

DECLARATION OF CONDOMINIUM

OF

SANDALFOOT SQUIRE ONE, A CONDOMINIUM

HOME AGAIN, INC., (hereinafter called the "Developer") is the owner of the fee simple title to that certain tract of land situated in the City of Boca Raton, County of Palm Beach, State of Florida, described in Exhibit 1 attached hereto and incorporated herein, and on which tract there has been constructed one building, containing 20 condominium units. Developer does hereby submit the land described in Exhibit 1 and the buildings thereon and the appurtenances thereto to condominium ownership and hereby declares the same to be a Condominium to be known and identified as SANDALFOOT SQUIRE ONE, a Condominium.

All the restrictions, reservations, covenants, conditions and easements contained herein shall constitute covenants running with the land or equitable servitudes upon the land, as the case may be, and shall continue in perpetuity unless terminated as provided herein, and shall be binding upon all unit owners as hereinafter defined, and in consideration of receiving and by acceptance of a grant, devise or mortgage, all grantees, devisees or mortgagees, their heirs, personal representatives, successors and assigns, and all parties claiming by, through or under such persons agree to be bound by the provisions hereof, the By-Laws and Articles of Incorporation of this Association. Both the burdens imposed and the benefits shall run with each unit and the interests in common property as herein defined.

2 DEFINITIONS

As used in this Declaration of Condominium and By-Laws and Exhibits attached hereto, and all Amendments thereof, unless the context otherwise requires, the following definitions shall prevail:

.1 Apartment means unit as defined by the Condominium Act.

.2 Apartment owner means unit owner as defined by the Condominium Act.

.3 Assessment means a share of the funds required for the payment of common and limited common expenses, which from time to time is assessed against the unit owner.

.4 Association means the corporate entity responsible for the operation of the Condominium.

This instrument prepared by:  
BARBARA BRETAN  
Bretan and Marks  
7200 Bird Road  
Miami, Florida 33155

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.5 The Sandalfoot Squire Phase II Community means the lands described in Exhibit 7, which have been or will be developed pursuant to zoning and other applicable governmental regulations.

.6 "Board of Administration" means the Board of Directors or other representative body responsible for administration of the Association.

.7 By-Laws means the By-Laws of the Association specified above, as they exist from time to time.

.8 Common Elements means the portion of the Condominium property not included in the Units. Common elements shall also include: tangible personal property required for the maintenance and operation of the common elements and limited common elements even though owned by the Association, community facilities, and other items as stated in the Condominium Act.

.9 Common Expenses means all expenses and assessments properly incurred by the Association for the Condominium. It also includes the expenses of administration and management of the condominium property; the expenses of maintenance, operation, repair and replacement of the common elements; other expenses declared to be common expenses herein and/or by the By-Laws; and any other valid charge against the condominium as a whole.

.10 Common Surplus means the excess of all receipts of the Association from this Condominium including, but not limited to, assessments, rents, profits and revenues of common expenses of this Condominium. Limited common surplus has a like meaning relating to limited common elements.

.11 Condominiums means that form of ownership of real property created pursuant to the provisions of this Chapter 718, F.S. subject to ownership by one or more persons and there is appurtenant to each unit, an undivided share in the common elements.

.12 Condominium Act means and refers to the Condominium Act of the State of Florida (Florida Statutes, Chapter 718), as the same may be amended from time to time provided only that such amendment does not violate or impair such rights and privileges as are in existence at the time of recording this Declaration.

.13 Condominium Documents means this Declaration, the By-Laws and all Exhibits annexed hereto, as the same may be amended from time to time.

.14 Condominium Unit, or Unit, or Private Dwelling, or Apartment, is a Unit as defined in the Condominium Act, referring herein to each of the separate and identified units delineated in the Survey attached to this Declaration as Exhibit No. 3, and when the context permits, the Condominium Parcel includes such unit and its share of common elements.

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.15 Condominium parcel, or parcel, means a unit, together with the undivided share in the common elements which is appurtenant to the unit.

.16 "Condominium property" means the lands, leaseholds, and personal property that are subjected to condominium ownership, whether or not contiguous, and all improvements thereon and all easements and rights appurtenant thereto intended for use in connection with the condominium.

.17 Declaration, or Declaration of Condominium means the instrument by which a condominium is created, as it may be from time to time amended.

.18 Declarant shall mean the Developer.

.19 Developer means a person who creates a condominium or offers condominium parcels for sale or lease in the ordinary course of business, but does not include an owner or lessee of a unit who has acquired his unit for his own occupancy.

.20 Institutional Mortgagee means a bank, savings and loan association, insurance company or union pension fund authorized to do business in the United States of America, an agency of the United States Government, a real estate investment trust, or a lender generally recognized in the community as an institutional type lender. The mortgage may be placed through a mortgage or title company. The Developer shall determine, in their sole discretion in case of question, who is an institutional mortgagee by virtue of being generally recognized in the community as an institutional type lender.

.21 Limited Common Elements means and includes those common elements which are reserved for the use of a building, certain unit or units to the exclusion of all other buildings or units as specified in the Declaration of Condominium. Limited Common Elements shall also include easements through units for conduits, pipes, ducts, plumbing, wiring and other facilities for the furnishing of utility service to units and limited common elements; easements of support in every portion of a unit which contributes to the support of the improvements.

.22 Limited Common expense includes: expense of maintenance, operation, repair or replacement of limited common elements and portions of apartments to be maintained by the Association; and expenses declared limited common expenses by the provisions of this Declaration or the By-Laws.

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.23 Occupant means the person or persons in actual possession of a unit, whether the unit owner or other than the unit owner.

.24 Public Records means the Official Public Records of the County in which the condominium property lies.

.25 Reasonable attorneys' fees means and include reasonable fees for the services of attorneys at law whether or not judicial or administrative proceedings are involved and if judicial or administrative proceedings are involved, then of all review of the same by appeal or otherwise.

.26 Unit Owner, or Owner of a Unit, or Parcel Owner, or Apartment Owner, or Private Dwelling Owner, means the owner of a Condominium Parcel.

.27 Utility service as used in the Condominium Act and as construed with reference to this condominium, and as used in this Declaration and the By-Laws attached hereto shall include, but not be limited to electric power, gas, hot and cold water, heating, refrigeration, air conditioning, garbage and sewage disposal.

Unless the context otherwise requires, all other terms used in this Declaration shall be assumed to have the meaning attributed to said term by Section 718.103, Florida Statutes. Whenever the context so permits, the use of the singular shall include the plural and the plural, the singular, and the use of any gender shall be deemed to include all genders.

### 3 DEVELOPMENT PLAN

.1 Community. The Developer is the owner of all of the lands described in Exhibit 7, and commonly referred to as SANDAL-FOOT SQUIRE PHASE II COMMUNITY, and will make improvements thereon consisting of 71 residential condominium units contained in two story multiple apartment buildings.

.2 This Condominium. A survey of the lands described in Exhibit 1, upon which 20 units have been constructed, showing such lands, certain easements, the apartment buildings and other improvements thereon, and a floor plan of each floor of each building, is attached hereto as Exhibit 3.

.3 Easements. Each of the following easements is a covenant running with the land of the condominium and notwithstanding any of the other provisions of this Declaration, may not be amended or revoked and shall survive the termination of the condominium and the exclusion of any of the lands of the condominium from the condominium:

RECORDER'S MEMO: Legibility  
of Writing, Typing or Printing  
unsatisfactory in this document  
when received.

(a) As may be required for utility services in order to adequately serve the condominium and to adequately serve lands (other than the condominium property) within Sandalfoot Squire Phase II Community; provided, however, easements through an apartment shall only be according to the plans and specifications for the buildings containing the apartment or as the building is actually constructed, unless approved, in writing, by the apartment owner.

(b) An easement is created for pedestrian traffic over, through and across sidewalks, paths, walks and lanes as the same may from time to time exist upon the common elements, and for the vehicular traffic over, through and across such portions of the common elements as may be from time to time paved and intended for such purposes, but the same shall not give or create in any person the right to park upon any portions of the condominium property except those areas specifically assigned for same. It has been contemplated that the parking areas, private roads and other areas reflected on the condominium survey will be used in common by all the condominium owners in the Sandalfoot Squire Phase II Community and the condominium unit owners in the adjacent condominium, Sandal Foot Squire Condominium.

It is the intention hereof to create perpetual easements in said areas to facilitate the flow of traffic on subject property and on the contiguous properties and by appropriate documents, similar easements will be granted to the condominium parcel owners of this condominium if and when future development occurs on said properties.

It is specifically provided that there shall be no fences or arbitrary division or obstructions placed within Sandalfoot Squire Phase II Community, it being the intention of the Developer that all of said properties be developed in a manner to create the maximum aesthetic effect and to provide as integrated a community as possible, giving and granting to the respective properties, when developed, such easements over each other's and the contiguous properties as will insure and perpetuate the flow of traffic, both vehicular and pedestrian.

The foregoing provisions, however, shall not in any way grant such property rights as will be construed by condominium parcel owners, mortgagees or other interested parties as creating an encumbrance which would require a joinder in any conveyance or mortgage by other owners of interests in Sandalfoot Squire Phase II Community, nor shall same affect the rights created hereunder to terminate the condominium or take other actions otherwise provided for and authorized hereunder, without joinder by parties other than these condominium parcel owners; and these provisions shall in no way affect the title to said property unless and until specific instruments are recorded in the Public Records, which give and grant similar rights and easements.

.4 Leased Facilities. The Association may acquire and enter into agreements whereby it acquired leaseholds, memberships and other possessory or use interests in lands or facilities

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including but not limited to country clubs, golf courses, marinas and other recreational facilities, whether or not contiguous to the lands of the condominium, intended to provide for the enjoyment, recreation or other use or benefit of the unit owners. The expenses of rental, membership fees, operations, replacements and other undertakings in connection therewith to be common expenses.

.5 Other Improvements. The Condominium includes automobile parking areas and guest parking spaces, located substantially as shown upon the plot plan which is Exhibit 3, and which are part of the Common Elements.

.6 Limited Common Elements. Each apartment building, together with (a) its foundations; and (b) exclusive easements for support upon the lands beneath it and the air space occupied by it, as the same exist at any particular time and as the apartment building may lawfully be altered or reconstructed from time to time, which easements shall be terminated automatically upon land or air space which is vacated from time to time, less that portion of the apartment building from time to time contained in apartments; is a limited common element appurtenant to and reserved for apartments in the apartment building to the exclusion of all other apartment owners of the Condominium.

.7 Common Elements. Common elements shall include everything contained within the definition thereof set forth in 2.8.

.8 Apartments - Boundaries. Each apartment is composed of the apartment, less that portion of the basic building structure lying within each apartment's maximum dimensions shown on the Plan, which is Exhibit 3, attached hereto.

The boundary lines of each apartment are the unfinished surfaces of ceilings and floors, perimeter walls and any interior walls that are shown within the maximum limits of each apartment.

Porches and balconies, if any, are part of the limited common elements, but such as adjoin an apartment and access to which is readily had only by passage through such particular apartment is reserved to the exclusive use of such apartment.

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

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.10 Amendment of Plans and Completion of Improvements.

(a) Alteration of Plans. The Developer has reserved the right to change the location and exterior design of the apartment buildings and improvements and arrangement of all units contained therein and to alter the boundaries between units until the apartment buildings or improvements, as the case may be, shall be completed. If the Developer shall make any changes so authorized, such changes shall be reflected by an amendment of this Declaration.

(b) Amendment of Declaration. An amendment of this Declaration reflecting such alteration of plans by Developer need be signed and acknowledged only by the Developer and mortgagees who may be affected by such change and need not be approved by the Association, apartment owners, or other licnors, or any other person whomsoever.

4 APARTMENT BUILDINGS

.1 Apartments. The apartments in each building, their locations and boundaries, are identified and described in Exhibit 3 attached hereto.

.2 Limited Common Elements. Each apartment building, together with: (a) its foundations; and (b) exclusive easements for the support of the building upon the land beneath and to the air space occupied by it as the same exists at any particular time and as the building may be lawfully altered or reconstructed from time to time, which easements shall be automatically terminated upon land or air space which is vacated from time to time, less that portion of the building from time to time contained in apartments; is a limited common elements of said building reserved exclusively for apartments in such building.

.3 Appurtenances to Each Apartment. The owner of each apartment shall own a share and certain interests in the condominium property which are appurtenant to his apartment, which include but are not limited to the following items which are appurtenant to the several apartments, as indicated:

(a) Automobile Parking Space. The right to use for automobile parking only the parking space assigned to the exclusive use of the owner of each apartment. The initial assignment of such space shall be made by the Developer. Subsequent transfers may be made by each apartment owner, or by operation of law, to any other apartment owner in an exchange of spaces or the sale or transfer of an apartment, provided an apartment always has an assigned parking space. Every assignment and transfer of a parking space shall be evidenced by a Certificate issued by the Association, and such certificate shall be transferable only upon the books and records of the Association and not upon the Public Records.

(b) Common Elements. The undivided share in the land, common elements and community facilities which is appurtenant to each apartment, as set forth in Exhibit 2 attached.

(c) Limited Common Elements. The use of the limited common elements of the apartment building in which the apartment is situate.

(d) Association. The membership of each apartment owner in the Association and the interest of each apartment owner in the funds and assets held by the Association.

(e) Community Facilities. A right to use and enjoy the facilities of Sandalfoot Squire Phase II Community when, as, and if the same are developed according to the Plan described in Section 3, above, subject to the provisions of this Declaration, the By-Laws, and rules and regulations.

.4 Liability for Common Expenses and Share of Common Surplus. Each apartment owner shall be liable for a proportionate share of the common expense and shall be entitled to a share of the common surplus, as set forth in Exhibit 2 attached. The foregoing right to a share of the common surplus does not include the right to withdraw or require payment or distribution of the same.

.5 Liability for Limited Common Expenses and Share of Limited Common Surplus. Each apartment owner shall be liable for a proportionate share of the limited common expenses and shall be entitled to a share of the limited common surplus of the apartment building in which his apartment is situate, as set forth in Exhibit 2 attached. The foregoing right to a share of the limited common surplus does not include the right to withdraw or require payment or distribution of the same.

## 5 MAINTENANCE, ALTERATION AND IMPROVEMENT

Responsibility for the maintenance of the condominium property and restrictions upon the alteration and improvement thereof shall be as follows:

### .1 Common Elements.

(a) By the Association. The maintenance and operation of the common elements shall be the responsibility of the Association and a common expense.

(b) Alteration and Improvement. After the completion of the improvements included in the common elements which are contemplated in this Declaration, there shall be no alteration nor further improvement of common elements without prior approval, in writing, by record owners of 75 per cent of all apartments. The costs of such alteration or improvement shall be a common expense and so assessed.

### .2 Limited Common Elements.

(a) By the Association. The maintenance and operation of the limited common elements shall be the responsibility of the Association and a limited common expense to be paid by the owners of such limited common elements.

