

N160000002064

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

PICK-UP WAIT MAIL

(Business Entity Name)

(Document Number)

Certified Copies _____ Certificates of Status _____

Special Instructions to Filing Officer:

Office Use Only



800282688888

RECEIVED
FEB 29 11:10:53
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

FILED
16 FEB 29 11:12:57
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

FEB 29 2016

T SCHROEDER

CORPORATION SERVICE COMPANY
1201 Hays Street
Tallahassee, FL 32301
Phone: 850-558-1500

ACCOUNT NO. : I20000000195

REFERENCE : 036520 160406A

AUTHORIZATION :

Spencer

COST LIMIT : \$ 70.00

ORDER DATE : February 26, 2016

ORDER TIME : 9:32 AM

ORDER NO. : 036520-005

CUSTOMER NO: 160406A

DOMESTIC FILING

NAME: GOLF RIDGE ESTATES HOMEOWNERS'
ASSOCIATION, INC.

EFFECTIVE DATE:

XX ARTICLES OF INCORPORATION
 CERTIFICATE OF LIMITED PARTNERSHIP
 ARTICLES OF ORGANIZATION

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

 CERTIFIED COPY
XX PLAIN STAMPED COPY
 CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Melissa Zender - EXT. 62956

EXAMINER'S INITIALS: _____

**ARTICLES OF INCORPORATION
OF
GOLF RIDGE ESTATES
HOMEOWNERS' ASSOCIATION, INC.**

The undersigned hereby associate themselves for the purpose of forming a corporation not-for-profit under Chapter 617 and Chapter 720, Florida Statutes, and certify as follows:

ARTICLE I

The name of the corporation shall be: Golf Ridge Estates Homeowners' Association, Inc., which corporation shall hereinafter be referred to as the "Association." The Association is NOT a condominium Association under Chapter 718, Florida Statutes.

**ARTICLE II
Principal Office**

The principal office and mailing address of the Association shall be 3801 Bayview Drive, Fort Lauderdale, Florida 33308, or at such other place as may be subsequently designated by the Board of Directors. All books and records of the Association shall be kept at its principal office or at such other place as may be designated by the Board of Directors.

**ARTICLE III
Definitions**

Unless otherwise provided herein to the contrary, all capitalized terms used herein shall have the same definitions as those set forth in that certain Declaration of Covenants, Restrictions and Easements for Association (said declaration as may be amended from time to time is hereinafter referred to as the "Declaration"), recorded or to be recorded by Golf Ridge Estates, Inc., a Florida corporation, in the Public Records of Broward County, Florida as same may be amended from time to time, unless the context requires otherwise.

**ARTICLE IV
Purpose**

This Association does not contemplate pecuniary gain or profit to its Members, and is formed for the purpose of providing for the maintenance, preservation and architectural control of the Lots and Common areas within that certain tract of land more particularly described in the Declaration and to promote the health, safety and welfare of the residents within the Association and any additions thereto as may hereafter be brought within the jurisdiction of this Association.

The purposes and objects of the Association shall be to administer the operation and management of the improvements and common amenities to be located on certain property in Broward County, Florida, legally described as:

FILED
SEP 29 12 31 PM '01
CLERK OF STATE
TALLAHASSEE, FLORIDA

See Exhibit "A" attached hereto
("Property").

And such areas outside of the Property pursuant to the Easements granted to the Property Owner as set forth in the Declaration of Covenants and Restrictions to be filed and as set forth in the Public Records of Broward County, Florida. Such operation and management shall be in contemplation of and pursuant to the Declaration of Covenants and Restrictions and Easements of the Enclave Subdivision ("Declaration of Covenants and Restrictions") to be filed and the Construction, Operation and Easement Agreement recorded in Instrument No. 113030088 as amended from time to time, as the same are recorded in the Public Records of Broward County, Florida. The Association shall own, operate, lease, sell, trade and otherwise deal with such property, whether real or personal, as may be necessary or convenient in the administration of same in order to foster a harmonious living environment for the residents of the thirty-six (36) single-family Lots ("Lot") to be constructed on the property hereinabove described, hereinafter referred to as the "Property."

