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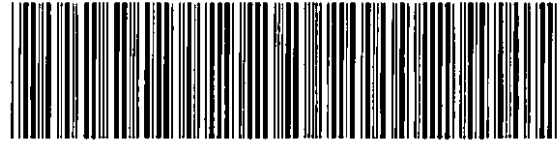
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CLERK OF SUPERIOR COURT
JANUARY 2023

COVER LETTER

TO: Amendment Section
Division of Corporations

NAME OF CORPORATION: PALMETTO TRAILER ESTATES ASSOCIATION, INC

DOCUMENT NUMBER: N23000007617

The enclosed *Articles of Amendment* and fee are submitted for filing.

Please return all correspondence concerning this matter to the following:

ROLANDO CHAVEZ

(Name of Contact Person)

ROLANDO CHAVEZ, P.A.

(Firm/ Company)

2522 EAGLE RUN CIRCLE

(Address)

WESTON, FL 33327

(City/ State and Zip Code)

rolandochavez.pa@gmail.com

E-mail address: (to be used for future annual report notification)

For further information concerning this matter, please call:

Rolando Chavez

at

786

356-4631

(Name of Contact Person)

(Area Code)

(Daytime Telephone Number)

Enclosed is a check for the following amount made payable to the Florida Department of State:

- | | | | |
|--|--|---|---|
| <input type="checkbox"/> \$35 Filing Fee | <input type="checkbox"/> \$43.75 Filing Fee &
Certificate of Status | <input type="checkbox"/> \$43.75 Filing Fee &
Certified Copy
(Additional copy is
enclosed) | <input checked="" type="checkbox"/> \$52.50 Filing Fee
Certificate of Status
Certified Copy
(Additional Copy is
Enclosed) |
|--|--|---|---|

Mailing Address

Amendment Section
Division of Corporations
P.O. Box 6327
Tallahassee, FL 32314

Street Address

Amendment Section
Division of Corporations
The Centre of Tallahassee
2415 N. Monroe Street, Suite 810
Tallahassee, FL 32303

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Articles of Amendment
to
Articles of Incorporation
of

Palmetto Trailer Estates Association, Inc.

(Name of Corporation as currently filed with the Florida Dept. of State)

N23000007617

(Document Number of Corporation (if known))

Pursuant to the provisions of section 617.1006, Florida Statutes, this *Florida Not For Profit Corporation* adopts the following amendment(s) to its Articles of Incorporation:

A. If amending name, enter the new name of the corporation:

The new name must be distinguishable and contain the word "corporation" or "incorporated" or the abbreviation "Corp." or "Inc." "Company" or "Co." may not be used in the name.

B. Enter new principal office address, if applicable:

(Principal office address MUST BE A STREET ADDRESS)

C. Enter new mailing address, if applicable:

(Mailing address MAY BE A POST OFFICE BOX)

D. If amending the registered agent and/or registered office address in Florida, enter the name of the new registered agent and/or the new registered office address:

Name of New Registered Agent:

(Florida street address)

New Registered Office Address:

(City)

Florida

(Zip Code)

New Registered Agent's Signature, if changing Registered Agent:

I hereby accept the appointment as registered agent. I am familiar with and accept the obligations of the position.

Signature of New Registered Agent, if changing

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If amending the Officers and/or Directors, enter the title and name of each officer/director being removed and title, name, and address of each Officer and/or Director being added:

(Attach additional sheets, if necessary)

Please note the officer/director title by the first letter of the office title:

P = President; V = Vice President; T = Treasurer; S = Secretary; D = Director; TR = Trustee; C = Chairman or Clerk; CEO = Chief Executive Officer, CFO = Chief Financial Officer. If an officer/director holds more than one title, list the first letter of each office held. President, Treasurer, Director would be PTD.

Changes should be noted in the following manner. Currently John Doe is listed as the PST and Mike Jones is listed as the V. There is a change, Mike Jones leaves the corporation, Sally Smith is named the V and S. These should be noted as John Doe, PT as a Change, Mike Jones, V as Remove, and Sally Smith, SV as an Add.

Example:

<input checked="" type="checkbox"/> Change	<u>PT</u>	<u>John Doe</u>
<input checked="" type="checkbox"/> Remove	<u>V</u>	<u>Mike Jones</u>
<input checked="" type="checkbox"/> Add	<u>SV</u>	<u>Sally Smith</u>

Type of Action (Check One)	Title	Name	Address
1) <input type="checkbox"/> Change <input type="checkbox"/> Add <input type="checkbox"/> Remove	<u>DVP</u>	<u>RENAY BERMUDEZ</u>	<u>3205 W. 16th Ave, Lot B33</u> <u>HIALEAH, FL 33012</u>
2) <input type="checkbox"/> Change <input checked="" type="checkbox"/> Add <input type="checkbox"/> Remove	<u>DVP</u>	<u>MARTHA ESTRADA</u>	<u>3205 W. 16TH AVE, LOT B36</u> <u>HIALEAH, FL 33012</u>
3) <input type="checkbox"/> Change <input checked="" type="checkbox"/> Add <input type="checkbox"/> Remove	<u>DP</u>	<u>ORLANDO VELO</u>	<u>3205 W. 16TH AVE, LOT B29</u> <u>HIALEAH, FL 33012</u>
4) <input checked="" type="checkbox"/> Change <input type="checkbox"/> Add <input type="checkbox"/> Remove	<u>DT</u>	<u>PABLO RIVERA</u>	<u>3205 W. 16TH AVE, LOT C45</u> <u>HIALEAH, FL 33012</u>
5) <input type="checkbox"/> Change <input type="checkbox"/> Add <input type="checkbox"/> Remove	<u> </u>	<u> </u>	<u> </u> <u> </u>
6) <input type="checkbox"/> Change <input type="checkbox"/> Add <input type="checkbox"/> Remove	<u> </u>	<u> </u>	<u> </u> <u> </u>

F. If amending or adding additional Articles, enter change(s) here:

(attach additional sheets, if necessary). (Be specific)

The accountant that opened this non-profit did not upload the associated constitution and bylaws.

The attached constitution and by laws were originally enacted in 1964. The current directors reviewed and adopt them again for this newly formed non-profit.

#1 --- The bylaws attached include Articles 1-10 (numbered in the bottom right pages 33-43)

#2 --- The Declaration is also attached and is numbered pages 1-32)

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The date of each amendment(s) adoption: March 9, 1964, if other than the date this document was signed.

Effective date if applicable: August 28, 2023
(no more than 90 days after amendment file date)

Note: If the date inserted in this block does not meet the applicable statutory filing requirements, this date will not be listed as the document's effective date on the Department of State's records.

Adoption of Amendment(s) (CHECK ONE)

- ☐ The amendment(s) was/were adopted by the members and the number of votes cast for the amendment(s) was/were sufficient for approval.

- ☒ There are no members or members entitled to vote on the amendment(s). The amendment(s) was/were adopted by the board of directors.

Dated 08/28/2023

Signature *Orlando Velo*
(By the chairman or vice chairman of the board, president or other officer-if directors have not been selected, by an incorporator – if in the hands of a receiver, trustee, or other court appointed fiduciary by that fiduciary)

ORLANDO VELO

(Typed or printed name of person signing)

PRESIDENT - DIRECTOR

(Title of person signing)

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CONSTITUTION AND BY-LAWS
OF
PALMETTO TRAILER ESTATES ASSOCIATION

ARTICLE I

Name and Location of Association

Section 1. The name of this Association is PALMETTO TRAILER ESTATES ASSOCIATION. Its principal office is located at
13200 S.W. 10th Avenue, Miami, Dade County, Florida.

ARTICLE II

Definitions

Section 1. The following terms contained herein, to wit: "common elements" and "units" are hereby defined for the purpose of this document to be the same as said terms defined in the Enabling Declaration of this 7th day of March, 1964 made by Palmetto Trailer Estates, Inc., a Florida corporation. The aforementioned Enabling Declaration shall be referred to herein as the "Enabling Declaration". "Real property", as used herein shall mean all of the property described in the Enabling Declaration.

ARTICLE III

Application

Section 1. All present or future owners, tenants, future tenants or their employees, or any other person that might use the facilities of the project in any manner, are subject to the provisions set forth in the Enabling Declaration and this Constitution and By-laws. The mere acquisition, use, occupancy or rental of any of the "units" of the project or the mere act of occupancy of any of said "units", will signify that the Enabling Declaration and this Constitution and By-laws are accepted, ratified and will be complied with.

ARTICLE IV

Membership

Section 1. Eligibility: Any legal entity capable of ownership or leasehold interest of real property shall be eligible for membership.

Section 2. Members: The members shall consist of the owners or lessees of "units" contained in the real property.

Section 3. Transfer of Membership: Membership shall automatically be transferred upon the sale or other transfer of a member's "unit" to a new owner or lessee, which new owner or lessee shall automatically become a member.

Section 4. Termination of Membership: Immediately upon the sale or other transfer of a "unit" by an owner or lessee, said owner's or lessee's membership shall cease.

ARTICLE V

Administration

Section 1. Association Responsibilities: The owners and lessees of the "units" will constitute the Association of Owners and Lessees, hereinafter referred to as "Association", and said owners or lessees will vote for the Board of Directors and, in general, shall have all responsibilities of administering the Palmetto Trailer Estates condominium, including approval of the annual budget and further including all matters not delegated to the Board of Directors. Except as otherwise provided, decisions and responsibilities of the Association shall require approval by a majority of member owners or lessees.

Section 2. Place of meetings: Meetings of the membership shall be held at the principal office or place of business of the Association or at such other suitable place convenient to the membership as may be designated by the Board of Directors.

Section 3. Annual Meetings: The first annual meeting of the Association shall be held on the 2nd day of *January* 19 *66*. Thereafter the annual meetings of the Association shall be held on the *1st* day of *November*, each succeeding year.

At such meetings there shall be elected by the ballot of the members a Board of Directors, in accordance with the requirements of Section 4 of Article 6 of this Constitution and By-laws. The members may also transact such other business of the Association as may properly come before them.

Section 4. Special Meetings: It shall be the duty of the president to call special meetings of the members as directed by resolution of the Board of Directors or upon a petition signed by 20% of the members having been presented to the secretary. The notice of any special meeting shall state the time and place of such meeting and the purpose thereof. No business shall be transacted at a special meeting except as stated in the notice, unless by 4/5 of the members present either in person or by proxy.

Section 5. Notice of Meetings: It shall be the duty of the secretary to mail a notice of each annual or special meeting, stating the purpose thereof as well as the time and place where it is to be held to each member of record at his address as it appears on the membership book of the Association, or if no such address appears, at his last known place of address, at least ten but not more than fifteen days prior to such meeting. The mailing of a notice, as provided in this section, shall be considered notice served.

Section 6. Majority of Owners or Lessees: As used in this Constitution and By-laws, the term "majority of owners or lessees" shall mean those owners or lessees holding 50% of the votes, in accordance with the voting rights assigned in the Enabling Declaration.

Section 7. Quorum: Except as otherwise provided in this Constitution and By-laws, the presence in person or by proxy of a "majority of owners or lessees", as defined in Section 6 of this Article, shall constitute a quorum.

Section 8. Adjourned meetings: If any meeting of members cannot be organized because a quorum has not attended, the members

who are present, either in person or by proxy, may, except as otherwise provided by law, adjourn the meeting to a time not less than forty-eight hours from the time the original meeting was called.

Section 9. Voting: At every meeting of the members the owner or owners or lessee or lessees of each "unit", either in person or by proxy, shall have the right to cast one vote, which vote shall be counted based on the respective owner's or lessee's percentage of interest in the "common elements", as set forth in the Enabling Declaration. The vote of the majority of those present, in person or by proxy, shall decide any question brought before such meeting, unless the question is one upon which, by express provision of statute or of the Enabling Declaration or of these By-laws, a different vote is required, in which case such express provision shall govern and control.

