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TALLAHASSEE, FLORIDA

FLORIDA NON-PROFIT CORPORATION

SILVER GLEN AT CITRUS ISLES HOMEOWNERS' ASSOCIATION,

Certificate of Status	0
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(5)

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ARTICLES OF INCORPORATION

OF

SILVER GLEN AT CITRUS ISLES HOMEOWNERS' ASSOCIATION,

INC.,

A NONPROFIT CORPORATION

The Undersigned incorporator, desiring to form a not-for-profit corporation under Chapter 617, Florida Statutes, hereby adopts the following Articles of Incorporation.

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TALLAHASSEE, FLORIDA

ARTICLE I NAME

The name of the corporation ("Corporation") shall be:

SILVER GLEN AT CITRUS ISLES HOMEOWNERS' ASSOCIATION, INC.

ARTICLE II PRINCIPAL OFFICE

The principal place of business and the mailing address of this corporation shall be:

7270 NW 12 Street, Suite 410
Miami, FL 33126

ARTICLE III PURPOSE

The corporation is organized to engage in all lawful acts or activities not for pecuniary profit for which Florida not-for-profit corporations may be organized, so far as permitted by Code Section 501(c)(3), including the following: homeowners' association. All references to

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"Code" are to the Internal Revenue Code of 1986 as amended or to corresponding provisions of future federal tax legislation.

ARTICLE IV MANNER OF ELECTION

The affairs of the Corporation shall be managed by a Board of Directors consisting of no less than (3) three directors. The number of directors may be increased or decreased from time to time in accordance with the Bylaws of the Corporation, but may never be less than (3) three. The election of directors shall be in accordance with the Bylaws. The directors shall be protected from personal liability to the fullest extent permitted by law.

ARTICLE V INITIAL DIRECTORS/OFFICERS

The name and street address of the initial directors are:

Luis Rabell
7270 NW 12 Street
Suite 410
Miami, FL 33126

Emiliano de la Fuente, Jr.
7270 NW 12 Street
Suite 410
Miami, FL 33126

Keyla Alba-Reilly
7270 NW 12 Street
Suite 410
Miami, FL 33126

ARTICLE VI INITIAL REGISTERED OFFICE AND AGENT

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The street address of the initial registered agent of the corporation is 7270 NW 12 Street, Suite 410, Miami, FL 33126, and the name of the Corporation's initial registered agent at that address is Keyla Alba-Reilly.

ARTICLE VII INCORPORATOR

The names and street addresses of the incorporator is:

Keyla Alba, Esq.
7270 NW 12 Street,
Suite 410
Miami, FL 33126

ARTICLE VIII BYLAWS

The power to adopt, alter, amend or repeal bylaws shall be vested in the Board of Directors and the shareholders, except that the Board of Directors may not amend or repeal any bylaw adopted by the shareholders if the shareholders specifically provide that the bylaw is not subject to amendment or repeal by the Directors.

ARTICLE IX AMENDMENTS

The Corporation reserves the right to amend, alter, change or repeal any provision in these Articles of Incorporation in the manner prescribed by law, and all rights conferred on shareholders are subject to this reservation. These Articles may be amended prior to the issuance of shares of the Corporation by the unanimous approval or consent of the Board of Directors. Thereafter, every amendment shall be approved by the Board of Directors, proposed by them to the shareholders, and approved at a shareholders' meeting by the holders of the majority of the shares entitled to vote on the matter or in such other manner as may be provided by law.

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IN WITNESS WHEREOF, the undersigned incorporator has executed these articles of incorporation this 6th day of April, 2000.

[Signature]
Signature/Incorporator

April 6, 2000
Date

ACCEPTANCE OF APPOINTMENT AS REGISTERED AGENT

Having been named as registered agent and to accept service of process for the above stated corporation, at the place designated in this certificate, I hereby accept appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.

[Signature]
Signature/Registered Agent

April 6, 2000
Date

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00 APR -7 PM 1:30

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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This Instrument Prepared By:
JUAN E. RODRIGUEZ, ESQUIRE
Salomon, Kanner, Damian & Rodriguez, P.A.
2550 Brickell Bay View Centre
80 S.W. 8th Street
Miami, Florida 33130

**DECLARATION OF COVENANTS, RESTRICTIONS,
CONDITIONS AND EASEMENTS**

OF

SILVER GLEN AT CITRUS ISLES

This Declaration of Covenants, Restrictions, Conditions and Easements made by **Century Citrus Isles Corp., a Florida corporation**, whose mailing address is 7270 N.W. 12th Street, Suite 410, Miami, Florida 33126.

WITNESSETH:

Century Citrus Isles Corp. is the owner in fee simple of the property described in Exhibit "A" attached hereto and made a part hereof; and

Century Citrus Isles Corp. for purposes of this Declaration will be the Declarant; and

Century Citrus Isles Corp. may, but shall not be required to, construct homes upon the property described in Exhibit "A", provided that in any event such construction will be subject to the covenants, conditions, restrictions, reservations, easements, liens and charges hereinafter set forth; and

Now, Therefore, Declarant hereby declares that the property described in Exhibit "A" shall be held, sold, conveyed, leased, mortgaged and otherwise dealt with subject to the protective covenants, conditions, restrictions, reservations, easements, liens and charges as hereinafter set forth, all of which are for the purpose of enhancing and protecting the value, desirability and plan of development for the same. Said covenants, conditions, restrictions, reservations, easements, liens and charges shall run with the real property described in Exhibit "A", and shall be binding upon all parties having and/or acquiring any right, title or interest in said property or any portion thereof, and shall inure to the benefit of each and every person or party, from time to time, owning or holding an interest in said property.

ARTICLE I

DEFINITIONS

The following words and terms when used in this Declaration or any supplemental declaration hereto or any amendment thereto (unless the context shall clearly indicate otherwise) shall have the following meanings:

Section 1. "**Articles**" mean and refer to the Articles of Incorporation of Silver Glen at Citrus Isles Homeowners Association, Inc., a not-for-profit Florida corporation, and all exhibits which are attached thereto and made a part thereof, and shall include such amendments, if any, as may be adopted from time to time pursuant to the terms thereof.

Section 2. "**By-Laws**" mean the By-Laws of Silver Glen at Citrus Isles Homeowners Association, Inc., and all exhibits attached thereto and made a part thereof, and shall include such amendments, if any, as may be adopted from time to time pursuant to the terms thereof.

Section 3. "Corporation" or "Association". means Silver Glen at Citrus Isles Homeowners Association, Inc., a not-for-profit Florida corporation, its successors and assigns.

Section 4. "Declarant" means Century Citrus Isles Corp., a Florida corporation, or any successor of Declarant who may be assigned all or a part of the rights and obligations of Declarant pursuant to a written assignment executed by Declarant and recorded among the Public Records of Palm Beach County, Florida. If Declarant assigns only a portion of its rights and obligations as Declarant hereunder to an assignee, then the term Declarant as used in this Declaration shall mean such assignee only when necessary to give such assignee the rights and obligations of Declarant hereunder which were assigned to such assignee to the same extent as if such assignee had been the original Declarant, and said assignee shall not have any of the rights and obligations of Declarant hereunder which were not specifically assigned to such assignee.

Section 5. "Declaration" means this instrument, together with the Exhibits attached hereto and made a part hereof, and shall include such amendments, if any, as may be adopted from time to time pursuant to the terms hereof. This Declaration may be referred to in any other document as "Silver Glen at Citrus Isles Declaration of Covenants, Restrictions, Conditions and Easements".

Section 6. "Development Period" means the period of time until the Declarant has sold the last Lot within the Property or any property annexed to the Property and becoming a part of the Property as provided herein to outside purchasers.

Section 7. "Home" is a single family dwelling constructed upon and including a Lot.

Section 8. "Institutional First Mortgage" is a mortgage executed in favor of an Institutional First Mortgagee, which mortgage is a first and prior mortgage encumbering a Home.

Section 9. "Institutional First Mortgagee" is a bank, federal savings bank, and loan association, any insurance company, pension fund, real estate trust, Federal National Mortgage Association or its assigns, Federal Home Loan Mortgage Company or its assigns, or any other party engaged in the business of mortgage financing, which owns or holds a first and prior mortgage encumbering a Home, and shall include any corporate subsidiary of such entity.

Section 10. "Lot" is a designated lot within the property described on Exhibit "A" or any property annexed thereto and becoming a part of the Property conveyed or to be conveyed to an Owner upon which there has been constructed or will be constructed a Home.

Section 11. "Member" is every person or entity who is a Member in the Corporation.

Section 12. "Owner" is the record owner, whether one or more persons or entities, of the fee simple title to any Lot which is a part of the Property, including contract sellers, but excluding those parties having such interest merely as security for the performance of any obligation.

Section 13. "Plat" is according to the Plat thereof recorded among the Public Records of Palm Beach County, Florida.

Section 14. "Private Property" is the property described in Exhibit "A-1" attached hereto and made a part hereof and all improvements constructed thereon.

Section 15. "Property" is the property described in Exhibit "A", and such additions thereto as may hereafter be brought within the jurisdiction of the Corporation and subject to the terms of this Declaration.

Section 16. "Rules" are collectively the rules and regulations which the Board of

Directors of the Corporation may promulgate or impose and thereafter modify, alter, amend, rescind and augment any of the same with respect to the use, operation, and enjoyment of the Property, though excluding the Private Property, and any improvements located thereon.

Section 17. "Silver Glen at Citrus Isles" means the planned community planned for development upon the property described in Exhibit "A" or any property annexed as provided herein; the said being within Palm Beach County, Florida.

The foregoing definitions shall be applicable to this Declaration and to any supplemental declaration hereto or any amendment to this Declaration, unless otherwise expressly provided herein or therein.

ARTICLE II

PROPERTY SUBJECT TO THIS DECLARATION

Section 1. Legal Description. The real property which is and shall be held, transferred, sold, conveyed and occupied subject to this Declaration is located in Palm Beach County, Florida, and is the property described in Exhibit "A", and such additions as may hereafter be brought within the jurisdiction of the Corporation and subject to the terms of this Declaration, less the portions thereof dedicated and/or conveyed to other entities.

Section 2. Application of Declaration. The Property shall be held, transferred, sold, conveyed and occupied subject to the terms and conditions of this Declaration, and any and all supplements and lawful amendments hereto and any and all supplements and lawful amendments thereto. By receipt of delivery of a deed to any of the Property or other instrument evidencing ownership, whether or not it shall be so expressed in any such deed or other conveyance or adjudication, each Owner hereby agrees to abide by and accept title to such portion of the Property and all terms and provisions of this Declaration. The filing of this Declaration and subjecting the Property to the covenants, conditions, restrictions, reservations, easements, liens and charges contained herein shall not be construed in any way as inhibiting or prohibiting the Declarant from conveying the Lots or improvements within the Property to third parties free and clear of any covenants, conditions, restrictions, reservations, easements, liens and charges, except for those specifically provided for in this Declaration. Lots so conveyed by the Declarant to third parties shall be used and held by said third parties in accordance with this Declaration.

Section 3. Additional Property. Additional property may become subject to this Declaration in the following manner:

1. Future Phases. The Declarant shall have the right, so long as there is a Class B Membership, without any consent of the Corporation being required, to subject to this Declaration, additional properties as future phases of Silver Glen at Citrus Isles. The Supplemental Declaration may contain such complementary additions and modifications of the covenants, conditions, and restrictions contained in this Declaration as may be necessary or convenient, in the judgment of the Declarant. Any such modification shall have no effect on the real property described in Exhibit "A" except as may be consistent with this Declaration.

ARTICLE III

MEMBERSHIP

Section 1. Membership. Every person or entity who is a record Owner of a fee or undivided fee interest in any Lot which is subject to the covenants, conditions, restrictions, reservations,

easements, liens and charges, of this Declaration, including contract sellers, shall be a Member of the Corporation. The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of an obligation. No Owner shall have more than one membership for each Lot owned. Membership shall be appurtenant to a Lot and may not be separated from ownership of the Lot. Ownership of a Lot shall be the sole qualification for membership. The Owner of record of each Lot shall be subject to assessment by the Corporation, as hereinafter provided, and shall be subject to enforcement by the Corporation in accordance with the terms and provisions of this Declaration.

ARTICLE IV

VOTING RIGHTS

The Corporation shall have two (2) classes of voting membership:

Class A. Class A Members shall be those Owners defined in Article III with the exception of the Declarant. Class A Members shall be entitled to one (1) vote for each Lot in which they hold the interest required for membership by Article III. When more than one (1) person or entity holds such interest in any Lot, all such persons shall be Members. The vote for such Lot shall be exercised as they among themselves determine, but in no event shall more than one (1) vote be cast with respect to any Lot.

Class B. The Class B Member shall be the Declarant Century Citrus Isles Corp., its successors and assigns. The Class B member shall be entitled to three (3) votes for each Lot in which it holds the interest required for membership by Article III, provided that the Class B membership shall cease and be converted to Class A membership on the happening of any of the following events, whichever occurs earlier:

- (a) Ninety (90%) percent of the Lots have been conveyed to third-party purchasers;
- (b) December 31, 2008; or
- (c) Thirty (30) days after Declarant elects to terminate the Class B Membership.

ARTICLE V

PROPERTY RIGHTS

Section 1. Membership Easements of Enjoyment. Every Member shall have a right and easement of enjoyment in and to the non-exclusive use of the Private Property, and such easement shall be appurtenant to and shall pass with the title to every Lot, subject to the following provisions:

- (a) The right of the Corporation, in accordance with its Articles of Incorporation and By-Laws, to borrow money for the purpose of improving the Private Property, and in aid thereof to mortgage said Private Property and the rights of such mortgagee in said Private Property shall be subordinate to the rights of the Owners hereunder; the right to mortgage the Private Property provided herein shall not become effective until a Home has been constructed upon each Lot within the Property and each Lot has been conveyed from the Declarant to a purchaser. No such rights to mortgage shall be effective unless an instrument shall be signed by two-thirds (2/3) of the Members other than the Declarant.
- (b) The right of the Corporation to dedicate or transfer all or any part of the Private Property to any public agency, authority or utility for such purposes, and subject to such conditions as may be agreed to by the Members, or to mortgage all or any part of the Private Property. No such dedication, transfer or mortgage, shall be effective unless an instrument signed by Members entitled to cast two-thirds (2/3rds) of the votes of the Class A membership and two-thirds (2/3rds) of the votes of the Class B membership, if any, has been recorded, agreeing to such dedication or transfer, and

unless written notice of the proposed action is sent to every Member not less than thirty (30) days nor more than sixty (60) days in advance of the duly called meeting at which the vote on such dedication or transfer is held;

- (c) The right of the Declarant or the Corporation to establish, from time to time, certain easements over the Private Property for utilities, broadband communications, cable television and other common services purposes;
- (d) The right of the Corporation to charge reasonable fees for the use of designated facilities (if any) on the Private Property;
- (e) Existing easements and agreements of record;
- (f) Easements referred to in Article X hereof;
- (g) The right to the use and enjoyment of the Private Property and facilities thereon shall extend to all Members and their family, tenants, contract purchasers and invited guests, provided there is delegation of the right of enjoyment in accordance with the By-Laws and subject to regulation from time to time by the Corporation in its Rules;
- (h) Access to certain Private Property within the Property may not be obtained from an Owner's or Member's Lot or other Private Property or publicly dedicated streets or properties. Thus, to obtain access to certain Private Property for which access can not be obtained from the Owner's or Member's Lot, other Private Property or publicly dedicated streets or properties, the Owner or Member shall need to obtain the permission of a Lot Owner whose Lot is contiguous to said Private Property. The fact that a Member or Owner shall not have access to certain Private Property from his or her Lot, Private Property or publicly dedicated streets or properties does not allow an Owner to escape liability for assessments provided for in Article VI of this Declaration; and
- (i) The other provisions of this Declaration, the Articles and By-Laws.

Section 2. Title To Private Property. The Declarant hereby represents that the fee simple title to the Private Property has been or will be conveyed to the Corporation, its successors and assigns, free and clear of all mortgage liens. The Corporation shall maintain the Private Property.

Section 3. Declarant's Reserved Rights. Notwithstanding any provision herein to the contrary, the property rights under this Article V shall be subject to:

- (a) The right of Declarant to execute all documents and take such actions and do such acts affecting the Property or the Private Property which, in the Declarant's sole discretion, are desirable or necessary to facilitate the Declarant's actual construction or development of the Property. However, nothing contained herein shall authorize either Declarant to take any action that will diminish the rights of any lienholder or the holder of any mortgage on any Lot or on the Private Property; take any action that will affect title to any of the Lots after conveyance to third parties; or unilaterally change the Declaration, Articles, By-Laws and Rules after the Class B Membership has terminated;
- (b) Easements of record on the date hereof and any easements which may hereafter be granted by Declarant to any public or private utilities or governmental bodies for the installation and maintenance of cable television, electrical and telephone conduit and lines, sewers or water pipes, or any other utilities or services to any Lots within the Property or any portion of the Private Property or such easements as Declarant may determine are necessary or beneficial for the maintenance or preservation of the Property;
- (c) The Declarant shall have full rights of ingress and egress to and through, and over and about the Property, including the Private Property, during the Development Period and such additional period of time as Declarant is engaged in any construction or improvement work on or within the Property, and the Declarant shall further have

an easement thereon for the purpose of storage of materials, vehicles, tools, equipment, etc., which are being utilized in such development or construction and for the use and maintenance of signs, banners, and the like being used in connection with the sale or promotion of the Property, or any portion thereof. No Owner, his guests, employees, servants, agents and invitees shall in any way interfere or hamper Declarant, its agents, servants, employees, invitees, successors or assigns, in connection with such construction, development, promotion or sales activity; and

- (d) The Declarant shall have full right to assign any or all of its right, title and interest in the Property, both as Declarant and as a Member of the Corporation, to another party by the execution and recording of a proper instrument in the Public Records of Palm Beach County, Florida. This provision shall not, however, be construed to allow Declarant to assign a membership in the Corporation in a transaction separate from ownership of a lot.

Section 4. No Dedication to Public Use. Nothing contained in this Declaration shall be construed or be deemed to constitute a dedication, express or implied, of any part of the Private Property, except for access to and from and throughout the property described in the Plat or any additions thereto.

Section 5. Incorporation of Easements by Reference. Reference in the respective deeds of conveyance, or any mortgage or trust deeds or other evidence of obligation, to the easements and covenants herein described shall be sufficient to create and reserve such easements and covenants to the respective grantees, mortgagees or trustees of said parcels as fully and completely as though said easements and covenants were fully recited and set forth in their entirety in such documents.

Section 6. Surface Water Management. It is acknowledged the surface water management, drainage and storage system for the Property is one integrated system, and accordingly those portions contained within the Property shall be deemed Private Property and an easement is hereby created over the entire Property for the surface water drainage and storage, and for the installation and maintenance of the surface water management, drainage and storage system for the Property, provided however that such easement shall be subject to improvements constructed within the Property as permitted by controlling governmental authorities from time to time. If pursuant to the permitting requirements of any governmental authority the surface water management system for the Property is required to provide drainage for any other property, such other property shall have an easement for drainage purposes into the surface water management system for the Property. The surface water management, drainage, and storage system of the Property shall be developed, operated, and maintained in conformance with the requirements of, and any permits or approvals issued by the South Florida Water Management District and any other controlling governmental authority. Except as hereafter provided, the Corporation shall maintain as a regular expense the entire surface water management, drainage, and storage system for the Property, including but not limited to all lakes and canals, swale areas, retention areas, culverts, pipes, pumps, catch basins, and related appurtenances, and any littoral zones in any lakes or other waterway, regardless of whether or not same are natural or man-made within the Property or are owned by the Corporation. Such maintenance shall be performed in conformance with the requirements of any governmental authority, and an easement for such maintenance is hereby created. The Corporation will have the right, but not the obligation, to maintain any portion of the surface water management, drainage, and storage system for the Property which is owned and/or maintained by any controlling governmental authority, or which is outside of the Property. The Corporation will have the right to enter into agreements with any controlling governmental authority or any other property owner or association for the common maintenance of the surface water management, drainage, and storage system serving the Property and any other property. The Property shall be required to accept surface water drainage from any other property pursuant to the requirements of any controlling governmental authority and an easement for such drainage is hereby created, and in connection therewith the Corporation will have the right, but not the obligation, to maintain any portion of the surface water management system for such other property reasonably required in connection with the maintenance or operation of the surface water management system for the Property.

ARTICLE VI

COVENANT FOR MAINTENANCE ASSESSMENTS

Section 1. Creation of the Lien and Personal Obligation of Assessments to be Paid to the Corporation. The Declarant, for each Lot owned by it within the Property, hereby covenants, and each Owner of any Lot by acceptance of a deed therefor, whether or not it shall be so expressed in any such deed or other conveyance (including any purchaser at a judicial sale), is deemed to covenant, which covenant shall run with the land and be binding on every Owner, and agrees to pay to the Corporation: (1) any regular assessments or charges; and (2) any special assessments for improvements, or to fund any deficits between the amount collected for regular assessments in accordance with the capital annual budget and the amount determined necessary by the Corporation for the proper management and maintenance of the Private Property, together with other costs and/or expenses levied or imposed against the Corporation or property of the Corporation; and (3) any regular assessments or charges to effect payment of property taxes which may be assessed against Private Property or any personal property which may in the future be owned by the Corporation. Such assessments shall be fixed, established and collected from time to time as hereinafter provided.

The regular and special assessments, together with such interest thereon and costs of collection thereof, including attorney's fees, as hereinafter provided and any applicable late fee imposed by the Board of Directors of the Corporation, shall be a charge on the Property and shall be a *continuing lien* upon any Lot against which each such assessment is made, and said lien may be enforced in the same manner in which mortgages are enforced. Each such assessment, together with such interest, costs (including applicable late fees), and reasonable attorneys' fees for its collection, including attorneys' fees involved at all appellate levels and whether or not suit is instituted, shall also be the personal obligation of the person or entity who was the Owner of the Lot at the time when the assessment becomes due.

Section 2. Purpose of Assessments. The assessments to be levied by the Corporation shall be used exclusively for the purpose of promoting the recreation, health, safety, and welfare of the residents of the Property and shall specifically include, but not limited to: the maintenance and operation of the entrance feature to be erected (if any) to the Property; the maintenance of the Private Property; maintenance of the wall surrounding the Property; the payment of taxes and insurance for the Private Property; payment for the improvement and maintenance of the Private Property, and services and facilities related to the use and enjoyment of the Private Property.

Section 3. Basis of Annual Assessments. Until December 31, 2002 the monthly assessment shall be the amount as set forth in the initial budget of the Corporation for its initial year of operation. From and after January 1, 2003, the annual assessment shall be determined in accordance with the Articles of Incorporation and By-Laws of the Corporation taking into account current maintenance costs and future needs of the Corporation. The maintenance costs shall include and shall mean all operating costs of the Corporation, maintenance costs of the Private Property, payment of insurance premiums for the Private Property, payment of any personal property taxes on the Private Property. The annual assessment shall include a sum required to provide an adequate reserve fund for the maintenance, repair and replacement of the Private Property and the improvements thereon, if any, or any personal property owned by the Corporation.

Section 4. Special Assessment for Capital Improvements. In addition to the annual assessment authorized above, the Corporation may levy in any assessment year, a special assessment applicable to that year only, for the purpose of defraying, in whole or in part, the cost of any construction or reconstruction, unexpected repair or replacement of a described capital improvement upon the Private Property, including the necessary fixtures and personal property related thereto, PROVIDED that any such assessments shall have the assent to two-thirds (2/3) of the votes of each class of Members who are voting in person or by proxy at a meeting duly called for this purpose, written notice of which shall be sent to all Members not less than 30 days nor more than 60 days in advance of the meeting setting forth the purpose of the meeting.

Section 5. Uniform Rate of Assessment. Both annual and special assessments must be fixed at a uniform rate for all Lots and may be collected on a monthly, quarterly or semi-annual basis as determined by the Board of Directors. Payments of all assessments will be made directly to the Corporation or its designated management company and in no instance shall any mortgagees have the obligation to collect assessments.

Section 6. Quorum for Any Action Authorized Under Section 4. At each meeting called, as

provided in Section 4 hereof, the presence of the meeting of Members or of proxies entitled to cast one-third (1/3) of all the votes of each class of membership shall constitute a quorum. If the required quorum is not forthcoming at any meeting, another meeting may be called, subject to the notice requirements set forth in Section 4 and the required quorum at any such subsequent meeting shall be one-half (1/2) of the required quorum at the preceding meeting. No such subsequent meeting shall be held more than sixty (60) days following the preceding meeting.

Section 7. Date of Commencement of Annual Assessments. Due Dates. The annual assessments provided for herein shall commence as to all Lots on the earliest of the following events to occur: a) a Certificate of Occupancy being issued for a Home constructed on a Lot; or b) the occupancy by an Owner of a Home constructed on a Lot; or c) the conveyance by the Declarant of a Lot. The first annual assessment shall be adjusted according to the number of months remaining in the calendar year. The Board of Directors of the Corporation shall fix the amount of the annual assessment against each Lot at least thirty (30) days in advance of each annual assessment period. Written notice of the annual assessment shall be sent to every Owner subject thereto. The due date shall be established by the Board of Directors. The Board of Directors, if necessary to insure cash flow, may institute reasonable late payment fees for monthly payment of the annual assessment. The Corporation shall upon demand at any time furnish a certificate in writing signed by an officer of the Corporation setting forth whether the assessments on a specified Lot have been paid. A reasonable charge may be made by the Board for the issuance of these certificates. Such certificate shall be conclusive evidence of payment of any assessment therein stated to have been paid.