ARTICLE V
Powers

The Association shall have the following powers:

1. The Association shall have all of the powers that are reasonably necessary and convenient to implement the purposes of the Association, as hereinabove set forth including, but not limited to, the following:

1.1. To make, establish and enforce reasonable rules and regulations governing the use of the Property pursuant to the Declaration of Covenants and Restrictions.

1.2. To make and collect assessments against the members of the Association to defray the costs, expenses and losses incident to the Property and the Association pursuant to the terms of the Declaration of covenants and Restrictions, the Articles and By-Laws.

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

1.4 To undertake the maintenance, repair, replacement and operation of the driveways and common amenities of the Property and the property owned or leased by the Association for the benefit of its members.

1.5 To purchase insurance upon the Property and insurance for the protection of the Association and its members.

1.6 To enforce by legal means the provisions of the Declaration of Covenants and Restrictions, these Articles of Incorporation, the By-Laws of the Association and the rules and regulations for the use of the Property.

1.7 To contract for the management, maintenance, repair and replacement of the

16 FEB 29 12:57
SECRETARY OF STATE
TALLAHASSEE, FLORIDA
FILED

improved streets and common amenities and the Property, in general.

1.8 To employ personnel and/or independent contractors necessary to perform the services required for the proper operation of the business of the Association.

1.9 To borrow money on behalf of the Association as needed.

1.10 Acquire (by gift, purchase or otherwise), own, hold, improve, build upon, operate, repair, maintain, convey, sell, lease, transfer, dedicate for public use or otherwise dispose of real or personal property, buildings, improvements, fixtures, in connection with the affairs of the Association; and

1.11 Dedicate, sell or transfer all or any part of the Common Areas to any public agency, authority or utility for such purposes and subject to such conditions as may be agreed to by the Board of Directors. No such dedication or transfer shall be effective without obtaining consent of two-thirds (2/3) of the Members of the Association to such dedication, sale or transfer, in writing or by a vote at a duly called meeting of the Association, and unless prior written consent is obtained from the Declarant, for so long as the Declarant owns at least one (1) Lot in the Property.

1.12 Grant easements on or through the Common Areas or any portion thereof subject to the terms and provisions of the Declaration of Covenants and Restrictions, and to grant waivers or variances for encroachments into set-back lines or requirements and other matters, for good cause shown, in the discretion of the Board; and

1.13 Purchase insurance upon the Property or any part thereof and insurance for protection of the Association, its officers, directors and Owners subject to the terms and provisions of the Declaration of Covenants and Restrictions; and

1.14 All powers set forth in Chapter 617 and Chapter 720 Florida Statutes otherwise set forth herein.

2. All funds and the titles to all properties acquired by the Association and the proceeds thereof shall be held in trust for the members in accordance with the provisions of the Declaration of Covenants and Restrictions.

3. The Association shall make no distribution of income (in the form of dividends) to its members, directors or officers.

4. The powers of the Association shall be subject to and shall be exercised in accordance with the provisions of the Declaration of Covenants, Restrictions and Easements and the By-Laws of the Association (the "Governing Documents").

5. The powers of the Association shall be subject to and exercised in accordance with the provision of the Governing Documents. The Association shall have all of the powers and duties permitted by law, except as limited by the Governing Documents, and all of the powers and duties reasonably necessary to operate the Association.

FILED
16 FEB 29 12:57
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

**ARTICLE VI
Members**

1. The members of the Association shall consist of all of the record owners of the thirty-six (36) Lots located on the Property.

2. Transfer of membership in the Association shall be established by the recording in the Public Records of Broward County, Florida, of a deed establishing a record title to a Lot and the delivery to the Association of a certified copy of such instrument; and the owner or owners designated by such instrument shall thereby become a member or members of the Association. The membership in the Association of the prior owner or owners shall thereby be simultaneously terminated. Membership shall be subject to the Declaration of Covenants and Restrictions, and shall be restricted to the categories provided for therein and no other Members shall be admitted.

3. The share of a member in the funds and the assets of the Association cannot be assigned, hypothecated and/or transferred in any manner, except as an appurtenance to his or her Lot or Lots.