Section 10. Proxies. A member may appoint any other member as a proxy. Any proxy must be filed with the Secretary before the appointed time of each meeting.

Section 11. Order of Business: The order of business at all meetings of the regular members shall be as follows:

- (a) Roll call.
- (b) Proof of notice of meeting or waiver of notice.
- (c) Reading of the minutes of preceding meeting.
- (d) Reports of officers.
- (e) Report of administration representative, if present.
- (f) Report of committees.
- (g) Election of inspectors of election.
- (h) Election of board members.
- (i) Unfinished business.
- (j) New business.

ARTICLE VI

Board of Directors

Section 1. Number and qualification: The affairs of the

Association shall be governed by a Board of Directors composed of five persons, all of whom shall be members of the Association, be up to date in the payment of their respective assessments, and have complied with the rules and regulations of the Association.

Section 2. Powers and Duties: The Board of Directors shall have the powers and duties necessary for the administration of the affairs of the Association, and may do all such acts and things as are not by the law or by this Constitution and By-laws directed to be exercised and done by the members. The powers of the Board shall include, but not be limited to the following:

(a) To prepare and adopt an annual operating budget, which budget shall be sufficient in amount to pay for all necessary expenses and expenditures to be borne in common by the respective owners or lessees of the "units", and including a reasonable reserve for repairs, upkeep and replacement of the "common elements" and for contingencies.

(b) To assess and collect from the owner or owners and lessee or lessees of each "unit" their share of the monthly maintenance charges, based on the annual operating budget in proportion to the owner's interest in and to his respective "unit", as evidenced in the Enabling Declaration.

(c) To promulgate such rules and regulations pertaining to use and occupancy of the premises as may be deemed proper, and which are consistent with this Constitution and By-laws and the Enabling Declaration.

(d) To prepare a detailed report of the acts, accounts and statements of income and expense for the previous year, and present same at the annual meeting of members.

(e) To determine who shall act as legal counsel for the Association whenever necessary.

(f) To determine the depository for the funds of the Association.

(g) To acquire the necessary personnel needed for the maintenance, care and upkeep of the "common elements", and set the salaries of said personnel.

(h) Collection of monthly assessments from the owners or lessees.

(i) Designation and dismissal of the personnel necessary for the maintenance and operation of the project and the "common elements".

(j) The Board of Directors are authorized to obtain and are hereby directed to carry the following policies of insurance:

1. Fire insurance policy with extended coverage, with vandalism and malicious mischief endorsements attached, said policy to be written in an amount of not less than eighty percent co-insurance of one hundred percent of the insurable value of the respective "units".

2. A comprehensive public liability policy insuring the Association, Board of Directors and owners of the "units" for liability arising out of the "common elements" and "units".

- (3) If required under State Law, a Workmen's Compensation policy, which will comply with the requirements of the Laws of the State of Florida.

The above shall not be construed to prohibit any owner from taking additional individual insurance policies as such owner may desire.

Section 3. Management Agent: The Board of Directors may employ for the Association a management agent at a compensation established by the Board to perform such duties and services as the Board shall authorize, including but not limited to, the duties listed in Section 2 of this Article.

Section 4. Election and Term of Office: At the first annual meeting of the Association there shall be elected five directors to serve for a period of one year or until their successors are elected and shall hold their first meeting.

Section 5. Vacancies: Vacancies in the Board of Directors caused by any reason other than the removal of a Director by a vote of the owners shall be filled by vote of the majority of the remaining Directors, even though they may constitute less than a quorum; and each person so elected shall be a Director until a successor is elected by the members at the next annual meeting of the Association.

Section 6. Removal of Directors: At any regular or special meeting duly called, any one or more of the Directors may be removed with or without cause by a vote of the majority of the owners of record, and a successor may then and there be elected to fill the vacancy thus created. Any Director whose removal has been proposed by the owners shall be given an opportunity to be heard at the meeting.

Section 7. Compensation: No compensation shall be paid to Directors for their services as Directors. No remuneration shall be paid to a Director for services performed by him for the Association in any other capacity, unless a resolution authorizing such remuneration shall have been unanimously adopted by the Board of Directors before the services are undertaken.

Section 8. Organization Meeting: The first meeting of a newly elected Board of Directors shall be held within ten days of election at such place as shall be fixed by the Board at the meeting at which such Directors were elected, and no notice shall be necessary to the newly elected Directors in order legally to constitute such meeting, providing a majority of the Board of Directors shall be present.

Section 9. Regular Meetings: Regular meetings of the Directors may be held at such time and place as shall be determined, from time to time, by a majority of the Directors, but at least two such meetings of the Board of Directors shall be given to each Director, personally or by mail, telephone or telegraph, at least three days prior to the day named for such meeting.

Section 10. Special Meetings: Special meetings of the Board of Directors may be called by the President on three days' notice to each Director, given personally or by mail, telephone or telegraph, which notice shall state the time, place and purpose of such meeting. Special meetings of the Board of Directors shall be called by the President or Secretary, in like manner and on like notice, on the written request of at least three Directors.

Section 11. Waiver of Notice: Before or at any time during any meeting of the Board of Directors, any Director may, in writing, waive notice of such meeting and such waiver shall be deemed equivalent to the giving of such notice. Attendance by a Director at any meeting of the Board of Directors shall be a waiver of notice by him of the time and place thereof. If all the Directors are present at any meeting of the Board, no notice shall be required and any business may be transacted at such meeting.

Section 12. Quorum: At all meetings of the Board of Directors a majority of the Directors shall constitute a quorum for the transaction of business, and the acts of the majority of the Directors present at a meeting at which a quorum is present shall be the acts of the Board of Directors. If, at any meeting of the Board of Directors, there be less than a quorum present, the majority of those present may adjourn the meeting from time to time. At any such adjourned meeting, any business which might have been transacted at the meeting, as originally called, may be transacted without further notice.

Section 13. Fidelity Bonds: The Board of Directors may in their discretion require that any or all officers and employees of the Association handling or responsible for Association funds shall furnish adequate fidelity bonds. The premiums on such bonds shall be paid by the Association.

ARTICLE VII

Officers

Section 1. Designation: The principal officers of the Association shall be a President, a Vice President, a Secretary and a

Treasurer, all of whom shall be elected by and from the Board of Directors. The Board of Directors may appoint an Assistant Treasurer and an Assistant Secretary and such other officers as in their judgment may be necessary.

Section 2. Election of officers: The officers of the Association shall be elected annually by the Board of Directors of the organization meeting of each new Board, and shall hold office at the pleasure of the Board.

Section 3. Removal of Officers: Upon an affirmative vote by a majority of the members of the Board of Directors, any officer may be removed, either with or without cause, and his successor elected at any regular meeting of the Board of Directors, or at any special meeting of the Board called for such purpose.

Section 4. President. The President shall be the chief executive officer of the Association. He shall preside at all meetings of the Association and of the Board of Directors. He shall have all of the general powers and duties which are usually vested in the office of President of an Association, including, but not limited to, the power to appoint committees from among the owners from time to time as he may in his discretion decide is appropriate to assist in the conduct of the affairs of the Association.

Section 5. Vice President: The Vice President shall take the place of the President and perform his duties whenever the President shall be absent or unable to act. If neither the President nor the Vice President is able to act, the Board of Directors shall appoint some other member of the Board to do so on an interim basis. The Vice President shall also perform such other duties as shall from time to time be imposed upon him by the Board of Directors.

Section 6. Secretary: The Secretary shall keep the minutes of all meetings of the Board of Directors, and the minutes of all meetings of the Association; he shall have charge of such books and papers as the Board of Directors may direct; and he shall, in general, perform all the duties incident to the office of Secretary.

Section 7. Treasurer: The Treasurer shall have responsibility for Association funds and securities and shall be responsible for keeping full and accurate accounts of all receipts and disbursements in books belonging to the Association. He shall be responsible for the deposit of all monies and other valuable effects in the name, and to the credit of the Association in such depositories as may from time to time be designated by the Board of Directors.

ARTICLE VIII

Obligations of the Owners and Lessees

Section 1. Assessments: All owners are obligated to pay monthly assessments imposed by the Association to meet all project communal expenses (unless said obligation is assigned to a lessee or lessees), which may include a liability insurance policy premium, and an insurance premium for a policy to cover repair and construction work in case of hurricane, fire, earthquake or other hazard. The assessments shall be made in accordance with the number of units owned as against the total number of units, as stipulated in the Enabling Declaration.

Section 2. Maintenance and Repair:

(a) Every owner and occupant must perform promptly all maintenance and repair work within his own "unit", which if omitted would affect the project in its entirety or in a part belonging to other owners, being expressly responsible for the damages and liabilities that his failure to do so may engender. Any maintenance or repair work done must be done with the approval of the Board of Directors and by competent personnel trained to make such repairs or maintenance.

(b) All repairs of internal installations of the unit, such as, but not limited to, water, light, gas, power, sewage, telephone and all other accessories belonging to the unit area shall be at the owner's expense.

(c) An owner shall reimburse the Association for any expenditures incurred in repairing or replacing any "common elements" damaged through his fault.

Section 3. Right of Entry: An owner or lessee shall grant the right of entry to the management agent or to any other person authorized by the Board of Directors of the Association, in case of any emergency originating in or threatening his unit, whether the owner or lessee is present at the time or not.

Section 4. Rules of Conduct:

(a) No resident of the project shall post any advertisements, or posters of any kind in or on the project except as authorized by the Association.

(b) Residents shall exercise extreme care about making noises or the use of musical instruments, radios, television and amplifiers that may disturb other residents; owners of domestic animals will abide by the Governmental Sanitary Regulations.

(c) All residents shall be governed by such rules and regulations as promulgated and passed by the Association.

ARTICLE IX

Amendments

Section 1. Amendments: This Constitution and By-laws may be amended by the Association in a duly constituted meeting for such purpose and no amendments shall take effect unless approved by owners or tenants representing at least 66 2/3% of the total number of "units" in the project, as shown in the Enabling Declaration, and unless the amendment is duly recorded as an amendment to the Enabling Declaration.

ARTICLE X

Mortgages

Section 1. Notice to Association: An owner who mortgages his unit, shall notify the Association through the Management Agent, if any, or the President of the Board of Directors in the event there is no Management Agent, the name and address of his mortgagee; and the Association shall maintain such information in a book entitled "mortgagees of units".

Section 2. Notice of Unpaid Assessments: The Association shall at the request of the mortgagee of a unit, report any unpaid assessments due from the owner of

This instrument was filed for record the 9 day of April 1964 at 11:00 A.M. and duly recorded in OFFICIAL RECORDS Book 4050 Page 382 File # 39152
E. B. LEATHEMAN
Clerk Circuit Court

ENABLING DECLARATION
OF
COVENANTS, RESTRICTIONS, LIMITATIONS, CONDITIONS
AND USES, CREATING AND ESTABLISHING A PLAN FOR
CONDOMINIUM OWNERSHIP OF
PALMETTO TRAILER ESTATES, A CONDOMINIUM

WHEREAS, PALMETTO TRAILER ESTATES, INC., a Florida corporation
owns certain real estate herein described; and

WHEREAS, said corporation has improved said property by
developing a trailer park containing recreational and utility
areas, as per plans and specifications prepared by Thomas J.
Kelly, Engineer and Land Surveyor, said plans being further
described as:

Survey #64-286. Page 1 being a location of sketch and legal
description and summary of survey. Page 2 being a survey
showing location of all above ground improvements. Page 3
being a detailed drawing showing location and dimensions of
95 trailer spaces.

WHEREAS, said Palmetto Trailer Estates, Inc. proposes to
establish by this Declaration a plan for the individual ownership
of the area or space contained in said trailer park and the joint
ownership by the individual and separate owners thereof, as tenants
in common of all the remaining real property, which is hereinafter
defined and referred to herein as the "common elements", and

WHEREAS, said PALMETTO TRAILER ESTATES, INC. proposes to
further establish by this Declaration a plan for leasing of areas
or space contained in said trailer park for leasing thereof, having
the right, use and enjoyment of the property hereinabove referred
to as "common elements".