Section 8. Effect of Nonpayment of Assessments: Remedies of the Corporation. Any assessments which are not paid when due shall be delinquent. If the assessment is not paid within five (5) days after the due date, the assessment shall bear interest from the date of delinquency at the rate of eighteen (18%) percent per annum and the Corporation, acting through its Board of Directors, may bring an action at law against the Owner personally obligated to pay the same, or foreclose the lien against the Lot to which the assessment is levied, and interest, costs and reasonable attorneys' fees, including at all appellate levels and whether or not suit is instituted, in collection or enforcement shall be added to the amount of such assessment. Additionally, the Board of Directors of the Corporation may at its discretion impose the maximum late fee allowed under Florida Statutes for each month that assessments are delinquent, and notify any mortgagees or lenders of Owner, any co-borrowers and/or guarantor(s) without recourse to Declarant and/or the Corporation. No Owner may waive or otherwise escape liability for the assessments provided for herein by non-use of the Private Property or abandonment of his or her Lot.

Section 9. Special Assessment Against a Particular Owner of Lot. In the event an Owner of any Lot in the Property shall fail to maintain the premises and the improvements situated thereon in a manner satisfactory to the Board of Directors, the Corporation, after approval by two-thirds (2/3) of the Board of Directors, shall have the right, through its agents and employees, to enter upon said parcel and to repair, maintain, and restore the Lot, and the exterior of the buildings and any other improvements erected thereon. The costs of such exterior maintenance to which such Lot is subject; and said assessment shall be enforced in the same manner as provided for in Section 8.

Section 10. Subordination of the Lien to Mortgages. The lien of the assessments provided for herein shall be superior to all other liens save and except tax liens and the liens of any bona fide Institutional First Mortgage to an Institutional First Mortgagee, provided, however, that said mortgage liens are first liens against the property encumbered thereby, subject only to tax liens, and secure indebtednesses payable in constant monthly or quarter annual payments over a period of not less than ten (10) years.

Section 11. Exempt Property. The following Property subject to this Declaration shall be exempt from the assessments created herein: (a) any portion of the Property dedicated to and accepted by a local public authority; (b) the Private Property; (c) any portion of the Property which is designated and/or reserved for easements; and (d) any portion of the Property owned by a charitable or non-profit organization exempt from taxation by the laws of the State of Florida. However, no land or improvements devoted to dwelling use shall be exempt from said assessments.

Section 12. Declarant's Guarantee of Deficit. Notwithstanding any provision that may be contained to the contrary in this Declaration, for as long as Declarant is the owner of any Lot and there is a Class B Membership, the Declarant shall not be liable for assessment against such Lot,

provided that the Declarant funds any deficit in operating expenses, exclusive of reserves, cost of capital improvements and non-budgeted repairs or replacement and management fees (if the Declarant is entitled to same). For the purposes hereof, a deficit shall be computed by subtraction from said expenses (exclusive of the items described in the foregoing sentence) all assessments, contributions and other sums received or receivable by the Corporation. The Declarant may at any time commence to pay assessments to the Lots that it owns and thereby automatically terminate its obligations to fund a deficit in the operating expenses of the Corporation, or any time or from time to time elect again to fund deficits as aforesaid. When all Lots within the Property are sold and conveyed to purchasers, the Declarant shall have no further liability of any kind to the Corporation for the payment of assessments or deficits other than those that arose to prior to such time.

Section 13. Surface Water Management System. The Corporation is responsible for assessing and collecting fees for the operation, maintenance, and, if necessary, replacement of the surface water management system which is part of the Private Property. Fees shall be assessed and collected through annual assessments or other assessment, if necessary.

ARTICLE VII

CAPITAL CONTRIBUTION

At the time of the closing of a Home pursuant to an original sale by the Declarant, each purchaser shall pay to the Declarant on behalf of the Corporation a sum equal to the aggregate of One Hundred Fifty and No/100 (\$150.00) Dollars as the amount of working capital contribution. These monies (hereinafter called "Capital Contribution") shall be the Corporation's property, and shall be held by the Corporation through its Board of Directors, pursuant to the powers described in the Articles and By-Laws. The Capital Contribution shall be deemed ordinary association income and need not be separated from or held or applied differently than assessments. No refund of a Capital Contribution will be made on re-sale.

ARTICLE VIII

ARCHITECTURAL CONTROL

Section 1. Review of Proposed Construction. Subject to Section 2 below, no improvement or alteration of any kind, including, but not limited to, a fence, wall or other addition, structure, or equipment (including landscaping, antennas, awnings, and shutters) shall be installed, painted, erected, removed or maintained within the Property, until the plans and specifications showing the nature, kind, shape, height, materials and location of the same shall have been submitted to, and approved in writing by, a majority of the Board of Directors of the Corporation. The Board of Directors of the Corporation shall approve proposals or plans and specifications submitted for its approval only if it deems that the construction, alterations or additions contemplated thereby in the locations indicated will not be detrimental to the appearance of the surrounding area of the Property and that the appearance of any improvement or other structure affected thereby will be in harmony with surrounding structures and improvements (or the surrounding area contemplated by Declarant, if within the Development Period) and it otherwise desirable. The Board of Directors of the Corporation may condition its approval of proposals and plans and specifications as it deems appropriate, and may require submission of additional plans and specifications or other information prior to approving or disapproving material submitted. The Board of Directors of the Corporation may also issue rules or guidelines setting forth procedures for the submission of plans for approval. The Board of Directors of the Corporation may require such detail in plans and specifications submitted for its review as it deems proper, including, without limitation, floor plans, site plans, drainage plans, elevation drawings and descriptions or samples of exterior materials and colors. Until receipt by the Board of Directors of the Corporation of any required plans and specifications, the Board of Directors of the Corporation may postpone review of any plans submitted for approval. The Board of Directors of the Corporation shall have forty-five (45) days after delivery of all required materials to approve or reject any such plans, and if not rejected within such 45-day period, said plans shall be deemed approved. All changes and alterations shall be subject independently to all applicable governmental laws, statutes, ordinances, rules, regulations, orders and decrees. Any alteration or modification to the location and/or placement of exterior walls of any Home shall be

further conditioned on compliance with Metropolitan Palm Beach County ordinances and the obtaining of applicable governmental approvals, if any.

Section 2. No Waiver of Future Approvals. The approval of the Board of Directors of the Corporation of any proposals or plans and specifications or drawings for any work done or proposed, or in connection with any other matter requiring the approval and consent of the Board of Directors of the Corporation, shall not be deemed to constitute a waiver of any right to withhold approval or consent as to any similar proposals, plans and specifications, drawings or matters whether subsequently or additionally submitted for approval or consent.

Section 3. Liability of the Board of Directors of the Corporation. No member of the Board of Directors of the Corporation (or Declarant) shall be liable to any Owner or other person by reason of mistake in judgment, failure to point out deficiencies in plans, or any other act or omission in connection with the approval of any plans. Any Owner submitting plans hereunder by the submitting of same, agrees (i) not to seek any damages or make any claim arising out of approval of plans hereunder, and (ii) to indemnify and hold the Board of Directors of the Corporation, the Corporation and Declarant harmless from any cost, claim, damage, expense or liability whatsoever, including attorneys' fees and costs at all tribunal and appellate levels (and whether or not suit is instituted), arising out of the approval of any plans regardless of the negligence of the committee members, their representatives, or appointing entity.

Section 4. Inspection of Work. Inspection of work and correction of defects therein shall proceed as follows:

(a) Upon the completion of any work for which approved plans are required hereunder the applicant for such approval ("Applicant") shall give written notice of completion to the Board of Directors of the Corporation.

(b) Within thirty (30) days thereafter, the Board of Directors of the Corporation (or its duly authorized representative) may inspect such completed work. If the Board of Directors of the Corporation finds that such work was not effected in substantial compliance with the approved plans, it shall notify the Applicant in writing of such noncompliance within such thirty (30) day period, specifying the particulars of noncompliance, and shall require the Applicant to remedy the same.

(c) If a noncompliance exists, Applicant shall remedy or remove the same within a period of not more than forty-five (45) days from the date of announcement of the Board ruling. If Applicant does not comply with the Board of Directors of the Corporation ruling within such period, the Board, at its option, may either remove the noncomplying improvement or remedy the noncompliance (an easement therefor being hereby created), and Applicant shall reimburse the Corporation, upon demand, for all expenses incurred in connection therewith. This amount, together with interest thereon at the rate of eighteen (18%) percent per annum from the date the noncompliance was to have been remedied or removed, the maximum late fee allowed under Florida Statutes for each month that a violation exists if payment is not made within thirty (30) days after announcement, and all costs and reasonable attorneys' fees incurred by the Corporation in collection, enforcement or abatement, as appropriate (including attorneys' fees incurred at all appellate levels and whether or not suit is instituted) shall be a personal obligation of Owner and shall not pass to the successors in title of Owner unless expressly assumed by such successors. Such amount (including interest, costs, late fees and attorneys' fees as provided above) shall also be a *continuing lien* and run with the land on the Owner's Property if not paid within thirty (30) days after announcement and may be enforced in the same manner in which mortgages are enforced by foreclosure, or by bringing an action at law or equity against the Owner.

(d) If for any reason the Board of Directors of the Corporation fails to notify the Applicant of any noncompliance within forty-five (45) days after receipt of written notice of completion from the Applicant, the improvement shall be deemed to have been made in accordance with the approved plans.

Section 5. Variances. The Board of Directors of the Corporation may authorize variances from compliance with any of the architectural provisions of this Declaration when circumstances such as topography, natural obstructions, hardship, aesthetic or environmental considerations may require. Such variance must be evidenced in writing and must be signed by at least two (2) members

of the Board of Directors of the Corporation. If such variances are granted, no violation of the covenants, conditions and restrictions contained in this Declaration shall be deemed to have occurred with respect to the matter for which the variance was granted. The granting of such a variance shall not operate to waive any of the terms and provisions of this Declaration for any purpose except as to the particular property and particular provisions hereof covered by the variance, nor shall it affect in any way the Owner's obligation to comply with all governmental laws and regulations affecting his use of the Lot and Home, including, but not limited to, zoning ordinances and lot setback lines or requirements imposed by any governmental or municipal authority.

Section 6. Architectural Control Committee. The Board of Directors of the Corporation may assign all of its responsibilities under Article VIII to an Architectural Control Committee to be appointed by the Board of Directors of the Corporation.

Section 7. Declarant's Exemption. Notwithstanding anything to the contrary, this Article does not apply to the Declarant.

ARTICLE IX

USE RESTRICTIONS

Section 1. No Lot shall be used except for residential purposes. No building shall be erected altered, placed or permitted to remain on any Lot other than a Home.

Section 2. No structure of a temporary character, trailer, basement, tent, shack, barn, shed or other out-building shall be used on any Lot at any time as a residence of appendage to such residence, either temporary or permanent, except for temporary construction trailer of Declarant.

Section 3. No noxious or offensive activity shall be carried on upon any Lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood within the Plat, or any matter which affects the health, safety or welfare of the owners or occupants of the Property, in the Corporation's reasonable discretion.

Section 4. No animals, livestock or poultry of any kind shall be raised, bred or kept on any Lot, except that up to two (2) household pets in total (and not of each type) consisting of dogs, cats or other household pets may be kept provided they are not kept, bred or maintained for any commercial purpose. Furthermore, no household pet shall be permitted outside of a Lot except on a leash and at all times under the control of the Owner. No household pet shall be allowed to constitute a nuisance and each Owner shall promptly remove and dispose of waste matter deposited by his or her household pet through a proper sewage receptacle. The Board of Directors of the Corporation shall have the right to promulgate Rules further restricting the keeping of household pets.

Section 5. No sign of any kind shall be displayed to the public view on any Lot, except one sign of not more than 18" X 24" advertising that property for sale or rent, or signs used by the Declarant to advertise the Property during the construction and sale of Homes.

Section 6. No Lot shall be used or maintained as a dumping ground for rubbish. All trash and garbage shall be regularly removed from each Lot and shall not be allowed to accumulate thereon. Trash, garbage or other waste shall be kept in a sanitary, covered containers. All equipment for the storage or disposal of such materials shall be kept in a clean and sanitary condition. In no event shall such equipment and/or containers be visible from the Private Property streets, from neighboring Property or within property contained in the Plat, except for a reasonable time immediately prior to and after scheduled trash collection, and in all events in compliance with Metropolitan Palm Beach County Code.

Section 7. No garments, rugs or any other materials may be hung, exposed or dusted from the windows or from the front facade of any Home. Further, no outside clotheslines or other facilities for drying or airing clothes shall be erected in the front yard, side yard or back yard of any Home.

Section 8. **Parking.** There shall be no parking on any portion of any sidewalk, grass or street within the Property. There shall not be parked within the Property, any trailer, commercial vehicle, recreational vehicle, boat, rowboat, canoe or boat trailer. This restriction shall not be deemed to limit service vehicles whose purpose is to perform maintenance and delivery service to the Lot Owners or the Corporation during normal working hours or for work performed for the Declarant or the Corporation which are necessary in the development, maintenance or management of the Corporation. The term "commercial vehicle" includes trucks and vehicular equipment or other vehicles which shall be used or which are ordinarily intended to be used for commercial purposes or which contain materials regularly used in trade or business.

Section 9. No septic tanks or individual wells will be permitted on any Lot.

Section 10. No garage may be improved for purposes of making same a living area, nor shall garage doors be removed except for replacement (in which case the Owner must obtain approval of any replacement door from the Board of Directors of the Corporation).

Section 11. **Window Coverings.** No external window covering, reflective or other covering may be placed or permitted to remain on any window of any building (either interior or exterior) without the prior written approval of the Board of Directors of the Corporation.

Section 12. **Flags/Banners.** No flags or banners other than one (1) American Flag subject to approval (as to size and location) from the Board of Directors of the Corporation. Any permanent installed flag pole is also subject to approval (as to size, type and location) by the Board of Directors of the Corporation. The foregoing two (2) sentences shall not apply to the Declarant.

ARTICLE X

EASEMENTS

Section 1. Easements for ingress and egress and for the installation and maintenance of all utilities, surface water management and drainage facilities are reserved on and over each Lot and the Private Property. The easement for surface water management and drainage may include acceptance of surface water drainage from other properties. The right is also reserved to the Declarant and the Corporation to create additional utility easements by separate instrument as may be required from time to time.

Section 2. Notwithstanding any other provisions contained in this Declaration, in the event that any Home, as constructed by the Declarant on a Lot, encroaches upon any portion of the Private Property or adjoining Lot, then a perpetual easement appurtenant to such Lot shall exist for the continuance of any such encroachment on the Private Property or adjoining Lot. In the event any fence, roof, overhanging roof, or portion of the Home, as constructed upon any Lot by Declarant, encroaches or overlaps upon any other Lot or the Private Property, then, in such event, a perpetual easement appurtenant to the Lot upon which the fence, roof, overhanging roof, or Home is construction shall exist for the continuation of any such encroachment or overlapping upon the adjoining Lots and Private Property.

Section 3. Maintenance of Drainage Easements and Facilities. The Corporation shall have the responsibility to maintain all drainage easements, drainage facilities and drainage pipes and equipment within the Property and the expense for same will be a common expense of the Corporation.

ARTICLE XI

PROVISIONS RESPECTING HOMES

Section 1. House Maintenance. Each Lot Owner shall be responsible for maintaining and repairing the Home and all other improvements situated on his Lot in a clean, sanitary, neat, safe and orderly condition. Each Lot Owner shall be responsible for the maintenance, replacement or repair of all doors, exterior walls and all other portions of his Home and shall also be responsible to keep

the paint on the exterior walls of the Home and the roof in a good state of repair. It will also be the duty of each Lot Owner to maintain in good repair the driveway servicing his Lot. If any Lot Owner breaches these covenants, the Corporation may enforce these covenants in accordance with the provisions of this Declaration.

Section 2. Lawn Maintenance. No underbrush or other unsightly growth shall be permitted to grow on any Lot, nor shall any refuse or unsightly objects be permitted to remain thereon. Each Lot Owner shall maintain his Lot in a neat and attractive manner, including, without limitation, having grass, weeds and undergrowth and other vegetation cut no less than once per month, and the shrubbery and trees located upon the Lot trimmed periodically in accordance with good horticultural practices, including the removal of any dead trees, shrubs or plants. Additionally, each Owner shall replace, at its sole cost and expense, all dead trees, shrubs and other vegetation (or those which in the determination of the Board of Directors have become unsightly) planted by Declarant as developer, on an Owner's Lot in accordance with good horticultural practices and pursuant to Metropolitan Palm Beach County Code. In addition to maintaining his Lot as herein provided, each Owner shall maintain the wall, if any, facing the interior portion of his Lot, and the public area located between the front property line of his Lot and the street in front of his Lot or the property line of his Lot and the street on the side of his Lot if such Lot is a corner Lot. If any Lot Owner breaches these covenants, the Corporation may enforce this covenant against that Lot Owner in accordance with the provisions of this Declaration.

ARTICLE XII

PROVISIONS RELATING TO FIRST MORTGAGEES

Section 1. The following actions will require the prior written approval of two-thirds (2/3) of the holders of record of Institutional First Mortgages on Lots within the Property, (based upon one (1) vote for each Institutional First Mortgage holder): the abandonment, partition, subdivision, encumbrance, sale or transfer of the Private Property by the Corporation, other than the granting of easements for public utilities or for other public purposes consistent with the intended use of the Private Property; a material change in the method of determining the assessments or other charges that may be levied against an Owner; the failure of the Corporation to maintain fire and extended coverage on any insurable improvements hereafter on the Private Property and any insurable improvements thereon in an amount that shall not be less than one hundred (100%) percent of the insurable value, based on the current replacement costs; the use of the insurance proceeds paid to the Corporation for any loss to the Private Property, or the improvements thereon, for any purpose other than the repair, replacement or reconstruction of the Private Property and the improvements thereon; the amendment of the Declaration in any manner which materially affects or impairs the rights of an Institutional First Mortgagee; the conveyance, encumbrance or hypothecation in any manner of the Private Property.

Section 2. An Institutional First Mortgagee on any Lot in the Property may singly or jointly with other Institutional First Mortgagees: pay the taxes or other charges which are in default, and which may or have become a charge against the Private Property; pay overdue premiums on hazard insurance policies for the Private Property; or secure new hazard insurance coverage for the Private Property after lapse of the existing coverage. In the event any Institutional First Mortgagee makes any of the aforementioned payments, such Institutional First Mortgagee shall be entitled to immediate reimbursement from the Corporation for the payments advanced, and such Mortgagee shall be subrogated to the assessment and lien rights of the Corporation against the Owners for the repayment of such advance, and the expense of making such reimbursement to the Institutional First Mortgagee shall be deemed a common expense of the Corporation.

Section 3. No provision of this Declaration shall be interpreted to give an Owner, or any other party, priority over the rights of any Institutional First Mortgagee pursuant to the terms of its Mortgage on any Lot on the Property in the event of a distribution to such Owner of insurance proceeds or condemnation awards for losses to or a taking of the Private Property.

Section 4. Any Institutional First Mortgagee of a Lot on the Property who obtains title to a Lot pursuant to the remedies provided in said Mortgagee's Institutional First Mortgage on that Lot, or obtains title by deed in lieu of foreclosure, shall not be liable for any unpaid assessment or charges

accrued against said Lot prior to the acquisition of title to said Lot by such Mortgagee.

Section 5. The Institutional First Mortgagee of any Lot on the Property is entitled, upon request, to written notification from the Corporation of any default in the performance by the Owner of any of such Owner's obligations pursuant to the terms of this Declaration, which default is not cured after sixty (60) days notice to such Owner.

Section 6. Any Institutional First Mortgagee who acquires title to any portion of the Property by way of foreclosure, deed in lieu of foreclosure, or otherwise, shall be entitled to any exemption from the terms and restrictions of this Declaration to the same extent that Declarant would be exempt from such terms or restrictions.

Section 7. Any agreement for professional management, or any other contract providing for services of the Declarant may not exceed three (3) years. Any such agreement must provide for the termination by either party without cause and payment of a termination fee on ninety (90) days or less written notice.

ARTICLE XIII

LEASE AND OCCUPANCY RESTRICTIONS

Section 1. Leases. All leases shall be in writing, be approved by the Corporation and shall provide that the Corporation shall have the right to terminate the lease in the name of and as agent for the lessor upon default by tenant in observing any of the provisions of the Declaration, the Articles of Incorporation, By-Laws of the Corporation and applicable rules and regulations, if any. Leasing of Lots and Homes shall also be subject to the prior written approval of the Corporation. The Corporation shall require an interview of the prospective tenant. The Owner or lessee requesting the approval shall pay to the Corporation a fee of One Hundred and No/100 (\$100.00) Dollars or an amount designated by the Florida Statutes, whichever is greater, to cover the costs of reviewing the lease, examining records and interviewing the tenant. No lease shall be approved for a term of less than six (6) months. The prior written approval of the Corporation for a lease shall not apply to Lots and/or Homes acquired by an Institutional Mortgagee who has acquired title to the Lot and/or Home through foreclosure or deed in lieu of foreclosure. The Owner will be jointly and severally liable with the tenant to the Corporation for any sum which is required by the Corporation to effect such repairs or to pay any claim for injury or damage to property caused by the negligence of the tenant. The Board of Directors may by a majority vote establish a requirement that a sum of money not to exceed One Thousand and No/100 (\$1,000.00) Dollars or one month's rent, whichever is greater, be deposited in escrow with the Corporation to repay any damage to the Private Property or other portions of the Property resulting from acts or omissions of tenants (as determined in the sole discretion of the Corporation). The number of occupants must comply with the Palm Beach County Code regarding the size of the Home.

ARTICLE XIV

GENERAL PROVISIONS

Section 1. Covenants Run With Land. All covenants, conditions, restrictions, reservations, easements, liens and charges contained in this Declaration shall constitute covenants running with the land, and all grantees, devisees, or mortgagees, their heirs, personal representatives, successors and assigns, and all parties claiming by, through or under such persons, agree to be bound by the provisions of (a) this Declaration of Covenants, Restrictions, Conditions and Easements, and (b) the Articles of Incorporation and By-Laws of the Corporation. The Corporation shall be the entity responsible for the operation and maintenance of the Private Property.

Section 2. Enforcement. The Declarant or the Corporation shall have the right during the Development Period to enforce all restrictions, conditions, covenants, reservations, liens and charges now or hereafter imposed by the provisions of this Declaration by proceedings at law or in equity. After the Development Period, the

Corporation or any lot Owner shall have the right to enforce, by proceedings at law or in equity, all restrictions, conditions, covenants, reservations, liens and charges now or hereafter imposed by the provisions of this Declaration. In any such legal or equitable proceedings to enforce any restriction, condition, covenant, reservation, lien or charge now or hereafter imposed by these covenants, the prevailing party shall be entitled to recover its reasonable attorneys' fees and costs including at all appellate levels.

Section 3. Severability. Invalidation of any one of these covenants or restrictions by judgment or court order shall not affect any other provisions which shall remain in full force and effect.

Section 4. Amendment. The covenants, conditions, restrictions, reservations, easements, liens and charges provided for in this Declaration shall run with and bind the land, and shall inure to the benefit of and be enforceable by the Corporation, or the Owner of any Lot subject to this Declaration, their respective legal representatives, heirs, successors and assigns, for a term of twenty-five (25) years from the date this Declaration is recorded, after which time said covenants shall be automatically extended for successive periods of ten (10) years. In the event the Corporation ceases to exist, except as provided in Article XV, Section 14 herein, all Private Property and the corresponding infrastructure will be dedicated or conveyed to a similar non-profit organization or entity to assure continued maintenance and operation. So long as there is a Class B Membership, Declarant reserves the right to amend this Declaration without the consent of the Lot Owners. Such amendments shall not require the consent of the Institutional First Mortgagee Lenders and shall become effective when executed by Declarant and recorded in the Public Records of Palm Beach County, Florida. After the Class B Membership terminates, the covenants and restrictions of this Declaration may be amended by an instrument signed by not less than thirty (30%) percent of the Lot Owners. Notwithstanding anything in this Declaration to the contrary, any amendment to the Declaration, Articles or By-Laws affecting any aspect of the surface water management system must receive prior written approval of the South Florida Water Management District.

Any amendments must be properly recorded in the Public Records of Palm Beach County, Florida.

Section 5. Remedies for Violation. In addition to all other remedies, in the sole discretion of the Board of Directors of the Corporation, a fine or fines may be imposed upon an Owner for failure of an Owner, his family, guests, invitees or employees, to comply with any covenant, restriction, rule or regulation, provided the following procedures are adhered to:

(a) Notice: The Corporation shall notify the Owner of the alleged infraction or infractions. Included in the notice shall be the date and time of a special meeting of the Compliance Committee of the Corporation, as said committee is defined in the By-Laws of the Corporation, at which time the Owner shall present reasons why a fine(s) should not be imposed. At least fourteen (14) days notice of such meeting shall be given.

(b) Hearing: The alleged non-compliance shall be presented to the Compliance Committee after which the Compliance Committee shall hear reasons why a fine(s) should not be imposed. A written decision of the Compliance Committee shall be submitted to the Owner by not later than fifteen (15) days after the Compliance Committee's meeting. The Owner shall have a right to be represented by counsel and to cross examine witnesses.

(c) Amounts: The Board of Directors (if the Compliance Committee's finding are made against the Owner) may impose special assessments against the Lot owned by the Owner as follows:

(1) First non-compliance or violation which are of a continuing nature: a fine not in excess of Twenty-Five and No/100 (\$25.00) Dollars per day not to exceed One Thousand and No/100 (\$1,000.00) Dollars in the aggregate.

(2) Second non-compliance or violation which are of a continuing nature: a fine not in excess of Fifty and No/100 (\$50.00) Dollars per day without a limitation on the aggregate amount of the amount due.

(d) Payment of Penalties. Fines shall be paid not later than five (5) days after notice of the imposition or assessment of the penalties.

(e) Collection of Fines. Fines shall be treated as an assessment subject to the provisions for the collection of assessments as set forth herein.

(f) Application of Proceeds. All monies received from fines shall be allocated as directed by the Board of Directors of the Corporation.

(g) Non-Exclusive Remedies. These fines shall not be construed to be exclusive, and shall exist in addition to all other rights and remedies to which the Corporation may be otherwise legally entitled; provided, however, any penalty paid by the offending Owner shall be deducted from or offset against any damages which the Corporation may otherwise be entitled to recover by law from such Owner.

