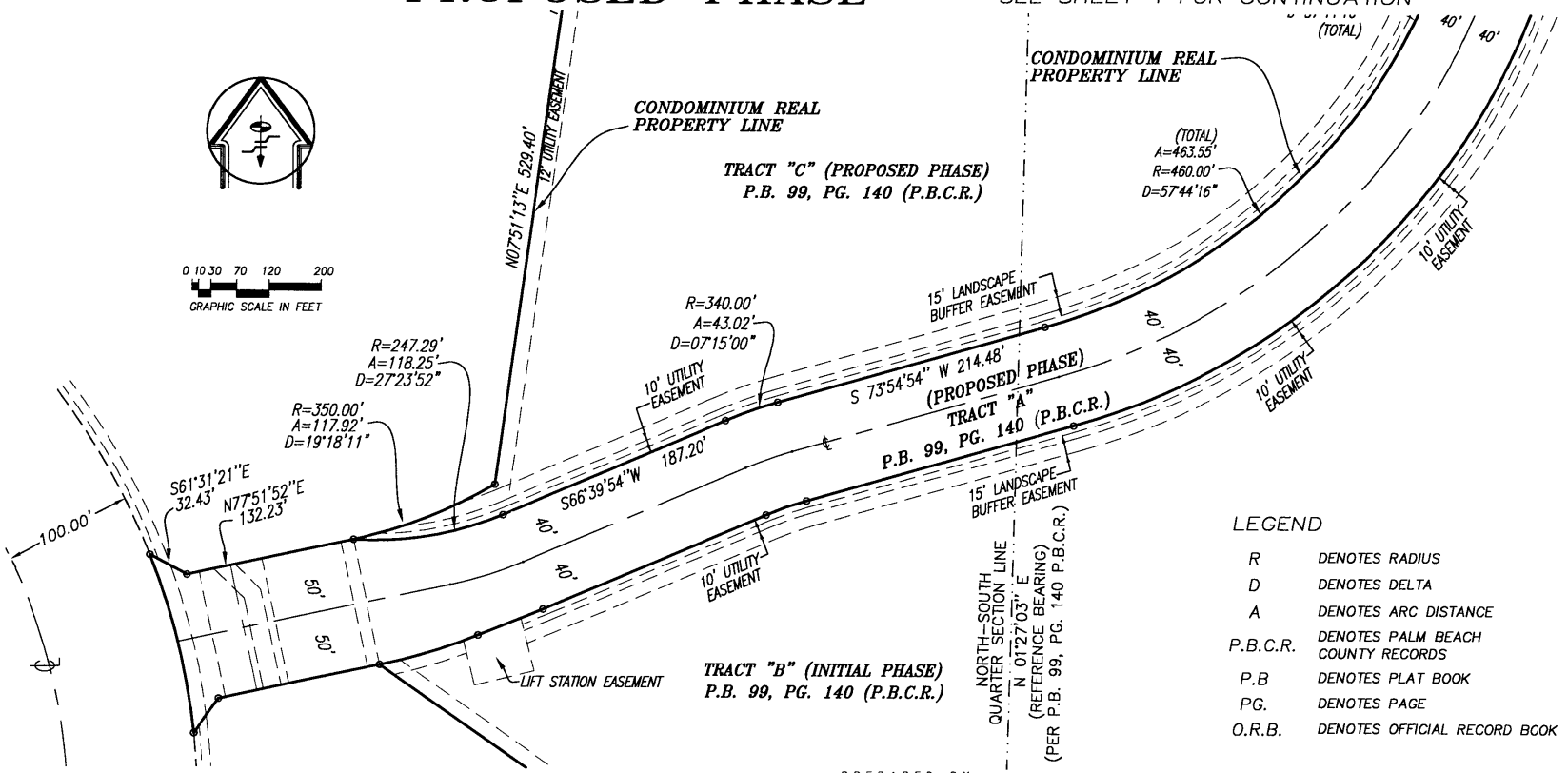
k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\LEGAL.DWG

Book20883/Page649

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

PROPOSED PHASE

SEE SHEET 4 FOR CONTINUATION



LEGEND

R	DENOTES RADIUS
D	DENOTES DELTA
A	DENOTES ARC DISTANCE
P.B.C.R.	DENOTES PALM BEACH COUNTY RECORDS
P.B	DENOTES PLAT BOOK
PG.	DENOTES PAGE
O.R.B.	DENOTES OFFICIAL RECORD BOOK

PARTIAL SKETCH OF PROPOSED PHASE

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190186

EXHIBIT 1-B
SHEET 3 OF 4 SHEETS

k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\LEGAL.DWG

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

PROPOSED PHASE



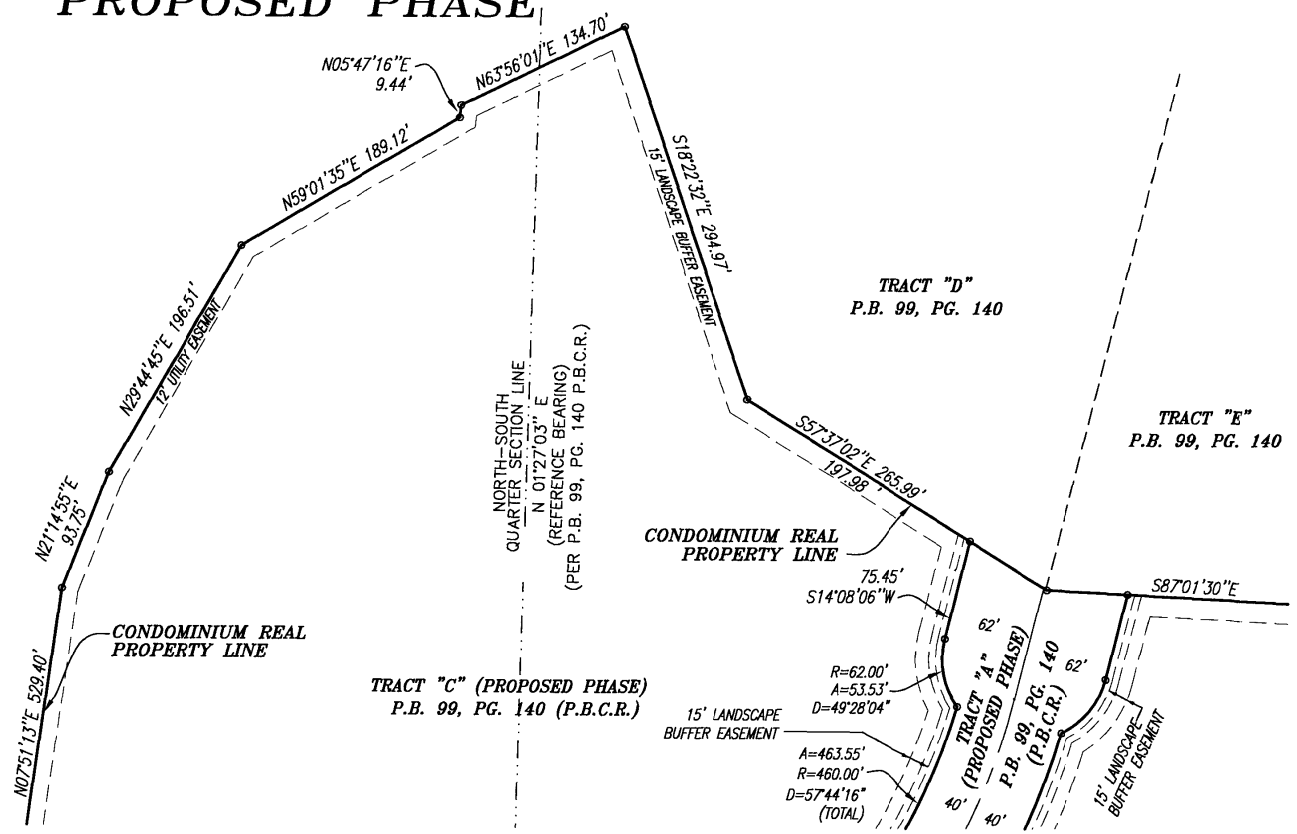
0 10 30 70 120 200

GRAPHIC SCALE IN FEET

LEGEND

R	DENOTES RADIUS
D	DENOTES DELTA
A	DENOTES ARC DISTANCE
P.B.C.R.	DENOTES PALM BEACH COUNTY RECORDS
P.B	DENOTES PLAT BOOK
PG.	DENOTES PAGE
O.R.B.	DENOTES OFFICIAL RECORD BOOK

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190186



SEE SHEET 3 FOR CONTINUATION

PARTIAL SKETCH OF PROPOSED PHASE

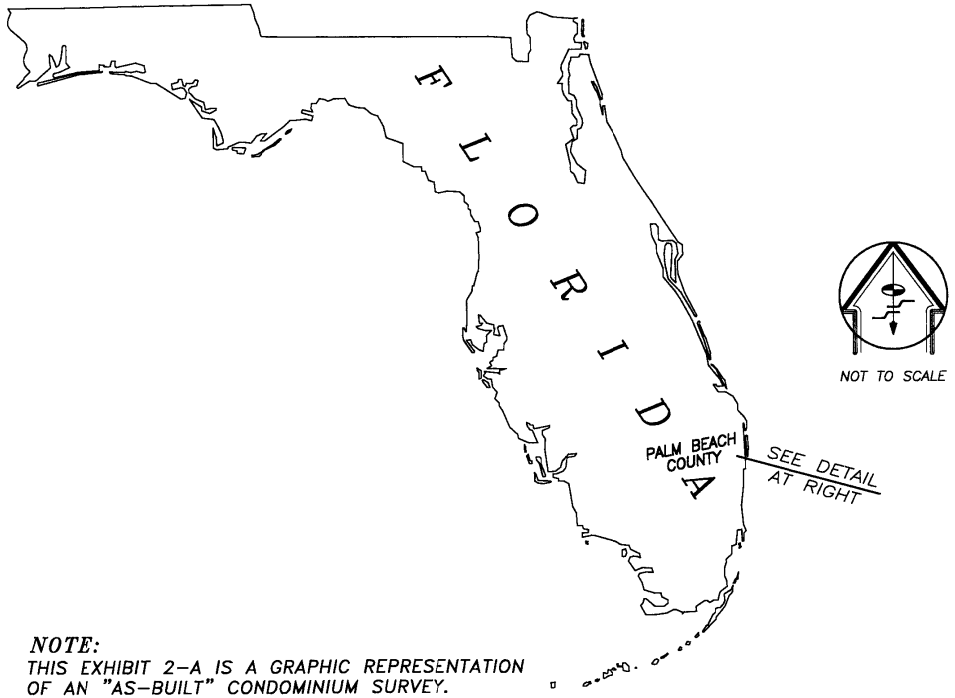
EXHIBIT 1-B

SHEET 4 OF 4 SHEETS

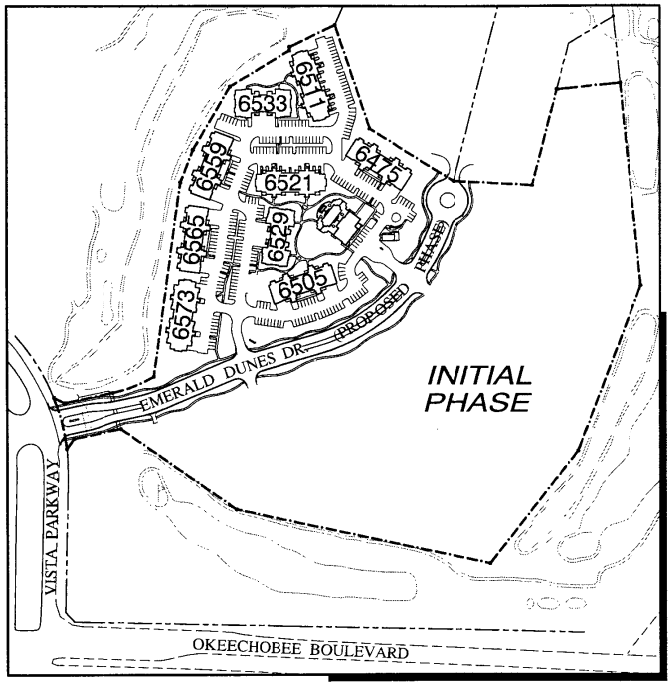
k: \224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\LEGAL.DWG

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

PROPOSED PHASE



NOT TO SCALE



NOTE:
THIS EXHIBIT 2-A IS A GRAPHIC REPRESENTATION OF AN "AS-BUILT" CONDOMINIUM SURVEY.

AS-BUILT: JUNE 23, 2006; ORDER No. 192049

LOCATION SKETCH

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87

DECEMBER, 2004 ORDER No. 190186

EXHIBIT 2-B

SHEET 1 OF 105 SHEETS

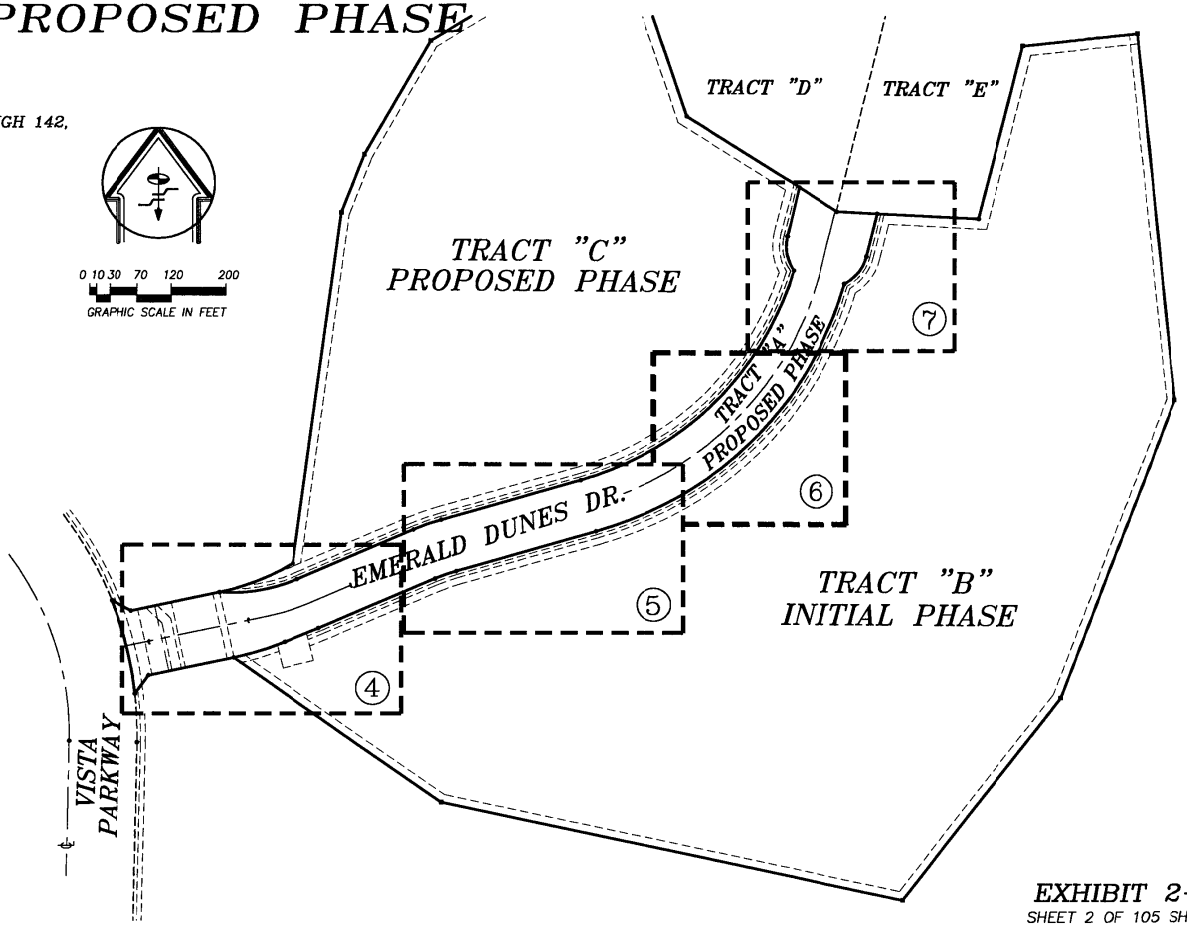
k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\DWG\LOC-SKE.DWG

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

PROPOSED PHASE

DEDICATION PER PLAT BOOK 99 AT PAGES 140 THROUGH 142, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TRACT "A", AS SHOWN HEREON, IS HEREBY RESERVED FOR FAIRFIELD EMERALD DUNES LIMITED PARTNERSHIP, THEIR SUCCESSORS AND/OR ASSIGNS, FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID FAIRFIELD EMERALD DUNES LIMITED PARTNERSHIP, THEIR SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, ALL TRACTS FOR PRIVATE STREET PURPOSES, AND DRIVEWAY/PARKING TRACTS, AS SHOWN HEREON, ARE HEREBY SUBJECT TO AN OVERLYING NON-EXCLUSIVE EASEMENT DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATION LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES, SUBJECT TO EASEMENTS IN FAVOR OF EMERALD DUNES GOLF, L.L.C., ITS SUCCESSORS AND/OR ASSIGNS, PURSUANT TO "RECIPROCAL EASEMENT AND ACCESS AGREEMENT" AS RECORDED IN OFFICIAL RECORDS BOOK 14590, PAGES 661 THROUGH 745 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE TRACTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND/OR ASSIGNS.



PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87

DECEMBER, 2004 ORDER No. 190186

OVERALL SKETCH OF PROPOSED PHASE (TRACT "A")

EXHIBIT 2-B
SHEET 2 OF 105 SHEETS

k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\LEGAL.DWG

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM
PROPOSED PHASE

TRACT "A", "FAIRFIELD AT EMERALD DUNES", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 99, AT PAGE 140 TROUGHT 142, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING AND BEING IN THE SOUTH 1/2 OF SECTION 22, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

LEGAL DESCRIPTION OF PROPOSED PHASE (TRACT "A")

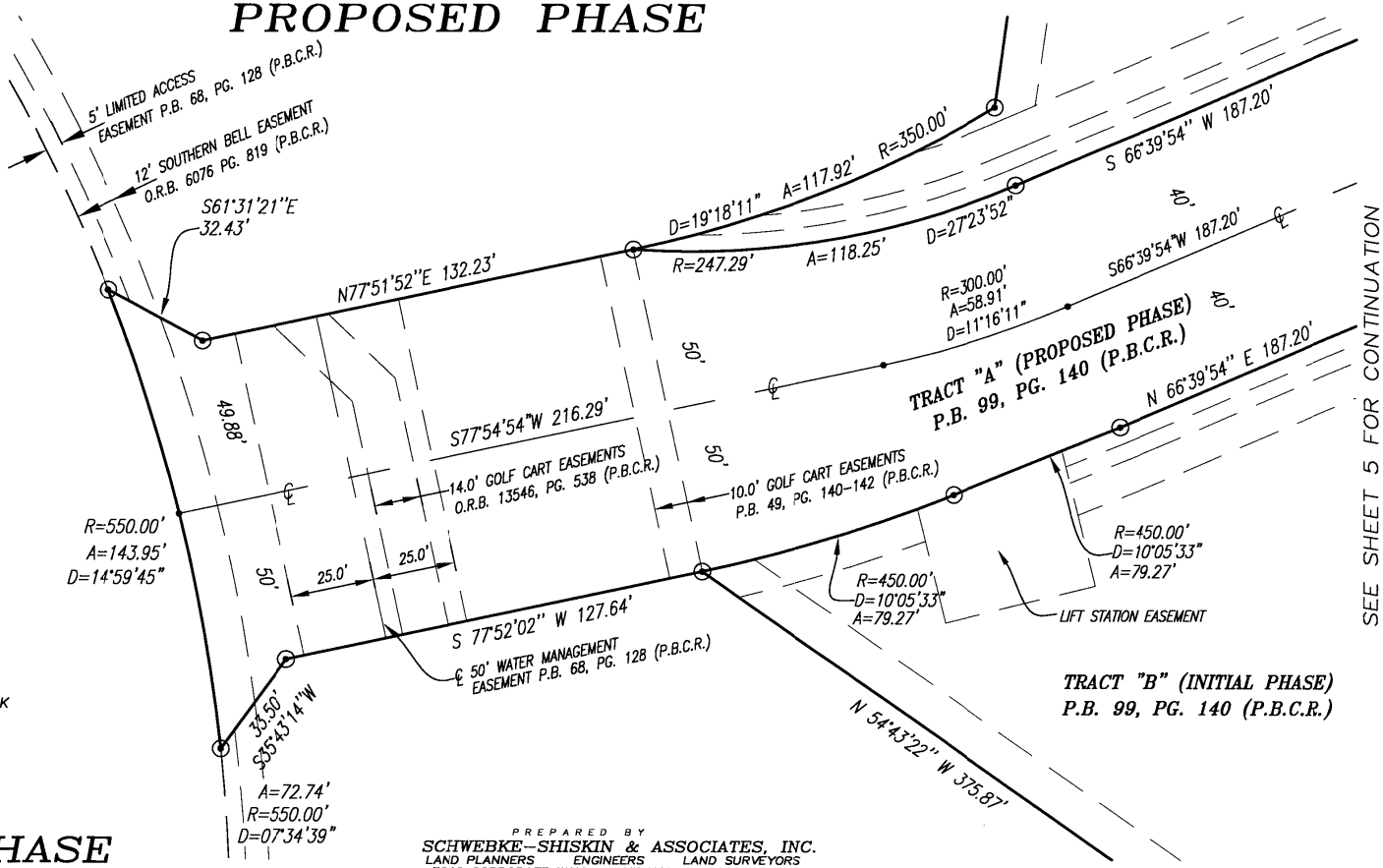
PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190186

EXHIBIT 2-B
SHEET 3 OF 105 SHEETS

k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\LEGAL.DWG

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

PROPOSED PHASE



0 2 6 14 24 40
GRAPHIC SCALE IN FEET

LEGEND

R	DENOTES RADIUS
D	DENOTES DELTA
A	DENOTES ARC DISTANCE
P.B.C.R.	DENOTES PALM BEACH COUNTY RECORDS
P.B	DENOTES PLAT BOOK
PG.	DENOTES PAGE
O.R.B.	DENOTES OFFICIAL RECORD BOOK

SKETCH OF PROPOSED PHASE (TRACT "A")

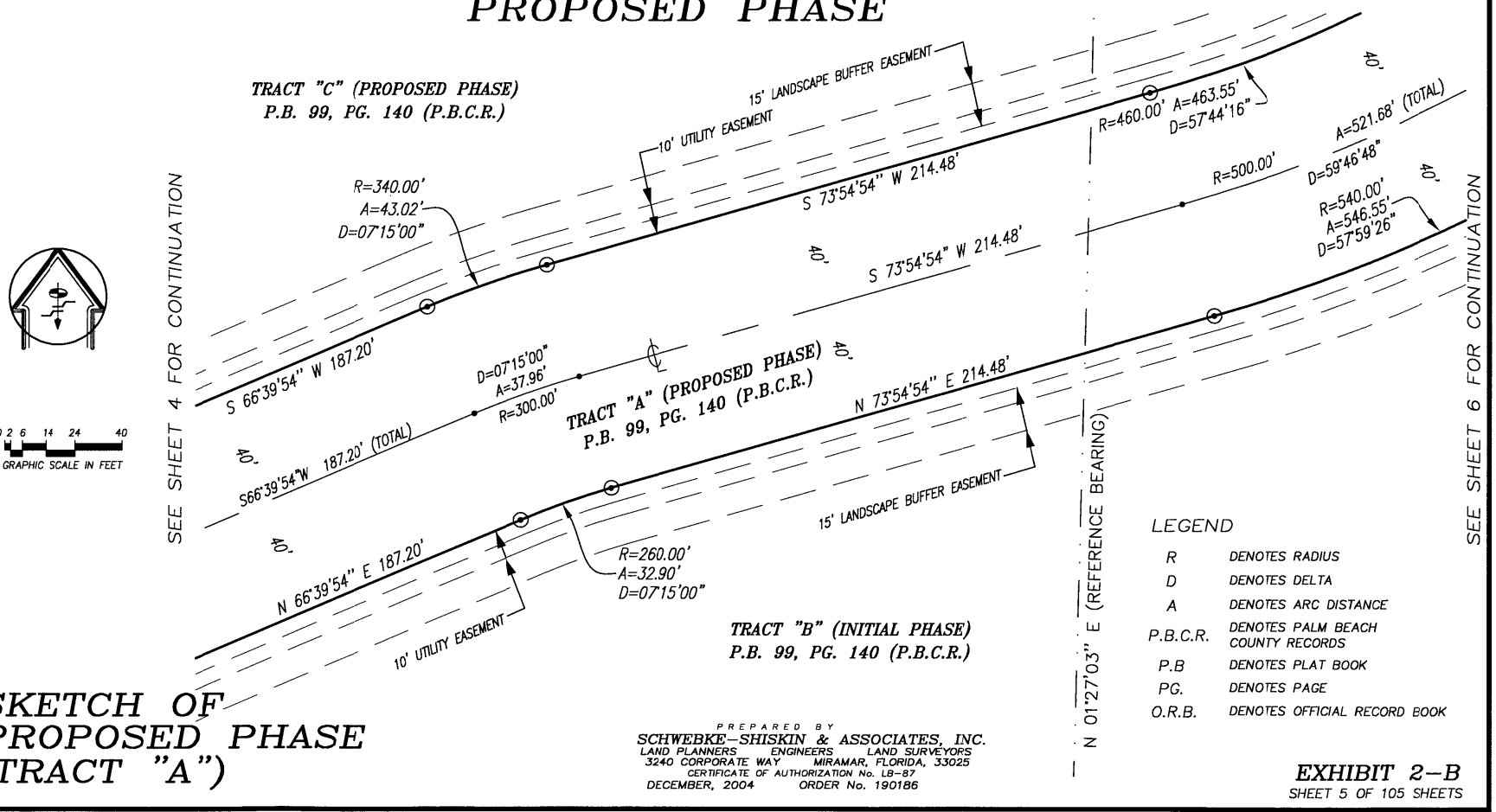
PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87

DECEMBER, 2004 ORDER No. 190186

EXHIBIT 2-B
SHEET 4 OF 105 SHEETS

k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\LEGAL.DWG

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM
PROPOSED PHASE



TRACT "B" (INITIAL PHASE)
P.B. 99, PG. 140 (P.B.C.R.)

LEGEND

R	DENOTES RADIUS
D	DENOTES DELTA
A	DENOTES ARC DISTANCE
P.B.C.R.	DENOTES PALM BEACH COUNTY RECORDS
P.B	DENOTES PLAT BOOK
PG.	DENOTES PAGE
O.R.B.	DENOTES OFFICIAL RECORD BOOK

SKETCH OF PROPOSED PHASE (TRACT "A")

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87

DECEMBER, 2004 ORDER No. 190186

EXHIBIT 2-B
SHEET 5 OF 105 SHEETS

k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\LEGAL.DWG

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

PROPOSED PHASE



0 2 6 14 24 40

GRAPHIC SCALE IN FEET

LEGEND

R	DENOTES RADIUS
D	DENOTES DELTA
A	DENOTES ARC DISTANCE
P.B.C.R.	DENOTES PALM BEACH COUNTY RECORDS
P.B	DENOTES PLAT BOOK
PG.	DENOTES PAGE
O.R.B.	DENOTES OFFICIAL RECORD BOOK

PREPARED BY
SCHWEBKE–SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB–87

DECEMBER, 2004 ORDER No. 190186

SKETCH OF PROPOSED PHASE (TRACT "A")

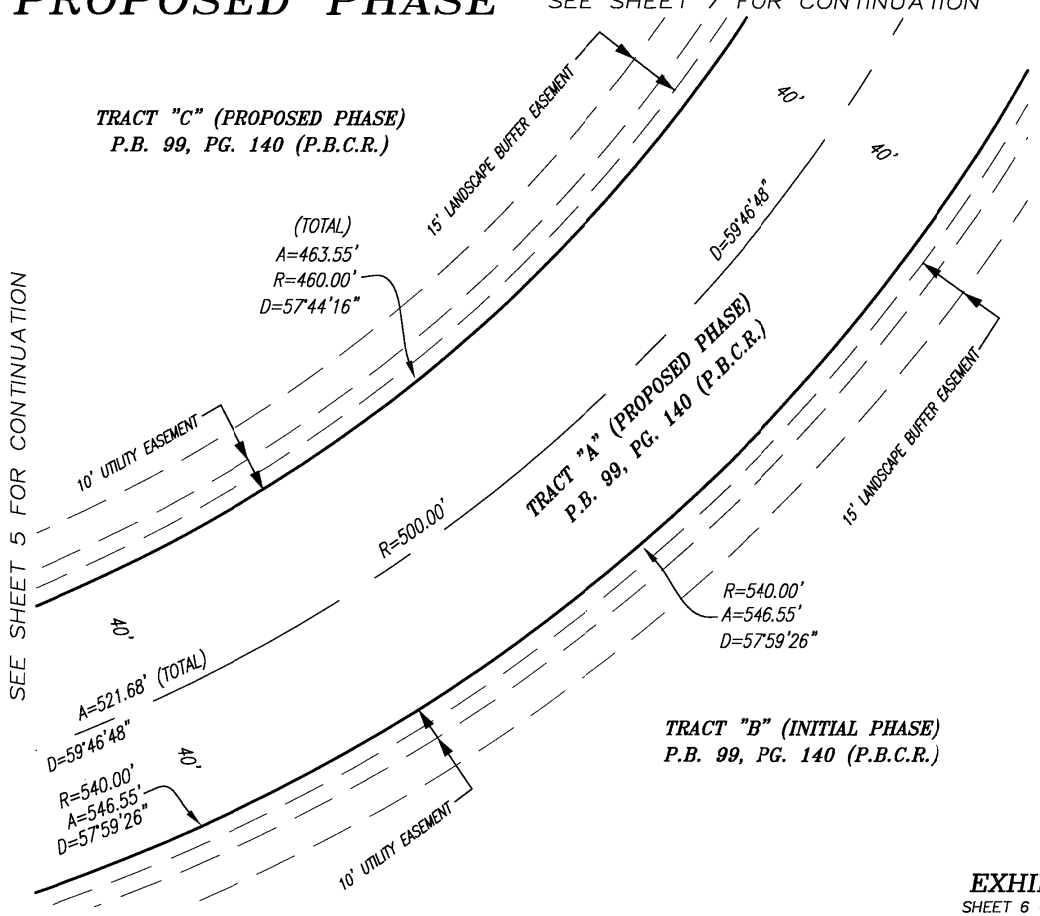


EXHIBIT 2–B

SHEET 6 OF 105 SHEETS

k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\LEGAL.DWG

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

PROPOSED PHASE

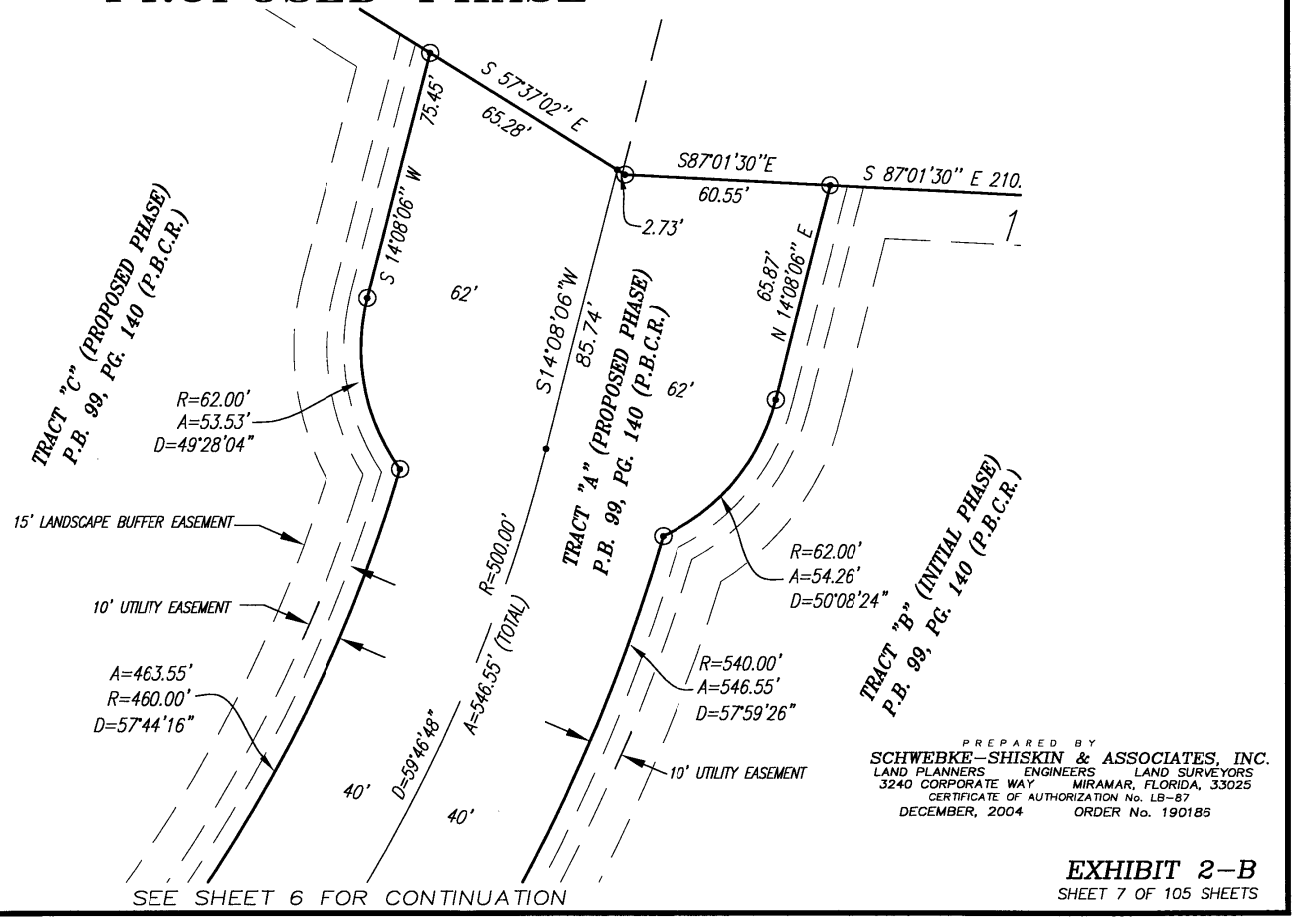


0 2 6 14 24 40

GRAPHIC SCALE IN FEET

LEGEND

R	DENOTES RADIUS
D	DENOTES DELTA
A	DENOTES ARC DISTANCE
P.B.C.R.	DENOTES PALM BEACH COUNTY RECORDS
P.B	DENOTES PLAT BOOK
PG.	DENOTES PAGE
O.R.B.	DENOTES OFFICIAL RECORD BOOK



SEE SHEET 6 FOR CONTINUATION

SKETCH OF PROPOSED PHASE (TRACT "A")

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190185

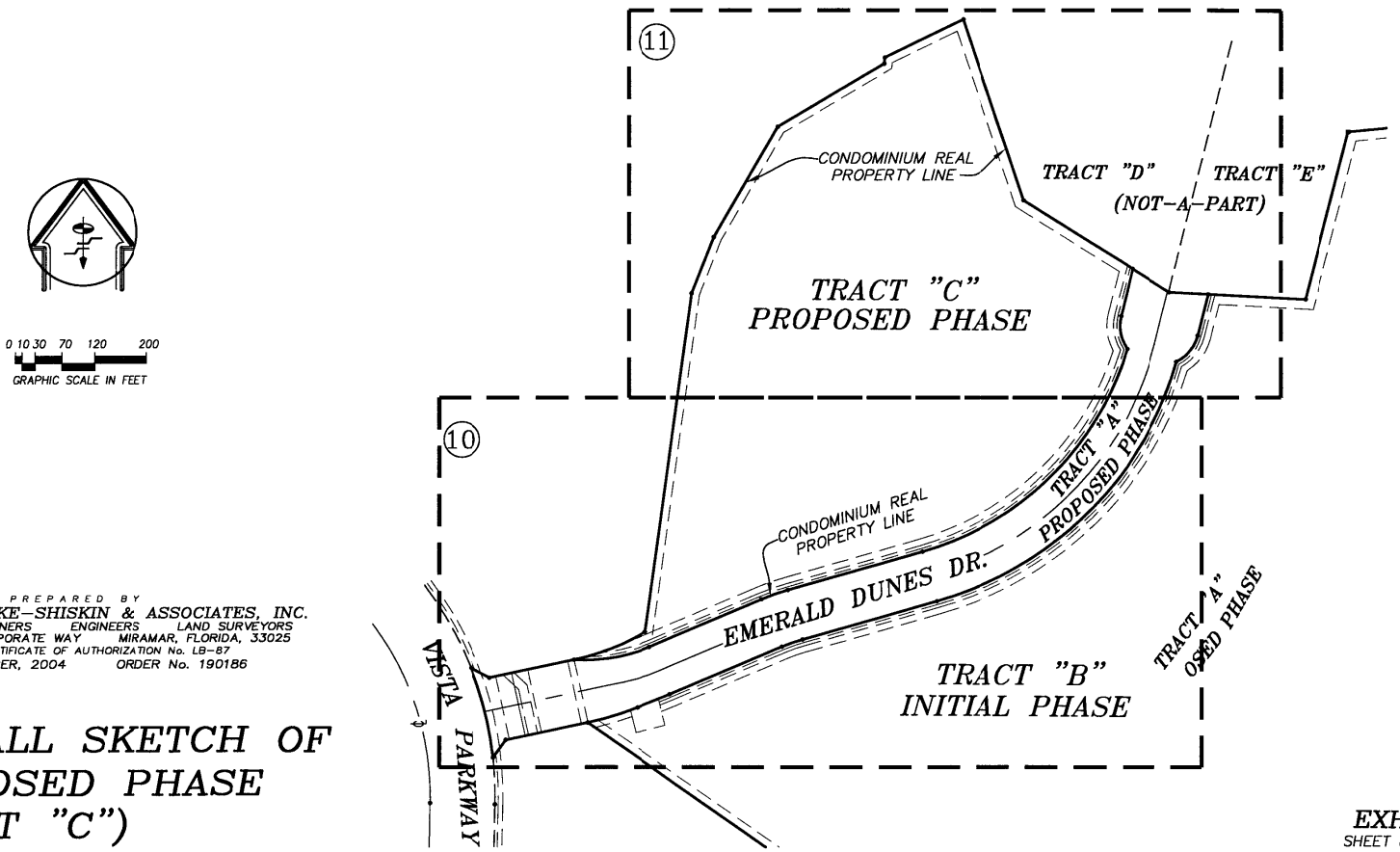
EXHIBIT 2-B

SHEET 7 OF 105 SHEETS

k: \224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\LEGAL.DWG

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

PROPOSED PHASE



0 10 30 70 120 200

GRAPHIC SCALE IN FEET

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87

DECEMBER, 2004 ORDER No. 190186

OVERALL SKETCH OF PROPOSED PHASE (TRACT "C")

EXHIBIT 2-B

SHEET 8 OF 105 SHEETS

k: \224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\LEGAL.DWG

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM
PROPOSED PHASE

TRACTS "A" AND "C", "FAIRFIELD AT EMERALD DUNES", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 99, AT PAGES 140 THROUGH 142 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING AND BEING IN THE SOUTH 1/2 OF SECTION 22, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

LEGAL DESCRIPTION OF PROPOSED PHASE (TRACT "C")

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190186

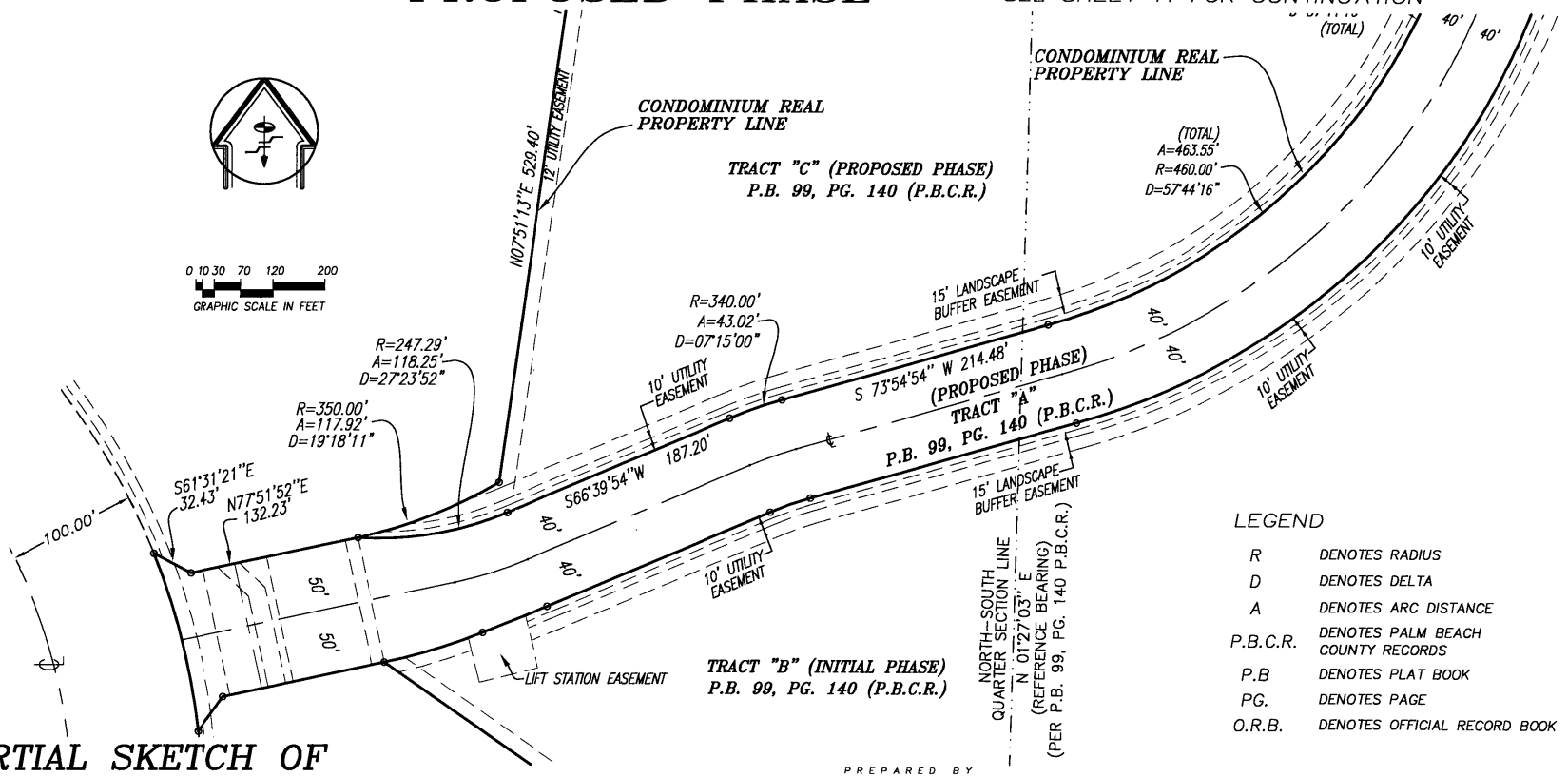
EXHIBIT 2-B
SHEET 9 OF 105 SHEETS

k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\LEGAL.DWG

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

PROPOSED PHASE

SEE SHEET 11 FOR CONTINUATION



PARTIAL SKETCH OF PROPOSED PHASE (TRACT "C")

LEGEND

R	DENOTES RADIUS
D	DENOTES DELTA
A	DENOTES ARC DISTANCE
P.B.C.R.	DENOTES PALM BEACH COUNTY RECORDS
P.B	DENOTES PLAT BOOK
PG.	DENOTES PAGE
O.R.B.	DENOTES OFFICIAL RECORD BOOK