(b) Alteration and Improvement. After the completion of an apartment building and the limited common elements

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thereof which are contemplated by this Declaration, there shall be no alteration or further improvement of the limited common elements without prior approval, in writing, by the record owners of all apartments in the apartment building; provided, however, that any alteration or improvement bearing the approval in writing of record owners of not less than 75 per cent of the apartments in the building, may be done if the owners who do not approve are not assessed the cost thereof as a limited common expense. The share of any cost not so assessed shall be assessed to the owners of other apartments in said building in the proportion which their shares in the limited common elements bear to each other. There shall be no change in the shares or rights of an apartment owner in the limited common elements which are altered or further improved, whether or not the apartment owner contributes to the cost thereof.

.3 Apartments.

(a) By Association. The Association shall maintain, repair and replace as a limited common expense of the apartment building containing an apartment:

(1) All portions of an apartment contributing to the support of the apartment building, which portions shall include but not be limited to the outside walls of the apartment building and all fixtures on the exterior thereof, boundary walls of an apartment, floors and ceilings slabs, load-bearing columns, and loadbearing walls, but shall not include screening, windows, exterior doors, glass, and interior surfaces of walls, ceilings and floors.

(2) All conduits, rough plumbing but not fixtures, wiring and other facilities for the furnishing of utility services which are contained in an apartment but which serve all or parts of the building other than the apartment within which contained.

(3) All incidental damage caused to an apartment by such work shall be promptly repaired by the Association.

(b) By the Apartment Owner. The responsibility of the apartment owner shall include:

(1) To maintain, repair and replace at his sole and personal expense, all doors, windows, glass, screens, electric panels, electric wiring, electric outlets and fixtures, air-conditioners, heaters, hot water heaters, refrigerators, dishwashers, other appliances, drains, plumbing fixtures and connections, interior surfaces of all walls, including boundary and exterior walls, floors and ceilings, and all other portions of his apartment except the portions specifically to be maintained, repaired and replaced by the Association.

(2) Not to enclose, paint or otherwise decorate or change the appearance of any portion of the exterior of the apartment building.

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(3) To promptly report to the Association any defect or need for repairs, the responsibility for the remedying of which is that of the Association.

(c) Alteration and Improvement. Subject to the other provisions of 5.3, and which in all cases shall supersede and have priority over the provisions of this section when in conflict therewith, an apartment owner may make such alteration or improvement to his apartment at his sole and personal cost as he may be advised, provided all work shall be done without disturbing the rights of other apartment owners and further provided that an apartment owner shall make no changes or alterations to any interior boundary wall, exterior wall, balcony or patio, screening, exterior door, windows, structural or load-bearing member, electrical service or plumbing service, without first obtaining approval in writing of owners of all other apartments in such apartment building and the approval of the board of administration of the Association.

.4 Alterations and Improvements - General. Except as elsewhere reserved to the Developer, neither an apartment owner nor the Association shall make any alteration in the portions of an apartment or apartment building which are to be maintained by the Association or remove any portion thereof or make any additions thereto or do anything which would jeopardize the safety or soundness of the apartment building or impair any easement without first obtaining approval in writing of owners of all other apartments in such apartment building and the approval of the board of administration of the Association. A copy of plans for all such work prepared by an architect licensed to practice in Florida shall be filed with the Association prior to the granting of such approval and the start of the work.

.5 Maintenance Standards Committee. The Condominium created by this Declaration is a part and parcel of Sandalfoot Squire Phase II Community, a multi-phase project. Each owner of a condominium unit in this Condominium, by virtue of his acceptance of a warranty deed, acknowledges the necessity of maintaining the physical appearance and image of the entire Sandalfoot Squire Phase II Community as a quality residential community and additionally, that the success of the Developer in developing and selling the remaining portions of the project is closely related to the physical appearance and image of the completed portions.

Accordingly, there is established a Board known as the "Maintenance Standards Committee" for a period terminating either on July 1, 1989, or on the date that the last unit in Sandalfoot Squire Phase II Community is sold and conveyed by the Developer, whichever shall first occur. The Committee shall be empowered to adopt and promulgate from time to time minimum standards for maintenance of the physical appearance of the common elements and community facilities, not only of this Condominium but of other lands and improvements in Sandalfoot Squire Phase II Community. The standards established by the Committee shall relate particularly to exterior building surfaces, and vending machine maintenance. The minimum standard shall be applicable to the common elements of the Condominium and community facilities but not to the interior of apartment units.

The Committee shall have the right to inspect from time to time the common elements of the Condominium and the community facilities in order to determine whether the maintenance of same meet the minimum standard.

The membership of the Maintenance Standards Committee shall be designated by the Developer and may include building and landscape architects, contractors, subcontractors and other persons that Developer may deem sufficiently qualified to render an opinion as to minimum standards of maintenance. The members of the Committee shall serve at no expense to unit owners or their Association.

If the Maintenance Standards Committee shall find that the common elements of the Condominium or the community facilities are not being maintained in accordance with the minimum standards, it shall issue a report to the Developer particularizing the deficiencies and the Developer shall thereafter submit the report to the Board of Administration of the Condominium Association. Within thirty days of receipt of the report, the Condominium Association shall commence the maintenance work specified in the report and diligently pursue completion of same in an expeditious manner. The cost of all work shall be the responsibility of the Condominium Association and shall be a common expense of the Condominium.

Each unit owner in the Condominium and the Condominium Association do hereby authorize and vest in the Developer the following power should the Condominium Association fail or refuse to commence and complete the maintenance work required by the report of the Maintenance Standards Committee:

(a) The Developer may let out for bid the work required by the report of the Maintenance Standards Committee, negotiate and accept bids and authorize contractors or subcontractors and the community facilities for the purpose of performing the specified work in which case the Developer shall be acting as the agent for the Condominium Association and the unit owners and the entrance upon the common elements and community facilities of those performing the work shall be a lawful entry and shall not be deemed a trespass. Developer shall have the right to pay the contractors or subcontractors performing the work and the Developer is authorized in its own name to record a lien against the Condominium among the Public Records in the amount of the cost of said work that the Developer has expended, which lien shall be deemed a lien against the common elements and condominium units of the Condominium for which the work was performed, which lien shall remain in effect until such time as it is satisfied of record by the payment to the Developer of the monies expended by it together with interest at the rate of 10% per annum from the date of the expenditure. The recordation of the lien is hereby deemed to constitute constructive notice to third parties of the existence of the lien and all sales, mortgages or other transfers or conveyances subsequent to the recording date shall be subject to the lien rights of the Developer. Each unit owner and the

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Condominium Association give and grant unto the Developer the power to foreclose its lien in the event that it remain unpaid and agree that the procedures to be utilized in said foreclosure proceeding shall be those set forth in the Statutes of the State of Florida relating to the foreclosure of a mechanic's lien and any and all defenses or rights to contest are hereby waived.

(b) Alternatively, upon receiving the bids of contractors and subcontractors for the maintenance work required to be done by the report of the Maintenance Standards Committee, Developer may elect not to cause said work to be done, and notwithstanding that, to record the lien prescribed above in the amount of the bids of contractors and subcontractors for the work set forth in the Committee report. Upon payment of the lien to the Developer the Developer shall then cause the work to be performed and to pay the contractors and subcontractors performing the work from the proceeds satisfying the lien. Upon payment of the contractors and subcontractors, Developer shall render to the Condominium Association a report setting forth to whom and what amounts the funds were disbursed. The lien herein prescribed shall have the same priority upon recordation and shall be foreclosable in the same manner as that set forth in paragraph (a) of this section.

The report of the Maintenance Standards Committee shall be conclusive as to the nature of the work required to be done and the bids accepted by Developer shall be conclusive as to the price.

In addition to the foregoing enumerated powers of the Maintenance Standards Committee as to minimum standards of maintenance, the Committee shall also have the right of prior approval of any repainting of common elements or community facilities as to quality of paint and color selection.

## 6 ASSESSMENTS

The making and collection of assessments against apartment owners for common expenses and limited common expenses shall be pursuant to the By-Laws and subject to the following provisions:

.1 Share of Common Expenses. Each apartment owner shall be liable for a proportionate share of the common expenses and shall share in the common surplus, as set forth in Exhibit 2, but the same shall not vest or create in any apartment owner the right to withdraw or receive distribution of his share of the common surplus.

.2 Share of Limited Common Expenses. Each apartment owner shall be liable for a proportionate share of the limited common expenses and shall share in the limited common surplus, as set forth in Exhibit 2, but the same shall not vest or create in any apartment owner the right to withdraw or receive distribution of his share of the limited common surplus.

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.3 Weighting of Limited Common Expenses. The expenses of maintenance and operation of limited common elements, other than unusual repairs, need not be allocated to each apartment building on the basis of actual cost as to each apartment building but may, at the discretion of the board of administration of the Association be allocated on a weighted basis to each apartment building, such weighting to be in relationship to the number of apartments and extent of limited common elements contained in each building.

.4 Payments. Assessments and installments thereon paid on or before 5 days after the day when the same shall become due, shall not bear interest but all sums not paid on or before 5 days when due shall bear interest at the rate of 10 percent per annum from the date when due. All payments on account shall be first applied to interest and then to the assessment payment first due. If any installment of an assessment be not paid on or before 30 days after the same shall become due, the board of administration may declare the entire assessment as to the delinquent owner then due and payable in full as if so originally assessed.

.5 Lien for Assessments. The Association shall have a lien on each apartment for any unpaid assessments and for interest thereon against the owner thereof, which lien shall also secure reasonable attorneys' fees incurred by the Association incident to the collection of such assessment or enforcement of such lien. Said lien shall be effective from and after the time of recording in the Public Records a claim of lien stating the description of the apartment, the name of the record owner thereof, the amount due and the date when due, and the lien shall continue in effect until all sums secured by the lien shall have been fully paid. Such claims of lien shall be signed and verified by an officer of the Association or by a managing agent of the Association. Upon full payment, the party making payment shall be entitled to a recordable satisfaction of lien. Such liens shall be subordinate to the lien of a mortgage or other liens recorded prior to the date of recording the claim of lien. Liens for assessment may be foreclosed by suit brought in the name of the Association in like manner as a foreclosure of a mortgage on real property. In any such foreclosure the owner of the apartment shall be required to pay a reasonable rental for the apartment and the Association shall be entitled, as a matter of law, to the appointment of a receiver to collect the same. The Association may also sue to recover a money judgment for unpaid assessments without waiving the lien securing the same. Where the mortgagee of a first mortgage of record or other purchaser of an apartment obtains title to the apartment as a result of the foreclosure of the first mortgage or where a mortgagee of a first mortgage of record obtains title to the apartment as a result of a conveyance in lieu of foreclosure of the first mortgage, such acquirer of title, its successors and assigns, shall not be liable for the share of the common expenses, limited common expenses, or assessments by the Association pertaining to such

apartment or chargeable to the former owner of such apartment which became due prior to acquisition of title in the manner above provided. Such unpaid share of common expenses, limited common expenses collectible from all of the apartment owners including such acquirer, its successors and assigns.

.6 Proviso. Whenever the Developer owns a vacant apartment, its share of expenses shall be reduced by such amount which by reason of such vacancy is not actually or necessarily expended.

## 7 ASSOCIATION

The operation of the condominium shall be by the non-profit corporation, organized pursuant to Section 718.111 Florida Statutes, and Chapter 617, Florida Statutes, named in the Articles of Incorporation, a copy of which is attached as Exhibit 4 and made a part hereof.

.1 Powers. The Association shall have all of the powers and duties reasonably necessary to operate the condominium, as set forth in this Declaration, the By-Laws and the Articles of Incorporation of the Association, and as the same may be amended. It shall also have all of the powers and duties of an association, as set forth in the Condominium Act; the power to acquire and enter into agreements whereby it acquires leaseholds, memberships and other possessory or use interest in lands or facilities, including but not limited to country clubs, golf courses, marinas, and other recreational facilities, whether or not contiguous to the lands of the condominium, intended to provide for the enjoyment, recreation or other use or benefit of apartment owners and to declare the expenses of rental, membership fees, operations, replacements, and other undertakings in connection therewith to be common expenses and may make covenants and restrictions concerning the use of the same by apartment owners and such other provisions not inconsistent with the Condominium Act as may be desired; and the power to contract for the management of the condominium and to delegate to the contractor all of the powers and duties of the Association except such as are specifically required by this Declaration or by the By-Laws to have the approval of the board of administration or the membership of the Association.

.2 By-Laws. The By-Laws of the Association are as set forth in Exhibit 5 attached hereto and made a part hereof.

.3 Limitation Upon Liability of Association. Notwithstanding the duty of the Association to maintain and repair parts of the condominium property, the Association shall not be liable for injury or damage, other than the cost of maintenance and repair, caused by any latent condition of the property to be maintained and repaired by the Association, or caused by the elements or other owners or persons.

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.4 Transfer of Association Control. Unless the Developer has a substantial economic interest to justify retaining control, the transfer of Association control from the Developer to the unit owners shall take place in accordance with the guidelines set forth in the By-Laws.

## 8 INSURANCE

Insurance, other than title insurance, which shall be carried upon the condominium property and the property of the apartment owners, shall be covered by the following provisions:

.1 Authority to Purchase. All insurance policies upon the condominium property shall be purchased by the Association for the benefit of the Association, and in the case of insurance covering damage to the apartment buildings and their appurtenances, also for the benefit of apartment owners and the mortgagees of apartment owners. In the case of insurance policies covering damage to apartment buildings and their appurtenances, the kind of such policies and the insurance companies issuing the same shall be subject to the approval of the institutional lender holding the greatest dollar amount of first mortgages against apartments in the condominium. Such policies and endorsements thereon shall be deposited with the Insurance Trustee, being an institution having offices in Florida and possessing trust powers as may from time to time be approved by the board of administration of the Association, which trustee is herein referred to as "Insurance Trustee"; provided, however, that the foregoing right of the board of administration to select the Insurance Trustee shall be subject to the approval of the institutional lender holding the greatest dollar amount of first mortgages against apartments in the condominium. It shall not be the responsibility or duty of the Association to obtain insurance coverage upon the personal liability, personal property or living expenses of any apartment owner but the apartment owner may obtain such insurance at his own expense provided such insurance may not be a nature to affect policies purchased by the Association.

### .2 Coverage.

(a) Casualty. All buildings and improvements upon the land and all personal property included in the common elements shall be insured in an amount equal to the maximum insurable replacement, value, excluding foundation and excavation costs, as determined by the board of administration of the Association. Such coverage shall afford protection against:

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

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

(b) Public Liability. In such amounts and such coverage as may be required by the board of administration of the

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Association and with cross liability endorsements to cover liabilities of the apartment owners as a group to an apartment owner.

(c) Workmen's Compensation Policy. To meet the requirements of law.