(h) Right of Entry. In addition to the foregoing rights, whenever (a) there shall have been built within the Property any structure which is in violation of this Declaration or in the event of any damage or destruction of any of the Property or portion thereof by an Owner or any of its guests, invitees, lessees or occupants, into disrepair and/or has not been maintained as required by this Declaration and/or any Rules, or (b) any portion of the Property and/or Home owned by an Owner has fallen into disrepair and/or has not been maintained as required by this Declaration and/or any Rules, a duly authorized representative of the Corporation may enter upon the Property where such violation, damage or destruction exists and summarily abate, remove or correct the same at the expense of the Owner; provided, however, that the Corporation shall then make the necessary repairs, constructions, etc., to insure that the Property and improvements where such violation occurred is restored to the same condition in which it existed (or should have existed) prior to such violation, and any such entry, abatement, removal or restoration and construction work shall not be deemed a trespass. All amounts expended by the Corporation, together with interest thereon at the rate of eighteen (18%) percent per annum from thirty (30) days after the date of notification of the violation and all costs and reasonable attorneys fees incurred by the Corporation shall be treated as an assessment subject to the provisions for the collection of assessments as set forth herein.

Section 6. Effect of Waiver of Violation. No waiver of a breach of or violation of any of the terms, provisions and covenants in this Declaration, or in the Articles or By-Laws, shall be construed to be a waiver of any succeeding breach or violation of the same term, provision or covenant of this Declaration, or the Articles or By-Laws.

Section 7. Instruments Governing Private Property and Owners of Lots. This Declaration and the Articles and By-Laws, and any lawful amendments thereto shall govern the Private Property and the rights, duties and responsibilities of the Owners of Lots.

Section 8. HUD/FHA, VA, FNMA Approval. If the Property is approved by the Department of Housing and Urban Development ("HUD") as a Planned Unit Development, as long as there is a Class B membership, the following actions will require the prior approval of HUD/FHA or the Veterans Administration or the Federal National Mortgage Corporation: Annexation of additional properties, mergers and consolidations, mortgaging of Private Property, and amendment of this Declaration of Covenants, Conditions and Restrictions.

Section 9. Declarant's Disclaimer of Representations. Notwithstanding anything to the contrary herein, Declarant makes no warranties or representations whatsoever that the

plans presently envisioned for the complete development of the Property can or will be carried out, or that any real property now owned or hereafter acquired by it is or will be subjected to this Declaration, or that any such real property (whether or not is have been subjected to this Declaration) is or will be committed to or developed for a particular (or any) use, or that if such real property is once used for a particular use, such use will continue in effect. While Declarant has no reason to believe that any of the restrictive covenants and other provisions contained in this Declaration are or may be invalid or unenforceable for any reason or to any extent, Declarant makes no warranty or representation as to the present or future validity or enforceability of any such restrictive covenant and other provisions. Any Owner acquiring a Lot in reliance on or more of such restrictive covenants and other provisions herein shall assume all risks of the validity and enforceability thereof and by accepting a deed to the Lot agrees to hold Declarant harmless therefrom.

Section 10. Notice to Owners. Whenever notices are required to be given hereunder, the same shall be sent to the Owner by United States First Class Mail, postage prepaid, at the address of the Home situated upon the Lot. Such notices shall be deemed given when deposited in the United States Mail. Any Owner may change his mailing address by written notice given to the Declarant or the Corporation at:

7270 N.W. 12th Street
Suite 410
Miami, Florida 33126

(or the official address of the Corporation as may be designated from time to time.)

Section 11. Grammatical Construction. Wherever the context so requires, the use of any gender shall be deemed to include all genders, and the use of the singular shall include the plural, and the plural shall include the singular.

Section 12. Conflicts. In the event of any conflict between the provisions of this Declaration, the Articles and the By-Laws, the provisions of this Declaration, the Articles and the By-Laws shall control in that order.

Section 13. Transfer of Surface Water Management System. Should the Corporation cease to exist the surface water management system, property containing the surface water management system and water management portions of Private Property shall be conveyed to an agency of local government determined to be acceptable by South Florida Water Management District. If said agency of local government declines to accept the conveyance, then the surface water management system, property containing the surface water management system and water management portions of the Private Property will be dedicated to a non-profit corporation similar to the Corporation.

Section 14. Amendments Pertaining to Surface Water Management System. Any Amendment proposed to this Declaration which would affect the surface water management system, conservation areas or water management portions of Private Property shall be submitted to the South Florida Water Management District for review prior to finalization of the Amendment. The South Florida Water Management District shall determine if the proposed Amendment will require a modification of the environmental resource or surface water management permit. If a permit modification is necessary, the modification must be approved by the South Florida Water Management District prior to the Amendment of the Declaration.

Section 15. Surface Water Management. No Owner or any other person or entity other than Declarant shall do anything to adversely affect the surface water management and drainage of the Property without the prior written approval of the Corporation and any controlling governmental authority, including but not limited to the excavation or filling in of any lake or canal, or the changing of the elevation of any portion of the Property, provided the foregoing shall not be deemed to prohibit or restrict the initial construction of improvements upon the Property by Declarant or by the developer of any portion of the Property in accordance with permits issued by controlling governmental authorities. In

particular, no Owner other than Declarant shall install any landscaping or place any fill on a Lot which would adversely affect the drainage of any contiguous Lot.

Section 16. Rights of South Florida Water Management District. The South Florida Water Management District has the right to take enforcement action, including a civil action for an injunction and penalties, against the Corporation to compel the Corporation to correct any outstanding problems with the surface water management system facilities or any mitigation or conservation areas under the responsibility or control of the Corporation.

Section 17. South Florida Water Management District Permit. The Environmental Resource or Surface Water Management Permit is made a part of this Declaration and attached hereto as Exhibit "B". Copies of the permit and any future permit actions of the South Florida Water Management District shall be maintained by the Registered Agent of the Corporation for the benefit of the Corporation.

Section 18. Limitation of Liability of Corporation. NOTWITHSTANDING ANYTHING CONTAINED HEREIN OR IN THE ARTICLES OF INCORPORATION, BYLAWS, ANY RULES OR REGULATIONS OF THE CORPORATION OR ANY OTHER DOCUMENT GOVERNING OR BINDING THE CORPORATION (COLLECTIVELY, THE "CORPORATION DOCUMENTS"), THE CORPORATION SHALL NOT BE LIABLE OR RESPONSIBLE FOR, OR IN ANY MANNER BE A GUARANTOR OR INSURER OF, THE HEALTH, SAFETY OR WELFARE OF ANY OWNER, OCCUPANT OR USER OF ANY PORTION OF THE PROPERTY, INCLUDING, WITHOUT LIMITATION, RESIDENTS AND THEIR FAMILIES, 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 CORPORATION DOCUMENTS THAT THE VARIOUS PROVISIONS THEREOF WHICH ARE ENFORCEABLE BY THE CORPORATION AND WHICH GOVERN OR REGULATE THE USES OF THE PROPERTY HAVE BEEN WRITTEN, AND ARE TO BE INTERPRETED AND ENFORCED, FOR THE SOLE PURPOSE OF ENHANCING AND MAINTAINING THE ENJOYMENT OF THE PROPERTY AND THE VALUE THEREOF;

(b) THE CORPORATION 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, PALM BEACH COUNTY AND/OR ANY OTHER JURISDICTION OR THE PREVENTION OF TORTIOUS ACTIVITIES; AND

(c) ANY PROVISIONS OF THE CORPORATION 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 CORPORATION 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 HOME) AND EACH OTHER PERSON HAVING AN INTEREST IN OR LIEN UPON, OR MAKING USE OF ANY PORTION OF THE PROPERTY (BY VIRTUE OF ACCEPTING SUCH INTEREST OF MAKING SUCH USES) 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 CORPORATION ARISING FROM OR CONNECTED WITH ANY MATTER FOR WHICH THE LIABILITY OF THE CORPORATION HAS BEEN DISCLAIMED IN THIS PROVISION.

AS USED IN THIS SECTION, "CORPORATION" SHALL INCLUDE WITHIN ITS MEANING ALL OF THE CORPORATION'S DIRECTORS, OFFICERS, COMMITTEE AND BOARD MEMBERS, EMPLOYEES, AGENTS, CONTRACTORS (INCLUDING MANAGEMENT COMPANIES), SUBCONTRACTORS, SUCCESSORS AND ASSIGNS.

THE PROVISIONS OF THIS ARTICLE SHALL ALSO INURE TO THE BENEFIT OF THE DECLARANT AND ITS AFFILIATES, WHICH SHALL BE FULLY PROTECTED HEREBY.

IN WITNESS WHEREOF, Century Citrus Isles Corp. has executed this Declaration, this 10th day of June, 2002.

Signed, sealed and delivered in the presence of:

Century Citrus Isles Corp., Inc., a Florida corporation

[Signature]
Name: CECILIO E. LUIS

By: [Signature]
Name: LUIS P. DEBEL
Title: PRESIDENT

[Signature]
Name: JESSICA E. GONZALEZ

KEILA ALBA-REILLY, Secretary

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

The foregoing instruction was acknowledged before me this 10th day of June, 2002, by Luis Rabell, as president and Keila Alba-Reilly, as Secretary, of Century Citrus Isles Corp., a Florida corporation, on behalf of said Corporation. The foregoing persons identified themselves by producing their driver's license issued by the State of Florida.

My Commission Expires: OCTOBER 10, 2005

[Signature]
Name: CRISTINA RICO
Notary Public, State of Florida
at Large

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JOINDER AND CONSENT

The Property is presently encumbered by Mortgages in favor of **BANK OF AMERICA, N.A., a National Banking Association** (the "Mortgage") which Mortgage was recorded in Official Records Book 11646 at Page 1114, of the Public Records of Palm Beach County, Florida (the "Mortgage").

Mortgagee hereby certifies that it is the holder of the Mortgage and hereby joins in and consents to this **Declaration of Covenants and Restrictions for SILVER GLEN AT CITRUS ISLES** (the "Declaration"). The Mortgagee or its successors and/or assigns in interest by virtue of foreclosure of the Mortgage or the taking of a deed in lieu thereof shall not assume any responsibility or liability under this Declaration unless specifically assumed by an instrument in writing and recorded in the Public Records of Palm Beach County, Florida.

IN WITNESS WHEREOF, the undersigned has caused these presents to be duly executed this 10th day of June 2002.

Signed sealed and delivered presence of:

BANK OF AMERICA, N.A.,
a National Banking Association

[Signature]

By: [Signature: Eita E. Francis]

Marceta Sierra de
Print or Type Name

As Its: VICE PRESIDENT

[Signature]

Denise Locascio
Print or Type Name

[CORPORATE SEAL]

STATE OF FLORIDA)
COUNTY OF DADE)

The foregoing Joinder and Consent was acknowledged before me this 10th day of June, 2002, by EITA E. FRANCIS as a VICE PRESIDENT of **BANK OF AMERICA, N.A., a National Banking Association** on behalf of the corporation, who produced n/a as identification.

[Signature: Nellie Lima]
NOTARY PUBLIC, State of Florida at Large
Nellie Lima

Print or Stamp Name of Notary
My Commission expires:
[NOTARIAL SEAL]

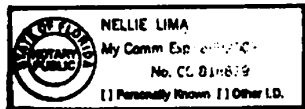


EXHIBIT "A"

All of Citrus Isles, a P.U.D., according to the Plat thereof,
recorded in Plat Book 91, Page 136, of Public Records of Palm
Beach County, Florida.



09/19/2002 13:12:02 20020493834
OR BK 14169 PG 1970
Palm Beach County, Florida
AMT 10.00
Doc Stamp 0.70
Dorothy H. Wilken, Clerk

Folio No. 00-42-43-27-
05-027-0270

This instrument prepared by:
JORGE M. VIGIL, ESQ.
RASCO, REININGER, PEREZ
& ESQUENAZI, P.L.
283 Catalonia Avenue, 2nd Floor
Coral Gables, Florida 33134

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED Made the ___ day of September, 2002, by **Century Homebuilders LLC, a Florida limited liability company, successor by merger to Century Citrus Isles Corp., a Florida corporation**, whose post office address is 7270 NW 12th St, Suite 410, Miami, Florida 33126 ("Grantor"), to **Silver Glen at Citrus Isles Homeowner's Association, Inc., a Florida corporation**, whose post office address is 1192 E. Newport Center Drive, Suite 150, Deer Field Beach, FL ("Grantee").
33442

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other good and valuable considerations, receipt whereof is hereby acknowledged, hereby remises, releases and quit-claims unto the Grantee all of Grantor's right, title and interest in the following described land:

Tracts PST-2, PST-1, RAT-1, WMT-1, WMT-2, WMT-3, OST-1, OST-4, OST-5, OST-6, OST-8, OST-9, OST-10, OST-11, OST-2, OST-3, OST-7, RT-1, RT-2, LBT-1, LBT-2, RWT-1, AND RWT-2, of CITRUS ISLE, a P.U.D., Plat Book 91, Page 136, Public Records of Palm Beach County, Florida.

IN WITNESS WHEREOF, the Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
in our presence:

CENTURY HOMEBUILDERS LLC,
a Florida limited liability company,
successor by merger to Century Citrus
Isles Corp., a Florida corporation

Name: SERGIO PINO

By: _____
Print Name: SERGIO PINO
Title: President

Name: JORGE VIGIL

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 18 day of September, 2002, by SERGIO PINO, as President of CENTURYHOMEBUILDERS LLC, a Florida limited liability company, successor by merger to Century Citrus Isles Corp., a Florida corporation. He () is personally known to me or () has produced _____ as identification.

NOTARY PUBLIC, State of Florida

At Large
My commission expires: 01/19/04

261-2173-1195
SARY FAR
Notary Public - State of Florida
My Commission Expires Jan 19, 2004
Commission # CC903594



11/25/2002 09:18:47 20020618861
OR BK 14430 PG 1994
Palm Beach County, Florida

This Instrument Prepared By:
Juan E. Rodriguez, Esquire
SALOMON, KANNER, DAMIAN & RODRIGUEZ, P.A.
80 S.W. 8th Street
Suite 2550
Miami, Florida 33130

**FIRST AMENDMENT TO DECLARATION OF COVENANTS,
RESTRICTIONS, CONDITIONS AND EASEMENTS OF
SILVER GLEN AT CITRUS ISLES**

This First Amendment to Declaration of Covenants, Restrictions, Conditions and Easements of Silver Glen at Citrus Isles (the "First Amendment") is made and entered into this 4th day of November, 2002, by Continental Homes of Florida, Inc., a Florida corporation ("Declarant").

Whereas, the Declaration of Covenants, Restrictions, Conditions and Easements of Silver Glen at Citrus Isles (the "Declaration") was recorded in Official Records Book 13794, at Page 1762 of the Public Records of Palm Beach County, Florida by Century Citrus Isles Corp., a Florida corporation.

Whereas, Century Homebuilders, LLC, a Florida limited liability company, successor by merger to Century Citrus Isles Corp., a Florida corporation assigned the Declarant's Rights under the Declaration to Declarant by virtue of Assignment of Declarant's Rights recorded in Official Records Book 14169, Page 1973 of the Public Records of Palm Beach County, Florida.

Whereas, Declarant is the sole owner of the Property subject to the terms of the Declaration other than the Private Property which has been conveyed to the Silver Glen at Citrus Isles Homeowners' Association, Inc., a Florida not-for-profit corporation (the "Association") and may also amend the Declaration pursuant to Article XV, Section 4, of the Declaration.

Whereas, the sole purpose of the First Amendment is to delete existing Article XI, Section 2 and replace it with a new provision.

Now, Therefore, the following amendment to the Declaration is made by Declarant, as follows:

1. Article XI, Section 2 of the Declaration is deleted and replaced with the following:

It shall be the duty of the Association to maintain and cut the grass located on the Home Owner's Lot, the cost of such grass maintenance on the Home Owner's property being assumed by the Association for the benefit of the entire Property as if same were Private Property, and such costs being considered with the budget as part of grounds' maintenance. The Owner shall not plant any trees or shrubbery on his Lot without first obtaining the prior written consent of the Association. The Association is hereby granted an easement over and across the Owner's Lot for the purpose of maintaining and cutting the grass, and the Owner shall not place any obstruction, fence, wall, tree or shrubbery on such ground without the consent of the Association, the said consent being conditioned on the Association having free access to the property for the purpose of maintaining and cutting the grass.

2. Excepting as amended by this First Amendment, the Declaration of Covenants, Restrictions, Conditions and Easements of Silver Glen at Citrus Isles is hereby ratified and confirmed.

In Witness Whereof, Continental Homes of Florida, Inc. has executed this Amendment this 4th day of November, 2002.

Signed, sealed and delivered in the presence of:

Continental Homes of Florida, Inc., a Florida corporation

Dana Bullante
Name: Dana Bullante

By: [Signature]
Name: Paul Romanowski

Demetra Osuagwu
Name: Demetra Osuagwu

Title: Division President

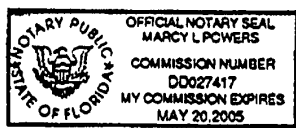
STATE OF FLORIDA)
) SS.:
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 4th day of November, 2002, by Paul Romanowski, as Division President of Continental Homes of Florida, Inc., a Florida corporation, and on behalf of said corporation. Said Paul Romanowski is personally known to me and/or has produced a Florida Drivers License to identify himself.

My Commission Expires:
May 20, 2005

Marcy L. Powers
Name: MARCY L. POWERS
Notary Public, State of Florida
at Large

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JOINDER

Silver Glen at Citrus Isles Homeowners' Association, Inc., a not-for-profit Florida corporation, whose mailing address is 1192 East Newport Center Drive, Suite 150, Deerfield Beach, Florida 33442, hereby approves and joins in the First Amendment to Declaration of Covenants and Restrictions for Silver Glen at Citrus Isles Homeowners' Association, Inc., and agrees to be bound by the terms thereof and will comply with and perform the terms and conditions of the First Amendment.

In Witness Whereof, Silver Glen at Citrus Isles Homeowners' Association, Inc. has executed this Joinder on this 4th day of November, 2002.

Signed, sealed and delivered
in the presence of:

Silver Glen At Citrus Isles Homeowners'
Association, Inc., a not-for-profit Florida
corporation

Dana Brillante
Name: Dana Brillante

By: [Signature]
Name: Michael Humphries
Title: President

Demetra Osuegwa
Name: Demetra Osuegwa

(Corporate Seal)

STATE OF FLORIDA)
 :SS.
COUNTY OF BROWARD)

The foregoing instruction was acknowledged before me this 4th day of November, 2002, by Michael Humphries as President of Silver Glen At Citrus Isles Homeowners' Association, Inc., a not-for-profit Florida corporation, on behalf of said Corporation. The foregoing person is well known to me or has produced a _____ to identify himself/herself.

Marcy L. Powers
Name: MARCY L. POWERS
Notary Public, State of Florida at Large

My Commission Expires:
May 20, 2005

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This Instrument Prepared By:
Juan E. Rodriguez, Esquire
SALOMON, KANNER, DAMIAN & RODRIGUEZ, P.A.
80 S.W. 8th Street
Suite 2550
Miami, Florida 33130

01/22/2003 09:29:26 20030035522
OR BK 14693 PG 1041
Palm Beach County, Florida

**SECOND AMENDMENT TO DECLARATION OF COVENANTS,
RESTRICTIONS, CONDITIONS AND EASEMENTS OF
SILVER GLEN AT CITRUS ISLES**

This Second Amendment to Declaration of Covenants, Restrictions, Conditions and Easements of Silver Glen at Citrus Isles (the "Second Amendment") is made and entered into this 30 day of December, 2002, by Continental Homes of Florida, Inc., a Florida corporation ("Declarant").

Whereas, the Declaration of Covenants, Restrictions, Conditions and Easements of Silver Glen at Citrus Isles (the "Declaration") was recorded in Official Records Book 13794, at Page 1762 of the Public Records of Palm Beach County, Florida by Century Citrus Isles Corp., a Florida corporation.

Whereas, Century Homebuilders, LLC, a Florida limited liability company, successor by merger to Century Citrus Isles Corp., a Florida corporation assigned the Declarant's Rights under the Declaration to Declarant by virtue of Assignment of Declarant's Rights recorded in Official Records Book 14169, Page 1973 of the Public Records of Palm Beach County, Florida.

Whereas, Declarant has recorded that certain First Amendment to Declaration of Covenants, Restrictions, Conditions and Easements of Silver Glen at Citrus Isles (the "First Amendment") at Official Records Book 14430, Page 1994, of the Public Records of Palm Beach County, Florida.

Whereas, Declarant is the sole owner of the Property subject to the terms of the Declaration other than the Private Property which has been conveyed to the Silver Glen at Citrus Isles Homeowners' Association, Inc., a Florida not-for-profit corporation (the "Association") and may also amend the Declaration pursuant to Article XIV, Section 4, of the Declaration.

Now, Therefore, the following amendment to the Declaration is made by Declarant, as follows:

- 1. Article I, Section 1 of the Declaration is deleted and replaced with the

following:

"Articles" mean and refer to the Amended and Restated Articles of Incorporation of Silver Glen at Citrus Isles Homeowners Association, Inc., a not-for-profit Florida corporation, and all exhibits which are attached thereto and made a part thereof, and shall include such amendments, if any, as may be adopted from time to time pursuant to the terms thereof.

- 2. Article II, Section 4 of the Declaration is added as follows:

Deletion of Property. No portion of the Property may be withdrawn from being subject to the Declaration unless approved in writing by the Palm Beach County Attorneys Office.

- 3. Excepting as amended by this Second Amendment, the Declaration of Covenants, Restrictions, Conditions and Easements of Silver Glen at Citrus Isles as amended by the First Amendment to the Declaration of Covenants, Restrictions, Conditions and Easements of Silver Glen at Citrus Isles is hereby ratified and confirmed.

In Witness Whereof, Continental Homes of Florida, Inc. has executed this Amendment this 30 day of December, 2002.

Signed, sealed and delivered in the presence of:

Continental Homes of Florida, Inc., a Florida corporation

Dana Brillante
Name: Dana Brillante

By: [Signature]
Name: Paul Romanowski

[Signature]
Name: Karl Albrechtson

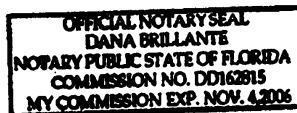
Title: Division President

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

The foregoing instrument was acknowledged before me this 30th day of December, 2002, by Paul Romanowski, as Division President of Continental Homes of Florida, Inc., a Florida corporation, and on behalf of said corporation. Said Paul Romanowski is personally known to me and/or has produced a Florida Drivers License to identify himself.

My Commission Expires: November 4, 2006

Dana Brillante
Name: Dana Brillante
Notary Public, State of Florida
at Large



JOINDER

Silver Glen at Citrus Isles Homeowners' Association, Inc., a not-for-profit Florida corporation, whose mailing address is 1192 East Newport Center Drive, Suite 150, Deerfield Beach, Florida 33442, hereby approves and joins in the Second Amendment to Declaration of Covenants and Restrictions for Silver Glen at Citrus Isles Homeowners' Association, Inc., and agrees to be bound by the terms thereof and will comply with and perform the terms and conditions of the Second Amendment.

In Witness Whereof, Silver Glen at Citrus Isles Homeowners' Association, Inc. has executed this Joinder on this 30th day of December, 2002.

Signed, sealed and delivered
in the presence of:

Silver Glen At Citrus Isles Homeowners'
Association, Inc., a not-for-profit Florida
corporation

Dana Brillante
Name: Dana Brillante

By: [Signature]
Name: Michael Humphries
Title: President
(Corporate Seal)

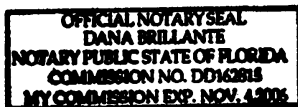
[Signature]
Name: Karl Albertson

STATE OF FLORIDA)
 :SS.
COUNTY OF BROWARD)

The foregoing instruction was acknowledged before me this 30th day of December, 2002, by Michael Humphries as President of Silver Glen At Citrus Isles Homeowners' Association, Inc., a not-for-profit Florida corporation, on behalf of said Corporation. The foregoing person is well known to me or has produced a _____ to identify himself/herself.

Dana Brillante
Name: Dana Brillante
Notary Public, State of Florida at Large

My Commission Expires:
NOV. 4, 2006



N 0 0 0 0 0 0 0 2 3 4 1

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

PICK-UP WAIT MAIL

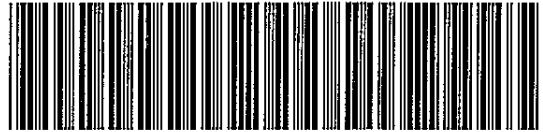
(Business Entity Name)

(Document Number)

Certified Copies _____ Certificates of Status _____

Special Instructions to Filing Officer:

Office Use Only



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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

Al 1-30



FLORIDA DEPARTMENT OF STATE
Ken Detzner
Secretary of State

January 15, 2003

SALOMON, KANNER ETAL
% JUAN E. RODRIGUEZ
80 SW 8TH ST.
MIAMI, FL 33130

SUBJECT: SILVER GLEN AT CITRUS ISLES HOMEOWNERS ASSOCIATION,
INC.
Ref. Number: N00000002341

We have received your document for SILVER GLEN AT CITRUS ISLES HOMEOWNERS ASSOCIATION, INC. and check(s) totaling \$43.75. However, the enclosed document has not been filed and is being returned to you for the following reason(s):

The document must be signed by the chairman, any vice chairman of the board of directors, its president, or another of its officers.

The word "initial" or "first" should be removed from the article regarding directors, officers, and/or registered agent, unless these are the individuals originally designated at the time of incorporation.

The incorporator(s) cannot be amended or changed. Please correct your document accordingly.

Our records show Keyia Alba-Reilly as the incorporator.

Please return your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (850) 245-6908.

Anna Chesnut
Document Specialist

Letter Number: 903A00002011

SALOMON, KANNER, DAMIAN & RODRIGUEZ, P.A.