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87

DECEMBER, 2004 ORDER No. 190186

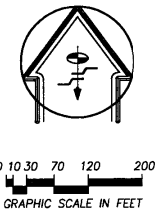
EXHIBIT 2-B

SHEET 10 OF 105 SHEETS

k: \224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\LEGAL.DWG

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

PROPOSED PHASE

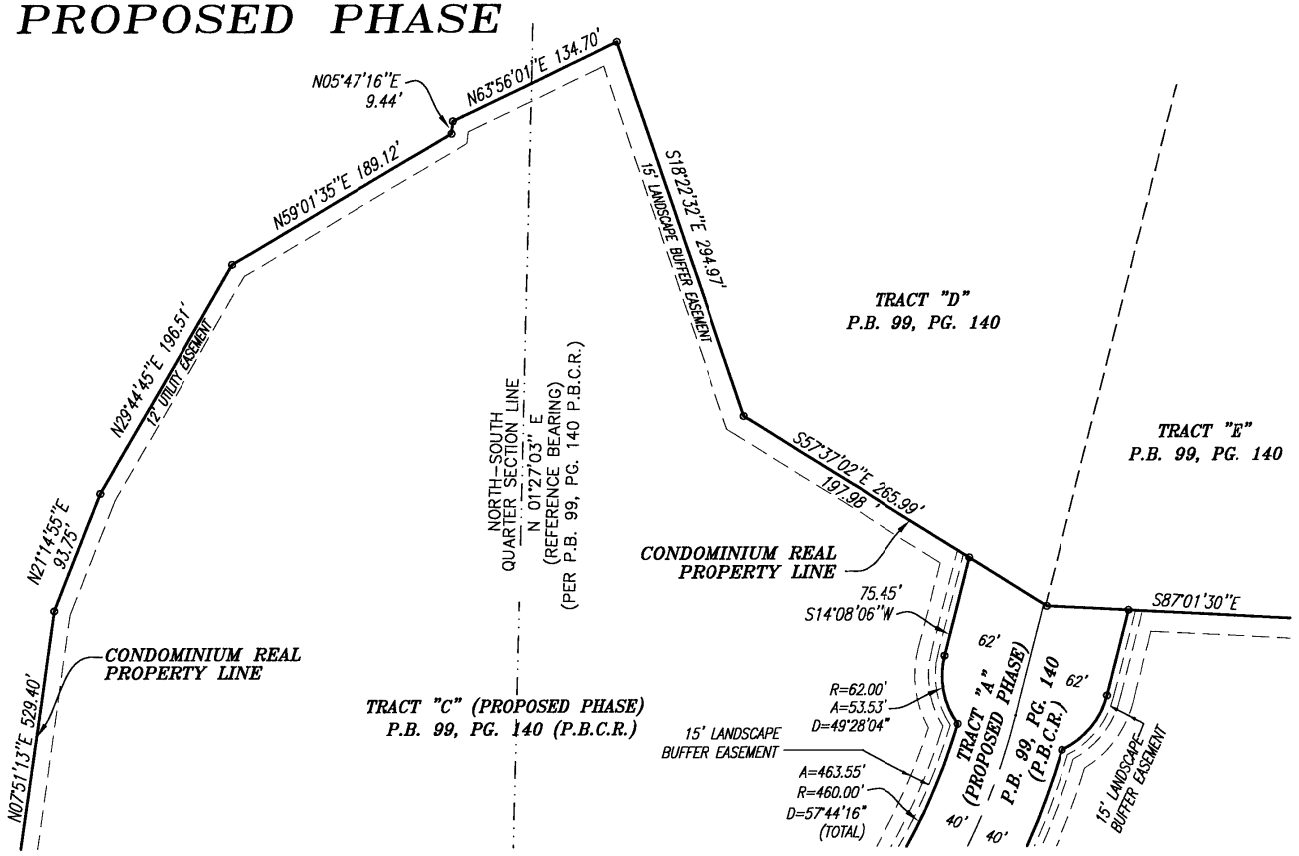


0 10 30 70 120 200

GRAPHIC SCALE IN FEET

LEGEND

R	DENOTES RADIUS
D	DENOTES DELTA
A	DENOTES ARC DISTANCE
P.B.C.R.	DENOTES PALM BEACH COUNTY RECORDS
P.B	DENOTES PLAT BOOK
PG.	DENOTES PAGE
O.R.B.	DENOTES OFFICIAL RECORD BOOK



SEE SHEET 10 FOR CONTINUATION

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190186

PARTIAL SKETCH OF PROPOSED PHASE (TRACT "C")

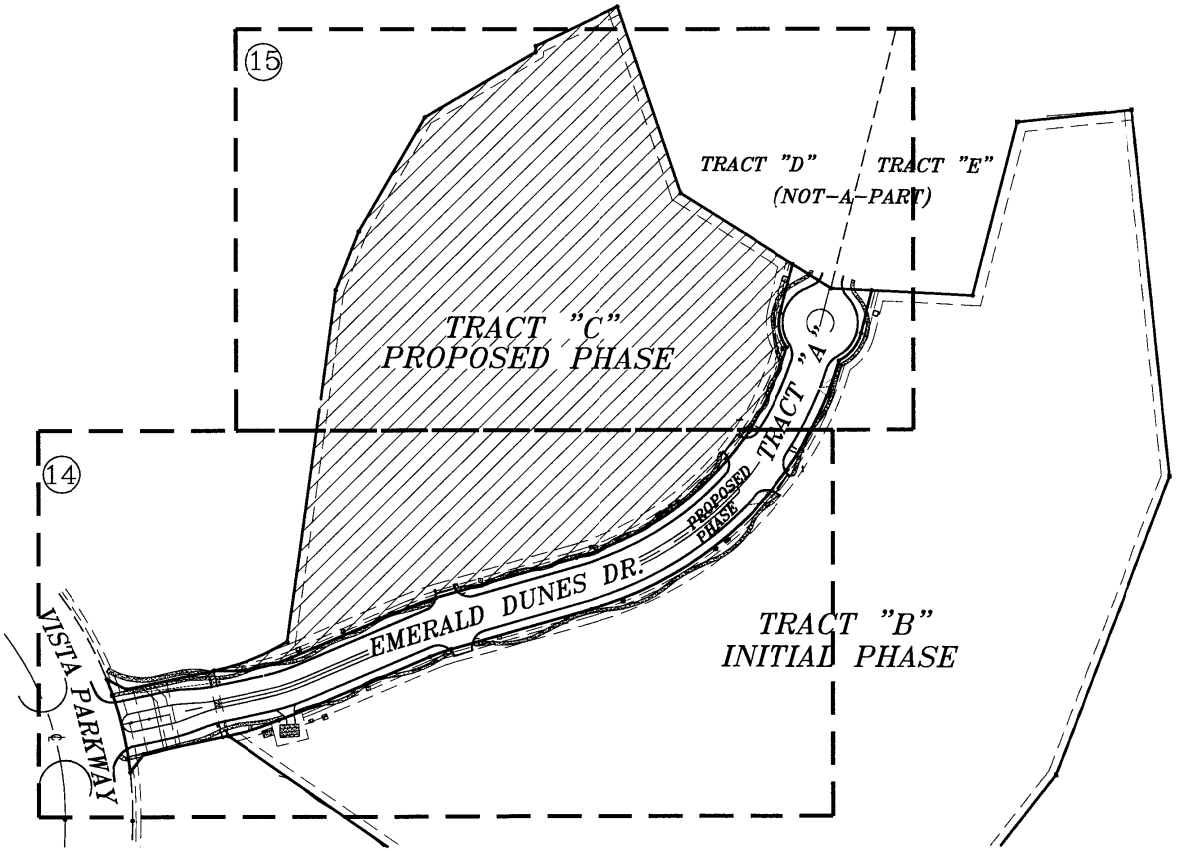
EXHIBIT 2-B

SHEET 11 OF 105 SHEETS

k: \224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\LEGAL.DWG

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

PROPOSED PHASE



0 10 30 70 120 200

GRAPHIC SCALE IN FEET

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87

DECEMBER, 2004 ORDER No. 190186

AS-BUILT: JUNE 23, 2006: ORDER No. 192049

OVERALL BOUNDARY SURVEY OF PROPOSED PHASE (TRACT "C")

EXHIBIT 2-B

SHEET 12 OF 105 SHEETS

k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\SKETCH OF SURVEY.DWG

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM
PROPOSED PHASE

TRACT "C", "FAIRFIELD AT EMERALD DUNES", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 99, AT PAGES 140 THROUGH 142 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING AND BEING IN THE SOUTH 1/2 OF SECTION 22, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

LEGAL DESCRIPTION OF PROPOSED PHASE (TRACT "C")

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190186

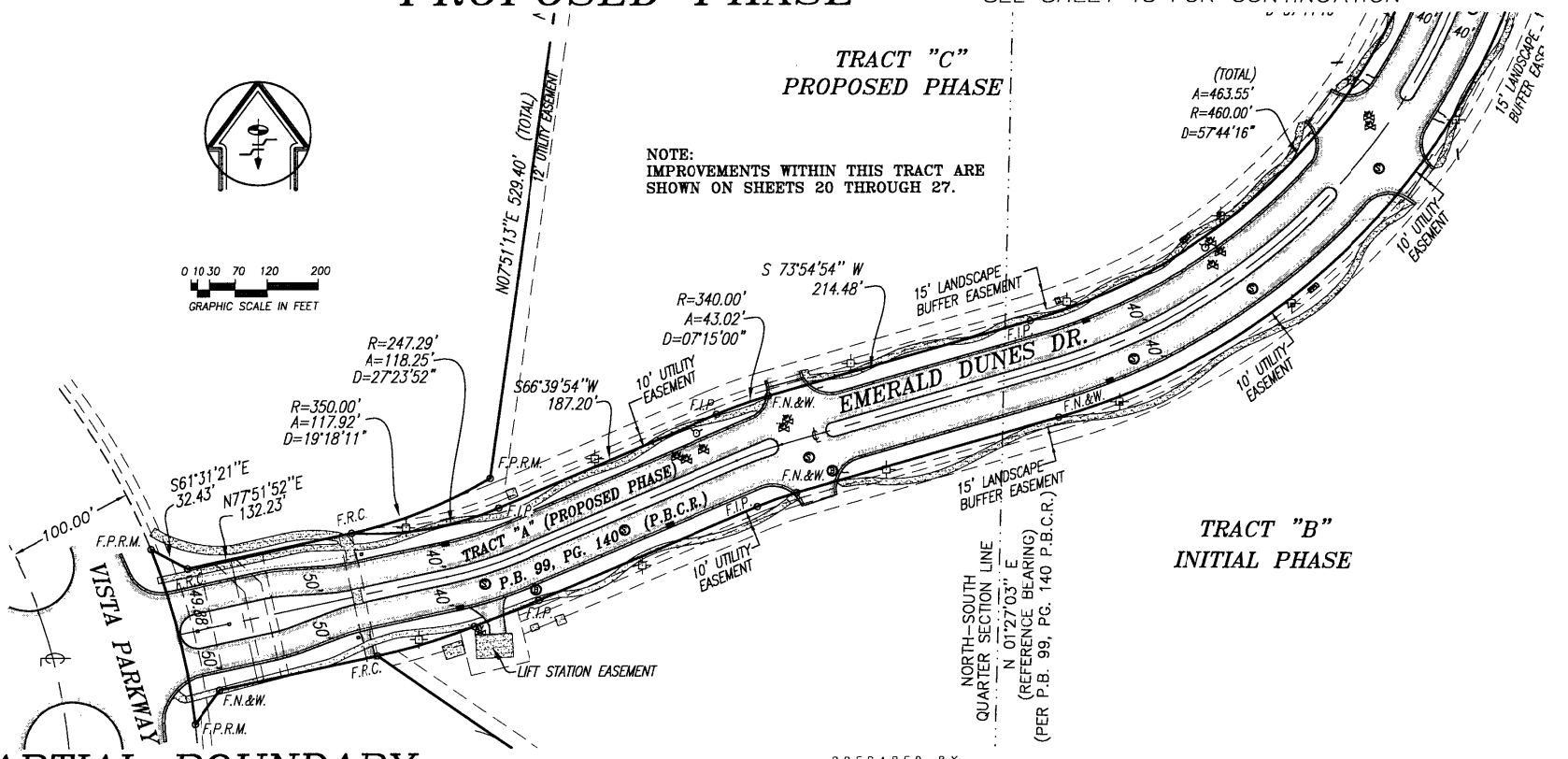
EXHIBIT 2-B
SHEET 13 OF 105 SHEETS

k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\SKETCH OF SURVEY.DWG

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

PROPOSED PHASE

SEE SHEET 15 FOR CONTINUATION



PARTIAL BOUNDARY SURVEY OF PROPOSED PHASE (TRACT "C")

AS-BUILT: JUNE 23, 2006; ORDER No. 192049

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87

DECEMBER, 2004 ORDER No. 190186

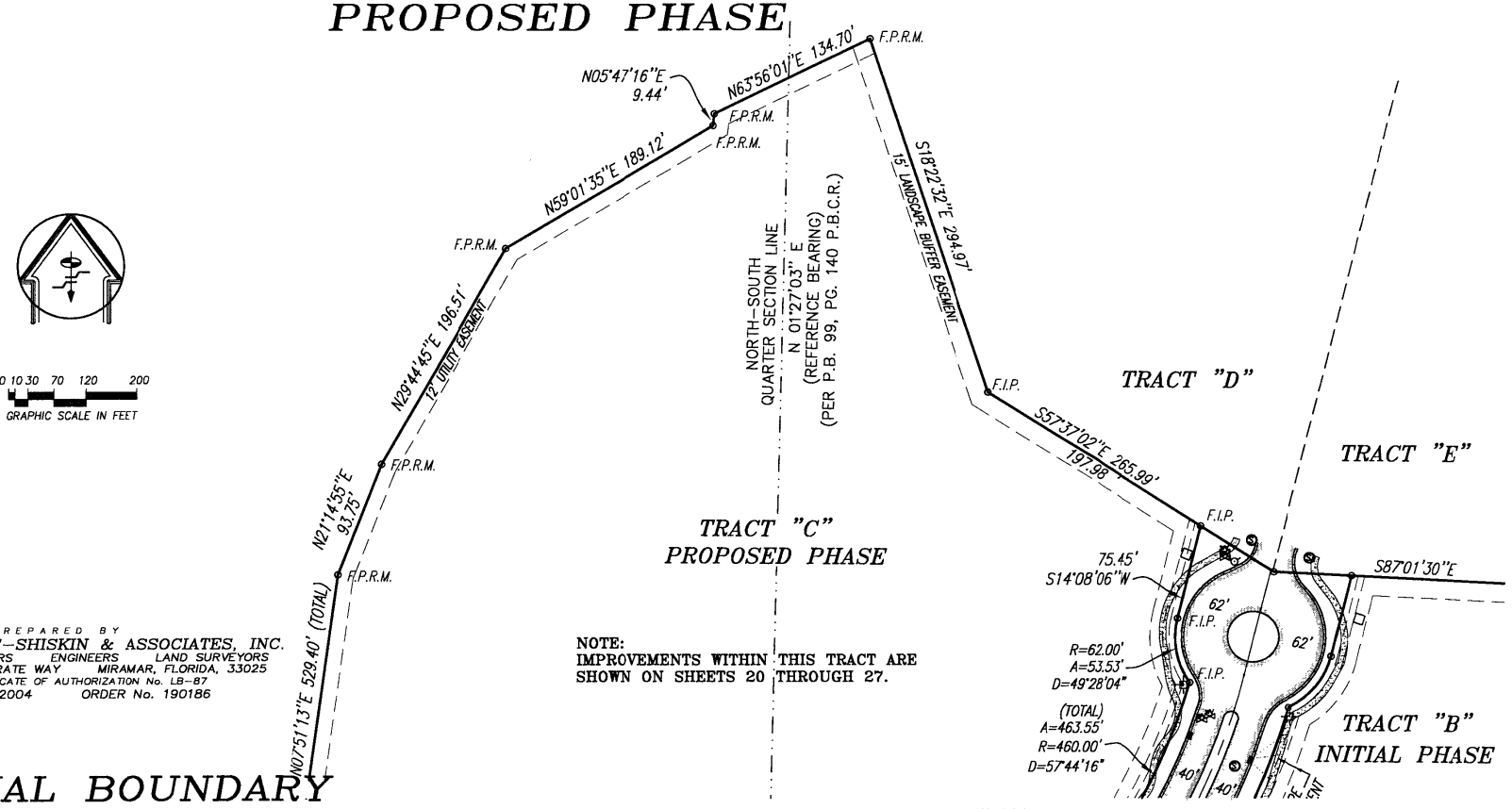
EXHIBIT 2-B

SHEET 14 OF 105 SHEETS

k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\SKETCH OF SURVEY.DWG

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

PROPOSED PHASE



PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190186

NOTE:
IMPROVEMENTS WITHIN THIS TRACT ARE SHOWN ON SHEETS 20 THROUGH 27.

PARTIAL BOUNDARY SURVEY OF PROPOSED PHASE (TRACT "C")

SEE SHEET 14 FOR CONTINUATION

AS-BUILT: JUNE 23, 2006; ORDER No. 192049

EXHIBIT 2-B
SHEET 15 OF 105 SHEETS

k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\SKETCH OF SURVEY.DWG

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM
PROPOSED PHASE

LEGEND:

DENOTES SIGN	—℄— DENOTES CENTER LINE
DENOTES SOUTHERN BELL MANHOLE	F.P.R.M. DENOTES FOUND PERMANENT REFERENCE MONUMENT
DENOTES GREASE TRAP MANHOLE	S.I.P. DENOTES SET 1/2" IRON PIPE # LB-87 CAP
DENOTES F.P.L. MANHOLE	S.N.D. DENOTES SET NAIL & DISC # LB-87
DENOTES ANCHOR	S.D.H. DENOTES SET DRILL HOLE
DENOTES LIGHT POLE	F.R.C. DENOTES FOUND REBAR & CAP
DENOTES CONCRETE POWER POLE	F.N.& W. DENOTES FOUND NAIL & WASHER
DENOTES WATER VALVE	P.B. DENOTES PLAT BOOK
DENOTES WATER METER	PG. DENOTES PAGE
DENOTES FIRE HYDRANT	O.R.B. DENOTES OFFICIAL RECORDS BOOK
DENOTES CATCH BASIN	C.B.S. DENOTES CONCRETE BLOCK STRUCTURE
DENOTES STORM DRAINAGE MANHOLE	(M) DENOTES MEASURED
DENOTES SANITARY SEWER MANHOLE	(R) DENOTES RECORD
DENOTES SANITARY SEWER CLEANOUT	R DENOTES RADIUS
DENOTES SEWER SERVICE	A DENOTES ARC LENGTH
DENOTES GUARD POST	D DENOTES DELTA OF CURVE
	DENOTES EXISTING CONCRETE
	DENOTES EXISTING ASPHALT

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY: THAT THIS "BOUNDARY SURVEY" OF THE PROPERTY DESCRIBED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION. THIS SURVEY COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS ADOPTED BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE.

SCHWEBKE-SHISKIN & ASSOCIATES, INC.

BY: Ronald A. Fritz

RONALD A. FRITZ, ASSISTANT VICE-PRESIDENT
PROFESSIONAL LAND SURVEYOR No. 2767
STATE OF FLORIDA

NOTES:

1) BEARINGS SHOWN HEREON REFER TO AN ASSUMED BEARING OF N 01°27'03" E, ALONG THE NORTH-SOUTH QUARTER SECTION LINE OF SECTION 22, TOWNSHIP 43 SOUTH, RANGE 42 EAST, AS SHOWN ON THE HEREIN REFERENCED PLAT OF "FAIRFIELD AT EMERALD DUNES".
2) LEGAL DESCRIPTION SHOWN HEREON WAS PROVIDED BY CLIENT.
3) PROPERTY AS SHOWN HEREON CONTAINS: TRACT "C": 9.91± ACRES
4) UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTINGS AND/OR FOUNDATIONS.
5) ORDERED BY: THE VILLAS AT EMERALD DUNES, L.L.C.
6) THIS BOUNDARY SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE ATTACHED CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTIES.
7) PROPERTY SHOWN HEREON FALLS WITHIN FEDERAL FLOOD ZONE B, PER FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 120192 0 150A, OF MAP DATED FEBRUARY 1, 1979.
8) VISIBLE INDICATORS OF UTILITIES ARE SHOWN HEREON, HOWEVER, NO ATTEMPT HAS BEEN MADE TO LOCATE UNDERGROUND ITEMS.
9) DISTANCES ALONG BOUNDARY OF SUBJECT PROPERTY ARE RECORD AND MEASURED UNLESS OTHERWISE STATED.
10) THIS SURVEY IS SUBJECT TO EASEMENTS AND RIGHTS OF WAY THAT WOULD BE REFLECTED ON A SEARCH OF TITLE OF THE SUBJECT LANDS
11) THIS IS A "BOUNDARY SURVEY".

SURVEYOR'S CERTIFICATION
NOTES AND LEGEND

AS-BUILT: JUNE 23, 2006; ORDER No. 192049

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190186

EXHIBIT 2-B
SHEET 16 OF 105 SHEETS

k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\NOTES AND LEGEND.DWG

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM
PROPOSED PHASE

1) Elevations shown are average elevations to the interior undecorated finished surface of the floor and ceiling of the Unit (Horizontal Boundary).

2) The Terrace/Balcony adjacent to a Unit is a Limited Common Element of the Unit to which it is appurtenant, subject to the provisions, conditions and restrictions of the Declaration of Condominium.

3) Elevations shown herein are subject to normal construction tolerances and are subordinate to the actual constructed limits of the Horizontal Boundary.

4) Areas within a Unit containing Conduits, Wiring, Ducts, Plumbing, Bearing Walls, Structural Supports and other such items serving Common Elements and/or other Units in addition to the Unit in which the area is located, together with the contents therein, regardless of location, constitute parts of the Common Elements to the exterior undecorated finish surface of said areas and have been omitted from this Exhibit 2–B for the purpose of graphical clarity.

5) All lands and all improvements within the Condominium Real Property Line, but not within a Unit (unless otherwise specified) or not designated as a Limited Common Element are parts of the Common Elements.

6) Refer to the Declaration of Condominium of "THE VILLAS AT EMERALD DUNES, A CONDOMINIUM", to which this Exhibit 2–B is attached and made a part of, for further definitions and explanations of the various parts of the said Condominium.

7) Bearings shown herein for the Condominium Real Property Line Information are based on an assumed bearing of North 01 Degrees 27 Minutes 03 Seconds East, along the North–South Quarter Section line of Section 22, Township 43 South, Range 42 Eats, as shown on the plat of "FAIRFIELD AT EMERALD DUNES" as recorded in Plat Book 99 at Pages 140 through 142 of the Public Records of Palm Beach County, Florida.

PREPARED BY
SCHWEBKE–SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB–87
DECEMBER, 2004 ORDER No. 190186

SURVEYOR'S NOTES

EXHIBIT 2–B
SHEET 17 OF 105 SHEETS

k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\NOTES AND LEGEND.DWG

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM
PROPOSED PHASE

8) The subject property falls within Federal Flood Zone B, per the Federal Insurance Rate Map, Community Panel Number 120192 0 150A, dated February 1, 1979.

9) The Elevations shown herein refer to National Geodetic Vertical Datum of 1929 and are expressed in feet.

10) This Exhibit 2–B is subject to all easements, rights–of–way, emcumbrances, restrictions, and/or any other matters which have not been reflected in this Exhibit 2–B but may be disclosed in a Search of Title of the Subject Property.

11) This Exhibit 2–B was compiled from graphical representation based on electronic media and architectural plans prepared by Marc Wiener, A.R.#0010416, entitled "Emerald Dunes Apartments" under Project Number 01196, Dated April 04, 2004, and received by this firm on October 10, 2004.

12) This Exhibit 2–B was ordered by THE VILLAS AT EMERALD DUNES, L.L.C.

13) The Garage attached to a Building which includes the Parking Space located directly in front of the Garage ("Attached Garage") (both designated with the prefix "A"), the Detached Garage (designated with the prefix "D"), the Parking Carport (designated with the prefix "C") and the Uncovered Parking Space (designated with the prefix "U"), as shown within this Exhibit 2–B, are Common Elements or Limited Common Elements subject to assignment in accordance with the provisions, conditions and restrictions of the Declaration of Condominium.

14) All capitalized terms used and not defined herein shall have the meaning attributed in the Declaration of Condominium.

SURVEYOR'S NOTES

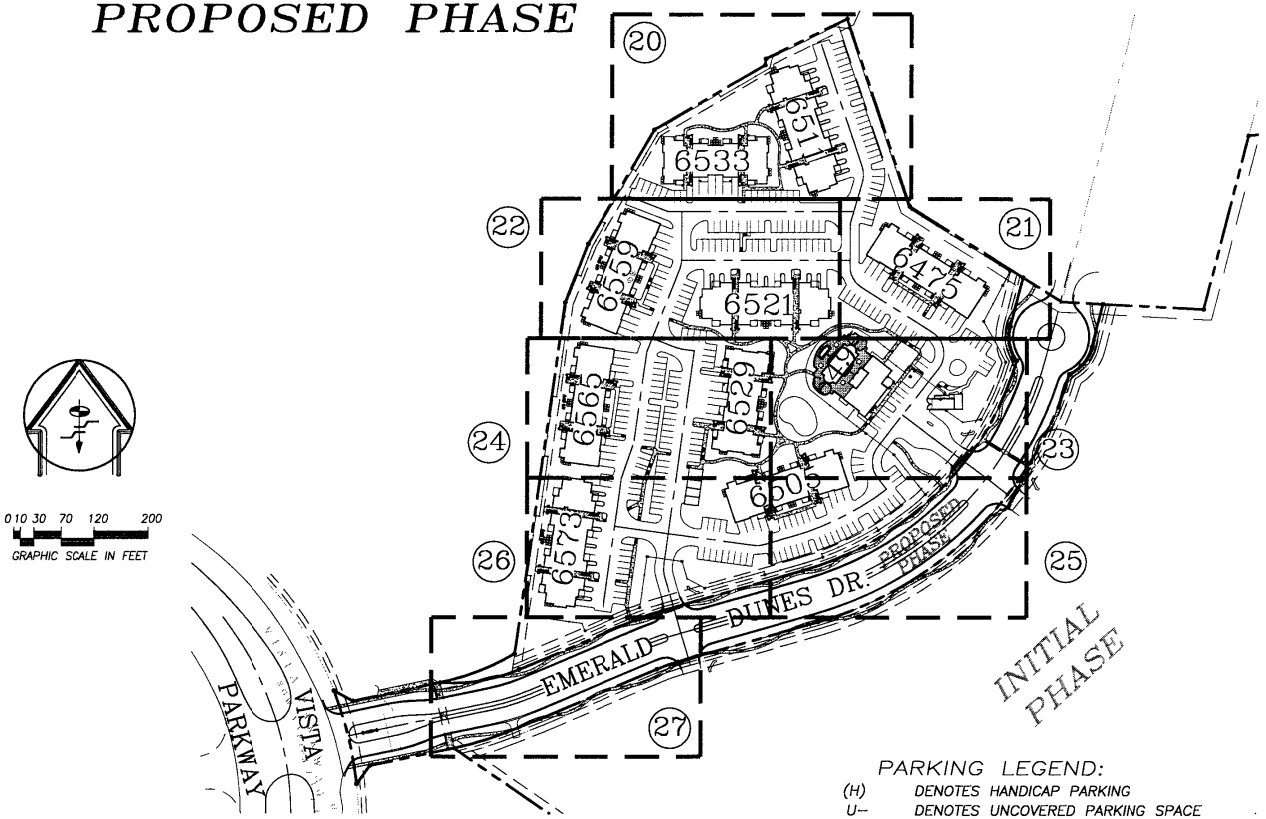
PREPARED BY
SCHWEBKE–SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB–87
DECEMBER, 2004 ORDER No. 190186

EXHIBIT 2–B
SHEET 18 OF 105 SHEETS

k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\NOTES AND LEGEND.DWG

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

PROPOSED PHASE



LEGEND:

6350	DENOTES BUILDING NUMBER
(1)	DENOTES SHEET NUMBER OF DETAIL OF AREA
--℄--	DENOTES CENTER LINE
	DENOTES PROPERTY LINE
	DENOTES CONCRETE
	DENOTES PROPOSED ASPHALT
C.B.S.	DENOTES CONCRETE BLOCK AND STUCCO STRUCTURE
EL	DENOTES ELECTRICAL METER
	DENOTES BACKFLOW PREVENTER
P	DENOTES PULL BOX
	DENOTES LIGHT POLE
WV	DENOTES WATER VALVE
WM	DENOTES WATER METER
	DENOTES FIRE HYDRANT
	DENOTES CATCH BASIN
D	DENOTES STORM DRAINAGE MANHOLE
S	DENOTES SANITARY SEWER MANHOLE
	DENOTES SANITARY SEWER CLEANOUT
	DENOTES METAL FENCE
R	DENOTES RADIUS
L	DENOTES ARC LENGTH
D	DENOTES DELTA OF CURVE
F.P.R.M.	DENOTES FOUND PERMANENT REFERENCE MIONUMENT
F.I.P.	DENOTES FOUND 1/2" IRON PIPE
F.D.H.	DENOTES FOUND DRILL HOLE
F.R.C.	DENOTES FOUND REBAR & CAP
F.N.& W.	DENOTES FOUND NAIL & WASHER
P.B.	DENOTES PLAT BOOK
PG.	DENOTES PAGE
O.R.B.	DENOTES OFFICIAL RECORD BOOK

PARKING LEGEND:

(H)	DENOTES HANDICAP PARKING
U–	DENOTES UNCOVERED PARKING SPACE
C–	DENOTES PARKING CARPORT
D–	DENOTES DETACHED GARAGE
A–	DENOTES ATTACHED GARAGE AND PARKING SPACE DIRECTLY IN FRONT OF THE ATTACHED GARAGE.

PREPARED BY
SCHWEBKE–SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB–87

DECEMBER, 2004 ORDER No. 190186
AS–BUILT: JUNE 23, 2006; ORDER No. 192049

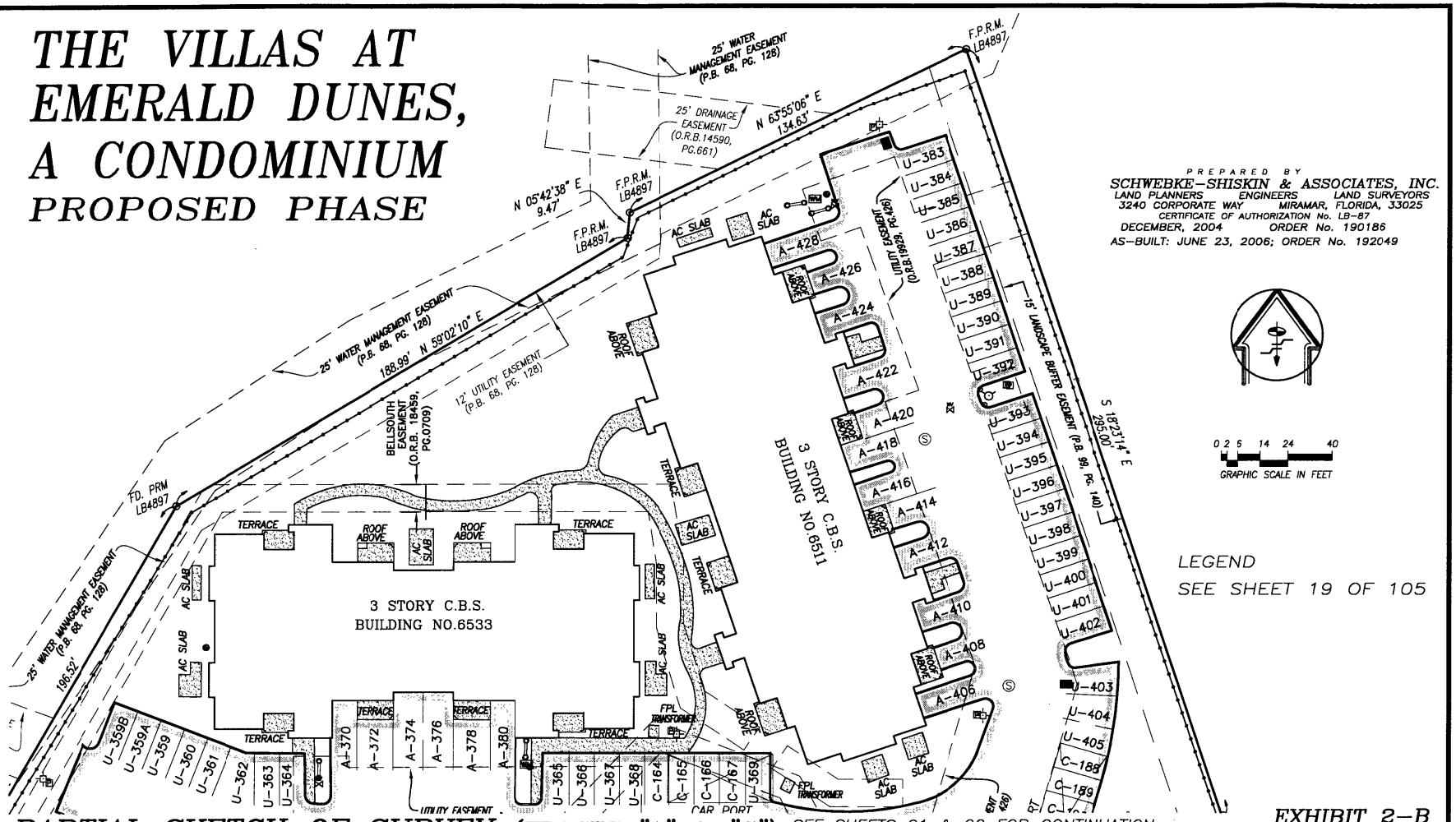
OVERALL SKETCH OF SURVEY
PROPOSED PHASE (TRACTS "A" & "C")

EXHIBIT 2–B
SHEET 19 OF 105 SHEETS

k:\224342\EMERALD DUNES\AS–BUILT GRAPHICS\FLOOR PLANS\DWG\SKETCH OF SURVEY.DWG

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

PROPOSED PHASE



PREPARED BY
SCHWEBKE–SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB–87
DECEMBER, 2004 ORDER No. 190186
AS–BUILT: JUNE 23, 2006; ORDER No. 192049

0 2 5 14 24 40
GRAPHIC SCALE IN FEET

LEGEND

SEE SHEET 19 OF 105

PARTIAL SKETCH OF SURVEY (TRACTS "A" & "C")

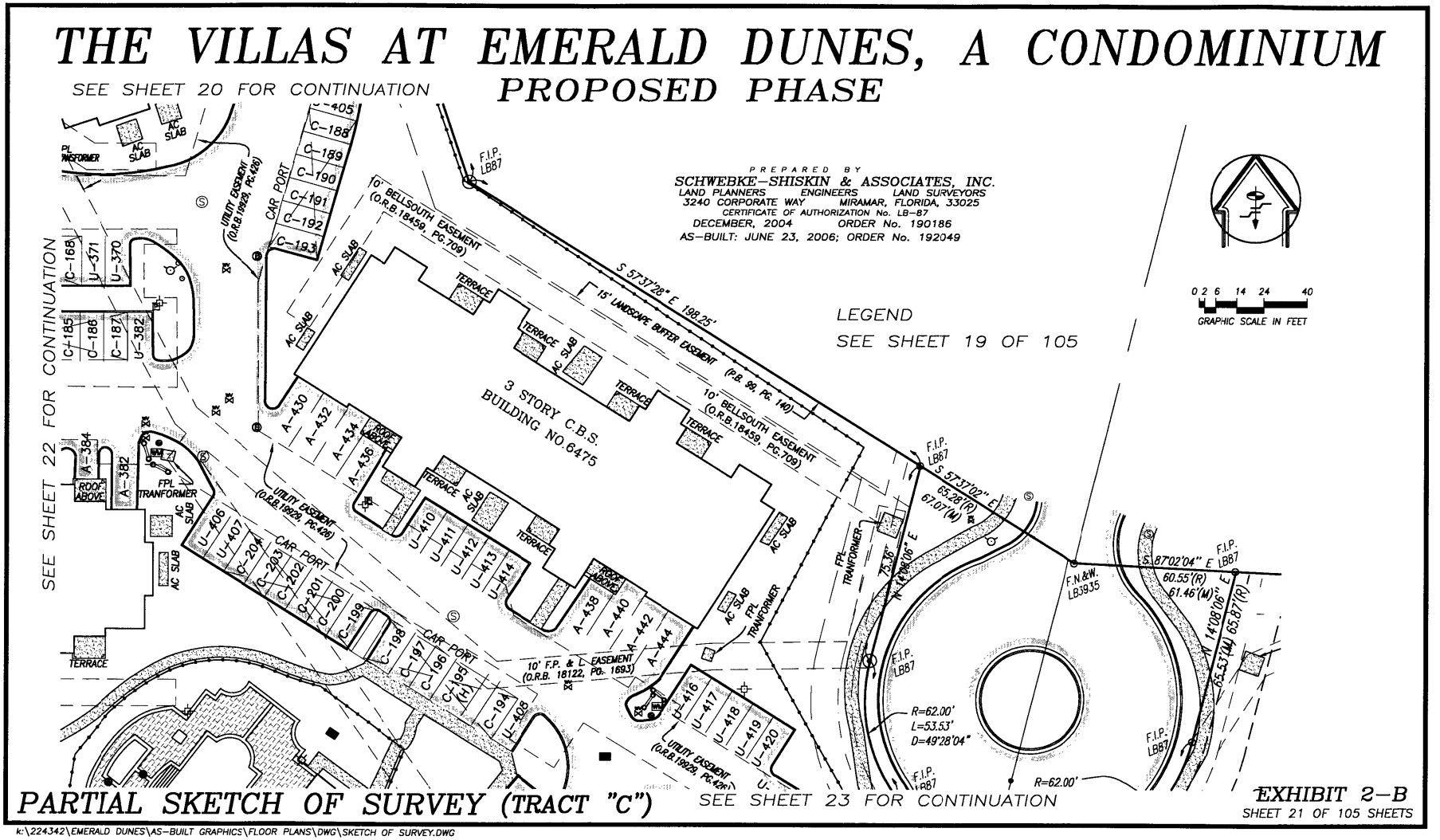
SEE SHEETS 21 & 22 FOR CONTINUATION

EXHIBIT 2–B
SHEET 20 OF 105 SHEETS

k:\224342\EMERALD DUNES\AS–BUILT GRAPHICS\FLOOR PLANS\DWG\SKETCH OF SURVEY.DWG

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

PROPOSED PHASE



PARTIAL SKETCH OF SURVEY (TRACT "C")

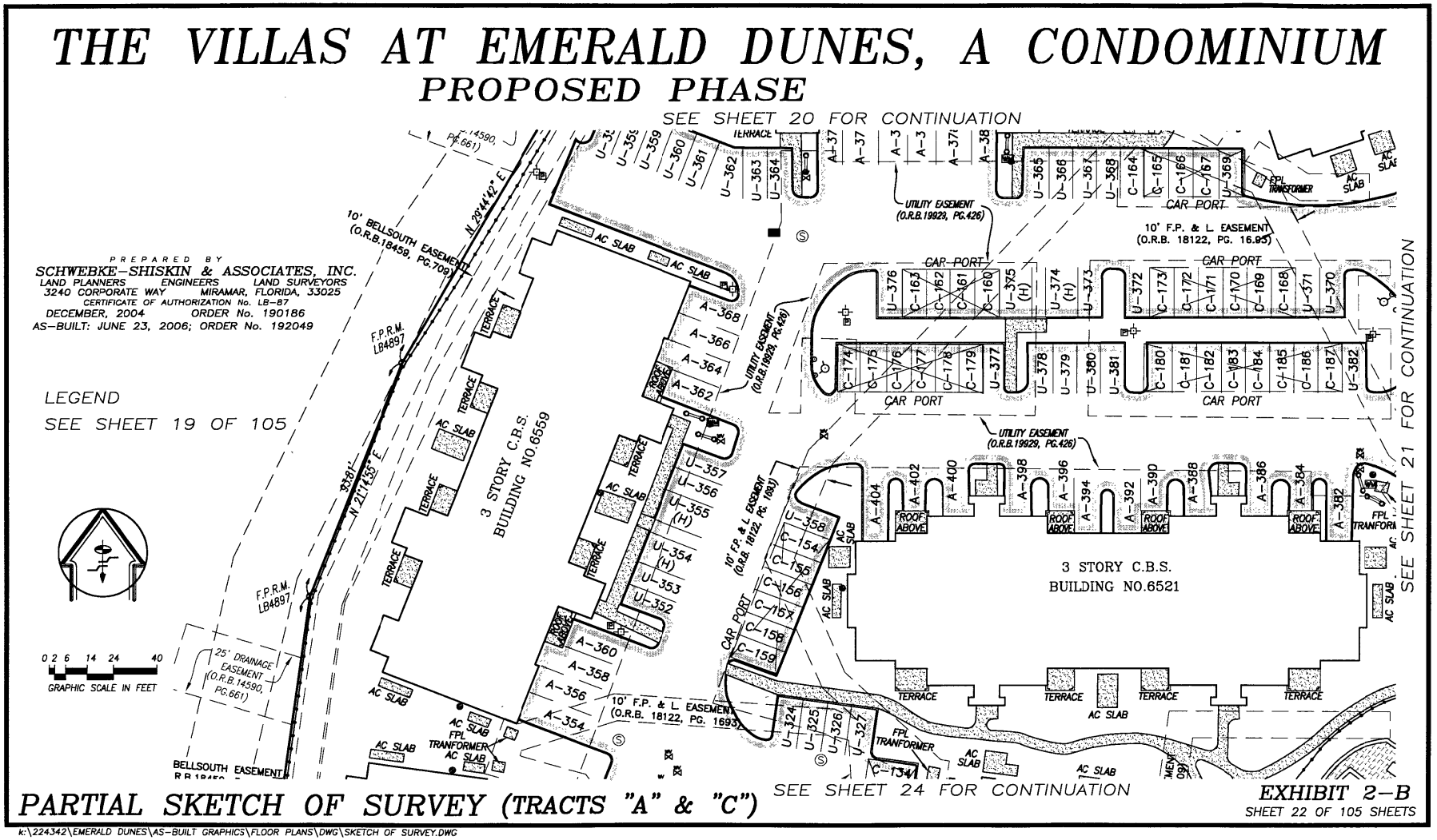
EXHIBIT 2–B

SHEET 21 OF 105 SHEETS

k:\224342\EMERALD DUNES\AS–BUILT GRAPHICS\FLOOR PLANS\DWG\SKETCH OF SURVEY.DWG

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

PROPOSED PHASE



PARTIAL SKETCH OF SURVEY (TRACTS "A" & "C")

EXHIBIT 2-B

SHEET 22 OF 105 SHEETS

k:\224342\EMERALD DUNES\AS-BUILT GRAPHICS\FLOOR PLANS\DWG\SKETCH OF SURVEY.DWG

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

PARTIAL SKETCH OF SURVEY (TRACTS "A" & "C")

SEE SHEET 24 FOR CONTINUATION

SEE SHEET 21 FOR CONTINUATION

PROPOSED PHASE

SEE SHEET 25 FOR CONTINUATION

LEGEND

SEE SHEET 19 OF 105

O.R.B. 18459, PG. 709 SHALL BE DEEMED TO BE O.R.B. 20443, PG. 856, WITHIN THIS EXHIBIT 2-B.