NOW, THEREFORE, PALMETTO TRAILER ESTATES, INC., a Florida
corporation is fee owner of the following described real property,
to wit:

The West 1/2 of Tracts 12 and 13 of FLORIDA FRUIT LAND
COMPANY SUBDIVISION, Section 11, Township 53 South,
Range 40 East, according to the plat thereof, subject
to Florida Power & Light Co. easement on the East 160'
thereof, as recorded in Plat Book 2 at Page 17 of the
Public Records of Dade County, Florida.

hereby makes the following Declaration as to divisions, covenants

restrictions, limitations and uses to the above described real property and improvements thereon, consisting of a 95 unit trailer park, may be put, hereby specifying that said Declaration shall constitute covenants to run with the land and shall be binding upon Palmetto Trailer Estates, its successors and assigns and all subsequent owners of all or any part of said Palmetto Trailer Estates and improvements, together with their successors, heirs, executors, administrators, devisees or assigns:

A. Palmetto Trailer Estates, Inc., in order to establish a plan of condominium ownership for the above described property and improvements, hereby covenants and agrees that it will and by these presents does hereby divide said real property into the following separate freehold estates:

1. Ninety Five (95) separately designated and legally described freehold estates, consisting of the area identified by number, as per attached survey made a part hereof, said areas being defined and referred to herein as "units".

2. A freehold estate consisting of all of the real property heretofore described, less and excepting therefrom the "units" hereinabove referred to, which estate is herein defined as and referred to herein as the "common elements", which definition shall include the trailer park structures located on said property not erected on "units", and specifically includes, but is not limited to the land, roof, main walls, slabs, community and commercial facilities, pumps, water tank, trees, pavement, pipes, wires, conduits and public utility lines.

B. In the event any owner, including but not limited to, Palmetto Trailer Estates, Inc., leases any "unit" or units", as permitted herein, said owner shall thereupon automatically assign his interest in and to the common expenses and common surplus and voting rights in the Association of Owners and Lessees, as herein after set forth, for the term of said lease, unless otherwise provided in the written lease agreement between the parties and filed with the Association of Owners and Lessees.

C. The name by which the condominium is to be identified is
 "PALMETTO TRAILER ESTATES, A CONDOMINIUM".

D. The legal descriptions of the 95 "units hereby established
 are:

UNIT 1. That part or parcel of the real property heretofore
 described on page 1 of this Declaration, described as follows:

The East 45' of the West 80' of the South 66' of the West half of Tracts
 12 and 13 in the Northeast 1/4 of Section 11, Township 53 South, Range
 40 East of FLORIDA FRUITLAND'S SUBDIVISION, as recorded in Plat Book 2
 at Page 17 of the Public Records of Dade County, Florida.

Said "unit" being further identified and described and located on
 survey attached hereto and made a part of this Declaration.

UNIT 2. That part or parcel of the real property heretofore
 described on page 1 of this Declaration, described as follows:

The East 43' of the West 123' of the South 66' of the West half of
 Tracts 12 and 13 in the Northeast 1/4 of Section 11, Township 53 South,
 Range 40 East of FLORIDA FRUITLAND'S SUBDIVISION, as recorded in Plat
 Book 2 at Page 17 of the Public Records of Dade County, Florida.

Said "unit" being further identified and described and located on
 survey attached hereto and made a part of this Declaration.

UNIT 3. That part or parcel of the real property heretofore
 described on page 1 of this Declaration, described as follows:

The East 43' of the West 166' of the South 66' of the West half of
 Tracts 12 and 13 in the Northeast 1/4 of Section 11, Township 53 South,
 Range 40 East of FLORIDA FRUITLAND'S SUBDIVISION, as recorded in Plat
 Book 2 at Page 17 of the Public Records of Dade County, Florida.

Said "unit" being further identified and described and located on
 survey attached hereto and made a part of this Declaration.

UNIT 4. That part or parcel of the real property heretofore
 described on page 1 of this Declaration, described as follows:

The East 43' of the West 209' of the South 66' of the West half of
 Tracts 12 and 13 in the Northeast 1/4 of Section 11, Township 53 South,
 Range 40 East of FLORIDA FRUITLAND'S SUBDIVISION, as recorded in Plat
 Book 2 at Page 17 of the Public Records of Dade County, Florida.

Said "unit" being further identified and described and located on
 survey attached hereto and made a part of this Declaration.

UNIT 5. That part or parcel of the real property heretofore described on page 1 of this Declaration, described as follows:

The East 43' of the West 252' of the South 66' of the West half of Tracts 12 and 13 in the Northeast 1/4 of Section 11, Township 53 South, Range 40 East of FLORIDA FRUITLAND'S SUBDIVISION, as recorded in Plat Book 2 at Page 17 of the Public Records of Dade County, Florida.

Said "unit" being further identified and described and located on survey attached hereto and made a part of this Declaration.

UNIT 6. That part or parcel of the real property heretofore described on page 1 of this Declaration, described as follows:

The East 43' of the West 295' of the South 66' of the West half of Tracts 12 and 13 in the Northeast 1/4 of Section 11, Township 53 South, Range 40 East of FLORIDA FRUITLAND'S SUBDIVISION, as recorded in Plat Book 2 at Page 17 of the Public Records of Dade County, Florida.

Said "unit" being further identified and described and located on survey attached hereto and made a part of this Declaration.

UNIT 7. That part or parcel of the real property heretofore described on page 1 of this Declaration, described as follows:

The East 43' of the West 338' of the South 66' of the West half of Tracts 12 and 13 in the Northeast 1/4 of Section 11, Township 53 South, Range 40 East of FLORIDA FRUITLAND'S SUBDIVISION, as recorded in Plat Book 2 at Page 17 of the Public Records of Dade County, Florida.

Said "unit" being further identified and described and located on survey attached hereto and made a part of this Declaration.

UNIT 8. That part or parcel of the real property heretofore described on page 1 of this Declaration, described as follows:

The East 43' of the West 381' of the South 66' of the West half of Tracts 12 and 13 in the Northeast 1/4 of Section 11, Township 53 South, Range 40 East of FLORIDA FRUITLAND'S SUBDIVISION, as recorded in Plat Book 2 at Page 17 of the Public Records of Dade County, Florida.

Said "unit" being further identified and described and located on survey attached hereto and made a part of this Declaration.

UNIT 9. That part or parcel of the real property heretofore described on page 1 of this Declaration, described as follows:

The East 43' of the West 424' of the South 66' of the West half of Tracts 12 and 13 in the Northeast 1/4 of Section 11, Township 53 South, Range 40 East of FLORIDA FRUITLAND'S SUBDIVISION, as recorded in Plat Book 2 at Page 17 of the Public Records of Dade County, Florida.

Said "unit" being further identified and described and located on survey attached hereto and made a part of this Declaration.

UNIT 10. That part or parcel of the real property heretofore described on page 1 of this Declaration, described as follows:

The East 43' of the West 467' of the South 66' of the West half of Tracts 12 and 13 in the Northeast 1/4 of Section 11, Township 53 South, Range 40 East of FLORIDA FRUITLAND'S SUBDIVISION, as recorded in Plat Book 2 at Page 17 of the Public Records of Dade County, Florida.

Said "unit" being further identified and described and located on survey attached hereto and made a part of this Declaration.

UNIT 11. That part or parcel of the real property heretofore described on page 1 of this Declaration, described as follows:

The East 67' of the West 534' of the South 66' of the West half of Tracts 12 and 13 in the Northeast 1/4 of Section 11, Township 53 South, Range 40 East of FLORIDA FRUITLAND'S SUBDIVISION, as recorded in Plat Book 2 at Page 17 of the Public Records of Dade County, Florida.

Said "unit" being further identified and described and located on survey attached hereto and made a part of this Declaration.

UNIT 12. That part or parcel of the real property heretofore described on page 1 of this Declaration, described as follows:

The East 49' of the West 516' of the North 63' of the South 147' of the West half of Tracts 12 and 13 in the Northeast 1/4 of Section 11, Township 53 South, Range 40 East of FLORIDA FRUITLAND'S SUBDIVISION, as recorded in Plat Book 2 at Page 17 of the Public Records of Dade County, Florida.

Said "unit" being further identified and described and located on survey attached hereto and made a part of this Declaration.

UNIT 13. That part or parcel of the real property heretofore described on page 1 of this Declaration, described as follows:

The East 43' of the West 467' of the North 63' of the South 147' of the West half of Tracts 12 and 13 in the Northeast 1/4 of Section 11, Township 53 South, Range 40 East of FLORIDA FRUITLAND'S SUBDIVISION, as recorded in Plat Book 2 at Page 17 of the Public Records of Dade County, Florida.

Said "unit" being further identified and described and located on survey attached hereto and made a part of this Declaration.

UNIT 14. That part or parcel of the real property heretofore described on page 1 of this Declaration, described as follows:

The East 43' of the West 424' of the North 63' of the South 147' of the West half of Tracts 12 and 13 in the Northeast 1/4 of Section 11, Township 53 South, Range 40 East of FLORIDA FRUITLAND'S SUBDIVISION, as recorded in Plat Book 2 at Page 17 of the Public Records of Dade County, Florida.

Said "unit" being further identified and described and located on survey attached hereto and made a part of this Declaration.

UNIT 15. That part or parcel of the real property heretofore described on page 1 of this Declaration, described as follows:

The East 43' of the West 381' of the North 63' of the South 147' of the West half of Tracts 12 and 13 in the Northeast 1/4 of Section 11, Township 53 South, Range 40 East of FLORIDA FRUITLAND'S SUBDIVISION, as recorded in Plat Book 2 at Page 17 of the Public Records of Dade County, Florida.

Said "unit" being further identified and described and located on survey attached hereto and made a part of this Declaration.

UNIT 16. That part or parcel of the real property heretofore described on page 1 of this Declaration, described as follows:

The East 41.5' of the West 338' of the North 63' of the South 147' of the West half of Tracts 12 and 13 in the Northeast 1/4 of Section 11, Township 53 South, Range 40 East of FLORIDA FRUITLAND'S SUBDIVISION, as recorded in Plat Book 2 at Page 17 of the Public Records of Dade County, Florida.

Said "unit" being further identified and described and located on survey attached hereto and made a part of this Declaration.

UNIT 17. That part or parcel of the real property heretofore described on page 1 of this Declaration, described as follows:

The East 41.5' of the West 293.5' of the North 63' of the South 147' of the West half of Tracts 12 and 13 in the Northeast 1/4 of Section 11, Township 53 South, Range 40 East of FLORIDA FRUITLAND'S SUBDIVISION, as recorded in Plat Book 2 at Page 17 of the Public Records of Dade County, Florida.

Said "unit" being further identified and described and located on survey attached hereto and made a part of this Declaration.

UNIT 18. That part or parcel of the real property heretofore described on page 1 of this Declaration, described as follows:

The East 43' of the West 252' of the North 63' of the South 147' of the West half of Tracts 12 and 13 in the Northeast 1/4 of Section 11, Township 53 South, Range 40 East of FLORIDA FRUITLAND'S SUBDIVISION, as recorded in Plat Book 2 at Page 17 of the Public Records of Dade County, Florida.

Said "unit" being further identified and described and located on survey attached hereto and made a part of this Declaration.

UNIT 19. That part or parcel of the real property heretofore described on page 1 of this Declaration, described as follows:

The East 43' of the West 209' of the North 63' of the South 147' of the West half of Tracts 12 and 13 in the Northeast 1/4 of Section 11, Range 40 East of FLORIDA FRUITLAND'S SUBDIVISION, as recorded in Plat Book 2 at Page 17 of the Public Records of Dade County, Florida.