ATTORNEYS AT LAW
2550 BRICKELL BAYVIEW CENTRE
80 S.W. 8TH STREET
MIAMI, FLORIDA 33130

JUAN E. RODRIGUEZ

TELEPHONE (305) 379-1681
TELECOPY (305) 374-1719

January 28, 2003

Via Federal Express

Ms. Anna Chesnut
Document Specialist
Florida Department of State
Division of Corporations
409 East Gaines Street
Tallahassee, Florida 32399

RE: Silver Glen At Citrus Isles Homeowners' Association, Inc.
Your Reference Number: N00000002341
Your Letter Number: 903A00002011
Our File Number: 01-6537

Dear Ms. Chesnut:

In accordance with your January 15, 2003 correspondence, enclosed are revised Amended and Restated Articles of Incorporation for Silver Glen At Citrus Isles Homeowners' Association, Inc. As shown in your letter, the fee for the filing of the Amended and Restated Articles has been paid. I am also enclosing a self-addressed stamped envelope for the purposes of your sending me a certified copy of the Amended and Restated Articles of Incorporation when they have been filed with the Secretary of State.

Thank you for your assistance and cooperation in this matter and should you have any questions, please do not hesitate to contact me.

Very truly yours,


Juan E. Rodríguez

JER/td
Encl. (as stated)

SALOMON, KANNER, DAMIAN & RODRIGUEZ, P.A.

ATTORNEYS AT LAW
2550 BRICKELL BAYVIEW CENTRE
80 S.W. 8TH STREET
MIAMI, FLORIDA 33130

JUAN E. RODRIGUEZ

TELEPHONE (305) 379-1681
TELECOPY (305) 374-1719

January 3, 2003

Via Federal Express

Secretary of State
Division of Corporation
409 East Gaines Street
Tallahassee, Florida 32399

RE: Silver Glen at Citrus Isles Homeowners' Association, Inc.
Our File No. 01-6537

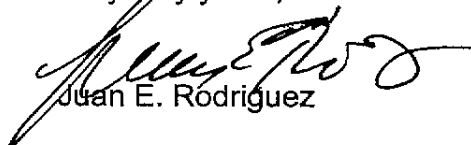
Dear Sir or Madam:

In connection with the above-captioned matter, enclosed is an original and a copy of Amended and Restated Articles of Incorporation of Silver Glen at Citrus Isles Homeowners' Association, Inc., a Florida not-for-profit Florida corporation (the "Amended and Restated Articles of Incorporation"). Also enclosed is my firm's trust account check in the amount of Forty-Three and 75/100 (\$43.75) Dollars representing the fee for filing the Amended and Restated Articles of Incorporation and the fee for a certified copy of same.

After the Amended and Restated Articles of Incorporation have been filed, please return a certified copy to me in the enclosed self-addressed stamped envelope provided.

Thank you for your prompt attention to this matter.

Very truly yours,


Juan E. Rodríguez

JER/td
Encl. (as stated)

AMENDED AND RESTATED
ARTICLES OF INCORPORATION
OF

**Silver Glen at Citrus Isles Homeowners' Association, Inc.,
a not-for-profit Florida corporation**

These Amended and Restated Articles of Incorporation are made by the Board of Directors of Silver Glen at Citrus Isles Homeowners' Association, Inc. which hereby repeal the Articles of Incorporation of Silver Glen at Citrus Isles Homeowners' Association, Inc. and replace it with these Amended and Restated Articles of Incorporation. Member approval of these Amended and Restated Articles of Incorporation is not required.

First: The name of the Corporation is **Silver Glen at Citrus Isles Homeowners' Association, Inc.**

Second: The Corporation is incorporated as a corporation not-for-profit under the provisions of Chapter 617 Florida Statutes, "Florida Not For Profit Act", and will be referred to hereafter as the "Corporation".

Third: The principal office and post office address of the Corporation shall be located at 1192 East Newport Center Drive, Suite 150, Deerfield Beach, Florida 33442. The address of the Registered Office of the Corporation is the same as that of the principal office. The name of the registered agent is: Juan E. Rodriguez, who is authorized to accept service of process within this State upon the Corporation; and his address is at 80 S.W. 8th Street, Suite 2550, Miami, Florida 33130.

Fourth: The purposes for which this Corporation is formed do not contemplate pecuniary gain or profit to the Members thereof, and the specific purposes for which it is formed are to provide for the maintenance, preservation and architectural control of the residence Lots and of the Private Property on the Property more particularly described in Exhibit "A" to the Declaration of Covenants, Restrictions, Conditions and Easements of Silver Glen at Citrus Isles (the "Declaration") and such other purposes as are provided for in the Declaration. This Corporation will promote the health, safety and welfare of the residents within the Property and shall have the following powers:

- (a) To exercise all of the powers and privileges and to perform all of the duties and obligations of the Corporation as set forth in the Declaration of Covenants, Restrictions, Conditions and Easements of Silver Glen at Citrus Isles, hereinafter called the "Declaration", applicable to the property and recorded or to be recorded in the Office of the Clerk of the Circuit Court of Palm Beach County, Florida, as the same may be amended from time to time as therein provided; said Declaration is by reference incorporated herein as is set forth at length;
- (b) To fix, levy, collect and enforce payment by any lawful means all charges or assessments pursuant to the terms of the Declaration; to pay all expenses in connection therewith, and all office and other expenses incident to the conduct of the business of the Corporation, including licenses, taxes or government charges levied or imposed against the property of the Corporation;
- (c) To acquire (by gift, purchase or otherwise), own, hold, improve, build upon, operate, maintain, convey, sell, lease, transfer, dedicate for public use or otherwise dispose of real or personal property in connection with the affairs of the Corporation;

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JAN 30 PM 1:31
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

- (d) To borrow money, to mortgage, pledge, encumber, or hypothecate any or all of the Corporation's real or personal property as security for money borrowed or debts incurred; and
- (e) To have and to exercise any and all powers, rights and privileges which a corporation, organized under the corporation not-for-profit law of the State of Florida, may by law now or hereafter have or exercise.

Fifth: Every person or entity who is a record Owner of a fee or undivided fee interest in any Lot which is subject by the Declaration to assessment by the Corporation, including contract sellers, shall be a Member of the Corporation. The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of an obligation. No Owner shall have more than one membership. Membership shall be appurtenant to and may not be separated from ownership of any Lot which is subject to assessment by the Corporation. Ownership of such Lot shall be the sole qualification for membership.

Sixth: The Corporation shall have two classes of voting membership:

Class A. Class A Members shall be all those Owners as defined in Article Fifth with the exception of the Declarant (as defined in the Declaration). Class A Members shall be entitled to one vote for each Lot in which they hold the interest required for membership by Article Fifth. When more than one person hold such interest in any Lot, all such persons shall be Members. The vote for such Lot shall be exercised as they among themselves determine, but in no event shall more than one vote be cast with respect to any Lot.

Class B. The Class B Member shall be the Declarant (as defined in the Declaration). The Class B Member shall be entitled to three (3) votes for each Lot in which it holds the interest required for membership by Article Fifth, provided that the Class B membership shall cease and be converted to Class A membership on the happening of any of the following events whichever occurs earlier:

- (a) when ninety (90%) percent of the Homes and Lots have been conveyed to third party outside purchasers; or
- (b) December 31, 2007; or
- (c) Thirty (30) days after the Declarant elects to terminate the Class B Membership.

Seventh: The term for which this Corporation is to exist is perpetual.

Eighth: The affairs of the Corporation are to be managed by the following officers:

President
 Vice President
 Secretary
 Treasurer

Ninth: The officers who are to serve until the next election of the directors are as follows:

President	Michael Humphries
Vice President	Rafael Roca
Secretary	Candace Sharpsteen
Treasurer	Frances J. Guerra

The first annual meeting of the Corporation and the next election of the Board of Directors shall be held on the first Monday in December, 2003, or by order of the Board of Directors at such earlier date as the Board of Directors may determine, and thereafter annual meetings of the members shall be held on the first Wednesday in December of each year, if not a legal holiday, or non-business day, and if a legal holiday, or non-business day, then on the next business day following. The Directors elected at the next annual meeting and at each subsequent annual meeting of the Members shall elect officers of the Corporation who will hold office until the next meeting of the Board of Directors, or until their successors are elected and qualified.

Tenth: This Corporation shall be governed by a Board of Directors consisting of not less than three (3) and no more than five (5) persons. The names and addresses of the persons who are to serve as Directors until the next annual meeting of the Members are as follows:

<u>NAMES</u>	<u>ADDRESSES</u>
1. Michael Humphries	1192 East Newport Center Drive Suite 150 Deerfield Beach, Florida 33442
2. Rafael Roca	1192 East Newport Center Drive Suite 150 Deerfield Beach, Florida 33442
3. Candace Sharpsteen	1192 East Newport Center Drive Suite 150 Deerfield Beach, Florida 33442

Commencing with the next annual meeting of the Members and at each subsequent annual meeting of the Members of the Corporation, the Directors of the Corporation shall be elected by the Members and they will hold office in each instance until the next annual meeting of the Members or until their successors are elected and qualified. Pursuant to Article Sixth hereof, the Declarant, D.R. Horton, Inc., successor by merger to Continental Homes of Florida, Inc., is a Class B Member with three votes for each unsold Lot in the Property. Directors elected by the Class B Member need not themselves be owners of homes erected on the property subject to the Declaration nor Members of the Corporation. Further, notwithstanding the number of Class B votes existing from time to time, the Declarant, D.R. Horton, Inc., successor by merger to Continental Homes of Florida, Inc., shall have the right to elect all of the Directors of the Corporation until the first Wednesday in December, 2004. Thereafter the Directors of the Corporation shall be elected at the annual meeting of the Members of the Corporation, which annual meeting will be held pursuant to the provisions of the By-Laws. Vacancies in the Board of Directors shall be filled by the remaining Directors at a special meeting called for that purpose and a Director so elected shall serve until the next annual meeting of the Members of the Corporation.

Eleventh: The Board of Directors shall have all the powers and duties referred to in the Declaration and in the laws of the State of Florida respecting corporations not-for-profit. The powers of the Board of Directors shall include, but shall not be limited to the following: (a) to elect the Officers of the Corporation, (b) to administer the affairs of the Corporation, (c) to engage the services of a manager or managing agent for the Property and to fix the terms of such management agreement and the compensation and the authority of the manager or managing agent, (d) to promulgate such rules and regulations concerning the operation and use of the Property, as may be consistent with the Declaration and to amend the same from time to time, (e) to provide for the maintenance and repair of the property owned by the Corporation, and (f) to estimate and adopt an

annual operating budget and to provide for the assessment and collection from the Lot Owners of their respective shares or all estimated expenses.

Twelfth: The initial By-Laws of this Corporation are those adopted by the Board of Directors and entered in the Minute Book of the Corporation. Such By-Laws may be altered, amended, added to or repealed by the Members of the Corporation in the manner provided for in said initial By-Laws and in conformity with the provisions and requirements of the Florida Not For Profit Act, as amended from time to time.

Thirteenth: These Articles of Incorporation may be altered, amended, changed, added to, or repealed, in the manner or hereafter prescribed by statute or herein or by the By-Laws of this Corporation as they exist from time to time, at any duly called meeting of the Members of this Corporation provided that (a) the notice of the meeting is given in the manner provided in the By-Laws, and it contains a full statement of the proposed alteration, amendment, change, addition, or repeal, and (b) there is an affirmative vote of thirty percent (30%) of the Members in person or by proxy of said proposed alteration, amendment, change, addition, or repeal.

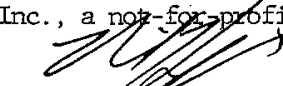
Fourteenth: This Corporation shall never have or issue shares of stock nor will it ever have or provide for non voting membership.

Fifteenth: The Corporation shall have all the powers set forth and described in the Florida Statutes regulating corporations not-for-profit, as amended from time to time, which are currently set forth in Chapter 617.0302 of the Florida Statutes, together with those powers conferred by the Declaration, these Amended and Restated Articles and any and all lawful By-Laws of the Corporation.

Sixteenth: Each Director and officer of this Corporation shall be indemnified by the Corporation against all costs and expenses reasonably incurred or imposed upon him in connection with or arising out of any action, suit or proceeding in which he may be involved or to which he may be made a party by reason of his having been a Director or officer of this Corporation, such expense to include the cost of reasonable settlements (other than amounts paid to the Corporation itself) made with a view to curtailment of costs of litigation. The Corporation shall not, however, indemnify such Director or officer with respect to matters as to which he shall be finally adjudged in any such action, suit or proceeding to be liable for negligence or misconduct in the performance of his duty as such Director or officer, or in respect to any matter in which any settlement or compromise is effected if the total expense, including the cost of settlement shall substantially exceed the expense which might reasonably be incurred by such Director or officer in conducting such litigation to final conclusion, and in no event shall anything herein contained be construed as authorizing this Corporation to indemnify any such Director or officer against any liability of the Corporation to which he would otherwise be subject by reason of willful malfeasance, bad faith, gross negligence or reckless disregard of the duties involved in the conduct of his office. The foregoing right to indemnification shall be in addition to any other rights to which any such Director or officer may be entitled as a matter of law or otherwise.

The undersigned, being the Chairman of the Board of Directors and President does hereby subscribe to these Amended and Restated Articles of Incorporation, and have set my hand and seal this 21st day of January, 2003.

Silver Glen at Citrus Isles Homeowners' Association, Inc., a not-for-profit Florida corporation



(SEAL)

Michael Humphries, Chairman of the Board of Directors and President

STATE OF FLORIDA)
 : SS.
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me this 21th day of January, 2003, by Michael Humphries, Chairman of the Board of Directors and President, who being duly sworn according to law, deposes and says that he is competent to contract and further acknowledges that he did subscribe to the foregoing Amended and Restated Articles of Incorporation freely and voluntarily and for the purposes therein expressed. The foregoing person identified himself by producing his driver's license issued by the State of Florida.

My commission expires:

May 20, 2005

Marcy L. Powers
Name: MARCY L. POWERS
NOTARY PUBLIC, (State of Florida at Large
(SEAL)

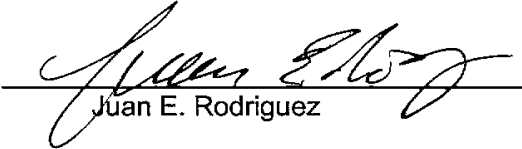
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Acceptance of Service As Registered Agents

The undersigned, Juan E. Rodriguez, having been named as registered agent to accept service of process for **Silver Glen at Citrus Isles Homeowners' Association, Inc., a not-for-profit Florida corporation**, at the registered office designated in the Articles of Incorporation of said Corporation, hereby agrees and consents to act in that capacity. The undersigned is familiar with and accepts the duties and obligations of Section 617.023 Florida Statutes, and will comply with the provisions of all statutes of Florida relative to the performance of his duties as registered agent.

Dated this 28th day of January, 2003.



Juan E. Rodriguez

RETURN TO:

Lake Worth Drainage District
13081 Military Trail
Delray Beach, FL 33484-1105

PREPARED BY:

Mark A. Perry, Esq.
Perry & Kern, P.A.
50 SE Fourth Avenue
Delray Beach, FL 33483



CFN 20080274378
OR BK 22770 PG 0128
RECORDED 07/23/2008 10:31:27
Palm Beach County, Florida
Sharon R. Bock, CLERK & COMPTROLLER
Pgs 0128 - 132; (5pgs)

FP No. 08-7066F.02

Canal No. L-13

June 25, 2008

Page 1 of 6

TEMPORARY GATE PERMIT

This Permit dated the 25 day of June, 2008, entered into by and between the LAKE WORTH DRAINAGE DISTRICT, whose mailing address is 13081 Military Trail, Delray Beach, Florida 33484-1105, hereinafter referred to as "LWDD" and Silver Glen at Citrus Isles Homeowners Association, Inc. whose mailing address is 9005 Silver Glen Way, Lake Worth, Florida 33461, hereinafter referred to as "PERMITTEE".

WHEREAS, PERMITTEE represents to be the fee simple titleholder of the property depicted on Exhibit "A" attached and has petitioned LWDD for permission to gate off a portion of LWDD'S right-of-way contiguous to the property depicted on Exhibit "A" in accordance with the location and requirements of LWDD perpendicular to and within LWDD's right-of-way for **Canal No. L-13** and

WHEREAS, PERMITTEE has requested permission to install the facilities described in the approved plans on file with LWDD, according to the requirements of LWDD, within the LWDD right-of-way; and

WHEREAS, LWDD has considered the said application and does hereby agree to grant a temporary Permit to install the facilities as described in the approved plans on file with LWDD in accordance with the terms contained herein.

NOW, THEREFORE, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations paid, receipt and sufficiency of which is hereby acknowledged, the parties hereby agree as follows:

1. The above recitals are true and correct.
2. PERMITTEE shall pay a non-refundable fee in the amount of \$250.00 per gate.
3. LWDD hereby grants unto PERMITTEE a temporary Permit to install the facilities as described in the approved plans on file with LWDD.
4. It is agreed that it is the sole responsibility of the PERMITTEE to maintain the gate(s) in a good, safe condition. It is left to the sole discretion of LWDD to determine whether or not the gate(s) is (are) being maintained in a good, safe condition.
5. In the event LWDD should determine that the gate(s) is (are) not being maintained in a good, safe condition, or LWDD requires the removal of the gate(s) for any reason, at the sole discretion of LWDD, the PERMITTEE hereby agrees to remove, at the PERMITTEE'S expense the gate(s) and restore LWDD'S right-of-way to its original or better condition (To be approved by LWDD). Upon receiving ten (10) days written notice, and in the event of the failure on the PERMITTEE'S part to remove the gate(s) and restore said right-of-way, it is

mutually agreed that LWDD, may thereafter remove same at the PERMITTEE'S expense and recover all related expenses, including attorney's fees and court costs, from PERMITTEE, by way of, but not limited to the Florida lien laws of the State of Florida. Should said gate(s) be installed adjacent to common ground of a Homeowners' Association, said gate(s) shall be subject to removal at the Homeowners' Association's request.

6. PERMITTEE agrees to indemnify and hold harmless LWDD from and against any and all losses, claims, damages, causes of action, costs, and expenses of whatever kind or nature, including attorney's fees and court costs relating to or arising out of any claims against LWDD, as a result of or emanating out of the issuance of this Temporary Gate Permit and the usage of the LWDD right-of-way by the PERMITTEE and the public.

7. PERMITTEE agrees that the minimum width of the gate(s) to be installed must be fourteen (14) feet so as to permit LWDD ready access and use to its right-of-way. Further, LWDD shall provide one (1) lock and two (2) keys to the PERMITTEE for access when necessary. However, access requires LWDD permission.

8. LWDD reserves the right to terminate, amend, alter, or change the terms, conditions, or requirements contained herein at anytime and for any reason.

9. Any rights transferred herein to PERMITTEE shall be inferior to the rights of LWDD.

10. If the ownership of the property is transferred, the new owner shall secure a new Permit from the LWDD.

11. It is not the intent of this Permit to alter or affect the necessity of obtaining any other permits from any other appropriate government agencies.

12. 48 hours notice must be given prior to commencement of work within LWDD'S right-of-way

13. Gate shall be installed 20 feet outside of the adjacent road right-of-way

14. This permit shall expire one (1) year from issuance date, should construction fail to be completed

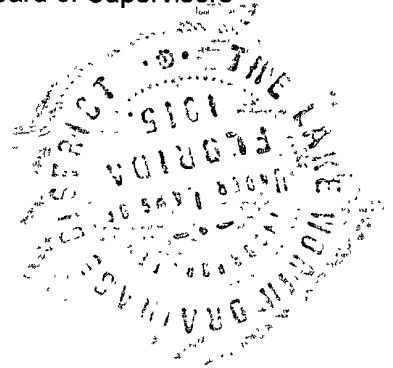
PERMITTER:

LAKE WORTH DRAINAGE DISTRICT

BY: C. David Goodlett
~~James M. Aylor~~ C. David Goodlett
Sr. Vice President, Its Board of Supervisors

ATTEST: Ronald L. Crone
Ronald L. Crone, 7/18/08
Secretary, Its Board of Supervisors

(CORPORATE SEAL)



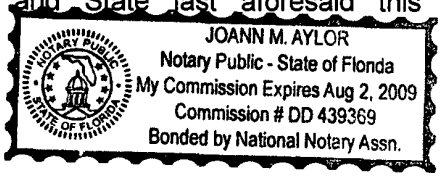
LWDD NOTARIZATION

STATE OF FLORIDA :
COUNTY OF PALM BEACH :

I **HEREBY CERTIFY** that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements personally appeared C. David Goodlett Sr. Vice President and ~~JAMES M. AYLOR~~ and RONALD L. CRONE, the President and Secretary, respectively, of the Lake Worth Drainage District named in the foregoing instrument; both of whom acknowledged executing the foregoing instrument, are known to me and did not take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this 22 day of July, 2008.

Joann M. Aylor
Notary Public



Notary Stamp or Seal

PERMITTEE ACCEPTANCE

This permit agreement, along with the terms thereof, are this day agreed to and accepted by the undersigned owner this 2 day of July, 2008.

WITNESSES: (2)

PERMITTEE:

SILVER GLEN AT CITRUS ISLES INC.

By: [Signature]
President
AARON J J RINKER
Printed Name

[Signature]
(1) Witness Signature
Ronald J. [unclear]
Printed Name of Witness

Attest: [Signature]
Secretary
MARTIN BEALIN
Printed Name

[Signature]
(2) Witness Signature
Ronald J. [unclear]
Printed Name of Witness

2328 South Cypress Ave SUITE 1-C
Mailing Address
West Palm Beach, FL 33406
Mailing Address (continued)

[Corporate Seal]
None.

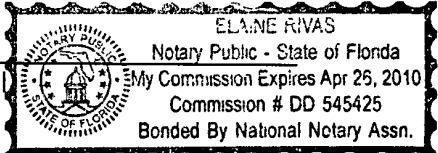
PERMITTEE NOATRIZATION

STATE OF FLORIDA :
COUNTY OF PALM BEACH :

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared Aaron Rinker / Martin Bealin, well known to me to be the President and Secretary, respectively of the corporation named in the foregoing instrument. They have acknowledged executing the foregoing instrument, are known to me or have produced DRIVERS LLC. as identification; and did (did not) take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this 2 day of July, 2008.

[Signature]
Notary Public

Notary Stamp or Seal


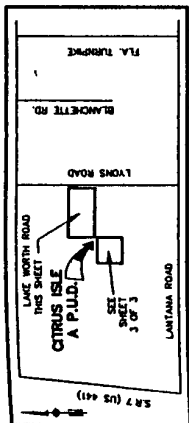
Plot DK 91 Pg 137

137

SHEET 2 OF 3

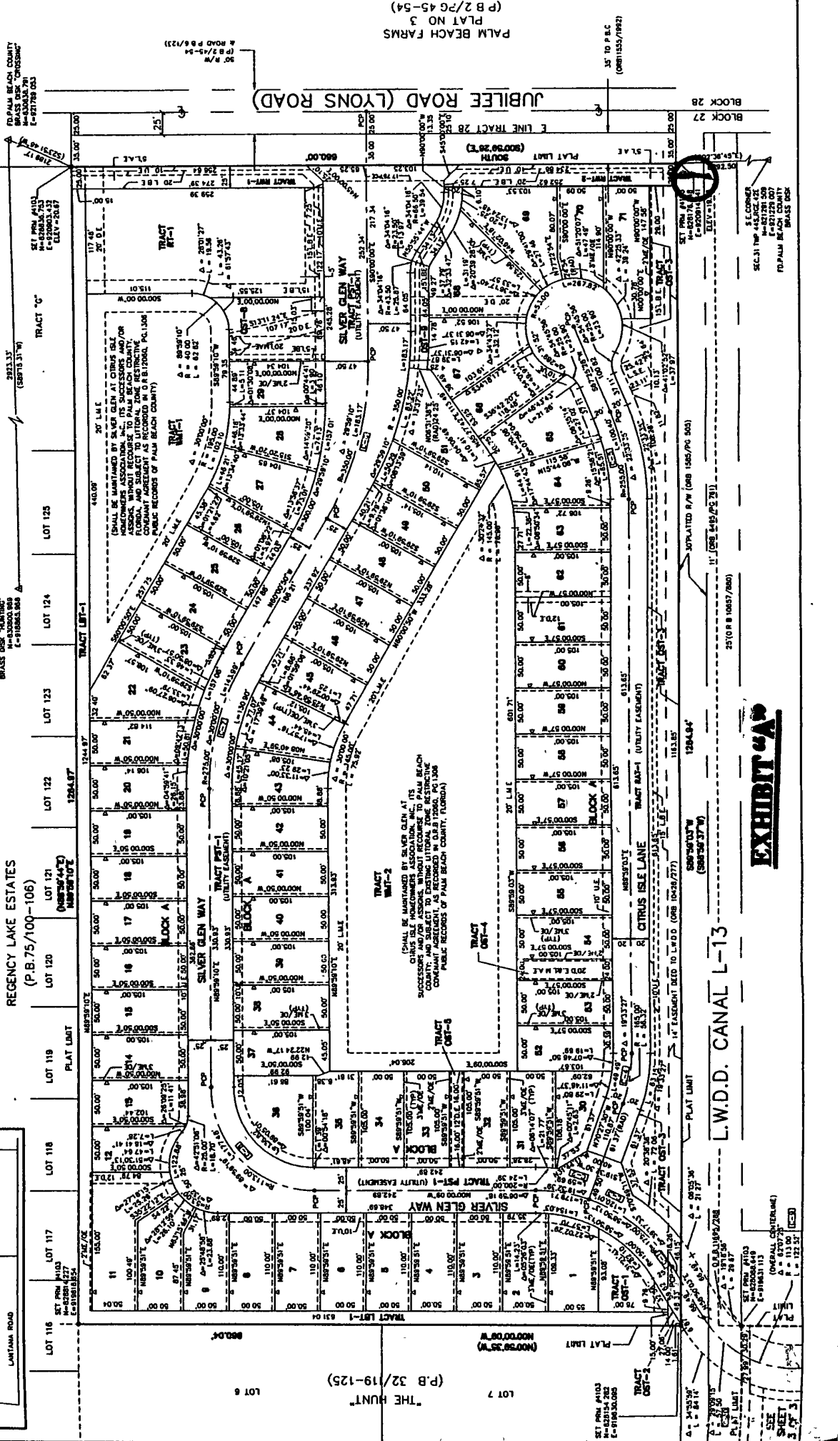
CITRUS ISLE, A P.U.D.
 A REPLAT OF A PORTION OF TRACTS 27, 28, AND 31, BLOCK 27
 PALM BEACH FARMS COMPANY PLAT NO. 3 (P.B.2, PGS. 45-54, PBCR)
 SECTION 30, TOWNSHIP 44 SOUTH, RANGE 42 EAST
 PALM BEACH COUNTY, FLORIDA

PREPARED BY
KATHLEEN L. HALL LAND SURVEYING, INC.
 1501 HOLLAND DRIVE, SUITE 32
 BOCA RATON, FLORIDA 33487
 TEL: (561) 443-0428
 APRIL, 2000



TABULATION (CENTERLINE CURVES)

CURVE #	BEARING	DISTANCE
C-1	S89°45'37"W	191.81'
C-2	S81°17'17"W	117.67'
C-3	S80°14'12"W	56.05'
C-4	N73°52'53"W	181.00'
C-5	N73°50'50"W	142.25'
C-6	S71°27'27"W	116.61'
C-7	S71°27'27"W	116.61'
C-8	S54°13'28"W	56.85'



Prepared by and Return to:

Will Call Box #45

Larry T. Cortez, Esq.