(d) Other. Such other insurance as the board of administration of the Association shall determine from time to time to be desirable.

.3 Premiums. Premiums for casualty insurance under 8.2(a) and those under 8.2(d) of a property casualty nature, pertinent to apartment buildings shall be limited common expenses. Premiums for all other insurance shall be common expense. Premiums shall be paid by the Association.

.4 Insurance Trustee Share of Proceeds. All property casualty insurance policies purchased by the Association shall be for the benefit of the Association and the apartment owners and their mortgagees as their interests may appear and shall provide that all proceeds covering property losses shall be paid to the Insurance Trustee. The duty of the Insurance Trustee shall be to receive such proceeds as are paid and hold the same in trust for the purposes elsewhere stated herein and for the benefit of the apartment owners and their mortgagees in the following shares but which shares need not be set forth on the records of the Insurance Trustee:

(a) Common Elements. Proceeds on account of damage to common elements - an undivided share for each apartment owner of the condominium, such share being the same as the undivided share in the common elements appurtenant to his apartment.

(b) Limited Common Elements. Proceeds on account of damage to limited common elements - an undivided share for each apartment owner who has a share therein, the share of such proceeds being the same as the undivided share in the limited common expenses and surplus appurtenant to his apartment.

(c) Apartments. Proceeds on account of damage to apartments shall be held in the following undivided shares:

(1) When the building is to be restored - for the owners of damaged apartments in proportion to the cost of repairing the damage suffered by each apartment owner, which cost shall be determined by the board of administration of the Association.

(2) When the building is not to be restored - for the owners of apartments in such building in undivided shares being the same as their respective shares in the limited common expenses and surplus thereof.

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(d) Mortgagees. In the event a mortgagee endorsement has been issued as to an apartment, the share of an apartment owner shall be held in trust for the mortgagee and the apartment owner as their interests may appear; provided, however, that no mortgagee shall have any right to determine or participate in the determination as to whether or not any damaged property shall be reconstructed or repaired except as in 9.1 provided.

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

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

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

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

(d) Certificate. In making distribution to apartment owners and their mortgagees, the Insurance Trustee may rely upon a certificate of the Association made by its president and secretary or by the Association's managing agent as to the names of apartment owners and their respective shares of the distribution.

.6 Association as Agents. The Association is hereby irrevocably appointed agent, with full power of substitution, for each apartment owner and for each owner of any other insured interest in the condominium property to adjust all claims arising under insurance policies purchased by the Association, to bring suit thereon in the name of the Association and/or other insureds and deliver releases upon payments of claims, and to otherwise exercise all of the rights, powers and privileges of the Association and each owner of any other insured interest in the condominium property as an insured under such insurance policies.

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9 RECONSTRUCTION OR REPAIR AFTER CASUALTY

.1 Determination to Reconstruct or Repair. If any part of the condominium property shall be damaged by casualty, whether or not it shall be constructed or repaired shall be determined in the following manner:

(a) Common Element. If the damaged improvement is a common element the damaged property shall be reconstructed or repaired unless within 60 days after the casualty 75 percent of the apartment owners and all mortgagees, being institutional lenders holding first mortgages upon apartments, agree in writing that the same shall not be reconstructed or repaired.

(b) Limited Common Elements. If the damaged improvement is a limited common element, the same shall be reconstructed or repaired unless the damages to the apartment building containing such limited common element extend to apartments contained within such building, in which case the provisions relative to reconstruction and repair of the apartment building, as elsewhere herein provided, shall pertain.

(c) Apartment Building.

(1) Partial Distribution. If the damaged improvement is an apartment building and less than 90 per cent of the amount of insurance applicable to such apartment building is forthcoming by reason of such casualty, then the apartment building shall be reconstructed and repaired unless 75 per cent of the owners of the apartments contained within such building and all mortgagees, being institutional lenders, holding first mortgages upon apartments contained within such building shall within 60 days after casualty agree in writing that the same shall not be reconstructed or repaired.

(2) Total Destruction. If the damaged improvement is an apartment building and 90 per cent or more of the amount of casualty insurance applicable to such apartment building is forthcoming by reason of such casualty, the apartment building shall not be reconstructed or repaired unless 75 per cent of the owners of the apartments contained within such building and all mortgagees, being institutional lenders holding first mortgages upon apartments contained within such building shall within 60 days after casualty agree, in writing, that the same shall be reconstructed or repaired.

(d) Certificate. The Insurance Trustee may rely upon a certificate of the Association made by its president and secretary or managing agent to determine whether or not the apartment owners, where so provided, have made a decision whether or not to reconstruct or repair.

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.2 Plans and Specifications. Any reconstruction or repair must be substantially in accordance with the plans and specifications of the original building and improvements; or if not, then according to plans and specifications approved by the board of administration of the Association and if the damaged property is an apartment building, by the owners of all damaged apartments therein, which approvals shall not be unreasonably withheld.

.3 Responsibility. If the damage is only to those parts of apartments for which the responsibility of maintenance and repair is that of apartment owners, then the apartment owners shall be responsible for reconstruction and repair after casualty. In all other instances the responsibility of reconstruction and repair after casualty shall be that of the Association.

.4 Estimate of Costs. When the Association shall have the responsibility of reconstruction or repair, prior to the commencement of reconstruction and repair the Association shall obtain reliable and detailed estimates of the cost to repair or rebuild.

.5 Assessments for Reconstruction and Repair.

(a) Common Elements. Assessments shall be made against all apartment owners in amounts sufficient to provide funds for the payment of such costs. Such assessments shall be in proportion to each apartment owner's share in the common elements.

(b) Apartments and Limited Common Elements. Assessments shall be made against the apartment owners who own the damaged apartments and against the owners of all apartments contained in the apartment building in the case of damage to the limited common elements thereof in sufficient amount to provide for the payment of such costs. Such assessments against apartment owners for damage to apartments shall be in proportion to the cost of reconstruction and repair of their respective apartments. Such assessments on account of damage to the limited common elements shall be in proportion to each apartment owner's share in the limited common expenses and surplus.

.6 Construction Funds. The funds for the payment of costs for reconstruction and repair after casualty, which shall consist of the proceeds of insurance held by the Insurance Trustee and funds collected by the Association from assessments against apartment owners shall be disbursed in payment of such costs in the following manner:

(a) By Whom Held. If the total of assessments made by the Association in order to provide funds for the payment of reconstruction and repair which is the responsibility of the Association is more than \$5,000.00, then the sums paid upon such

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assessments shall be deposited by the Association with the Insurance Trustee. In all other cases the Association shall hold the sums paid upon such assessments and shall disburse the same in the payment of the costs of reconstruction and repair.

(b). Insurance Trustee. The proceeds of insurance collected on account of a casualty and the sums deposited with the Insurance Trustee by the Association from collection of assessments against apartment owners on account of such casualty shall constitute a construction fund which shall be disbursed in payment of the costs of reconstruction and repair in the following manner:

(1) Apartment Owner. The portion of insurance proceeds representing damage for which the responsibility of reconstruction and repair lies with an apartment owner, shall be paid by the Insurance Trustee to the apartment owner or if there is a mortgage endorsement as to such apartment, then to the apartment owner and the mortgagee jointly, who may use such proceeds as they may be advised.

(2) Association - Lesser Damage. If the amount of the estimated cost of reconstruction and repair which is the responsibility of the Association is less than \$5,000.00, then the construction fund shall be disbursed in payment of such costs upon the order of the Association; provided however, that upon request to the Insurance Trustee by a mortgagee which is a beneficiary of an insurance policy the proceeds of which are included in the construction fund, such fund shall be disbursed in the manner hereafter provided for the reconstruction and repair of major damage.

(3) Association - Major Damage. If the amount of the estimated costs of reconstruction and repair which is the responsibility of the Association is more than \$5,000.00, then the construction fund shall be disbursed in payment of such costs in the manner required by the board of administration of the Association and upon approval of an architect qualified to practice in Florida and employed by the Association to supervise the work.

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

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(5) Certificate. Notwithstanding the provisions herein, the Insurance Trustee shall not be required to determine whether or not sums paid by apartment owners upon assessments shall be deposited by the Association with the Insurance Trustee, nor to determine whether the disbursements from the construction fund are to be upon the order of the Association or upon approval of an architect or otherwise, nor whether a disbursement is to be made from the construction fund, nor to determine whether surplus funds to be distributed are less than the assessments paid by owners, nor to determine any other fact or matter relating to its duties hereunder. Instead, the Insurance Trustee may rely upon a certificate of the Association made by its president and secretary or the Association's managing agent as to any or all of such matters and stating that the sums to be paid are due and properly payable and stating the name of the payee and the amount to be paid; provided that when a mortgagee is herein required to be named as payee; and further provided that when the Association, or a mortgagee which is the beneficiary of an insurance policy the proceeds of which are included in the construction fund, so requires, the approval of an architect named by the Association shall be first obtained by the Association.

#### 10 RESTRICTIONS

The following restrictions shall be applicable to, and covenants running with, the land of the condominium and may not be amended without the prior written approval of the Developer until January 1st, in the year forty full calendar years after the year in which this Declaration is recorded in the Public Records.

.1 Residential Use. The lands of the condominium and all improvements constructed thereon shall be for residential use only and no portion of such lands or improvements shall be used for business or commercial purposes. No structures shall be constructed upon the lands other than apartment buildings or other structures intended for residential use and appurtenances thereto. Each apartment or other residential living unit shall be occupied only by a single family, its servants and guests, as a residence, and for no other purpose whatever. Except as reserved to the Developer, no apartment may be divided or subdivided into a smaller unit or any portion thereof sold or otherwise transferred without first amending this Declaration in accordance with the provisions of 14 to show the changes in the apartment or residential living unit to be affected thereby.

.2 (a) Children. No more than two minors shall be permitted to reside in any one unit.

(b) Pets. A Unit Owner may keep a cat or dog (provided the dog will not weigh more than 10 pounds at maturity).

.3 Nuisances. No nuisances shall be allowed upon the condominium property nor any use or practice which is the source of nuisances to residents or which interferes with the peaceful possession and proper use of the property by its residents. All parts of the condominium property shall be kept in a clean and

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sanitary condition and no rubbish, refuse nor garbage allowed to accumulate nor any fire hazard allowed to exist. No apartment owner shall permit any use of his apartment or make any use of the common elements or limited common elements which will increase the rate of insurance upon any part of the condominium property.

.4 Lawful Use. No immoral, improper, offensive or unlawful use shall be made of the condominium property or any part thereof; and all valid laws, zoning ordinances and regulations of all governmental bodies having jurisdiction thereof shall be observed. The responsibility of meeting the requirements of government bodies which shall require maintenance, modification or repair of the condominium property shall be the same as the responsibility for maintenance and repair of the property concerned.

.5 Signs. No "For Sale" or "For Rent" signs or other displays or advertising shall be maintained or permitted on any part of the common elements, limited common elements or apartments. The right is reserved to the Developer to place "For Sale" or "For Rent" signs in connection with any unsold or unoccupied apartments it may from time to time own. The same right is reserved to any institutional first mortgagee or owner or holder of a mortgage originally given to an institutional first mortgagee which may become the owner of an apartment and to the Association as to any apartment which it may own.

.6 Exterior Appearance. No clothes, sheets, blankets, laundry of any kind, or other articles shall be hung out or exposed from any apartment, limited common element or common element. The common elements and limited common elements shall be kept free and clear of rubbish, debris and other unsightly material. There shall be no keeping by apartment owners or lessees of any chairs, tables, benches or other articles upon any common element or limited common element. Nothing shall be hung or displayed on the outside walls of an apartment building and no awning, canopy, shade, window guard, ventilator, fan, air-conditioning device, radio or television antenna may be affixed to or placed upon the exterior walls or roof or any part thereof without the prior consent of the Association.

.7 Garbage Disposal. There shall not be attached to any plumbing, any garbage or trash grinders, emulsifiers or disposal equipment or appliances, nor shall plumbing be used for the disposal of garbage or trash, except with the consent of the utility company furnishing sewage disposal facilities.

.8 Leasing. After approval of the Association elsewhere required, the entire apartment may be rented provided the occupancy is only by one lessee and members of his immediate family, his servants and guests, and the term of the lease is not less than 4 months. No rooms may be rented and no transient tenants may be accommodated. No lease of an apartment shall

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release or discharge the owner thereof of compliance with this Section 10 or any of his other duties-as an apartment owner.

.9 Regulations. Reasonable regulations concerning the use of the condominium property may be made and amended from time to time by the board of administration of the Association. Such regulations, or any one or more of them, may be revoked by a majority of the unit owners at any time.

.10 Proviso. Provided, however, that until the Developer has completed and sold all of the apartments of the condominium, neither the apartment owners nor the Association nor their use of the condominium shall interfere with the completion of the contemplated improvements and the sale of the apartments. The Developer may make such use of the unsold units, the common areas and limited common areas as may facilitate such completion and sale, including but not limited, to the maintenance of a sales office for the showing of the property and the display of signs.

#### 11 MAINTENANCE OF COMMUNITY INTERESTS

In order to maintain a community of congenial residents and thus project the value of the apartments and in order to assure the financial ability of each apartment owner to pay assessments made against him, the transfer of apartments by any owner other than the Developer shall be subject to the following provisions so long as the condominium exists, which provisions each owner covenants to observe.

##### .1 Transfers Subject to Approval.

(a) Sale. No apartment owner may dispose of an apartment or any interest therein by sale without approval of the Association.

(b) Lease. No apartment owner may dispose of an apartment or any interest therein by lease without approval of the Association.

(c) Gift. If any apartment owner shall acquire his title by gift, the continuance of his ownership of his apartment shall be subject to the approval of the Association.

(d) Devise or Inheritance. If any apartment owner shall acquire his title by devise or inheritance, the continuance of his ownership of his apartment shall be subject to the approval of the Association.

.2 Approval by Association. The approval of the Association which is required for the transfer or ownership of apartments shall be obtained in the following manner:

##### (a) Notice to Association.

(1) Sale. An apartment owner intending to make a bona fide sale of his apartment or any interest therein

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shall give to the Association notice, in writing, of such intention, together with the name and address of the intended purchaser and such other information concerning the intended purchaser as the Association may reasonably require. Such notice at the apartment owner's option may include a demand by the apartment owner that the Association furnish a purchaser if the proposed purchaser is not approved; and if such demand is made, the notice shall be accompanied by an executed copy of the proposed contract to sell.

(2) Lease. An apartment owner intending to make a bona fide lease of his apartment or any interest therein shall give to the Association notice, in writing, of such intention, together with the name and address of the intended lessee as the Association may reasonably require, and an executed copy of the proposed lease.

(3) Gift; Devise or Inheritance; Other Transfers. An apartment owner who has obtained his title by gift, devise or inheritance, or by any other manner not heretofore considered, shall give to the Association notice, in writing, of the acquiring of his title, together with such information concerning the apartment owner as the Association may reasonably require, and a certified copy of the instrument evidencing the owner's title.