PREPARED BY

SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190186
AS-BUILT: JUNE 23, 2006; ORDER No. 192049

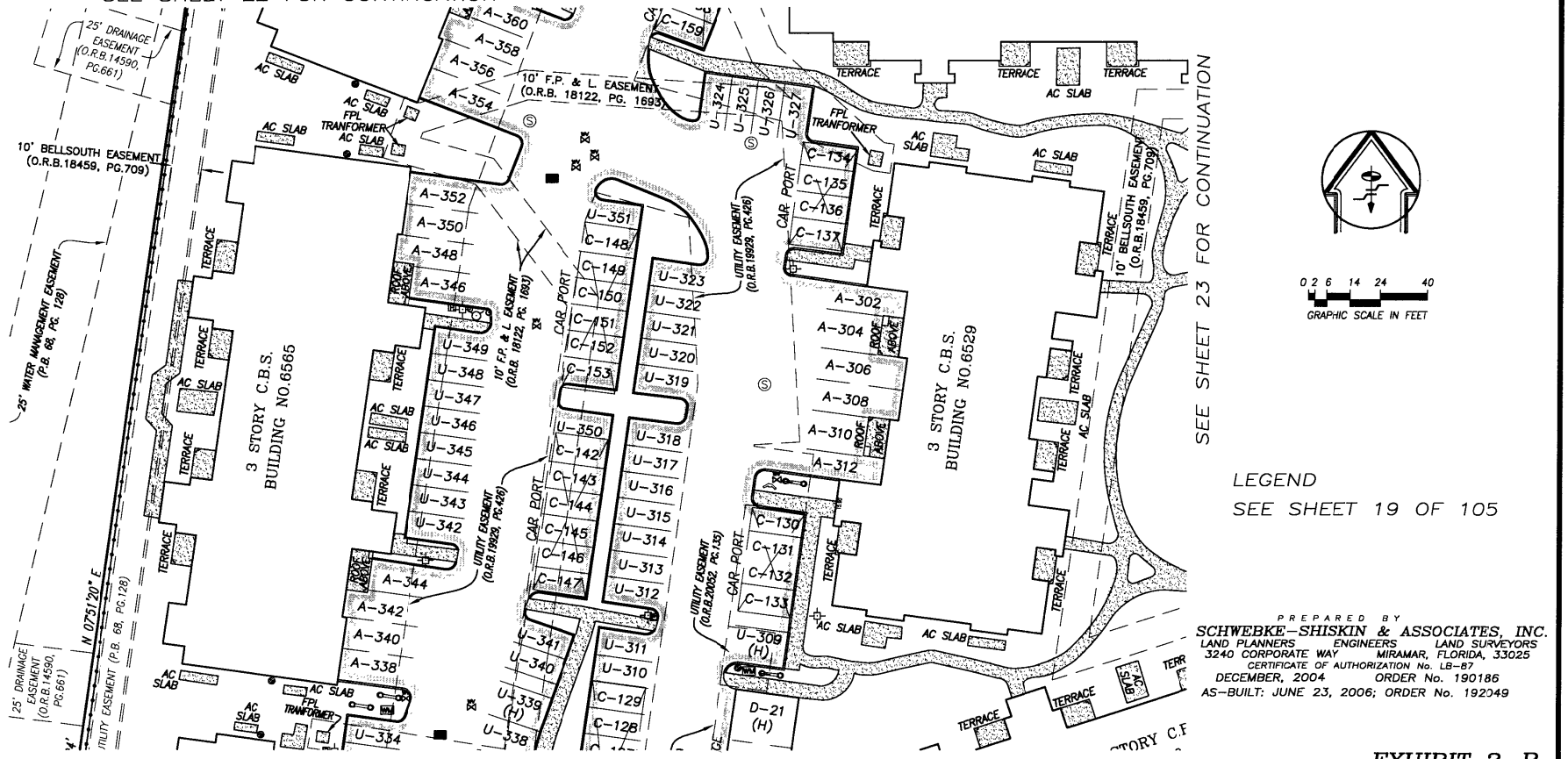
EXHIBIT 2-B

SHEET 23 OF 105 SHEETS

K:\22434\2\EMERALD DUNES\AS-BUILT GRAPHICS\FLOOR PLANS\DWG\SKETCH OF SURVEY.DWG

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

PROPOSED PHASE



LEGEND

SEE SHEET 19 OF 105

PREPARED BY

SCHWEBKE-SHISKIN & ASSOCIATES, INC.

LAND PLANNERS ENGINEERS LAND SURVEYORS

3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025

CERTIFICATE OF AUTHORIZATION No. LB-87

DECEMBER, 2004 ORDER No. 190186

AS-BUILT: JUNE 23, 2006; ORDER No. 192049

PARTIAL SKETCH OF SURVEY (TRACTS "A" & "C")

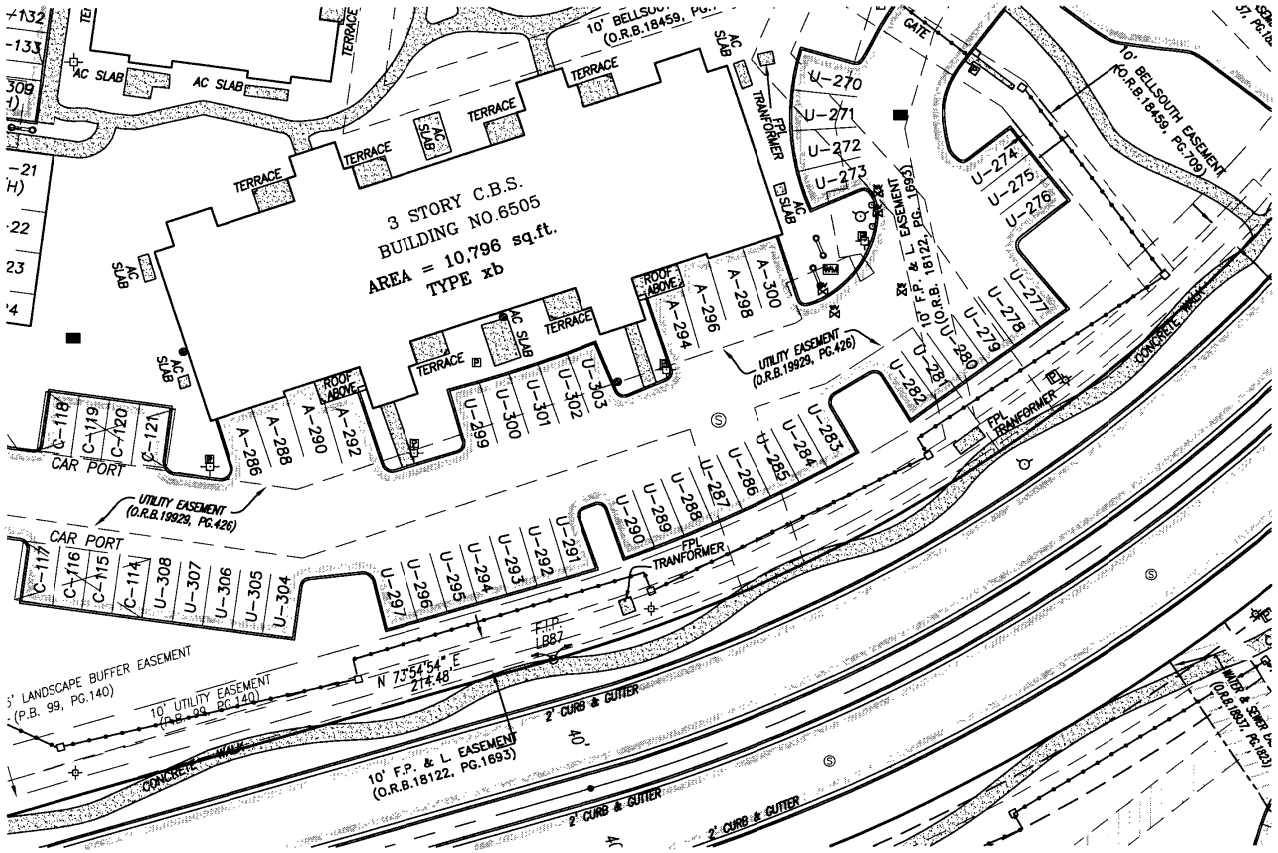
EXHIBIT 2-B

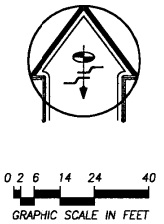
SHEET 24 OF 105 SHEETS

k:\224342\EMERALD DUNES\AS-BUILT GRAPHICS\FLOOR PLANS\DWG\SKETCH OF SURVEY.DWG

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

PROPOSED PHASE





LEGEND

SEE SHEET 19 OF 105

PREPARED BY

SCHWEBKE–SHISKIN & ASSOCIATES, INC.

LAND PLANNERS ENGINEERS LAND SURVEYORS

3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025

CERTIFICATE OF AUTHORIZATION No. LB–87

DECEMBER, 2004 ORDER No. 190186

AS–BUILT: JUNE 23, 2006; ORDER No. 192049

PARTIAL SKETCH OF SURVEY (TRACTS "A" & "C")

EXHIBIT 2–B

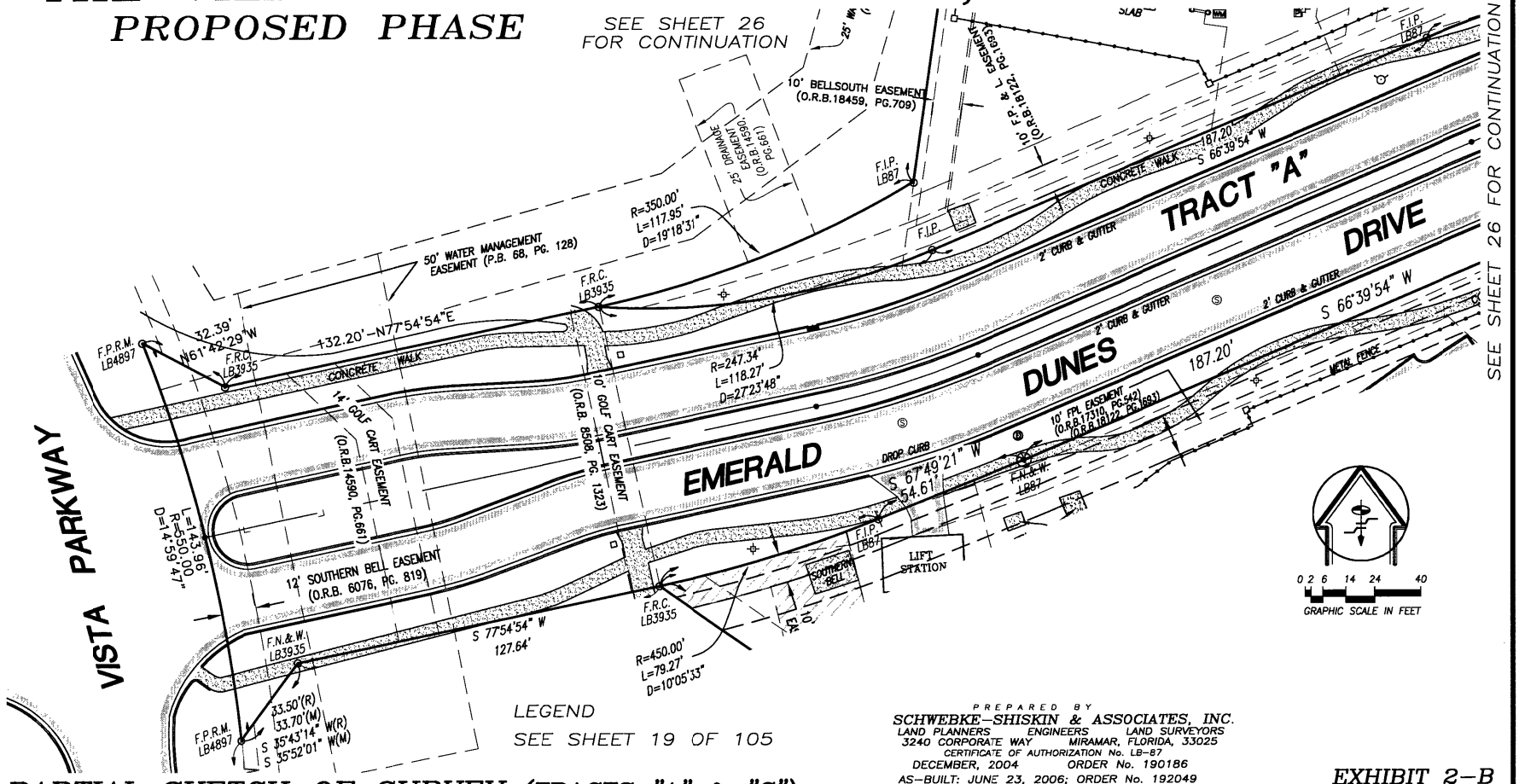
SHEET 25 OF 105 SHEETS

k:\224342\EMERALD DUNES\AS–BUILT GRAPHICS\FLOOR PLANS\DWG\SKETCH OF SURVEY.DWG

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM
PROPOSED PHASE
PARTIAL SKETCH OF SURVEY (TRACTS "A" & "C")
K:\224342\EMERALD DUNES\AS-BUILT GRAPHICS\FLOOR PLANS\DWG\SKETCH OF SURVEY.DWG
3 STORY C.B.S.
BUILDING NO.6573
TERRACE
ROOF ABOVE
CAR PORT
GARAGE
GATE
SEE SHEET 24 FOR CONTINUATION
SEE SHEET 27 FOR CONTINUATION
SEE SHEET 25 FOR CONTINUATION
SEE SHEET 19 OF 105
LEGEND
GRAPHIC SCALE IN FEET
UTILITY EASEMENT (O.R.B.19929, PG.426)
10' F.P. & L. EASEMENT (O.R.B. 18122, PG. 1693)
15' LANDSCAPE BUFFER EASEMENT (P.B. 99, PG.140)
10' BELLSOUTH EASEMENT (O.R.B.18459, PG.709)
529.24'
12' UTILITY EAS
F.P. & L. EASEMENT R.B.18122, PG.1693
40.00'
R=340.00'
L=43.12'
D=7°15'00"
PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190186
AS-BUILT: JUNE 23, 2006; ORDER No. 192049
EXHIBIT 2-B
SHEET 26 OF 105 SHEETS

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

PROPOSED PHASE



LEGEND

SEE SHEET 19 OF 105

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190186
AS-BUILT: JUNE 23, 2006; ORDER No. 192049

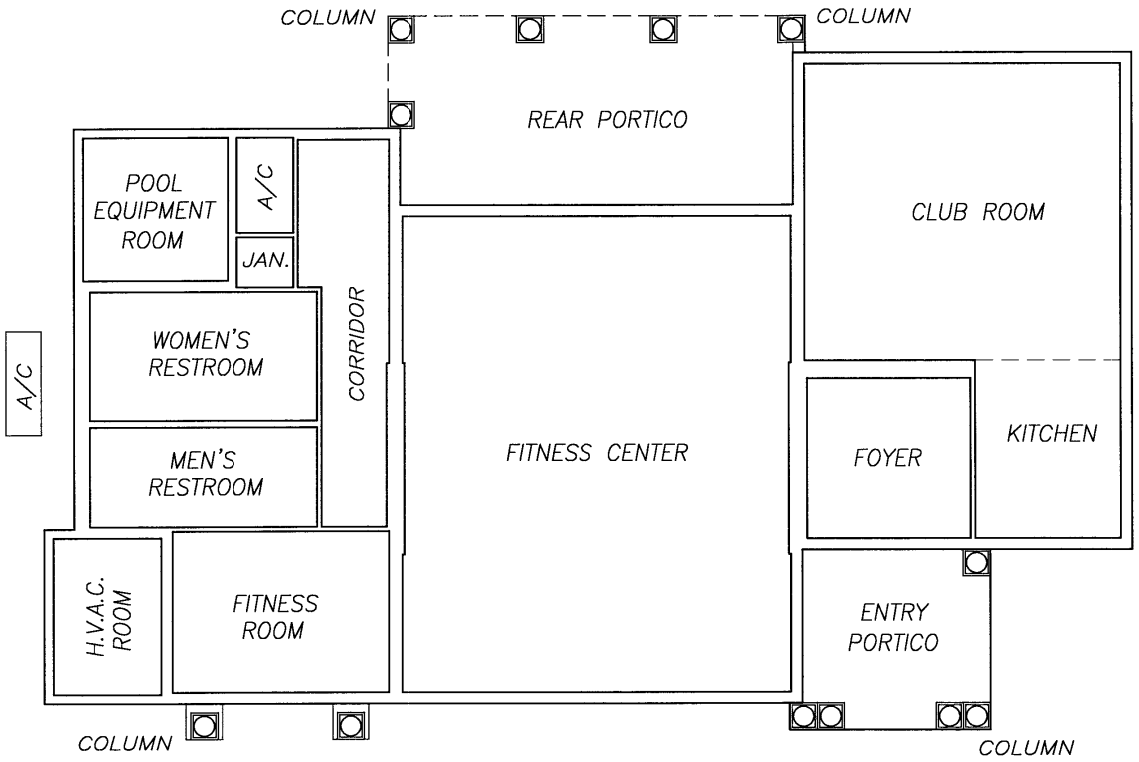
PARTIAL SKETCH OF SURVEY (TRACTS "A" & "C")

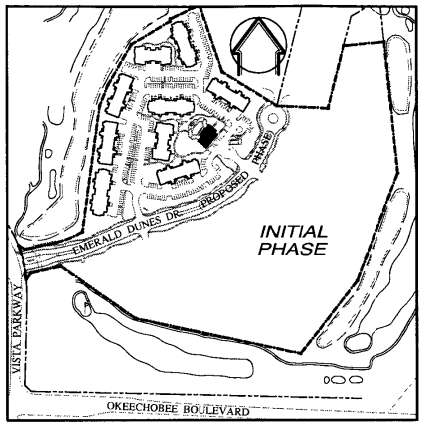
EXHIBIT 2-B
SHEET 27 OF 105 SHEETS

k:\224342\EMERALD DUNES\AS-BUILT GRAPHICS\FLOOR PLANS\DWG\SKETCH OF SURVEY.DWG

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

PROPOSED PHASE





KEY PLAN
N.T.S.

LEGEND:

JAN. DENOTES JANITOR'S CLOSET
A/C DENOTES AIR HANDLER UNIT CLOSET

RENDEZVOUS BUILDING FLOOR PLAN

AS-BUILT: JUNE 23, 2006; ORDER No. 192049

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87

DECEMBER, 2004 ORDER No. 190186

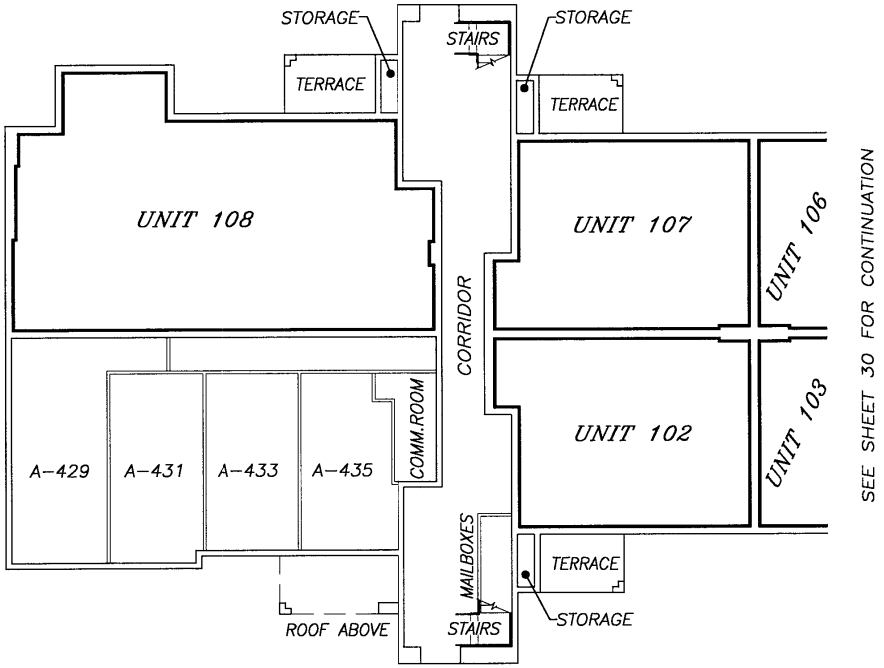
0 1 3 7 12 20
GRAPHIC SCALE IN FEET

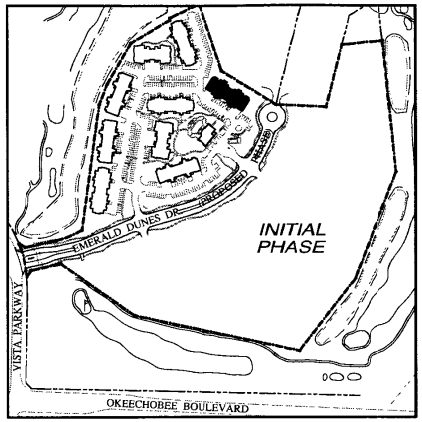
EXHIBIT 2-B
SHEET 28 OF 105 SHEETS

k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\CABANA.DWG

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

PROPOSED PHASE





KEY PLAN
N.T.S.

BUILDING No. 6475
FIRST FLOOR–LEFT SIDE

ELEVATION OF FINISH FLOOR = 20.56
ELEVATION OF FINISH CEILING = 29.21 AS–BUILT: JUNE 23, 2006; ORDER No. 192049

PREPARED BY
SCHWEBKE–SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB–87
DECEMBER, 2004 ORDER No. 190186

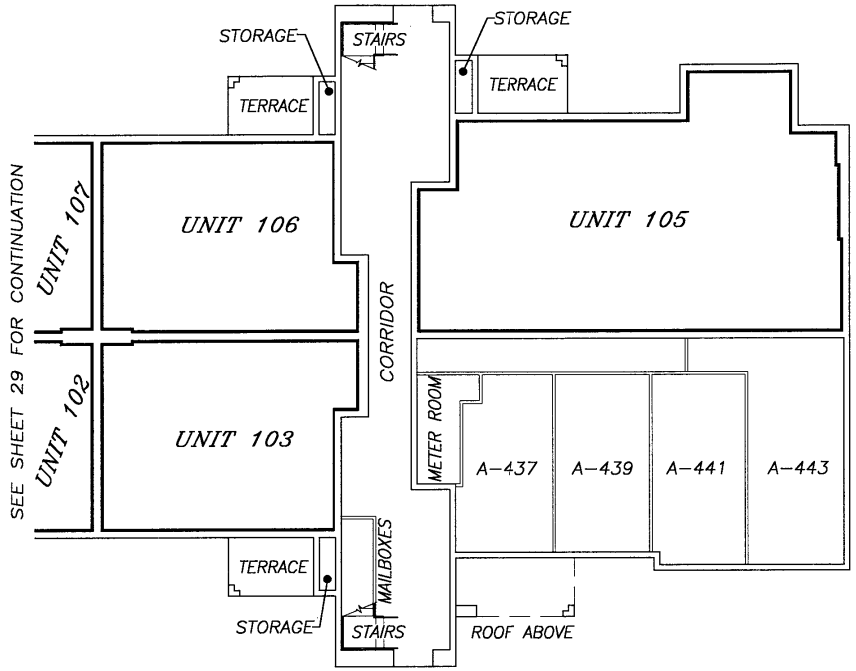
0 1 3 7 12 20
GRAPHIC SCALE IN FEET

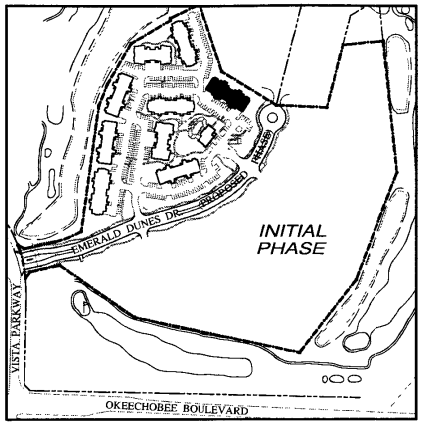
EXHIBIT 2–B
SHEET 29 OF 105 SHEETS

k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\TYPE X

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

PROPOSED PHASE





KEY PLAN
N.T.S.

BUILDING No. 6475
FIRST FLOOR-RGHT SIDE

ELEVATION OF FINISH FLOOR = 20.56
ELEVATION OF FINISH CEILING = 29.21

AS-BUILT: JUNE 23, 2006; ORDER No. 192049

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87

DECEMBER, 2004 ORDER No. 190186

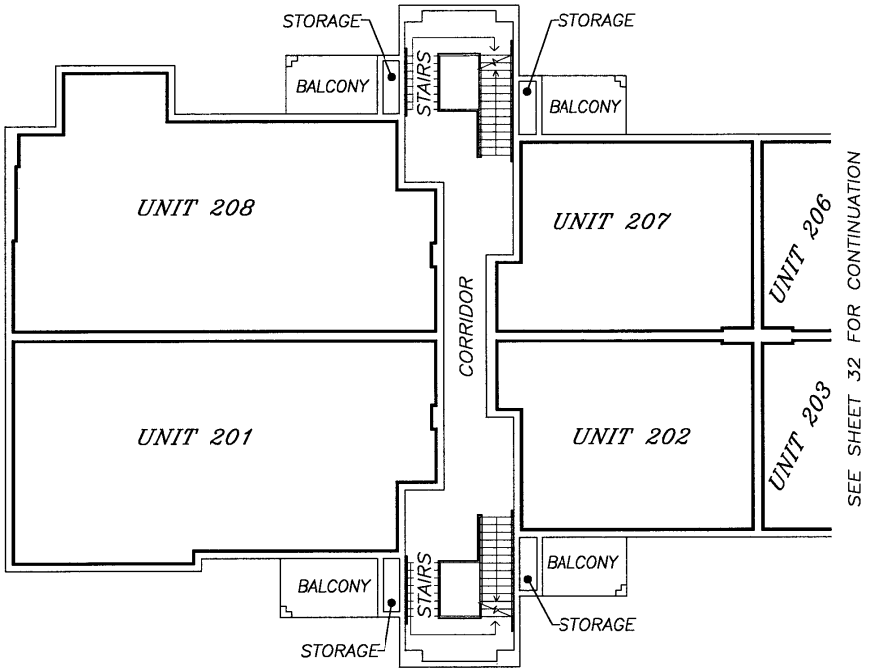
0 1 3 7 12 20
GRAPHIC SCALE IN FEET

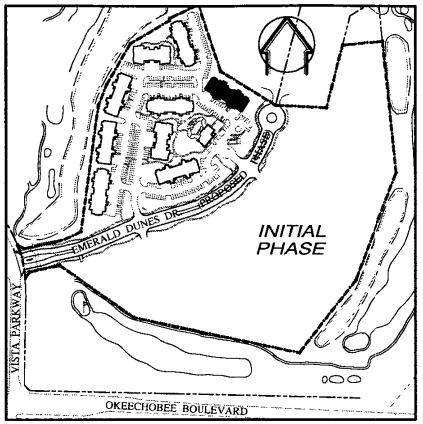
EXHIBIT 2-B
SHEET 30 OF 105 SHEETS

k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\TYPE X

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

PROPOSED PHASE





KEY PLAN
N.T.S.

BUILDING No. 6475
SECOND FLOOR—LEFT SIDE

ELEVATION OF FINISH FLOOR = 29.88
ELEVATION OF FINISH CEILING = 38.46

AS-BUILT: JUNE 23, 2006; ORDER No. 192049

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190186

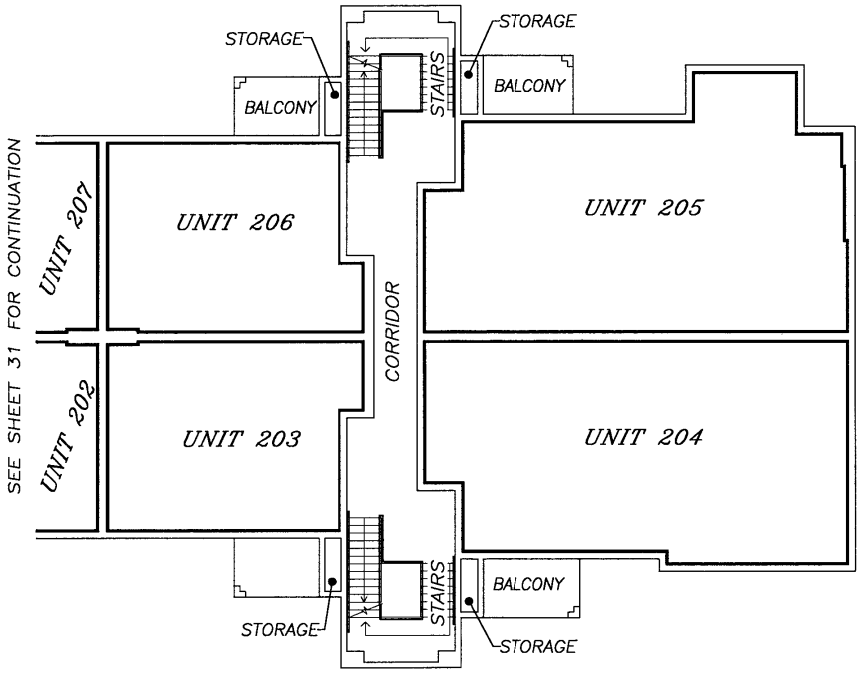
0 1 3 7 12 20
GRAPHIC SCALE IN FEET

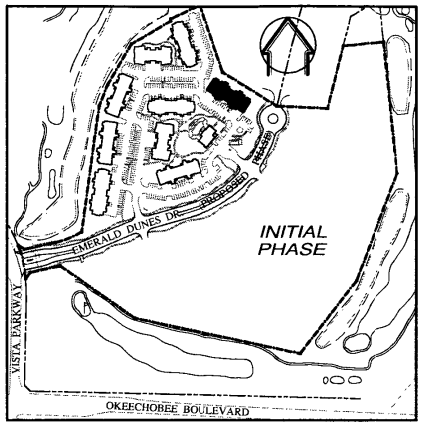
EXHIBIT 2-B
SHEET 31 OF 105 SHEETS

k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\TYPE X

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

PROPOSED PHASE





KEY PLAN
N.T.S.

BUILDING No. 6475
SECOND FLOOR–RIGHT SIDE

ELEVATION OF FINISH FLOOR = 29.88
ELEVATION OF FINISH CEILING = 38.46

AS–BUILT: JUNE 23, 2006; ORDER No. 192049

PREPARED BY
SCHWEBKE–SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB–87

DECEMBER, 2004 ORDER No. 190186

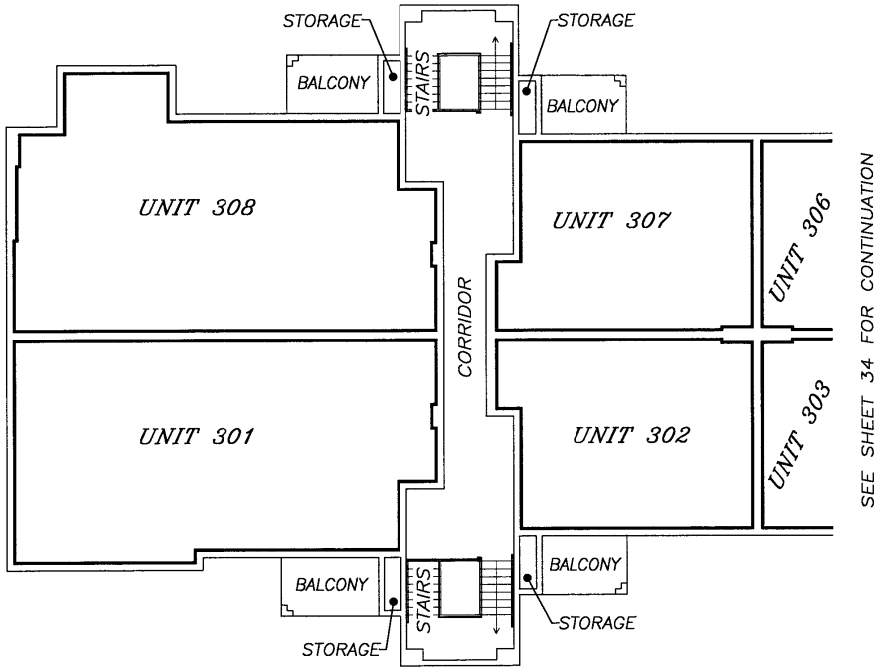
0 1 3 7 12 20
GRAPHIC SCALE IN FEET

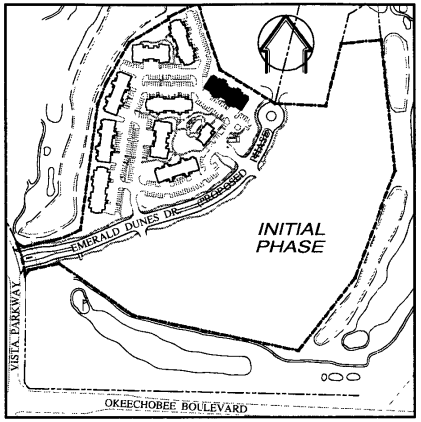
EXHIBIT 2–B
SHEET 32 OF 105 SHEETS

k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\TYPE X

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

PROPOSED PHASE





KEY PLAN
N.T.S.

BUILDING No. 6475
THIRD FLOOR—LEFT SIDE

ELEVATION OF FINISH FLOOR = 39.13
ELEVATION OF FINISH CEILING = 47.71

AS-BUILT: JUNE 23, 2006; ORDER No. 192049

PREPARED BY
SCHWEBKE—SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87

DECEMBER, 2004 ORDER No. 190186

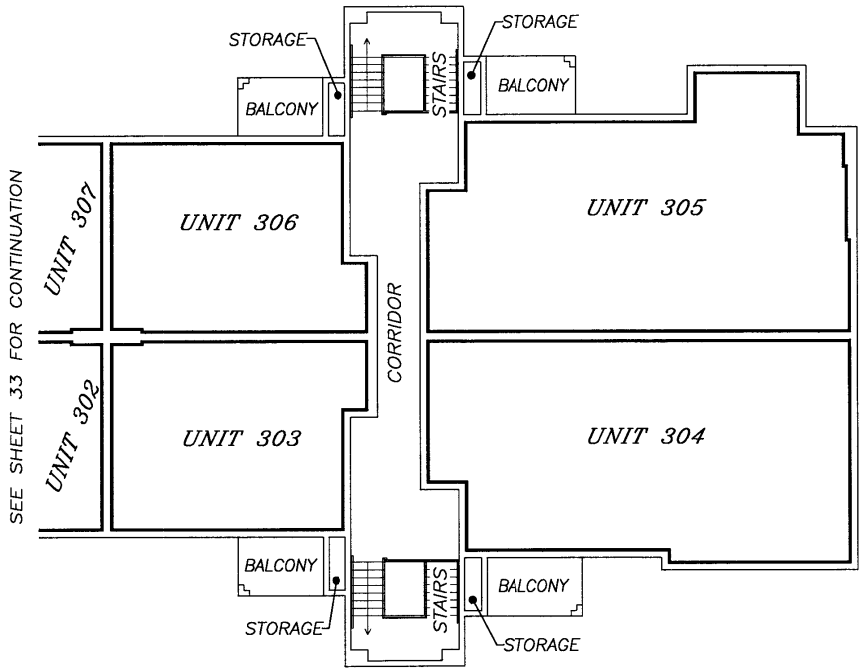
0 1 3 7 12 20
GRAPHIC SCALE IN FEET

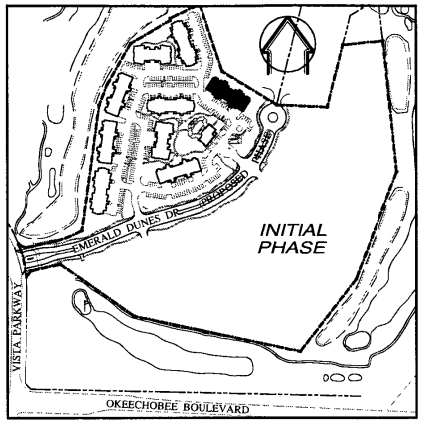
EXHIBIT 2—B
SHEET 33 OF 105 SHEETS

k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\TYPE X

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

PROPOSED PHASE





KEY PLAN
N.T.S.

BUILDING No. 6475
THIRD FLOOR–RIGHT SIDE

ELEVATION OF FINISH FLOOR = 39.13
ELEVATION OF FINISH CEILING = 47.71

AS–BUILT: JUNE 23, 2006; ORDER No. 192049

PREPARED BY
SCHWEBKE–SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB–87
DECEMBER, 2004 ORDER No. 190186

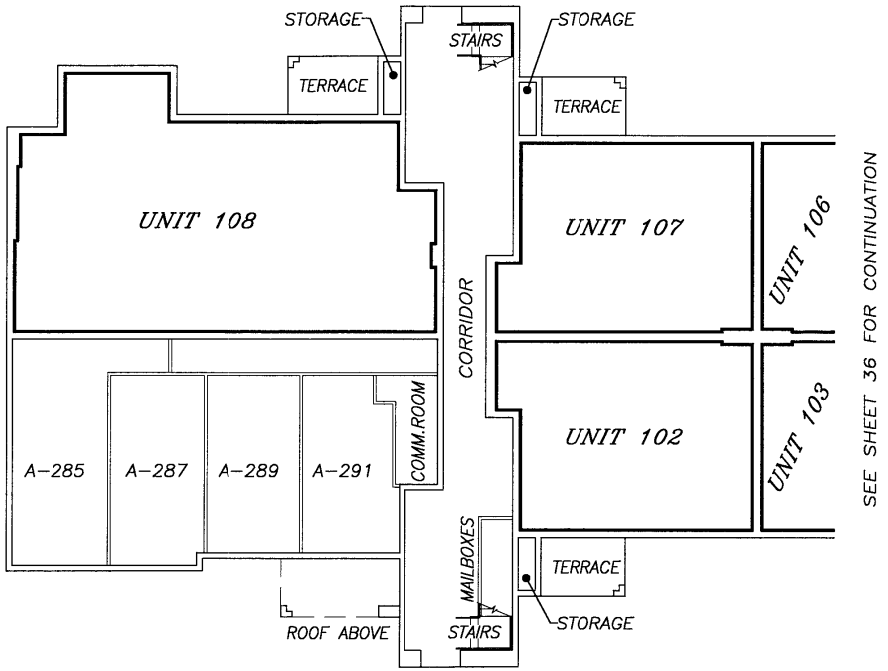
0 1 3 7 12 20
GRAPHIC SCALE IN FEET

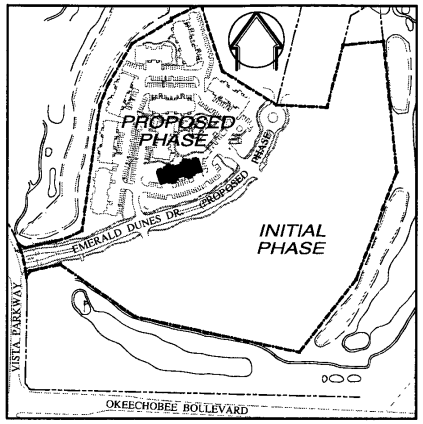
EXHIBIT 2–B
SHEET 34 OF 105 SHEETS

k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\TYPE X

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

PROPOSED PHASE





KEY PLAN
N.T.S.

LEGEND:

COMM. DENOTES COMMUNICATION

BUILDING No. 6505
FIRST FLOOR—LEFT SIDE

ELEVATION OF FINISH FLOOR = 20.55

ELEVATION OF FINISH CEILING = 29.15 AS-BUILT: JUNE 23, 2006; ORDER No. 192049

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87

DECEMBER, 2004 ORDER No. 190186

0 1 3 7 12 20

GRAPHIC SCALE IN FEET

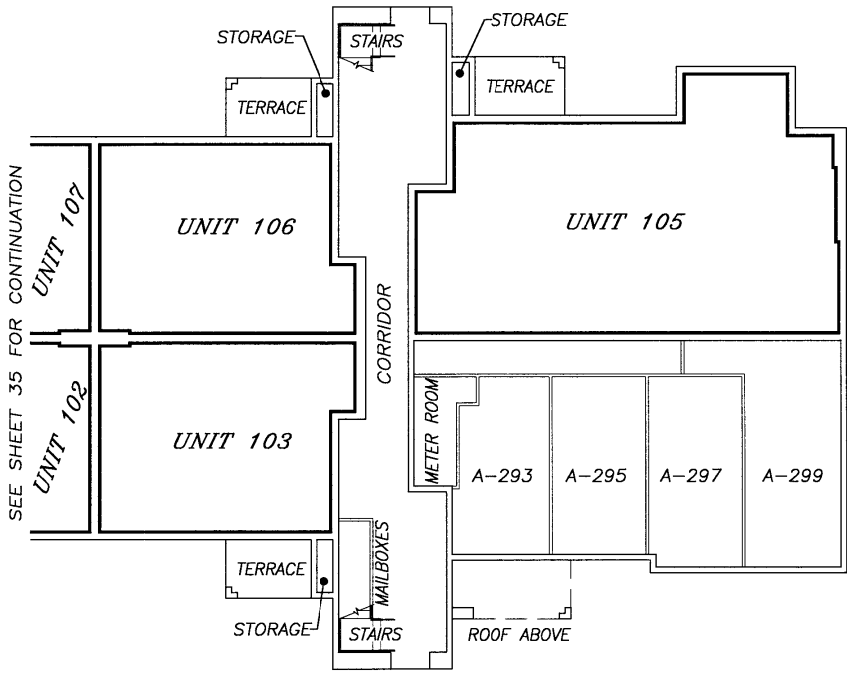
EXHIBIT 2-B

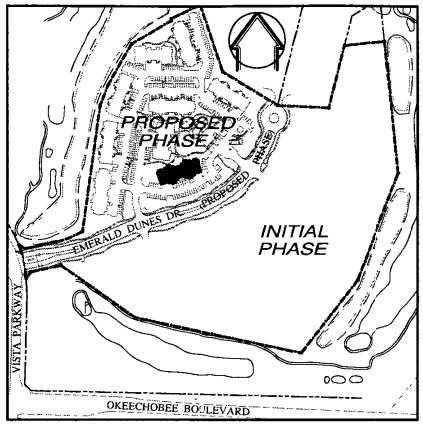
SHEET 35 OF 105 SHEETS

k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\TYPE XB

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

PROPOSED PHASE





KEY PLAN
N.T.S.

BUILDING No. 6505
FIRST FLOOR–RIGHT SIDE

ELEVATION OF FINISH FLOOR = 20.52
ELEVATION OF FINISH CEILING = 29.15

AS–BUILT: JUNE 23, 2006; ORDER No. 192049

PREPARED BY
SCHWEBKE–SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB–87

DECEMBER, 2004 ORDER No. 190186

0 1 3 7 12 20
GRAPHIC SCALE IN FEET

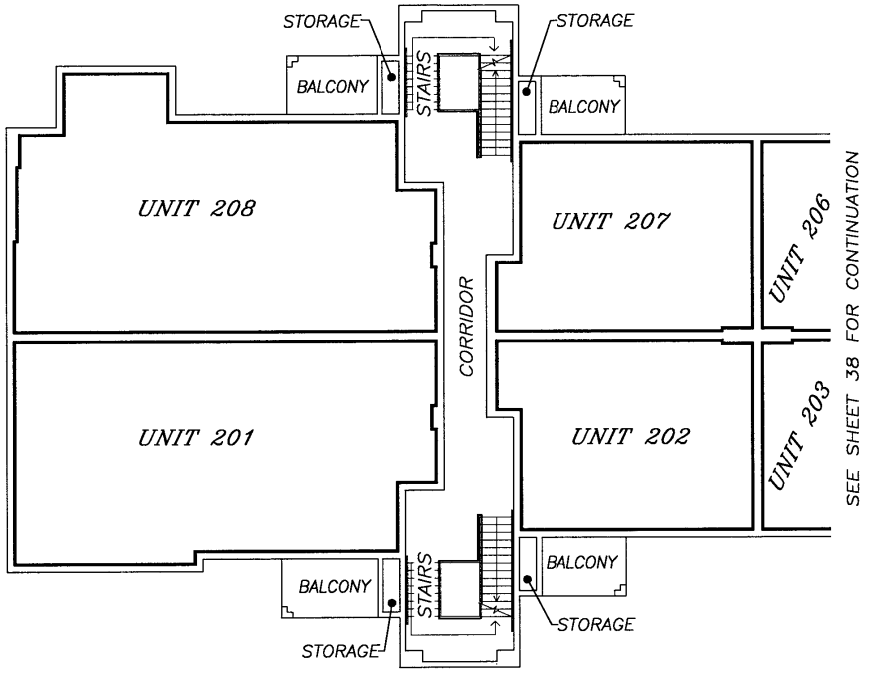
EXHIBIT 2–B

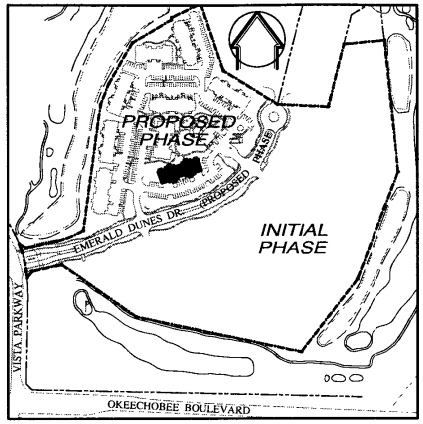
SHEET 36 OF 105 SHEETS

k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\TYPE XB

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

PROPOSED PHASE





KEY PLAN
N.T.S.