Said "unit" being further identified and described and located on survey attached hereto and made a part of this Declaration.

UNIT 20. That part or parcel of the real property heretofore described on page 1 of this Declaration, described as follows:

The East 43' of the West 166' of the North 63' of the South 147' of the West half of Tracts 12 and 13 in the Northeast 1/4 of Section 11, Township 53 South, Range 40 East of FLORIDA FRUITLAND'S SUBDIVISION, as recorded in Plat Book 2 at Page 17 of the Public Records of Dade County, Florida.

Said "unit" being further identified and described and located on survey attached hereto and made a part of this Declaration.

UNIT 21. That part or parcel of the real property heretofore described on page 1 of this Declaration, described as follows:

The East 43' of the West 123' of the North 63' of the South 147' of the West half of Tracts 12 and 13 in the Northeast 1/4 of Section 11, Township 53 South, Range 40 East of FLORIDA FRUITLAND'S SUBDIVISION, as recorded in Plat Book 2 at Page 17 of the Public Records of Dade County, Florida.

Said "unit" being further identified and described and located on survey attached hereto and made a part of this Declaration.

UNIT 22. That part or parcel of the real property heretofore described on page 1 of this Declaration, described as follows:

The East 45' of the West 80' of the North 63' of the South 147' of the West half of Tracts 12 and 13 in the Northeast 1/4 of Section 11, Township 53 South, Range 40 East of FLORIDA FRUITLAND'S SUBDIVISION, as recorded in Plat Book 2 at Page 17 of the Public Records of Dade County, Florida.

Said "unit" being further identified and described and located on survey attached hereto and made a part of this Declaration.

UNIT 23. That part or parcel of the real property heretofore described on page 1 of this Declaration, described as follows:

The East 45' of the West 80' of the North 63' of the South 210' of the West half of Tracts 12 and 13 in the Northeast 1/4 of Section 11, Township 53 South, Range 40 East of FLORIDA FRUITLAND'S SUBDIVISION, as recorded in Plat Book 2 at Page 17 of the Public Records of Dade County, Florida.

Said "unit" being further identified and described and located on survey attached hereto and made a part of this Declaration.

UNIT 24. That part or parcel of the real property heretofore described on page 1 of this Declaration, described as follows:

The East 43' of the West 123' of the North 63' of the South 210' of the West half of Tracts 12 and 13 in the Northeast 1/4 of Section 11, Township 53 South, Range 40 East of FLORIDA FRUITLAND'S SUBDIVISION, as recorded in Plat Book 2 at Page 17 of the Public Records of Dade County, Florida.

Said "unit" being further identified and described and located on survey attached hereto and made a part of this Declaration.

UNIT 25. That part or parcel of the real property heretofore described on page 1 of this Declaration, described as follows:

The East 43' of the West 166' of the North 63' of the South 210' of the West half of Tracts 12 and 13 in the Northeast 1/4 of Section 11, Township 53 South, Range 40 East of FLORIDA FRUITLAND'S SUBDIVISION, as recorded in Plat Book 2 at Page 17 of the Public Records of Dade County, Florida.

Said "unit" being further identified and described and located on survey attached hereto and made a part of this Declaration.

UNIT 26. That part or parcel of the real property heretofore described on page 1 of this Declaration, described as follows:

The East 43' of the West 209' of the North 63' of the South 210' of the West half of Tracts 12 and 13 in the Northeast 1/4 of Section 11, Township 53 South, Range 40 East of FLORIDA FRUITLAND'S SUBDIVISION, as recorded in Plat Book 2 at Page 17 of the Public Records of Dade County, Florida.

Said "unit" being further identified and described and located on survey attached hereto and made a part of this Declaration.

UNIT 27. That part or parcel of the real property heretofore described on page 1 of this Declaration, described as follows:

The East 43' of the West 252' of the North 63' of the South 210' of the West half of Tracts 12 and 13 in the Northeast 1/4 of Section 11, Township 53 South, Range 40 East of FLORIDA FRUITLAND'S SUBDIVISION, as recorded in Plat Book 2 at Page 17 of the Public Records of Dade County, Florida.

Said "unit" being further identified and described and located on survey attached hereto and made a part of this Declaration.

UNIT 28. That part or parcel of the real property heretofore described on page 1 of this Declaration, described as follows:

The East 41.5' of the West 293.5' of the North 63' of the South 210' of the West half of Tracts 12 and 13 in the Northeast 1/4 of Section 11, Township 53 South, Range 40 East of FLORIDA FRUITLAND'S SUBDIVISION, as recorded in Plat Book 2 at Page 17 of the Public Records of Dade County, Florida.

Said "unit" being further identified and described and located on survey attached hereto and made a part of this Declaration.

UNIT 29. That part or parcel of the real property heretofore described on page 1 of this Declaration, described as follows:

The East 41.5' of the West 338' of the North 63' of the South 210' of the West half of Tracts 12 and 13 in the Northeast 1/4 of Section 11, Township 53 South, Range 40 East of FLORIDA FRUITLAND'S SUBDIVISION, as recorded in Plat Book 2 at Page 17 of the Public Records of Dade County, Florida.

Said "unit" being further identified and described and located on survey attached hereto and made a part of this Declaration.

UNIT 30. That part or parcel of the real property heretofore described on page 1 of this Declaration, described as follows:

The East 43' of the West 361' of the North 63' of the South 210' of the West half of Tracts 12 and 13 in the Northeast 1/4 of Section 11, Township 53 South, Range 40 East of FLORIDA FRUITLAND'S SUBDIVISION, as recorded in Plat Book 2 at Page 17 of the Public Records of Dade County, Florida.

Said "unit" being further identified and described and located on survey attached hereto and made a part of this Declaration.

UNIT 31. That part or parcel of the real property heretofore described on page 1 of this Declaration, described as follows:

The East 43' of the West 424' of the North 63' of the South 210' of the West half of Tracts 12 and 13 in the Northeast 1/4 of Section 11, Township 53 South, Range 40 East of FLORIDA FRUITLAND'S SUBDIVISION, as recorded in Plat Book 2 at Page 17 of the Public Records of Dade County, Florida.

Said "unit" being further identified and described and located on survey attached hereto and made a part of this Declaration.

UNIT 32. That part or parcel of the real property heretofore described on page 1 of this Declaration, described as follows:

The East 43' of the West 467' of the North 63' of the South 210' of the West half of Tracts 12 and 13 in the Northeast 1/4 of Section 11, Township 53 South, Range 40 East of FLORIDA FRUITLAND'S SUBDIVISION, as recorded in Plat Book 2 at Page 17 of the Public Records of Dade County, Florida.

Said "unit" being further identified and described and located on survey attached hereto and made a part of this Declaration.

UNIT 33. That part or parcel of the real property heretofore described on page 1 of this Declaration, described as follows:

The East 49' of the West 516' of the North 63' of the South 210' of the West half of Tracts 12 and 13 in the Northeast 1/4 of Section 11, Township 53 South, Range 40 East of FLORIDA FRUITLAND'S SUBDIVISION, as recorded in Plat Book 2 at Page 17 of the Public Records of Dade County, Florida.

Said "unit" being further identified and described and located on survey attached hereto and made a part of this Declaration.

UNIT 34. That part or parcel of the real property heretofore described on page 1 of this Declaration, described as follows:

The East 49' of the West 516' of the North 63' of the South 291' of the West half of Tracts 12 and 13 in the Northeast 1/4 of Section 11, Township 53 South, Range 40 East of FLORIDA FRUITLAND'S SUBDIVISION, as recorded in Plat Book 2 at Page 17 of the Public Records of Dade County, Florida.

Said "unit" being further identified and described and located on survey attached hereto and made a part of this Declaration.

UNIT 35. That part or parcel of the real property heretofore described on page 1 of this Declaration, described as follows:

The East 43' of the West 467' of the North 63' of the South 291' of the West half of Tracts 12 and 13 in the Northeast 1/4 of Section 11, Township 53 South, Range 40 East of FLORIDA FRUITLAND'S SUBDIVISION, as recorded in Plat Book 2 at Page 17 of the Public Records of Dade County, Florida

Said "unit" being further identified and described and located on survey attached hereto and made a part of this Declaration.

UNIT 36. That part or parcel of the real property heretofore described on page 1 of this Declaration, described as follows:

The East 43' of the West 424' of the North 63' of the South 291' of the West half of Tracts 12 and 13 in the Northeast 1/4 of Section 11, Township 53 South, Range 40 East of FLORIDA FRUITLAND'S SUBDIVISION, as recorded in Plat Book 2 at Page 17 of the Public Records of Dade County, Florida

Said "unit" being further identified and described and located on survey attached hereto and made a part of this Declaration.

UNIT 37. That part or parcel of the real property heretofore described on page 1 of this Declaration, described as follows:

The East 43' of the West 381' of the North 63' of the South 291' of the West half of Tracts 12 and 13 in the Northeast 1/4 of Section 11, Township 53 South, Range 40 East of FLORIDA FRUITLAND'S SUBDIVISION, as recorded in Plat Book 2 at Page 17 of the Public Records of Dade County, Florida

Said "unit" being further identified and described and located on survey attached hereto and made a part of this Declaration.

UNIT 38. That part or parcel of the real property heretofore described on page 1 of this Declaration, described as follows:

The East 44' of the West 253' of the North 63' of the South 291' of the West half of Tracts 12 and 13 in the Northeast 1/4 of Section 11, Township 53 South, Range 40 East of FLORIDA FRUITLAND'S SUBDIVISION, as recorded in Plat Book 2 at Page 17 of the Public Records of Dade County, Florida

Said "unit" being further identified and described and located on survey attached hereto and made a part of this Declaration.

UNIT 39. That part or parcel of the real property heretofore described on page 1 of this Declaration, described as follows:

The East 43' of the West 209' of the North 63' of the South 291' of the West half of Tracts 12 and 13 in the Northeast 1/4 of Section 11, Township 53 South, Range 40 East of FLORIDA FRUITLAND'S SUBDIVISION, as recorded in Plat Book 2 at Page 17 of the Public Records of Dade County, Florida

Said "unit" being further identified and described and located on survey attached hereto and made a part of this Declaration.

UNIT 40. That part or parcel of the real property heretofore described on page 1 of this Declaration, described as follows:

The East 43' of the West 166' of the North 63' of the South 291' of the West half of Tracts 12 and 13 in the Northeast 1/4 of Section 11, Township 53 South, Range 40 East, of FLORIDA FRUITLAND'S SUBDIVISION, as recorded in Plat Book 2 at Page 17 of the Public Records of Dade County, Florida

Said "unit" being further identified and described and located on survey attached hereto and made a part of this Declaration.

UNIT 41. That part or parcel of the real property heretofore described on page 1 of this Declaration, described as follows:

The East 43' of the West 123' of the North 63' of the South 291' of the West half of Tracts 12 and 13 in the Northeast 1/4 of Section 11, Township 53 South, Range 40 East of FLORIDA FRUITLAND'S SUBDIVISION, as recorded in Plat Book 2 at Page 17 of the Public Records of Dade County, Florida

Said "unit" being further identified and described and located on survey attached hereto and made a part of this Declaration.

UNIT 42. That part or parcel of the real property heretofore described on page 1 of this Declaration, described as follows:

The East 45' of the West 80' of the North 63' of the South 291' of the West half of Tracts 12 and 13 in the Northeast 1/4 of Section 11, Township 53 South, Range 40 East of FLORIDA FRUITLAND'S SUBDIVISION, as recorded in Plat Book 2 at Page 17 of the Public Records of Dade County, Florida

Said "unit" being further identified and described and located on survey attached hereto and made a part of this Declaration.

UNIT 43. That part or parcel of the real property heretofore described on page 1 of this Declaration, described as follows:

The East 45' of the West 80' of the North 63' of the South 354' of the West half of Tracts 12 and 13 in the Northeast 1/4 of Section 11, Township 53 South, Range 40 East, of FLORIDA FRUITLAND'S SUBDIVISION, as recorded in Plat Book 2 at Page 17 of the Public Records of Dade County, Florida

Said "unit" being further identified and described and located on survey attached hereto and made a part of this Declaration.