(4) Failure to Give Notice. If the notice to the Association herein required is not given, then at any time after receiving knowledge of a transaction or event transferring ownership or possession of an apartment, the Association at its election and without notice may approve or disapprove the transaction or ownership. If the Association disapproves the transaction or ownership, the Association shall proceed as if it had received the required notice on the date of such disapproval.

(b) Certificate of Approval.

(1) Sale. If the proposed transaction is a sale, then within 60 days after receipt of such notice and information the Association must either approve or disapprove the proposed transaction. If approved, the approval shall be stated in a certificate executed by the president and secretary of the Association in recordable form and shall be delivered to the seller and shall be recorded in the Public Records.

(2) Lease. If the proposed transaction is a lease then within 60 days after receipt of such notice and information the Association must either approve or disapprove the proposed transaction. If approved, the approval shall be stated in a certificate executed by the president and secretary of the Association in nonrecordable form and shall be delivered to the lessee and shall be recorded in the Public Records.

(3) Gift; Devise or Inheritance; Other Transfers. If the apartment owner giving notice has acquired his title by gift, devise or inheritance or in any other manner, the Association must either approve or disapprove the continuance of

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the apartment owner's ownership of his apartment. If approved, the approval shall be stated in a certificate executed by the president and secretary of the Association in recordable form and shall be delivered to the apartment owner and shall be recorded in the Public Records.

(c) Approval of Corporate Owner or Purchaser.

Inasmuch as the condominium may be used only for residential purposes and a corporation cannot occupy an apartment for such use, if the apartment owner or purchaser of an apartment is a corporation, the approval of ownership by the corporation may be conditioned by requiring that all persons occupying the apartment be also approved by the Association.

.3 Disapproval by Association. If the Association shall disapprove a transfer or ownership of an apartment, the matter shall be disposed in the following manner:

(a) Sale. If the proposed transaction is a sale and if the notice of sale given by the apartment owner shall so demand, then within 60 days after receipt of such notice and information the Association shall deliver or mail by certified or registered mail to the apartment owner an agreement to purchase by a purchaser, being either the Association or a person approved by the Association, who will purchase and to whom the apartment owner must sell the apartment upon the following terms:

(1) At the option of the purchaser to be stated in the agreement, the price to be paid shall be that stated in the disapproved contract to sell or shall be the fair market value determined by arbitration in accordance with the then existing rules of the American Arbitration Association, except that the arbitrators shall be two appraisers appointed by the American Arbitration Association who shall base their determination upon an average of their appraisals of the apartment; and a judgment of specific performance of the sale upon the award rendered by the arbitrators may be entered in any court of competent jurisdiction. The expense of the arbitration shall be paid by the purchaser.

(2) If the purchaser shall elect to purchase at the price stated in the agreement, the purchase price shall be paid in the manner and subject to the conditions of such agreement; if the purchaser shall elect to purchase at the fair market value determined by arbitration, the purchase price shall be paid in cash.

(3) The sale shall be closed within 30 days after the delivery or mailing of said agreement to purchase, or within 30 days after the determination of the sale price if such is by arbitration, whichever is the later.

(4) If the Association shall fail to purchase or provide a purchaser upon the demand of the apartment owner in the manner provided, or if a purchaser furnished by the Association shall default in his agreement to purchase, the proposed transaction shall be deemed to have been approved and the Association shall furnish a certificate of approval as elsewhere provided.

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(b) Lease. If the proposed transaction is a lease, the apartment owner shall be advised of the disapproval in writing, and the lease shall not be made.

(c) Gift; Devise or Inheritance; Other Transfers.

If the apartment owner giving notice has acquired his title by gift, devise or inheritance, or in any other manner, then within 60 days after receipt from the apartment owner of the notice and information required to be furnished, the Association shall deliver or mail by certified or registered mail to the apartment owner an agreement to purchase by a purchaser, being either the Association or a person who will purchase and to whom the apartment owner must sell the apartment upon the following terms:

(1) The sale price shall be the fair market value determined by agreement between the seller and purchaser within 60 days from the delivery or mailing of such agreement, and in the absence of agreement as to price, it shall be determined by arbitration in accordance with the then existing rules of the American Arbitration Association, except that the arbitrators shall be two appraisers appointed by the American Arbitration Association who shall base their determination upon an average of their appraisals of the apartment; and a judgment of specific performance of the sale upon the award rendered by the arbitrators may be entered in any court of competent jurisdiction. The expense of the arbitration shall be paid by the purchaser.

(2) The purchase price shall be paid in cash.

(3) The sale shall be closed within 30 days following the determination of the sale price.

(4) If the Association shall fail to purchase or provide a purchaser as herein required, or if a purchaser furnished by the Association shall default in his agreement to purchase, then notwithstanding the disapproval, such ownership shall be deemed to have been approved, and the Association shall furnish a certificate of approval as elsewhere provided.

.4 Mortgage. No apartment owner may mortgage his apartment nor any interest therein without the approval of the Association except to an institutional lender or the Developer. The approval of any other mortgagee may be upon conditions determined by the Association or may be arbitrarily withheld.

.5 Exceptions. The foregoing provisions of this section entitled "Maintenance of Community Interest" shall not apply to a transfer to or purchase by an institutional lender which acquired its title as the result of owning a mortgage upon the apartment concerned, and this shall be so whether the title is acquired by deed from the mortgagor or his successor in title or through foreclosure proceedings; nor shall such provisions apply to a transfer, sale or lease by a bank, life insurance company or savings and loan association which so acquires its title; nor shall such provisions apply to a transfer to or a purchase by the Developer or a transfer, sale or lease by the Developer; nor shall such provisions require the approval of a purchaser who acquires

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the title to an apartment at a duly advertised public sale with open bidding which is provided by law, such as but not limited to execution sale, foreclosure sale, judicial sale or tax sale.

.6 Separation of Interests. A sale of an apartment shall include all of its appurtenances and appurtenances may not be sold separate from an apartment. A lease of an apartment shall include the parking space appurtenant to it and no parking space may be leased separate from the apartment to which it is appurtenant. A lease of an apartment need not include the rights appurtenant to it to use the community facilities, provided that such rights not so leased must be retained by the lessor and not separately leased or assigned.

.7 Unauthorized Transactions. Any sale, mortgage or lease which is not authorized pursuant to the terms of this Declaration shall be void unless subsequently approved by the Association.

.8 Notice of Lien or Suit.

(a) Notice of Lien. An apartment owner shall give notice, in writing, to the Association of every lien upon his apartment other than for permitted mortgages, taxes and special assessments within 5 days after the attaching of the lien.

(b) Notice of Suit. An apartment owner shall give notice, in writing, to the Association of every suit or other proceeding which may affect the title to his apartment, such notice to be given within 5 days after the apartment owner receives knowledge thereof.

(c) Failure to Comply. Failure to comply with this subsection concerning liens will not affect the validity of any judicial sale.

12 PURCHASE OF APARTMENTS BY ASSOCIATION

The Association shall have the power to purchase apartments, subject to the following provisions:

.1 Decision. The decision of the Association to purchase an apartment shall be made by its administrators, without approval of its membership except as elsewhere provided in this section.

.2 Limitation. If at any one time the Association be the owner or agreed purchaser of 5 or more apartments, it may not purchase any additional apartments without the prior written approval of 75 per cent of members eligible to vote thereon. A member whose apartment is the subject matter of the proposed purchase shall be ineligible to vote thereon. Provided, however, that the foregoing limitation shall not apply to apartments to be purchased at public sale resulting from a foreclosure of the Association's lien for delinquent assessments where the bid of the

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Association does not exceed the amount found due the Association, or to be acquired by the Association in lieu of foreclosure of such lien if the consideration therefor does not exceed the cancellation of such lien.

.3 Rights of Developer. Notwithstanding anything herein to the contrary, until the expiration of five full calendar years after the year in which this Declaration is recorded or the earlier completion and sale of all apartments in Sandalfoot Squire Phase II Community, in each case where the Association shall have the right to purchase an apartment or find a purchaser by reason of its refusal to approve a sale or other transfer, the Developer shall have the right of first refusal to purchase such apartment for itself upon the same terms and conditions available to the Association.

### 13 COMPLIANCE AND DEFAULT

Each apartment owner shall be governed by and shall comply with the terms of this Declaration, Articles of Incorporation, the By-Laws and the rules and regulations adopted pursuant thereto and said documents and rules and regulations as they may be amended from time to time and, with regard to the use of the community facilities. Failure of the apartment owner to comply therewith shall entitle the Association or other apartment owners to the following relief in addition to other remedies provided in this Declaration and the Condominium Act:

.1 Negligence. An apartment owner shall be liable for the expense of any maintenance, repair or replacement rendered necessary by his act, neglect or carelessness or by that of any member of his family, his lessees, or his or their guests, invitees, employees, or agents, but only to the extent that such expense is not met by the proceeds of insurance carried by the Association. Such liability shall include any increase in fire insurance rates occasioned by use, misuse, occupancy or abandonment of an apartment or its appurtenances, or of the common elements or of the limited common elements.

.2 Costs and Attorneys' Fees. In any proceeding arising because of an alleged failure of an apartment owner to comply with the terms of Declaration, By-Laws, and documents and rules and regulations as they may be amended from time to time, the prevailing party shall be entitled to recover the costs of the proceeding and such reasonable attorneys' fees as may be awarded by the court, provided no attorneys fees may be recovered against the Association in any such action.

.3 No Waiver of Rights. The failure of the Developer, or the Association, or any apartment owner to enforce any covenant, restriction or other provisions of the Condominium Act, this Declaration, the By-Laws, or the rules and regulations adopted

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pursuant thereto, shall not constitute a waiver of the right to do so thereafter.

#### 14 AMENDMENTS

Subject to the other provisions of the Declaration relative to amendment, this Declaration and the Articles of Incorporation and By-Laws of the Association may be amended in the following manner:

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

.2 Resolution. An amendment may be proposed by either the board of administration or by 75 per cent of the members of the Association. A resolution adopting a proposed amendment must bear the approval of not less than a majority of the board of administration and 75 per cent of the members of the Association. Administrators and members not present at the meetings considering the amendment may express their approval, in writing, given before such meetings.

.3 Agreement. In the alternative, an amendment may be made by an agreement signed and acknowledged by all of the members of the Association in the manner required for the execution of a deed, and such amendment shall be effective when recorded in the Public Records.

.4 Proviso. Provided, however, that no amendment shall discriminate against any apartment owner nor against any apartment or class or group of apartments unless the apartment owners so affected and such of their first mortgagees which are institutional lenders shall consent; and no amendment shall change any apartment nor share in the common elements and other of its appurtenances nor increase the owner's share of the limited common expenses or common expenses unless the owner of the apartment concerned and all of such mortgagees as first above recited shall join in the execution of the amendment. Neither shall an amendment of this Declaration make any changes in Sections 8 or 9 unless the record owners of all mortgages upon apartments in the condominium shall join in the execution of the amendment; nor shall any amendment of this Declaration make any change which would in any way affect any of the rights, privileges, powers and options of the Developer unless the Developer shall join in the execution of such amendment.

.5 Execution and Recording. A copy of each amendment shall be attached to a certificate certifying that the amendment was duly adopted, which certificate shall be executed by the officers of the Association with formalities of a deed. The amendment shall be effective when such certificate and copy of the amendment are recorded in the Public Records.

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## 15 TERMINATION

The condominium may be terminated in the following manner:

.1 By Statute. As provided by the Condominium Act.

.2 Destruction. In the event it is determined in the manner elsewhere provided that the apartment buildings shall not be reconstructed after casualty, the condominium plan of ownership will be thereby terminated. The determination not to reconstruct after casualty shall be evidenced by a certificate of the Association executed by the president and the secretary certifying as to the facts effecting the termination, which certificate shall become effective upon being recorded in the Public Records.

.3 By Agreement.

(a) Unanimous Agreement. The condominium may be terminated at any time by the unanimous agreement, in writing, of all of the members and by all record owners of mortgages owned by institutional lenders. Such agreement shall be evidenced by a certificate of the Association executed by the president and secretary certifying as to the unanimous agreement to terminate, which certificate shall become effective upon being recorded in the Public Records.

(b) Less Than Unanimous Agreement. If the proposed termination is submitted to a meeting of the members of the Association, the notice of which meeting gives notice of the proposed termination, and less than all but at least 75% of the members, with the consent of their respective mortgagees, within 60 days of such meeting, agree to terminate, then the Association and the approving members shall have an option to buy all of the apartments of the other members for a period ending on the 120th day from the date of such meeting. Such option shall be exercised upon the following terms:

(1) Exercise of Option. The option shall be exercised by delivery or mailing by certified or registered mail to each of the record owners of the apartments to be purchased of an agreement to purchase signed by the Association and/or record owners of apartments who will participate in the purchase. Such agreement shall indicate which apartments will be purchased by the Association and/or each participating owner and shall agree to purchase all of the apartments owned by owners not approving the termination, but the agreement shall effect a separate contract between each seller and his purchaser.

(2) Price. The sale price for each apartment shall be the fair market value determined by agreement between the seller and the purchaser within 30 days from the delivery or mailing of such agreement, and in the absence of agreement as to price, it shall be determined by arbitration in accordance with

B3457 P0872

the then existing rules of the American Arbitration Association, except that the arbitrators shall be two appraisers appointed by the American Arbitration Association who shall base their determination upon an average of their appraisals; and a judgment of a specific performance of the sale upon the award rendered by the arbitrators may be entered in any court of competent jurisdiction. The expenses of arbitration shall be paid by the purchaser.

(3) Payment. The purchase price shall be paid in cash.

(4) Closing. The sale shall be closed within 30 days following the determination of the sale price, or within 15 days after seller furnishes the purchaser an abstract of title reflecting a good and insurable or marketable title, whichever is later.

.4 General Provisions. Upon termination of the condominium the mortgagee and lienor of an apartment owner who shall thereby become a tenant in common, shall have a mortgage and lien solely and exclusively upon the undivided share of such tenant in common in and to the lands and other properties and rights which he may receive by reason of such termination. The termination of the condominium shall be evidenced by a certificate of the Association executed by its president and secretary certifying as to facts effecting the termination, which certificate shall become effective upon being recorded in the Public Records.

.5 Amendment. This section 15 may only be amended in accordance with the provisions of 14.3 and 14.4.

#### 16 MISCELLANEOUS PROVISIONS

.1 All provisions of this Declaration and Exhibits attached hereto, and Amendments thereof, shall be construed as covenants running with the land, and of every part thereof and therein, including, but not limited to, every unit and the appurtenances thereto, and every unit owner and claimant of the property, or any part thereof, or of any interest therein, and his heirs, executors, administrators, successors and assigns, shall be bound by all of the provisions of said Declaration and Exhibits annexed hereto and any Amendments thereof.