BUILDING No. 6505
SECOND FLOOR—LEFT SIDE

ELEVATION OF FINISH FLOOR = 29.89
ELEVATION OF FINISH CEILING = 38.44

AS-BUILT: JUNE 23, 2006; ORDER No. 192049

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87

DECEMBER, 2004 ORDER No. 190186

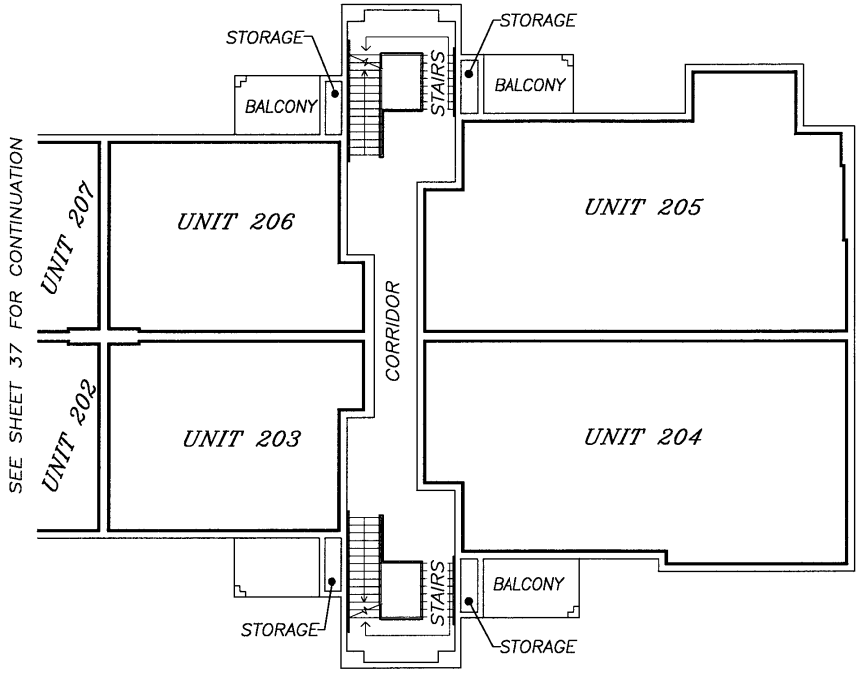
0 1 3 7 12 20
GRAPHIC SCALE IN FEET

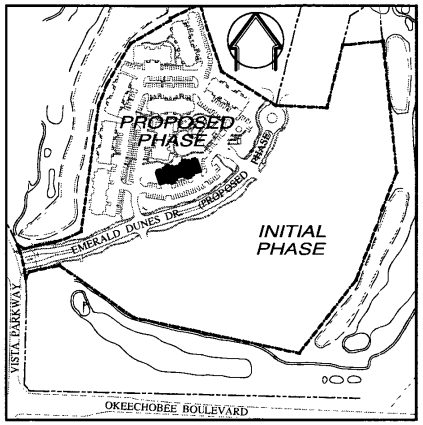
EXHIBIT 2-B
SHEET 37 OF 105 SHEETS

k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\TYPE XB

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

PROPOSED PHASE





KEY PLAN
N.T.S.

BUILDING No. 6505
SECOND FLOOR—RIGHT SIDE

ELEVATION OF FINISH FLOOR = 29.89
ELEVATION OF FINISH CEILING = 38.44 AS-BUILT: JUNE 23, 2006; ORDER No. 192049

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87

DECEMBER, 2004 ORDER No. 190186

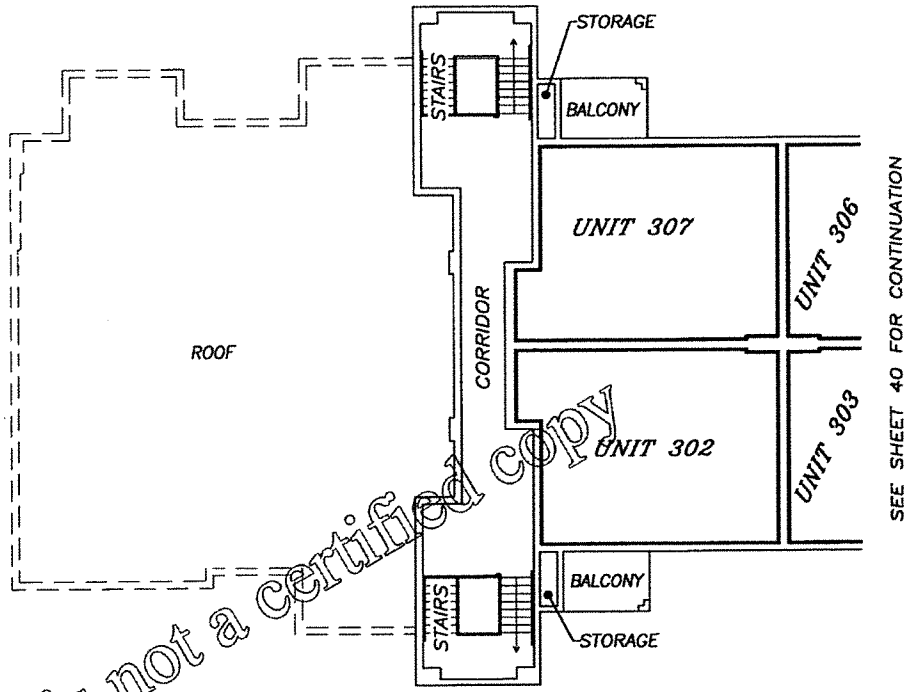
0 1 3 7 12 20
GRAPHIC SCALE IN FEET

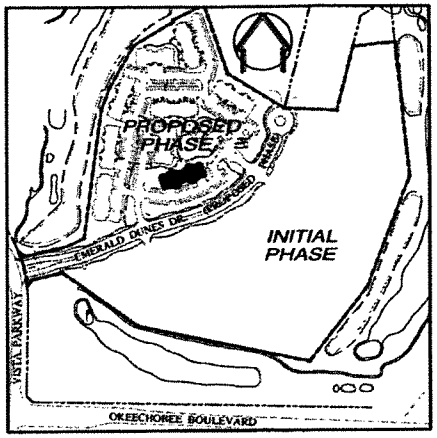
EXHIBIT 2-B
SHEET 38 OF 105 SHEETS

k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\TYPE XB

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

PROPOSED PHASE





KEY PLAN
N.T.S.

This is not a certified copy

BUILDING No. 6505
THIRD FLOOR–LEFT SIDE

ELEVATION OF FINISH FLOOR = 39.11

ELEVATION OF FINISH CEILING = 47.68 AS–BUILT: JUNE 23, 2006; ORDER No. 192049

PREPARED BY
SCHWEBKE–SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB–87

DECEMBER, 2004 ORDER No. 190186

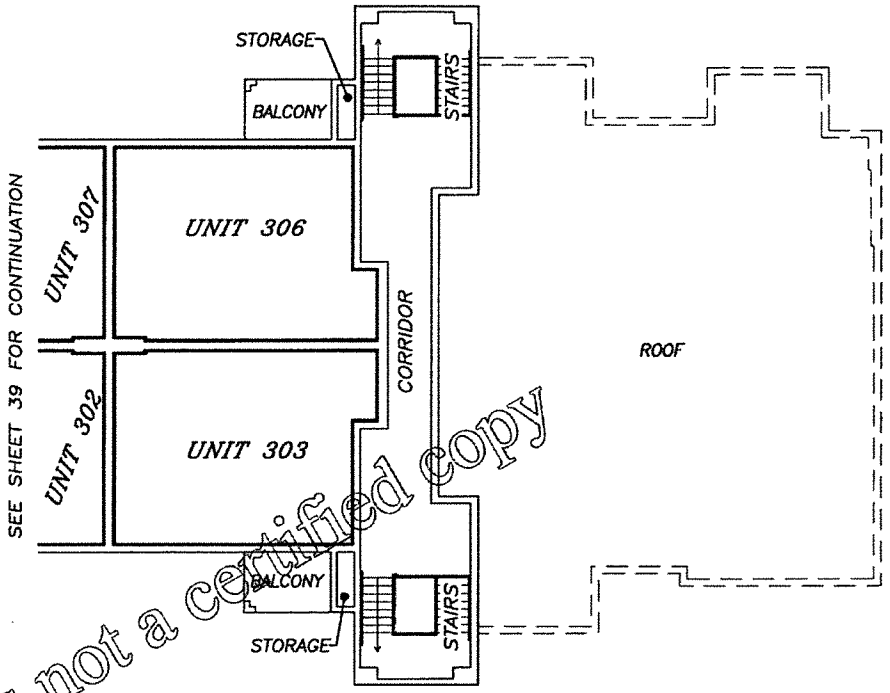
0 1 3 7 12 20
GRAPHIC SCALE IN FEET

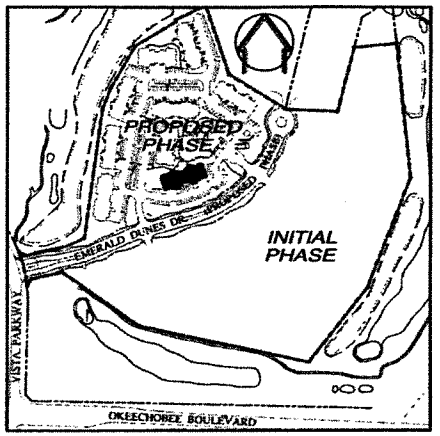
EXHIBIT 2–B
SHEET 39 OF 105 SHEETS

k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\TYPE X8

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

PROPOSED PHASE





KEY PLAN
N.T.S.

This is not a certified copy

BUILDING No. 6505
THIRD FLOOR–RIGHT SIDE

ELEVATION OF FINISH FLOOR = 39.11
ELEVATION OF FINISH CEILING = 47.68 AS–BUILT: JUNE 23, 2006; ORDER No. 192049

PREPARED BY
SCHWEBKE–SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB–87
DECEMBER, 2004 ORDER No. 190186

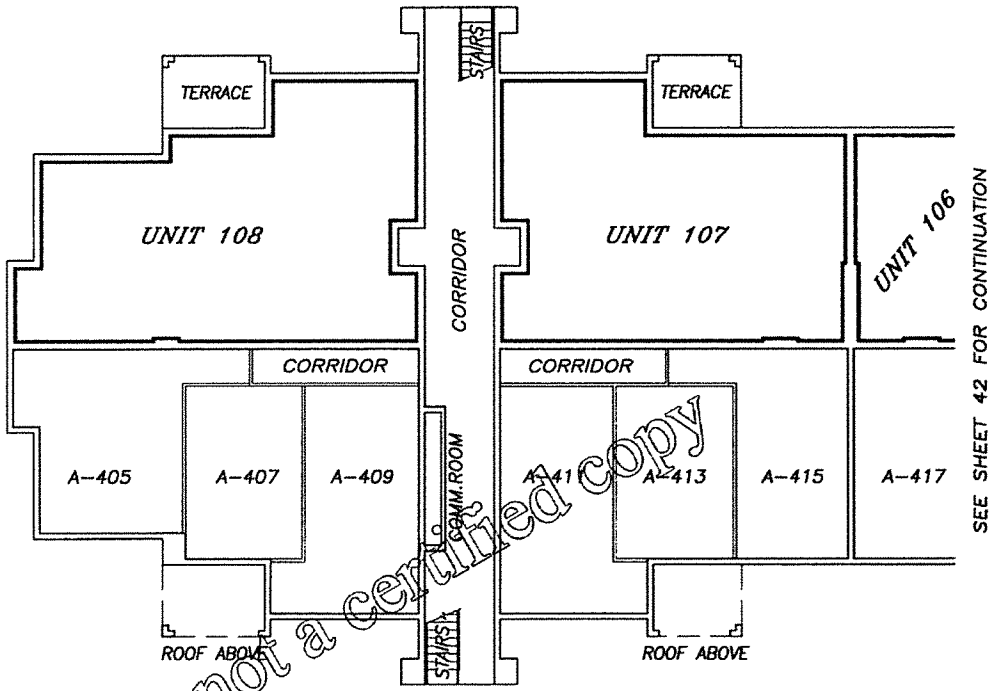
0 1 3 7 12 20
GRAPHIC SCALE IN FEET

EXHIBIT 2–B
SHEET 40 OF 105 SHEETS

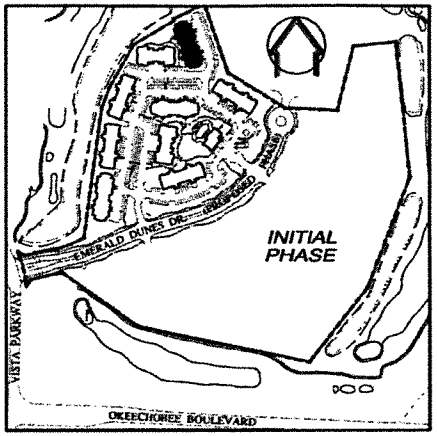
k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\TYPE XB

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

PROPOSED PHASE



This is not a certified copy



KEY PLAN
N.T.S.

LEGEND:

COMM. DENOTES COMMUNICATION

BUILDING No. 6511
FIRST FLOOR–LEFT SIDE

ELEVATION OF FINISH FLOOR = 20.51

ELEVATION OF FINISH CEILING = 29.11 AS-BUILT: JUNE 23, 2006; ORDER No. 192049

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87

DECEMBER, 2004 ORDER No. 190186

0 1 3 7 12 20

GRAPHIC SCALE IN FEET

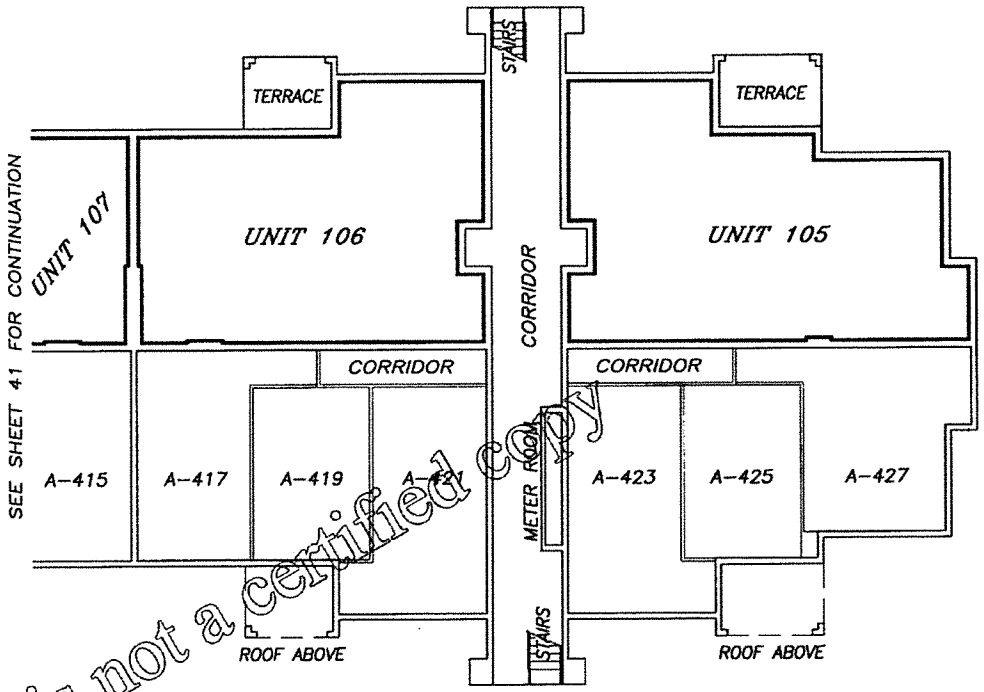
EXHIBIT 2-B

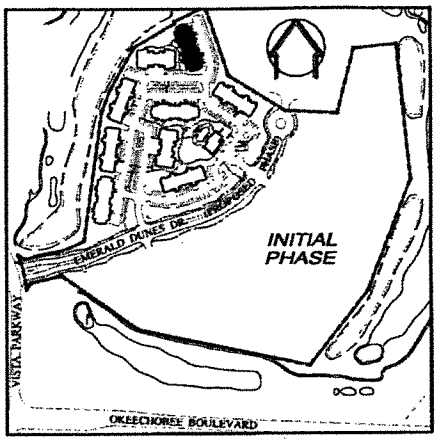
SHEET 41 OF 105 SHEETS

k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\TYPE VIC

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

PROPOSED PHASE





KEY PLAN
N.T.S.

LEGEND:

COMM. DENOTES COMMUNICATION

This is not a certified copy

BUILDING No. 6511
FIRST FLOOR–RIGHT SIDE

ELEVATION OF FINISH FLOOR = 20.51

ELEVATION OF FINISH CEILING = 29.11 AS-BUILT: JUNE 23, 2006; ORDER No. 192049

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87

DECEMBER, 2004 ORDER No. 190186

0 1 3 7 12 20

GRAPHIC SCALE IN FEET

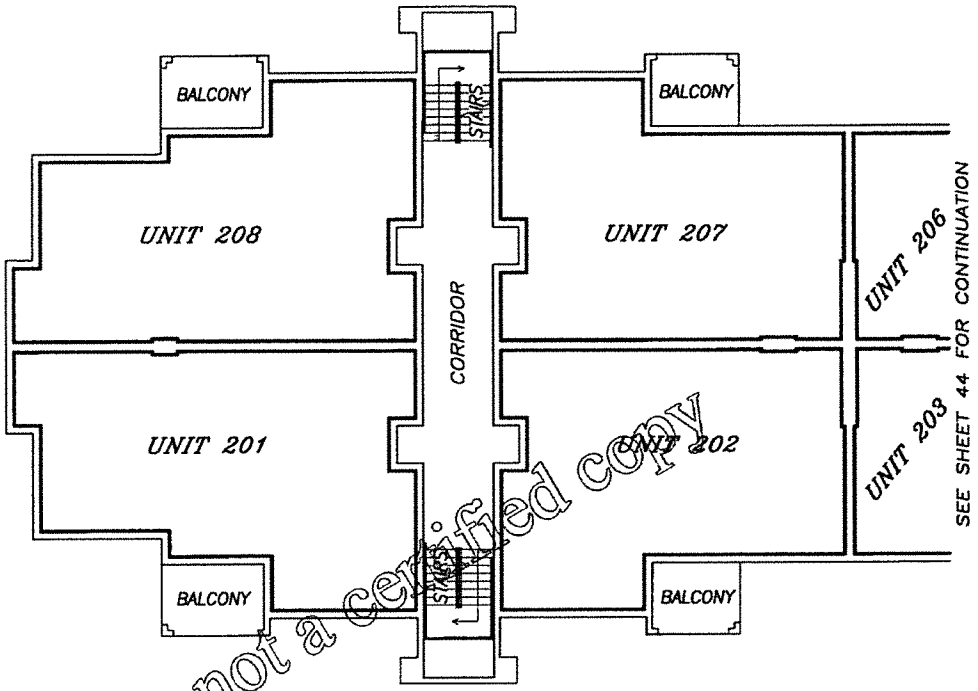
EXHIBIT 2-B

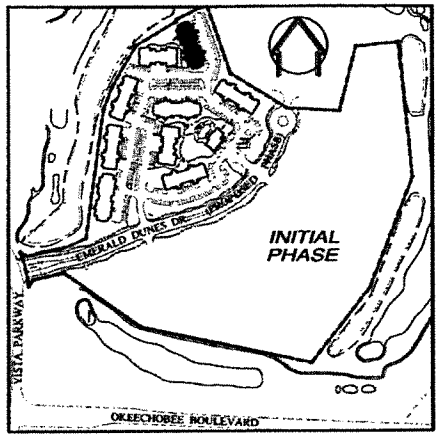
SHEET 42 OF 105 SHEETS

k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\TYPE VIC

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

PROPOSED PHASE





KEY PLAN
N.T.S.

This is not a certified copy

BUILDING No. 6511
SECOND FLOOR—LEFT SIDE

ELEVATION OF FINISH FLOOR = 29.86
ELEVATION OF FINISH CEILING = 38.46 AS-BUILT: JUNE 23, 2006; ORDER No. 192049

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190186

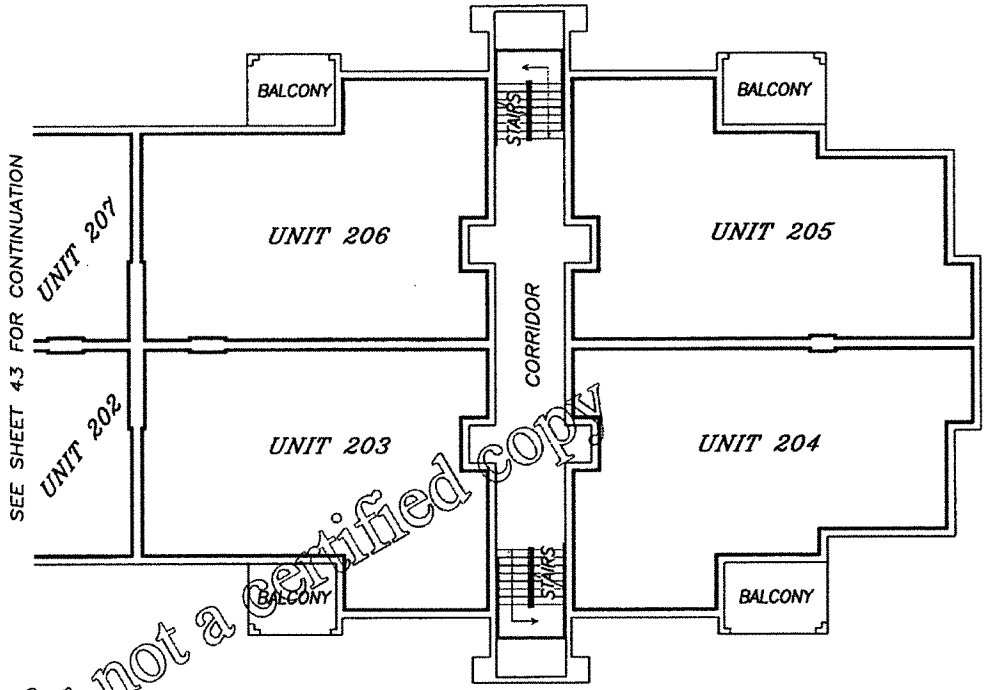
0 1 3 7 12 20
GRAPHIC SCALE IN FEET

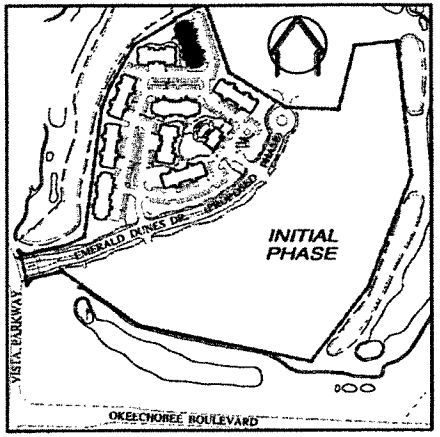
EXHIBIT 2-B
SHEET 43 OF 105 SHEETS

k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\TYPE VIC

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

PROPOSED PHASE





KEY PLAN
N.T.S.

This is not a certified copy

BUILDING No. 6511
SECOND FLOOR–RIGHT SIDE

ELEVATION OF FINISH FLOOR = 29.86
ELEVATION OF FINISH CEILING = 38.46 AS-BUILT: JUNE 23, 2006; ORDER No. 192049

PREPARED BY
SCHWEBKE–SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB–87
DECEMBER, 2004 ORDER No. 190186

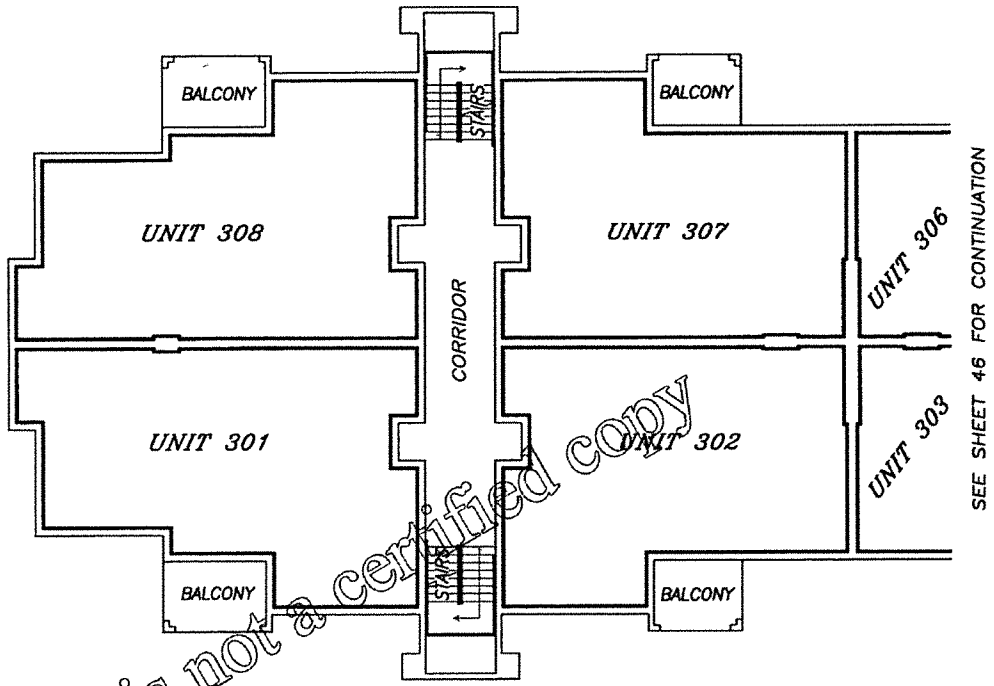
0 1 3 7 12 20
GRAPHIC SCALE IN FEET

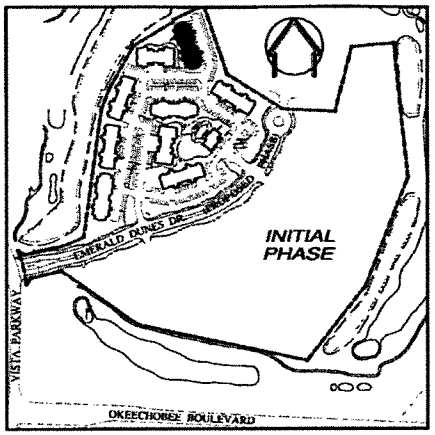
EXHIBIT 2–B
SHEET 44 OF 105 SHEETS

k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\TYPE VIC

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

PROPOSED PHASE





KEY PLAN
N.T.S.

This is not a certified copy

BUILDING No. 6511
THIRD FLOOR—LEFT SIDE

ELEVATION OF FINISH FLOOR = 39.13
ELEVATION OF FINISH CEILING = 47.63 AS-BUILT: JUNE 23, 2006; ORDER No. 192049

PREPARED BY
SCHWEBKE—SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190186

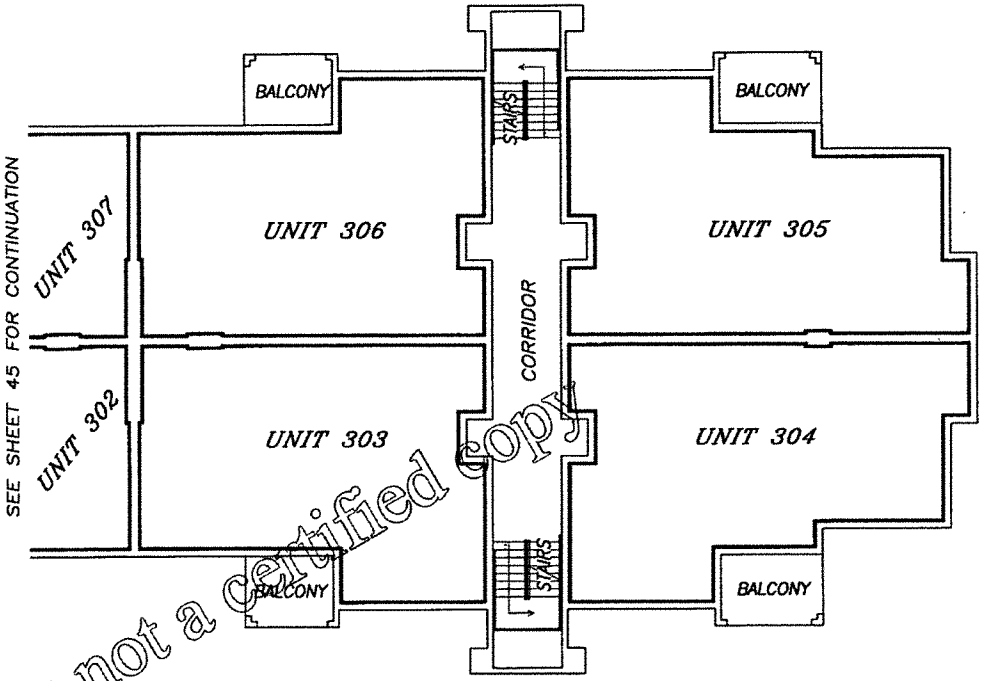
0 1 3 7 12 20
GRAPHIC SCALE IN FEET

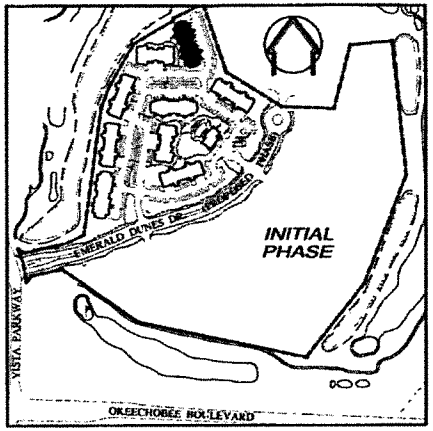
EXHIBIT 2—B
SHEET 45 OF 105 SHEETS

k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\TYPE VIC

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

PROPOSED PHASE





KEY PLAN
N.T.S.

This is not a certified copy

BUILDING No. 6511
THIRD FLOOR—RIGHT SIDE

ELEVATION OF FINISH FLOOR = 39.13'
ELEVATION OF FINISH CEILING = 47.63' AS-BUILT: JUNE 23, 2006; ORDER No. 192049

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190186

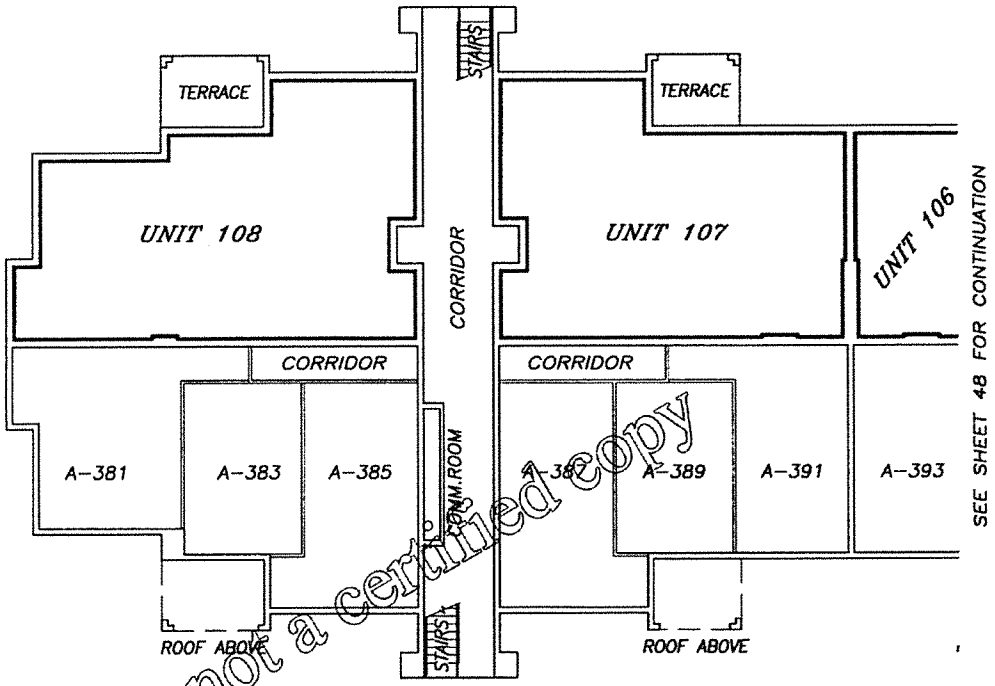
0 1 3 7 12 20
GRAPHIC SCALE IN FEET

EXHIBIT 2-B
SHEET 46 OF 105 SHEETS

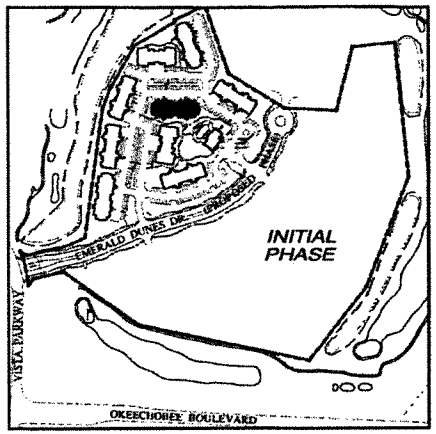
k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\TYPE VIC

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

PROPOSED PHASE



This is not a certified copy



KEY PLAN
N.T.S.

LEGEND:

COMM. DENOTES COMMUNICATION

BUILDING No. 6521
FIRST FLOOR—LEFT SIDE

ELEVATION OF FINISH FLOOR = 20.58

ELEVATION OF FINISH CEILING = 29.18 AS-BUILT: JUNE 23, 2006; ORDER No. 192049

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87

DECEMBER, 2004 ORDER No. 190186

0 1 3 7 12 20

GRAPHIC SCALE IN FEET

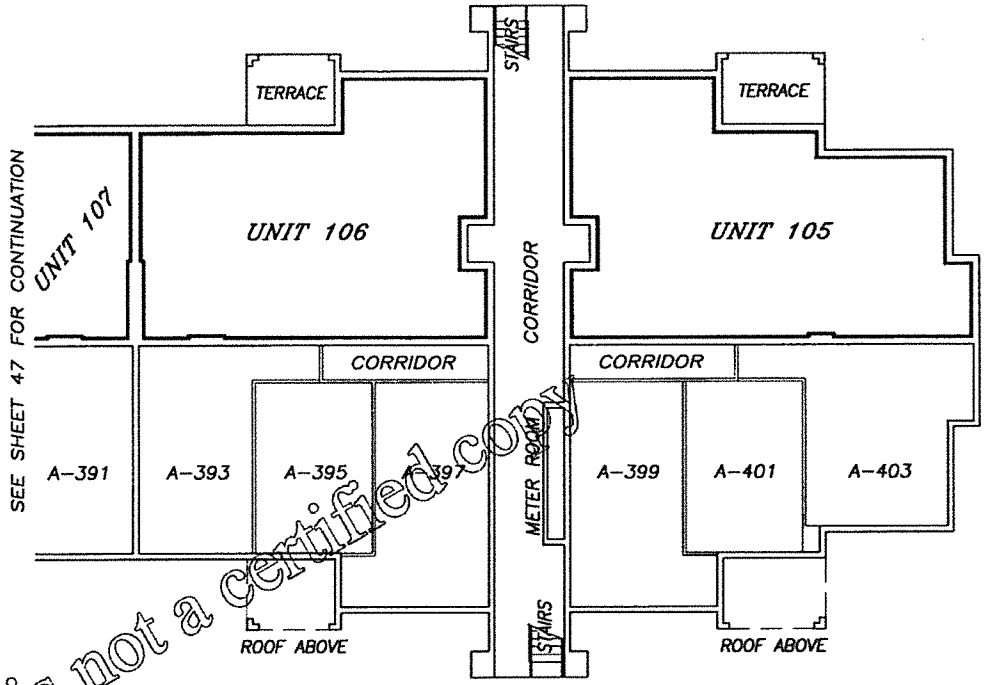
EXHIBIT 2-B

SHEET 47 OF 105 SHEETS

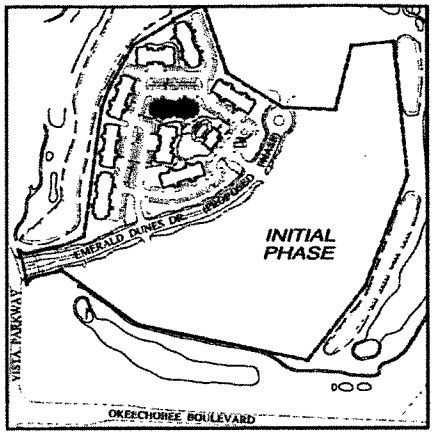
k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\TYPE VIC

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

PROPOSED PHASE



This is not a certified copy



KEY PLAN
N.T.S.

LEGEND:

COMM. DENOTES COMMUNICATION

BUILDING No. 6521
FIRST FLOOR–RIGHT SIDE

ELEVATION OF FINISH FLOOR = 20.58

ELEVATION OF FINISH CEILING = 29.18 AS-BUILT: JUNE 23, 2006; ORDER No. 192049

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87

DECEMBER, 2004 ORDER No. 190186

0 1 3 7 12 20

GRAPHIC SCALE IN FEET

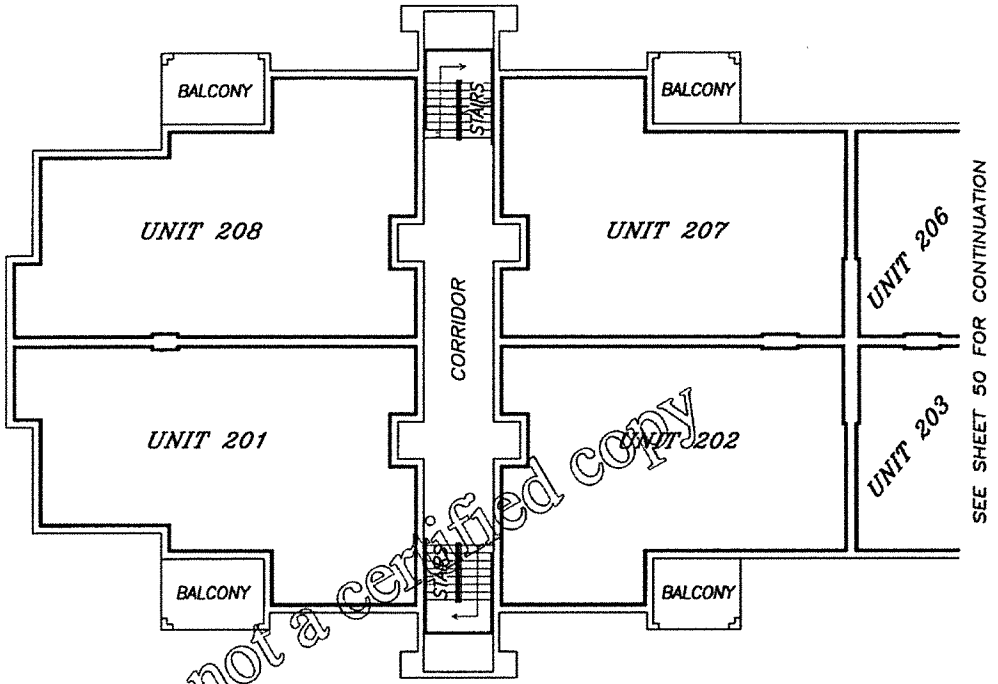
EXHIBIT 2-B

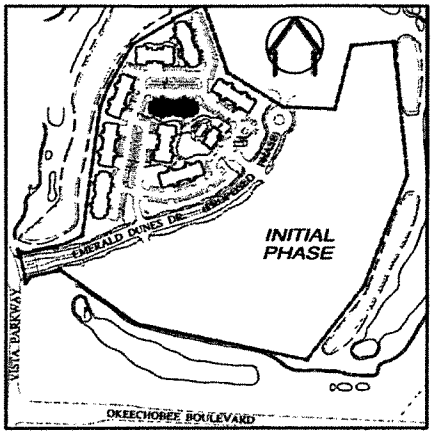
SHEET 48 OF 105 SHEETS

k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\TYPE VIC

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

PROPOSED PHASE





KEY PLAN
N.T.S.

This is not a certified copy

BUILDING No. 6521
SECOND FLOOR—LEFT SIDE

ELEVATION OF FINISH FLOOR = 29.88
ELEVATION OF FINISH CEILING = 38.43 AS-BUILT: JUNE 23, 2006; ORDER No. 192049

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190186

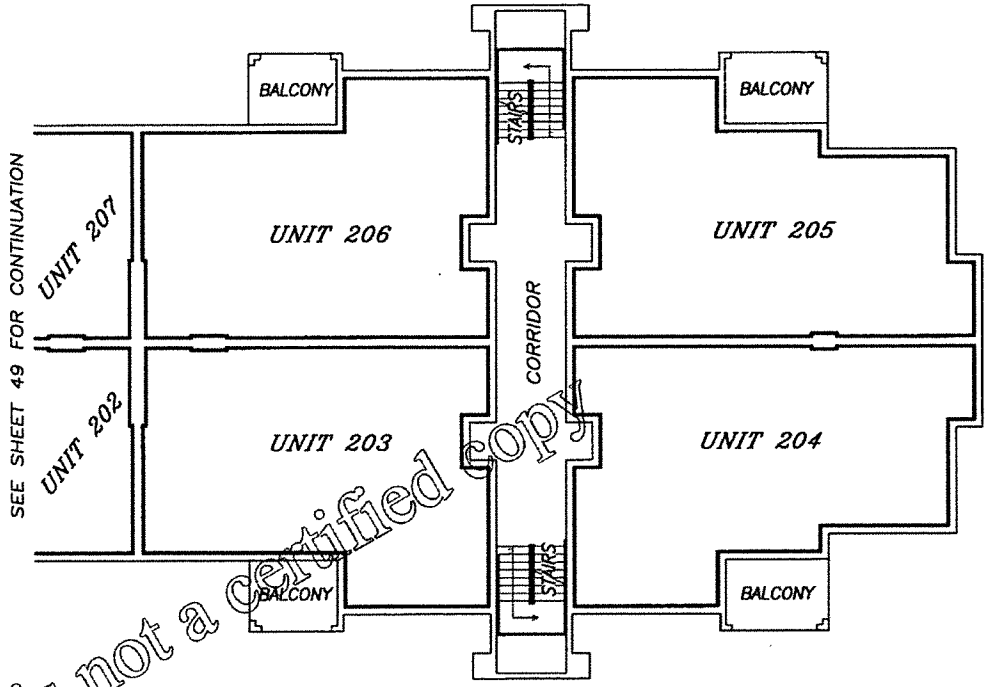
0 1 3 7 12 20
GRAPHIC SCALE IN FEET

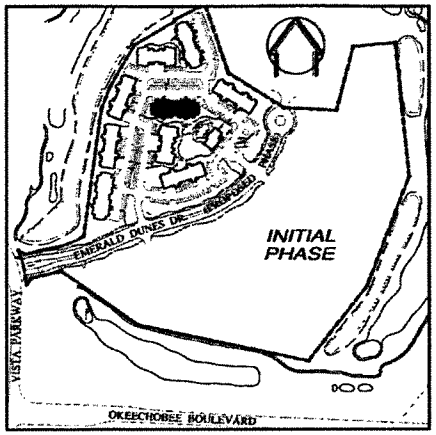
EXHIBIT 2-B
SHEET 49 OF 105 SHEETS

k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\TYPE VIC

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

PROPOSED PHASE





KEY PLAN
N.T.S.

