



20700 West Dixie Highway Aventura, Florida 33180
Phone: 305.405.4444

November 18, 2025

SENT VIA REGULAR MAIL

Association Members of The Crossings

Re: Revitalization of The Crossings' Governing Documents

Dear Resident:

The attorneys of our firm represent the Organizing Committee for The Crossings Landowners Association, Inc. ("Association"). The Association is the corporation charged with operating your association under the Homeowners Association Act, § 720, Fla. Stat. *et seq.*

As you may know, The Crossings' governing documents have expired. Due to the passage of time, these governing documents now require revitalization under Florida Statute § 720.405. **If the governing documents are not revitalized, The Crossings will cease to function as a homeowners association.** This would mean the inability to collect funds necessary for critical functions such as maintaining infrastructure, landscaping, security services, communication, etc.

Without an active homeowners association, all responsibilities and liabilities shift entirely to each individual property owner. This includes, for example, receiving City of Coral Springs code enforcement fines, which can accumulate rapidly for issues such as landscaping, exterior maintenance, and other compliance requirements. If you do not consent to the revitalization or there are insufficient owners consenting, the Association will dissolve on December 31, 2025. At that point, you will be responsible for any code violations or other issues as a result. Presently, the City of Coral Springs has commenced code enforcement actions.

The Association can only attempt to stop the issues if it exists, and the Association will only exist once it's revitalized. This requires that you complete and fill out your consent form approving the revitalization or approving it at the meeting. If not, it would come as no surprise if after the Association terminates, your property value drops.

The only way to attempt to keep the Association as a homeowners association is to send back your consent form approving the revitalization and urging others in your community to do the same. **We highly recommend you do this immediately.** You have received multiple opportunities to revitalize the documents, but this will be the last time.

Please note that no new provisions have been added or modified. Your consent will simply allow the community to preserve and revitalize the existing governing documents and allow the Association to rectify issues with the city among other critical tasks such as maintain and restoring walls, landscaping, etc. Florida law requires the written consent of a majority of property owners to complete this process, and your participation is crucial to the success of the revitalization.

If you have any questions, please contact your Organizing Committee at CrossingsLOA@gmail.com.

Sincerely,

THE JACOBS LAW GROUP



Melanie J. Arougueti, Esq.
For the Firm

THE CROSSINGS LANDOWNERS ASSOCIATION, INC.

Todd Soard, Organizing Committee Chairman
Larry Means, Organizing Committee Member
Keith Martins, Organizing Committee Member

November 18, 2025

Re: The Crossings Revitalization by Written Consent

Dear Association Members:

We seek your support in revitalizing The Crossing's Declaration (the Declaration). The Crossings community is governed by essential documents that facilitate our residential community and enable the operation, management, and maintenance of infrastructure, landscaping, security and communication services. **However, these documents must be periodically preserved, and at this moment in time, require revitalization.**

Attached to this letter, you will find The Crossing's governing documents and a form requesting your written consent for their revitalization. In accordance with Florida law, we have enclosed the full text of the Declaration and all amendments and all other governing documents.

Be advised, nothing new has been added or modified. Your consent will help The Crossings revitalize what we have. Florida law specifies a process for revitalizing these documents, which requires the written consent of a majority of property owners. We therefore urge you to vote in favor of the covenant revitalization to support our community and uphold our property values during these challenging times.

Please return your completed consent form to our legal counsel's office in person or by mail at **The Jacobs Law Group, ATTN: Organizing Committee Crossings, 20700 West Dixie Highway, Aventura, Florida 33180**, or via email at crossingsloa@gmail.com. A pre-paid envelope was included in the package for your convenience.

You are also invited to bring your completed consent form to the Meeting on December 9, 2025, at 6:30 pm at City Hall of Coral Springs, in the Everglades Room, located at 9500 W. Sample Rd., Coral Springs, FL 33065.

This is our final effort to complete revitalization. If we do not reach sufficient consents, after December 31, 2025, The Crossings will discontinue payment of all association expenses, dissolve, and each individual owner will be on their own.

The Organizing Committee fully endorse this important initiative and deeply appreciate your cooperation and continued support for the good of our community. If you have already sent in your consent form, then no further action is needed at this time.

Thank you,

Todd Soard, Organizing Committee Member
7220 NW 39 Manor
Coral Springs, FL 33065
954-818-5504

Larry Means, Organizing Committee Member
4347 NW 73 Way
Coral Springs, FL 33065
954-931-2145

Keith Martin, Organizing Committee Member
4403 NW 73 Way
Coral Springs, FL 33065
954-770-2192

WRITTEN CONSENT FOR COVENANT REVITALIZATION
The Crossings Landowners Association, Inc.