HILLEY & WYANT-CORTEZ, P.A.

840 US Highway One, Suite 345

North Palm Beach, FL 33408

(561) 627-0009

**CERTIFICATE OF RESOLUTION ADOPTING THIRD AMENDMENT TO THE
DECLARATION OF COVENANTS, RESTRICTIONS, CONDITIONS AND EASEMENTS
OF SILVER GLEN AT CITRUS ISLES**

WHEREAS, Silver Glen at Citrus Isles Homeowners Association, Inc., is a Florida corporation not-for-profit, as filed with the Secretary of State April 7, 2000, and whose document number is N00000002341, and,

WHEREAS, Silver Glen at Citrus Isles Homeowners Association, Inc., is a homeowners association as set forth in those certain *Declaration of Covenants, Restrictions, Conditions and Easements of Silver Glen at Citrus Isles* as recorded at Official Record Book 13794, Page 1762, of the Public Records of Palm Beach County, Florida, as amended by,

- (1) that certain *First Amendment to Declaration of Covenants, Restrictions, Conditions and Easements of Silver Glen at Citrus Isles*, as recorded at Official Record Book 14430, Page 1994, of the Public Records of Palm Beach County, Florida; and,
- (2) that certain *Second Amendment to Declaration of Covenants, Restrictions, Conditions and Easements of Silver Glen at Citrus Isles*, as recorded at Official Record Book 14693, Page 1041, of the Public Records of Palm Beach County, Florida

(the "Declaration").

WHEREAS, the real property subject to the Declaration is described as:

All of Citrus Isles, a P.U.D., according to the Plat thereof, recorded in Plat Book 91, Page 136, of Public Records of Palm Beach County, Florida,

WHEREAS, in compliance with the membership approval requirements of Article XIV, Section 4, of the Declaration; IT IS HEREBY RESOLVED that the Third Amendment to the *Declaration of Covenants, Restrictions, Conditions and Easements of Silver Glen at Citrus Isles*, substantially re-wording Article XIII (Lease and Occupancy Restrictions), was passed by an affirmative written vote of not less than thirty percent (30%) of the membership, and,

WHEREAS, Article XIV, Section 4 of the Declaration, requires that, "[a]ny amendments must be properly recorded in the Public Records of Palm Beach County, Florida," and,

NOW THEREFORE, and IN WITNESS WHEREOF, Silver Glen at Citrus Isles Homeowners Association, Inc., by and through its president, has caused this Certificate of Resolution Adopting the *Third Amendment to Declaration of Covenants, Restrictions, Conditions*

and Easements of Silver Glen at Citrus Isles ("Third Amendment"), to publish and record the Third Amendment (attached hereto as Exhibit "A"), and to evidence the execution of "an instrument signed by not less than thirty (30%) percent of the Lot Owners" (attached hereto as Composite Exhibit "B"), this 18th day of March, 2014.

Signed, sealed & delivered in the presence of:

Silver Glen at Citrus Isles Homeowners Association, Inc.

Jeff Wearten

Witness

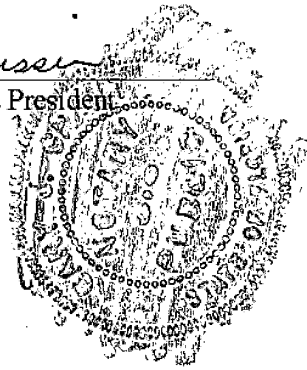
Printed Name: Jeff Wearten UP

By: Sherryl Delisser
Sherryl Delisser, its President

Benata F. Bernardez

Witness

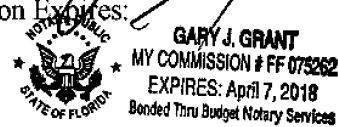
Printed Name: BENATA F. BERNARDEZ



STATE OF FLORIDA)
COUNTY OF PALM BEACH) ss:

The foregoing instrument was acknowledged before me this 18th day of March, 2014, by Sherryl Delisser, the President of Silver Glen at Citrus Isles Homeowners Association, Inc., on behalf of the corporation, who are personally known OR have produced as identification and who have not taken an oath.

Gary J. Grant
Notary Public
My Commission Expires:



Article XIII is amended and restated as follows:

[Substantial re-wording of Article XIII - all original language is stricken and replaced with the following:]

ARTICLE XIII

LEASE AND OCCUPANCY RESTRICTIONS

Section 1. Approval for Leases and Other Restrictions. Homes shall not be leased without the prior written approval of the Association. The Association has the right to require that a substantially uniform form of lease be used, as approved by the Board of Directors. The approval of the Association that is required for the lease of a Home shall be obtained in the following manner:

(a) An Owner intending to lease a Home shall submit a properly completed application to the Association, including the name and address of the intended tenants and all other occupants, background and/or credit reports, and such other information concerning the intended tenants and all occupants as the Association may reasonably require. The Association may charge a reasonable application fee as determined by the Board of Directors and may require the prospective tenants and other occupants to participate in a personal interview and authorize the Association to perform its own background and credit report requests and reviews.

(b) Within thirty (30) days after receipt of the application, information required by the Association, and a personal interview, if requested, the Association shall either approve or disapprove the proposed lease. If approved, the approval shall be stated in a certificate executed by a member of the Board of Directors. If the Association disapproves the lease, the Association shall notify the Owner(s) in writing of the disapproval and the lease shall not be made. If the Association fails to act within said thirty (30) days, the application shall be deemed approved.

(c) Any lease of a Home shall provide, and shall be deemed to provide if it does not explicitly provide, that the Association shall have the right to terminate the lease upon default by Owner(s), tenants or other occupants in observing any of the provisions of this Declaration, with exhibits and as amended, or any applicable Rules and Regulations duly adopted by the Board of Directors from time to time. No lease shall be for a period of less than twelve (12) months, and no lease shall be approved for more than two (2) persons per bedroom in any dwelling. Subleases of Homes are prohibited. Homes shall not be leased more than once in any twelve (12) month period, measured from the prior lease effective date. Notwithstanding the lease of an Owner's Home, all liabilities of the Owner under this Declaration shall continue unabated. Further, no Owner may lease the Owner's Home during the first twelve (12) month period of ownership measured from the date any present Owner received title to the Home. After the first twelve (12) month period of ownership, an Owner may lease the Owner's Home subject to the tenant approval and screening process and the other requirements and limitations of this Declaration and Rules and Regulations. If a Home is leased and the Owner seeks to sell or otherwise convey the Home, the Owner shall, prior to closing and conveyance of the Home, terminate the lease and regain legal possession of the Home from the tenants and occupants. A purchaser may not purchase a Home subject to an existing lease, as purchasing a Home subject to an existing lease would violate the prohibition on leasing during the first twelve (12) months of ownership.

(d) Only the entire Home may be leased. If a Home is leased, the only occupants shall be the tenants and tenants' immediate (to the second degree) family and any other approved occupants, subject to the persons-per-bedroom limitation. No rooms, or any space less than the entire Home, may be rented. A guest residing in a Home for longer than thirty (30) consecutive days where the Owner is not present shall be deemed to be leasing the Home subject to all the restrictions on leasing including the application and approval requirements. No Home may be leased pursuant to any local, state, or federal government entitlement program, including but not limited to what is commonly known as "Section 8." No home may be leased to, on behalf of, or for the use of or by, any profit or non-profit entity whereby the lessee or its agents will house, for a fee or gratuitously, permanently or temporarily, transient persons.

(e) A Home may, for estate planning or tax purposes, be occupied by the parents of the Home Owners and in such a situation, the Owners' parents shall not constitute tenants for eviction, possession, or ejection purposes only. Similarly, a Home may, for estate planning or tax purposes, be occupied by the adult child(ren) of the Home Owners, and in such a situation, the Owners' adult child(ren) shall not constitute tenants for eviction, possession, or ejection

purposes only. However, in these situations where the Home is occupied by the parents or adult child(ren) of the Owners, the occupancy shall be subject to the tenant screening and approval process, which includes the right of the Board of Directors to disapprove the occupancy and levy all other sanctions afforded by this Declaration or the Florida Statutes.

(f) No access to any amenities of the Association will be available to any tenants or other occupants of a Home until after the lease has been approved in writing by the Association.

(g) Under no circumstances shall any tenant be permitted to move into a Home within the Association prior to obtaining written approval of the lease from the Board. Any lease that is not approved by the Association pursuant to the terms of this Declaration shall be void unless subsequently approved by the Association. If the Association disapproves the lease, the lease shall be null and void and confer no right, title or interest in the intended tenants. The Home Owner may be fined up to \$100 per day, or such other maximum amount permitted by the Florida Statutes, for each day the tenant is occupying any Home within the Association prior to having obtained Association approval. Each day of violation shall be considered a continuing violation, the total fine for which in the aggregate may exceed \$1,000.00 and thereafter be transferred as a lien on the offending Home and Lot.

Section 2. Lease Deposit; Remedies. At the discretion of the Association, Owners wishing to lease their Homes shall be required to place an amount in escrow with the Association in the amount of up to \$1,500.00 as determined by the Board of Directors, which may be used by the Association to repair any damage to the Common Areas or the Residential Property, including damage to other Homes resulting from acts or omissions of tenants, other occupants, or their invitees (as determined in the sole discretion of the Association). Said escrow amounts are not to be deemed security deposits as defined in chapter 83, Florida Statutes. The Owners will be jointly and several liable with the tenants and other occupants to the Association for any amount in excess of such sum which is required by the Association to effect such repairs or to pay any claim for injury or damage to property caused by the negligence of the tenants or other occupants. Any balance of the escrow amount less an administrative charge as determined by the Association shall be returned to the Owner within thirty (30) days after the Association has been advised in writing by the Owner that the tenants and all other occupants and all subsequent tenants and occupants have permanently vacated the Home. Any interest on the escrow amounts are deemed owned by the Association. The Owner also grants the Association the power to act on the owner's behalf as the Owner's agent and collect from any tenant, approved or not, any damages caused by any tenant of the Home to any property under the control of the Association, whether a court action or other proceeding is commenced to collect same or not.

Section 3. Association Eviction Powers. The Association is hereby deemed the agent of the Owner for purposes of bringing any ejection, eviction, or possession proceedings deemed necessary by the Association because of any tenants' violation of this Declaration or applicable Rules or Regulations. Further, the Association shall otherwise have the independent authority to bring an ejection, eviction, possession, injunctive, declaratory, or damages action because of the tenants' violation of the Declaration or applicable Rules or Regulations. In any such action or proceeding, the Association may recover its attorneys fees and costs against the Owner and the tenants jointly and severally regardless of whether or not litigation is commenced, which attorneys fees and costs shall also constitute, and may be collected by the Association as, an assessment against the Owner and Owner's Home pursuant to this Declaration.

Section 4. General Provisions. The singular includes the plural and vice versa. Gender-specific language includes the other gender and neuter.

the Association to repair any damage to the Common Areas or the Residential Property, including damage to other Homes resulting from acts or omissions of tenants, other occupants, or their invitees (as determined in the sole discretion of the Association). Said escrow amounts are not to be deemed security deposits as defined in chapter 83, Florida Statutes. The Owners will be jointly and several liable with the tenants and other occupants to the Association for any amount in excess of such sum which is required by the Association to effect such repairs or to pay any claim for injury or damage to property caused by the negligence of the tenants or other occupants. Any balance of the escrow amount less an administrative charge as determined by the Association shall be returned to the Owner within thirty (30) days after the Association has been advised in writing by the Owner that the tenants and all other occupants and all subsequent tenants and occupants have permanently vacated the Home. Any interest on the escrow amounts are deemed owned by the Association. The Owner also grants the Association the power to act on the owner's behalf as the Owner's agent and collect from any tenant, approved or not, any damages caused by any tenant of the Home to any property under the control of the Association, whether a court action or other proceeding is commenced to collect same or not.

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CONSENT TO PROPOSED AMENDMENT

The undersigned member of Silver Glen at Citrus Isles Homeowners Association, Inc., consents to the adoption of the above proposed amendment to Article XIII of the Declaration.

Date: 3/7/14

Silver Glen

Property Address: 9024 Silver Glen Way

Signature: _____

Printed

Name: James H. Westbrook

*Silver Glen at Citrus Isles Homeowners Association, Inc. – Proposed
Amendment to Article XIII Lease and Occupancy Restrictions*

Page 3 of 3

the Association to repair any damage to the Common Areas or the Residential Property, including damage to other Homes resulting from acts or omissions of tenants, other occupants, or their invitees (as determined in the sole discretion of the Association). Said escrow amounts are not to be deemed security deposits as defined in chapter 83, Florida Statutes. The Owners will be jointly and several liable with the tenants and other occupants to the Association for any amount in excess of such sum which is required by the Association to effect such repairs or to pay any claim for injury or damage to property caused by the negligence of the tenants or other occupants. Any balance of the escrow amount less an administrative charge as determined by the Association shall be returned to the Owner within thirty (30) days after the Association has been advised in writing by the Owner that the tenants and all other occupants and all subsequent tenants and occupants have permanently vacated the Home. Any interest on the escrow amounts are deemed owned by the Association. The Owner also grants the Association the power to act on the owner's behalf as the Owner's agent and collect from any tenant, approved or not, any damages caused by any tenant of the Home to any property under the control of the Association, whether a court action or other proceeding is commenced to collect same or not.

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CONSENT TO PROPOSED AMENDMENT

The undersigned member of Silver Glen at Citrus Isles Homeowners Association, Inc., consents to the adoption of the above proposed amendment to Article XIII of the Declaration.

Date: 3/17/14
Silver Glen
Property Address: 9030 SilverGlenWay
Signature: [Handwritten Signature]
Printed Name: Angela Fiore

*Silver Glen at Citrus Isles Homeowners Association, Inc. – Proposed
Amendment to Article XIII Lease and Occupancy Restrictions*

Page 3 of 3

the Association to repair any damage to the Common Areas or the Residential Property, including damage to other Homes resulting from acts or omissions of tenants, other occupants, or their invitees (as determined in the sole discretion of the Association). Said escrow amounts are not to be deemed security deposits as defined in chapter 83, Florida Statutes. The Owners will be jointly and several liable with the tenants and other occupants to the Association for any amount in excess of such sum which is required by the Association to effect such repairs or to pay any claim for injury or damage to property caused by the negligence of the tenants or other occupants. Any balance of the escrow amount less an administrative charge as determined by the Association shall be returned to the Owner within thirty (30) days after the Association has been advised in writing by the Owner that the tenants and all other occupants and all subsequent tenants and occupants have permanently vacated the Home. Any interest on the escrow amounts are deemed owned by the Association. The Owner also grants the Association the power to act on the owner's behalf as the Owner's agent and collect from any tenant, approved or not, any damages caused by any tenant of the Home to any property under the control of the Association, whether a court action or other proceeding is commenced to collect same or not.

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CONSENT TO PROPOSED AMENDMENT

The undersigned member of Silver Glen at Citrus Isles Homeowners Association, Inc., consents to the adoption of the above proposed amendment to Article XIII of the Declaration.

Date: 03/08/2014
Silver Glen

Property Address: 9035 Silver Glen Way
Madisonville, LA 70469

Signature: 

Printed

Name: ERIC DUFFEY

*Silver Glen at Citrus Isles Homeowners Association, Inc. – Proposed
Amendment to Article XIII Lease and Occupancy Restrictions*

Page 3 of 3

the Association to repair any damage to the Common Areas or the Residential Property, including damage to other Homes resulting from acts or omissions of tenants, other occupants, or their invitees (as determined in the sole discretion of the Association). Said escrow amounts are not to be deemed security deposits as defined in chapter 83, Florida Statutes. The Owners will be jointly and several liable with the tenants and other occupants to the Association for any amount in excess of such sum which is required by the Association to effect such repairs or to pay any claim for injury or damage to property caused by the negligence of the tenants or other occupants. Any balance of the escrow amount less an administrative charge as determined by the Association shall be returned to the Owner within thirty (30) days after the Association has been advised in writing by the Owner that the tenants and all other occupants and all subsequent tenants and occupants have permanently vacated the Home. Any interest on the escrow amounts are deemed owned by the Association. The Owner also grants the Association the power to act on the owner's behalf as the Owner's agent and collect from any tenant, approved or not, any damages caused by any tenant of the Home to any property under the control of the Association, whether a court action or other proceeding is commenced to collect same or not.

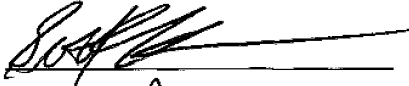
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CONSENT TO PROPOSED AMENDMENT

The undersigned member of Silver Glen at Citrus Isles Homeowners Association, Inc., consents to the adoption of the above proposed amendment to Article XIII of the Declaration.

Date: 3-7-14
Silver Glen
Property Address: 9036

Signature: 
Printed
Name: Scott Rusnak

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CONSENT TO PROPOSED AMENDMENT

The undersigned member of Silver Glen at Citrus Isles Homeowners Association, Inc., consents to the adoption of the above proposed amendment to Article XIII of the Declaration.

Date: 3/8/14 Signature: J. Gao
Silver Glen Printed J. Gao
Property Address: 7041 Name: J. Gao

*Silver Glen at Citrus Isles Homeowners Association, Inc. -- Proposed
Amendment to Article XIII Lease and Occupancy Restrictions*

Page 3 of 3

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CONSENT TO PROPOSED AMENDMENT

The undersigned member of Silver Glen at Citrus Isles Homeowners Association, Inc., consents to the adoption of the above proposed amendment to Article XIII of the Declaration.

Date: 3-9-14 Signature: Thelma Cantrell
Silver Glen Printed
Property Address: 9047 Silver Glen Way Name: Thelma Cantrell

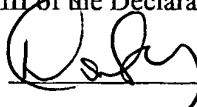
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CONSENT TO PROPOSED AMENDMENT

The undersigned member of Silver Glen at Citrus Isles Homeowners Association, Inc., consents to the adoption of the above proposed amendment to Article XIII of the Declaration.

Date: 3/10/14 Signature: 
Silver Glen Printed _____
Property Address: 7048 Silver Glen Way Name: Donna L. Inizary
Lake Way, 7133467

Silver Glen at Citrus Isles Homeowners Association, Inc. – Proposed *Page 3 of 3*
Amendment to Article XIII Lease and Occupancy Restrictions

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CONSENT TO PROPOSED AMENDMENT

The undersigned member of Silver Glen at Citrus Isles Homeowners Association, Inc. consents to the adoption of the above proposed amendment to Article XIII of the Declaration.

Date: 3/7/14 Signature: [Handwritten Signature]
Silver Glen Printed Name: SONIA HENRY
Property Address: 9053 Silver Glen
WAY, LAKE WORTH, FL 33467

*Silver Glen at Citrus Isles Homeowners Association, Inc. - Proposed
Amendment to Article XIII Lease and Occupancy Restrictions*

Page 3 of 3

the Association to repair any damage to the Common Areas or the Residential Property, including damage to other Homes resulting from acts or omissions of tenants, other occupants, or their invitees (as determined in the sole discretion of the Association). Said escrow amounts are not to be deemed security deposits as defined in chapter 83, Florida Statutes. The Owners will be jointly and several liable with the tenants and other occupants to the Association for any amount in excess of such sum which is required by the Association to effect such repairs or to pay any claim for injury or damage to property caused by the negligence of the tenants or other occupants. Any balance of the escrow amount less an administrative charge as determined by the Association shall be returned to the Owner within thirty (30) days after the Association has been advised in writing by the Owner that the tenants and all other occupants and all subsequent tenants and occupants have permanently vacated the Home. Any interest on the escrow amounts are deemed owned by the Association. The Owner also grants the Association the power to act on the owner's behalf as the Owner's agent and collect from any tenant, approved or not, any damages caused by any tenant of the Home to any property under the control of the Association, whether a court action or other proceeding is commenced to collect same or not.

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CONSENT TO PROPOSED AMENDMENT

The undersigned member of Silver Glen at Citrus Isles Homeowners Association, Inc., consents to the adoption of the above proposed amendment to Article XIII of the Declaration.

Date: 3-17-2014

Silver Glen

Property Address: 9054 SILVER GLEN WAY

Signature: Nigel Delisser

Printed

Name: NIGEL DELISSER

*Silver Glen at Citrus Isles Homeowners Association, Inc. -- Proposed
Amendment to Article XIII Lease and Occupancy Restrictions*

Page 3 of 3

the Association to repair any damage to the Common Areas or the Residential Property, including damage to other Homes resulting from acts or omissions of tenants, other occupants, or their invitees (as determined in the sole discretion of the Association). Said escrow amounts are not to be deemed security deposits as defined in chapter 83, Florida Statutes. The Owners will be jointly and several liable with the tenants and other occupants to the Association for any amount in excess of such sum which is required by the Association to effect such repairs or to pay any claim for injury or damage to property caused by the negligence of the tenants or other occupants. Any balance of the escrow amount less an administrative charge as determined by the Association shall be returned to the Owner within thirty (30) days after the Association has been advised in writing by the Owner that the tenants and all other occupants and all subsequent tenants and occupants have permanently vacated the Home. Any interest on the escrow amounts are deemed owned by the Association. The Owner also grants the Association the power to act on the owner's behalf as the Owner's agent and collect from any tenant, approved or not, any damages caused by any tenant of the Home to any property under the control of the Association, whether a court action or other proceeding is commenced to collect same or not.

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CONSENT TO PROPOSED AMENDMENT

The undersigned member of Silver Glen at Citrus Isles Homeowners Association, Inc., consents to the adoption of the above proposed amendment to Article XIII of the Declaration.

Date: 3/7/14 Signature: Toby D. Catlett
Silver Glen Printed
Property Address: 9059 Silver Glen Way Name: Toby D. Catlett
Lake Worth, FL 33467

*Silver Glen at Citrus Isles Homeowners Association, Inc. - Proposed
Amendment to Article XIII Lease and Occupancy Restrictions*

Page 3 of 3

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CONSENT TO PROPOSED AMENDMENT

The undersigned member of Silver Glen at Citrus Isles Homeowners Association, Inc., consents to the adoption of the above proposed amendment to Article XIII of the Declaration.

Date: 3-9-14 Signature: DUKENS Josaphat
Silver Glen Printed Name: DUKENS Josaphat
Property Address: 9060 Silver Glen Way
Lake Worth FL 33467

*Silver Glen at Citrus Isles Homeowners Association, Inc. – Proposed
Amendment to Article XIII Lease and Occupancy Restrictions*

Page 3 of 3

the Association to repair any damage to the Common Areas or the Residential Property, including damage to other Homes resulting from acts or omissions of tenants, other occupants, or their invitees (as determined in the sole discretion of the Association). Said escrow amounts are not to be deemed security deposits as defined in chapter 83, Florida Statutes. The Owners will be jointly and several liable with the tenants and other occupants to the Association for any amount in excess of such sum which is required by the Association to effect such repairs or to pay any claim for injury or damage to property caused by the negligence of the tenants or other occupants. Any balance of the escrow amount less an administrative charge as determined by the Association shall be returned to the Owner within thirty (30) days after the Association has been advised in writing by the Owner that the tenants and all other occupants and all subsequent tenants and occupants have permanently vacated the Home. Any interest on the escrow amounts are deemed owned by the Association. The Owner also grants the Association the power to act on the owner's behalf as the Owner's agent and collect from any tenant, approved or not, any damages caused by any tenant of the Home to any property under the control of the Association, whether a court action or other proceeding is commenced to collect same or not.

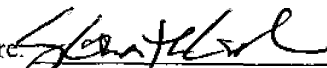
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CONSENT TO PROPOSED AMENDMENT

The undersigned member of Silver Glen at Citrus Isles Homeowners Association, Inc., consents to the adoption of the above proposed amendment to Article XIII of the Declaration.

Date: ~~3/11~~ 3.9.14
Silver Glen
Property Address: 9071

Signature: 
Printed
Name: Samuel the Garden

the Association to repair any damage to the Common Areas or the Residential Property, including damage to other Homes resulting from acts or omissions of tenants, other occupants, or their invitees (as determined in the sole discretion of the Association). Said escrow amounts are not to be deemed security deposits as defined in chapter 83, Florida Statutes. The Owners will be jointly and several liable with the tenants and other occupants to the Association for any amount in excess of such sum which is required by the Association to effect such repairs or to pay any claim for injury or damage to property caused by the negligence of the tenants or other occupants. Any balance of the escrow amount less an administrative charge as determined by the Association shall be returned to the Owner within thirty (30) days after the Association has been advised in writing by the Owner that the tenants and all other occupants and all subsequent tenants and occupants have permanently vacated the Home. Any interest on the escrow amounts are deemed owned by the Association. The Owner also grants the Association the power to act on the owner's behalf as the Owner's agent and collect from any tenant, approved or not, any damages caused by any tenant of the Home to any property under the control of the Association, whether a court action or other proceeding is commenced to collect same or not.