4. The members of the Association, singularly or collectively, shall be entitled to only one (1) vote for each Lot owned by them, respectively. The exact manner of exercising the voting rights when there are two (2) or more owners of a Lot shall be determined by the By-Laws and the Declaration of Covenants and Restrictions of the Association. The Directors of the Association may, after affording the Member an opportunity to be heard, suspend any person from voting and use of all or a portion of the facilities of the Association (except ingress and egress to such Member's Lot) during any period of time when there exists a violation by such Member of any provisions of the Declaration (including, but not limited to, the failure to make any payment of assessments, or otherwise, to the Association, when such payments are due and payable).

5. The foregoing is not intended to include persons or entities who hold an interest in a Lot merely as security for the performance of an obligation. Membership shall be appurtenant to and may not be separated from ownership of any Lot.

6. Any Person owning more than one Lot shall be entitled to cast the aggregate number of votes attributable to all Lots owned.

**ARTICLE VII
Directors**

1. The affairs of the Association shall be managed by a Board consisting of the number of directors as shall be determined by the By-Laws of the Association, but such number shall not be less than three (3). In the absence of a determination as to the number of members, the Board of Directors shall consist of three (3) directors.

2. The directors of the Association shall be elected at the annual meeting of the

16 FEB 29 12:57
SECRETARY OF STATE
TALLAHASSEE, FLORIDA
FILED

members in the manner determined by the By-Laws. Directors may be removed and vacancies on the Board of Directors shall be filled in the manner provided by the By-Laws and the Declaration of Covenants and Restrictions.

3. The Developer shall appoint the members of the first Board and their replacements, for so long as Developer is entitled to exercise all voting rights as set forth in the Declaration of Covenants and Restrictions, unless such control is sooner relinquished by the Developer, in its sole discretion, who shall hold office for the periods described in the By-Laws and the Declaration of Covenants and Restrictions. The first election of the majority directors by the membership of the Association shall be held within three (3) months from the date the developer of the Property, Golf Ridge Estates, Inc. ("Developer") shall have conveyed a total of thirty-two (32) Lots to Members.

4. The directors herein named shall serve until the first election of the directors by Association members, and any vacancies in their numbers occurring before the first election shall be filled as set forth in the By-Laws and the Declaration of Covenants and Restrictions.

5. The names and addresses of the members of the first Board of Directors who shall hold office until their respective successors are elected and have qualified, or until removed, are as follows:

<u>Name</u>	<u>Address</u>
Matthew E. Morrall	2850 North Andrews Avenue Fort Lauderdale, FL 33311
J.J. Sehlke	3801 Bayview Drive Fort Lauderdale, FL 33308
Michael R. Dayhoff	3801 Bayview Drive Fort Lauderdale, FL 33308

FILED
16 FEB 29 ... 12:57
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLE VIII
Officers

The affairs of the Association shall be administered initially by the officers named in these Articles of Incorporation. After the Developer has relinquished control of the Board of Directors, the officers shall be elected by the Board of Directors at its first meeting following the annual meeting of the members of the Association, and such officers shall serve at the pleasure of the Board of Directors. The names and addresses of the officers who shall serve until their successors are designated by the Board of Directors elected by the membership of the Association, are as follows:

Name and Address

Office

J.J. Sehlke

President

Michael R. Dayhoff

Vice President/Secretary/Treasurer

Matthew E. Morrall

Vice President

ARTICLE IX
Indemnification

1. Indemnity. The Association shall indemnify any person who was or is a party or is threatened to be made a party to any threatened, pending or contemplated action, suit or proceeding, whether civil, criminal, administrative or investigative, by reason of the fact that he is or was a director, employee, officer or agent of the Association, against expenses (including reasonable attorneys' fees at all judicial levels), judgments, fines and amounts paid in settlement, actually and reasonably incurred by him in connection with such action, suit or proceeding, unless: (a) a court of competent jurisdiction determines, after all available appeals have been exhausted or not pursued by the proposed indemnitee, that he did not act in good faith, nor in a manner he reasonably believed to be in or not opposed to the best interest of the Association, and with respect to any criminal action or proceeding that he had reasonable cause to believe this conduct was unlawful, and (b) such court further specifically determines that indemnification should be denied. The termination of any action, suit or proceeding by judgment, order, settlement, conviction or upon plea of nolo contendere or its equivalent shall not, of itself, create a presumption that the person did not act in good faith and in a manner which he reasonably believed to be in or not opposed to the best interest of the Association, and, with respect to any criminal action or proceeding, have reasonable cause to believe that his conduct was unlawful.