This is not a certified copy

BUILDING No. 6521
SECOND FLOOR—RIGHT SIDE

ELEVATION OF FINISH FLOOR = 29.88

ELEVATION OF FINISH CEILING = 38.43 AS-BUILT: JUNE 23, 2006; ORDER No. 192049

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87

DECEMBER, 2004 ORDER No. 190186

0 1 3 7 12 20

GRAPHIC SCALE IN FEET

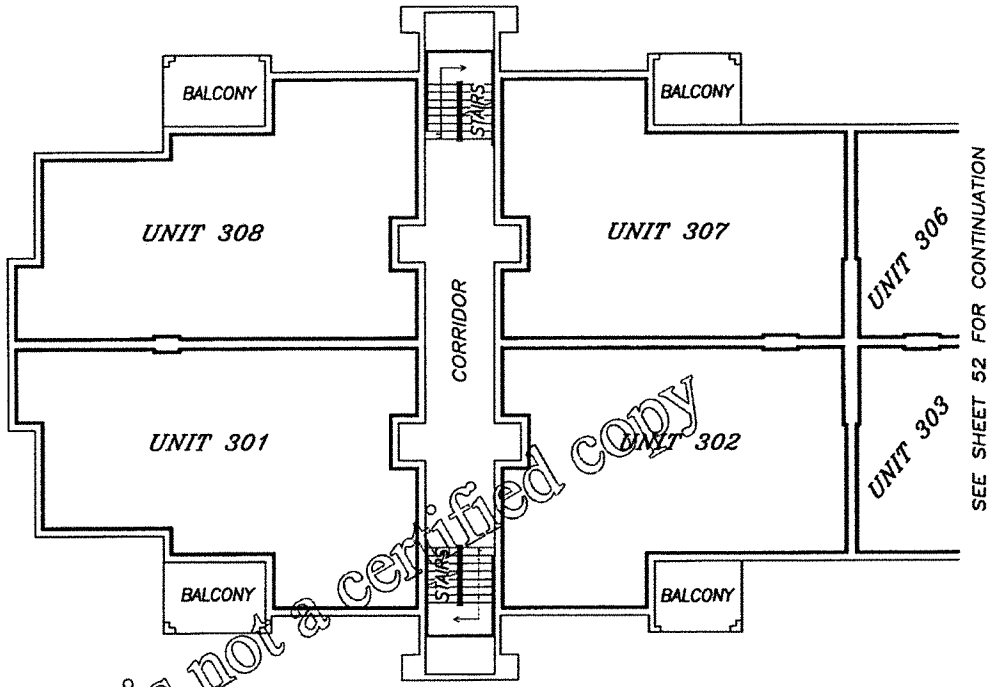
EXHIBIT 2-B

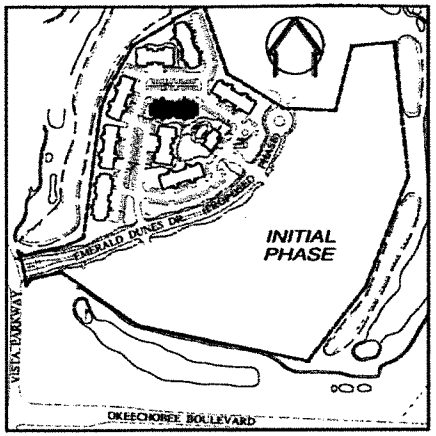
SHEET 50 OF 105 SHEETS

k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\TYPE VIC

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

PROPOSED PHASE





KEY PLAN
N.T.S.

This is not a certified copy

BUILDING No. 6521
THIRD FLOOR—LEFT SIDE

ELEVATION OF FINISH FLOOR = 39.10
ELEVATION OF FINISH CEILING = 47.68 AS-BUILT: JUNE 23, 2006; ORDER No. 192049

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190186

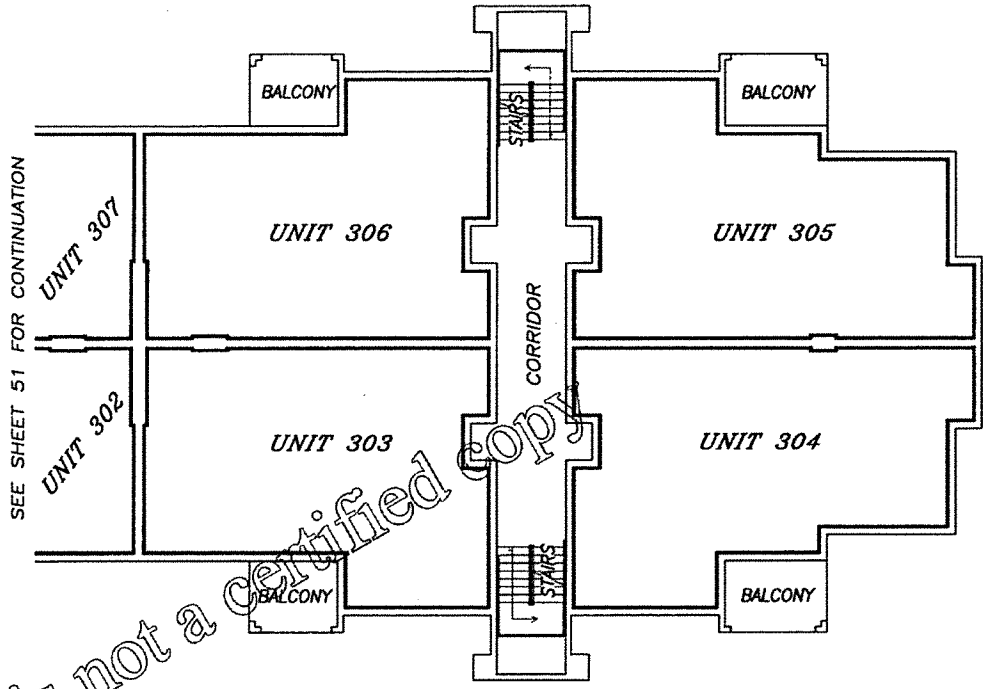
0 1 3 7 12 20
GRAPHIC SCALE IN FEET

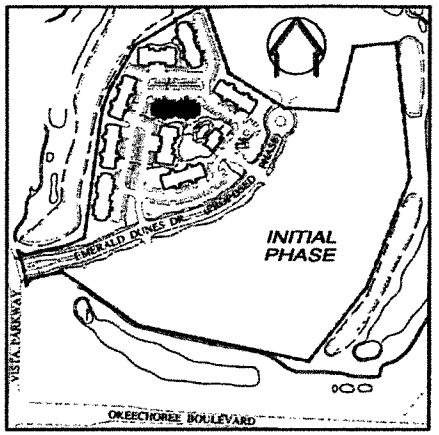
EXHIBIT 2-B
SHEET 51 OF 105 SHEETS

k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\TYPE VIC

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

PROPOSED PHASE





KEY PLAN
N.T.S.

This is not a certified copy

BUILDING No. 6521
THIRD FLOOR—RIGHT SIDE

ELEVATION OF FINISH FLOOR = 39.10
ELEVATION OF FINISH CEILING = 47.68 AS-BUILT: JUNE 23, 2006; ORDER No. 192049

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190186

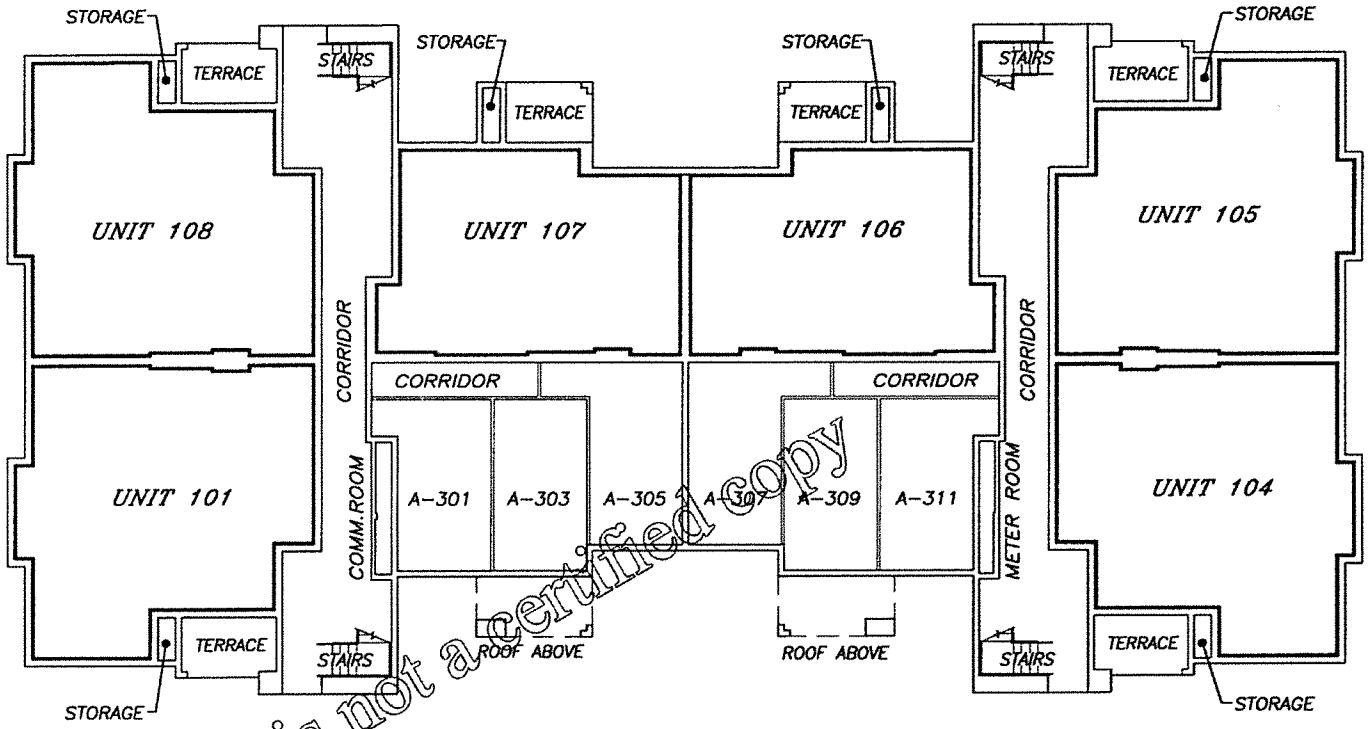
0 1 3 7 12 20
GRAPHIC SCALE IN FEET

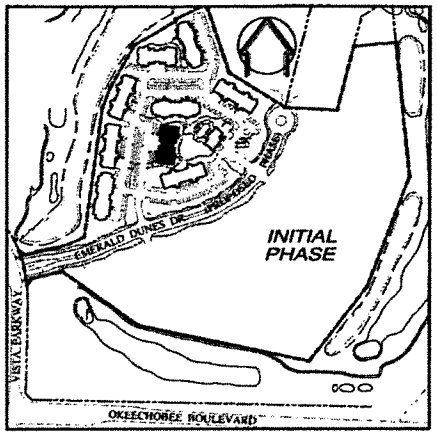
EXHIBIT 2-B
SHEET 52 OF 105 SHEETS

k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\TYPE VIC

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

PROPOSED PHASE





KEY PLAN
N.T.S.

LEGEND:

COMM. DENOTES COMMUNICATION

This is not a certified copy

BUILDING No. 6529
FIRST FLOOR

ELEVATION OF FINISH FLOOR = 20.52

ELEVATION OF FINISH CEILING = 29.12 AS-BUILT: JUNE 23, 2006; ORDER No. 192049

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87

DECEMBER, 2004 ORDER No. 190186

0 1 3 7 12 20
GRAPHIC SCALE IN FEET

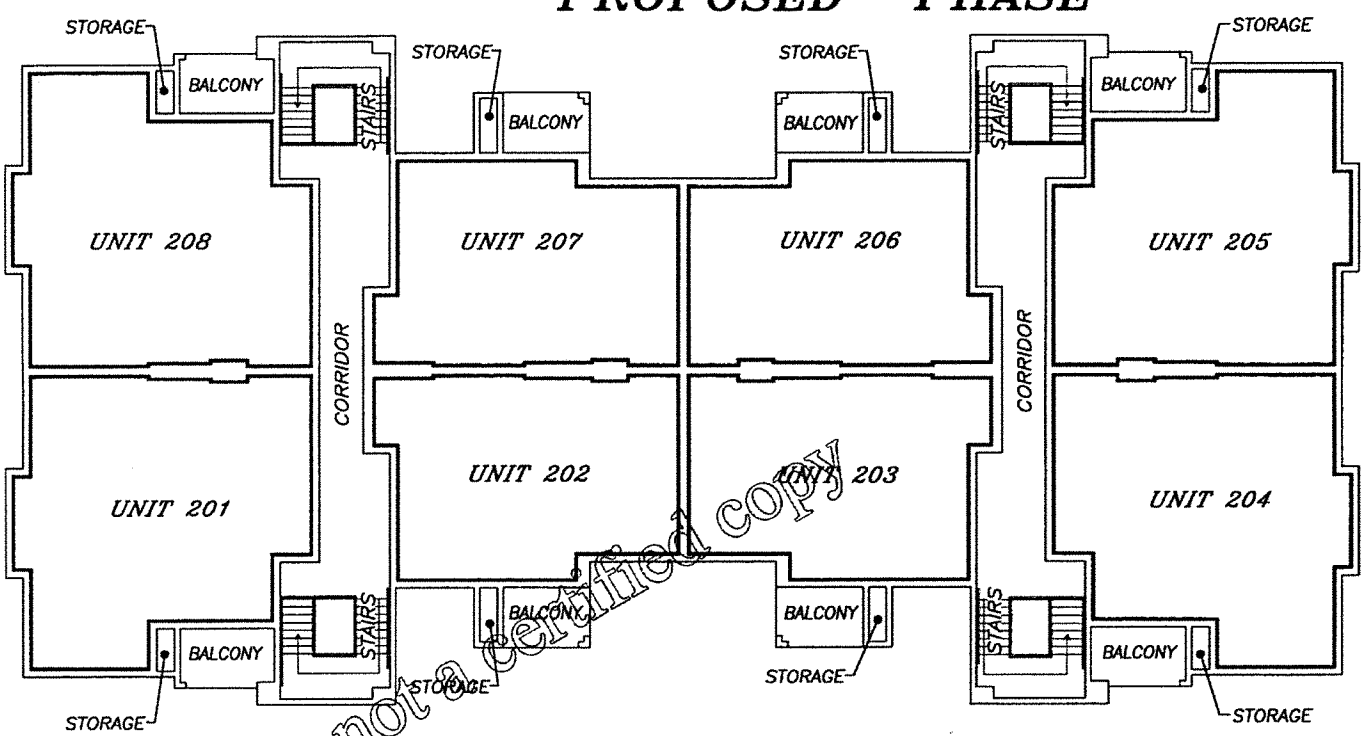
EXHIBIT 2-B

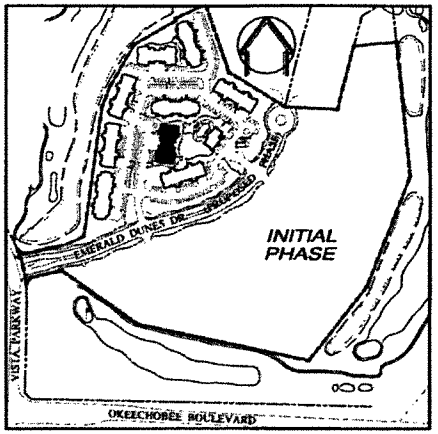
SHEET 53 OF 105 SHEETS

k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\TYPE 1

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

PROPOSED PHASE





KEY PLAN
N.T.S.

This is not a certified copy

BUILDING No. 6529
SECOND FLOOR

ELEVATION OF FINISH FLOOR = 29.77
ELEVATION OF FINISH CEILING = 38.35 AS-BUILT: JUNE 23, 2006; ORDER No. 192049

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190186

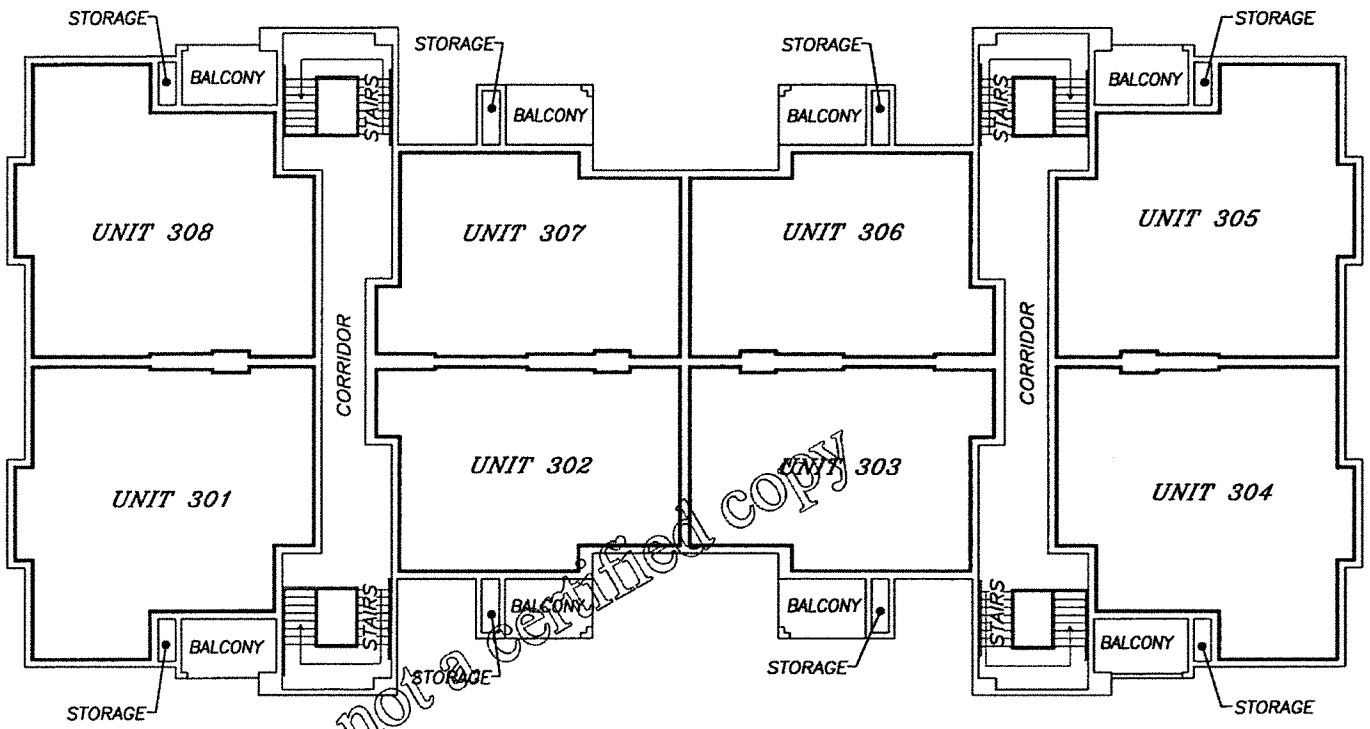
0 1 3 7 12 20
GRAPHIC SCALE IN FEET

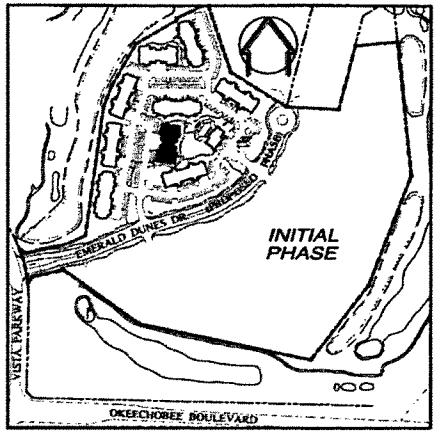
EXHIBIT 2-B
SHEET 54 OF 105 SHEETS

k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\TYPE 1

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

PROPOSED PHASE





KEY PLAN
N.T.S.

This is not a certified copy

BUILDING No. 6529
THIRD FLOOR

ELEVATION OF FINISH FLOOR = 39.02
ELEVATION OF FINISH CEILING = 47.57 AS-BUILT: JUNE 23, 2006; ORDER No. 192049

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190186

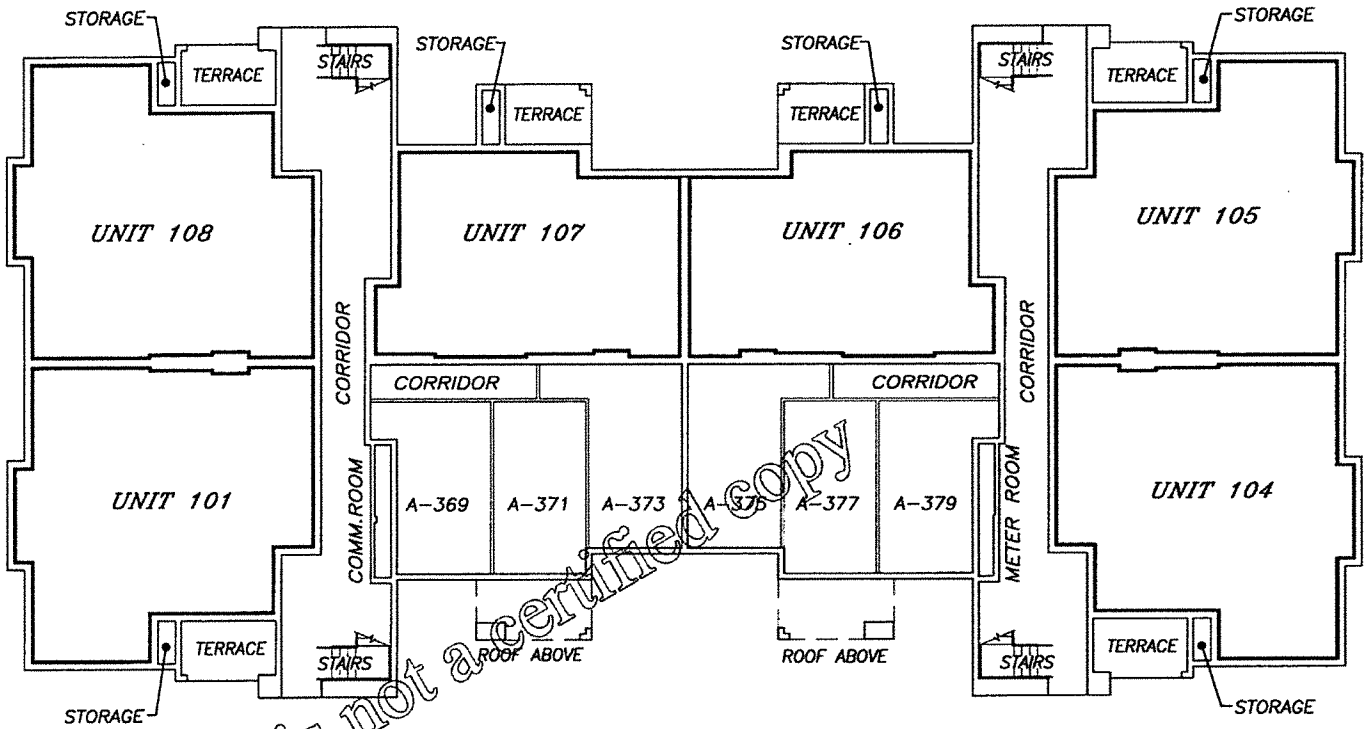
0 1 3 7 12 20
GRAPHIC SCALE IN FEET

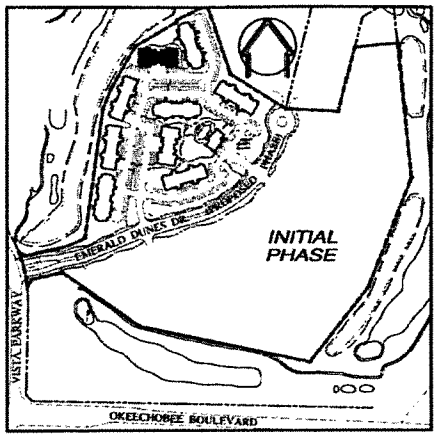
EXHIBIT 2-B
SHEET 55 OF 105 SHEETS

k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\TYPE 1

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

PROPOSED PHASE





KEY PLAN
N.T.S.

LEGEND:

COMM. DENOTES COMMUNICATION

This is not a certified copy

BUILDING No. 6533
FIRST FLOOR

ELEVATION OF FINISH FLOOR = 20.52

ELEVATION OF FINISH CEILING = 29.10 AS-BUILT: JUNE 23, 2006; ORDER No. 192049

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87

DECEMBER, 2004 ORDER No. 190186

0 1 3 7 12 20
GRAPHIC SCALE IN FEET

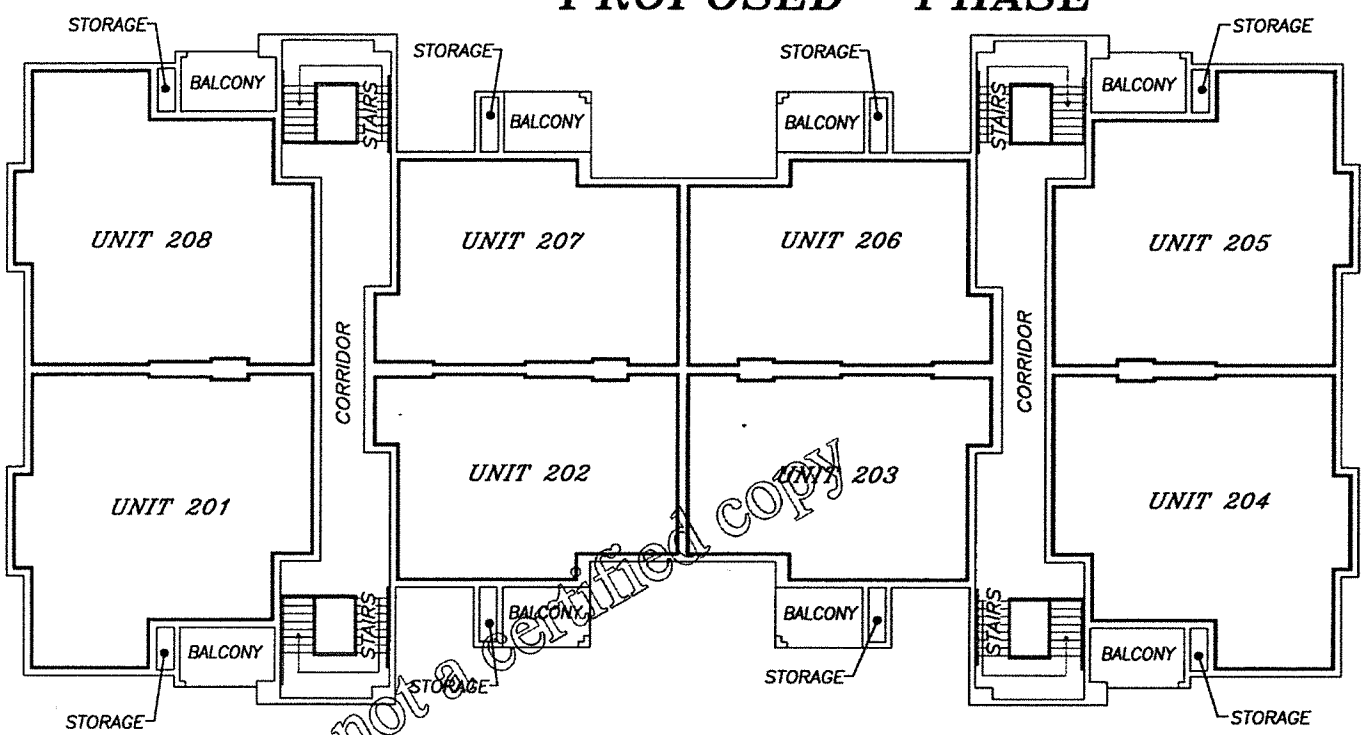
EXHIBIT 2-B

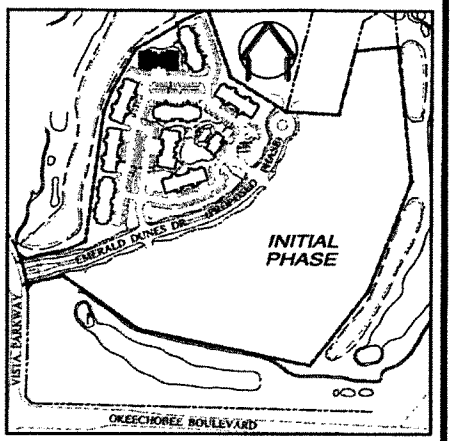
SHEET 56 OF 105 SHEETS

k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\TYPE 1

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

PROPOSED PHASE





KEY PLAN
N.T.S.

This is not a certified copy

BUILDING No. 6533
SECOND FLOOR

ELEVATION OF FINISH FLOOR = 29.77
ELEVATION OF FINISH CEILING = 38.37 AS-BUILT: JUNE 23, 2006; ORDER No. 192049

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190186

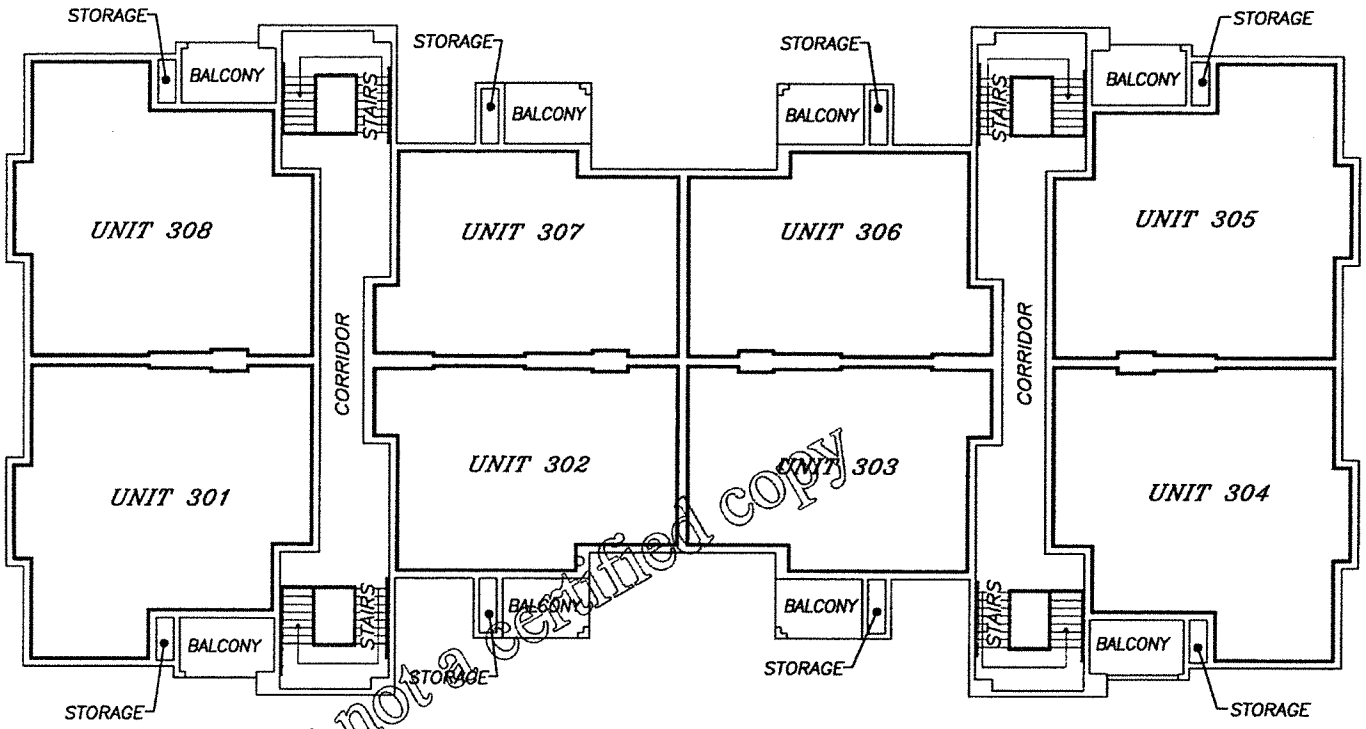
0 1 3 7 12 20
GRAPHIC SCALE IN FEET

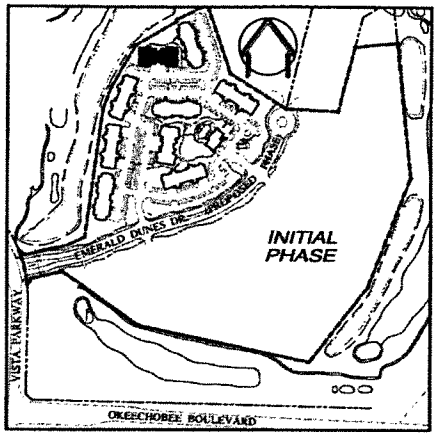
EXHIBIT 2-B
SHEET 57 OF 105 SHEETS

k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\TYPE 1

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

PROPOSED PHASE





KEY PLAN
N.T.S.

This is not a certified copy

BUILDING No. 6533
THIRD FLOOR

ELEVATION OF FINISH FLOOR = 39.04

ELEVATION OF FINISH CEILING = 47.59 AS-BUILT: JUNE 23, 2006; ORDER No. 192049

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190186

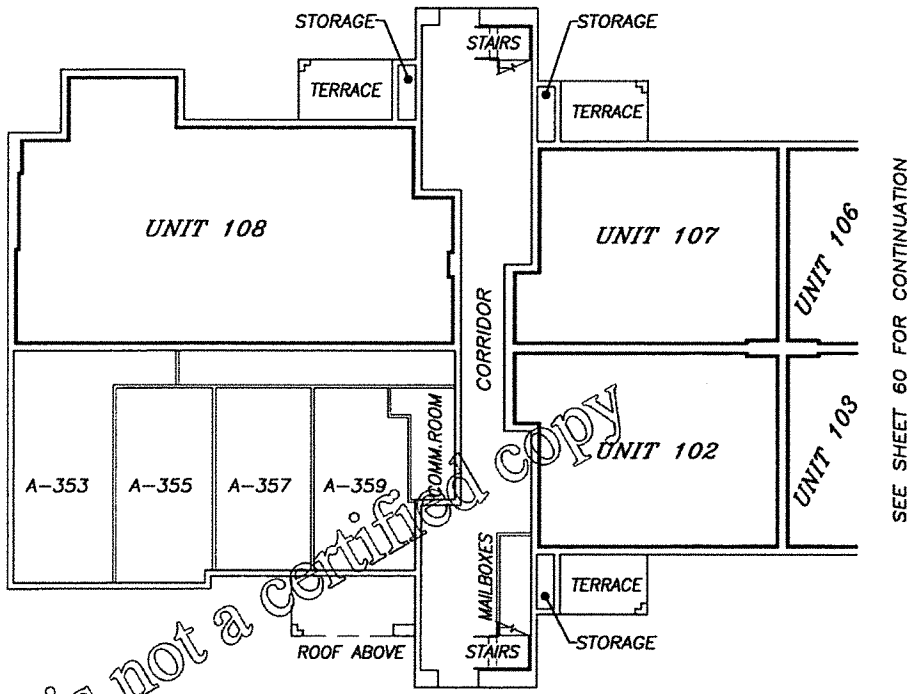
0 1 3 7 12 20
GRAPHIC SCALE IN FEET

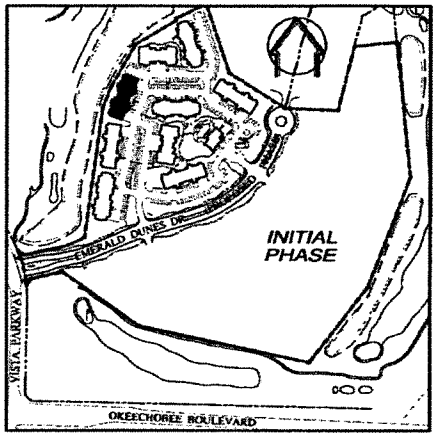
EXHIBIT 2-B
SHEET 58 OF 105 SHEETS

k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\TYPE I

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

PROPOSED PHASE





KEY PLAN
N.T.S.

This is not a certified copy

BUILDING No. 6559
FIRST FLOOR-LEFT SIDE

ELEVATION OF FINISH FLOOR = 20.62
ELEVATION OF FINISH CEILING = 29.20
AS-BUILT: JUNE 23, 2006; ORDER No. 192049

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190186

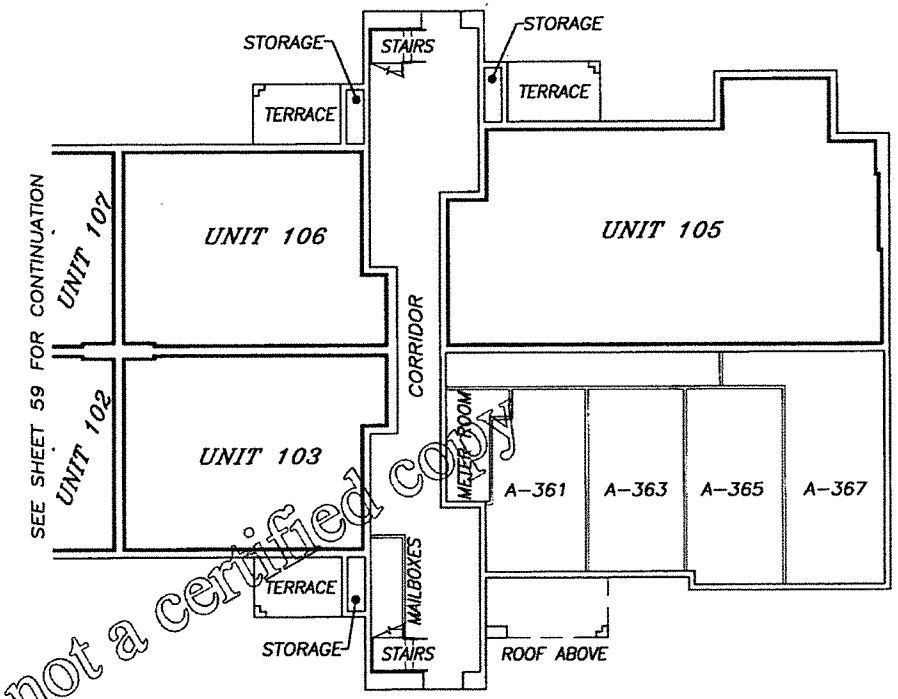
0 1 3 7 12 20
GRAPHIC SCALE IN FEET

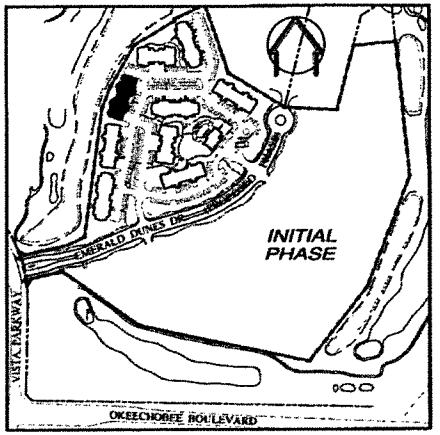
EXHIBIT 2-B
SHEET 59 OF 106 SHEETS

k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\TYPE X

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

PROPOSED PHASE





KEY PLAN
N.T.S.

This is not a certified copy

BUILDING No. 6559
FIRST FLOOR—RIGHT SIDE

ELEVATION OF FINISH FLOOR = 20.62
ELEVATION OF FINISH CEILING = 29.20
AS-BUILT: JUNE 23, 2006; ORDER No. 192049

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190186

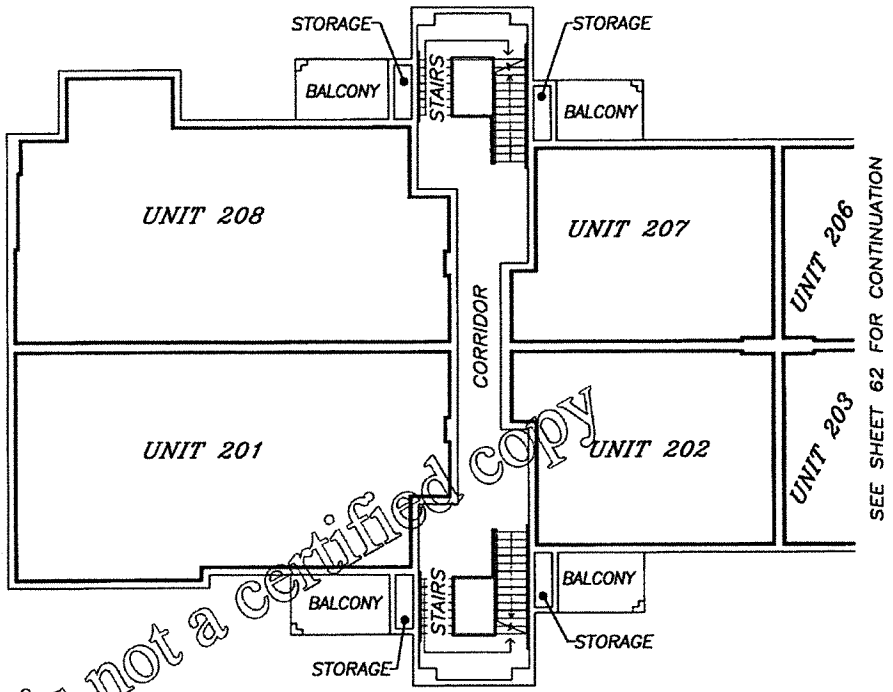
0 1 3 7 12 20
GRAPHIC SCALE IN FEET

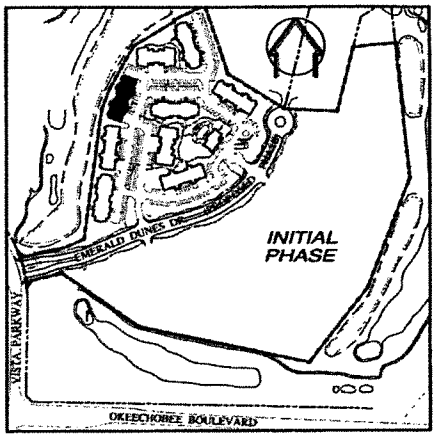
EXHIBIT 2-B
SHEET 60 OF 106 SHEETS

k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\TYPE X

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

PROPOSED PHASE





KEY PLAN
N.T.S.

This is not a certified copy

BUILDING No. 6559
SECOND FLOOR—LEFT SIDE

ELEVATION OF FINISH FLOOR = 29.82
ELEVATION OF FINISH CEILING = 38.42 AS-BUILT: JUNE 23, 2006; ORDER No. 192049

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190186

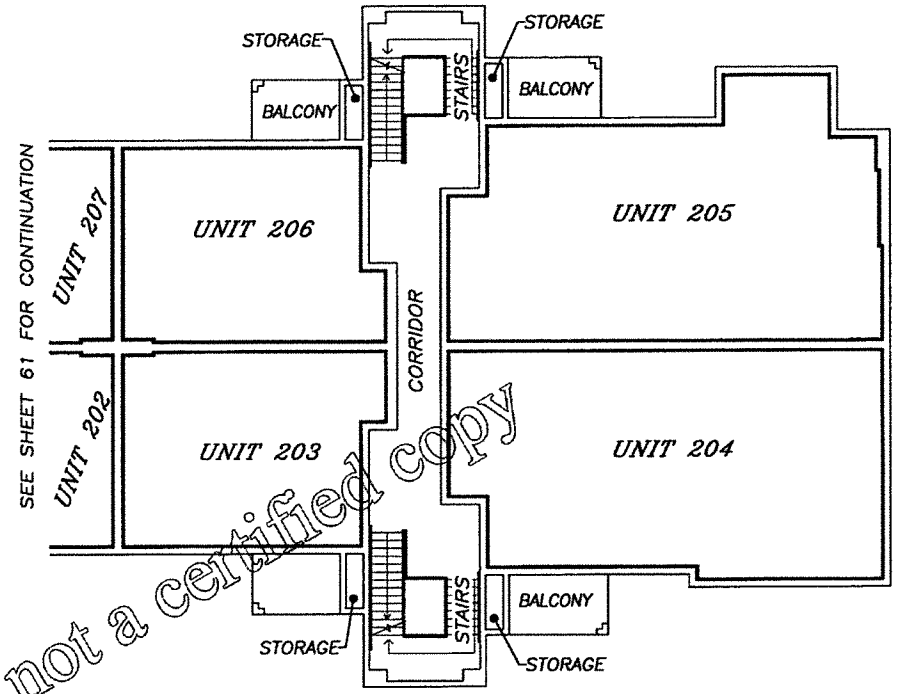
0 1 3 7 12 20
GRAPHIC SCALE IN FEET

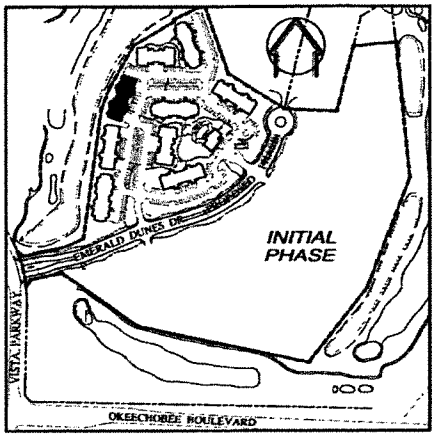
EXHIBIT 2-B
SHEET 61 OF 106 SHEETS

k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\TYPE X

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

PROPOSED PHASE





KEY PLAN
N.T.S.