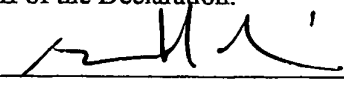
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CONSENT TO PROPOSED AMENDMENT

The undersigned member of Silver Glen at Citrus Isles Homeowners Association, Inc., consents to the adoption of the above proposed amendment to Article XIII of the Declaration.

Date: 3/18/14
Silver Glen
Property Address: 9072

Signature: 
Printed
Name: Sherri H. Berlin

the Association to repair any damage to the Common Areas or the Residential Property, including damage to other Homes resulting from acts or omissions of tenants, other occupants, or their invitees (as determined in the sole discretion of the Association). Said escrow amounts are not to be deemed security deposits as defined in chapter 83, Florida Statutes. The Owners will be jointly and several liable with the tenants and other occupants to the Association for any amount in excess of such sum which is required by the Association to effect such repairs or to pay any claim for injury or damage to property caused by the negligence of the tenants or other occupants. Any balance of the escrow amount less an administrative charge as determined by the Association shall be returned to the Owner within thirty (30) days after the Association has been advised in writing by the Owner that the tenants and all other occupants and all subsequent tenants and occupants have permanently vacated the Home. Any interest on the escrow amounts are deemed owned by the Association. The Owner also grants the Association the power to act on the owner's behalf as the Owner's agent and collect from any tenant, approved or not, any damages caused by any tenant of the Home to any property under the control of the Association, whether a court action or other proceeding is commenced to collect same or not.

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Section 4. General Provisions: The singular includes the plural and vice versa. Gender-specific language includes the other gender and neuter.

CONSENT TO PROPOSED AMENDMENT

The undersigned member of Silver Glen at Citrus Isles Homeowners Association, Inc., consents to the adoption of the above proposed amendment to Article XIII of the Declaration.

Date: 3/15/14
Silver Glen
Property Address: 9089

Signature: [Handwritten Signature]
Printed
Name: Silver Glen Assoc - [Handwritten Signature]

the Association to repair any damage to the Common Areas or the Residential Property, including damage to other Homes resulting from acts or omissions of tenants, other occupants, or their invitees (as determined in the sole discretion of the Association). Said escrow amounts are not to be deemed security deposits as defined in chapter 83, Florida Statutes. The Owners will be jointly and several liable with the tenants and other occupants to the Association for any amount in excess of such sum which is required by the Association to effect such repairs or to pay any claim for injury or damage to property caused by the negligence of the tenants or other occupants. Any balance of the escrow amount less an administrative charge as determined by the Association shall be returned to the Owner within thirty (30) days after the Association has been advised in writing by the Owner that the tenants and all other occupants and all subsequent tenants and occupants have permanently vacated the Home. Any interest on the escrow amounts are deemed owned by the Association. The Owner also grants the Association the power to act on the owner's behalf as the Owner's agent and collect from any tenant, approved or not, any damages caused by any tenant of the Home to any property under the control of the Association, whether a court action or other proceeding is commenced to collect same or not.

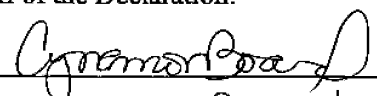
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CONSENT TO PROPOSED AMENDMENT

The undersigned member of Silver Glen at Citrus Isles Homeowners Association, Inc., consents to the adoption of the above proposed amendment to Article XIII of the Declaration.

Date: 3/7/14
Silver Glen
Property Address: 9094

Signature: 
Printed
Name: Cynanon Board

the Association to repair any damage to the Common Areas or the Residential Property, including damage to other Homes resulting from acts or omissions of tenants, other occupants, or their invitees (as determined in the sole discretion of the Association). Said escrow amounts are not to be deemed security deposits as defined in chapter 83, Florida Statutes. The Owners will be jointly and several liable with the tenants and other occupants to the Association for any amount in excess of such sum which is required by the Association to effect such repairs or to pay any claim for injury or damage to property caused by the negligence of the tenants or other occupants. Any balance of the escrow amount less an administrative charge as determined by the Association shall be returned to the Owner within thirty (30) days after the Association has been advised in writing by the Owner that the tenants and all other occupants and all subsequent tenants and occupants have permanently vacated the Home. Any interest on the escrow amounts are deemed owned by the Association. The Owner also grants the Association the power to act on the owner's behalf as the Owner's agent and collect from any tenant, approved or not, any damages caused by any tenant of the Home to any property under the control of the Association, whether a court action or other proceeding is commenced to collect same or not.

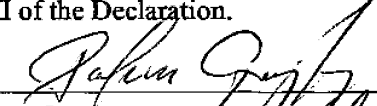
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CONSENT TO PROPOSED AMENDMENT

The undersigned member of Silver Glen at Citrus Isles Homeowners Association, Inc., consents to the adoption of the above proposed amendment to Article XIII of the Declaration.

Date: 3/7/19
Silver Glen
Property Address: 9101

Signature: 
Printed
Name: Porfirio Gonzalez

the Association to repair any damage to the Common Areas or the Residential Property, including damage to other Homes resulting from acts or omissions of tenants, other occupants, or their invitees (as determined in the sole discretion of the Association). Said escrow amounts are not to be deemed security deposits as defined in chapter 83, Florida Statutes. The Owners will be jointly and several liable with the tenants and other occupants to the Association for any amount in excess of such sum which is required by the Association to effect such repairs or to pay any claim for injury or damage to property caused by the negligence of the tenants or other occupants. Any balance of the escrow amount less an administrative charge as determined by the Association shall be returned to the Owner within thirty (30) days after the Association has been advised in writing by the Owner that the tenants and all other occupants and all subsequent tenants and occupants have permanently vacated the Home. Any interest on the escrow amounts are deemed owned by the Association. The Owner also grants the Association the power to act on the owner's behalf as the Owner's agent and collect from any tenant, approved or not, any damages caused by any tenant of the Home to any property under the control of the Association, whether a court action or other proceeding is commenced to collect same or not.

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CONSENT TO PROPOSED AMENDMENT

The undersigned member of Silver Glen at Citrus Isles Homeowners Association, Inc., consents to the adoption of the above proposed amendment to Article XIII of the Declaration.

Date: 3/7/14 Signature: [Handwritten Signature]
Silver Glen Printed
Property Address: 9102 Silver Glen Name: Nenette Abinuman
Wedge Lake Water FL

the Association to repair any damage to the Common Areas or the Residential Property, including damage to other Homes resulting from acts or omissions of tenants, other occupants, or their invitees (as determined in the sole discretion of the Association). Said escrow amounts are not to be deemed security deposits as defined in chapter 83, Florida Statutes. The Owners will be jointly and several liable with the tenants and other occupants to the Association for any amount in excess of such sum which is required by the Association to effect such repairs or to pay any claim for injury or damage to property caused by the negligence of the tenants or other occupants. Any balance of the escrow amount less an administrative charge as determined by the Association shall be returned to the Owner within thirty (30) days after the Association has been advised in writing by the Owner that the tenants and all other occupants and all subsequent tenants and occupants have permanently vacated the Home. Any interest on the escrow amounts are deemed owned by the Association. The Owner also grants the Association the power to act on the owner's behalf as the Owner's agent and collect from any tenant, approved or not, any damages caused by any tenant of the Home to any property under the control of the Association, whether a court action or other proceeding is commenced to collect same or not.

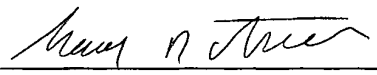
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CONSENT TO PROPOSED AMENDMENT

The undersigned member of Silver Glen at Citrus Isles Homeowners Association, Inc., consents to the adoption of the above proposed amendment to Article XIII of the Declaration.

Date: 03/09/14
Silver Glen
Property Address: 9107 Silver Glen

Signature: 
Printed
Name: Stanley R Thurman


the Association to repair any damage to the Common Areas or the Residential Property, including damage to other Homes resulting from acts or omissions of tenants, other occupants, or their invitees (as determined in the sole discretion of the Association). Said escrow amounts are not to be deemed security deposits as defined in chapter 83, Florida Statutes. The Owners will be jointly and several liable with the tenants and other occupants to the Association for any amount in excess of such sum which is required by the Association to effect such repairs or to pay any claim for injury or damage to property caused by the negligence of the tenants or other occupants. Any balance of the escrow amount less an administrative charge as determined by the Association shall be returned to the Owner within thirty (30) days after the Association has been advised in writing by the Owner that the tenants and all other occupants and all subsequent tenants and occupants have permanently vacated the Home. Any interest on the escrow amounts are deemed owned by the Association. The Owner also grants the Association the power to act on the owner's behalf as the Owner's agent and collect from any tenant, approved or not, any damages caused by any tenant of the Home to any property under the control of the Association, whether a court action or other proceeding is commenced to collect same or not.

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CONSENT TO PROPOSED AMENDMENT

The undersigned member of Silver Glen at Citrus Isles Homeowners Association, Inc., consents to the adoption of the above proposed amendment to Article XIII of the Declaration.

Date: 3-7-14 Signature: 
Silver Glen Printed Name: CHARLES TAGLAND
Property Address: 9110 Citrus Isle Ln.

*Silver Glen at Citrus Isles Homeowners Association, Inc. – Proposed
Amendment to Article XIII Lease and Occupancy Restrictions*

Page 3 of 3

the Association to repair any damage to the Common Areas or the Residential Property, including damage to other Homes resulting from acts or omissions of tenants, other occupants, or their invitees (as determined in the sole discretion of the Association). Said escrow amounts are not to be deemed security deposits as defined in chapter 83, Florida Statutes. The Owners will be jointly and several liable with the tenants and other occupants to the Association for any amount in excess of such sum which is required by the Association to effect such repairs or to pay any claim for injury or damage to property caused by the negligence of the tenants or other occupants. Any balance of the escrow amount less an administrative charge as determined by the Association shall be returned to the Owner within thirty (30) days after the Association has been advised in writing by the Owner that the tenants and all other occupants and all subsequent tenants and occupants have permanently vacated the Home. Any interest on the escrow amounts are deemed owned by the Association. The Owner also grants the Association the power to act on the owner's behalf as the Owner's agent and collect from any tenant, approved or not, any damages caused by any tenant of the Home to any property under the control of the Association, whether a court action or other proceeding is commenced to collect same or not.

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CONSENT TO PROPOSED AMENDMENT

The undersigned member of Silver Glen at Citrus Isles Homeowners Association, Inc., consents to the adoption of the above proposed amendment to Article XIII of the Declaration.

Date: 3/7/14 Signature: Martha Quezada
Silver Glen Printed Name: Martha Quezada
Property Address: 9015 Citrus Isle

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CONSENT TO PROPOSED AMENDMENT

The undersigned member of Silver Glen at Citrus Isles Homeowners Association, Inc., consents to the adoption of the above proposed amendment to Article XIII of the Declaration.

Date: 3-8-14

Silver Glen

Property Address: 9119 Silver Glen
Way, Lake Worth, FL 33467

Signature: Mandie Zimmerman

Printed

Name: Mandie Zimmerman

*Silver Glen at Citrus Isles Homeowners Association, Inc. – Proposed
Amendment to Article XIII Lease and Occupancy Restrictions*

Page 3 of 3

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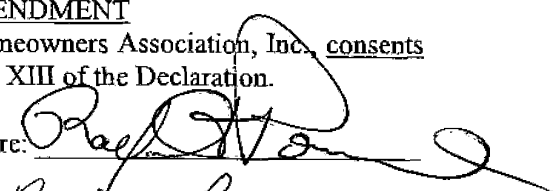
CONSENT TO PROPOSED AMENDMENT

The undersigned member of Silver Glen at Citrus Isles Homeowners Association, Inc. consents to the adoption of the above proposed amendment to Article XIII of the Declaration.

Date: 3-4-2014

Silver Glen

Property Address: 9121 Citrus Isle Lane

Signature: 

Printed

Name: Raeford Powers

*Silver Glen at Citrus Isles Homeowners Association, Inc. - Proposed
Amendment to Article XIII Lease and Occupancy Restrictions*

Page 3 of 3

the Association to repair any damage to the Common Areas or the Residential Property, including damage to other Homes resulting from acts or omissions of tenants, other occupants, or their invitees (as determined in the sole discretion of the Association). Said escrow amounts are not to be deemed security deposits as defined in chapter 83, Florida Statutes. The Owners will be jointly and several liable with the tenants and other occupants to the Association for any amount in excess of such sum which is required by the Association to effect such repairs or to pay any claim for injury or damage to property caused by the negligence of the tenants or other occupants. Any balance of the escrow amount less an administrative charge as determined by the Association shall be returned to the Owner within thirty (30) days after the Association has been advised in writing by the Owner that the tenants and all other occupants and all subsequent tenants and occupants have permanently vacated the Home. Any interest on the escrow amounts are deemed owned by the Association. The Owner also grants the Association the power to act on the owner's behalf as the Owner's agent and collect from any tenant, approved or not, any damages caused by any tenant of the Home to any property under the control of the Association, whether a court action or other proceeding is commenced to collect same or not.

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CONSENT TO PROPOSED AMENDMENT

The undersigned member of Silver Glen at Citrus Isles Homeowners Association, Inc., consents to the adoption of the above proposed amendment to Article XIII of the Declaration.

Date: 3/5/2014

Silver Glen

Property Address: 9127 CITRUS ISLE LN

Signature: 

Printed

Name: ARIE RIVALDY

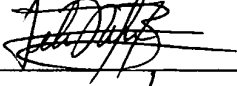
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CONSENT TO PROPOSED AMENDMENT

The undersigned member of Silver Glen at Citrus Isles Homeowners Association, Inc., consents to the adoption of the above proposed amendment to Article XIII of the Declaration.

Date: 03/06/14 Signature: 
Silver Glen Printed Name: VITO RITA
Property Address: 9131 Silver Glen Way

*Silver Glen at Citrus Isles Homeowners Association, Inc. – Proposed
Amendment to Article XIII Lease and Occupancy Restrictions*

Page 3 of 3

the Association to repair any damage to the Common Areas or the Residential Property, including damage to other Homes resulting from acts or omissions of tenants, other occupants, or their invitees (as determined in the sole discretion of the Association). Said escrow amounts are not to be deemed security deposits as defined in chapter 83, Florida Statutes. The Owners will be jointly and several liable with the tenants and other occupants to the Association for any amount in excess of such sum which is required by the Association to effect such repairs or to pay any claim for injury or damage to property caused by the negligence of the tenants or other occupants. Any balance of the escrow amount less an administrative charge as determined by the Association shall be returned to the Owner within thirty (30) days after the Association has been advised in writing by the Owner that the tenants and all other occupants and all subsequent tenants and occupants have permanently vacated the Home. Any interest on the escrow amounts are deemed owned by the Association. The Owner also grants the Association the power to act on the owner's behalf as the Owner's agent and collect from any tenant, approved or not, any damages caused by any tenant of the Home to any property under the control of the Association, whether a court action or other proceeding is commenced to collect same or not.

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CONSENT TO PROPOSED AMENDMENT

The undersigned member of Silver Glen at Citrus Isles Homeowners Association, Inc., consents to the adoption of the above proposed amendment to Article XIII of the Declaration.

Date: 3/7/14

Silver Glen

Property Address: 9132 SILVER GLEN WAY

Signature: Lance Williams

Printed

Name: LANCE WILLIAMS

*Silver Glen at Citrus Isles Homeowners Association, Inc. – Proposed
Amendment to Article XIII Lease and Occupancy Restrictions*

Page 3 of 3

the Association to repair any damage to the Common Areas or the Residential Property, including damage to other Homes resulting from acts or omissions of tenants, other occupants, or their invitees (as determined in the sole discretion of the Association). Said escrow amounts are not to be deemed security deposits as defined in chapter 83, Florida Statutes. The Owners will be jointly and several liable with the tenants and other occupants to the Association for any amount in excess of such sum which is required by the Association to effect such repairs or to pay any claim for injury or damage to property caused by the negligence of the tenants or other occupants. Any balance of the escrow amount less an administrative charge as determined by the Association shall be returned to the Owner within thirty (30) days after the Association has been advised in writing by the Owner that the tenants and all other occupants and all subsequent tenants and occupants have permanently vacated the Home. Any interest on the escrow amounts are deemed owned by the Association. The Owner also grants the Association the power to act on the owner's behalf as the Owner's agent and collect from any tenant, approved or not, any damages caused by any tenant of the Home to any property under the control of the Association, whether a court action or other proceeding is commenced to collect same or not.

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CONSENT TO PROPOSED AMENDMENT

The undersigned member of Silver Glen at Citrus Isles Homeowners Association, Inc., consents to the adoption of the above proposed amendment to Article XIII of the Declaration.

Date: 3/7/2014
Silver Glen
Property Address: 9139 Citrus Isle Lane

Signature: Jaqueline C. Mrachek
Printed
Name: Jaqueline C. Mrachek

the Association to repair any damage to the Common Areas or the Residential Property, including damage to other Homes resulting from acts or omissions of tenants, other occupants, or their invitees (as determined in the sole discretion of the Association). Said escrow amounts are not to be deemed security deposits as defined in chapter 83, Florida Statutes. The Owners will be jointly and several liable with the tenants and other occupants to the Association for any amount in excess of such sum which is required by the Association to effect such repairs or to pay any claim for injury or damage to property caused by the negligence of the tenants or other occupants. Any balance of the escrow amount less an administrative charge as determined by the Association shall be returned to the Owner within thirty (30) days after the Association has been advised in writing by the Owner that the tenants and all other occupants and all subsequent tenants and occupants have permanently vacated the Home. Any interest on the escrow amounts are deemed owned by the Association. The Owner also grants the Association the power to act on the owner's behalf as the Owner's agent and collect from any tenant, approved or not, any damages caused by any tenant of the Home to any property under the control of the Association, whether a court action or other proceeding is commenced to collect same or not.

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Section 4. General Provisions: The singular includes the plural and vice versa. Gender-specific language includes the other gender and neuter.

CONSENT TO PROPOSED AMENDMENT

The undersigned member of Silver Glen at Citrus Isles Homeowners Association, Inc., consents to the adoption of the above proposed amendment to Article XIII of the Declaration.

Date: _____ Signature: BMR
Silver Glen Printed _____
Property Address: 9145 Citrus Isles Ln Name: Brooke Marsh
(Alderwood)

the Association to repair any damage to the Common Areas or the Residential Property, including damage to other Homes resulting from acts or omissions of tenants, other occupants, or their invitees (as determined in the sole discretion of the Association). Said escrow amounts are not to be deemed security deposits as defined in chapter 83, Florida Statutes. The Owners will be jointly and several liable with the tenants and other occupants to the Association for any amount in excess of such sum which is required by the Association to effect such repairs or to pay any claim for injury or damage to property caused by the negligence of the tenants or other occupants. Any balance of the escrow amount less an administrative charge as determined by the Association shall be returned to the Owner within thirty (30) days after the Association has been advised in writing by the Owner that the tenants and all other occupants and all subsequent tenants and occupants have permanently vacated the Home. Any interest on the escrow amounts are deemed owned by the Association. The Owner also grants the Association the power to act on the owner's behalf as the Owner's agent and collect from any tenant, approved or not, any damages caused by any tenant of the Home to any property under the control of the Association, whether a court action or other proceeding is commenced to collect same or not.

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CONSENT TO PROPOSED AMENDMENT

The undersigned member of Silver Glen at Citrus Isles Homeowners Association, Inc., consents to the adoption of the above proposed amendment to Article XIII of the Declaration.

Date: 3/5/14 Signature: Kim Desdunes
Silver Glen Printed
Property Address: 9149 Silver Glen Way Name: Kim Desdunes

*Silver Glen at Citrus Isles Homeowners Association, Inc. – Proposed
Amendment to Article XIII Lease and Occupancy Restrictions*

Page 3 of 3

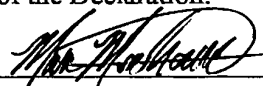
the Association to repair any damage to the Common Areas or the Residential Property, including damage to other Homes resulting from acts or omissions of tenants, other occupants, or their invitees (as determined in the sole discretion of the Association). Said escrow amounts are not to be deemed security deposits as defined in chapter 83, Florida Statutes. The Owners will be jointly and several liable with the tenants and other occupants to the Association for any amount in excess of such sum which is required by the Association to effect such repairs or to pay any claim for injury or damage to property caused by the negligence of the tenants or other occupants. Any balance of the escrow amount less an administrative charge as determined by the Association shall be returned to the Owner within thirty (30) days after the Association has been advised in writing by the Owner that the tenants and all other occupants and all subsequent tenants and occupants have permanently vacated the Home. Any interest on the escrow amounts are deemed owned by the Association. The Owner also grants the Association the power to act on the owner's behalf as the Owner's agent and collect from any tenant, approved or not, any damages caused by any tenant of the Home to any property under the control of the Association, whether a court action or other proceeding is commenced to collect same or not.

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CONSENT TO PROPOSED AMENDMENT

The undersigned member of Silver Glen at Citrus Isles Homeowners Association, Inc., consents to the adoption of the above proposed amendment to Article XIII of the Declaration.

Date: 3/15/2014 Signature: 
Silver Glen Printed _____
Property Address: 9151 Citrus Isle Lane Name: MARC MICHAUD

*Silver Glen at Citrus Isles Homeowners Association, Inc. – Proposed
Amendment to Article XIII Lease and Occupancy Restrictions*

Page 3 of 3

the Association to repair any damage to the Common Areas or the Residential Property, including damage to other Homes resulting from acts or omissions of tenants, other occupants, or their invitees (as determined in the sole discretion of the Association). Said escrow amounts are not to be deemed security deposits as defined in chapter 83, Florida Statutes. The Owners will be jointly and several liable with the tenants and other occupants to the Association for any amount in excess of such sum which is required by the Association to effect such repairs or to pay any claim for injury or damage to property caused by the negligence of the tenants or other occupants. Any balance of the escrow amount less an administrative charge as determined by the Association shall be returned to the Owner within thirty (30) days after the Association has been advised in writing by the Owner that the tenants and all other occupants and all subsequent tenants and occupants have permanently vacated the Home. Any interest on the escrow amounts are deemed owned by the Association. The Owner also grants the Association the power to act on the owner's behalf as the Owner's agent and collect from any tenant, approved or not, any damages caused by any tenant of the Home to any property under the control of the Association, whether a court action or other proceeding is commenced to collect same or not.

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CONSENT TO PROPOSED AMENDMENT

The undersigned member of Silver Glen at Citrus Isles Homeowners Association, Inc., consents to the adoption of the above proposed amendment to Article XIII of the Declaration.

Date: 3/4/2014 Signature: [Handwritten Signature]
Silver Glen Printed _____
Property Address: 9163 Citrus Isle Name: Jeff Weirich

the Association to repair any damage to the Common Areas or the Residential Property, including damage to other Homes resulting from acts or omissions of tenants, other occupants, or their invitees (as determined in the sole discretion of the Association). Said escrow amounts are not to be deemed security deposits as defined in chapter 83, Florida Statutes. The Owners will be jointly and several liable with the tenants and other occupants to the Association for any amount in excess of such sum which is required by the Association to effect such repairs or to pay any claim for injury or damage to property caused by the negligence of the tenants or other occupants. Any balance of the escrow amount less an administrative charge as determined by the Association shall be returned to the Owner within thirty (30) days after the Association has been advised in writing by the Owner that the tenants and all other occupants and all subsequent tenants and occupants have permanently vacated the Home. Any interest on the escrow amounts are deemed owned by the Association. The Owner also grants the Association the power to act on the owner's behalf as the Owner's agent and collect from any tenant, approved or not, any damages caused by any tenant of the Home to any property under the control of the Association, whether a court action or other proceeding is commenced to collect same or not.

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CONSENT TO PROPOSED AMENDMENT

The undersigned member of Silver Glen at Citrus Isles Homeowners Association, Inc., consents to the adoption of the above proposed amendment to Article XIII of the Declaration.

Date: 3/6/2014 Signature: [Handwritten Signature]
Silver Glen Printed
Property Address: 9175 Citrus Isles Name: John G. [Handwritten]

the Association to repair any damage to the Common Areas or the Residential Property, including damage to other Homes resulting from acts or omissions of tenants, other occupants, or their invitees (as determined in the sole discretion of the Association). Said escrow amounts are not to be deemed security deposits as defined in chapter 83, Florida Statutes. The Owners will be jointly and several liable with the tenants and other occupants to the Association for any amount in excess of such sum which is required by the Association to effect such repairs or to pay any claim for injury or damage to property caused by the negligence of the tenants or other occupants. Any balance of the escrow amount less an administrative charge as determined by the Association shall be returned to the Owner within thirty (30) days after the Association has been advised in writing by the Owner that the tenants and all other occupants and all subsequent tenants and occupants have permanently vacated the Home. Any interest on the escrow amounts are deemed owned by the Association. The Owner also grants the Association the power to act on the owner's behalf as the Owner's agent and collect from any tenant, approved or not, any damages caused by any tenant of the Home to any property under the control of the Association, whether a court action or other proceeding is commenced to collect same or not.

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CONSENT TO PROPOSED AMENDMENT

The undersigned member of Silver Glen at Citrus Isles Homeowners Association, Inc., consents to the adoption of the above proposed amendment to Article XIII of the Declaration.

Date: 3/7/14
Silver Glen
Property Address: 980

Signature: [Handwritten Signature]
Printed
Name: ROD MYRICK

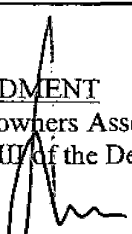
the Association to repair any damage to the Common Areas or the Residential Property, including damage to other Homes resulting from acts or omissions of tenants, other occupants, or their invitees (as determined in the sole discretion of the Association). Said escrow amounts are not to be deemed security deposits as defined in chapter 83, Florida Statutes. The Owners will be jointly and several liable with the tenants and other occupants to the Association for any amount in excess of such sum which is required by the Association to effect such repairs or to pay any claim for injury or damage to property caused by the negligence of the tenants or other occupants. Any balance of the escrow amount less an administrative charge as determined by the Association shall be returned to the Owner within thirty (30) days after the Association has been advised in writing by the Owner that the tenants and all other occupants and all subsequent tenants and occupants have permanently vacated the Home. Any interest on the escrow amounts are deemed owned by the Association. The Owner also grants the Association the power to act on the owner's behalf as the Owner's agent and collect from any tenant, approved or not, any damages caused by any tenant of the Home to any property under the control of the Association, whether a court action or other proceeding is commenced to collect same or not.