2. Expenses. To the extent that a director, officer, employee or agent of the Association has been successful on the merits or otherwise in defense of any action, suit or proceeding referred to in Paragraph 1 of this Article IX, or in defense of any claim, issue or matter therein, he shall be indemnified against expenses (including attorneys' fees and appellate attorneys fees) actually and reasonably incurred by him in connection therewith. Any costs or expenses incurred by the Association in implementing any of the provision of this Article IX shall be fully assessable against Owners as Common Expenses of the Association.

3. Advances. Expenses incurred in defending a civil or criminal action, suit or proceeding shall be paid by the Association in advance of the final disposition of such action, suit or proceeding upon the receipt of any undertaking by or on behalf of the affected director, officer, employee or agent to repay such amount unless it shall ultimately be determined that he or she is not entitled to be indemnified by the Association as authorized in this Article IX.

4. Miscellaneous. The indemnification provided by this Article IX shall not be deemed exclusive of any other rights to which those seeking indemnification may be entitled under any bylaw, agreement, vote of Members or otherwise, and shall continue as to a person who has ceased to be a director, officer, employee or agent and shall inure to the benefit of the heirs and personal

16
SECRET
FILED
12

representative of such person

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

6. Amendment. Anything to the contrary contained herein notwithstanding the provisions of this Article IX may not be amended without the prior written consent of all persons whose interest would be adversely affected by such amendment.

ARTICLE X By-Laws

The first By-Laws of the Association shall be adopted by the Board of Directors named herein, and the same may be altered, amended or rescinded in the following manner:

1. A resolution adopting a proposed amendment may be proposed by either the Board of Directors or by the members of the Association. Directors and members not present in person or by proxy at the meeting considering the amendment may express their approval in writing, providing such approval is delivered to the Secretary at or prior to the meeting. Except as elsewhere provided, such approval must be by either:

- 1.1 Not less than twenty-four (24) of the Lot Owners; or
- 1.2 By all the directors, until the first election of directors.

ARTICLE XI Amendments

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

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

2. A resolution approving a proposed amendment may be proposed by either the Board of Directors or by any one or more members of the Association. Directors and members not present in person or by proxy at the meetings considering the amendment may express their respective approvals in writing, provided such approval is delivered to the Secretary of the Association at or prior to the meeting.

FILED
16 FEB 29 ... 12:57
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

3. Except as elsewhere provided, such approvals must be by not less than twenty-seven (27) members of the Association.

4. A copy of each amendment to the Articles of Incorporation, as approved, shall be filed with the Office of the Secretary of State and recorded in the Public Records of Broward County, Florida, and the same shall have attached thereto a description of the Property.

5. Notwithstanding the foregoing provisions of this Article XI, until Golf Ridge Estates, Inc. or its successor (the "Developer" or the "Declarant") has relinquished control of the Association as hereinabove provided, no amendments of these Articles shall be adopted or become effective without the prior written consent of the Developer, its successors or assigns. Furthermore, the Developer may adopt an amendment without the approval of the Association or any Lot Owner so long as the Developer owns at least four (4) Lots.

6. No amendment shall make any changes in the qualifications for membership, nor in the voting rights or property rights of Members, nor any changes in Article V or Article IX of these Articles, entitled "Powers" and Indemnification", respectively, without the approval in writing of all Members. No amendment shall be made that is in conflict with the Declaration or Bylaws, nor shall any amendment make changes which would in any way affect the rights, privileges, powers or options herein provided in favor of or reserved to the Developer, or an affiliate of the Developer, unless the Developer shall join in the execution of the amendment. No amendment to this Paragraph 6 of Article XI shall be effective without the joinder or written consent of the Developer, as long as the Developer owns any real property encumbered by the Declaration.