2 The invalidity in whole or in part of any covenant or restriction or any section, subsection, sentence, clause, phrase or word or other provision of this Declaration, the By-Laws, the rules and regulations of the Association, and any exhibits attached hereto, shall not affect the remaining portions thereof.

.3 The captions used in this Declaration of Condominium and Exhibits annexed hereto are inserted solely as a matter of convenience and shall not be relied upon and/or used in construing the effect or meaning of any of the text of this Declaration or

B3457 P0873

Exhibits hereto annexed.

.4 Provisions Pertaining to Developer. The Developer specifically disclaims any intent to have made any warranty or representation in connection with the property or the condominium documents except as specifically set forth therein and no person shall rely upon any warranty or representation not so specifically made therein. Equipment, material and construction warranties are as supplied by the suppliers and the Contractor. The Estimates of common expenses are deemed accurate, but no warranty or guaranty is made or intended, nor may one be relied upon. The Developer has constructed the building and improvements substantially in accordance with the plans and specifications on file in the Building and Zoning Department of the applicable governmental authority, and as the same have been modified, and this is the full extent of the Developer's liability and responsibility.

The Developer shall not be responsible for conditions resulting from condensation on or expansion or contraction of materials, paint over walls, both interior and exterior, loss or injury caused in any way by the elements; the water tightness of windows and doors, defects which are the result of characteristics common to the materials used, and damage due to ordinary wear and tear or abusive use, collection of water within the building or on any portion of the Condominium property and improvements thereon nor anything of any type or nature except such items as are specifically delineated and agreed to in writing between the Developer and the individual unit owner, and it shall be understood and agreed that the Developer shall bear no responsibility in any way as to the matters provided in this paragraph to the Condominium Association. Guaranties have been obtained from all sub-contractors, such as the plumber, electrical air conditioning and roofer, and warranties have been obtained from the manufacturers of all appliances and equipment as specified by said manufacturers and subcontractors, and it shall be the obligation of the Condominium Association and its members to enforce such guaranties. The Condominium unit owners, by virtue of their acceptance of the Deed of Conveyance as to their Condominium unit, and other parties, by virtue of their occupancy of units, hereby approve the foregoing and all of the terms and conditions, duties and obligations of this Declaration of Condominium and Exhibits attached thereto.

.5 The real property submitted to Condominium ownership herewith is subject to conditions, limitations, restrictions, reservations of record, taxes, applicable zoning ordinances now existing or which may hereafter exist, and easements for ingress and egress for pedestrian and vehicular purposes, easements for utility service and drainage now existing or hereafter granted by the Developer for the benefit of such persons as the Developer designates, and the said Developer shall have the right to grant such easements and designate the beneficiaries thereof for such time as it determines in its sole discretion; and thereafter the Association shall be empowered to grant such easements on behalf of its members. During the period of time that the Developer has the right to grant the foregoing easements, the consent and approval of the Association and its members shall not be required. The

B3457 P0874



right to grant the foregoing easements shall be subject to said easements not structurally weakening the building improvements upon the Condominium property nor unreasonably interfering with the enjoyment of the Condominium property by the Association's members. This Condominium is part and parcel of Sandalfoot Squire Phase II, a multi condominium project and, accordingly, easements and/or rights of way established by the Developer or the Association for pedestrian or vehicular traffic shall be for the use of all Unit owners in this Condominium, as well as the Developer as are reasonably required for ingress and egress from the remaining portions of Sandalfoot Squire Phase II Community.

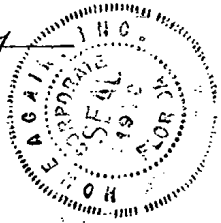
.6 Rights and Obligations of Unit Owners With Respect to the Recreation Facility Property of Sandal Foot Squire. Each Unit Owner in the condominium shall be a member of the non-profit corporation known as Sandal Association, Inc. which has been established for the purposes of owning, operating and maintaining the Recreation Facility Property of Sandal Foot Squire. Pursuant (and subject) to that certain Declaration of Covenants and Restrictions recorded in O.R. Book 2603, at Page 931, of the Public Records of Palm Beach County, Florida, each Unit Owner shall be entitled to the use of said facility and shall contribute to the cost and expense of operating and maintaining same. All the rights, privileges, benefits, liabilities, obligations and easements set forth in said Declaration of Covenants and Restrictions, and any expenses thereunder chargeable to the Condominium or the Unit Owners shall be a common expense.

IN WITNESS WHEREOF, the Developer has executed this Declaration this            day of            , 1979.

HOME AGAIN, INC.

Attest: Richard Altshuler  
Secretary

Robert Bowman  
President

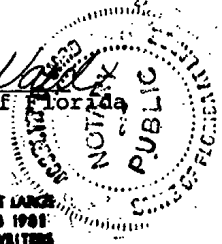


STATE OF FLORIDA  
COUNTY OF PALM BEACH

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgements, personally appeared ROBERT BOWMAN and RICHARD ALTSHULER, President and Secretary, respectively of HOME AGAIN, INC., to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed the same as and for the act and deed of HOME AGAIN, INC.

Witness my hand and official seal in the County and State last aforesaid this 2 day of February , 1981.

Pauline D. Wood  
NOTARY PUBLIC, State of Florida  
at Large.



My Commission Expires:  
NOTARY PUBLIC STATE OF FLORIDA AT LARGE  
MY COMMISSION EXPIRES NOV. 20 1981  
BONDED THRU GENERAL INS. UNDERWRITERS

B3457 P0875

**CONSENT OF MORTGAGEE  
AND NON-DISTURBANCE AGREEMENT**

KNOW ALL MEN BY THESE PRESENTS:

THAT CITY NATIONAL BANK OF MIAMI, a national banking association, the owner and holder of those certain Promissory Notes executed by Home Again, Inc., secured by Mortgage(s) of even date, and more particularly described as follows:

Mortgage from Home Again, Inc. to City National Bank of Miami, dated April 23, 1979, and recorded April 30, 1979, in O. R. Book 3050, at Page 1850, as amended by Modification Agreement dated May 13, 1980, and recorded June 4, 1980, in O. R. Book 3302, at Page 1676, and as further amended by Modification Agreement dated January 9, 1981, and recorded January 27, 1981, in O. R. Book 3452, at Page 1510,

all in the Public Records of Palm Beach County, Florida, encumbering the lands lying and being in Palm Beach County, Florida, referred to in the foregoing Declaration of Condominium of SANDAL-FOOT SQUIRE ONE, A CONDOMINIUM, HEREBY CONSENTS to the dedication of said property to condominium ownership pursuant to the terms and provisions of said Declaration, and AGREES not to terminate the use rights in the common elements, and easements of ingress and egress to the common elements and over the streets, walks and rights-of-way serving the Units of the Condominium as part of the common elements, with respect to any Unit Owner(s) whose units have not been foreclosed for default.

The mortgage holder makes no warranty or representation of any kind or nature concerning the Declaration, any of its terms or provisions, or the legal sufficiency thereof, and expressly disavows any such warranty or representation as well as any participation in the development of said Condominium; and this Consent and Agreement is limited to the purposes and requirements of Florida Statute 718.104(3).

IN WITNESS WHEREOF, the Mortgagee has executed this Consent and Agreement on JANUARY 30, 1981.

Signed, sealed and witnessed  
in the presence of:

W. G. Cooke

CITY NATIONAL BANK OF MIAMI

By Theodore Kohn III  
Senior Vice President

Attest Allan Miller  
Assistant Cashier

STATE OF FLORIDA  
COUNTY OF DADE

I HEREBY CERTIFY that on this 30 day of January, 1981, before me personally appeared Theodore Kohn III and Allan Miller, Senior Vice President and Assistant Cashier, respectively, of CITY NATIONAL BANK OF MIAMI, a national banking association, and acknowledged the execution of the foregoing instrument on behalf of said association.

W. G. Cooke  
NOTARY PUBLIC, State of  
Florida at Large

My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA  
MY COMMISSION EXPIRES DEC 31 1982  
BANKERS TRUST GENERAL INS. UNDERWRITERS

B3457 P0876

EXHIBIT 1

DESCRIPTION OF REAL PROPERTY

SANDALFOOT SQUIRE, ONE

A CONDOMINIUM

A PORTION OF TRACT "A", "SANDALFOOT SQUIRE PHASE II", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 36 AT PAGE 116 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE MOST NORTHEASTERLY CORNER TRACT "A", "SANDALFOOT SQUIRE PHASE II", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 36 AT PAGE 116 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND RUN ON AN ASSUMED BEARING OF S.39° 30' 20"W. ALONG THE EASTERLY BOUNDARY OF SAID TRACT "A" FOR 369.01 FEET; THENCE RUN N.50° 29' 40"W. FOR 82.00 FEET; THENCE RUN S.39° 30' 20"W. FOR 174.09 FEET; THENCE RUN N.50° 29' 40"W. FOR 45.08 FEET; THENCE RUN N.39° 30' 20"E. FOR 97.79 FEET; THENCE RUN S.50° 29' 40"E. FOR 20.08 FEET; THENCE RUN N.39° 30' 20"E. FOR 436.19 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY BOUNDARY OF SAID TRACT "A"; SAID POINT OF INTERSECTION BEARING N.30° 31' 48"E. FROM THE RADIUS POINT OF THE NEXT DESCRIBED CURVE; THENCE RUN ALONG THE SAID NORTHERLY BOUNDARY OF TRACT "A" BEING COINCIDENT WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF S.W. 3RD STREET AS SHOWN ON THE AFORESAID PLAT "SANDALFOOT SQUIRE PHASE II", AND BEING A CIRCULAR CURVE TO THE RIGHT AND CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 679.33 FEET AND A CENTRAL ANGLE OF 4° 28' 57" FOR AN ARC DISTANCE OF 53.15 FEET TO A POINT OF COMPOUND CURVATURE; THENCE CONTINUE ALONG THE SAID NORTHERLY BOUNDARY OF TRACT "A" BEING A CIRCULAR CURVE TO THE RIGHT AND CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 1075.27 FEET AND A CENTRAL ANGLE OF 2° 53' 39" FOR AN ARC DISTANCE OF 54.31 FEET TO THE POINT OF BEGINNING, CONTAINING 1.043 ACRES MORE OR LESS. SAID LANDS LYING AND BEING IN PALM BEACH COUNTY, FLORIDA.

B3457 P0877

HOME AGAIN, INC.  
#55307-E

ROBERT BOWMAN  
#4770FE

-35-



**Keystone Engineering Inc.**

Land Planners ..... Engineers ..... Land Surveyors

6301 N.W. 9th Avenue, Suite B, Fort Lauderdale, Florida 33309

Phone (305) 772-6330

EXHIBIT 2

[Introduction. This exhibit consists of a brief description of each condominium unit and its appurtenant share of common and limited common, elements, expenses and surplus.]

**BUILDINGS.** This Condominium consists of one two-story building. The building is identified by the specific numerical designation "ONE" as shown on the Plan attached to this Declaration as Exhibit 3, and no building bears the same designation as this building or any other building in the Sandalfoot Squire Phase II Community.

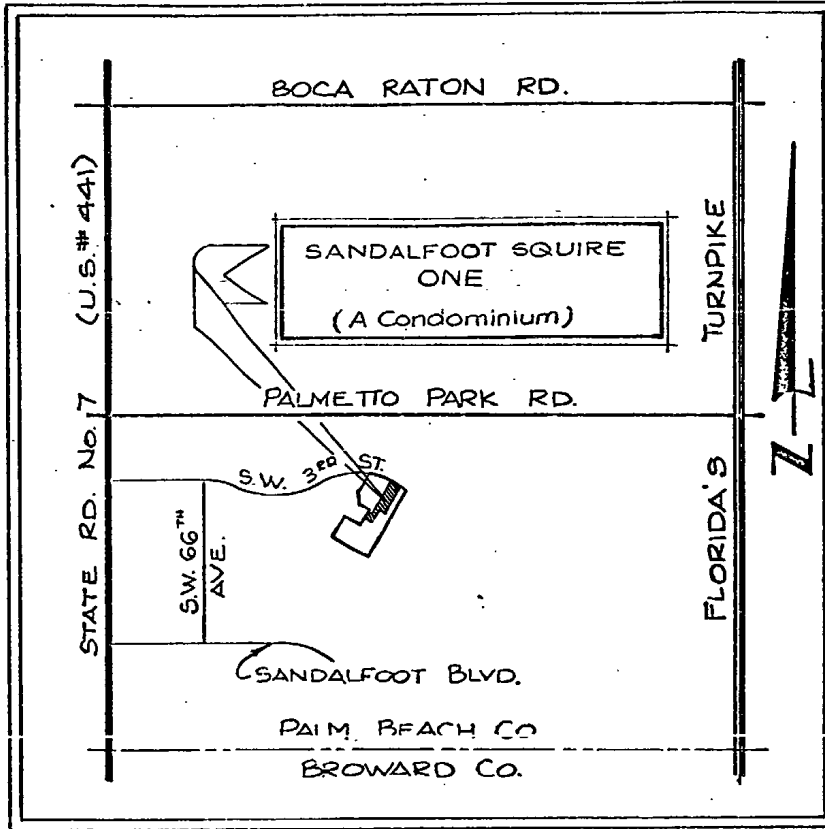
**APARTMENTS.** In every building, each apartment is identified by specific numerical designation as reflected on the floor plans in Exhibit 3 attached to this Declaration, locations and dimensions of said apartments being more particularly described thereon. Each apartment is thus distinguished from any other apartment in the building.

**APPURTENANT SHARES.** Every apartment in this Condominium has a 1/20 share of the limited common and common expenses and surplus, with respect to such Condominium.

Every apartment in this Condominium has a 1.4% share in the common elements, expenses and surplus of the Community.

B3457 P0878

EXHIBIT 3



LOCATION SKETCH  
SC: N.T.S

B3457 P0879

HOME AGAIN, INC.  
#55307-E

ROBERT BOWMAN  
#47796E

-37-

SHEET 1 OF 9 SHEETS



**Keystone Engineering Inc.**

Land Planners.....Engineers.....Land Surveyors

8301 N.W. 9th Avenue, Suite B, Fort Lauderdale, Florida 33309

Phone (305) 772-6330

DESCRIPTION OF REAL PROPERTY

SANDALFOOT SQUIRE, ONE

A CONDOMINIUM

A PORTION OF TRACT "A", "SANDALFOOT SQUIRE PHASE II", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 36 AT PAGE 116 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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B9457 P0880

HOME AGAIN, INC.  
#55307-E

ROBERT BOWMAN  
#4770CE

-38-

SHEET 2 OF 9 SHEETS



**Keystone Engineering Inc.**

Land Planners.....Engineers.....Land Surveyors

6301 N.W. 9th Avenue, Suite B, Fort Lauderdale, Florida 33309

Phone (305) 772-6330

N30°31'48"E  
Radial

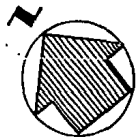
S.W. 3rd ST.