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CONSENT TO PROPOSED AMENDMENT

The undersigned member of Silver Glen at Citrus Isles Homeowners Association, Inc., consents to the adoption of the above proposed amendment to Article XIII of the Declaration.

Date: 3/7/14 Signature: 
Silver Glen Printed _____
Property Address: 9191 Citrus Name: Sean Grant

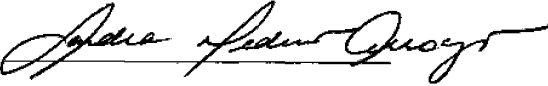
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CONSENT TO PROPOSED AMENDMENT

The undersigned member of Silver Glen at Citrus Isles Homeowners Association, Inc., consents to the adoption of the above proposed amendment to Article XIII of the Declaration.

Date: 3/5/2014 Signature: 
Silver Glen Printed
Property Address: 9187 Citrus Isle Ln. Name: Sandra Medrano Arroyo

the Association to repair any damage to the Common Areas or the Residential Property, including damage to other Homes resulting from acts or omissions of tenants, other occupants, or their invitees (as determined in the sole discretion of the Association). Said escrow amounts are not to be deemed security deposits as defined in chapter 83, Florida Statutes. The Owners will be jointly and several liable with the tenants and other occupants to the Association for any amount in excess of such sum which is required by the Association to effect such repairs or to pay any claim for injury or damage to property caused by the negligence of the tenants or other occupants. Any balance of the escrow amount less an administrative charge as determined by the Association shall be returned to the Owner within thirty (30) days after the Association has been advised in writing by the Owner that the tenants and all other occupants and all subsequent tenants and occupants have permanently vacated the Home. Any interest on the escrow amounts are deemed owned by the Association. The Owner also grants the Association the power to act on the owner's behalf as the Owner's agent and collect from any tenant, approved or not, any damages caused by any tenant of the Home to any property under the control of the Association, whether a court action or other proceeding is commenced to collect same or not.

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CONSENT TO PROPOSED AMENDMENT

The undersigned member of Silver Glen at Citrus Isles Homeowners Association, Inc., consents to the adoption of the above proposed amendment to Article XIII of the Declaration.

Date: 3/10/14 Signature: Darren Curci
Silver Glen Printed: _____
Property Address: 9205 Citrus Isles Ln Name: Darren Curci

the Association to repair any damage to the Common Areas or the Residential Property, including damage to other Homes resulting from acts or omissions of tenants, other occupants, or their invitees (as determined in the sole discretion of the Association). Said escrow amounts are not to be deemed security deposits as defined in chapter 83, Florida Statutes. The Owners will be jointly and several liable with the tenants and other occupants to the Association for any amount in excess of such sum which is required by the Association to effect such repairs or to pay any claim for injury or damage to property caused by the negligence of the tenants or other occupants. Any balance of the escrow amount less an administrative charge as determined by the Association shall be returned to the Owner within thirty (30) days after the Association has been advised in writing by the Owner that the tenants and all other occupants and all subsequent tenants and occupants have permanently vacated the Home. Any interest on the escrow amounts are deemed owned by the Association. The Owner also grants the Association the power to act on the owner's behalf as the Owner's agent and collect from any tenant, approved or not, any damages caused by any tenant of the Home to any property under the control of the Association, whether a court action or other proceeding is commenced to collect same or not.

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CONSENT TO PROPOSED AMENDMENT

The undersigned member of Silver Glen at Citrus Isles Homeowners Association, Inc., consents to the adoption of the above proposed amendment to Article XIII of the Declaration.

Date: 3/5/2014

Silver Glen

Property Address: 9220 Silver Glen Way

Signature: Edward Mills

Printed

Name: Edward Mills

the Association to repair any damage to the Common Areas or the Residential Property, including damage to other Homes resulting from acts or omissions of tenants, other occupants, or their invitees (as determined in the sole discretion of the Association). Said escrow amounts are not to be deemed security deposits as defined in chapter 83, Florida Statutes. The Owners will be jointly and several liable with the tenants and other occupants to the Association for any amount in excess of such sum which is required by the Association to effect such repairs or to pay any claim for injury or damage to property caused by the negligence of the tenants or other occupants. Any balance of the escrow amount less an administrative charge as determined by the Association shall be returned to the Owner within thirty (30) days after the Association has been advised in writing by the Owner that the tenants and all other occupants and all subsequent tenants and occupants have permanently vacated the Home. Any interest on the escrow amounts are deemed owned by the Association. The Owner also grants the Association the power to act on the owner's behalf as the Owner's agent and collect from any tenant, approved or not, any damages caused by any tenant of the Home to any property under the control of the Association, whether a court action or other proceeding is commenced to collect same or not.

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CONSENT TO PROPOSED AMENDMENT

The undersigned member of Silver Glen at Citrus Isles Homeowners Association, Inc., consents to the adoption of the above proposed amendment to Article XIII of the Declaration.

Date: 3-7-2014

Silver Glen

Property Address: 9226 Silver Glen Way

Signature: Mary Ann Nunne

Printed

Name: MARY ANN NUNNE

the Association to repair any damage to the Common Areas or the Residential Property, including damage to other Homes resulting from acts or omissions of tenants, other occupants, or their invitees (as determined in the sole discretion of the Association). Said escrow amounts are not to be deemed security deposits as defined in chapter 83, Florida Statutes. The Owners will be jointly and several liable with the tenants and other occupants to the Association for any amount in excess of such sum which is required by the Association to effect such repairs or to pay any claim for injury or damage to property caused by the negligence of the tenants or other occupants. Any balance of the escrow amount less an administrative charge as determined by the Association shall be returned to the Owner within thirty (30) days after the Association has been advised in writing by the Owner that the tenants and all other occupants and all subsequent tenants and occupants have permanently vacated the Home. Any interest on the escrow amounts are deemed owned by the Association. The Owner also grants the Association the power to act on the owner's behalf as the Owner's agent and collect from any tenant, approved or not, any damages caused by any tenant of the Home to any property under the control of the Association, whether a court action or other proceeding is commenced to collect same or not.

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CONSENT TO PROPOSED AMENDMENT

The undersigned member of Silver Glen at Citrus Isles Homeowners Association, Inc., consents to the adoption of the above proposed amendment to Article XIII of the Declaration.

Date: 3/5/14 Signature: [Handwritten Signature] \$
Silver Glen Printed Name: Abday Aniceles \$ [Handwritten Signature]
Property Address: 9238 Silver Glen Wy Betty C. Aniceles

*Silver Glen at Citrus Isles Homeowners Association, Inc. - Proposed
Amendment to Article XIII Lease and Occupancy Restrictions*

Page 3 of 3

the Association to repair any damage to the Common Areas or the Residential Property, including damage to other Homes resulting from acts or omissions of tenants, other occupants, or their invitees (as determined in the sole discretion of the Association). Said escrow amounts are not to be deemed security deposits as defined in chapter 83, Florida Statutes. The Owners will be jointly and several liable with the tenants and other occupants to the Association for any amount in excess of such sum which is required by the Association to effect such repairs or to pay any claim for injury or damage to property caused by the negligence of the tenants or other occupants. Any balance of the escrow amount less an administrative charge as determined by the Association shall be returned to the Owner within thirty (30) days after the Association has been advised in writing by the Owner that the tenants and all other occupants and all subsequent tenants and occupants have permanently vacated the Home. Any interest on the escrow amounts are deemed owned by the Association. The Owner also grants the Association the power to act on the owner's behalf as the Owner's agent and collect from any tenant, approved or not, any damages caused by any tenant of the Home to any property under the control of the Association, whether a court action or other proceeding is commenced to collect same or not.

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CONSENT TO PROPOSED AMENDMENT

The undersigned member of Silver Glen at Citrus Isles Homeowners Association, Inc., consents to the adoption of the above proposed amendment to Article XIII of the Declaration.

Date: 3/5/14 Signature: [Handwritten Signature]
Silver Glen Printed: _____
Property Address: 9239 Silver Glen Way Name: Debra Lehrhaupt

the Association to repair any damage to the Common Areas or the Residential Property, including damage to other Homes resulting from acts or omissions of tenants, other occupants, or their invitees (as determined in the sole discretion of the Association). Said escrow amounts are not to be deemed security deposits as defined in chapter 83, Florida Statutes. The Owners will be jointly and several liable with the tenants and other occupants to the Association for any amount in excess of such sum which is required by the Association to effect such repairs or to pay any claim for injury or damage to property caused by the negligence of the tenants or other occupants. Any balance of the escrow amount less an administrative charge as determined by the Association shall be returned to the Owner within thirty (30) days after the Association has been advised in writing by the Owner that the tenants and all other occupants and all subsequent tenants and occupants have permanently vacated the Home. Any interest on the escrow amounts are deemed owned by the Association. The Owner also grants the Association the power to act on the owner's behalf as the Owner's agent and collect from any tenant, approved or not, any damages caused by any tenant of the Home to any property under the control of the Association, whether a court action or other proceeding is commenced to collect same or not.

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CONSENT TO PROPOSED AMENDMENT

The undersigned member of Silver Glen at Citrus Isles Homeowners Association, Inc., consents to the adoption of the above proposed amendment to Article XIII of the Declaration.

Date: 3-5-14

Silver Glen

Property Address: 9244 Silver Glen way

Signature: Ruth Cardullo

Printed

Name: Ruth Cardullo

*Silver Glen at Citrus Isles Homeowners Association, Inc. – Proposed
Amendment to Article XIII Lease and Occupancy Restrictions*

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the Association to repair any damage to the Common Areas or the Residential Property, including damage to other Homes resulting from acts or omissions of tenants, other occupants, or their invitees (as determined in the sole discretion of the Association). Said escrow amounts are not to be deemed security deposits as defined in chapter 83, Florida Statutes. The Owners will be jointly and several liable with the tenants and other occupants to the Association for any amount in excess of such sum which is required by the Association to effect such repairs or to pay any claim for injury or damage to property caused by the negligence of the tenants or other occupants. Any balance of the escrow amount less an administrative charge as determined by the Association shall be returned to the Owner within thirty (30) days after the Association has been advised in writing by the Owner that the tenants and all other occupants and all subsequent tenants and occupants have permanently vacated the Home. Any interest on the escrow amounts are deemed owned by the Association. The Owner also grants the Association the power to act on the owner's behalf as the Owner's agent and collect from any tenant, approved or not, any damages caused by any tenant of the Home to any property under the control of the Association, whether a court action or other proceeding is commenced to collect same or not.

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Section 4. General Provisions: The singular includes the plural and vice versa. Gender-specific language includes the other gender and neuter.

CONSENT TO PROPOSED AMENDMENT

The undersigned member of Silver Glen at Citrus Isles Homeowners Association, Inc., consents to the adoption of the above proposed amendment to Article XIII of the Declaration.

Date: 3/14/14
Silver Glen
Property Address: Silver Glen Way 9282

Signature: Angela Buscemi
Printed
Name: ANGELA BUSCEMI

the Association to repair any damage to the Common Areas or the Residential Property, including damage to other Homes resulting from acts or omissions of tenants, other occupants, or their invitees (as determined in the sole discretion of the Association). Said escrow amounts are not to be deemed security deposits as defined in chapter 83, Florida Statutes. The Owners will be jointly and several liable with the tenants and other occupants to the Association for any amount in excess of such sum which is required by the Association to effect such repairs or to pay any claim for injury or damage to property caused by the negligence of the tenants or other occupants. Any balance of the escrow amount less an administrative charge as determined by the Association shall be returned to the Owner within thirty (30) days after the Association has been advised in writing by the Owner that the tenants and all other occupants and all subsequent tenants and occupants have permanently vacated the Home. Any interest on the escrow amounts are deemed owned by the Association. The Owner also grants the Association the power to act on the owner's behalf as the Owner's agent and collect from any tenant, approved or not, any damages caused by any tenant of the Home to any property under the control of the Association, whether a court action or other proceeding is commenced to collect same or not.

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CONSENT TO PROPOSED AMENDMENT

The undersigned member of Silver Glen at Citrus Isles Homeowners Association, Inc., consents to the adoption of the above proposed amendment to Article XIII of the Declaration.

Date: 3/6/14 Signature: Ronnie S Muehlgay
Silver Glen Printed Name: Ronnie S Muehlgay
Property Address: 9274 Silver Glen Way

the Association to repair any damage to the Common Areas or the Residential Property, including damage to other Homes resulting from acts or omissions of tenants, other occupants, or their invitees (as determined in the sole discretion of the Association). Said escrow amounts are not to be deemed security deposits as defined in chapter 83, Florida Statutes. The Owners will be jointly and several liable with the tenants and other occupants to the Association for any amount in excess of such sum which is required by the Association to effect such repairs or to pay any claim for injury or damage to property caused by the negligence of the tenants or other occupants. Any balance of the escrow amount less an administrative charge as determined by the Association shall be returned to the Owner within thirty (30) days after the Association has been advised in writing by the Owner that the tenants and all other occupants and all subsequent tenants and occupants have permanently vacated the Home. Any interest on the escrow amounts are deemed owned by the Association. The Owner also grants the Association the power to act on the owner's behalf as the Owner's agent and collect from any tenant, approved or not, any damages caused by any tenant of the Home to any property under the control of the Association, whether a court action or other proceeding is commenced to collect same or not.

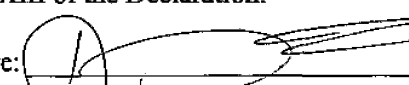
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CONSENT TO PROPOSED AMENDMENT

The undersigned member of Silver Glen at Citrus Isles Homeowners Association, Inc., consents to the adoption of the above proposed amendment to Article XIII of the Declaration.

Date: 3/5/14
Silver Glen
Property Address: 9286

Signature: 
Printed
Name: Majd Majjar

the Association to repair any damage to the Common Areas or the Residential Property, including damage to other Homes resulting from acts or omissions of tenants, other occupants, or their invitees (as determined in the sole discretion of the Association). Said escrow amounts are not to be deemed security deposits as defined in chapter 83, Florida Statutes. The Owners will be jointly and several liable with the tenants and other occupants to the Association for any amount in excess of such sum which is required by the Association to effect such repairs or to pay any claim for injury or damage to property caused by the negligence of the tenants or other occupants. Any balance of the escrow amount less an administrative charge as determined by the Association shall be returned to the Owner within thirty (30) days after the Association has been advised in writing by the Owner that the tenants and all other occupants and all subsequent tenants and occupants have permanently vacated the Home. Any interest on the escrow amounts are deemed owned by the Association. The Owner also grants the Association the power to act on the owner's behalf as the Owner's agent and collect from any tenant, approved or not, any damages caused by any tenant of the Home to any property under the control of the Association, whether a court action or other proceeding is commenced to collect same or not.

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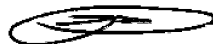
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CONSENT TO PROPOSED AMENDMENT

The undersigned member of Silver Glen at Citrus Isles Homeowners Association, Inc., consents to the adoption of the above proposed amendment to Article XIII of the Declaration.

Date: 3/7/14
Silver Glen

Property Address: 2292 Silver Glen Way

Signature: 
Printed

Name: Sacha Marin, Philip (Bluewave, Inc.)

the Association to repair any damage to the Common Areas or the Residential Property, including damage to other Homes resulting from acts or omissions of tenants, other occupants, or their invitees (as determined in the sole discretion of the Association). Said escrow amounts are not to be deemed security deposits as defined in chapter 83, Florida Statutes. The Owners will be jointly and several liable with the tenants and other occupants to the Association for any amount in excess of such sum which is required by the Association to effect such repairs or to pay any claim for injury or damage to property caused by the negligence of the tenants or other occupants. Any balance of the escrow amount less an administrative charge as determined by the Association shall be returned to the Owner within thirty (30) days after the Association has been advised in writing by the Owner that the tenants and all other occupants and all subsequent tenants and occupants have permanently vacated the Home. Any interest on the escrow amounts are deemed owned by the Association. The Owner also grants the Association the power to act on the owner's behalf as the Owner's agent and collect from any tenant, approved or not, any damages caused by any tenant of the Home to any property under the control of the Association, whether a court action or other proceeding is commenced to collect same or not.

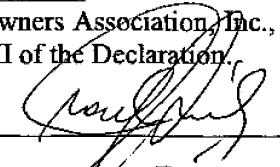
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CONSENT TO PROPOSED AMENDMENT

The undersigned member of Silver Glen at Citrus Isles Homeowners Association, Inc., consents to the adoption of the above proposed amendment to Article XIII of the Declaration.

Date: 3/6/2014
Silver Glen
Property Address: 9298

Signature: 
Printed
Name: Juan E. Bernardez

the Association to repair any damage to the Common Areas or the Residential Property, including damage to other Homes resulting from acts or omissions of tenants, other occupants, or their invitees (as determined in the sole discretion of the Association). Said escrow amounts are not to be deemed security deposits as defined in chapter 83, Florida Statutes. The Owners will be jointly and several liable with the tenants and other occupants to the Association for any amount in excess of such sum which is required by the Association to effect such repairs or to pay any claim for injury or damage to property caused by the negligence of the tenants or other occupants. Any balance of the escrow amount less an administrative charge as determined by the Association shall be returned to the Owner within thirty (30) days after the Association has been advised in writing by the Owner that the tenants and all other occupants and all subsequent tenants and occupants have permanently vacated the Home. Any interest on the escrow amounts are deemed owned by the Association. The Owner also grants the Association the power to act on the owner's behalf as the Owner's agent and collect from any tenant, approved or not, any damages caused by any tenant of the Home to any property under the control of the Association, whether a court action or other proceeding is commenced to collect same or not.

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CONSENT TO PROPOSED AMENDMENT

The undersigned member of Silver Glen at Citrus Isles Homeowners Association, Inc., consents to the adoption of the above proposed amendment to Article XIII of the Declaration.

Date: 03-14-14

Silver Glen

Property Address: 9304 Silver Glen Way
Lake Worth FL 33467

Signature: Jessica Florin

Printed

Name: Jessica Florin

*Silver Glen at Citrus Isles Homeowners Association, Inc. – Proposed
Amendment to Article XIII Lease and Occupancy Restrictions*

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CONSENT TO PROPOSED AMENDMENT

The undersigned member of Silver Glen at Citrus Isles Homeowners Association, Inc., consents to the adoption of the above proposed amendment to Article XIII of the Declaration.

Date: 3/5/14 Signature: CMH
Silver Glen Printed
Property Address: 9310 Silver Glen Name: Christie Hardcastle
Lake Worth 33467

*Silver Glen at Citrus Isles Homeowners Association, Inc. – Proposed
Amendment to Article XIII Lease and Occupancy Restrictions*

Page 3 of 3

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CONSENT TO PROPOSED AMENDMENT

The undersigned member of Silver Glen at Citrus Isles Homeowners Association, Inc., consents to the adoption of the above proposed amendment to Article XIII of the Declaration.

Date: 3/14/14 Signature: B Krutchik
Silver Glen Printed Name: Brian Krutchik
Property Address: 9334 Silver Glen way
Lake Worth, FL 33467

*Silver Glen at Citrus Isles Homeowners Association, Inc. – Proposed
Amendment to Article XIII Lease and Occupancy Restrictions*

Page 3 of 3

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CONSENT TO PROPOSED AMENDMENT

The undersigned member of Silver Glen at Citrus Isles Homeowners Association, Inc., consents to the adoption of the above proposed amendment to Article XIII of the Declaration.

Date: 3-7-14

Silver Glen

Property Address: 9364 Silver Glen way

Signature: Antony Hanna

Printed

Name: ANTONY HANNA

*Silver Glen at Citrus Isles Homeowners Association, Inc. - Proposed
Amendment to Article XIII Lease and Occupancy Restrictions*

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SilverGlen

BY-LAWS

OF

**SILVER GLEN AT CITRUS ISLES HOMEOWNERS' ASSOCIATION, INC.,
a not-for-profit Florida corporation**

ARTICLE I

NAME AND LOCATION

The name of the corporation is Silver Glen At Citrus Isles Homeowners' Association, Inc., hereinafter referred to as the "Association". The principal office of the corporation shall be located at the offices of Continental Homes of Florida, Inc., 1192 East Newport Center Drive, Suite 150, Deerfield Beach, Florida 33442, or at such other places as may be subsequently designated by the Board of Directors, but meetings of Members and Directors may be held at such places within the State of Florida as may be designated by the Board of Directors.

ARTICLE II

DEFINITIONS

The following words and terms when used in this Declaration or any supplemental declaration hereto or any amendment thereto (unless the context shall clearly indicate otherwise) shall have the following meanings:

Section 1. "Articles" mean and refer to the Articles of Incorporation of Silver Glen at Citrus Isles Homeowners Association, Inc., a not-for-profit Florida corporation, and all exhibits which are attached thereto and made a part thereof, and shall include such amendments, if any, as may be adopted from time to time pursuant to the terms thereof.

Section 2. "By-Laws" mean the By-Laws of Silver Glen at Citrus Isles Homeowners Association, Inc., and all exhibits attached thereto and made a part thereof, and shall include such amendments, if any, as may be adopted from time to time pursuant to the terms thereof.

Section 3. "Corporation" or "Association". means Silver Glen at Citrus Isles Homeowners Association, Inc., a not-for-profit Florida corporation, its successors and assigns.

Section 4. "Declarant" means Continental Homes of Florida, Inc., a Florida corporation, or any successor of Declarant who may be assigned all or a part of the rights and obligations of Declarant pursuant to a written assignment executed by Declarant and recorded among the Public Records of Palm Beach County, Florida. If Declarant assigns only a portion of its rights and obligations as Declarant hereunder to an assignee, then the term Declarant as used in this Declaration shall mean such assignee only when necessary to give such assignee the rights and obligations of Declarant hereunder which were assigned to such assignee to the same extent as if such assignee had been the original Declarant, and said assignee shall not have any of the rights and obligations of Declarant hereunder which were not specifically assigned to such assignee.

Section 5. "Declaration" means this instrument, together with the Exhibits attached hereto and made a part hereof, and shall include such amendments, if any, as may be adopted from time to time pursuant to the terms hereof. This Declaration may be referred to in any other document as "Silver Glen at Citrus Isles Declaration of Covenants, Restrictions, Conditions and Easements".

Section 6. "Development Period" means the period of time until the Declarant has sold the last Lot within the Property or any property annexed to the Property and becoming

a part of the Property as provided herein to outside purchasers.

Section 7. "Home" is a single family dwelling constructed upon and including a Lot.

Section 8. "Institutional First Mortgage" is a mortgage executed in favor of an Institutional First Mortgagee, which mortgage is a first and prior mortgage encumbering a Home.

Section 9. "Institutional First Mortgagee" is a bank, federal savings bank, and loan association, any insurance company, pension fund, real estate trust, Federal National Mortgage Association or its assigns, Federal Home Loan Mortgage Company or its assigns, or any other party engaged in the business of mortgage financing, which owns or holds a first and prior mortgage encumbering a Home, and shall include any corporate subsidiary of such entity.

Section 10. "Lot" is a designated lot within the property described on Exhibit "A" or any property annexed thereto and becoming a part of the Property conveyed or to be conveyed to an Owner upon which there has been constructed or will be constructed a Home.

Section 11. "Member" is every person or entity who is a Member in the Corporation.

Section 12. "Owner" is the record owner, whether one or more persons or entities, of the fee simple title to any Lot which is a part of the Property, including contract sellers, but excluding those parties having such interest merely as security for the performance of any obligation.

Section 13. "Plat" is Citrus Isles according to the Plat thereof recorded among the Public Records of Palm Beach County, Florida.

Section 14. "Private Property" is the property described in Exhibit "A-1" attached to the Declaration and made a part hereof and all improvements constructed thereon.

Section 15. "Property" is the property described in Exhibit "A" to the Declaration, and such additions thereto as may hereafter be brought within the jurisdiction of the Corporation and subject to the terms of this Declaration.

Section 16. "Rules" are collectively the rules and regulations which the Board of Directors of the Corporation may promulgate or impose and thereafter modify, alter, amend, rescind and augment any of the same with respect to the use, operation, and enjoyment of the Property, though excluding the Private Property, and any improvements located thereon.

Section 17. "Silver Glen at Citrus Isles" means the planned community planned for development upon the property described in Exhibit "A" or any property annexed as provided herein; the said being within Palm Beach County, Florida.

The foregoing definitions shall be applicable to this Declaration and to any supplemental declaration hereto or any amendment to this Declaration, unless otherwise expressly provided herein or therein.

ARTICLE III

MEMBERSHIP

Section 1. Membership. Every person or entity who is a record Owner of a fee or undivided fee interest in any Lot which is subject to the covenants, conditions, restrictions, reservations, easements, liens and charges, of this Declaration, including contract sellers, shall be a Member of the Corporation. The foregoing is not intended to include persons or

entities who hold an interest merely as security for the performance of an obligation. No Owner shall have more than one membership for each Lot owned. Membership shall be appurtenant to a Lot and may not be separated from ownership of the Lot. Ownership of a Lot shall be the sole qualification for membership. The Owner of record of each Lot shall be subject to assessment by the Corporation, as hereinafter provided, and shall be subject to enforcement by the Corporation in accordance with the terms and provisions of this Declaration.

Section 2. Types of Membership. The Corporation shall have two (2) classes of voting membership:

Class A. Class A Members shall be those Owners defined in Article III with the exception of the Declarant. Class A Members shall be entitled to one (1) vote for each Lot in which they hold the interest required for membership by the Declaration. When more than one (1) person or entity holds such interest in any Lot, all such persons shall be Members. The vote for such Lot shall be exercised as they among themselves determine, but in no event shall more than one (1) vote be cast with respect to any Lot.