7. Notwithstanding anything to the contrary contained herein, the Declarant may amend these Articles consistent with the provisions of the Declaration allowing certain amendments to be effected by the Declarant alone. The Declarant shall therefore have the right to amend these Articles for the same reasons and in the same manner as the Declarant could amend the Declaration.

8. A copy of each amendment shall be filed with the Secretary of State pursuant to the provisions of applicable Florida law, and a copy certified by the Secretary of State shall be recorded among the Public Records of Broward County, Florida.

ARTICLE XII
Term

This Association shall have perpetual existence.

ARTICLE XIII
Incorporator

The name and post office address of the Incorporator of these Articles of Incorporation is:

FILED
16 FEB 29 ... 12:57
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

Name

Address

Matthew E. Morrall

**2850 North Andrews Avenue
Fort Lauderdale, Florida 33311**

**ARTICLE XIV
Resident Agent**

The initial resident agent of the Association shall be:

Matthew E. Morrall

**2850 North Andrews Avenue
Fort Lauderdale, Florida 33311**

**ARTICLE XV
Initial Address**

The initial address of the Association shall be:

**3801 Bayview Drive
Fort Lauderdale, Florida 33308**

ARTICLE XVI

SELF DEALING, VALIDITY OF AGREEMENT AND WAIVER OF CLAIMS

1. No contract, agreement or undertaking of any sort between the Association and any entity or individual shall be invalidated or affected by reason that the Association, its directors, officers, Members, the Declarant, its agents or employees hold a financial interest in or with the individual or entity.
2. By acquisition of a Lot or Unit any interest therein, within the Property, each and every individual or entity, of whatsoever kind or nature, thereby waives any claim for damages or other relief grounded in tort, contract or equity arising out of the negotiation, execution, performance and enforcement of contracts, agreements or undertakings described above, that may accrue at the time of purchase or thereafter against the Association, its directors, officers, Members, the Declarant/Developer, its agents and employees.

**ARTICLE XVII
DISSOLUTION**

The Association may be dissolved by a unanimous vote of Members at any regular or special meeting; provided, however, that the proposed action is specifically set forth in the notice of any such meeting, and that so long as the Declarant owns one (1) or more Lots in the Project, the Declarant's written consent to the dissolution of the Association must first be obtained.

16 FEB 29 12:57
FILED
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

IN WITNESS WHEREOF, the undersigned, constituting the Incorporator of this Association has executed these Articles of Incorporation, for the purpose of forming this corporation under the laws of the State of Florida, this 26 day of February, 2016.

(signature appears on following page)

FILED
16 FEB 29 ... 12:57
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal and acknowledgment to the foregoing Articles of Incorporation this 26th day of February, 2016, which Articles shall be filed in the Office of the Secretary of State.

Signed, sealed and delivered in the presence of:

C. Christian Sautter
Witness Signature

C. Christian Sautter
Print Name

Walter L. ...
Witness Signature

Walter L. ...
Print Name

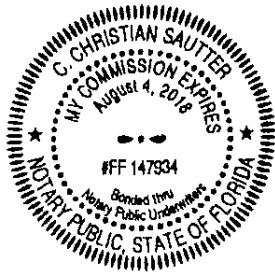
Matthew E. Morrall
Matthew E. Morrall, Incorporator

STATE OF FLORIDA

:SS.

COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 26th day of February 2016, by Matthew E. Morrall, on behalf of the corporation. He is personally known to me and did not take an oath.



C. Christian Sautter
Signature of Notary Public

C. Christian Sautter
(Print, type or stamp name of Notary Public and Commission No.)

FILED
16 FEB 29 ... 12:57
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

STATE OF FLORIDA
DEPARTMENT OF STATE

Certificate Designating Place of Business or
Domicile for the Service of Process Within This State,
Naming Agent Upon Whom Process May Be Served
and Names and Addresses of the Officers and Directors.