This is not a certified copy

BUILDING No. 6559
SECOND FLOOR—RIGHT SIDE

ELEVATION OF FINISH FLOOR = 29.82
ELEVATION OF FINISH CEILING = 38.42 AS-BUILT: JUNE 23, 2006; ORDER No. 192049

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190186

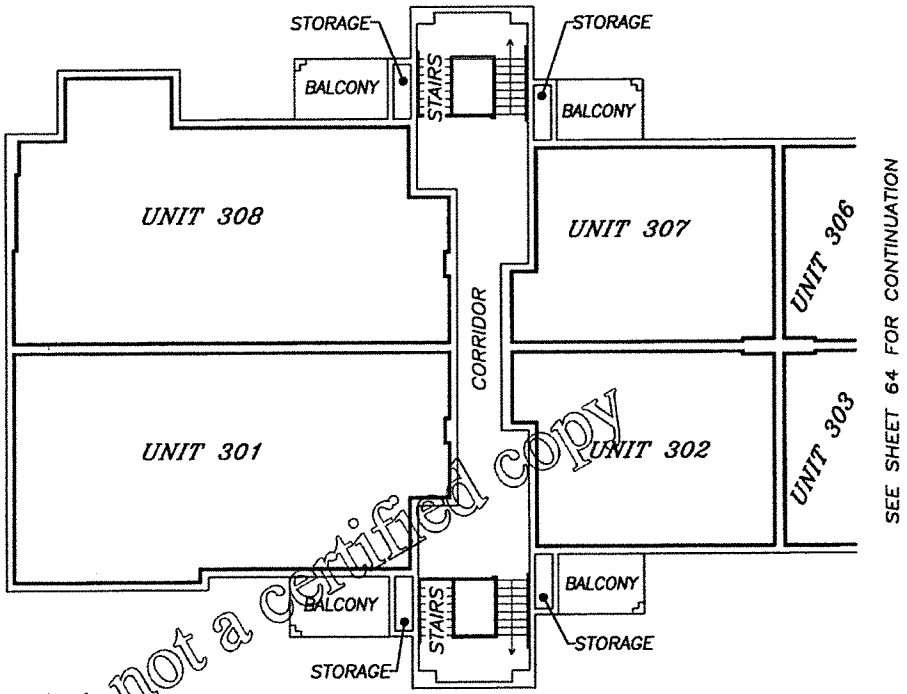
0 1 3 7 12 20
GRAPHIC SCALE IN FEET

EXHIBIT 2-B
SHEET 62 OF 106 SHEETS

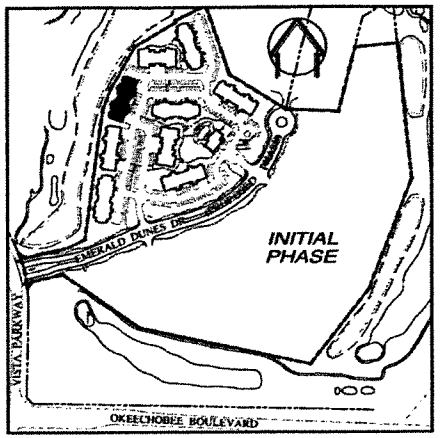
k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\TYPE X

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

PROPOSED PHASE



SEE SHEET 64 FOR CONTINUATION



KEY PLAN
N.T.S.

This is not a certified copy

BUILDING No. 6559
THIRD FLOOR—LEFT SIDE

ELEVATION OF FINISH FLOOR = 39.09
ELEVATION OF FINISH CEILING = 47.66 AS-BUILT: JUNE 23, 2006; ORDER No. 192049

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190186

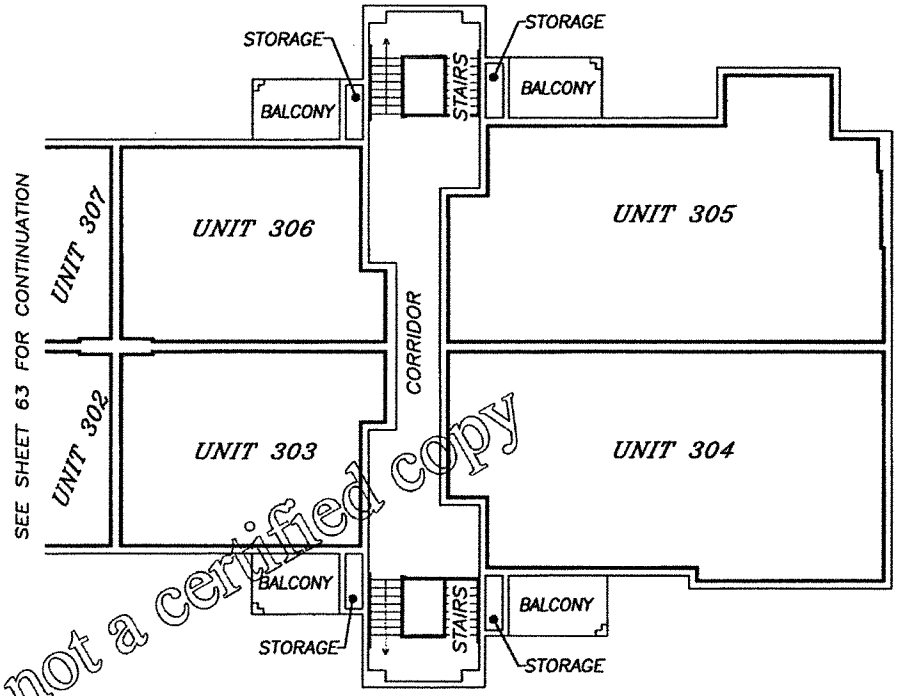
0 1 3 7 12 20
GRAPHIC SCALE IN FEET

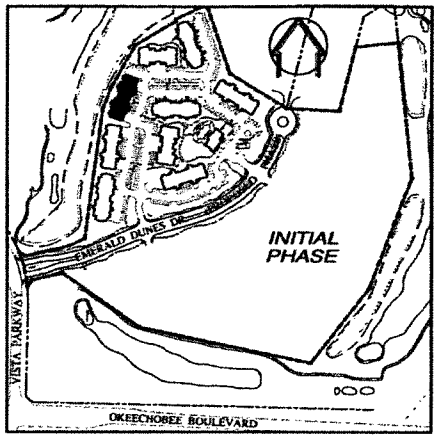
EXHIBIT 2-B
SHEET 63 OF 106 SHEETS

k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\TYPE X

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

PROPOSED PHASE





KEY PLAN
N.T.S.

This is not a certified copy

BUILDING No. 6559
THIRD FLOOR—RIGHT SIDE

ELEVATION OF FINISH FLOOR = 39.09
ELEVATION OF FINISH CEILING = 47.66 AS-BUILT: JUNE 23, 2006; ORDER No. 192049

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190186

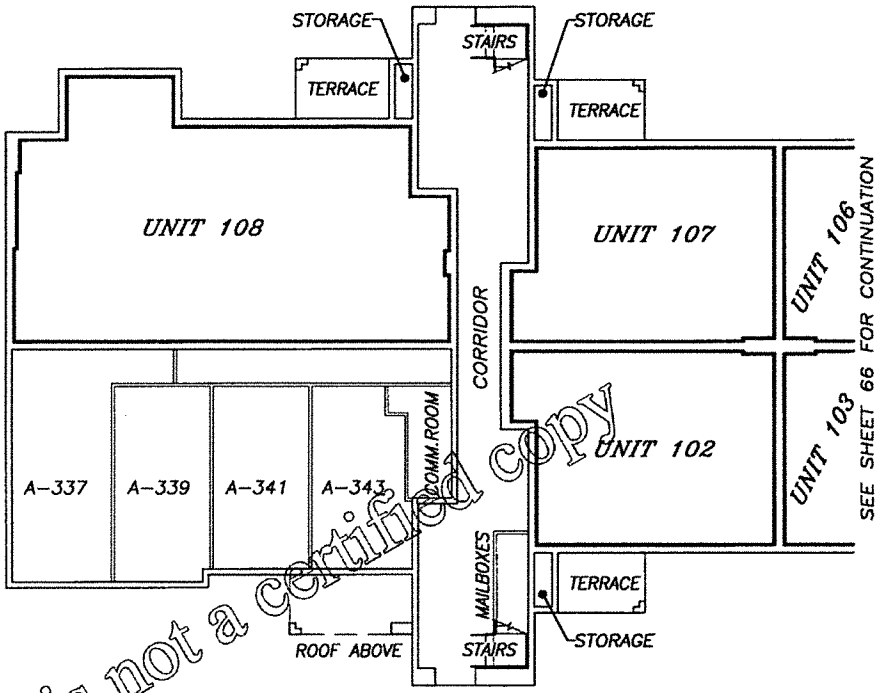
0 1 3 7 12 20
GRAPHIC SCALE IN FEET

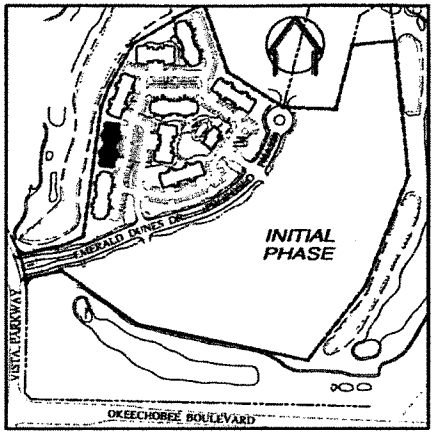
EXHIBIT 2-B
SHEET 64 OF 106 SHEETS

k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\TYPE X

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

PROPOSED PHASE





KEY PLAN
N.T.S.

LEGEND:

COMM. DENOTES COMMUNICATION

This is not a certified copy

BUILDING No. 6565
FIRST FLOOR–LEFT SIDE

ELEVATION OF FINISH FLOOR = 20.60

ELEVATION OF FINISH CEILING = 29.25 AS-BUILT: JUNE 23, 2006; ORDER No. 192049

PREPARED BY
SCHWEBKE–SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB–87

DECEMBER, 2004 ORDER No. 190186

0 1 3 7 12 20
GRAPHIC SCALE IN FEET

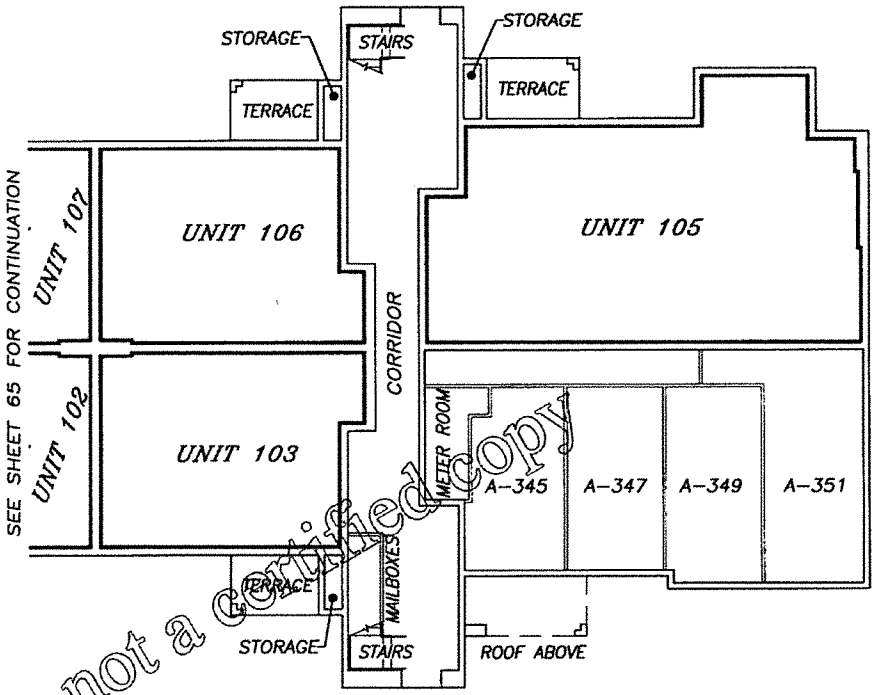
EXHIBIT 2–B

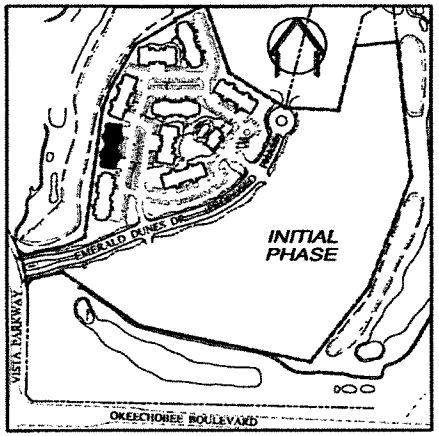
SHEET 65 OF 105 SHEETS

k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\TYPE X

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

PROPOSED PHASE





KEY PLAN
N.T.S.

LEGEND:

COMM. DENOTES COMMUNICATION

This is not a certified copy

BUILDING No. 6565
FIRST FLOOR–RIGHT SIDE

ELEVATION OF FINISH FLOOR = 20.60

ELEVATION OF FINISH CEILING = 29.25 AS-BUILT: JUNE 23, 2006; ORDER No. 192049

PREPARED BY
SCHWEBKE–SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB–87

DECEMBER, 2004 ORDER No. 190186

0 1 3 7 12 20
GRAPHIC SCALE IN FEET

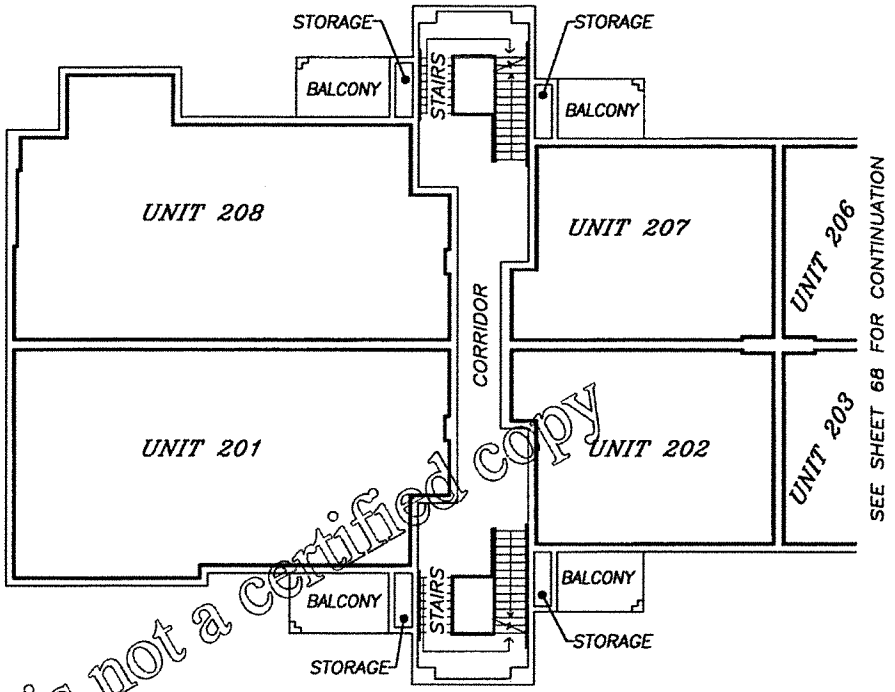
EXHIBIT 2–B

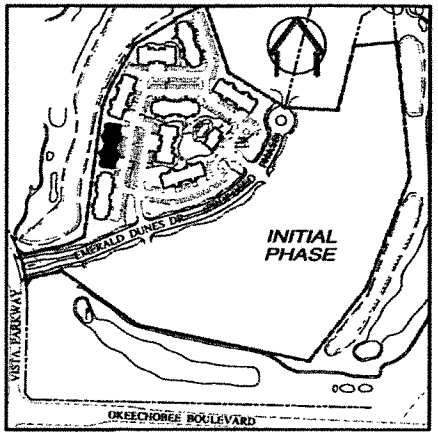
SHEET 66 OF 105 SHEETS

k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\TYPE X

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

PROPOSED PHASE





KEY PLAN
N.T.S.

This is not a certified copy

BUILDING No. 6565
SECOND FLOOR—LEFT SIDE

ELEVATION OF FINISH FLOOR = 29.90
ELEVATION OF FINISH CEILING = 38.47

AS-BUILT: JUNE 23, 2006; ORDER No. 192049

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87

DECEMBER, 2004 ORDER No. 190186

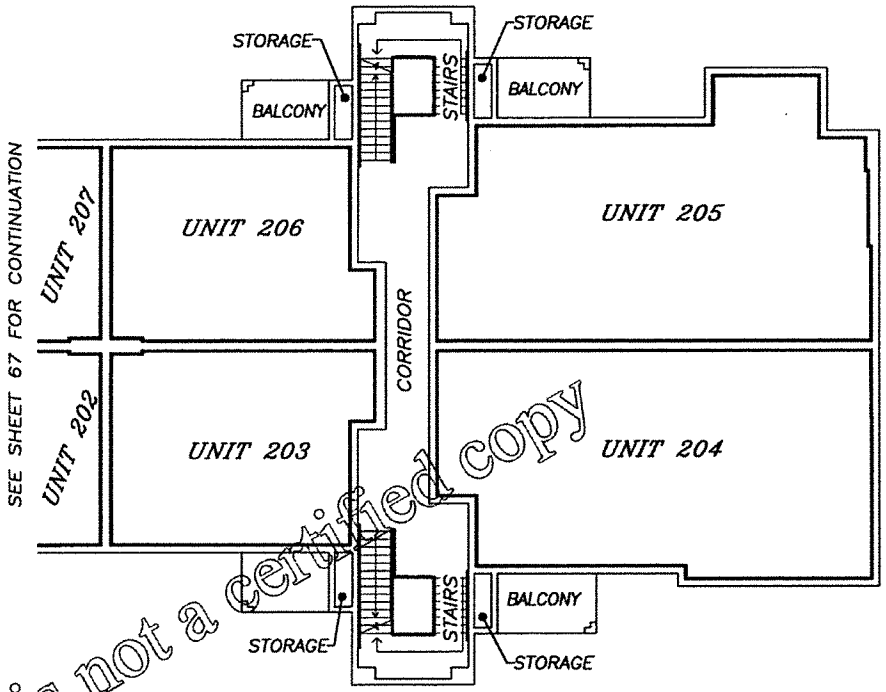
0 1 3 7 12 20
GRAPHIC SCALE IN FEET

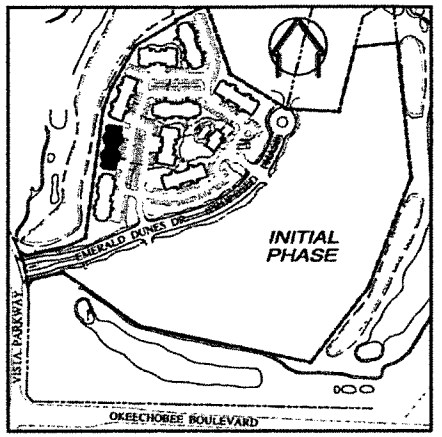
EXHIBIT 2-B
SHEET 67 OF 105 SHEETS

k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\TYPE X

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

PROPOSED PHASE





KEY PLAN
N.T.S.

This is not a certified copy

BUILDING No. 6565
SECOND FLOOR–RIGHT SIDE

ELEVATION OF FINISH FLOOR = 29.90
ELEVATION OF FINISH CEILING = 38.47 AS–BUILT: JUNE 23, 2006; ORDER No. 192049

PREPARED BY
SCHWEBKE–SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB–87
DECEMBER, 2004 ORDER No. 190186

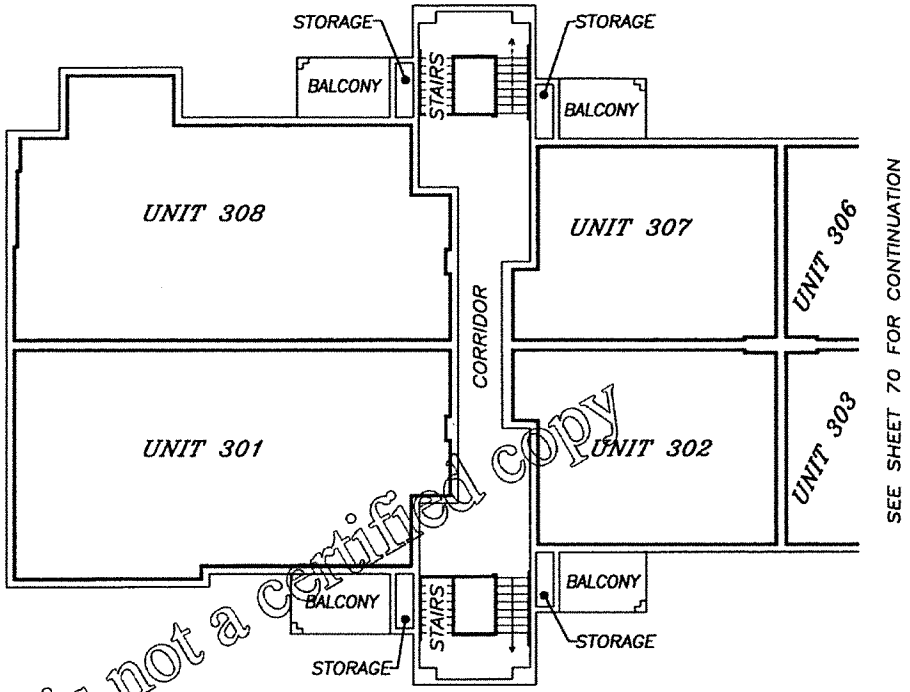
0 1 3 7 12 20
GRAPHIC SCALE IN FEET

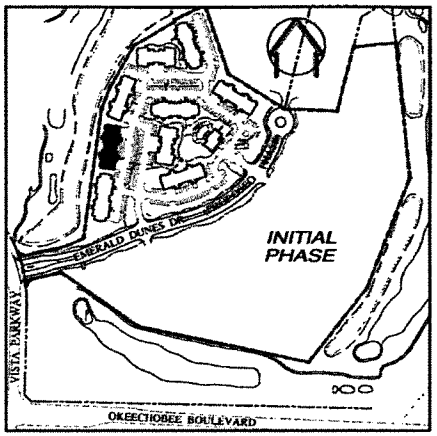
EXHIBIT 2–B
SHEET 68 OF 105 SHEETS

I:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\TYPE X

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

PROPOSED PHASE





KEY PLAN
N.T.S.

This is not a certified copy

BUILDING No. 6565
THIRD FLOOR—LEFT SIDE

ELEVATION OF FINISH FLOOR = 39.14
ELEVATION OF FINISH CEILING = 47.64 AS-BUILT: JUNE 23, 2006; ORDER No. 192049

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190186

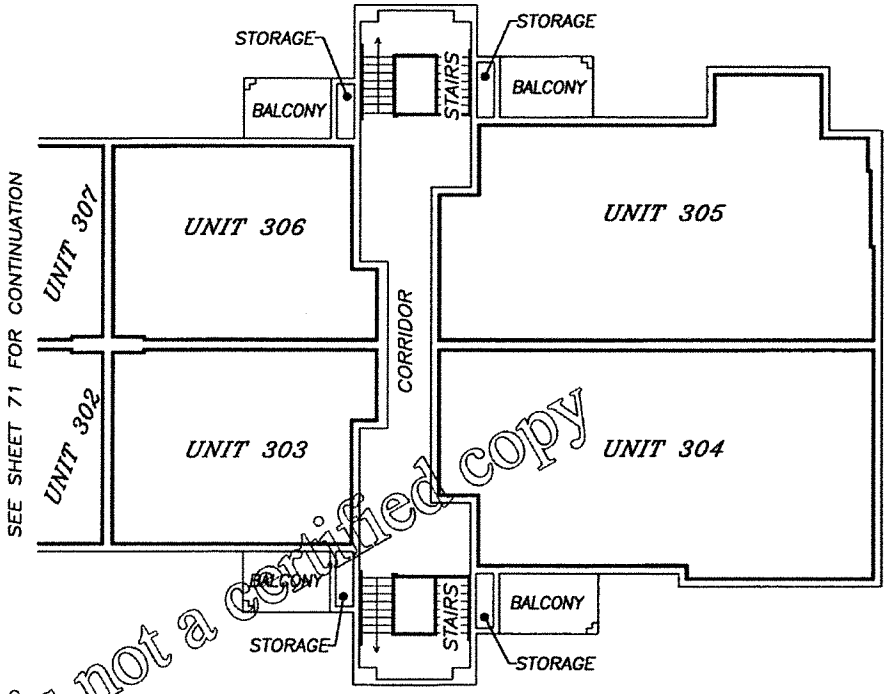
0 1 3 7 12 20
GRAPHIC SCALE IN FEET

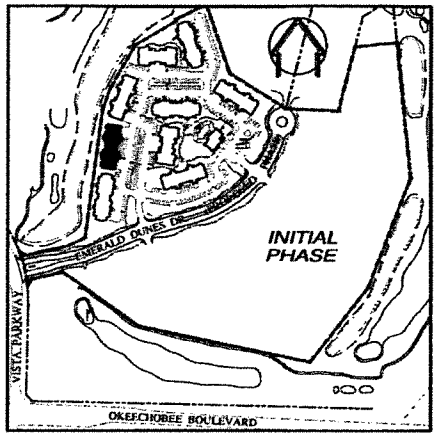
EXHIBIT 2-B
SHEET 69 OF 105 SHEETS

k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\TYPE X

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

PROPOSED PHASE





KEY PLAN
N.T.S.

This is not a certified copy

BUILDING No. 6565
THIRD FLOOR—RIGHT SIDE

ELEVATION OF FINISH FLOOR = 39.14
ELEVATION OF FINISH CEILING = 47.64 AS-BUILT: JUNE 23, 2006; ORDER No. 192049

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190186

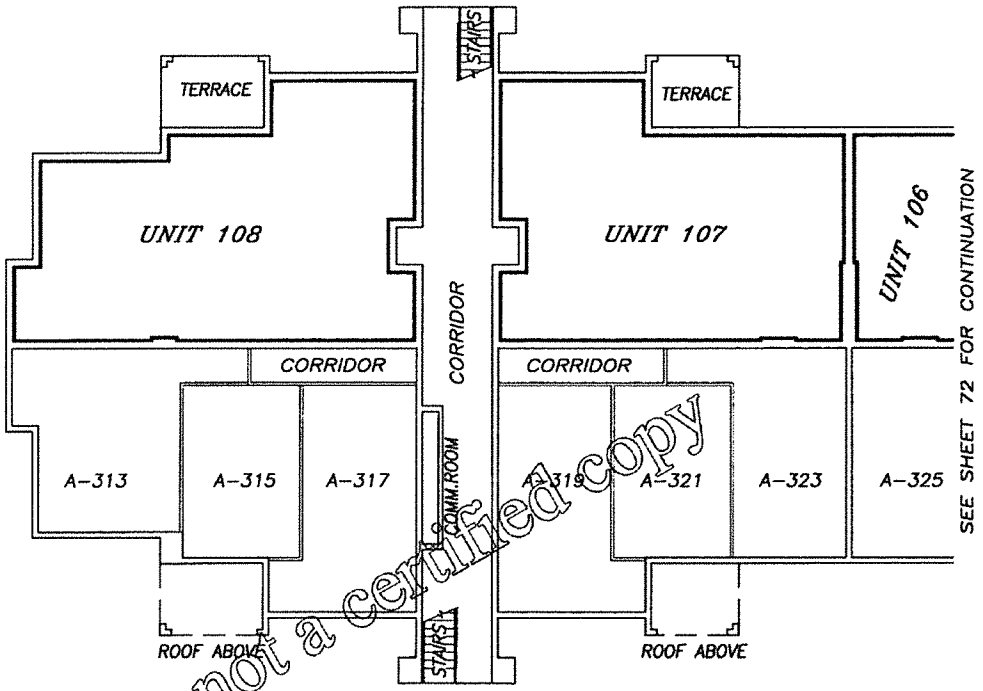
0 1 3 7 12 20
GRAPHIC SCALE IN FEET

EXHIBIT 2-B
SHEET 70 OF 105 SHEETS

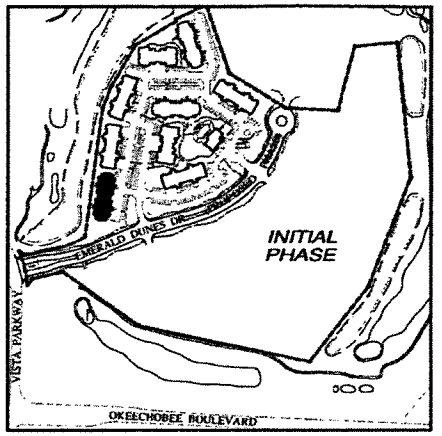
k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\TYPE X

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

PROPOSED PHASE



This is not a certified copy



KEY PLAN
N.T.S.

LEGEND:

COMM. DENOTES COMMUNICATION

BUILDING No. 6573
FIRST FLOOR—LEFT SIDE

ELEVATION OF FINISH FLOOR = 20.63

ELEVATION OF FINISH CEILING = 29.23 AS-BUILT: JUNE 23, 2006; ORDER No. 192049

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87

DECEMBER, 2004 ORDER No. 190186

0 1 3 7 12 20

GRAPHIC SCALE IN FEET

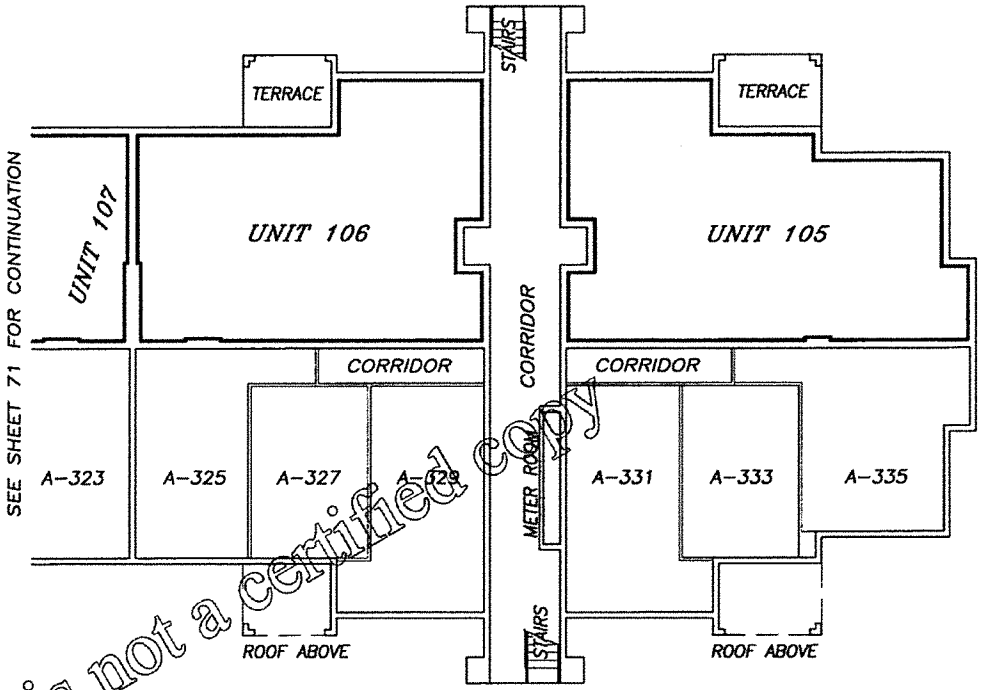
EXHIBIT 2-B

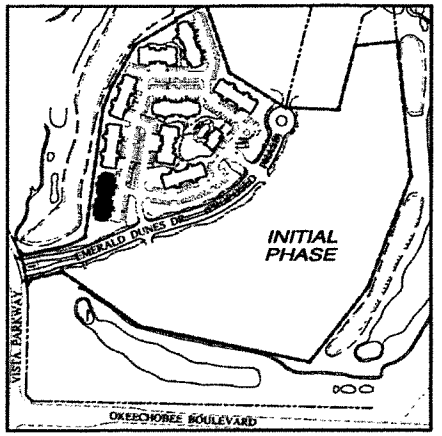
SHEET 71 OF 105 SHEETS

k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\TYPE VIb

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

PROPOSED PHASE





KEY PLAN
N.T.S.

LEGEND:

COMM. DENOTES COMMUNICATION

This is not a certified copy

BUILDING No. 6573
FIRST FLOOR—RIGHT SIDE

ELEVATION OF FINISH FLOOR = 20.63

ELEVATION OF FINISH CEILING = 29.23 AS-BUILT: JUNE 23, 2006; ORDER No. 192049

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA 33025
CERTIFICATE OF AUTHORIZATION No. LB-87

DECEMBER, 2004 ORDER No. 190186

0 1 3 7 12 20

GRAPHIC SCALE IN FEET

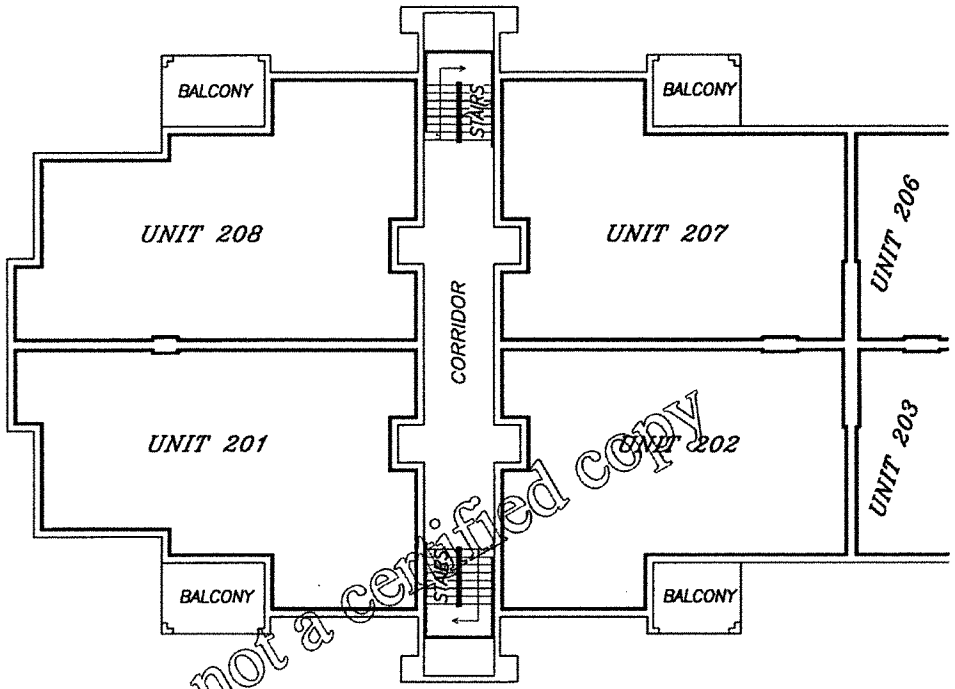
EXHIBIT 2-B

SHEET 72 OF 105 SHEETS

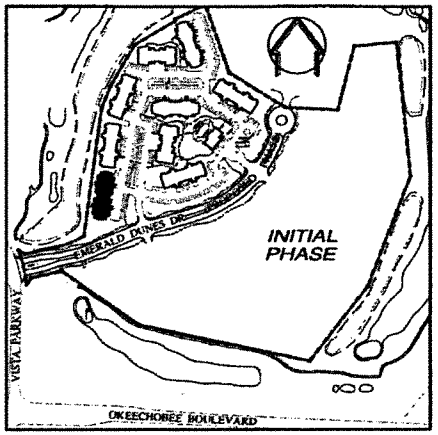
k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\TYPE VIb

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

PROPOSED PHASE



SEE SHEET 74 FOR CONTINUATION



KEY PLAN
N.T.S.

This is not a certified copy

BUILDING No. 6573
SECOND FLOOR—LEFT SIDE

ELEVATION OF FINISH FLOOR = 29.90
ELEVATION OF FINISH CEILING = 38.48 AS-BUILT: JUNE 23, 2006; ORDER No. 192049

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190186

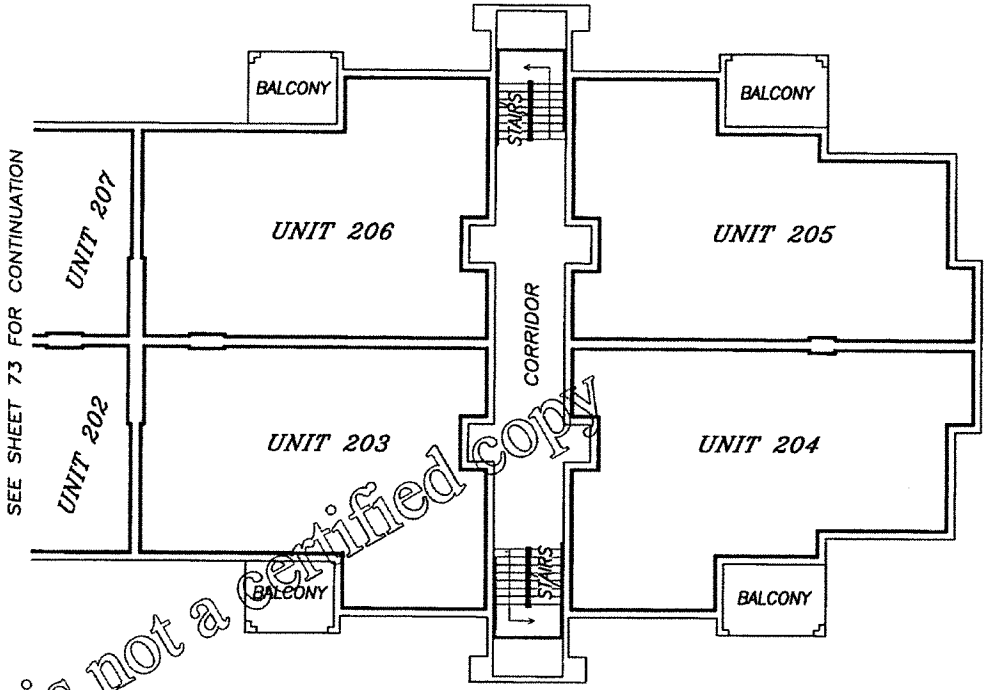
0 1 3 7 12 20
GRAPHIC SCALE IN FEET

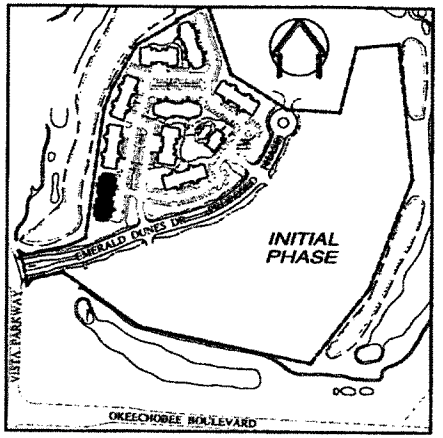
EXHIBIT 2-B
SHEET 73 OF 105 SHEETS

k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\TYPE VIb

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

PROPOSED PHASE





KEY PLAN
N.T.S.

This is not a certified copy

BUILDING No. 6573
SECOND FLOOR—RIGHT SIDE

ELEVATION OF FINISH FLOOR = 29.90
ELEVATION OF FINISH CEILING = 38.48 AS-BUILT: JUNE 23, 2006; ORDER No. 192049

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190186

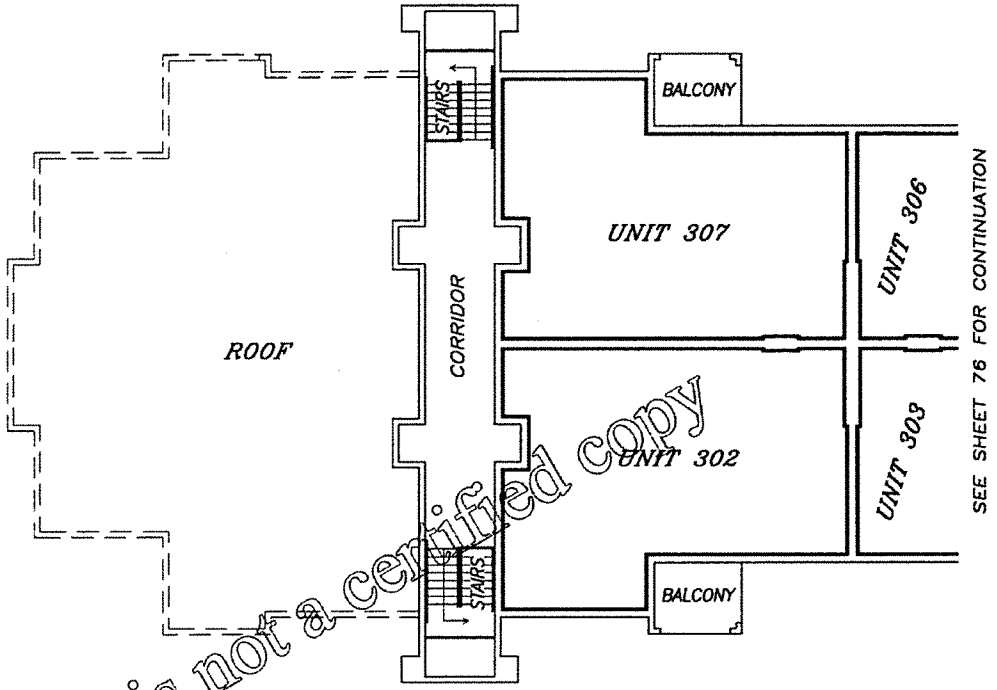
0 1 3 7 12 20
GRAPHIC SCALE IN FEET

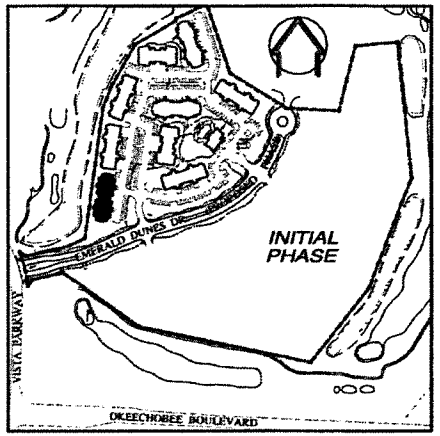
EXHIBIT 2-B
SHEET 74 OF 105 SHEETS

k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\TYPE VIb

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

PROPOSED PHASE





KEY PLAN
N.T.S.