UNIT 44. That part or parcel of the real property heretofore described on page 1 of this Declaration, described as follows:

The East 43' of the West 123' of the North 63' of the South 354' of the West half of Tracts 12 and 13 in the Northeast 1/4 of Section 11, Township 53 South, Range 40 East, of FLORIDA FRUITLAND'S SUBDIVISION, as recorded in Plat Book 2 at Page 17 of the Public Records of Dade County, Florida

Said "unit" being further identified and described and located on survey attached hereto and made a part of this Declaration.

UNIT 45. That part or parcel of the real property heretofore described on page 1 of this Declaration, described as follows:

The East 43' of the West 166' of the North 63' of the South 354' of the West half of Tracts 12 and 13 in the Northeast 1/4 of Section 11, Township 53 South, Range 40 East of FLORIDA FRUITLAND'S SUBDIVISION, as recorded in Plat Book 2 at Page 17 of the Public Records of Dade County, Florida

Said "unit" being further identified and described and located on survey attached hereto and made a part of this Declaration.

UNIT 46. That part or parcel of the real property heretofore described on page 1 of this Declaration, described as follows:

The East 43' of the West 209' of the North 63' of the South 354' of the West half of Tracts 12 and 13 in the Northeast 1/4 of Section 11, Township 53 South, Range 40 East of FLORIDA FRUITLAND'S SUBDIVISION, as recorded in Plat Book 2 at Page 17 of the Public Records of Dade County, Florida

Said "unit" being further identified and described and located on survey attached hereto and made a part of this Declaration.

UNIT 47. That part or parcel of the real property heretofore described on page 1 of this Declaration, described as follows:

The East 44' of the West 253' of the North 63' of the South 354' of the West half of Tracts 12 and 13 in the Northeast 1/4 of Section 11, Township 53 South, Range 40 East of FLORIDA FRUITLAND'S SUBDIVISION, as recorded in Plat Book 2 at Page 17 of the Public Records of Dade County, Florida

Said "unit" being further identified and described and located on survey attached hereto and made a part of this Declaration.

UNIT 48. That part or parcel of the real property heretofore described on page 1 of this Declaration, described as follows:

The East 43' of the West 331' of the North 63' of the South 354' of the West half of Tracts 12 and 13 in the Northeast 1/4 of Section 11, Township 53 South, Range 40 East of FLORIDA FRUITLAND'S SUBDIVISION, as recorded in Plat Book 2 at Page 17 of the Public Records of Dade County, Florida

Said "unit" being further identified and described and located on survey attached hereto and made a part of this Declaration.

UNIT 49. That part or parcel of the real property heretofore described on page 1 of this Declaration, described as follows:

The East 43' of the West 424' of the North 63' of the South 354' of the West half of Tracts 12 and 13 in the Northeast 1/4 of Section 11, Township 53 South, Range 40 East of FLORIDA FRUITLAND'S SUBDIVISION, as recorded in Plat Book 2 at Page 17 of the Public Records of Dade County, Florida

Said "unit" being further identified and described and located on survey attached hereto and made a part of this Declaration.

UNIT 50. That part or parcel of the real property heretofore described on page 1 of this Declaration, described as follows:

The East 43' of the West 467' of the North 63' of the South 354' of the West half of Tracts 12 and 13 in the Northeast 1/4 of Section 11, Township 53 South, Range 40 East of FLORIDA FRUITLAND'S SUBDIVISION, as recorded in Plat Book 2 at Page 17 of the Public Records of Dade County, Florida

Said "unit" being further identified and described and located on survey attached hereto and made a part of this Declaration.

UNIT 51. That part or parcel of the real property heretofore described on page 1 of this Declaration, described as follows:

The East 49' of the West 516' of the North 63' of the South 354' of the West half of Tracts 12 and 13 in the Northeast 1/4 of Section 11, Township 53 South, Range 40 East of FLORIDA FRUITLAND'S SUBDIVISION, as recorded in Plat Book 2 at Page 17 of the Public Records of Dade County, Florida

Said "unit" being further identified and described and located on survey attached hereto and made a part of this Declaration.

UNIT 52. That part or parcel of the real property heretofore described on page 1 of this Declaration, described as follows:

The East 49' of the West 516' of the North 63' of the South 354' of the West half of Tracts 12 and 13 in the Northeast 1/4 of Section 11, Township 53 South, Range 40 East of FLORIDA FRUITLAND'S SUBDIVISION, as recorded in Plat Book 2 at Page 17 of the Public Records of Dade County, Florida

Said "unit" being further identified and described and located on survey attached hereto and made a part of this Declaration.

UNIT 53. That part or parcel of the real property heretofore described on page 1 of this Declaration, described as follows:

The East 43' of the West 467' of the North 63' of the South 435' of the West half of Tracts 12 and 13 in the Northeast 1/4 of Section 11, Township 53 South, Range 40 East of FLORIDA FRUITLAND'S SUBDIVISION, as recorded in Plat Book 2 at Page 17 of the Public Records of Dade County, Florida

Said "unit" being further identified and described and located on survey attached hereto and made a part of this Declaration.

UNIT 54. That part or parcel of the real property heretofore described on page 1 of this Declaration, described as follows:

The East 43' of the West 424' of the North 63' of the South 435' of the West half of Tracts 12 and 13 in the Northeast 1/4 of Section 11, Township 53 South, Range 40 East of FLORIDA FRUITLAND'S SUBDIVISION, as recorded in Plat Book 2 at Page 17 of the Public Records of Dade County, Florida

Said "unit" being further identified and described and located on survey attached hereto and made a part of this Declaration.

UNIT 55. That part or parcel of the real property heretofore described on page 1 of this Declaration, described as follows:

The East 43' of the West 381' of the North 63' of the South 435' of the West half of Tracts 12 and 13 in the Northeast 1/4 of Section 11, Township 53 South, Range 40 East of FLORIDA FRUITLAND'S SUBDIVISION, as recorded in Plat Book 2 at Page 17 of the Public Records of Dade County, Florida

Said "unit" being further identified and described and located on survey attached hereto and made a part of this Declaration.

UNIT 56. That part or parcel of the real property heretofore described on page 1 of this Declaration, described as follows:

The East 41.5' of the West 338' of the North 63' of the South 435' of the West half of Tracts 12 and 13 in the Northeast 1/4 of Section 11, Township 53 South, Range 40 East of FLORIDA FRUITLAND'S SUBDIVISION, as recorded in Plat Book 2 at Page 17 of the Public Records of Dade County, Florida

Said "unit" being further identified and described and located on survey attached hereto and made a part of this Declaration.

UNIT 57. That part or parcel of the real property heretofore described on page 1 of this Declaration, described as follows:

The East 41.5' of the West 293.5' of the North 63' of the South 435' of the West half of Tracts 12 and 13 in the Northeast 1/4 of Section 11, Township 53 South, Range 40 East of FLORIDA FRUITLAND'S SUBDIVISION, as recorded in Plat Book 2 at Page 17 of the Public Records of Dade County, Florida

Said "unit" being further identified and described and located on survey attached hereto and made a part of this Declaration.

UNIT 58. That part or parcel of the real property heretofore described on page 1 of this Declaration, described as follows:

The East 43' of the West 252' of the North 63' of the South 435' of the West half of Tracts 12 and 13 in the Northeast 1/4 of Section 11, Township 53 South, Range 40 East of FLORIDA FRUITLAND'S SUBDIVISION, as recorded in Plat Book 2 at Page 17 of the Public Records of Dade County, Florida

Said "unit" being further identified and described and located on survey attached hereto and made a part of this Declaration.

UNIT 59. That part or parcel of the real property heretofore described on page 1 of this Declaration, described as follows:

The East 43' of the West 209' of the North 63' of the South 435' of the West half of Tracts 12 and 13 in the Northeast 1/4 of Section 11, Township 53 South, Range 40 East of FLORIDA FRUITLAND'S SUBDIVISION, as recorded in Plat Book 2 at Page 17 of the Public Records of Dade County, Florida

Said "unit" being further identified and described and located on survey attached hereto and made a part of this Declaration.

UNIT 60. That part or parcel of the real property heretofore described on page 1 of this Declaration, described as follows:

The East 43' of the West 166' of the North 63' of the South 435' of the West half of Tracts 12 and 13 in the Northeast 1/4 of Section 11, Township 53 South, Range 40 East of FLORIDA FRUITLAND'S SUBDIVISION, as recorded in Plat Book 2 at Page 17 of the Public Records of Dade County, Florida

Said "unit" being further identified and described and located on survey attached hereto and made a part of this Declaration.

UNIT 61. That part or parcel of the real property heretofore described on page 1 of this Declaration, described as follows:

The East 43' of the West 123' of the North 63' of the South 435' of the West half of Tracts 12 and 13 in the Northeast 1/4 of Section 11, Township 53 South, Range 40 East of FLORIDA FRUITLAND'S SUBDIVISION, as recorded in Plat Book 2 at Page 17 of the Public Records of Dade County, Florida

Said "unit" being further identified and described and located on survey attached hereto and made a part of this Declaration.

UNIT 62. That part or parcel of the real property heretofore described on page 1 of this Declaration, described as follows:

The East 45' of the West 80' of the North 63' of the South 435' of the West half of Tracts 12 and 13 in the Northeast 1/4 of Section 11, Township 53 South, Range 40 East of FLORIDA FRUITLAND'S SUBDIVISION, as recorded in Plat Book 2 at Page 17 of the Public Records of Dade County, Florida

Said "unit" being further identified and described and located on survey attached hereto and made a part of this Declaration.

UNIT 63. That part or parcel of the real property heretofore described on page 1 of this Declaration, described as follows:

The East 45' of the West 80' of the North 63' of the South 498' of the West half of Tracts 12 and 13 in the Northeast 1/4 of Section 11, Township 53 South, Range 40 East of FLORIDA FRUITLAND'S SUBDIVISION, as recorded in Plat Book 2 at Page 17 of the Public Records of Dade County, Florida

Said "unit" being further identified and described and located on survey attached hereto and made a part of this Declaration.

UNIT 64. That part or parcel of the real property heretofore described on page 1 of this Declaration, described as follows:

The East 45' of the West 123' of the North 63' of the South 498' of the West half of Tracts 12 and 13 in the Northeast 1/4 of Section 11, Township 53 South, Range 40 East of FLORIDA FRUITLAND'S SUBDIVISION, as recorded in Plat Book 2 at Page 17 of the Public Records of Dade County, Florida

Said "unit" being further identified and described and located on survey attached hereto and made a part of this Declaration.

UNIT 65. That part or parcel of the real property heretofore described on page 1 of this Declaration, described as follows:

The East 43' of the West 166' of the North 63' of the South 498' of the West half of Tracts 12 and 13 in the Northeast 1/4 of Section 11, Township 53 South, Range 40 East of FLORIDA FRUITLAND'S SUBDIVISION, as recorded in Plat Book 2 at Page 17 of the Public Records of Dade County, Florida

Said "unit" being further identified and described and located on survey attached hereto and made a part of this Declaration.

UNIT 66. That part or parcel of the real property heretofore described on page 1 of this Declaration, described as follows:

The East 43' of the West 209' of the North 63' of the South 498' of the West half of Tracts 12 and 13 in the Northeast 1/4 of Section 11, Township 53 South, Range 40 East of FLORIDA FRUITLAND'S SUBDIVISION, as recorded in Plat Book 2 at Page 17 of the Public Records of Dade County, Florida

Said "unit" being further identified and described and located on survey attached hereto and made a part of this Declaration.