R=1075.27'  
Δ=2°53'39"  
A=54.31'

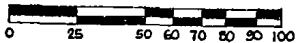
SET  
NAIL & DISC

NORTHERLY BOUNDARY  
TRACT "A"  
SOUTHERLY RAW LINE  
S.W. 3rd ST.  
R = 679.33'  
Δ = 4°28'57"  
A = 53.15'

P.O.B.



SCALE 1" = 50'



**REAL PROPERTY**

SANDALFOOT SQUIRE

ONE

• A CONDOMINIUM •

B3457 P0881

Ingress & Egress Easement  
(See Sheet No. 7)

436.19'

P A V E M E N T

N 33°30'20"E

A S P H A L T

82.00'

N 33°30'20"E

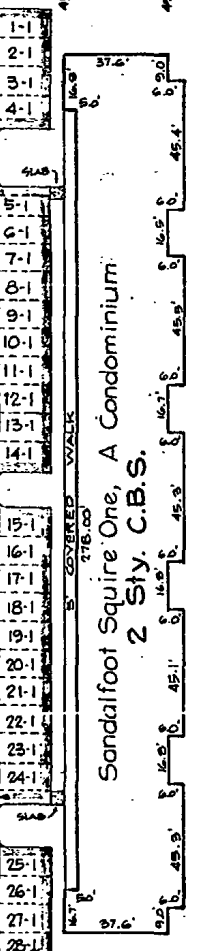
174.08'

SET  
IRON  
ROD

N 50°29'40"W

45.08'

Sandalfoot Squire One, A Condominium  
2 Sty. C.B.S.



S 33°30'20"W

369.01'

8'

SET  
IRON  
ROD

N 50°29'40"W

82.00'

SET  
NAIL & DISC

S 33°30'20"W

FND. NAIL & DISC.  
#1612

MOST NORTHEASTERY CORNER  
TRACT "A" SANDALFOOT SQUIRE  
PHASE II (30-11G)

EASTERLY BOUNDARY TRACT "A" (30-11G)

WATERWAY PARCEL

NOTE: PARKING SPACES SHOWN  
HEREON ARE NUMBERED  
FOR IDENTIFICATION PURPOSES  
ONLY AND WILL BE ASSIGNED  
AS PROVIDED FOR IN THE  
DECLARATION OF CONDOMINIUM.

HOME AGAIN, INC.  
#55307-E 1/20/81 - FINAL  
FB. 80-52 PG. 34-43

ROBERT BOWMAN  
#47786E

SHEET 3 OF 9 SHEETS



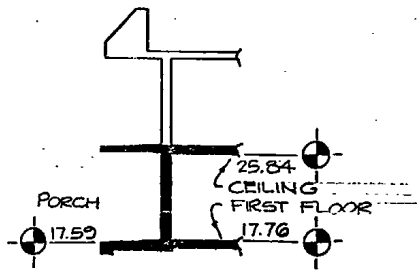
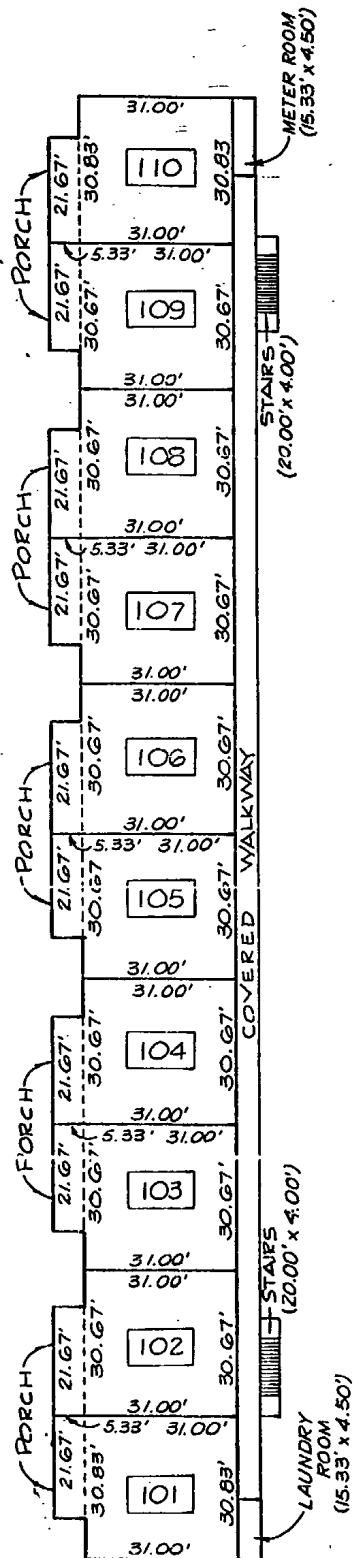
**Keystone Engineering Inc.**

Land Planners.....Engineers.....Land Surveyors

6301 N.W. 8th Avenue, Suite B, Fort Lauderdale, Florida 33309

Phone (305) 772-6330

B3457 P0882

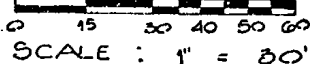


VERTICAL BOUNDARIES

# SANDALFOOT SQUIRE ONE, A CONDOMINIUM

## FIRST FLOOR

HOME AGAIN, INC.  
#55307-E  
ROBERT BOWMAN  
#47786E



SHEET 4 OF 9 SHEETS



### Keystone Engineering Inc.

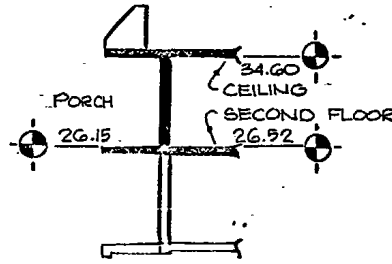
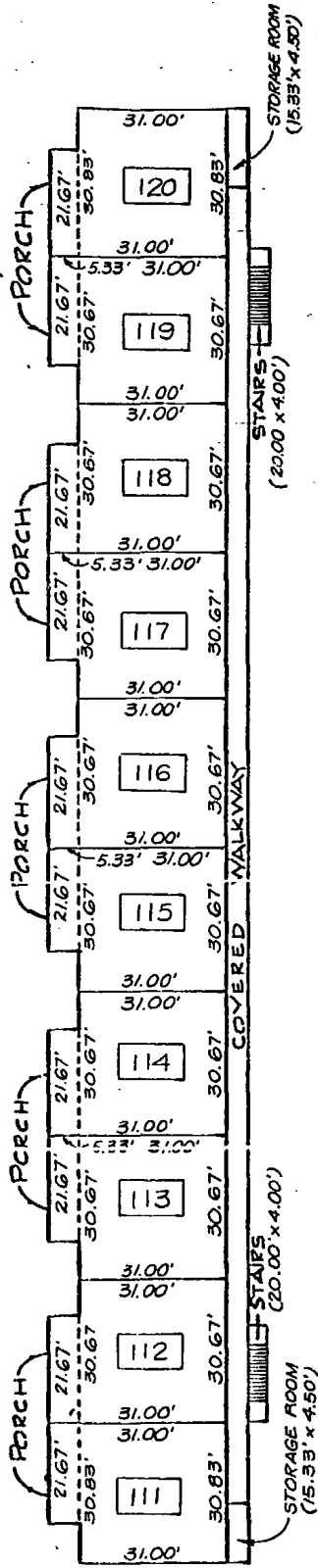
Land Planners.....Engineers.....Land Surveyors

6301 N.W. 9th Avenue, Suite B, Fort Lauderdale, Florida 33309

Phone (305) 772-6330



B3457 P0883



VERTICAL BOUNDARIES

# SANDALFOOT SQUIRE ONE, A CONDOMINIUM

## SECOND FLOOR

HOME AGAIN, INC.  
#55307-E  
ROBERT BOWMAN  
#47796E

0 15 20 40 50 60  
SCALE : 1" = 30'

SHEET 5 OF 9 SHEETS



### Keystone Engineering Inc.

Land Planners ..... Engineers ..... Land Surveyors

6301 N.W. 9th Avenue, Suite B, Fort Lauderdale, Florida 33309

Phone (305) 772-6330

INGRESS AND EGRESS EASEMENT  
FROM S.W. 3RD STREET LEADING TO THE  
REAL PROPERTY OF SANDALFOOT SQUIRE ONE  
A CONDOMINIUM:

A PORTION OF TRACT "A", "SANDALFOOT SQUIRE PHASE II", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 36 AT PAGE 116 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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B3457 P0884

HOME AGAIN, INC.  
#55307-E

ROBERT BOWMAN  
#47796-E

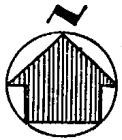


**Keystone Engineering Inc.**

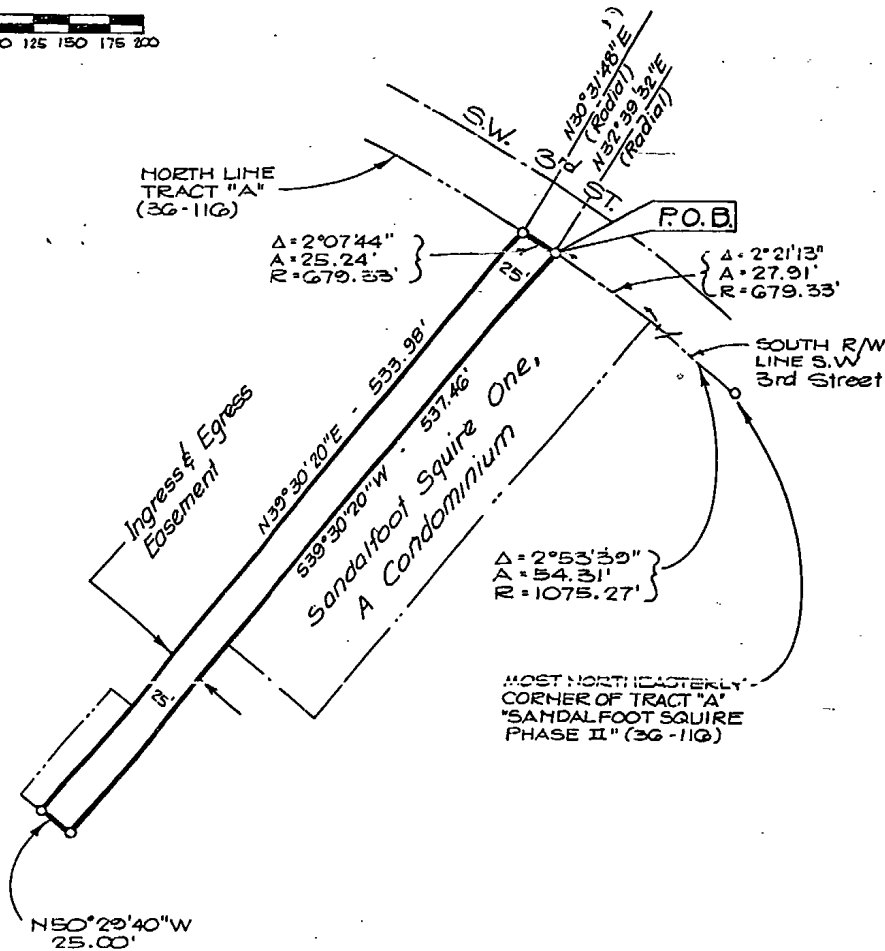
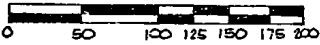
Land Planners.....Engineers.....Land Surveyors

8301 N.W. 9th Avenue, Suite B, Fort Lauderdale, Florida 33309

Phone (305) 772-6330



SCALE: 1" = 100'



B3457 P0885

### SANDALFOOT SQUIRE ONE

• A Condominium •

## INGRESS & EGRESS EASEMENT

HOME AGAIN, INC.  
#55307 - E  
ROBERT BOWMAN  
#47786 - E

-43-

SHEET 7 OF 9 SHEETS



## Keystone Engineering Inc.

Land Planners ..... Engineers ..... Land Surveyors

8301 N.W. 9th Avenue, Suite B, Fort Lauderdale, Florida 33309

Phone (305) 772-6330

GENERAL NOTES

1.) DESCRIPTION OF UNITS

- A.) EACH UNIT IS COMPOSED OF THAT APARTMENT AND SCREENED PORCH.
- B.) THE BOUNDARY LINES OF EACH APARTMENT AND PORCH ARE THE SPACE BOUND BY A VERTICAL PROJECTION OF THE APARTMENT AND PORCH BOUNDARY LINES AS SHOWN AND BY THE HORIZONTAL PLANES OF THE FLOOR AND CEILING ELEVATIONS AS NOTED.
- C.) APARTMENT AND PORCH DIMENSIONS ARE AVERAGE TO THE UNFINISHED WALLS, TO THE VERTICAL PROJECTION OF THE APARTMENT AND PORCH BOUNDARIES AS SHOWN AND TO FINISHED CEILING AND FLOOR AS NOTED.

2.) DESCRIPTION OF COMMON ELEMENTS

- A.) THE PORTIONS OF THE CONDOMINIUM PROPERTY NOT INCLUDED IN THE UNITS
  - B.) ALL BEARING WALLS LOCATED WITHIN AN APARTMENT CONSTITUTE PARTS OF THE COMMON ELEMENTS TO THE UNFINISHED SURFACE OF SAID WALLS.
  - C.) ALL CONDUITS AND WIRE TO OUTLETS AND ALL OTHER UTILITY LINES TO OUTLETS REGARDLESS OF LOCATION, CONSTITUTE PARTS OF THE COMMON ELEMENTS.
- 3.) EACH UNIT SHALL HAVE AS AN APPURTENANCE THERETO AN UNDIVIDED SHARE OF THE COMMON ELEMENTS AS THE SAME ARE DESCRIBED AND SET FORTH IN THE DECLARATION OF THIS CONDOMINIUM AND IN THE INSTRUMENTS THEREIN REFERRED TO AND THIS CONDOMINIUM IS CREATED UNDER A DECLARATION THEREOF AS PROVIDED FOR BY CHAPTER 718, FLORIDA STATUTES, THE CONDOMINIUM ACT.
- 4.) EACH UNIT SHALL BE PROVIDED A PARKING SPACE IN THE PARKING AREA SHOWN ON SHEET 3 OF 9 SHEETS OF THIS EXHIBIT AS PROVIDED FOR IN THE DECLARATION OF CONDOMINIUM.
- 5.) ADDITIONAL NOTES ON INDIVIDUAL SHEETS.