The following is submitted, in compliance with Chapter 48.091, Florida Statutes:

Golf Ridge Estates Homeowners' Association, Inc., a not-for-profit corporation organized (or organizing) under the laws of the State of Florida, with its principal office at 3801 Bayview Drive, in the City of Fort Lauderdale, County of Broward, State of Florida, has named Matthew E. Morrall, located at 2850 North Andrews Avenue, in the City of Fort Lauderdale, County of Broward, State of Florida, as its agent to accept service of process within this state.

OFFICERS:

<u>NAME/TITLE</u>	<u>SPECIFIC ADDRESS</u>
J.J. Sehlke, President/Director	3801 Bayview Drive, Fort Lauderdale, FL 33308
Matthew E. Morrall, Vice President/Director	2850 North Andrews Avenue Fort Lauderdale, FL 33311
Michael R. Dayhoff, Vice President/Secretary-Treasurer/Director	3801 Bayview Drive Fort Lauderdale, FL 33308

By: Matthew E. Morrall
Matthew E. Morrall
(corporate director)

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

16 FEB 29 ... 12: 57

FILED

ACCEPTANCE:

**CERTIFICATE OF DESIGNATION
OF
REGISTERED AGENT AND REGISTERED OFFICE**

Pursuant to the provisions of Section 617.0501, Florida Statutes, as amended, the corporation named below, organized under the laws of the State of Florida, submits the following statement in designating the registered office/registered agent, in the State of Florida, as follows:

1. The name of the corporation is Golf Ridge Estates Homeowners Association, Inc.
2. The name and address of the registered agent and registered office of the corporation for service of process within the State of Florida are: Matthew E. Morrall, 2850 North Andrews Avenue, Fort Lauderdale, Florida 33311.

HAVING BEEN NAMED AS REGISTERED AGENT AND TO ACCEPT SERVICE OF PROCESS FOR THE ABOVE STATED CORPORATION AT THE PLACE DESIGNATED IN THIS CERTIFICATE, THE UNDERSIGNED HEREBY ACCEPTS THE APPOINTMENT AS REGISTERED AGENT AND AGREES TO ACT IN SUCH CAPACITY. THE UNDERSIGNED FURTHER AGREES TO COMPLY WITH THE PROVISIONS OF ALL STATUTES RELATING TO THE PROPER AND COMPLETE PERFORMANCE OF THE DUTIES OF THE UNDERSIGNED RELATING TO THE DESIGNATION HEREIN, AND THE UNDERSIGNED IS FAMILIAR WITH AND ACCEPTS THE OBLIGATIONS OF ITS POSITION AS REGISTERED AGENT.

MATTHEW E. MORRALL, P.A.

By: *Matthew E. Morrall*
 MATTHEW E. MORRALL
 President
 (Resident Agent)

FILED
 16 FEB 29 ... 12:57
 SECRETARY OF STATE
 TALLAHASSEE, FLORIDA

STATE OF FLORIDA)
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me this 26 day of February, 2016, by Matthew E. Morrall, as President of Matthew E. Morrall, P.A., a Florida corporation, for and on behalf of the corporation, who is personally known to me or has produced his Florida driver's license as identification.

SEAL

C. Christian Sauter
 Notary Public

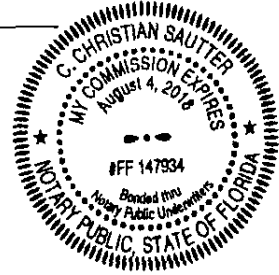


EXHIBIT "A"

PROPERTY

FILED

16 FEB 29 ... 12: 57

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

3850 PLAT LEGAL DESCRIPTION:

A portion of the North one-half (N½) of Section 24, Township 49 South, Range 42 East, Broward County, Florida, described as follows:

Commence at the Northwest corner of Lot 32, Block "G", CORAL RIDGE COUNTRY CLUB SUBDIVISION, according to the plat thereof as recorded in Plat Book 36, Page 30, of the public records of Broward County, Florida; thence North 88°09'25" East on the North line of said Lot 32, a distance of 129.89 feet; thence North 01°52'47" West on the East line of Parcel "B", CORAL RIDGE COUNTRY CLUB ADDITION NO. 1, according to the plat thereof as recorded in Plat Book 40, Page 18, of the Public Records of Broward County, Florida, a distance of 336.82 feet to the Point of Beginning, said point lying along the arc of a circular curve to the left from which the radius point bears North 18°33'53" West; thence Northeasterly along the arc of said curve having a radius of 300.00 feet, through a central angle of 21°36'19", for an arc distance of 113.12 feet to a point of tangency; thence North 49°49'48" East, a distance of 125.41 feet to a point of curvature of a circular curve to the right; thence Northeasterly and Easterly along the arc of said curve having a radius of 200.00 feet, through a central angle of 46°53'33", for an arc distance of 163.69 feet to a point of tangency; thence South 83°16'39" East, a distance of 130.03 feet; thence South 06°43'21" West, a distance of 145.00 feet; thence South 83°16'39" East, a distance of 161.18 feet to a point of curvature of a circular curve to the left; thence Easterly along the arc of said curve having a radius of 695.00 feet, through a central angle of 10°10'13", for an arc distance of 123.37 feet to a point of tangency; thence North 86°33'08" East, a distance of 293.73 feet to a point of curvature of a circular curve to the right; thence Easterly and Southeasterly along the arc of said curve having a radius of 100.00 feet, through a central angle of 61°00'53", for an arc distance of 106.49 feet to a point of tangency; thence South 32°25'59" East, a distance of 17.51 feet to a point of curvature of a circular curve to the right; thence Southerly along the arc of said curve having a radius of 155.00 feet, through a central angle of 07°49'42", for an arc distance of 21.18 feet; thence South 79°38'23" East along a line not radial to the last described curve, a distance of 167.81 feet; thence South 68°54'52" East, a distance of 158.58 feet; thence South 89°33'44" East, a distance of 96.39 feet; thence North 05°55'10" West, a distance of 80.07 feet to a point of curvature of a circular curve to the left; thence Northwesterly along the arc of said curve having a radius of 545.00 feet, through a central angle of 26°30'49", for an arc distance of 252.20 feet to a point of tangency; thence North 32°25'59" West, a distance of 139.75 feet to a point of curvature of a circular curve to the right; thence Northwesterly and Northerly along the arc of said curve having a radius of 105.00 feet; through a central angle of 41°02'10", for an arc distance of 75.20 feet to a point of tangency; thence North 08°36'11" East, a distance of 569.05 feet to a point of curvature of a circular curve to the left; thence Northeasterly, Northerly and Northwesterly along the arc of said curve having a radius of 695.00 feet; through a central angle of 23°26'47", for an arc distance of 284.41 feet to a point of tangency; thence North 14°50'36" West, a distance of 136.35 feet to a point of curvature of a circular curve to the right; thence Northwesterly along the arc of said curve having a radius of 305.00 feet, through a central angle of 11°24'59", for an arc distance of 60.77 feet to a point of tangency; thence North 03°25'37" West, a distance of 174.45 feet; thence South 80°05'25" West, a distance of 134.18 feet; thence South 80°06'52" West, a distance of 86.69 feet; thence South 87°54'49" West, a distance of 168.54 feet; thence South 02°09'19" East, a distance of 132.78 feet to a point of curvature of a circular curve to the left; thence Southeasterly along the arc of said curve having a radius of 695.00 feet, through a central angle of 12°41'17", for an arc distance of 153.91 feet to a point of tangency; thence South 14°50'36" East, a distance of 141.78 feet to a point of curvature of a circular curve to the right; thence Southeasterly, Southerly and Southwesterly along the arc of said curve having a radius of 305.00 feet, through a central angle of 23°26'47", for an arc distance of 124.81 feet to a point of tangency; thence South 08°36'11" West, a distance of 310.83 feet to a point of curvature of a circular