UNIT 67. That part or parcel of the real property heretofore described on page 1 of this Declaration, described as follows:

The East 43' of the West 252' of the North 63' of the South 498' of the West half of Tracts 12 and 13 in the Northeast 1/4 of Section 11, Township 53 South, Range 40 East of FLORIDA FRUITLAND'S SUBDIVISION, as recorded in Plat Book 2 at Page 17 of the Public Records of Dade County, Florida

Said "unit" being further identified and described and located on survey attached hereto and made a part of this Declaration.

UNIT 68. That part or parcel of the real property heretofore described on page 1 of this Declaration, described as follows:

The East 41.5' of the West 293.5' of the North 63' of the South 498' of the West half of Tracts 12 and 13 in the Northeast 1/4 of Section 11, Township 53 South, Range 40 East of FLORIDA FRUITLAND'S SUBDIVISION, as recorded in Plat Book 2 at Page 17 of the Public Records of Dade County, Florida

Said "unit" being further identified and described and located on survey attached hereto and made a part of this Declaration.

UNIT 69. That part or parcel of the real property heretofore described on page 1 of this Declaration, described as follows:

The East 41.5' of the West 338' of the North 63' of the South 498' of the West half of Tracts 12 and 13 in the Northeast 1/4 of Section 11, Township 53 South, Range 40 East of FLORIDA FRUITLAND'S SUBDIVISION, as recorded in Plat Book 2 at page 17 of the Public Records of Dade County, Florida

Said "unit" being further identified and described and located on survey attached hereto and made a part of this Declaration.

UNIT 70. That part or parcel of the real property heretofore described on page 1 of this Declaration, described as follows:

The East 43' of the West 381' of the North 63' of the South 498' of the West half of Tracts 12 and 13 in the Northeast 1/4 of Section 11, Township 53 South, Range 40 East of FLORIDA FRUITLAND'S SUBDIVISION, as recorded in Plat Book 2 at Page 17 of the Public Records of Dade County, Florida

Said "unit" being further identified and described and located on survey attached hereto and made a part of this Declaration.

UNIT 71. That part or parcel of the real property heretofore described on page 1 of this Declaration, described as follows:

The East 43' of the West 424' of the North 63' of the South 498' of the West half of Tracts 12 and 13 in the Northeast 1/4 of Section 11, Township 53 South, Range 40 East of FLORIDA FRUITLAND'S SUBDIVISION, as recorded in Plat Book 2 at Page 17 of the Public Records of Dade County, Florida

Said "unit" being further identified and described and located on survey attached hereto and made a part of this Declaration.

UNIT 72. That part or parcel of the real property heretofore described on page 1 of this Declaration, described as follows:

The East 43' of the West 467' of the North 63' of the South 498' of the West half of Tracts 12 and 13 in the Northeast 1/4 of Section 11, Township 53 South, Range 40 East of FLORIDA FRUITLAND'S SUBDIVISION, as recorded in Plat Book 2 at Page 17 of the Public Records of Dade County, Florida

Said "unit" being further identified and described and located on survey attached hereto and made a part of this Declaration.

UNIT 73. That part or parcel of the real property heretofore described on page 1 of this Declaration, described as follows:

The East 49' of the West 516' of the North 63' of the South 498' of the West half of Tracts 12 and 13 in the Northeast 1/4 of Section 11, Township 53 South, Range 40 East of FLORIDA FRUITLAND'S SUBDIVISION, as recorded in Plat Book 2 at Page 17 of the Public Records of Dade County, Florida

Said "unit" being further identified and described and located on survey attached hereto and made a part of this Declaration.

UNIT 74. That part or parcel of the real property heretofore described on page 1 of this Declaration, described as follows:

The East 49' of the West 516' of the North 63' of the South 579' of the West half of Tracts 12 and 13 in the Northeast 1/4 of Section 11, Township 53 South, Range 40 East of FLORIDA FRUITLAND'S SUBDIVISION, as recorded in the Plat Book 2 at Page 17 of the Public Records of Dade County, Florida

Said "unit" being further identified and described and located on survey attached hereto and made a part of this Declaration.

UNIT 75. That part or parcel of the real property heretofore described on page 1 of this Declaration, described as follows:

The East 43' of the West 467' of the North 63' of the South 579' of the West half of Tracts 12 and 13 in the Northeast 1/4 of Section 11, Township 53 South, Range 40 East of FLORIDA FRUITLAND'S SUBDIVISION, as recorded in Plat Book 2 at Page 17 of the Public Records of Dade County, Florida

Said "unit" being further identified and described and located on survey attached hereto and made a part of this Declaration.

UNIT 76. That part or parcel of the real property heretofore described on page 1 of this Declaration, described as follows:

The East 43' of the West 424' of the North 63' of the South 579' of the West half of Tracts 12 and 13 in the Northeast 1/4 of Section 11, Township 53 South, Range 40 East of FLORIDA FRUITLAND'S SUBDIVISION, as recorded in Plat Book 2 at Page 17 of the Public Records of Dade County, Florida

Said "unit" being further identified and described and located on survey attached hereto and made a part of this Declaration.

UNIT 77. That part or parcel of the real property heretofore described on page 1 of this Declaration, described as follows:

The East 43' of the West 381' of the North 63' of the South 579' of the West half of Tracts 12 and 13 in the Northeast 1/4 of Section 11, Township 53 South, Range 40 East of FLORIDA FRUITLAND'S SUBDIVISION, as recorded in Plat Book 2 at Page 17 of the Public Records of Dade County, Florida

Said "unit" being further identified and described and located on survey attached hereto and made a part of this Declaration.

UNIT 78. That part or parcel of the real property heretofore described on page 1 of this Declaration, described as follows:

The East 41.5' of the West 338' of the North 63' of the South 579' of the West half of Tracts 12 and 13 in the Northeast 1/4 of Section 11, Township 53 South, Range 40 East of FLORIDA FRUITLAND'S SUBDIVISION, as recorded in Plat Book 2 at Page 17 of the Public Records of Dade County, Florida

Said "unit" being further identified and described and located on survey attached hereto and made a part of this Declaration.

UNIT 79. That part or parcel of the real property heretofore described on page 1 of this Declaration, described as follows:

The East 41.5' of the West 293.5' of the North 63' of the South 579' of the West half of Tracts 12 and 13 in the Northeast 1/4 of Section 11, Township 53 South, Range 40 East of FLORIDA FRUITLAND'S SUBDIVISION, as recorded in Plat Book 2 at Page 17 of the Public Records of Dade County, Florida

Said "unit" being further identified and described and located on survey attached hereto and made a part of this Declaration

UNIT 80. That part or parcel of the real property heretofore described on page 1 of this Declaration, described as follows:

The East 43' of the West 252' of the North 63' of the South 579' of the West half of Tracts 12 and 13 in the Northeast 1/4 of Section 11, Township 53 South, Range 40 East of FLORIDA FRUITLAND'S SUBDIVISION, as recorded in Plat Book 2 at Page 17 of the Public Records of Dade County, Florida

Said "unit" being further identified and described and located on survey attached hereto and made a part of this Declaration.

UNIT 81. That part or parcel of the real property heretofore described on page 1 of this Declaration, described as follows:

The East 43' of the West 209' of the North 63' of the South 579' of the West half of Tracts 12 and 13 in the Northeast 1/4 of Section 11, Township 53 South, Range 40 East of FLORIDA FRUITLAND'S SUBDIVISION, as recorded in Plat Book 2 at Page 17 of the Public Records of Dade County, Florida

Said "unit" being further identified and described and located on survey attached hereto and made a part of this Declaration.

UNIT 82. That part or parcel of the real property heretofore described on page 1 of this Declaration, described as follows:

The East 43' of the West 166' of the North 63' of the South 579' of the West half of Tracts 12 and 13 in the Northeast 1/4 of Section 11, Township 53 South, Range 40 East of FLORIDA FRUITLAND'S SUBDIVISION, as recorded in Plat Book 2 at Page 17 of the Public Records of Dade County, Florida

Said "unit" being further identified and described and located on survey attached hereto and made a part of this Declaration.

UNIT 83. That part or parcel of the real property heretofore described on page 1 of this Declaration, described as follows:

The East 43' of the West 123' of the North 63' of the South 579' of the West half of Tracts 12 and 13 in the Northeast 1/4 of Section 11, Township 53 South, Range 40 East of FLORIDA FRUITLAND'S SUBDIVISION, as recorded in Plat Book 2 at Page 17 of the Public Records of Dade County, Florida

Said "unit" being further identified and described and located on survey attached hereto and made a part of this Declaration.

UNIT 84. That part or parcel of the real property heretofore described on page 1 of this Declaration, described as follows:

The East 45' of the West 80' of the North 63' of the South 579' of the West half of Tracts 12 and 13 in the Northeast 1/4 of Section 11, Township 53 South, Range 40 East of FLORIDA FRUITLAND'S SUBDIVISION, as recorded in Plat Book 2 at Page 17 of the Public Records of Dade County, Florida

Said "unit" being further identified and described and located on survey attached hereto and made a part of this Declaration.

UNIT 85. That part or parcel of the real property heretofore described on page 1 of this Declaration, described as follows:

THE EAST 43' OF THE WEST 101' OF TRACTS 12 AND 13 LESS SOUTH 579' AND LESS THE NORTH 18' OF THE WEST HALF OF TRACTS 12 AND 13 IN THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 53 SOUTH, RANGE 40 EAST OF FLORIDA FRUITLAND'S SUBDIVISION, as recorded in Plat Book 2 at Page 17 of the Public Records of Dade County, Florida

Said "unit" being further identified and described and located on survey attached hereto and made a part of this Declaration.

UNIT 86. That part or parcel of the real property heretofore described on page 1 of this Declaration, described as follows:

The East 43' of the West 123' of Tracts 12 and 13, less the South 579' and less the North 18' of the West half of Tracts 12 and 13 in the Northeast 1/4 of Section 11, Township 53 South, Range 40 East of FLORIDA FRUITLAND'S SUBDIVISION, as recorded in Plat Book 2 at Page 17 of the Public Records of Dade County, Florida

Said "unit" being further identified and described and located on survey attached hereto and made a part of this Declaration.

UNIT 87. That part or parcel of the real property heretofore described on page 1 of this Declaration, described as follows:

The East 43' of the West 166' of Tracts 12 and 13 less the South 579' and less the North 18' of the West half of Tracts 12 and 13 in the Northeast 1/4 of Section 11, Township 53 South, Range 40 East of FLORIDA FRUITLAND'S SUBDIVISION, as recorded in Plat Book 2 at Page 17 of the Public Records of Dade County, Florida

Said "unit" being further identified and described and located on survey attached hereto and made a part of this Declaration.

UNIT 88. That part or parcel of the real property heretofore described on page 1 of this Declaration, described as follows:

The East 43' of the West 209' of Tracts 12 and 13 less the South 579' and less the North 18' of the West half of Tracts 12 and 13 in the Northeast 1/4 of Section 11, Township 53 South, Range 40 East of FLORIDA FRUITLAND'S SUBDIVISION, as recorded in Plat Book 2 at Page 17 of the Public Records of Dade County, Florida

Said "unit" being further identified and described and located on survey attached hereto and made a part of this Declaration.

UNIT 89. That part or parcel of the real property heretofore described on page 1 of this Declaration, described as follows:

The East 43' of the West 252' of Tracts 12 and 13 less South 579' and less the North 18' of the West half of Tracts 12 and 13 in the Northeast 1/4 of Section 11, Township 53 South, Range 40 East of FLORIDA FRUITLAND'S SUBDIVISION, as recorded in Plat Book 2 at page 17 of the Public Records of Dade County, Florida

Said "unit" being further identified and described and located on survey attached hereto and made a part of this Declaration.

UNIT 90. That part or parcel of the real property heretofore described on page 1 of this Declaration, described as follows:

The East 41.5' of the West 293.5' of Tracts 12 and 13 less the South 579' and less the North 18' of the West half of Tracts 12 and 13 in the Northeast 1/4 of Section 11, Township 53 South, Range 40 East of FLORIDA FRUITLAND'S SUBDIVISION, as recorded in Plat Book 2 at Page 17 of the Public Records of Dade County, Florida

Said "unit" being further identified and described and located on survey attached hereto and made a part of this Declaration.