This is not a certified copy

BUILDING No. 6573
THIRD FLOOR—LEFT SIDE

ELEVATION OF FINISH FLOOR = 39.15
ELEVATION OF FINISH CEILING = 47.67 AS-BUILT: JUNE 23, 2006; ORDER No. 192049

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190186

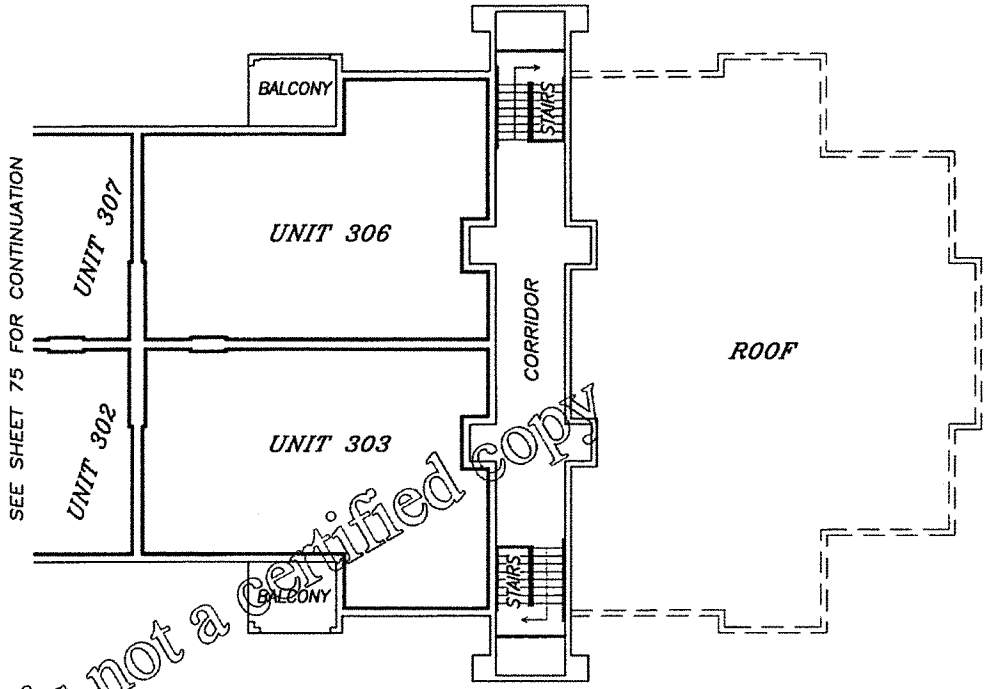
0 1 3 7 12 20
GRAPHIC SCALE IN FEET

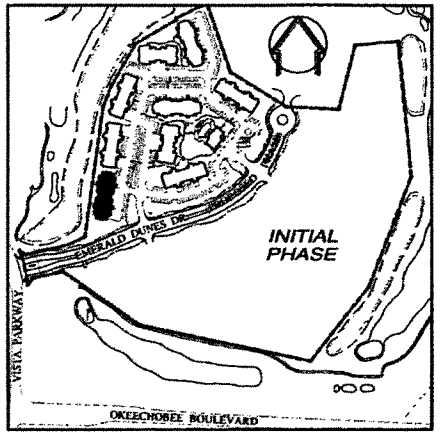
EXHIBIT 2-B
SHEET 75 OF 105 SHEETS

k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\TYPE VIb

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

PROPOSED PHASE





KEY PLAN
N.T.S.

This is not a certified copy

BUILDING No. 6573
THIRD FLOOR—RIGHT SIDE

ELEVATION OF FINISH FLOOR = 39.15
ELEVATION OF FINISH CEILING = 47.67 AS-BUILT: JUNE 23, 2006; ORDER No. 192049

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190186

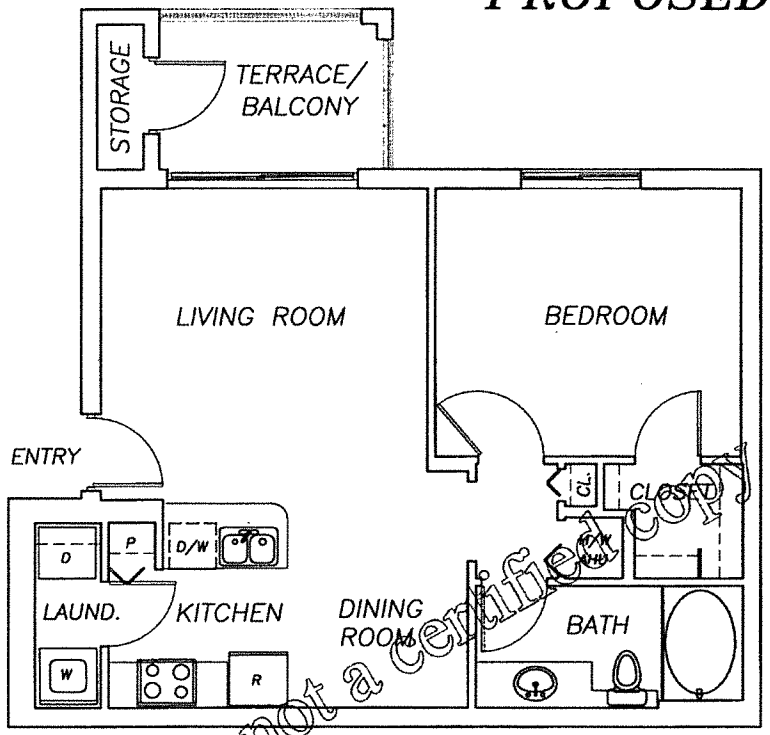
0 1 3 7 12 20
GRAPHIC SCALE IN FEET

EXHIBIT 2-B
SHEET 76 OF 105 SHEETS

k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\TYPE VIb

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

PROPOSED PHASE



This is not a certified copy

GENERAL NOTES:

1) THIS GRAPHICAL REPRESENTATION IS BASED ON ELECTRONIC MEDIA AND ARCHITECTURAL PLANS PREPARED BY MARC WIENER, A.R.#0010416, ENTITLED "EMERALD DUNES APARTMENTS" UNDER PROJECT NUMBER 01196, DATED APRIL 04, 2004, AND RECEIVED BY THIS FIRM ON OCTOBER 10, 2004.

2) THIS PLAN DOES NOT REPRESENT AN ACTUAL FIELD SURVEY BY THIS FIRM.

3) THE TERRACE AND/OR BALCONY ADJACENT TO THE UNIT IS A LIMITED COMMON ELEMENT OF THE UNIT TO WHICH IT IS APPURTENANT.

LEGEND

LAUND.	DENOTES LAUNDRY CLOSET
AHU	DENOTES AIR HANDLER UNIT
H/W	DENOTES WATER HEATER
D/W	DENOTES DISHWASHER
CL.	DENOTES CLOSET
R	DENOTES REFRIGERATOR
P	DENOTES PANTRY
D	DENOTES DRYER
W	DENOTES WASHER

0 1 3 7 12

GRAPHIC SCALE IN FEET

TYPICAL UNIT MAGNOLIA

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190186

EXHIBIT 2-B

SHEET 77 OF 105 SHEETS

k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\TYP UNITS\UNIT A1

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM
PROPOSED PHASE

LOCATION OF THIS TYPICAL UNIT:

BUILDING No. 6475

UNIT No. 103
UNIT No. 107
UNIT No. 203
UNIT No. 207
UNIT No. 303
UNIT No. 307

BUILDING No. 6505

UNIT No. 103
UNIT No. 107
UNIT No. 203
UNIT No. 207
UNIT No. 303
UNIT No. 307

BUILDING No. 6559

UNIT No. 103
UNIT No. 107
UNIT No. 203
UNIT No. 207
UNIT No. 303
UNIT No. 307

BUILDING No. 6565

UNIT No. 103
UNIT No. 107
UNIT No. 203
UNIT No. 207
UNIT No. 303
UNIT No. 307

This is not a certified copy

TYPICAL UNIT
MAGNOLIA

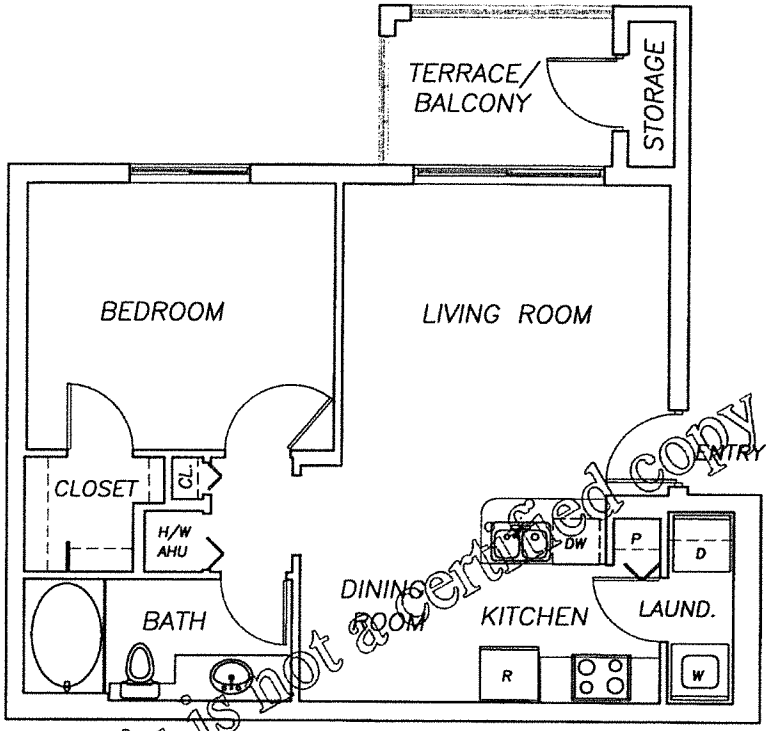
PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190186

EXHIBIT 2-B
SHEET 78 OF 105 SHEETS

k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\TYP UNITS\UNIT A1

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

PROPOSED PHASE



This is not a certified copy

GENERAL NOTES:

1) THIS GRAPHICAL REPRESENTATION IS BASED ON ELECTRONIC MEDIA AND ARCHITECTURAL PLANS PREPARED BY MARC WIENER, A.R.#0010416, ENTITLED "EMERALD DUNES APARTMENTS" UNDER PROJECT NUMBER 01196, DATED APRIL 04, 2004, AND RECEIVED BY THIS FIRM ON OCTOBER 10, 2004.

2) THIS PLAN DOES NOT REPRESENT AN ACTUAL FIELD SURVEY BY THIS FIRM.

3) THE TERRACE AND/OR BALCONY ADJACENT TO THE UNIT IS A LIMITED COMMON ELEMENT OF THE UNIT TO WHICH IT IS APPURTENANT.

LEGEND

LAUND.	DENOTES LAUNDRY CLOSET
AHU	DENOTES AIR HANDLER UNIT
H/W	DENOTES WATER HEATER
D/W	DENOTES DISHWASHER
CL.	DENOTES CLOSET
R	DENOTES REFRIGERATOR
P	DENOTES PANTRY
D	DENOTES DRYER
W	DENOTES WASHER

0 1 3 7 12

GRAPHIC SCALE IN FEET

TYPICAL UNIT
MAGNOLIA–R

PREPARED BY
SCHWEBKE–SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB–87
DECEMBER, 2004 ORDER No. 190186

EXHIBIT 2–B
SHEET 79 OF 105 SHEETS

k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\TYP UNITS\UNIT A1–R

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM
PROPOSED PHASE

LOCATION OF THIS TYPICAL UNIT:

BUILDING No. 6475

UNIT No. 102
UNIT No. 106
UNIT No. 202
UNIT No. 206
UNIT No. 302
UNIT No. 306

BUILDING No. 6505

UNIT No. 102
UNIT No. 106
UNIT No. 202
UNIT No. 206
UNIT No. 302
UNIT No. 306

BUILDING No. 6559

UNIT No. 102
UNIT No. 106
UNIT No. 202
UNIT No. 206
UNIT No. 302
UNIT No. 306

BUILDING No. 6565

UNIT No. 102
UNIT No. 106
UNIT No. 202
UNIT No. 206
UNIT No. 302
UNIT No. 306

This is not a certified copy

TYPICAL UNIT
MAGNOLIA–R

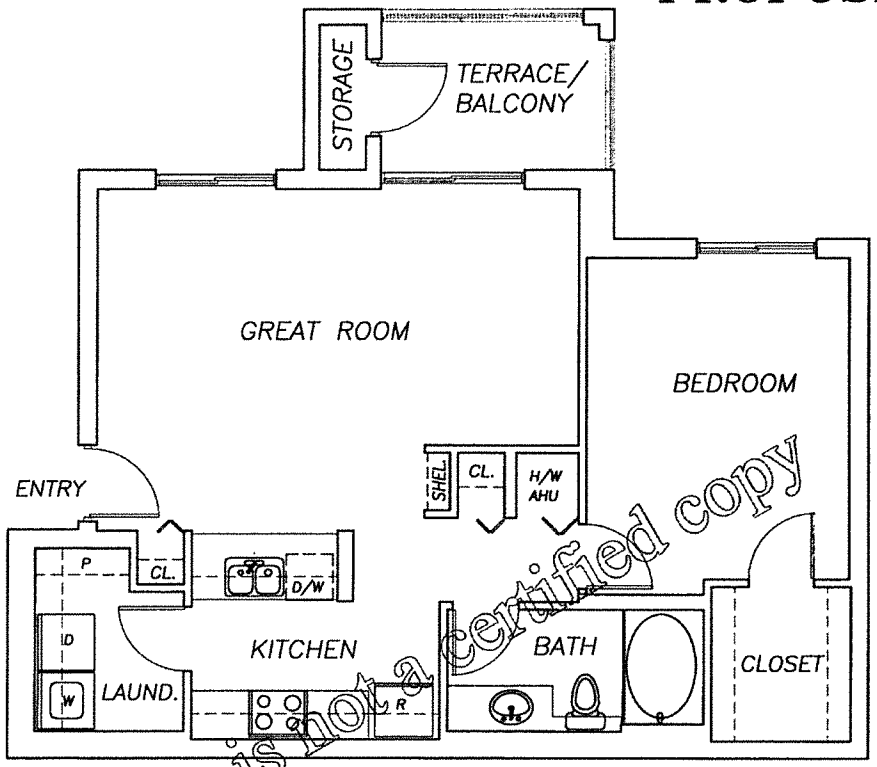
PREPARED BY
SCHWEBKE–SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB–87
DECEMBER, 2004 ORDER No. 190186

EXHIBIT 2–B
SHEET 80 OF 105 SHEETS

k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\TYP UNITS\UNIT A1–R

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

PROPOSED PHASE



This is not a certified copy

GENERAL NOTES:

1) THIS GRAPHICAL REPRESENTATION IS BASED ON ELECTRONIC MEDIA AND ARCHITECTURAL PLANS PREPARED BY MARC WIENER, A.R.#0010416, ENTITLED "EMERALD DUNES APARTMENTS" UNDER PROJECT NUMBER 01196, DATED APRIL 04, 2004, AND RECEIVED BY THIS FIRM ON OCTOBER 10, 2004.

2) THIS PLAN DOES NOT REPRESENT AN ACTUAL FIELD SURVEY BY THIS FIRM.

3) THE TERRACE AND/OR BALCONY ADJACENT TO THE UNIT IS A LIMITED COMMON ELEMENT OF THE UNIT TO WHICH IT IS APPURTENANT.

LEGEND

LAUND.	DENOTES LAUNDRY CLOSET
AHU	DENOTES AIR HANDLER UNIT
H/W	DENOTES WATER HEATER
D/W	DENOTES DISHWASHER
CL.	DENOTES CLOSET
R	DENOTES REFRIGERATOR
P	DENOTES PANTRY
D	DENOTES DRYER
W	DENOTES WASHER
SHEL.	DENOTES SHELF

0 1 3 7 12

GRAPHIC SCALE IN FEET

TYPICAL UNIT
HIBISCUS

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190186

EXHIBIT 2-B
SHEET 81 OF 105 SHEETS

k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\TYP UNITS\UNIT A2

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM
PROPOSED PHASE

LOCATION OF THIS TYPICAL UNIT:

BUILDING No. 6529

UNIT No. 107
UNIT No. 203
UNIT No. 207
UNIT No. 303
UNIT No. 307

BUILDING No. 6533

UNIT No. 107
UNIT No. 203
UNIT No. 207
UNIT No. 303
UNIT No. 307

This is not a certified copy

TYPICAL UNIT
HIBISCUS

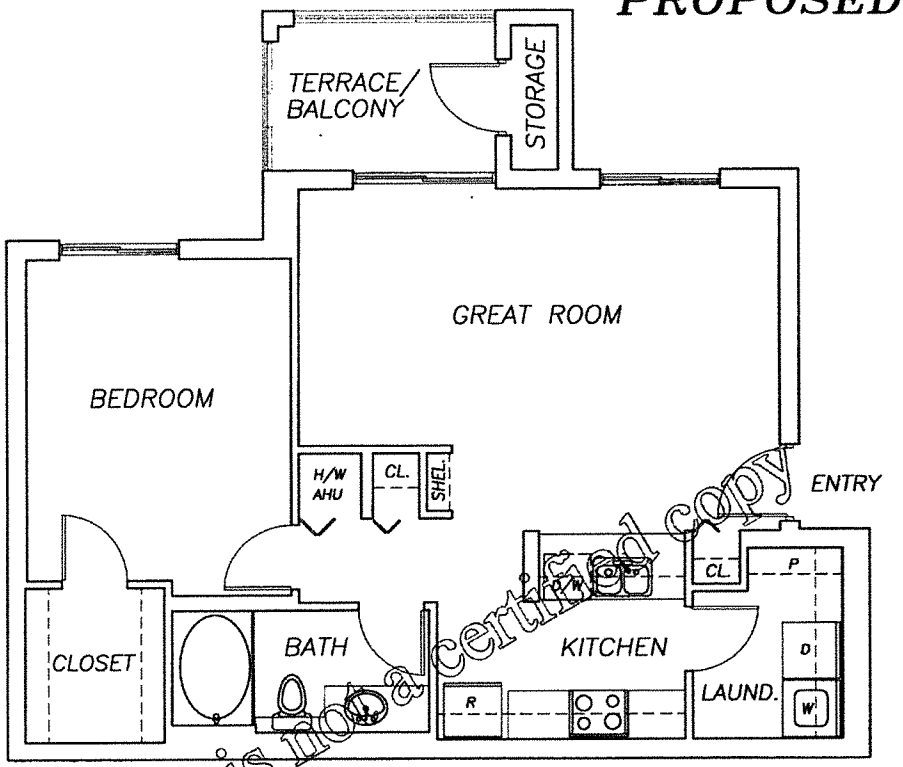
PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190186

EXHIBIT 2-B
SHEET 82 OF 105 SHEETS

k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\TYP UNITS\UNIT A2

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

PROPOSED PHASE



This is not a certified copy

GENERAL NOTES:

1) THIS GRAPHICAL REPRESENTATION IS BASED ON ELECTRONIC MEDIA AND ARCHITECTURAL PLANS PREPARED BY MARC WIENER, A.R.#0010416, ENTITLED "EMERALD DUNES APARTMENTS" UNDER PROJECT NUMBER 01196, DATED APRIL 04, 2004, AND RECEIVED BY THIS FIRM ON OCTOBER 10, 2004.

2) THIS PLAN DOES NOT REPRESENT AN ACTUAL FIELD SURVEY BY THIS FIRM.

3) THE TERRACE AND/OR BALCONY ADJACENT TO THE UNIT IS A LIMITED COMMON ELEMENT OF THE UNIT TO WHICH IT IS APPURTENANT.

LEGEND

LAUND.	DENOTES LAUNDRY CLOSET
AHU	DENOTES AIR HANDLER UNIT
H/W	DENOTES WATER HEATER
D/W	DENOTES DISHWASHER
CL.	DENOTES CLOSET
R	DENOTES REFRIGERATOR
P	DENOTES PANTRY
D	DENOTES DRYER
W	DENOTES WASHER
SHEL.	DENOTES SHELF

0 1 3 7 12

GRAPHIC SCALE IN FEET

TYPICAL UNIT
HIBISCUS-R

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190186

EXHIBIT 2-B
SHEET 83 OF 105 SHEETS

k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\TYP UNITS\UNIT A2-R

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM
PROPOSED PHASE

LOCATION OF THIS TYPICAL UNIT:

BUILDING No. 6529

UNIT No. 106
UNIT No. 202
UNIT No. 206
UNIT No. 302
UNIT No. 306

BUILDING No. 6533

UNIT No. 106
UNIT No. 202
UNIT No. 206
UNIT No. 302
UNIT No. 306

This is not a certified copy

TYPICAL UNIT
HIBISCUS–R

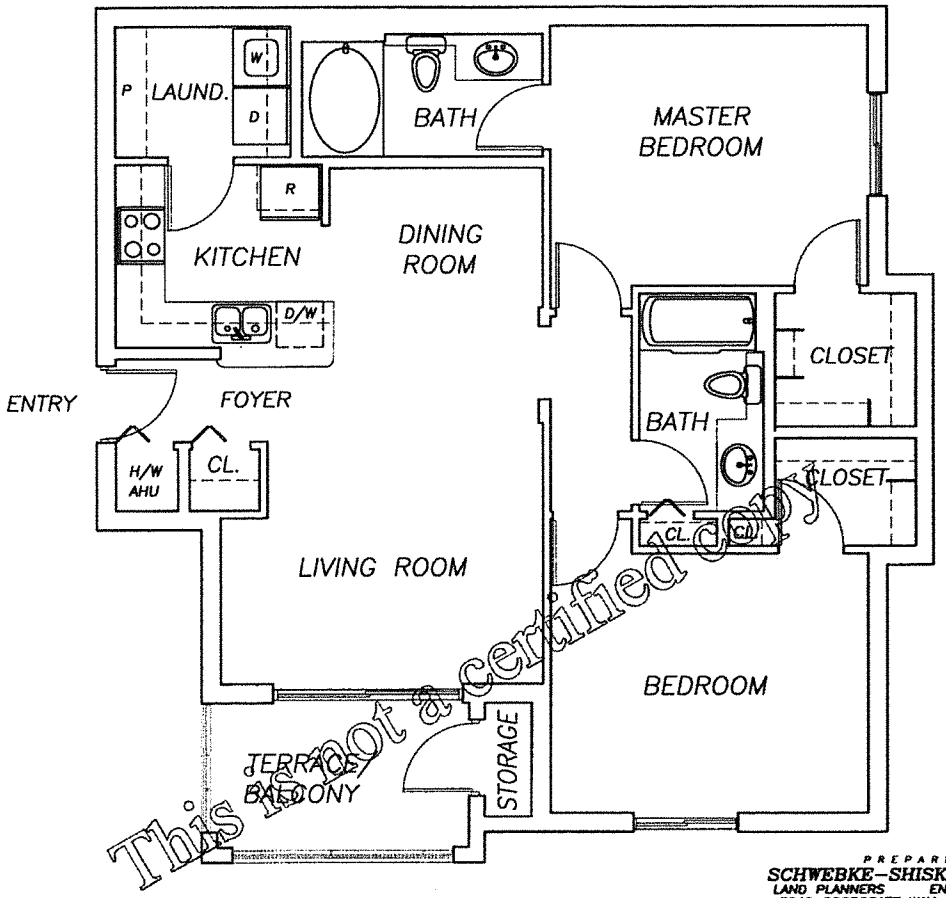
PREPARED BY
SCHWEBKE–SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB–87
DECEMBER, 2004 ORDER No. 190186

EXHIBIT 2–B
SHEET 84 OF 105 SHEETS

k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\TYP UNITS\UNIT A2–R

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

PROPOSED PHASE



This is not a certified copy

GENERAL NOTES:

1) THIS GRAPHICAL REPRESENTATION IS BASED ON ELECTRONIC MEDIA AND ARCHITECTURAL PLANS PREPARED BY MARC WIENER, A.R.#0010416, ENTITLED "EMERALD DUNES APARTMENTS" UNDER PROJECT NUMBER 01196, DATED APRIL 04, 2004, AND RECEIVED BY THIS FIRM ON OCTOBER

2) THIS PLAN DOES NOT REPRESENT AN ACTUAL FIELD SURVEY 10/Y 2005. FIRM.

3) THE TERRACE AND/OR BALCONY ADJACENT TO THE UNIT IS A LIMITED COMMON ELEMENT OF THE UNIT TO WHICH IT IS APPURTENANT.

LEGEND

LAUND.	DENOTES LAUNDRY CLOSET
AHU	DENOTES AIR HANDLER UNIT
H/W	DENOTES WATER HEATER
D/W	DENOTES DISHWASHER
CL.	DENOTES CLOSET
R	DENOTES REFRIGERATOR
P	DENOTES PANTRY
D	DENOTES DRYER
W	DENOTES WASHER

0 1 3 7 12

GRAPHIC SCALE IN FEET

TYPICAL UNIT PALMETTO

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87

DECEMBER, 2004 ORDER No. 190186

EXHIBIT 2-B

SHEET 85 OF 105 SHEETS

k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\TYP UNITS\UNIT B1

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM
PROPOSED PHASE

LOCATION OF THIS TYPICAL UNIT:

BUILDING No. 6529

UNIT No. 104
UNIT No. 108
UNIT No. 204
UNIT No. 208
UNIT No. 304
UNIT No. 308

BUILDING No. 6533

UNIT No. 104
UNIT No. 108
UNIT No. 204
UNIT No. 208
UNIT No. 304
UNIT No. 308

This is not a certified copy

TYPICAL UNIT
PALMETTO

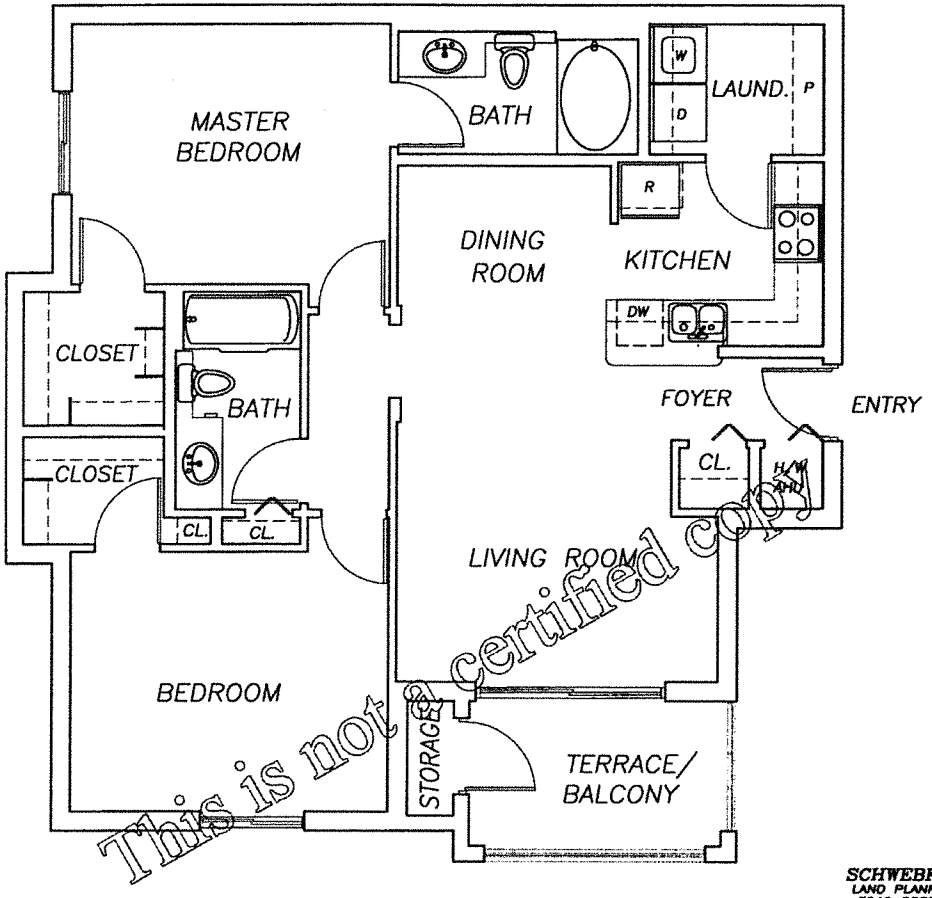
PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190186

EXHIBIT 2-B
SHEET 86 OF 105 SHEETS

k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\TYP UNITS\UNIT B1

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

PROPOSED PHASE



This is not a certified copy

GENERAL NOTES:

1) THIS GRAPHICAL REPRESENTATION IS BASED ON ELECTRONIC MEDIA AND ARCHITECTURAL PLANS PREPARED BY MARC WIENER, A.R.#0010416, ENTITLED "EMERALD DUNES APARTMENTS" UNDER PROJECT NUMBER 01196, DATED APRIL 04, 2004, AND RECEIVED BY THIS FIRM ON OCTOBER 10, 2004.

2) THIS PLAN DOES NOT REPRESENT AN ACTUAL FIELD SURVEY BY THIS FIRM.

3) THE TERRACE AND/OR BALCONY ADJACENT TO THE UNIT IS A LIMITED COMMON ELEMENT OF THE UNIT TO WHICH IT IS APPURTENANT.

LEGEND

LAUND.	DENOTES LAUNDRY CLOSET
AHU	DENOTES AIR HANDLER UNIT
H/W	DENOTES WATER HEATER
D/W	DENOTES DISHWASHER
CL.	DENOTES CLOSET
R	DENOTES REFRIGERATOR
P	DENOTES PANTRY
D	DENOTES DRYER
W	DENOTES WASHER

0 1 3 7 12

GRAPHIC SCALE IN FEET

TYPICAL UNIT PALMETTO–R

PREPARED BY
SCHWEBKE–SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB–87
DECEMBER, 2004 ORDER No. 190186

EXHIBIT 2–B
SHEET 87 OF 105 SHEETS

k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\TYP UNITS\UNIT B1–R

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM
PROPOSED PHASE

LOCATION OF THIS TYPICAL UNIT:

BUILDING No. 6529

UNIT No. 101
UNIT No. 105
UNIT No. 201
UNIT No. 205
UNIT No. 301
UNIT No. 305

BUILDING No. 6533

UNIT No. 101
UNIT No. 105
UNIT No. 201
UNIT No. 205
UNIT No. 301
UNIT No. 305

This is not a certified copy

TYPICAL UNIT
PALMETTO–R

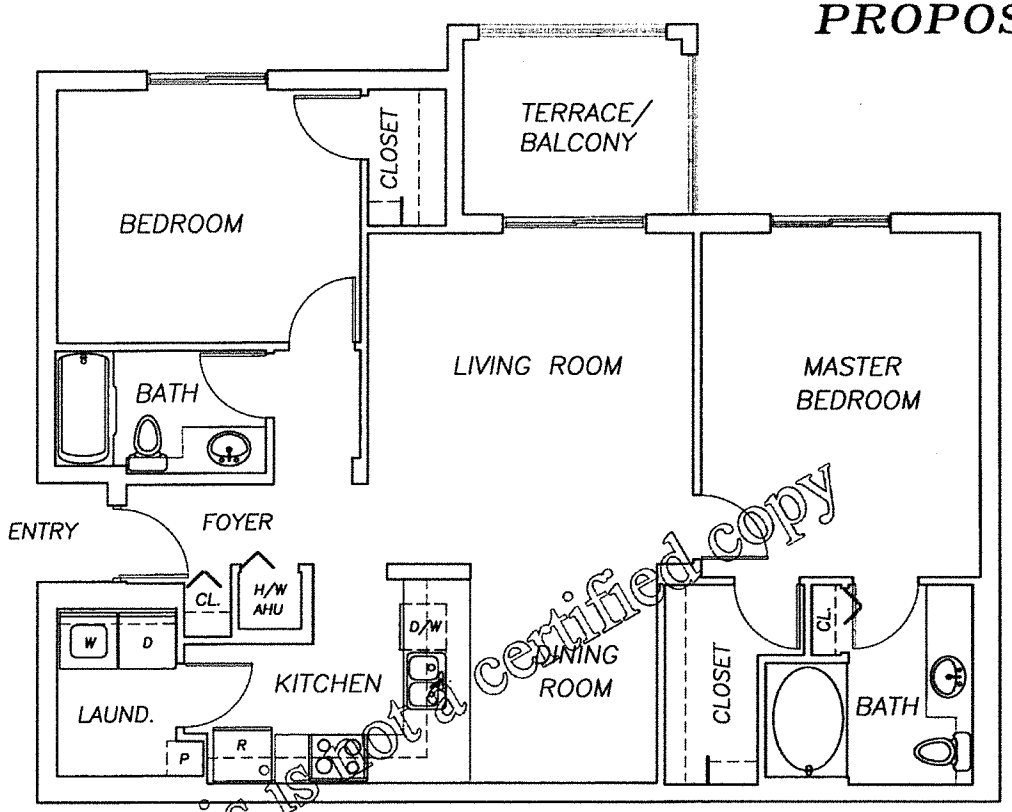
PREPARED BY
SCHWEBKE–SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB–87
DECEMBER, 2004 ORDER No. 190186

EXHIBIT 2–B
SHEET 88 OF 105 SHEETS

k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\TYP UNITS\UNIT B1–R

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

PROPOSED PHASE



This is not a certified copy

GENERAL NOTES:

1) THIS GRAPHICAL REPRESENTATION IS BASED ON ELECTRONIC MEDIA AND ARCHITECTURAL PLANS PREPARED BY MARC WIENER, A.R.#0010416, ENTITLED "EMERALD DUNES APARTMENTS" UNDER PROJECT NUMBER 01196, DATED APRIL 04, 2004, AND RECEIVED BY THIS FIRM ON OCTOBER 10, 2004.

2) THIS PLAN DOES NOT REPRESENT AN ACTUAL FIELD SURVEY BY THIS FIRM.

3) THE TERRACE AND/OR BALCONY ADJACENT TO THE UNIT IS A LIMITED COMMON ELEMENT OF THE UNIT TO WHICH IT IS APPURTENANT.

LEGEND

LAUND.	DENOTES LAUNDRY CLOSET
AHU	DENOTES AIR HANDLER UNIT
H/W	DENOTES WATER HEATER
D/W	DENOTES DISHWASHER
CL.	DENOTES CLOSET
R	DENOTES REFRIGERATOR
P	DENOTES PANTRY
D	DENOTES DRYER
W	DENOTES WASHER

0 1 3 7 12

GRAPHIC SCALE IN FEET

TYPICAL UNIT
SYCAMORE

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190186

EXHIBIT 2-B

SHEET 89 OF 105 SHEETS

k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\TYP UNITS\UNIT 82

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM
PROPOSED PHASE

LOCATION OF THIS TYPICAL UNIT:

BUILDING No. 6511

UNIT No. 107
UNIT No. 203
UNIT No. 207
UNIT No. 303
UNIT No. 307

BUILDING No. 6521

UNIT No. 107
UNIT No. 203
UNIT No. 207
UNIT No. 303
UNIT No. 307

BUILDING No. 6573

UNIT No. 107
UNIT No. 203
UNIT No. 207
UNIT No. 303
UNIT No. 307

This is not a certified copy

TYPICAL UNIT
SYCAMORE

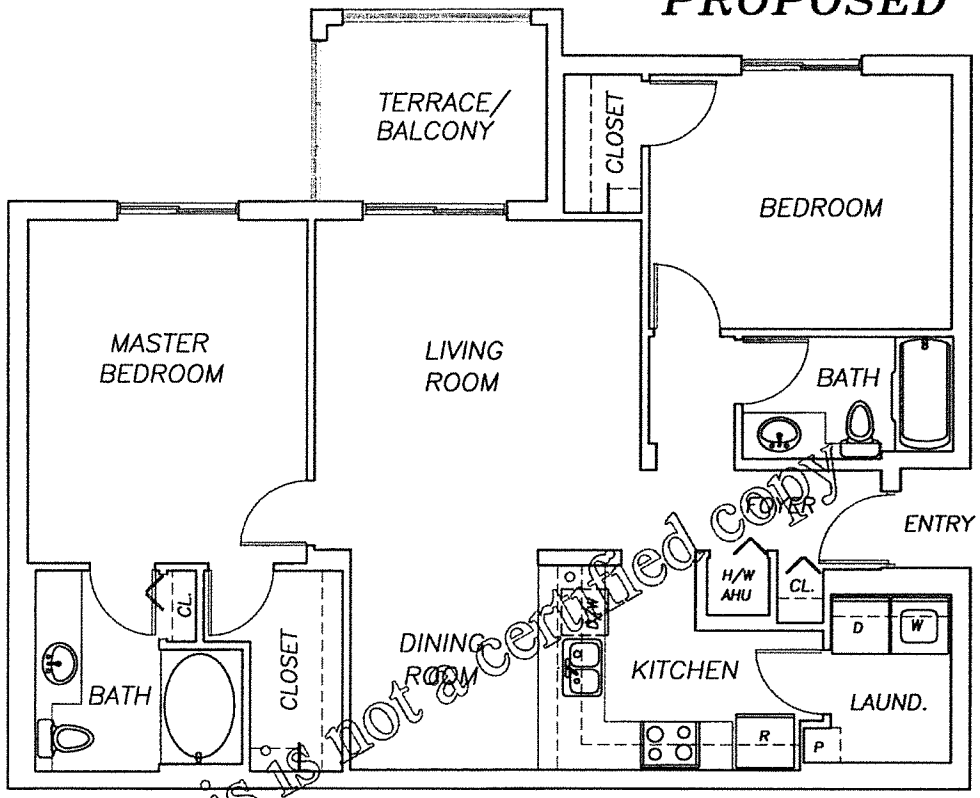
PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190186

EXHIBIT 2-B
SHEET 90 OF 105 SHEETS

k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\TYP UNITS\UNIT B2

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

PROPOSED PHASE



This is not a certified copy

GENERAL NOTES:

1) THIS GRAPHICAL REPRESENTATION IS BASED ON ELECTRONIC MEDIA AND ARCHITECTURAL PLANS PREPARED BY MARC WIENER, A.R.#0010416, ENTITLED "EMERALD DUNES APARTMENTS" UNDER PROJECT NUMBER 01196, DATED APRIL 04, 2004, AND RECEIVED BY THIS FIRM ON OCTOBER 10, 2004.

2) THIS PLAN DOES NOT REPRESENT AN ACTUAL FIELD SURVEY BY THIS FIRM.

3) THE TERRACE AND/OR BALCONY ADJACENT TO THE UNIT IS A LIMITED COMMON ELEMENT OF THE UNIT TO WHICH IT IS APPURTENANT.

LEGEND

LAUND.	DENOTES LAUNDRY CLOSET
AHU	DENOTES AIR HANDLER UNIT
H/W	DENOTES WATER HEATER
D/W	DENOTES DISHWASHER
CL.	DENOTES CLOSET
R	DENOTES REFRIGERATOR
P	DENOTES PANTRY
D	DENOTES DRYER
W	DENOTES WASHER

0 1 3 7 12

GRAPHIC SCALE IN FEET

TYPICAL UNIT
SYCAMORE–R

PREPARED BY
SCHWEBKE–SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB–87
DECEMBER, 2004 ORDER No. 190186

EXHIBIT 2–B
SHEET 91 OF 105 SHEETS

k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\TYP UNITS\UNIT B2–R

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM
PROPOSED PHASE

LOCATION OF THIS TYPICAL UNIT:

BUILDING No. 6511

UNIT No. 106
UNIT No. 202
UNIT No. 206
UNIT No. 302
UNIT No. 306

BUILDING No. 6521

UNIT No. 106
UNIT No. 202
UNIT No. 206
UNIT No. 302
UNIT No. 306

BUILDING No. 6573

UNIT No. 106
UNIT No. 202
UNIT No. 206
UNIT No. 302
UNIT No. 306

This is not a certified copy

TYPICAL UNIT
SYCAMORE–R

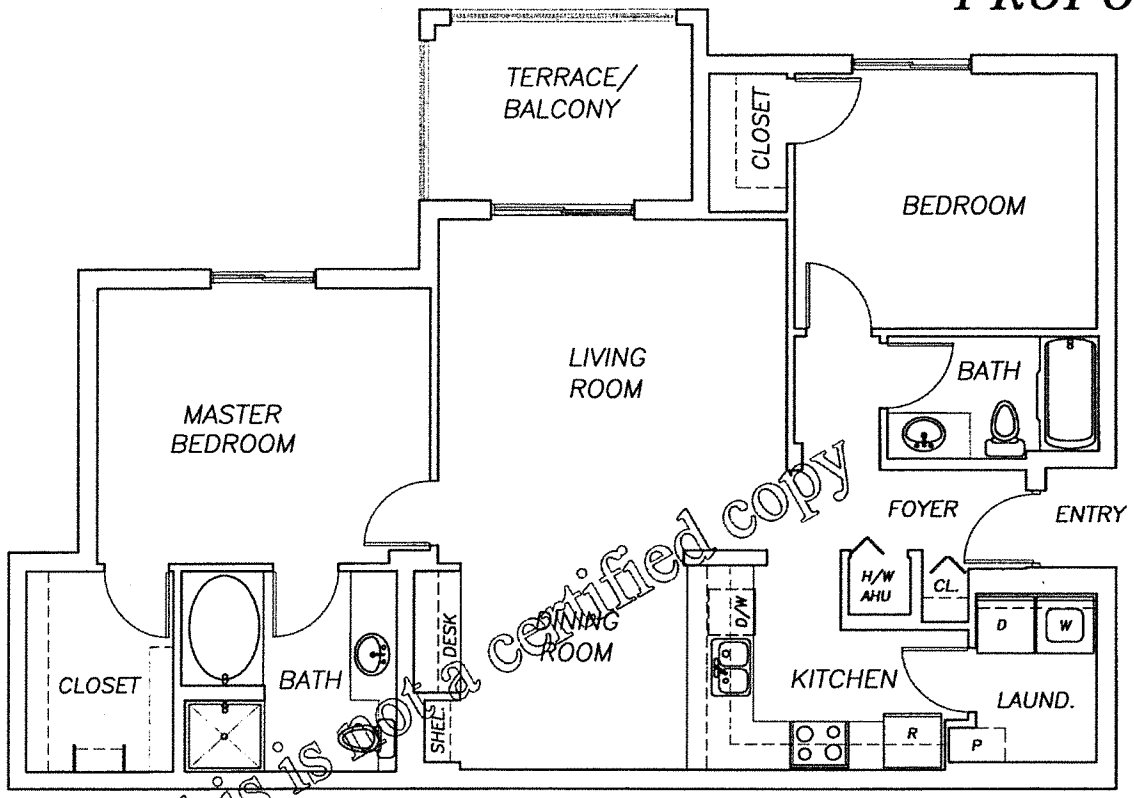
PREPARED BY
SCHWEBKE–SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB–87
DECEMBER, 2004 ORDER No. 190186

EXHIBIT 2–B
SHEET 92 OF 105 SHEETS

k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\TYP UNITS\UNIT B2–R

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

PROPOSED PHASE



This is only a certified copy

GENERAL NOTES:

1) THIS GRAPHICAL REPRESENTATION IS BASED ON ELECTRONIC MEDIA AND ARCHITECTURAL PLANS PREPARED BY MARC WIENER, A.R.#0010416, ENTITLED "EMERALD DUNES APARTMENTS" UNDER PROJECT NUMBER 01196, DATED APRIL 04, 2004, AND RECEIVED BY THIS FIRM ON OCTOBER 10, 2004.

2) THIS PLAN DOES NOT REPRESENT AN ACTUAL FIELD SURVEY BY THIS FIRM.

3) THE TERRACE AND/OR BALCONY ADJACENT TO THE UNIT IS A LIMITED COMMON ELEMENT OF THE UNIT TO WHICH IT IS APPURTENANT.