16 FEB 29 ... 12:57
FILED

curve to the right; thence Southwesterly, Westerly and Northwesterly along the arc of said curve having a radius of 330.00 feet, through a central angle of 88°07'10", for an arc distance of 507.53 feet to a point of tangency; thence North 83°16'39" West, a distance of 127.21 feet; thence South 06°43'21" West, a distance of 145.00 feet; thence North 83°16'39" West, a distance of 37.95 feet to a point of curvature of a circular curve to the right; thence Northwesterly along the arc of said curve having a radius of 100.00 feet, through a central angle of 43°06'27", for an arc distance of 75.24 feet to a point of tangency; thence North 40°10'12" West, a distance of 116.92 feet; thence South 49°49'48" West, a distance of 401.93 feet to a point of curvature of a circular curve to the right; thence Southwesterly along the arc of said curve having a radius of 200.00 feet, through a central angle of 12°46'50", for an arc distance of 44.61 feet to a point on the East line of said Parcel "B", CORAL RIDGE COUNTRY CLUB ADDITION NO. 1; thence South 01°52'47" East on said East line, a distance of 106.87 feet to the POINT OF BEGINNING.

Said land situate, lying and being in the City of Fort Lauderdale, Broward County, Florida and containing 950,615 square feet or 21.8231 acres more or less. ✓

Connecting Road

A portion of Parcel "B", CORAL RIDGE COUNTRY CLUB ADDITION NO. 1, according to the plat thereof, as recorded in Plat Book 40, Page 18, of the public records of Broward County, Florida, more fully described as follows:

Commencing at the Southeast corner of said Parcel "B"; thence North 01°52'47" West, on the East line of said Parcel "B"; a distance of 349.98 feet to a point on a curve and to the Point of Beginning; thence Westerly on said curve to the right, whose radius point bears North 21°26'25" West, with a radius of 291.00 feet, a central angle of 19°33'38"; an arc distance of 99.35 feet to a point of tangency; thence South 88°07'13" West, a distance of 186.58 feet to a point of curve; thence Westerly and Southerly on said curve to the left, with a radius of 16.00 feet, a central angle of 90°00'00"; an arc distance of 25.19 feet to a point of cusp; thence North 01°52'47" West, on the East right-of-way line of North Federal Highway (U.S. NO. 1), being the West line of said Parcel "B"; a distance of 114.00 feet to a point of cusp; thence Southerly and Easterly on a curve to the left, with a radius of 16.00 feet, a central angle of 90°00'00"; an arc distance of 25.19 feet to a point of tangency; thence North 88°07'13" East, a distance of 116.74 feet to a point of curve; thence Southeasterly on said curve to the right, with a radius of 41.00 feet, a central angle of 40°52'52"; an arc distance of 29.25 feet; thence North 88°07'13" East, a distance of 43.00 feet to a point of curve; thence Easterly on said curve to the left, with a radius of 219.00 feet, a central angle of 26°24'55"; an arc distance of 100.97 feet; thence South 01°52'47" East, on the East line of said Parcel "B"; a distance of 78.07 feet to the Point of Beginning.

Said lands situate, lying and being in the City of Fort Lauderdale, Broward County, Florida and containing 23,409 square feet or 0.5374 acres more or less.



I hereby certify this document to be a true, correct and complete copy of the record filed in my office. Dated this 04 day of June, 2015.
 By [Signature] County Administrator.
 By [Signature] Deputy Clerk

FILED
 16 FEB 29 ... 12:57
 SECRETARY OF STATE
 TALLAHASSEE, FLORIDA

As well as any recorded easement and operation agreements of record currently recorded, as amended or recorded or amended in the future in the public records of Broward County, Florida, that are necessary for the operation or benefit the Property including but not limited to:

- 1) Construction, Operation and Easement Agreement recorded June 4, 2015, under Instrument #113030088 in the Public Records of Broward County, Florida;
- 2) Lights, Walls, Fences, Irrigation, Berm, Utilities, Sidewalks and Landscape Installation and Maintenance Easement agreement 16-0 recorded December 15, 2015, under Instrument #113404851 in the Public Records of Broward County, Florida;
- 3) Pedestrian and Vehicular Ingress and Egress Easement 37-II recorded April 21, 2015 under Instrument #112939016 in the Public Records of Broward County, Florida.

FILED

16 FEB 29 ... 12:57

SECRETARY OF STATE
TALLAHASSEE, FLORIDA