B3457-P0886

HOME AGAIN, INC.  
#55307-E

ROBERT BOWMAN  
#47786E

-44-

SHEET 8 OF 9 SHEETS



**Keystone Engineering Inc.**

Land Planners.....Engineers.....Land Surveyors

6301 N.W. 9th Avenue, Suite B, Fort Lauderdale, Florida 33309

Phone (305) 772-6330

SANDALFOOT SQUIRE ONE


A CONDOMINIUM

THIS CERTIFICATION MADE THIS 30th DAY OF JANUARY, 1981, BY THE UNDERSIGNED REGISTERED LAND SURVEYOR AUTHORIZED TO PRACTICE IN THE STATE OF FLORIDA IS MADE PURSUANT TO THE PROVISIONS OF SECTION 719.124(4)(c) OF THE FLORIDA STATUTES EFFECTIVE JANUARY 1, 1977, AS AMENDED, AND CERTIFIES THAT THE SURVEY AND PLOT PLAN, DESCRIPTION, FLOOR PLANS, GRAPHIC DESCRIPTIONS AND OTHER MATERIAL, TOGETHER WITH THE DECLARATION, ARE IN SUFFICIENT DETAIL TO IDENTIFY THE COMMON ELEMENTS AND EACH UNIT, AND THEIR RELATIVE LOCATIONS AND APPROXIMATE DIMENSIONS. FURTHER, THIS IS A CERTIFICATION THAT THIS SURVEY AND PLOT PLAN, DESCRIPTION, FLOOR PLANS, GRAPHIC DESCRIPTION AND OTHER MATERIAL IN CONNECTION HERewith AND THE CONSTRUCTION OF THE IMPROVEMENTS IS SUBSTANTIALLY COMPLETE SO THAT THE MATERIAL, TOGETHER WITH THE PROVISIONS OF THE DECLARATION DESCRIBING THE CONDOMINIUM PROPERTY IS AN ACCURATE REPRESENTATION OF THE LOCATION AND DIMENSIONS OF THE IMPROVEMENTS, AND THAT THE IDENTIFICATION, LOCATION, AND DIMENSIONS OF THE COMMON ELEMENTS AND OF EACH UNIT CAN BE DETERMINED FROM THESE MATERIALS.

KEYSTONE ENGINEERING, INC.

RECORDER'S MEMO: Legibility of Writing, Typing or Printing unsatisfactory in this document when received.

BY:

  
LOREN T. KELLER, PRESIDENT  
REGISTERED LAND SURVEYOR #1612  
STATE OF FLORIDA

B3457 P0887

HOME AGAIN, INC.  
# 59307-E

ROBERT BOWMAN  
PL 27812

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SHEET 9 OF 9 SHEETS



**Keystone Engineering Inc.**

Land Planners.....Engineers.....Land Surveyors

8301 N.W. 9th Avenue, Suite B, Fort Lauderdale, Florida 33309

Phone (305) 772-6330

# State of Florida



## Department of State

I certify that the attached is a true and correct copy of the Articles of Incorporation of

SANDALFOOT SQUIRE PHASE II ASSOCIATION, INC.

filed on the 24th day of May, A. D., 1979

The Charter Number for this corporation is 747353



CORP 104 Rev 1-79

Given under my hand and the Great  
Seal of the State of Florida, at  
Tallahassee, the Capital, this the  
24th day of May, 1979.

*[Signature]*  
Secretary of State

FLORIDA — STATE OF THE ARTS

B3457 P0888

ARTICLES OF INCORPORATION

OF :

SANDALFOOT SQUIRE PHASE II ASSOCIATION, INC.

WE, the undersigned, hereby associate ourselves together for the purpose of forming a non-profit Corporation under the laws of the State of Florida, pursuant to Florida Statutes, Chapter 617, and hereby certify as follows:

ARTICLE I

The name of this Corporation shall be: SANDALFOOT SQUIRE PHASE II ASSOCIATION, INC.

ARTICLE II

The general purpose of this non-profit Corporation shall be as follows:

To be the "Association" (as defined in the Condominium Act of the State of Florida, F.S. 718.101 et seq.), for the operation of the several condominiums being created pursuant to the Condominium Act in Delray Beach, Palm Beach County, Florida, and to be known (in numerical sequence) as "SANDALFOOT SQUIRE EIGHT, a Condominium", "SANDALFOOT SQUIRE NINE, a Condominium", "SANDALFOOT SQUIRE ONE, a Condominium", and "SANDALFOOT SQUIRE TWO, a Condominium", and as such Association, to operate and administer said Condominiums and carry out the functions and duties of said Condominiums as set forth in their respective Declarations of Condominium established for said Condominiums and as provided in F.S. Section 718.111. Said condominium are herein called "Condominium" and the Declarations of Condominium whereby the same has or will be created are herein called "Declaration".

ARTICLE III

The members of this Corporation shall constitute all of the record owners of condominium parcels of the Condominium. After receiving the approval of the corporation, as required under the Declaration, change of membership in this corporation shall be established by recording in the Public Records of Palm Beach County, Florida a deed or other instrument establishing record title to a condominium parcel and the delivery to the corporation of a certified copy of such instrument, the owner designated by such instrument thereby becoming a member of the corporation. The membership of the prior owner of such condominium parcel shall be thereby terminated.

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ARTICLE IV

The existence of the corporation shall be perpetual unless the Condominium is terminated pursuant to the provisions of its Declaration and in the event of such termination, the corporation shall be dissolved in accordance with law.

ARTICLE V

The names and residences of the Subscribers to these Articles of Incorporation are:

Robert Bowman	19 West Flagler Street Miami, Florida
Richard Altshuler	19 West Flagler Street Miami, Florida
Harry Zuckerman	19 West Flagler Street Miami, Florida

ARTICLE VI

The affairs of the Association shall be managed by its Board of Administration, which shall be not less than three nor more than nine in number. The officers of the corporation shall be a President, Vice President, Treasurer, Secretary and Assistant Secretary, which officers shall be elected annually by the Board of Administration.

ARTICLE VII

The names of the officers who are to serve until the first election of officers, pursuant to the terms of the Declaration of Condominium and By-Laws, are as follows:

Robert Bowman	President
Harry Zuckerman	Vice President
Richard Altshuler	Secretary

The same persons shall constitute the first Board of three Administrators and shall serve until the first election of the Board of Administration at the first regular meeting of the membership.

ARTICLE VIII

The name of the Resident Agent and street address of the office, place of business or location for the service of process within this State is Richard Altshuler, 19 West Flagler Street,

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Miami, Dade County, Florida; and he has signified his acceptance of such appointment by subscribing these Articles.

#### ARTICLE IX

The original By-Laws are to be made by the Board of Administration and/or declarer under such Declaration. The same may thereafter be amended, altered or rescinded only in accordance with the provisions of such By-Laws and the Declaration relating to amendment.

#### ARTICLE X

These Articles of Incorporation may only be amended in accordance with the provisions of the Declaration relating to amendment, by resolution approved by not less than a majority of the Board of Administration and 75 per cent of the members of the Association, or by agreement of all Members.

#### ARTICLE XI

The corporation shall have all of the following powers:

All of the powers set forth and described in Section 617.021 of the Florida Statutes not repugnant to any of the provisions of Chapter 718 of the Florida Statutes.

All of the powers of an Association as set forth in Chapter 718 of the Florida Statutes.

To acquire and enter into agreements whereby it acquires leaseholds, memberships or other possessory or use interest in lands or facilities including but not limited to country clubs, golf courses, marinas, and other recreational facilities, whether or not contiguous to the lands of the Condominium, intended to provide for the enjoyment, recreation, or other use or benefit of the unit owners.

To contract with a third party for the management of the Condominium and to delegate to the Contractor all powers and duties of this corporation except such as are specifically required by the Declaration and/or the By-Laws to have the approval of the Board of Administration or the membership of the corporation.

To acquire by purchase or otherwise condominium parcels of the Condominium, subject nevertheless to the provisions of the Declaration and/or By-Laws relative thereto.

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being by me first duly sworn, acknowledged that they executed the foregoing Articles of Incorporation of SANDALFOOT SQUIRE PHASE II ASSOCIATION, INC., a Florida corporation not for profit, for the purposes therein expressed.

WITNESS my hand and official seal at Miami , said County and State, this 23 day of May , 1979.

*Maria Gonzales O'Leary*  
NOTARY PUBLIC, State of Florida  
at Large.

My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA AT LARGE  
MY COMMISSION EXPIRES MARCH 5 1982  
BONDED THRU GENERAL INS. UNDERWRITERS

ACCEPTANCE OF RESIDENT AGENT

I CERTIFY that I am a permanent resident of Dade County, residing at 19 West Flagler Street, Miami, Florida. I hereby accept the foregoing designation as Resident Agent.

Signed this            day of            , 1979.

*Richard Altshuler*  
RICHARD ALTSHULER

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EXHIBIT 5

BY-LAWS

OF

SANDALFOOT SQUIRE PHASE II ASSOCIATION, INC.

A Non-profit Florida Corporation

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1. Identity. These are the By-Laws of SANDALFOOT SQUIRE PHASE II ASSOCIATION, INC., herein called the "Association", a non-profit Florida corporation, organized pursuant to Chapter 617, Florida Statutes, and Section 718.111, Florida Statutes, for the purpose of administering the condominiums in Sandalfoot Squire Phase II Community, in Boca Raton, Palm Beach County, Florida.

As used herein, the word "Corporation" shall be the equivalent of "Association" as defined in the Declaration of Condominium to which these By-Laws are attached. "Condominium" means each condominium in the Community. All other words, as used herein, shall have the same definitions as attributed to them in the Declaration of Condominium to which these By-Laws are attached.

.1 Office. The office of the Association shall temporarily be at the administrative offices of Sandalfoot Squire Phase II Community situate upon portions of the recreational facilities.

.2 Fiscal Year. The fiscal year of the Association shall be the calendar year.

2. Members.

.1 Qualification. The members of the Association shall consist of all of the record owners of apartments.

.2 Change of Membership. After receiving the approval of the Association elsewhere required, change of membership in the Association shall be established by recording in the Public Records a deed or other instrument establishing a record title to an apartment in the condominium and the delivery to the Association of a certified copy of such instrument, the owner designated by such instrument thereby becoming a member of the Association. The membership of the prior owners shall be thereby terminated.

.3 Voting Rights. The members of the Association shall be entitled to cast one vote for each apartment owned by them.

.4 Designation of Voting Representative. If an apartment is owned by one person, his right to vote shall be established by the record title to his apartment. If an apartment is owned by more than one person, the person entitled to cast the vote for the apartment shall be designated by a certificate signed by all of the record owners of the apartment and filed with the Secretary of the Association. If an apartment is owned by a corporation, the person entitled to cast the vote for the apartment shall be designated by a certificate of appointment signed by the President or Vice President and attested by the Secretary or

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Assistant Secretary of the corporation and filed with the Secretary of the Association. Such certificate shall be valid until revoked or until superseded by a subsequent certificate or until a change in the ownership of the apartment concerned. A certificate designating the person entitled to cast the vote of an apartment may be revoked by any owner thereof.

.5 Approval or Disapproval of Matters. Whenever the decision of an apartment owner is required on any matter, whether or not the subject of an Association meeting, such decision shall be expressed by the same person who would cast the vote of such owner if at an Association meeting, unless the joinder of record owners is specifically required by the Declaration or these By-Laws.

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

3. Members' Meetings.

.1 Annual Members' Meeting. The annual members' meeting shall be held at a place in Boca Raton selected by the Secretary at 7:30 P.M. Eastern Standard Time, on the first Thursday in April of each year for the purpose of electing directors and of transacting any other business authorized to be transacted by the members; provided, however, if that day is a legal holiday, the meeting shall be held at the same hour on the next day. The annual meeting may be waived by a unanimous agreement of the members, in writing. Notice of annual members' meetings shall be posted in a conspicuous place on the condominium property at least 14 days prior to the annual meeting.

.2 Special Members' Meetings. Special members' meetings shall be held whenever called by a majority of the board of administration and must be called by such administrators upon receipt of a written request from members entitled to cast 75 per cent of the votes of the entire membership.

.3 Notice of All Members' Meetings. Notice of all members' meetings, stating the time and place and the objects for which meeting is called, shall be given unless waived in writing. Such notice shall be in writing and furnished to each member, by certified mail unless waived by the member in writing, at his address as it appears on the books of the Association and shall be mailed not less than 14 days prior to the date of the meeting. Notice of meeting may be waived before or after meetings.

.4 Quorum. A quorum at members' meetings shall consist of persons entitled to cast a majority of the votes of the Association. The acts approved by a majority of those present at a meeting which a quorum is present shall constitute the acts of the members, except where approval by a greater number of members is required by the Declaration of Condominium or these By-Laws. The joinder of a member in the action of a meeting by signing and concurring in the minutes thereof shall constitute the presence of such member for the purpose of determining a quorum.

.5 Proxies. Votes may be cast in person or by proxy. Proxies may be made by any person entitled to vote and shall be valid only for the particular meeting designated therein and must

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be filed with the Secretary before the appointed time of the meeting or any adjournment thereof.

.6 Adjourned Meetings. If any meeting of members cannot be organized because a quorum has not attended, the members who are present, either in person or by proxy, may adjourn the meeting from time to time until a quorum is present.

.7 Order of Business. The order of business at annual members' meetings, and as far as practical at all other members' meetings, shall be:

- (a) Calling of the roll and certifying of proxies.
- (b) Proof of notice of meeting or waiver of notice.
- (c) Reading and disposal of any unapproved minutes.
- (d) Reports of officers.
- (e) Reports of committees.
- (f) Election of Board of Administration.
- (g) Unfinished business.
- (h) New business.
- (i) Adjournment.

.8 Proviso. Provided, however that until the Developer of the condominium has completed, sold and conveyed all of the apartments in Sandalfoot Squire Phase II Community development or until January 1, 1986, whichever shall first occur, the proceedings of all meetings of the members of the Association shall have no effect unless approved by the Board of Administration.

#### 4. Board of Administration.

.1 Membership. The affairs of the Association shall be managed by a board of three administrators, which will be expanded automatically to nine when unit owners other than the Developer own fifteen (15%) percent or more of the units that will be operated ultimately by the Association. After the Developer has completed, sold and conveyed all of the apartments in Sandalfoot Squire Phase II Community, or after January 1, 1986, or until transfer of Association control has been made pursuant to applicable Florida Statutes, whichever shall first occur, each administrator shall be a person entitled to cast a vote in the Association.

.2 Determination of Administrators. The Administrators shall be elected by a plurality of the votes cast at the annual meeting of the members of the Association. Each member shall be entitled to vote for as many nominees as there are vacancies to be filled.

(a) Except as to vacancies provided by removal of administrators by members, vacancies in the board of administration occurring between annual meetings of members shall be filled by the remaining administrators.

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(b) Any administrator may be removed by concurrence of two-thirds of the members of the Association at a special meeting of the members called for that purpose. The vacancy in the board of administration so created shall be filled by the members of the Association at the same meeting.