LEGEND

LAUND.	DENOTES LAUNDRY CLOSET
AHU	DENOTES AIR HANDLER UNIT
H/W	DENOTES WATER HEATER
D/W	DENOTES DISHWASHER
CL.	DENOTES CLOSET
R	DENOTES REFRIGERATOR
P	DENOTES PANTRY
D	DENOTES DRYER
W	DENOTES WASHER
SHEL.	DENOTES SHELF

0 1 3 7 12

GRAPHIC SCALE IN FEET

TYPICAL UNIT
GRAND SYCAMORE

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190186

EXHIBIT 2-B
SHEET 93 OF 105 SHEETS

k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\TYP UNITS\UNIT B4

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM
PROPOSED PHASE

LOCATION OF THIS TYPICAL UNIT:

BUILDING No. 6511

UNIT No. 108
UNIT No. 204
UNIT No. 208
UNIT No. 304
UNIT No. 308

BUILDING No. 6521

UNIT No. 108
UNIT No. 204
UNIT No. 208
UNIT No. 304
UNIT No. 308

BUILDING No. 6573

UNIT No. 108
UNIT No. 204
UNIT No. 208

This is not a certified copy

TYPICAL UNIT
GRAND SYCAMORE

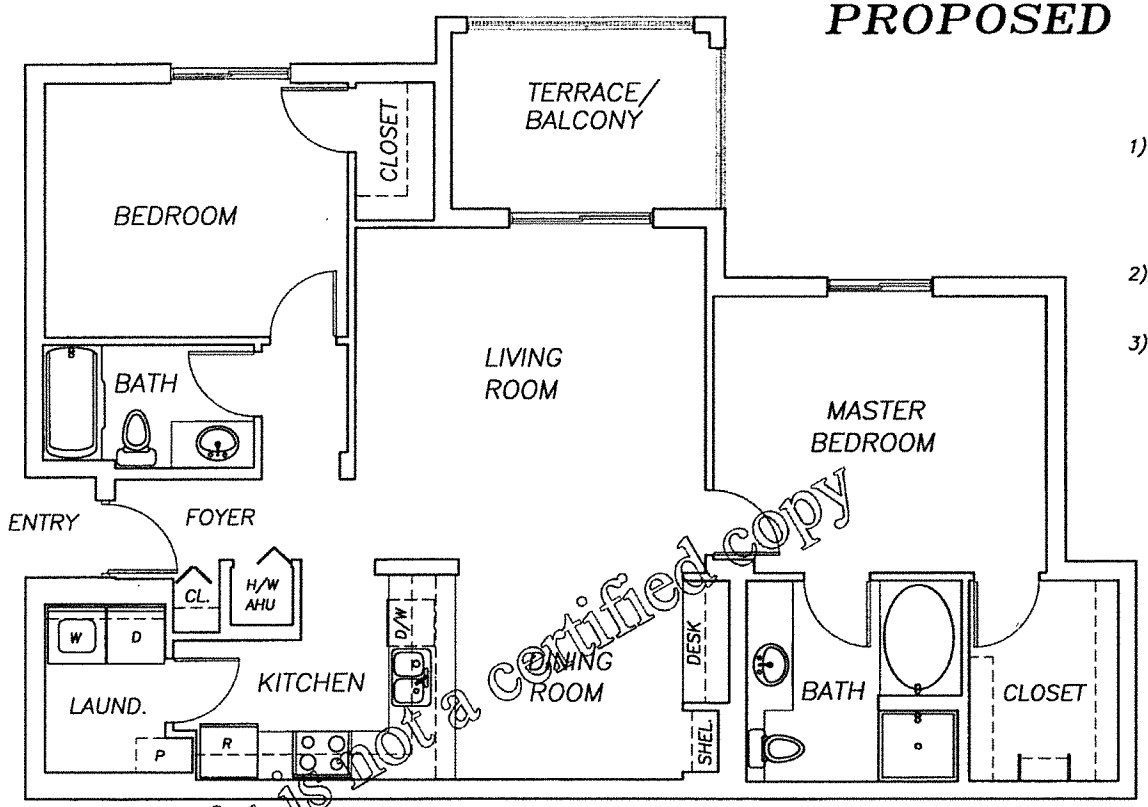
PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190186

EXHIBIT 2-B
SHEET 94 OF 105 SHEETS

k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\TYP UNITS\UNIT B4

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

PROPOSED PHASE



GENERAL NOTES:

1) THIS GRAPHICAL REPRESENTATION IS BASED ON ELECTRONIC MEDIA AND ARCHITECTURAL PLANS PREPARED BY MARC WIENER, A.R.#0010416, ENTITLED "EMERALD DUNES APARTMENTS" UNDER PROJECT NUMBER 01196, DATED APRIL 04, 2004, AND RECEIVED BY THIS FIRM ON OCTOBER 10, 2004.

2) THIS PLAN DOES NOT REPRESENT AN ACTUAL FIELD SURVEY BY THIS FIRM.

3) THE TERRACE AND/OR BALCONY ADJACENT TO THE UNIT IS A LIMITED COMMON ELEMENT OF THE UNIT TO WHICH IT IS APPURTENANT.

LEGEND

LAUND.	DENOTES LAUNDRY CLOSET
AHU	DENOTES AIR HANDLER UNIT
H/W	DENOTES WATER HEATER
D/W	DENOTES DISHWASHER
CL.	DENOTES CLOSET
R	DENOTES REFRIGERATOR
P	DENOTES PANTRY
D	DENOTES DRYER
W	DENOTES WASHER
SHEL.	DENOTES SHELF

0 1 3 7 12

GRAPHIC SCALE IN FEET

This is not a certified copy

TYPICAL UNIT
GRAND SYCAMORE–R

PREPARED BY
SCHWEBKE–SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB–87
DECEMBER, 2004 ORDER No. 190186

EXHIBIT 2–B
SHEET 95 OF 105 SHEETS

I:\224342\EMERALD DUNES\PROPOSED GRAPHICS\TYP UNITS\UNIT B4–R

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM
PROPOSED PHASE

LOCATION OF THIS TYPICAL UNIT:

BUILDING No. 6511

UNIT No. 105
UNIT No. 201
UNIT No. 205
UNIT No. 301
UNIT No. 305

BUILDING No. 6521

UNIT No. 105
UNIT No. 201
UNIT No. 205
UNIT No. 301
UNIT No. 305

BUILDING No. 6573

UNIT No. 105
UNIT No. 201
UNIT No. 205

This is not a certified copy

TYPICAL UNIT
GRAND SYCAMORE—R

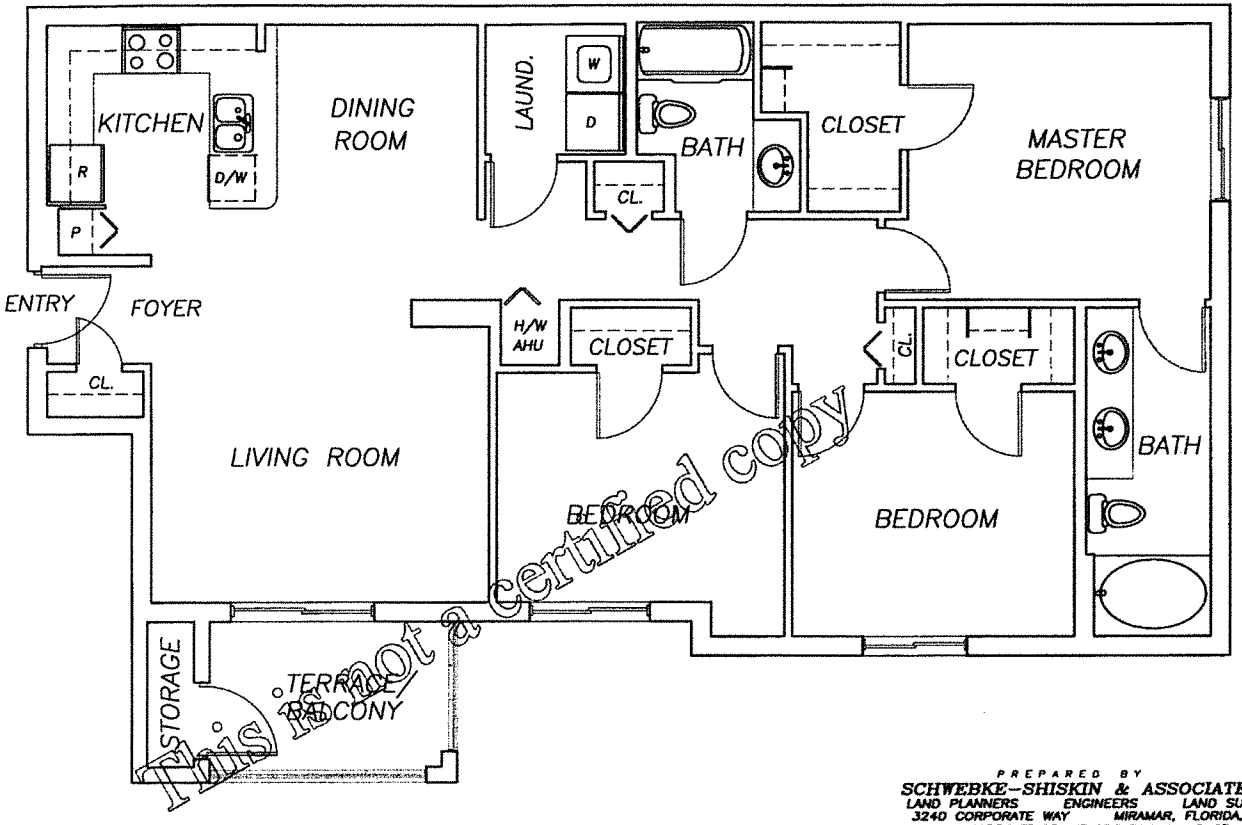
PREPARED BY
SCHWEBKE—SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190186

EXHIBIT 2—B
SHEET 96 OF 105 SHEETS

I:\224342\EMERALD DUNES\PROPOSED GRAPHICS\TYP UNITS\UNIT B4-R

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

PROPOSED PHASE



This is not a certified copy

GENERAL NOTES:

1) THIS GRAPHICAL REPRESENTATION IS BASED ON ELECTRONIC MEDIA AND ARCHITECTURAL PLANS PREPARED BY MARC WIENER, A.R.#0010416, ENTITLED "EMERALD DUNES APARTMENTS" UNDER PROJECT NUMBER 01196, DATED APRIL 4, 2004, AND RECEIVED BY THIS FIRM ON OCTOBER 10, 2004.

2) THIS PLAN DOES NOT REPRESENT AN ACTUAL FIELD SURVEY BY THIS FIRM.

3) THE TERRACE AND/OR BALCONY ADJACENT TO THE UNIT IS A LIMITED COMMON ELEMENT OF THE UNIT TO WHICH IT IS APPURTENANT.

LEGEND

LAUND.	DENOTES LAUNDRY CLOSET
AHU	DENOTES AIR HANDLER UNIT
H/W	DENOTES WATER HEATER
D/W	DENOTES DISHWASHER
CL.	DENOTES CLOSET
R	DENOTES REFRIGERATOR
P	DENOTES PANTRY
D	DENOTES DRYER
W	DENOTES WASHER

0 1 3 7 12

GRAPHIC SCALE IN FEET

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190186

TYPICAL UNIT CYPRESS

EXHIBIT 2-B

SHEET 97 OF 105 SHEETS

k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\TYP UNITS\UNIT C1

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM
PROPOSED PHASE

LOCATION OF THIS TYPICAL UNIT:

BUILDING No. 6475
UNIT No. 204
UNIT No. 304

BUILDING No. 6505
UNIT No. 204

BUILDING No. 6559
UNIT No. 204
UNIT No. 304

BUILDING No. 6565
UNIT No. 204
UNIT No. 304

This is not a certified copy

TYPICAL UNIT
CYPRESS

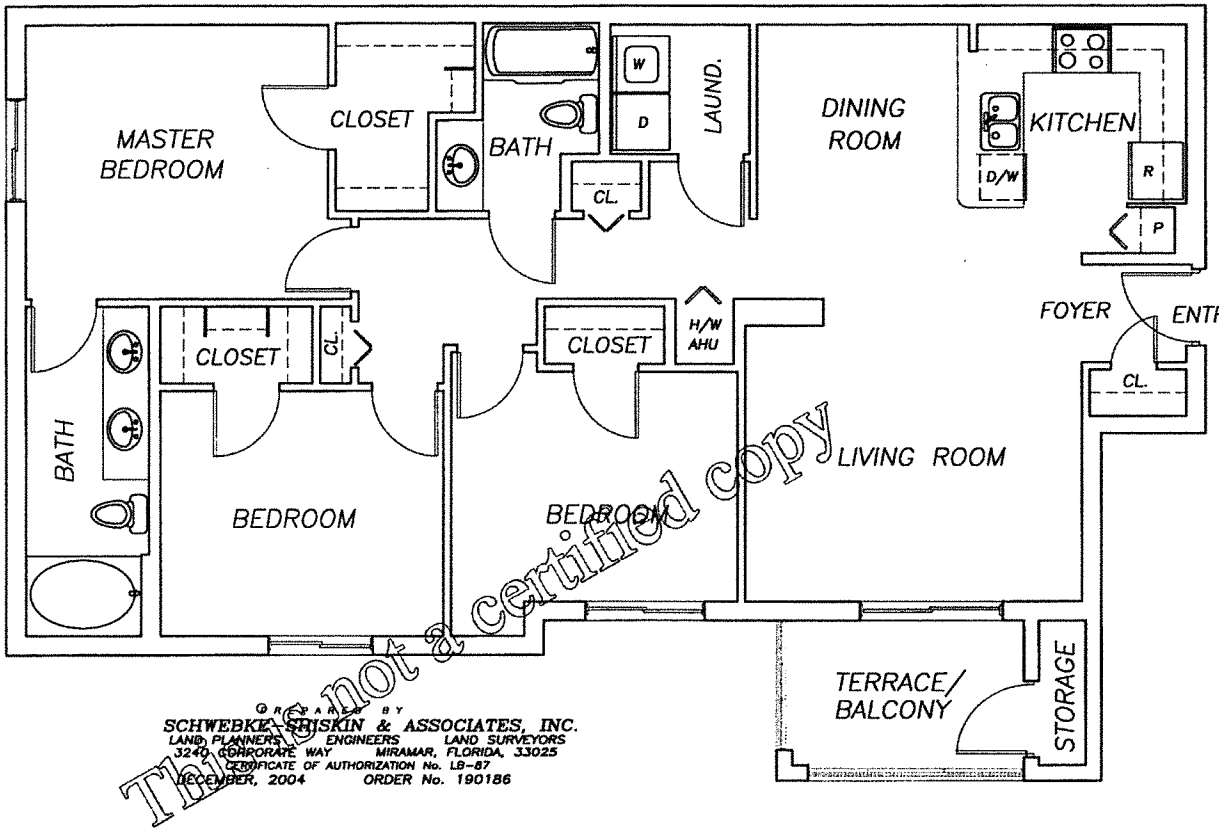
PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190186

EXHIBIT 2-B
SHEET 98 OF 105 SHEETS

k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\TYP UNITS\UNIT C1

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

PROPOSED PHASE



This is not a certified copy

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190186

GENERAL NOTES:

1) THIS GRAPHICAL REPRESENTATION IS BASED ON ELECTRONIC MEDIA AND ARCHITECTURAL PLANS PREPARED BY MARC WIENER, A.R.#0010416, ENTITLED "EMERALD DUNES APARTMENTS" UNDER PROJECT NUMBER 01196, DATED APRIL 4, 2004, AND RECEIVED BY THIS FIRM ON OCTOBER 10, 2004.

2) THIS PLAN DOES NOT REPRESENT AN ACTUAL FIELD SURVEY BY THIS FIRM.

3) THE TERRACE AND/OR BALCONY ADJACENT TO THE UNIT IS A LIMITED COMMON ELEMENT OF THE UNIT TO WHICH IT IS APPURTENANT.

LEGEND

LAUND.	DENOTES LAUNDRY CLOSET
AHU	DENOTES AIR HANDLER UNIT
H/W	DENOTES WATER HEATER
D/W	DENOTES DISHWASHER
CL.	DENOTES CLOSET
R	DENOTES REFRIGERATOR
P	DENOTES PANTRY
D	DENOTES DRYER
W	DENOTES WASHER

0 1 3 7 12
GRAPHIC SCALE IN FEET

TYPICAL UNIT CYPRESS–R

EXHIBIT 2–B
SHEET 99 OF 105 SHEETS

k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\TYP UNITS\UNIT C1–R

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM
PROPOSED PHASE

LOCATION OF THIS TYPICAL UNIT:

BUILDING No. 6475

UNIT No. 201
UNIT No. 301

BUILDING No. 6505

UNIT No. 201

BUILDING No. 6559

UNIT No. 201
UNIT No. 301

BUILDING No. 6565

UNIT No. 201
UNIT No. 301

This is not a certified copy

TYPICAL UNIT
CYPRESS–R

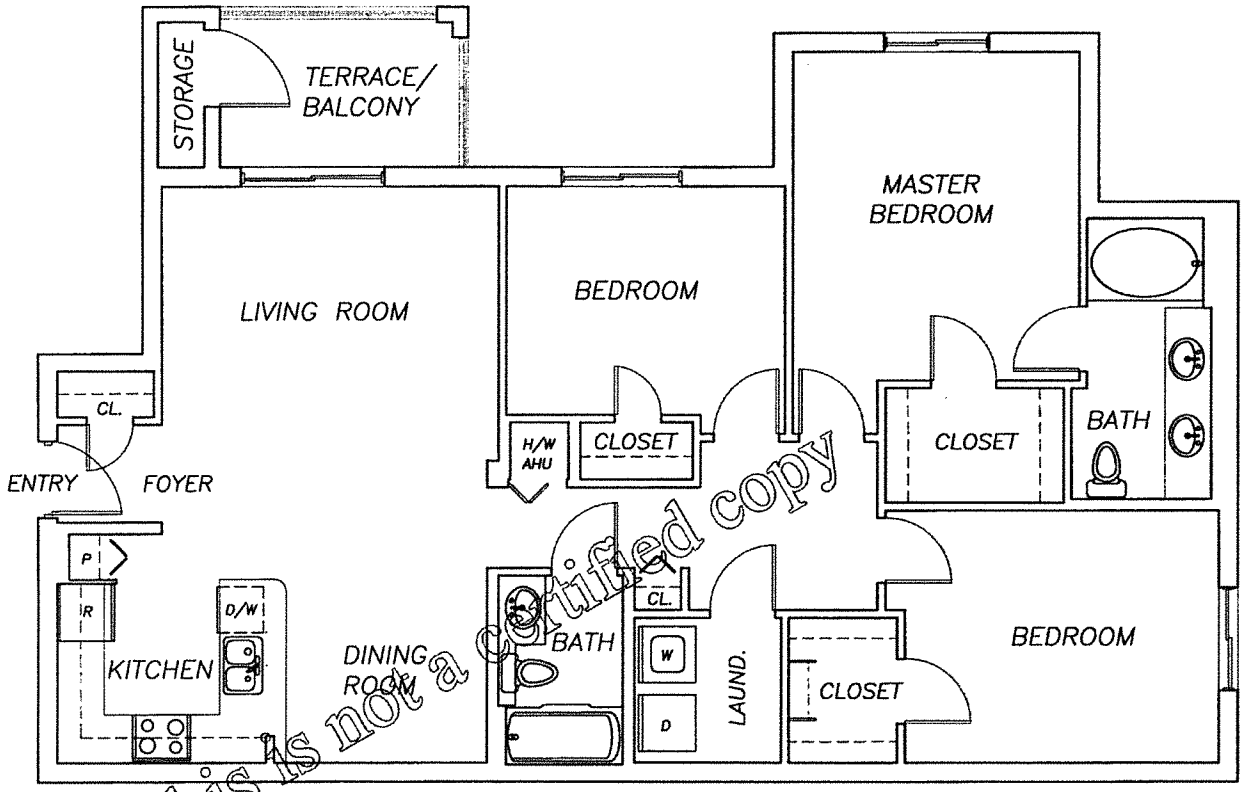
PREPARED BY
SCHWEBKE–SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB–87
DECEMBER, 2004 ORDER No. 190186

EXHIBIT 2–B
SHEET 100 OF 105 SHEETS

k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\TYP UNITS\UNIT C1R

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

PROPOSED PHASE



This is not a certified copy

GENERAL NOTES:

1) THIS GRAPHICAL REPRESENTATION IS BASED ON ELECTRONIC MEDIA AND ARCHITECTURAL PLANS PREPARED BY MARC WIENER, A.R.#0010416, ENTITLED "EMERALD DUNES APARTMENTS" UNDER PROJECT NUMBER 01196, DATED APRIL 4, 2004, AND RECEIVED BY THIS FIRM ON OCTOBER 10, 2004.
2) THIS PLAN DOES NOT REPRESENT AN ACTUAL FIELD SURVEY BY THIS FIRM.
3) THE TERRACE AND/OR BALCONY ADJACENT TO THE UNIT IS A LIMITED COMMON ELEMENT OF THE UNIT TO WHICH IT IS APPURTENANT.

LEGEND

LAUND.	DENOTES LAUNDRY CLOSET
AHU	DENOTES AIR HANDLER UNIT
H/W	DENOTES WATER HEATER
D/W	DENOTES DISHWASHER
CL.	DENOTES CLOSET
R	DENOTES REFRIGERATOR
P	DENOTES PANTRY
D	DENOTES DRYER
W	DENOTES WASHER

0 1 3 7 12

GRAPHIC SCALE IN FEET

TYPICAL UNIT
ROYAL PALM

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190186

EXHIBIT 2-B
SHEET 101 OF 105 SHEETS

k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\TYP UNITS\UNIT C2

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM
PROPOSED PHASE

LOCATION OF THIS TYPICAL UNIT:

BUILDING No. 6475

UNIT No. 105
UNIT No. 205
UNIT No. 305

BUILDING No. 6505

UNIT No. 105
UNIT No. 205

BUILDING No. 6559

UNIT No. 105
UNIT No. 205
UNIT No. 305

BUILDING No. 6565

UNIT No. 105
UNIT No. 205
UNIT No. 305

This is not a certified copy

TYPICAL UNIT
ROYAL PALM

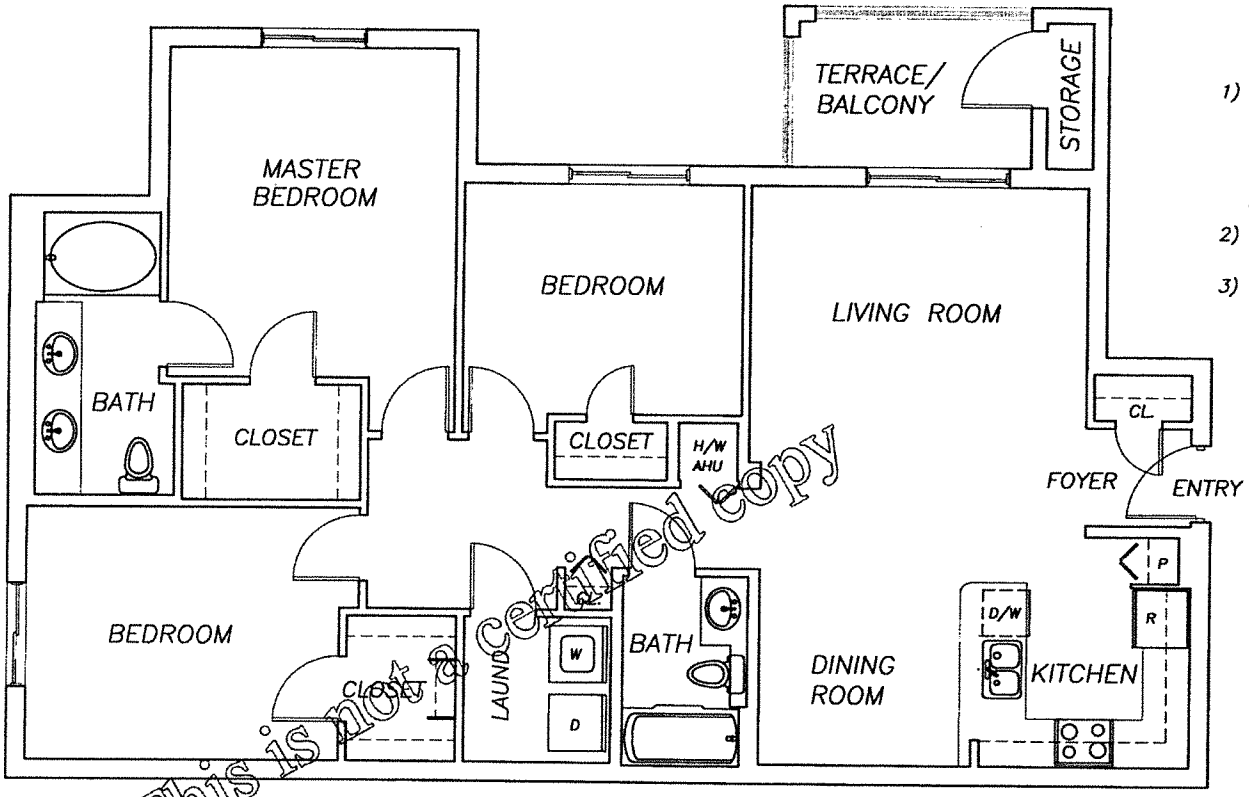
PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190186

EXHIBIT 2-B
SHEET 102 OF 105 SHEETS

k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\TYP UNITS\UNIT C2

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

PROPOSED PHASE



This is not a Certified copy

GENERAL NOTES:

1) THIS GRAPHICAL REPRESENTATION IS BASED ON ELECTRONIC MEDIA AND ARCHITECTURAL PLANS PREPARED BY MARC WIENER, A.R.#0010416, ENTITLED "EMERALD DUNES APARTMENTS" UNDER PROJECT NUMBER 01196, DATED APRIL 4, 2004, AND RECEIVED BY THIS FIRM ON OCTOBER 10, 2004.
2) THIS PLAN DOES NOT REPRESENT AN ACTUAL FIELD SURVEY BY THIS FIRM.
3) THE TERRACE AND/OR BALCONY ADJACENT TO THE UNIT IS A LIMITED COMMON ELEMENT OF THE UNIT TO WHICH IT IS APPURTENANT.

LEGEND

LAUND.	DENOTES LAUNDRY CLOSET
AHU	DENOTES AIR HANDLER UNIT
H/W	DENOTES WATER HEATER
D/W	DENOTES DISHWASHER
CL.	DENOTES CLOSET
R	DENOTES REFRIGERATOR
P	DENOTES PANTRY
D	DENOTES DRYER
W	DENOTES WASHER

0 1 3 7 12

GRAPHIC SCALE IN FEET

TYPICAL UNIT
ROYAL PALM–R

PREPARED BY
SCHWEBKE–SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB–87
DECEMBER, 2004 ORDER No. 190186

EXHIBIT 2–B
SHEET 103 OF 105 SHEETS

k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\TYP UNITS\UNIT C2–R

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM
PROPOSED PHASE

LOCATION OF THIS TYPICAL UNIT:

BUILDING No. 6475
UNIT No. 108
UNIT No. 208
UNIT No. 308

BUILDING No. 6505
UNIT No. 108
UNIT No. 208

BUILDING No. 6559
UNIT No. 108
UNIT No. 208
UNIT No. 308

BUILDING No. 6565
UNIT No. 108
UNIT No. 208
UNIT No. 308

This is not a certified copy

TYPICAL UNIT
ROYAL PALM–R

PREPARED BY
SCHWEBKE–SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB–87
DECEMBER, 2004 ORDER No. 190186

EXHIBIT 2–B
SHEET 104 OF 105 SHEETS

k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\TYP UNITS\UNIT C2–R

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM
PROPOSED PHASE

The undersigned, a Surveyor, duly authorized to practice under the laws of the State of Florida, hereby certifies that: the construction of the improvements, as described in this Exhibit 2–B the Declaration of Condominium of "THE VILLAS AT EMERALD DUNES, A CONDOMINIUM", have been substantially completed so that this Exhibit 2–B of the said Declaration of Condominium, together with the provisions of the aforesaid Declaration of Condominium describing the Condominium Property, relating to matters of survey, is an accurate representation of the locations and dimensions of the improvements as shown in said Exhibit 2–B; and further that, the identification, location, and dimensions of the Common Elements and of each Unit can be determined from said materials to the best of my knowledge and belief. This survey complies with the Minimum Technical Standards set forth by the Florida State Board of Professional Surveyors and Mappers in Chapter 61G17–6, Florida Administrative Code, pursuant to Section 472.02, Florida Statutes and Chapter 718, Florida Statutes. This certification relates to matters of survey only, and is not to certify that the improvements have been properly constructed in accordance with any applicable building codes or governmental requirements.

SCHWEBKE–SHISKIN & ASSOCIATES, INC.

Signed this 23rd *Day of* JUNE, 2006.

By: Ronald A. Fritz

Ronald A. Fritz, Assistant Vice–President
Professional Land Surveyor No. 2767
State of Florida

This is not a certified copy

SURVEYOR'S CERTIFICATION

PREPARED BY
SCHWEBKE–SHISKIN & ASSOCIATES, INC.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB–87
DECEMBER, 2004 ORDER No. 190186

EXHIBIT 2–B
SHEET 105 OF 105 SHEETS

k:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\NOTES AND LEGEND.DWG

EXHIBIT "3"

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

INITIAL PHASE AND PROPOSED PHASE

SCHEDULE OF PERCENTAGE SHARES OF OWNERSHIP OF COMMON ELEMENTS AND COMMON SURPLUS AND OF SHARING OF COMMON EXPENSES

This is to certify that this is a true copy of the original

BUILDING NUMBER	*UNIT NUMBER*	*PERCENTAGE OF OWNERSHIP*
6418	105	0.2300%
6418	106	0.2162%
6418	107	0.2162%
6418	108	0.2300%
6418	201	0.2300%
6418	202	0.2162%
6418	203	0.2162%
6418	204	0.2300%
6418	205	0.2300%
6418	206	0.2162%
6418	207	0.2162%
6418	208	0.2300%
6418	301	0.2300%
6418	302	0.2162%
6418	303	0.2162%
6418	304	0.2300%
6418	305	0.2300%
6418	306	0.2162%
6418	307	0.2162%
6418	308	0.2300%
6434	103	0.2674%
6434	104	0.2674%
6434	201	0.2622%
6434	202	0.2622%
6434	203	0.2674%
6434	204	0.2674%
6434	301	0.2622%
6434	302	0.2622%
6434	303	0.2674%
6434	304	0.2674%
6394	101	0.2064%
6394	104	0.2064%
6394	105	0.2064%
6394	106	0.1581%
6394	107	0.1581%
6394	108	0.2064%
6394	201	0.2064%
6394	202	0.1581%
6394	203	0.1581%
6394	204	0.2064%
6394	205	0.2064%
6394	206	0.1581%
6394	207	0.1581%
6394	208	0.2064%
6394	301	0.2064%
6394	302	0.1581%
6394	303	0.1581%
6394	304	0.2064%
6394	305	0.2064%
6394	306	0.1581%
6394	307	0.1581%
6394	308	0.2064%
6386	102	0.1349%
6386	103	0.1349%
6386	105	0.2674%
6386	106	0.1349%
6386	107	0.1349%
6386	108	0.2674%
6386	201	0.2622%
6386	202	0.1349%
6386	203	0.1349%
6386	204	0.2622%
6386	205	0.2674%
6386	206	0.1349%
6386	207	0.1349%
6386	208	0.2674%

EXHIBIT "3"
THE VILLAS AT EMERALD DUNES, A CONDOMINIUM
INITIAL PHASE AND PROPOSED PHASE
SCHEDULE OF PERCENTAGE SHARES OF OWNERSHIP OF COMMON ELEMENTS AND COMMON SURPLUS AND OF SHARING OF COMMON EXPENSES

This is not an official record

BUILDING NUMBER	UNIT NUMBER	PERCENTAGE OF OWNERSHIP
6366	301	0.2622%
6366	302	0.1349%
6366	303	0.1349%
6366	304	0.2622%
6366	305	0.2674%
6366	306	0.1349%
6366	307	0.1349%
6366	308	0.2674%
6370	103	0.2674%
6370	104	0.2674%
6370	201	0.2622%
6370	202	0.2622%
6370	203	0.2674%
6370	204	0.2674%
6370	301	0.2622%
6370	302	0.2622%
6370	303	0.2674%
6370	304	0.2674%
6378	103	0.2674%
6378	104	0.2674%
6378	201	0.2622%
6378	202	0.2622%
6378	203	0.2674%
6378	204	0.2674%
6378	301	0.2622%
6378	302	0.2622%
6378	303	0.2674%
6378	304	0.2674%
6426	105	0.2300%
6426	106	0.2162%
6426	107	0.2162%
6426	108	0.2300%
6426	201	0.2300%
6426	202	0.2162%
6426	203	0.2162%
6426	204	0.2300%
6426	205	0.2300%
6426	206	0.2162%
6426	207	0.2162%
6426	208	0.2300%
6426	301	0.2300%
6426	302	0.2162%
6426	303	0.2162%
6426	304	0.2300%
6426	305	0.2300%
6426	306	0.2162%
6426	307	0.2162%
6426	308	0.2300%
6400	103	0.2674%
6400	104	0.2674%
6400	201	0.2622%
6400	202	0.2622%
6400	203	0.2674%
6400	204	0.2674%
6400	301	0.2622%
6400	302	0.2622%
6400	303	0.2674%
6400	304	0.2674%
6410	101	0.2064%
6410	104	0.2064%

EXHIBIT "3"
THE VILLAS AT EMERALD DUNES, A CONDOMINIUM
INITIAL PHASE AND PROPOSED PHASE
SCHEDULE OF PERCENTAGE SHARES OF OWNERSHIP OF COMMON ELEMENTS AND COMMON SURPLUS AND OF SHARING OF COMMON EXPENSES

This is not a certified copy

BUILDING NUMBER	*UNIT NUMBER*	*PERCENTAGE OF OWNERSHIP*
6410	105	0.2064%
6410	106	0.1581%
6410	107	0.1581%
6410	108	0.2064%
6410	201	0.2064%
6410	202	0.1581%
6410	203	0.1581%
6410	204	0.2064%
6410	205	0.2064%
6410	206	0.1581%
6410	207	0.1581%
6410	208	0.2064%
6410	301	0.2064%
6410	302	0.1581%
6410	303	0.1581%
6410	304	0.2064%
6410	305	0.2064%
6410	306	0.1581%
6410	307	0.1581%
6410	308	0.2064%
6458	105	0.2300%
6458	106	0.2162%
6458	107	0.2162%
6458	108	0.2300%
6458	201	0.2300%
6458	202	0.2162%
6458	203	0.2162%
6458	204	0.2300%
6458	205	0.2300%
6458	206	0.2162%
6458	207	0.2162%
6458	208	0.2300%
6458	301	0.2300%
6458	302	0.2162%
6458	303	0.2162%
6458	304	0.2300%
6458	305	0.2300%
6458	306	0.2162%
6458	307	0.2162%
6458	308	0.2300%
6450	103	0.2674%
6450	104	0.2674%
6450	201	0.2622%
6450	202	0.2622%
6450	203	0.2674%
6450	204	0.2674%
6450	301	0.2622%
6450	302	0.2622%
6450	303	0.2674%
6450	304	0.2674%
6466	102	0.1349%
6466	103	0.1349%
6466	105	0.2674%
6466	106	0.1349%
6466	107	0.1349%
6466	108	0.2674%
6466	201	0.2622%
6466	202	0.1349%
6466	203	0.1349%
6466	204	0.2622%
6466	205	0.2674%
6466	206	0.1349%
6466	207	0.1349%
6466	208	0.2674%
6466	301	0.2622%
6466	302	0.1349%

EXHIBIT "3"
THE VILLAS AT EMERALD DUNES, A CONDOMINIUM
INITIAL PHASE AND PROPOSED PHASE
SCHEDULE OF PERCENTAGE SHARES OF OWNERSHIP OF COMMON ELEMENTS AND COMMON SURPLUS AND OF SHARING OF COMMON EXPENSES

This is not a certified copy

BUILDING NUMBER	UNIT NUMBER	PERCENTAGE OF OWNERSHIP
6466	303	0.1349%
6466	304	0.2622%
6466	305	0.2674%
6466	306	0.1349%
6466	307	0.1349%
6466	308	0.2674%
6482	101	0.2064%
6482	104	0.2064%
6482	105	0.2064%
6482	106	0.1581%
6482	107	0.1581%
6482	108	0.2064%
6482	201	0.2064%
6482	202	0.1581%
6482	203	0.1581%
6482	204	0.2064%
6482	205	0.2064%
6482	206	0.1581%
6482	207	0.1581%
6482	208	0.2064%
6482	301	0.2064%
6482	302	0.1581%
6482	303	0.1581%
6482	304	0.2064%
6482	305	0.2064%
6482	306	0.1581%
6482	307	0.1581%
6482	308	0.2064%
6492	102	0.1349%
6492	103	0.1349%
6492	105	0.2674%
6492	106	0.1349%
6492	107	0.1349%
6492	108	0.2674%
6492	201	0.2622%
6492	202	0.1349%
6492	203	0.1349%
6492	204	0.2622%
6492	205	0.2674%
6492	206	0.1349%
6492	207	0.1349%
6492	208	0.2674%
6492	301	0.2622%
6492	302	0.1349%
6492	303	0.1349%
6492	304	0.2622%
6492	305	0.2674%
6492	306	0.1349%
6492	307	0.1349%
6492	308	0.2674%
6510	105	0.2300%
6510	106	0.2162%
6510	107	0.2162%
6510	108	0.2300%
6510	201	0.2300%
6510	202	0.2162%
6510	203	0.2162%
6510	204	0.2300%

EXHIBIT "3"
THE VILLAS AT EMERALD DUNES, A CONDOMINIUM
INITIAL PHASE AND PROPOSED PHASE
SCHEDULE OF PERCENTAGE SHARES OF OWNERSHIP OF COMMON ELEMENTS AND COMMON SURPLUS AND OF SHARING OF COMMON EXPENSES

This is not a certified copy

BUILDING NUMBER	UNIT NUMBER	PERCENTAGE OF OWNERSHIP
6510	205	0.2300%
6510	206	0.2162%
6510	207	0.2162%
6510	208	0.2300%
6510	301	0.2300%
6510	302	0.2162%
6510	303	0.2162%
6510	304	0.2300%
6510	305	0.2300%
6510	306	0.2162%
6510	307	0.2162%
6510	308	0.2300%
6530	101	0.2064%
6530	104	0.2064%
6530	105	0.2064%
6530	106	0.1581%
6530	107	0.1581%
6530	108	0.2064%
6530	201	0.2064%
6530	202	0.1581%
6530	203	0.1581%
6530	204	0.2064%
6530	205	0.2064%
6530	206	0.1581%
6530	207	0.1581%
6530	208	0.2064%
6530	301	0.2064%
6530	302	0.1581%
6530	303	0.1581%
6530	304	0.2064%
6530	305	0.2064%
6530	306	0.1581%
6530	307	0.1581%
6530	308	0.2064%
6556	101	0.2063%
6556	104	0.2063%
6556	105	0.2063%
6556	106	0.1580%
6556	107	0.1580%
6556	108	0.2063%
6556	201	0.2063%
6556	202	0.1580%
6556	203	0.1580%
6556	204	0.2063%
6556	205	0.2063%
6556	206	0.1580%
6556	207	0.1580%
6556	208	0.2063%
6556	302	0.1580%
6556	303	0.1580%
6556	306	0.1580%
6556	307	0.1580%
6573	105	0.2300%
6573	106	0.2162%
6573	107	0.2162%
6573	108	0.2300%
6573	201	0.2300%
6573	202	0.2162%

EXHIBIT "3"
THE VILLAS AT EMERALD DUNES, A CONDOMINIUM
INITIAL PHASE AND PROPOSED PHASE
SCHEDULE OF PERCENTAGE SHARES OF OWNERSHIP OF COMMON ELEMENTS AND COMMON SURPLUS AND OF SHARING OF COMMON EXPENSES

This is not a certified copy

BUILDING NUMBER	UNIT NUMBER	PERCENTAGE OF OWNERSHIP
6573	203	0.2162%
6573	204	0.2300%
6573	205	0.2300%
6573	206	0.2162%
6573	207	0.2162%
6573	208	0.2300%
6573	302	0.2162%
6573	303	0.2162%
6573	306	0.2162%
6573	307	0.2162%
6505	102	0.1348%
6505	103	0.1348%
6505	105	0.2673%
6505	106	0.1348%
6505	107	0.1348%
6505	108	0.2673%
6505	201	0.2620%
6505	202	0.1348%
6505	203	0.1348%
6505	204	0.2620%
6505	205	0.2673%
6505	206	0.1348%
6505	207	0.1348%
6505	208	0.2673%
6505	302	0.1348%
6505	303	0.1348%
6505	306	0.1348%
6505	307	0.1348%
6529	101	0.2064%
6529	104	0.2064%
6529	105	0.2064%
6529	106	0.1581%
6529	107	0.1581%
6529	108	0.2064%
6529	201	0.2064%
6529	202	0.1581%
6529	203	0.1581%
6529	204	0.2064%
6529	205	0.2064%
6529	206	0.1581%
6529	207	0.1581%
6529	208	0.2064%
6529	301	0.2064%
6529	302	0.1581%
6529	303	0.1581%
6529	304	0.2064%
6529	305	0.2064%
6529	306	0.1581%
6529	307	0.1581%
6529	308	0.2064%
6565	102	0.1349%
6565	103	0.1349%
6565	105	0.2674%
6565	106	0.1349%
6565	107	0.1349%
6565	108	0.2674%
6565	201	0.2622%
6565	202	0.1349%
6565	203	0.1349%

EXHIBIT "3"
THE VILLAS AT EMERALD DUNES, A CONDOMINIUM
INITIAL PHASE AND PROPOSED PHASE
SCHEDULE OF PERCENTAGE SHARES OF OWNERSHIP OF COMMON ELEMENTS AND COMMON SURPLUS AND OF SHARING OF COMMON EXPENSES

This is not certified copy

BUILDING NUMBER	UNIT NUMBER	PERCENTAGE OF OWNERSHIP
6565	204	0.2622%
6565	205	0.2674%
6565	206	0.1349%
6565	207	0.1349%
6565	208	0.2674%
6565	301	0.2622%
6565	302	0.1349%
6565	303	0.1349%
6565	304	0.2622%
6565	305	0.2674%
6565	306	0.1349%
6565	307	0.1349%
6565	308	0.2674%
6559	102	0.1349%
6559	103	0.1349%
6559	105	0.2674%
6559	106	0.1349%
6559	107	0.1349%
6559	108	0.2674%
6559	201	0.2622%
6559	202	0.1349%
6559	203	0.1349%
6559	204	0.2622%
6559	205	0.2674%
6559	206	0.1349%
6559	207	0.1349%
6559	208	0.2674%
6559	301	0.2622%
6559	302	0.1349%
6559	303	0.1349%
6559	304	0.2622%
6559	305	0.2674%
6559	306	0.1349%
6559	307	0.1349%
6559	308	0.2674%
6533	101	0.2064%
6533	104	0.2064%
6533	105	0.2064%
6533	106	0.1581%
6533	107	0.1581%
6533	108	0.2064%
6533	201	0.2064%
6533	202	0.1581%
6533	203	0.1581%
6533	204	0.2064%
6533	205	0.2064%
6533	206	0.1581%
6533	207	0.1581%
6533	208	0.2064%
6533	301	0.2064%
6533	302	0.1581%
6533	303	0.1581%
6533	304	0.2064%
6533	305	0.2064%
6533	306	0.1581%
6533	307	0.1581%
6533	308	0.2064%

EXHIBIT "3"
THE VILLAS AT EMERALD DUNES, A CONDOMINIUM
INITIAL PHASE AND PROPOSED PHASE
SCHEDULE OF PERCENTAGE SHARES OF OWNERSHIP OF COMMON ELEMENTS AND COMMON SURPLUS AND OF SHARING OF COMMON EXPENSES

This is not a certified copy

BUILDING NUMBER	UNIT NUMBER	PERCENTAGE OF OWNERSHIP
6521	105	0.2300%
6521	106	0.2162%
6521	107	0.2162%
6521	108	0.2300%
6521	201	0.2300%
6521	202	0.2162%
6521	203	0.2162%
6521	204	0.2300%
6521	205	0.2300%
6521	206	0.2162%
6521	207	0.2162%
6521	208	0.2300%
6521	301	0.2300%
6521	302	0.2162%
6521	303	0.2162%
6521	304	0.2300%
6521	305	0.2300%
6521	306	0.2162%
6521	307	0.2162%
6521	308	0.2300%
6511	105	0.2300%
6511	106	0.2162%
6511	107	0.2162%
6511	108	0.2300%
6511	201	0.2300%
6511	202	0.2162%
6511	203	0.2162%
6511	204	0.2300%
6511	205	0.2300%
6511	206	0.2162%
6511	207	0.2162%
6511	208	0.2300%
6511	301	0.2300%
6511	302	0.2162%
6511	303	0.2162%
6511	304	0.2300%
6511	305	0.2300%
6511	306	0.2162%
6511	307	0.2162%
6511	308	0.2300%
6475	102	0.1349%
6475	103	0.1349%
6475	105	0.2674%
6475	106	0.1349%
6475	107	0.1349%
6475	108	0.2674%
6475	201	0.2622%
6475	202	0.1349%
6475	203	0.1349%
6475	204	0.2622%
6475	205	0.2674%
6475	206	0.1349%
6475	207	0.1349%
6475	208	0.2674%
6475	301	0.2622%

EXHIBIT "3"
THE VILLAS AT EMERALD DUNES, A CONDOMINIUM
INITIAL PHASE AND PROPOSED PHA$E
SCHEDULE OF PERCENTAGE SHARES OF OWNERSHIP OF COMMON ELEMENTS AND COMMON SURPLUS AND OF SHARING OF COMMON EXPENSES

BUILDING NUMBER	UNIT NUMBER	PERCENTAGE OF OWNERSHIP
6475	302	0.1349%
6475	303	0.1349%
6475	304	0.2622%
6475	305	0.2674%
6475	306	0.1349%
6475	307	0.1349%
6475	308	0.2674%

This is not a certified copy