UNIT 91. That part or parcel of the real property heretofore described on page 1 of this Declaration, described as follows:

The East 41.5' of the West 338' of Tracts 12 and 13 less the South 579' and less the North 18' of the West half of Tracts 12 and 13 in the Northeast 1/4 of Section 11, Township 53 South, Range 40 East of FLORIDA FRUITLAND'S SUBDIVISION, as recorded in Plat Book 2 at Page 17 of the Public Records of Dade County, Florida

Said "unit" being further identified and described and located on survey attached hereto and made a part of this Declaration.

UNIT 92. That part or parcel of the real property heretofore described on page 1 of this Declaration, described as follows:

The East 43' of the West 381' of Tracts 12 and 13, less the South 579' and less the North 18' of the West half of Tracts 12 and 13 in the Northeast 1/4 of Section 11, Township 53 South, Range 40 East of FLORIDA FRUITLAND'S SUBDIVISION, as recorded in Plat Book 2 at Page 17 of the Public Records of Dade County, Florida

Said "unit" being further identified and described and located on survey attached hereto and made a part of this Declaration.

UNIT 93. That part or parcel of the real property heretofore described on page 1 of this Declaration, described as follows:

The East 43' of the West 424' of Tracts 12 and 13, less the South 579' and less the North 18' of the West half of Tracts 12 and 13 in the Northeast 1/4 of Section 11, Township 53 South, Range 40 East of FLORIDA FRUITLAND'S SUBDIVISION, as recorded in Plat Book 2 at Page 17 of the Public Records of Dade County, Florida

Said "unit" being further identified and described and located on survey attached hereto and made a part of this Declaration.

UNIT 94. That part or parcel of the real property heretofore described on page 1 of this Declaration, described as follows:

The East 43' of the West 467' of Tracts 12 and 13, less the South 579' and less the North 18' of the West half of Tracts 12 and 13 in the Northeast 1/4 of Section 11, Township 53 South, Range 40 East of FLORIDA FRUITLAND'S SUBDIVISION, as recorded in Plat Book 2 at Page 17 of the Public Records of Dade County, Florida

Said "unit" being further identified and described and located on survey attached hereto and made a part of this Declaration.

UNIT 95. That part or parcel of the real property heretofore described on page 1 of this Declaration, described as follows:

The East 49' of the West 516' of Tracts 12 and 13, less the South 579' and less the North 18' of the West half of Tracts 12 and 13 in the Northeast 1/4 of Section 11, Township 53 South, Range 40 East of FLORIDA FRUITLAND'S SUBDIVISION, as recorded in Plat Book 2 at Page 17 of the Public Records of Dade County, Florida

Said "unit" being further identified and described and located on survey attached hereto and made a part of this Declaration.

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E. The undivided interests in the common elements" hereby established and which shall be conveyed upon purchase with each "unit" and used and enjoyed by the owner or lessee in each respective "unit" is as follows:

<u>UNIT</u>	<u>Undivided interest</u>	<u>Unit</u>	<u>Undivided interest</u>
No. 1	1/95	No. 21	1/95
No. 2	1/95	No. 22	1/95
No. 3	1/95	No. 23	1/95
No. 4	1/95	No. 24	1/95
No. 5	1/95	No. 25	1/95
No. 6	1/95	No. 26	1/95
No. 7	1/95	No. 27	1/95
No. 8	1/95	No. 28	1/95
No. 9	1/95	No. 29	1/95
No. 10	1/95	No. 30	1/95
No. 11	1/95	No. 31	1/95
No. 12	1/95	No. 32	1/95
No. 13	1/95	No. 33	1/95
No. 14	1/95	No. 34	1/95
No. 15	1/95	No. 35	1/95
No. 16	1/95	No. 36	1/95
No. 17	1/95	No. 37	1/95
No. 18	1/95	No. 38	1/95
No. 19	1/95	No. 39	1/95
No. 20	1/95	No. 40	1/95

<u>UNIT</u>	<u>Undivided interest</u>	<u>Unit</u>	<u>Undivided interest</u>
No. 41	1/95	No. 76	1/95
No. 42	1/95	No. 77	1/95
No. 43	1/95	No. 78	1/95
No. 44	1/95	No. 79	1/95
No. 45	1/95	No. 80	1/95
No. 46	1/95	No. 81	1/95
No. 47	1/95	No. 82	1/95
No. 48	1/95	No. 83	1/95
No. 49	1/95	No. 84	1/95
No. 50	1/95	No. 85	1/95
No. 51	1/95	No. 86	1/95
No. 52	1/95	No. 87	1/95
No. 53	1/95	No. 88	1/95
No. 54	1/95	No. 89	1/95
No. 55	1/95	No. 90	1/95
No. 56	1/95	No. 91	1/95
No. 57	1/95	No. 92	1/95
No. 58	1/95	No. 93	1/95
No. 59	1/95	No. 94	1/95
No. 60	1/95	No. 95	1/95
No. 61	1/95		
No. 62	1/95		
No. 63	1/95		
No. 64	1/95		
No. 65	1/95		
No. 66	1/95		
No. 67	1/95		
No. 68	1/95		
No. 69	1/95		
No. 70	1/95		
No. 71	1/95		
No. 72	1/95		
No. 73	1/95		
No. 74	1/95		
No. 75	1/95		

4050-064

The above respective undivided interests to be conveyed with the respective "unit", as indicated above, cannot be changed, altered or amended and Palmetto Trailer Estates, Inc., its successors, assigns and grantors, covenant and agree that the undivided interest in the "new elements" have a fee title to the respective "unit" conveyed therewith, which shall not be separated or separately conveyed or encumbered with its respective "unit", even though the description in the instrument of conveyance or encumbrance may refer only to the fee title of the "unit".

The proportionate shares of the separate owners and lessees of the respective "units" in the common expenses and surplus and the "common elements" as well as their proportionate representation for voting purposes in the Association of Owners and Lessees is based upon the number of units owner or leased by the separate owners or lessees to a total of 95 "units".

F. Palmetto Trailer Estates, Inc., its successors and assigns, by this Declaration and all future owners and lessees of the "units", by the acceptance of their deeds and lease agreements, covenant and agree as follows:

(1) The "units" herein defined shall be occupied and used by the respective owners or lessees only for private dwelling purposes of the owner or lessee, his family, tenants and social guests and for no other purpose.

(2) No more than one trailer or mobile home shall be placed upon one "unit".

(3) Any trailer or mobile home placed upon the "unit" shall have complete sanitary facilities, which must include a lavatory, wash basin, tub or shower and kitchen sink and must be connected to sewerage outlets in conformance with state health requirements.

(4) No storage shall be permitted on any "units", except in an approved type utility building.

(5) No goats, horses, cattle, fowl, reptiles, dogs, cats or other creatures except those dogs and cats living on the premises prior to November 1, 1963 shall be allowed on the "unit".

(6) The owner or lessee of the respective "units" shall not be deemed to own pipe, wire, conduits or other public utility lines running through said "unit", which are utilized

for or serve more than one "unit", which items are, by these presents, hereby made a part of the "common elements".

(7) No person or persons can become an owner or lessee of a "unit" or "units" unless approved by the Association of Owners and Lessees and any owner or lessee of a "unit" or "units" shall be a member of the Association of Owners and Lessees, hereinafter referred to as the Association, and shall remain a member of said Association until such time as his ownership or lease ceases for any reason, at which time his membership in said Association shall automatically cease.

(8) The Association of Owners and Lessees is herewith named and designated as Palmetto Trailer Estates Association and is hereinafter referred to as the "Association" and is and shall continue to be a nonprofit, unincorporated association and the name and resident address of the person designated as agent for receiving service of process upon the "Association" is Ernest N. Stamey, Resident address: 501 Palmetto Drive, Miami Springs, Fla. and Office address: 296 East 3rd Avenue, Hialeah, Florida.

(9) The owners and lessees of the "units" covenant and agree that the administration of the condominium shall be in accordance with the provisions of this Declaration, the Constitution and By-laws of the Association, which are made a part hereof and attached as "Exhibit ". Each owner, tenant or occupant of a "unit" shall comply with the provisions of this Declaration, Constitution and By-laws and decisions and resolutions of the Association or its representative, as lawfully amended from time to time, and failure to comply with such provisions, decisions or resolutions shall be grounds for an action to recover sums due for damages, or for injunctive relief. This Declaration shall not be revoked or any of the provisions herein amended unless 66 2/3% of all of the owners, tenants and mortgagees of all the mortgages covering the "units" agree to such revocation or amendment by duly recorded instruments.

(10) No owner or lessee of a "unit" may exempt himself from liability for his contribution toward the common expenses by the waiver of the use or enjoyment of any of the "Common elements" or abandonment of his "unit".

G. All sums assessed by the Association but unpaid for the share of the common expenses chargeable to any "unit" shall constitute a lien on such "unit" and said lien shall also secure a reasonable

attorneys' fee incurred by the "Association" incident to the collection of such assessment or enforcement of such lien.

H. The respective "units" shall not be rented by the owners thereof for transit or hotel purposes, which shall be defined as rental for any period of less than 30 days. Other than the foregoing obligation, the owners of the respective "units" shall have the absolute right to lease same, provided that said lease is made subject to the covenants and restrictions contained in this Declaration and further subject to the Constitution and By-laws attached hereto.

I. In a voluntary conveyance of a "unit" the grantee of the "unit" shall be jointly and severally liable with the grantor for all unpaid assessments by the "Association" against the latter for his share of the common expenses up to the time of the grant or conveyance without prejudice to the grantee's right to recover from the grantor the amounts paid by the grantee therefor. However, any such grantee shall be entitled to a statement from the manager or Board of Directors of the "Association", as the case may be, setting forth the amount of the unpaid assessments against the grantor to the "Association", and such grantee shall not be liable for, nor shall any "unit" conveyed be subject to a lien for any unpaid assessments made by the "Association" against the grantor in excess of the amount therein set forth.

J. In the event the "Common elements" are partially destroyed, but not in excess of 50%, all of the owners and lessees shall be obligated to rebuild in accordance with the plans and specifications set forth herein, using the proceeds of any insurance monies and, if necessary, levying assessments against the respective owners, in accordance with their percentage of ownership, as set forth herein for any sums needed to rebuild over and above monies received from said insurance. In the event the "common elements" are destroyed in excess of 50%, the owners and lessees may elect not to rebuild or to rebuild in accordance with new plans and specifications, provided 66 2/3% of said owners and lessees are in accord.

K. As long as Palmetto Trailer Estates, Inc. owns one or more of the "units" established and described herein, it shall be subject to the provisions of this Declaration, the Constitution and By-laws hereto attached and it further covenants to take no action which would affect the rights of the "Association" with respect to assurance against latent defects in the property or other rights assigned to the "Association" by reason of the establishment of the Condominium.

L. Palmetto Trailer Estates, Inc., its successors and assigns, and all future owners and lessees of "units" by the acceptance of their deeds or lease agreements covenant and agree that all owners and lessees shall have the joint use of the "common elements", and a joint and mutual easement for and to the use of same is hereby granted.

M. All agreements and determinations lawfully made by the "Association", in accordance with the voting rights established in this Declaration or Constitution and By-laws shall be deemed to be binding on all owners, lessees and users of "units", their successors and assigns.

N. Invalidation of any of the covenants, conditions, limitations or provisions of this Enabling Declaration by judgment or court order shall in no wise affect any of the remaining part or parts hereof which are unaffected by said judgment or court order, and same shall continue in full force and effect.

IN WITNESS WHEREOF the said PALMETTO TRAILER ESTATES, INC., a Florida corporation, has caused these presents to be signed in its name by its president and its corporate seal to be affixed and attested by its secretary this 9th day of March, 1964.