Class B. The Class B Member shall be the Declarant Continental Homes of Florida, Inc., its successors and assigns. The Class B member shall be entitled to three (3) votes for each Lot in which it holds the interest required for membership by Article III, provided that the Class B membership shall cease and be converted to Class A membership on the happening of any of the following events, whichever occurs earlier:

- (a) Ninety (90%) percent of the Lots have been conveyed to third-party purchasers;
- (b) December 31, 2008; or
- (c) Thirty (30) days after Declarant elects to terminate the Class B Membership.

ARTICLE IV

PROPERTY RIGHTS: RIGHTS OF ENJOYMENT

Each Member shall be entitled to the use and enjoyment of the Private Property and its facilities as provided in the Declaration. Any Member may delegate his rights of enjoyment of the Private Property and its facilities to the members of his family, his tenants or contract purchasers, who reside on the Property. Such Member shall notify the secretary in writing of the name of any such party. The rights and privileges of such party are subject to suspension to the same extent as those of the Member.

ARTICLE V

BOARD OF DIRECTORS: SELECTION: TERM OF OFFICE

Section 1. Number. The affairs of this Corporation shall be managed by a Board of not less than three (3) and no more than five (5) Directors.

Section 2. Election. Directors shall be elected at the annual meeting of the Members. At such annual meeting not less than three (3) and no more than five (5) directors shall be elected and they shall serve until the next annual meeting of the Members or until their successors are chosen or until removed in accordance with the Articles of Incorporation or these By-Laws.

Section 3. Removal. Any director may be removed from the Board, with or without cause, by a majority vote of the Members of the Corporation. In the event of death, resignations or removal of a director, his successor shall be selected by the remaining

Members of the Board and shall serve until the next annual meeting of the Members.

Section 4. Compensation. No director shall receive compensation for any service he may render to the Corporation. However, any director may be reimbursed for his actual expenses incurred in the performance of his duties.

Section 5. Action Taken Without A Meeting. The directors shall have the right to take any action in the absence of a meeting which they could take at a meeting by obtaining the written approval of all of the directors. Any actions so approved shall have the same effect as though taken at a meeting of the directors.

ARTICLE VI

MEETING OF DIRECTORS

Section 1. Regular Meetings. Regular meetings of the Board of Directors shall be held as needed with forty-eight (48) hours prior notice at such place and hour as may be fixed from time to time by resolution of the Board. Should said meeting fall upon a legal holiday, then that meeting shall be held at the same time on the next day which is not a legal holiday.

Section 2. Special Meetings. Special meetings of the Board of Directors shall be held when called by the president of the Corporation, or by any two directors, after not less than three (3) days notice to each director.

Section 3. Quorum. A majority of the number of directors shall constitute a quorum for the transaction of business. Every act or decision done or made by a majority of the directors present at a duly held meeting at which a quorum is present shall be regarded as the act of the Board.

ARTICLE VII

NOMINATION AND ELECTION OF DIRECTORS

Section 1. Nomination. Nomination for election of the Board of Directors shall be made by a Nominating Committee. Nominations may be also made from the floor at the annual meeting of the Members. The Nominating Committee shall consist of a Chairman, who shall be a member of the Board of Directors, and two or more Members of the Corporation. The Nominating Committee shall make as many nominations for election to the Board of Directors as it shall in its discretion determine, but not less than the number of vacancies that are to be filled.

Section 2. Election. Election to the Board of Directors shall be by secret ballot. At such election the Members or their proxies may cast their vote with respect to each vacancy for as many as they are entitled to exercise under the provisions of the Declaration. The persons receiving the largest number of votes shall be elected. Cumulative voting is not permitted.

ARTICLE VIII

POWERS AND DUTIES OF THE BOARD OF DIRECTORS

Section 1. Powers. The Board of Directors shall have the power:

- (a) To adopt and publish, from time to time, rules and regulations governing the use of the Private Property and its facilities, and the personal conduct of the

Members and their guests thereon, and to establish penalties for the infraction thereof;

- (b) To exercise for the Corporation all powers, duties and authority vested in or delegated to the Corporation, which are not reserved to the membership by other provisions of these By-Laws, the Articles, or the Declaration;
- (c) To declare the office of a member of the Board of Directors to be vacant in the event such member shall be absent from three (3) consecutive regular meetings of the Board of Directors, except that the directors appointed by Declarant shall not be subject to this provision; and
- (d) To employ a manager, an independent contractor or such other employees as they deem necessary, and to prescribe their duties.

Section 2. Duties. It shall be the duty of the Board of Directors:

- (a) To cause to be kept a complete record of all its acts and corporate affairs and to present a statement thereof to the Members at the annual meeting of the Members or at any special meeting, when such statement is requested in writing by one-fourth (1/4) of the Class A members who are entitled to vote;
- (b) To supervise all officers, agents and employees of the Corporation and to see that their duties are properly performed;
- (c) As more fully provided herein and in the Declaration:
 - (1) To take into account the common expenses of the Corporation, the appropriate expenses respecting the personal property taxes levied against the Corporation or the Private Property, and other expenses of the Corporation; and
 - (2) To send written notice of each assessment to every Owner subject thereto at least thirty (30) days in advance of each annual assessment period;
- (d) To issue, or to cause an appropriate officer to issue, upon demand by any person, a certificate setting forth whether any assessment has been paid. A reasonable charge may be made by the Board for the issuance of these certificates. Such certificate shall be conclusive evidence of any assessment therein stated have been paid;
- (e) To collect delinquent assessments and penalties and to create, record and foreclose the lien securing the said assessments and to hire attorneys, accountants and other professionals to do the same;
- (f) To procure and maintain adequate liability insurance, and to procure adequate hazard insurance on property owned by the Corporation;
- (g) To cause all officers or employees having fiscal responsibilities to be bonded, as it may deem appropriate;
- (h) To cause the Private Property to be maintained; and
- (i) To cause the exterior of the dwellings, and the lawns, fences and walls to be maintained by the Owners (except as otherwise required by the Declaration or these By-Laws).

ARTICLE IX

COMMITTEES

Section 1. The Corporation shall appoint an Architectural Control Committee as described in the Declaration and a Compliance Committee to be appointed by the Board of Directors for purposes of determining whether fines should be assessed against Owners. The Compliance Committee shall consist of at least three (3) members appointed by the Board of Directors who are not officers, directors or employees of the Association nor the spouse, parent, child, brother or sister of an officer, director or employee of the Corporation.

Section 2. The Board of Directors may appoint other committees as deemed appropriate in carrying out its purposes, such as:

- (a) A Maintenance Committee which shall advise the Board of Directors on all matters pertaining to the maintenance, repair or improvement of the Property and shall perform such other functions as the Board, in its discretion, determines;
- (b) A Publicity Committee which shall inform the Members of all activities and functions of the Corporation and shall, after consulting with the Board of Directors, make such public releases and announcements as are in the best interest of the Association; and
- (c) An Audit Committee which shall supervise the annual audit of the Association's book and approve the annual budget and statement of income and expenditures to be presented to the membership at its regular annual meeting. The Treasurer shall be an EX OFFICIO member of the Committee.

Section 3. It shall be the duty of each committee to receive complaints from Members on any matter involving Corporate functions, duties, activities within its field of responsibility. It shall dispose of such complaints as it deems appropriate or refer them to such other committee, director or officer of the Association as is further concerned with the matter presented.

ARTICLE X

MEETING OF MEMBERS

Section 1. Annual Meetings. The first annual meeting of the Members shall be held on the first Wednesday in December, 2003, or on such other date as the Board of Directors may in its judgment deems desirable or expedient, and each subsequent regular annual meeting of the members shall be held on the date fixed by the Board of Directors, and such meetings shall commence at seven o'clock, P.M. The annual meeting of the Members shall not be held on a legal holiday.

Section 2. Special Meetings. Special meetings of the Members may be called at any time by the president or by the Board of Directors, or upon written request of the Members who are entitled to vote one-fourth (1/4th) of all of the votes of the entire membership or who are entitled to vote one-fourth (1/4th) of the votes of the Class A membership.

Section 3. Notice of Meetings. Written notice of each meeting of the Members shall be given by, or at the discretion of, the secretary or person authorized to call the meeting, by mailing a copy of such notice, postage prepaid, at least fifteen (15) days before such meeting to each Member entitled to vote thereat, addressed to the Member's address last appearing on the books of the Corporation, or supplied by such Member to the Corporation

for the purpose of notice. Such notice shall specify the place, day and hour of the meeting, and in the case of a special meeting, the purpose of the meeting.

Section 4. Quorum. The presence at the meeting of Members entitled to cast, or of proxies entitled to cast, one-third (1/3) of the votes of each class of membership shall constitute a quorum for any action except as otherwise provided in the Articles of Incorporation, the Declaration, or these By-Laws. If however, such quorum shall not be present or represented at any meeting, the Members entitled to vote thereat shall have power to adjourn the meeting from time to time, without notice other than announcement at the meeting until a quorum as aforesaid shall be present or be represented.

Section 5. Proxies. At all meetings of Members, each Member may vote in person or by proxy. All proxies shall be in writing and filed with the secretary. Every proxy shall be revocable and shall automatically cease upon conveyance by the Member of his Lot.

ARTICLE XI

OFFICERS AND THEIR DUTIES

Section 1. Enumeration of Offices. The offices of this Corporation shall be a president and a vice-president, a secretary and a treasurer, who shall at all times be members of the Board of Directors, and such other officers as the Board may from time to time by resolution create.

Section 2. Election of Officers. The election of officers shall take place at the first meeting of the board of Directors following each annual meeting of the Members.

Section 3. Term. The officers of this Corporation shall be elected annually by the Board and each shall hold office for one (1) year unless he shall sooner resign, or shall be removed, or is otherwise disqualified to serve.

Section 4. Special Appointment. The Board may elect such other officers as the affairs of the Corporation may require, each of whom shall hold office for such period, have such authority, and performance of such duties as the Board may, from time to time, require.

Section 5. Resignation and Removal. Any officers may be removed from office with or without cause by the Board. Any officer may resign at any time by giving written notice to the Board, the president or the secretary. Such resignation shall take effect on the date of receipt of such notice or at any later time specified therein, and unless otherwise specified therein, the acceptance of such resignation shall not be necessary to make it effective.

Section 6. Vacancies. A vacancy in any office may be filled in the manner prescribed for regular election. The officer elected to such vacancy shall serve for the remainder of the term of the officer he replaces.

Section 7. Multiple Officers. The offices of secretary and treasurer may be held by the same person. No persons shall simultaneously hold more than one of the other offices except in the case of special offices created pursuant to Section 4 of this Article.

Section 8. Duties. The duties of the officers are as follows:

PRESIDENT

- (a) The president shall preside at all meetings of the Board of Directors; shall see that orders and resolutions of the Board are carried out; shall sign all leases, mortgages, deeds and other written instruments and shall co-sign all

checks and promissory notes.

VICE-PRESIDENT

- (b) The vice-president shall act in the place and stead of the president in the event of his absence, inability or refusal to act and shall exercise and discharge such other duties as may be required of him by the Board.

SECRETARY

- (c) The secretary shall record the votes and keep the minutes of all meetings and proceedings of the Board and of the Members; keep the corporate seal of the Corporation and affix it on all papers requiring said seal; serve notice of meetings of the Board and all of the Members; keep appropriate current records showing the Members of the Corporation together with their addresses, and shall perform such other duties as required by the Board.

TREASURER

- (d) The treasurer shall receive and deposit in appropriate bank accounts all monies of the Corporation and shall disburse such funds as directed by resolution of the Board of Directors; shall sign all checks and promissory notes; shall cause financial statements to be made of the Corporation's books of account at the completion of each fiscal year; shall prepare an annual budget and a statement of income and expenditures to be presented to the membership at its regular annual meeting, and deliver a copy of each to the Members; and shall furnish a corporate surety bond in a sum satisfactory to the Board for the faithful performance of the duties of his office and the restoration to the Corporation of all books, papers, vouchers, money or other property of whatever kind in his possession or under his control, belonging to the Corporation. The Corporation shall pay all premiums for said bond.

ARTICLE XII

BOOKS AND RECORDS

The books, records and papers of the Corporation shall, at all times, during reasonable business hours, be subject to inspection by any Member. The Declaration, the Articles and these By-Laws shall be available for inspection by any Member at the principal office of the Corporation, where copies may be purchased at a reasonable cost.

ARTICLE XIII

CORPORATE SEAL

The Corporation shall have a seal having the words Silver Glen At Citrus Isles Homeowners' Association, Inc., a not-for-profit Florida corporation.

ARTICLE XIV

AMENDMENTS

Section 1. Procedure. These By-Laws may be amended, at a duly called regular

or special meeting of the Members, by a vote of fifty-one (51%) percent of the Members present in person or by proxy, except that if at the time an amendment is proposed there are any mortgages encumbering any Lot insured by the Federal Housing Administration, guaranteed by the Veterans Administration or held by the Federal National Mortgage Corporation, then the Federal Housing Administration, the Veterans Administration or the Federal National Mortgage Corporation shall have the right to veto amendments while there is a Class B membership, otherwise said right of veto will not exist.

Section 2. Conflict with Declaration. In the case of any conflict between the Articles and these By-Laws, the Articles shall control; and in the case of any conflict between the Declaration and these By-Laws, the Declaration shall control.

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CITRUS ISLE, A P.U.D.
A REPLAT OF A PORTION OF TRACTS 27, 28, AND 31, BLOCK 27
PALM BEACH FARMS COMPANY PLAT NO. 3 (P.B.2, PGS.45-54 PBCR)
SECTION 30, TOWNSHIP 44 SOUTH, RANGE 42 EAST
PALM BEACH COUNTY, FLORIDA

PREPARED BY
KATHLEEN L. HALL LAND SURVEYING, INC.
1101 HOLLAND DRIVE
BOCA RATON, FLORIDA 33487
TEL.(561)443-0426
APRIL 2000

AREA TABULATION table with columns for TRACT #, AREA, and DESCRIPTION

AC-KNOWLEDGEMENT
STATE OF FLORIDA
COUNTY OF PALM BEACH

AC-KNOWLEDGEMENT
STATE OF FLORIDA
COUNTY OF PALM BEACH
I, KATHLEEN L. HALL, LAND SURVEYOR, DO HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR IN THE STATE OF FLORIDA AND THAT I AM THE AUTHOR OF THE ABOVE DESCRIBED PLAT.

COUNTY ENGINEER APPROVAL
COUNTY ENGINEER
THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 90-33, AND IN ACCORDANCE WITH SEC. 177.04(2)(F) 5, THIS 13 DAY OF APRIL 2000.

COUNTY ENGINEER APPROVAL
COUNTY ENGINEER
THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 90-33, AND IN ACCORDANCE WITH SEC. 177.04(2)(F) 5, THIS 13 DAY OF APRIL 2000.

TITLE CERTIFICATION
I, KATHLEEN L. HALL, LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE PLAT AND THE RECORDS OF THE PUBLIC RECORDS OF PALM BEACH COUNTY AND I FIND THE TITLE TO THE PROPERTY IS VESTED IN CENTURY CITRUS ISLE CORP. AS SHOWN HEREON, AND THAT THE SAME IS SUBJECT TO THE RESTRICTIONS SET FORTH IN THIS PLAT.

TITLE CERTIFICATION
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SURVEY NOTES
1. BEARINGS SHOWN ARE BASED ON AN ASSUMED DATUM.
2. BEARINGS SHOWN ARE BASED ON AN ASSUMED DATUM.
3. NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AS SHOWN HEREON.

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ACKNOWLEDGEMENT
STATE OF FLORIDA
COUNTY OF PALM BEACH
I, LUIS RABELL, PRES/DIR.
NOTARY PUBLIC
HERZEGES CALVEZ

ACKNOWLEDGEMENT
STATE OF FLORIDA
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I, LUIS RABELL, PRES/DIR.
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MORTGAGEE'S CONSENT
STATE OF FLORIDA
COUNTY OF PALM BEACH
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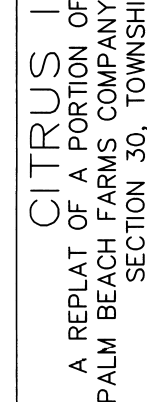
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SEALS
KATHLEEN L. HALL, LAND SURVEYOR
LUIS RABELL, PRES/DIR.
HERZEGES CALVEZ

SEALS
KATHLEEN L. HALL, LAND SURVEYOR
LUIS RABELL, PRES/DIR.
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COUNTY OF PALM BEACH
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COUNTY OF PALM BEACH
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DEDICATIONS AND RESERVATIONS:
KNOW ALL MEN BY THESE PRESENTS THAT CENTURY CITRUS ISLES CORP., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON AS 'CITRUS ISLE, A P.U.D.' IN PALM BEACH FARMS COMPANY PLAT NO. 3, RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, PALM BEACH COUNTY RECORDS, 17MG IN SECTION 30, TOWNSHIP 44 SOUTH, RANGE 42 EAST, RANGE 42 EAST, SECTION 30, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, HAS HEREBY DEDICATED AND RESERVED TO THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, THE FOLLOWING:

1. TRACTS 27-1, 27-2, 27-3, 28-1, 28-2, 28-3, 31-1, 31-2, 31-3, 31-4, 31-5, 31-6, 31-7, 31-8, 31-9, 31-10, 31-11, 31-12, 31-13, 31-14, 31-15, 31-16, 31-17, 31-18, 31-19, 31-20, 31-21, 31-22, 31-23, 31-24, 31-25, 31-26, 31-27, 31-28, 31-29, 31-30, 31-31, 31-32, 31-33, 31-34, 31-35, 31-36, 31-37, 31-38, 31-39, 31-40, 31-41, 31-42, 31-43, 31-44, 31-45, 31-46, 31-47, 31-48, 31-49, 31-50, 31-51, 31-52, 31-53, 31-54, 31-55, 31-56, 31-57, 31-58, 31-59, 31-60, 31-61, 31-62, 31-63, 31-64, 31-65, 31-66, 31-67, 31-68, 31-69, 31-70, 31-71, 31-72, 31-73, 31-74, 31-75, 31-76, 31-77, 31-78, 31-79, 31-80, 31-81, 31-82, 31-83, 31-84, 31-85, 31-86, 31-87, 31-88, 31-89, 31-90, 31-91, 31-92, 31-93, 31-94, 31-95, 31-96, 31-97, 31-98, 31-99, 31-100.

2. TRACTS 27-1, 27-2, 27-3, 28-1, 28-2, 28-3, 31-1, 31-2, 31-3, 31-4, 31-5, 31-6, 31-7, 31-8, 31-9, 31-10, 31-11, 31-12, 31-13, 31-14, 31-15, 31-16, 31-17, 31-18, 31-19, 31-20, 31-21, 31-22, 31-23, 31-24, 31-25, 31-26, 31-27, 31-28, 31-29, 31-30, 31-31, 31-32, 31-33, 31-34, 31-35, 31-36, 31-37, 31-38, 31-39, 31-40, 31-41, 31-42, 31-43, 31-44, 31-45, 31-46, 31-47, 31-48, 31-49, 31-50, 31-51, 31-52, 31-53, 31-54, 31-55, 31-56, 31-57, 31-58, 31-59, 31-60, 31-61, 31-62, 31-63, 31-64, 31-65, 31-66, 31-67, 31-68, 31-69, 31-70, 31-71, 31-72, 31-73, 31-74, 31-75, 31-76, 31-77, 31-78, 31-79, 31-80, 31-81, 31-82, 31-83, 31-84, 31-85, 31-86, 31-87, 31-88, 31-89, 31-90, 31-91, 31-92, 31-93, 31-94, 31-95, 31-96, 31-97, 31-98, 31-99, 31-100.

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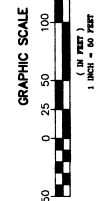
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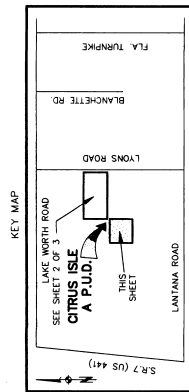
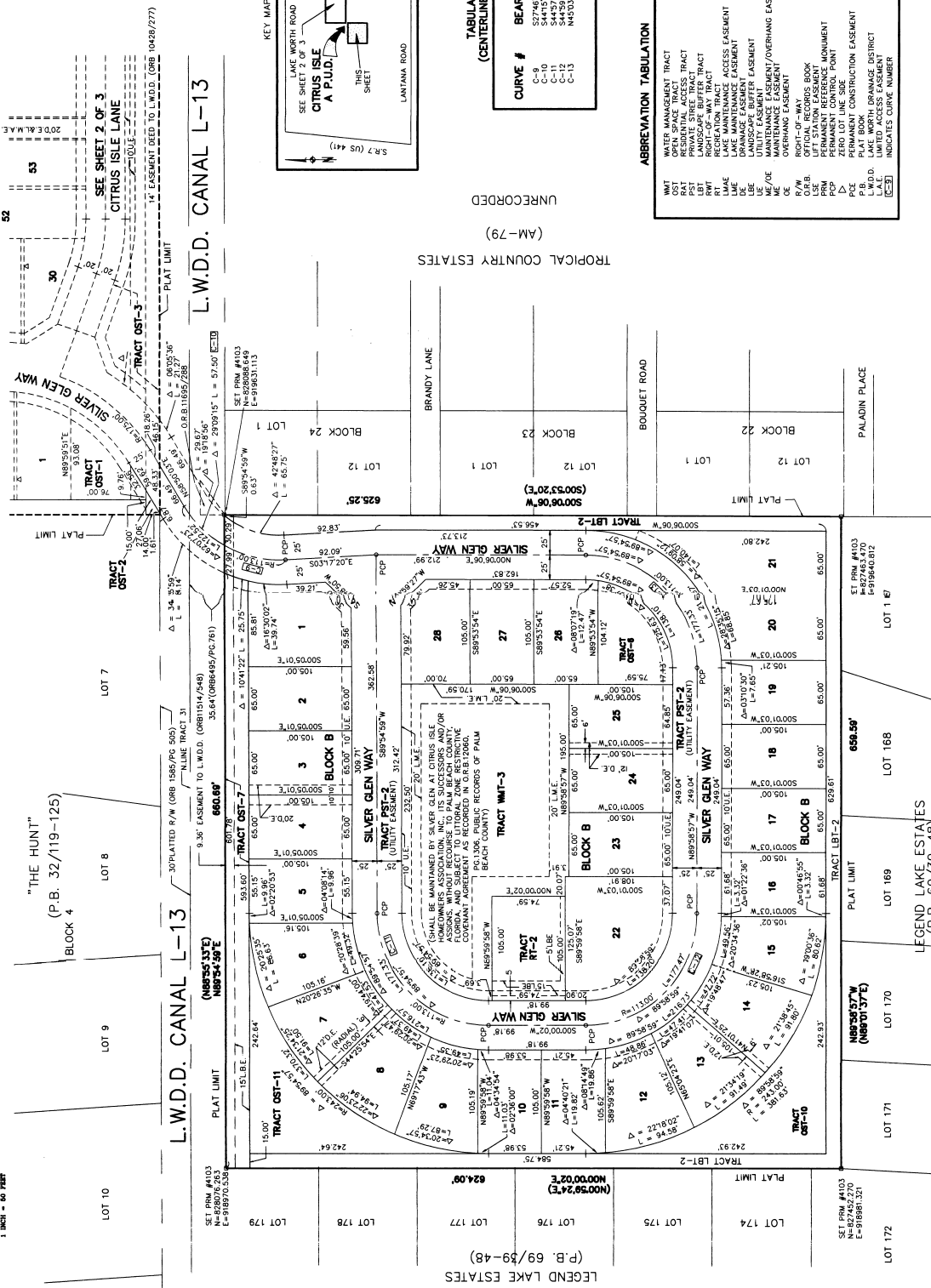
PREPARED BY
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101 HAYDEN BOULEVARD
BOCA RATON, FLORIDA 33487
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APRIL, 2000

CITRUS ISLE, A P.U.D.
A REPLAT OF A PORTION OF TRACTS 27, 28, AND 31, BLOCK 27
PALM BEACH FARMS COMPANY PLAT NO. 3 (P.B.2; PGS.45-54;PBCR)
SECTION 30, TOWNSHIP 44 SOUTH, RANGE 42 EAST
PALM BEACH COUNTY, FLORIDA



COUNTY OF PALM BEACH
RECORD BOOK 143-102
THIS PLAT WAS FILED FOR
RECORD AT 2:21
IN PLAT BOOK 143-102
PAGES 143 THROUGH 157
CORRECTION TO PLAT BOOK
CENTER OF CIRCUIT COURT

BY:



TABULATION (CENTERLINE CURVES)

CURVE #	BEARING	DISTANCE
C-6	S44°52'32" W	56.81
C-10	S44°37'30" W	159.69
C-11	S44°37'30" W	159.69
C-12	N45°03'55" E	159.69

ABBREVIATION TABULATION

WAT	WATER MANAGEMENT TRACT
OST	OPEN SPACE TRACT
PST	PRIVATE STREET TRACT
LBT	LANDSCAPE BUFFER TRACT
RTI	RECREATION TRACT
LME	LAKE MAINTENANCE EASEMENT
DE	DRAINAGE EASEMENT
UE	UTILITY EASEMENT
ME/OE	MAINTENANCE EASEMENT/OVERHAND EASEMENT
DE	OVERHAND EASEMENT
R/W	RIGHT-OF-WAY
USP	UTILITY SERVICE BACK
USP	UTILITY SERVICE
PRM	PERMANENT REFERENCE MONUMENT
CP	ZERO LOT LINE SIDE POINT
PCE	PERMANENT CONSTRUCTION EASEMENT
L.W.D.	LAKE WORTH DRAINAGE DISTRICT
L.A.E.	LIMITED ACCESS EASEMENT
(ECC)	INDICATES CURVE NUMBER

UNRECORDED
(AM-79)

LEGEND LAKE ESTATES
(P.B. 69/39-48)

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