(c) Provided, however, that until the Developer has completed, sold and conveyed all of the apartments of Sandalfoot Squire Phase II Community, or until the Developer has no substantial economic interest to justify retaining control, whichever occurs first, all administrators shall be designated by the Developer and need not be owners of apartments in the condominium and may not be removed by members as elsewhere provided. Thereafter, control of the Association shall be transferred to the unit owners according to the following guidelines: When unit owners other than the developer own fifteen percent (15%) or more of the units that will be operated ultimately by the Association, the unit owners other than the developer shall be entitled to elect not less than one third (1/3) of the administrators. Unit owners other than the developer shall be entitled to elect not less than a majority of the administrators of the Association three (3) years after conveyance by the developer have been made on fifty percent (50%) of the units that will be operated ultimately by the Association, or three (3) months after conveyance have been made by the developer on ninety percent (90%) of the units that will be operated ultimately by the Association, or when all of the units that will be operated ultimately by the Association have been completed and some of them have been sold and none of the other are being offered for sale by the developer in the ordinary course of business, or when some of the units have been conveyed to purchasers and none of the others are being constructed or offered for sale by the developer in the ordinary course of business, whichever shall first occur. The developer shall be entitled to elect not less than one (1) administrator as long as the developer holds for sale in the ordinary course of business any unit in any condominium operated by the Association.

.3 Term. The term of each administrator's service shall extend until the next annual meeting of the members and thereafter until his successor is duly elected and qualified or until he is removed in the manner elsewhere provided.

.4 Organization Meeting. The organization meeting of a newly elected board of administration shall be held within 10 days of their election at such place and time as shall be fixed by the administrators at the meeting at which they were elected, and no further notice of the organization meeting shall be necessary.

.5 Regular Meetings. Regular meetings of the board of administration may be held at such time and place as shall be determined, from time to time, by a majority of the administrators. Notice of regular meetings shall be given to each administrator, personally or by mail, telephone or telegraph at least 3 days prior to the day named for such meeting. Notice of such meetings shall also be posted conspicuously on the condominium property at least 48 hours in advance, except in an emergency, board meetings shall be open to all unit owner.

.6 Special Meetings. Special meetings of the administrators may be called by the President and must be called by the Secretary at the written request of one-third of the administrators.

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Not less than 3 days' notice of the meeting shall be given personally or by mail, telephone or telegraph, which notice shall state the time, place and purpose of the meeting.

.7 Waiver of Notice. Any administrator may waive notice of a meeting before or after the meeting and such waiver shall be deemed equivalent to the giving of notice.

.8 Quorum. A quorum at administrators' meetings shall consist of a majority of the entire board of administration. The acts approved by a majority of those present at a meeting at which a quorum is present shall constitute the acts of the board of administration, except where approval by a greater number of administrators is required by the Declaration of Condominium or these By-Laws.

.9 Adjourned Meetings. If at any meeting of the board of administration there be less than a quorum present, the majority of those present may adjourn the meeting from time to time until a quorum is present. At any adjourned meeting any business which might have been transacted at the meeting as originally called may be transacted without further notice.

.10 Joinder in Meeting by Approval of Minutes. The joinder of an administrator in the action of a meeting by signing and concurring in the minutes thereof shall constitute the presence of such administrator for the purpose of determining a quorum.

.11 Presiding Officer. The presiding officer of administrators' meetings shall be the President. In the absence of the President, the administrators present shall designate one of their number to preside.

.12 Administrators' Fees. Administrators' fees, if any, shall be determined by the members of the Association; provided, administrators designated by the Developer shall never under any circumstances be entitled to administrators' fees.

5. Powers and Duties of Board of Administration. All of the powers and duties of the Association existing under the Condominium Act, Declaration of Condominium and these By-Laws shall be exercised exclusively by the board of administration, its agents, contractors or employees, subject only to approval by apartment owners when such is specifically required. Such powers and duties of the administrators shall include but shall not be limited to the following, subject, however, to the provisions of the Declaration of Condominium and these By-Laws:

.1 Assess. To make and collect assessments against members to defray the costs and expenses of the condominium.

.2 Disburse. To use the proceeds of assessments in the exercise of its powers and duties.

.3 Maintain. To maintain, repair, replace and operate the condominium property.

.4 Insure. To purchase insurance upon the condominium property and insurance for the protection of the Association and its members.

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.5 Reconstruct. To reconstruct improvements after casualty and further-improve the condominium property.

.6 Regulate. To make and amend reasonable rules and regulations respecting the use of the property in the condominium in the manner provided by the Declaration of Condominium.

.7 Approve. To approve or disapprove of the transfer, mortgage and ownership of apartments in the manner provided by the Declaration of Condominium.

.8 Management Contract. To contract for management of the condominium and to delegate to the contractor all powers and duties of the Association except such as are specifically required by the Declaration of Condominium or these By-Laws to have approval of the board of administration or the membership of the Association.

.9 Acquire Interests. To acquire and enter into agreements whereby it acquires leaseholds, memberships, and other possessory or use interest in lands or facilities whether or not contiguous to the lands of the condominium intended to provide for the enjoyment, recreation or other use and benefit of the apartment owners and to declare expenses in connection therewith to be common expenses.

.10 Enforce. To enforce by legal means the provisions of the Condominium Act, the Declaration of Condominium, the Articles of Incorporation, the By-Laws, and the regulations for the use of the property in the condominium.

.11 Purchase Apartments. To purchase apartments in this Condominium, subject to the provisions of the Declaration of Condominium.

## 6. Officers.

.1 Officers and Election. The executive officers of the association shall be a President, who shall be an administrator, a Vice President, who shall be an administrator, a Treasurer, a Secretary and an Assistant Secretary, all of whom shall be elected annually by the board of administration and who may be preemptorily removed by vote of the administrators at any meeting. Any person may hold two or more offices except that the President shall not also be the Secretary or an Assistant Secretary. The board of administration shall from time to time elect such other officers and designate their powers and duties as the board shall find to be required to manage the affairs of the Association.

.2 President. The President shall be the chief executive officer of the Association. He shall have all of the powers and duties which are usually vested in the office of the president of an association, including but not limited to the power to appoint committees from among the members from time to time, as he may in his discretion determine appropriate, to assist in the conduct of the affairs of the Association. He shall serve as chairman of all board and members' meetings.

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.3 Vice President. The Vice President shall in the absence or disability of the President exercise the powers and perform the duties of the President. He shall also generally assist the President and exercise such other powers and perform such other duties as shall be prescribed by the administrators.

.4 Secretary. The Secretary shall keep the minutes of all proceedings of the administrators and the members. He shall keep the minutes of the meetings of the board and the officers in a book available for inspection by unit owners, or their authorized representatives, and board members at any reasonable time. He shall attend to the giving and serving of all notices to the members and administrators and other notices required by law. He shall keep the records of the Association, except those of the Treasurer, and shall perform all other duties incident to the office of secretary of an association and as may be required by the Administrators or the President. The Assistant Secretary shall perform the duties of the Secretary when the Secretary is absent. The duties of the Secretary may be fulfilled by a manager employed by the Association.

.5 Treasurer. The Treasurer shall have custody of all property of the Association, including funds, securities and evidences of indebtedness. He shall keep the books of the Association in accordance with good accounting practices; and he shall perform all other duties incident to the office of Treasurer. The duties of the Treasurer may be fulfilled by a manager employed by the Association.

.6 Compensation. The compensation of all officers shall be fixed by the members at their annual meeting. No officer who is a designee of the Developer shall receive any compensation for his services as such.

.7 Indemnification of Administrators and Officers. Every administrator and every officer of the Association shall be indemnified by the Association against all expenses and liabilities, including counsel fees, reasonably incurred by or imposed upon him in connection with any proceeding to which he may be a party, or in which he may become involved, by reason of his being or having been an administrator or officer at the time such expenses are incurred, except in such cases wherein the administrator or officer is adjudged guilty of willful misfeasance or malfeasance in the performance of his duties; provided that in the event of a settlement the indemnification herein shall apply only when the board of administration approves such settlement and reimbursement as being for the best interests of the Association. The foregoing rights of indemnification shall be in addition to and not exclusive of all other rights to which such administrator or officer may be entitled.

7. Fiscal Management. The provisions for fiscal management of the Association set forth in the Declaration of Condominium shall be supplemented by the following provisions:

.1 Accounts. The funds and expenditures of the Association shall be credited and charged to separate accounts for each Condominium under the following classifications as shall

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be appropriate:

(a) Current Expense. Current expense shall include all funds and expenditures to be made within the year for which the funds are budgeted and may include a reasonable allowance for contingencies and working funds. The balance in this fund at the end of each year shall be applied to reduce the assessments for current expense for the succeeding year or to fund reserves.

(b) Reserve for Deferred Maintenance. Reserve for deferred maintenance shall include funds for maintenance items which occur less frequently than annually.

(c) Reserve for Replacement. Reserve for replacement shall include funds for repair or replacement required because of damage, depreciation or obsolescence.

.2 Budget. The board of administration shall adopt a budget for each calendar year which shall include the estimated funds required to defray the current expense and may provide funds for the foregoing reserves. Notice of the board meeting to adopt the budget shall be given in compliance with F.S. Section 718.112(2)(a).

.3 Assessments. Assessments against the apartment owners for their shares of the items of the budget shall be made for the calendar year annually in advance on or before December 20 preceding the year for which the assessments are made. Such assessments shall be due in 12 equal monthly payments, one of which shall come due on the first day of each month of the year for which the assessments are made. If an annual assessment is not made as required, an assessment shall be presumed to have been made in the amount of the last prior assessment and monthly payments thereon shall be due upon the 1st day of each month until changed by an amended assessment. In the event the annual assessment proves to be insufficient, the budget and assessments therefor may be amended at any time by the board of administration. The unpaid assessment for the remaining portion of the calendar year for which the amended assessment is made shall be due on the first day of the month next succeeding the month in which such amended assessment is made or as otherwise provided by the board of administration. Until the first annual assessment shall be determined by the board of administration of the Association, assessments shall be as reflected in the Developer's proposed budget.

.4 Depository. The depository of the Association will be such banks and/or savings and loan associations in Florida as shall be designated from time to time by the board of administration and in which the monies of the Association shall be deposited. Withdrawals of monies from such accounts shall be only by checks signed by such persons as authorized by the board.

.5 Fidelity Bonds. Fidelity bonds shall be required by the board of administration from all persons handling or responsible for association funds. The amount of such bonds shall be determined by the board. The premiums on such bonds shall be paid by the Association.

8. Parliamentary Rules. Roberts' Rules of Order (latest edition) shall govern the conduct of Association meetings when not

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in conflict with the Declaration of Condominium or these By-Laws.

9. Amendment. The By-Laws may be amended in the manner set forth in the Declaration.

10. Standing Committees.

.1 Membership. Each standing committee shall include at least one member of the Board of Administration and at least one unit owner who is not an administrator. In addition, the immediate past president of the Association shall be an ex-officio member of each standing committee. Each such committee shall have as many members as the Board may determine are required to fulfill the committee's functions. Subject to the foregoing, the President shall appoint all committee members. The Board, by majority vote, may remove members for cause; and unanimously without cause.

.2 Term. Every member of a standing committee shall serve until the installation of a newly elected President.

.3 Committees and their respective functions.

(a) Fiscal Affairs. This committee shall have responsibility for preparation of the annual budget, establishment of adequate reserves, and periodic review of the insurance program. It shall also oversee collection and disbursement of assessments and expenses, and other receipts and disbursements of association moneys.

(b) Personnel, Grounds and Equipment. This committee shall oversee the maintenance and preservation of the common elements, including the grounds, equipment and personnel to assure the smooth operation and functioning of the physical elements of the Community, and shall direct the efforts of the manager.

(c) Liaison Committee. This committee shall serve as the communication link between the Board and third parties such as the Developer, local municipal authorities, unit mortgagees, and counsel for the Association.

(d) Unit Owner Relations. This committee should formulate, review and publish house rules and regulations and maintain two-way communication between the board and the individual members of the Association. It will also receive and review applications for membership and make recommendations thereon to the Board.

(e) Social Affairs. This committee should plan and carry out social events for the residents of the Community of Sandalfoot Squire Phase II. It may also publish news letter or bulletins covering local events.

.4 Jurisdiction. Within the limits of the Board's own jurisdiction, any committee may be expressly empowered by the Board to fulfill its functions without further review by the Board. Otherwise the action of the committees shall only be advisory.

.5 Reports. Each committee shall keep minutes of their proceedings and shall file a copy with the Secretary of the Association. A summary of all committee proceedings shall be presented to the annual meeting. A reasonable time within which to file such minutes and reasonable hours of inspection by interested members may be fixed by the Board of Administration.

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LEGAL DESCRIPTION

OF

SANDALFOOT SQUIRE PHASE II COMMUNITY

A portion of Block 81, PALM BEACH FARM'S COMPANY'S PLAT NO. 3, as recorded in Plat Book 2, page 53, of the Public Records of Palm Beach County, Florida, being more particularly described as follows:

Commencing at the intersection of the centerline of that certain 50 FOOT ROAD reservation lying East of and adjacent to Lot 56 of said Block 81 and the centerline of that certain 30 foot road reservation lying South of and adjacent to said Lot 56; thence North  $89^{\circ}59'03''$  West along the centerline of said 30 foot road reservation a distance of 639.987 feet; thence North  $02^{\circ}41'45''$  West a distance of 338.334 feet to the Point of Curvature of a circular curve concave to the Southwest having a radius of 1075.27 feet; thence run Northwesterly along said curve through a central angle of  $52^{\circ}17'30''$ , for an arc distance of 981.36 feet to a Point of compound curvature of a circular curve concave to the South having a radius of 679.33 feet; thence Northwesterly along said curve through a central angle of  $21^{\circ}08'56''$  for an arc distance of 250.753 feet to the point of beginning; thence South  $39^{\circ}30'20''$  West a distance of 287.00 feet; thence South  $15^{\circ}47'48''$  East a distance of 108.145 feet; thence South  $50^{\circ}29'40''$  East a distance of 79.00 feet; thence South  $39^{\circ}30'20''$  West a distance of 169.00 feet; thence North  $50^{\circ}29'40''$  West a distance of 165.00 feet; thence South  $39^{\circ}30'20''$  West a distance of 175.00 feet to a point on a circular curve, said curve being concave to the Northeast and having a radius of 1394.093 feet, the radius point bears North  $43^{\circ}41'34''$  East; thence Southeasterly along said curve through a central angle of  $13^{\circ}22'33''$ , for an arc distance of 323.12 feet to a point; thence North  $39^{\circ}30'20''$  East a distance of 746.616 feet to a point of tangency of a circular curve concave to the Southwest, having a radius of 1075.27 feet; thence Northwesterly along the arc of said curve, through a central angle of  $04^{\circ}29'35''$ , for an arc distance of 84.321 feet to the point of compound curvature of a circular curve concave to the South having a radius of 679.33 feet; thence Northwesterly along said curve through a central angle of  $21^{\circ}08'56''$  for an arc distance of 250.753 feet to the Point of Beginning.

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