PALMETTO TRAILER ESTATES, INC. (seal)

By: Carl B. Adams
President

Attest: C. Indale
Secretary

Signed, sealed and delivered in the presence of:

James E. [Signature]
Harry J. [Signature]

STATE OF FLORIDA)
) S.S.
COUNTY OF DADE)

Personally appeared before me Carl Bader
and R. L. McCall, as president and secretary,
respectively of PALMETTO TRAILER ESTATES, INC. and they acknowledged
before me that they are the individuals who executed the foregoing
Enabling Declaration on behalf of Palmetto Trailer Estates, Inc.,
for the purposes set forth therein and as their own free act and
deed.

Harry J. [Signature]
NOTARY PUBLIC
State of Florida, at large

My Commission Expires July 27, 1964

THOMAS J. KELLY

OFFICE
8180 S.W. 8TH ST.

CIVIL ENGINEER AND SURVEYOR
MIAMI, FLORIDA

TELEPHONE
M. I. 8-0884

SURVEY NUMBER 64-286 PAGE 1 of 3 PAGES

SURVEY OF
7110 West one half of Tracts 12 and 13 of FLORIDA PENINSULA COMPANY'S
SUBDIVISION of Section 11, Township 53 South, Range 90 East
ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK No. 8 AT PAGE No. 17
PUBLIC RECORDS OF DADE COUNTY, FLORIDA
DATE FEBRUARY 27, 1964 FOR PALMETTO TRAILER ESTATES

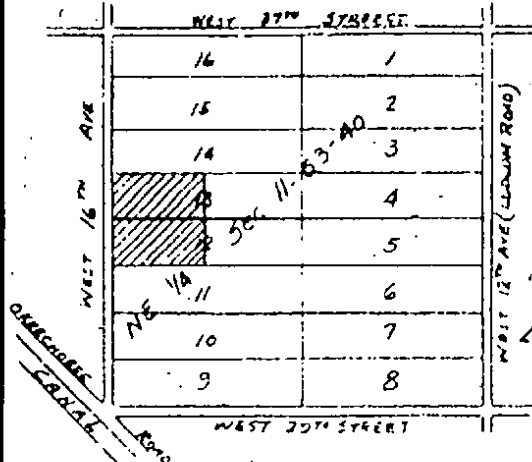
LOCATION SKETCH

SCALE 1"=1000'

I HEREBY CERTIFY THAT THE ATTACHED
SKETCH REPRESENTS A RECENT SURVEY MADE
UNDER MY DIRECTION, AND IS TRUE AND COR-
RECT TO THE BEST OF MY KNOWLEDGE AND
BELIEF.

THERE ARE NO ENCRUMPHMENTS.

Thomas J. Kelly
REGISTERED ENGINEER #3161
REGISTERED LAND SURVEYOR #626
STATE OF FLORIDA



FINAL SURVEY OF

PALMETTO TRAILER ESTATES, A CONDOMINIUM

Contained herein is the complete final survey of the property
of PALMETTO TRAILER ESTATES, A CONDOMINIUM situate on the above described
property in Hialeah, Dade County, Florida.

Included herein on Page 1 is a location sketch, legal description
and summary of the survey.

Page 2 is a survey showing location of all above ground
improvements.

Page 3 is a detailed drawing showing the location and actual
dimensions of each of the 95 Trailer Spaces, as set forth in the
individual deeds for each Trailer Space.

I, Thomas J. Kelly, Hereby Certify that the above mentioned
Pages 1 through 3 were prepared under my supervision, and are true and
correct to the best of my knowledge and belief.

I Further Certify that said data surveys and information in
Pages 1 through 3, together with the wording and contents of the Enabling
Declaration to which these surveys are attached as Exhibit "A", are collec-
tively a correct representation of the improvements described, and there
can be determined therefrom the identification, location, dimensions and
size of the common areas and facilities, the individual trailer spaces, and
the restricted common areas and facilities.

Dated at Miami, Dade County, Florida, this 27th day of February
A.D., 1964

Thomas J. Kelly
Registered Land Surveyor No 626
Registered Engineer No 3161
State of Florida

EXHIBIT "A"

4050-370

THOMAS J. KELLY

**CIVIL ENGINEER-LAND SURVEYOR
MIAMI, FLORIDA**

TELEPHONE
K. I. 5-0504

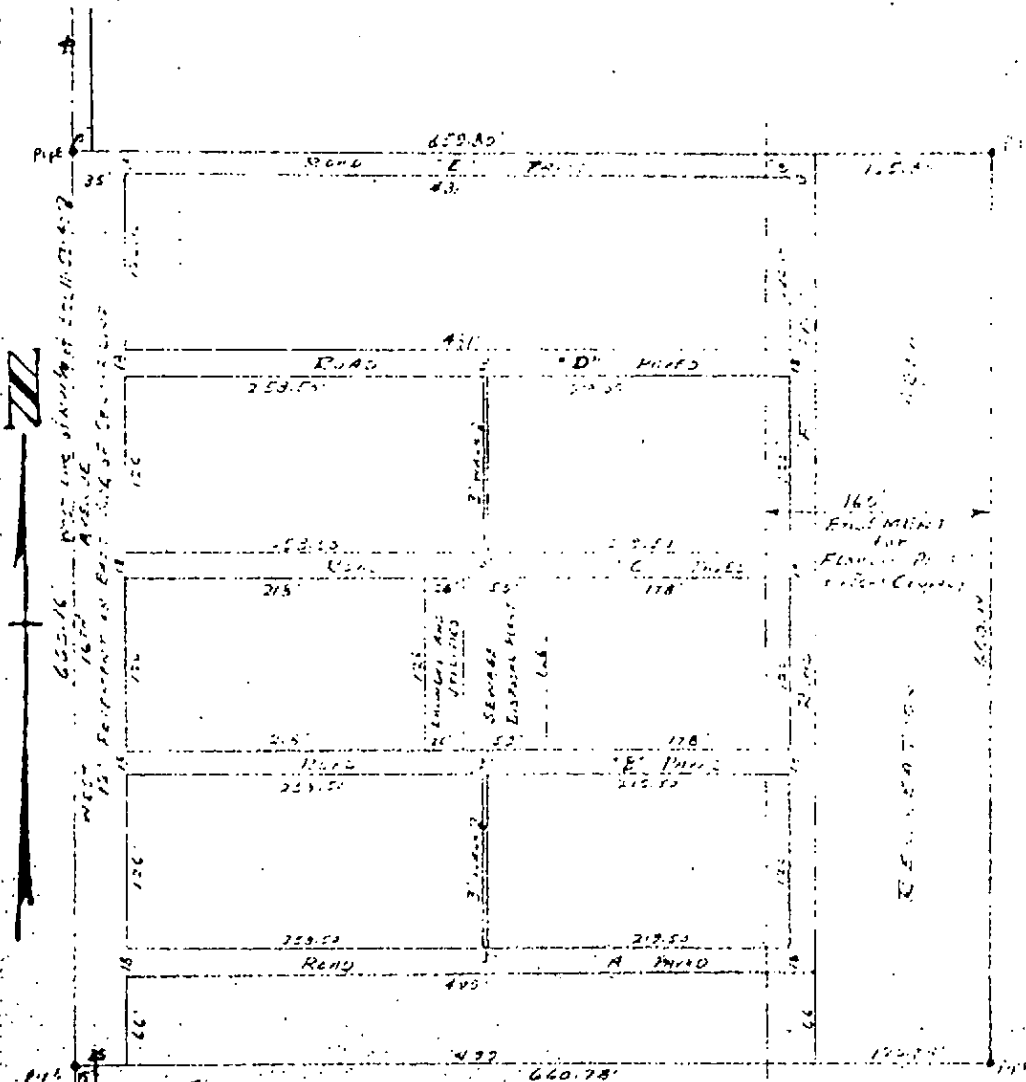
OFFICE
2120 E. W. 8TH ST.

FEB 27 1964

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PALMETTO TRAILER ESTATES

5711



DATE: 1/15/45

THOMAS J. KELLY
 CIVIL ENGINEER-LAND SURVEYOR
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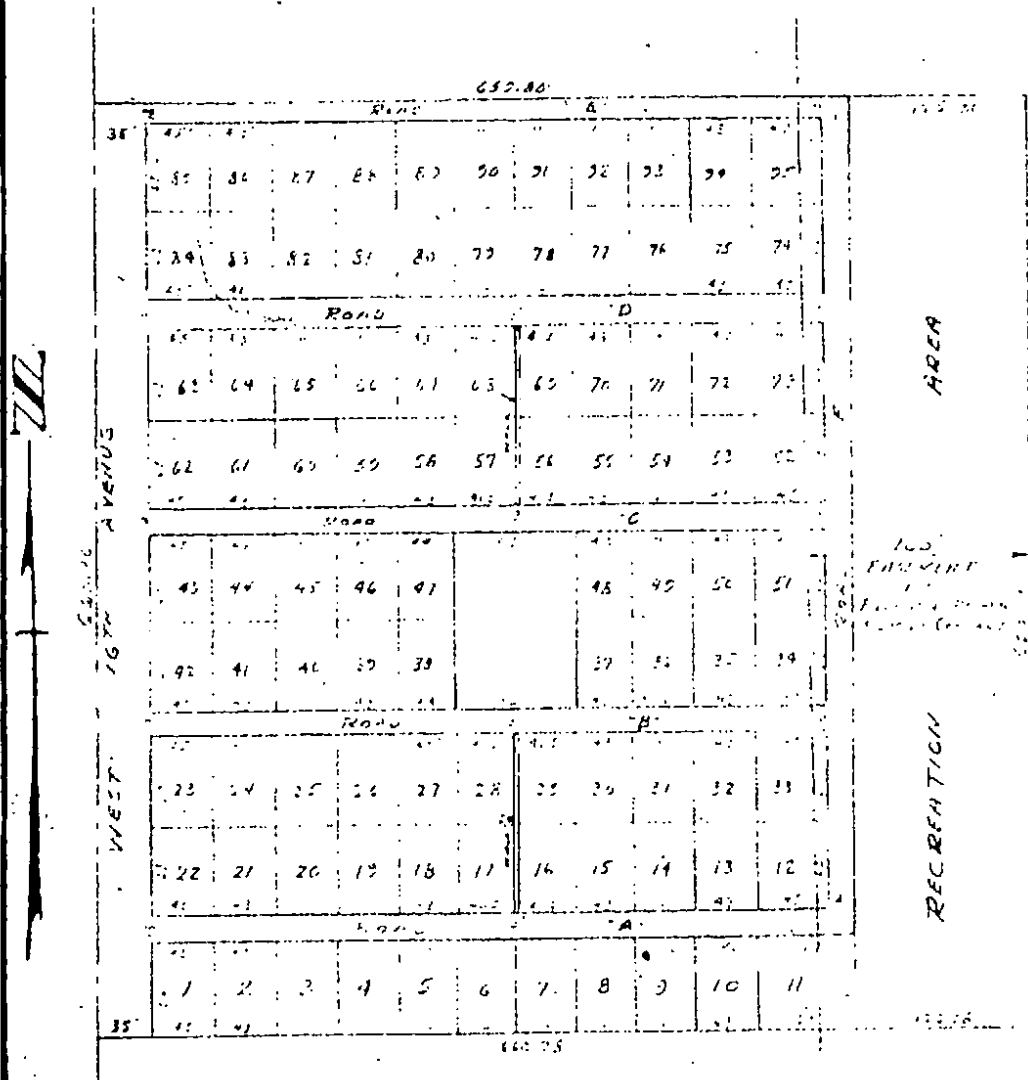
TELEPHONE
 M. I. 8-8884

FEB 27, 1964

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PALMETTO TRAILER ESTATES

SEAL



DETAILS OF TRAILER SPACES
 SCALE: 1" = 100'