As provided by the Florida Statute, the undersigned property owner or designated voter in The Crossings Landowners Association, Inc. (“Association”), acknowledges receipt of the following: (1) The complete text of the Declaration of Covenants, Conditions and Restrictions of the Association recorded at Official Records Book 7340, Page 91, of the Public Records of Broward County, Florida, and as amended in Official Records Book 7368 Pg 590 of the Public Records of Broward County, Florida, and as amended in Official Records Book 7595 Page 3 of the Public Records of Broward County, Florida, and all duly adopted and recorded Amendments thereto (collectively the “Declaration”); (2) The Association’s Articles of Incorporation and Bylaws and all duly Amendments thereto; (3) a list of all parcel owners and the legal descriptions of the parcels; (4) a graphic depiction of the property to be governed by the revived Declaration; (5) the names, addresses, and telephone numbers of the Organizing Committee; and (6) a letter concerning the background and context of the matter presented for written consent and such other documents as required by Florida law.

BY SIGNING BELOW I HEREBY APPROVE THE REVITALIZATION OF THE DECLARATION FOR THE CROSSINGS LANDOWNERS ASSOCIATION, INC., PURSUANT TO SECTION 720.405, FLORIDA STATUTES.

Please mark with an “X” and sign below:

_____ **I hereby consent.** _____ **I do not consent.**

Signature

Date

Print Name

Parcel Address

PLEASE RETURN THIS SIGNED FORM TO:

The Jacobs Law Group
ATTN: Organizing Committee Crossings
20700 West Dixie Highway
Aventura, Florida 33180

Alternatively, you may:

- Email your form to CrossingsLOA@gmail.com
- Bring your form to the Meeting on December 9, 2025, at 6:30 pm at City Hall of Coral Springs, in the Everglades Room, located at 9500 W. Sample Rd., Coral Springs, FL 33065.

Forms must be received prior to the scheduled date and time of the meeting.

77-285832

This Instrument Prepared by
Stephen P. Kikoler
Rosenthal & Schanfield
55 East Monroe Street
Chicago, Illinois 60603

DECLARATION OF RESTRICTIONS

FOR

THE CROSSINGS

This Declaration made this 6th day of December, 19 77
by G & F ASSOCIATES, INC., a Florida corporation, hereinafter
called SUBDIVIDER and G & F DEVELOPMENT INC., a Florida cor-
poration, hereinafter called DEVELOPMENT CO.

77 DEC 19 PM 4 523

W I T N E S S E T H:

WHEREAS, SUBDIVIDER, is the record owner of the SUBDIVISION
as described in ARTICLE I of this Declaration and DEVELOPMENT
CO., is the records owner of the EASEMENT PARCEL as described
in ARTICLE I of this Declaration; and

WHEREAS, SUBDIVIDER and DEVELOPMENT CO., desire to create
a quality development with respect to their properties with
restrictions, covenants, servitudes, impositions, easements,
charges and liens, as hereinafter set forth for the preserva-
tion of the property values of the owners herein.

NOW, THEREFORE, SUBDIVIDER and DEVELOPMENT CO., declares
that the SUBDIVISION and the EASEMENT PARCEL are and shall be
held, transferred, sold, conveyed and occupies subject to the
restrictions, covenants, servitudes, impositions, charges
and liens hereinafter set forth.

OFF REC 7340 PAGE 91

ARTICLE I

DEFINITIONS

The following words when used in this Declaration shall
have the following meanings:

PLEASE RETURN TO,
L. M. TAYLOR, LAWYER
P.O. BOX 14577
NORTH PALM BEACH, FLA. 33408

92
CK

1. "SUBDIVISION" shall mean and refer to THE CROSSINGS and any portion thereof as recorded in Plat Book 93, Page 5, of the Public Records of Broward County, Florida. The use restrictions shall not apply to any PARCELS in the SUBDIVISION zoned other than residential.
2. "SUBDIVIDER" shall mean and refer to G & F ASSOCIATES, INC., a Florida corporation, its successors or assigns of any or all of its rights under this Declaration.
3. "DEVELOPMENT CO." shall mean and refer to the G & F DEVELOPMENT, INC., a Florida corporation, its successors or assigns of any or all of its rights under this Declaration.
4. "OWNER" shall mean and refer to every person or persons, or entity or entities, who are the record owners of a fee interest in any lot or portion thereof in the SUBDIVISION, their heirs, successors, legal representatives or assigns.
5. "HOME OWNERS ASSOCIATION" shall mean and refer to a HOME OWNERS ASSOCIATION which may be created as a non-profit corporation, its successors or assigns of any or all of its rights pursuant to this Declaration, which Corporation shall be incorporated under the laws of the State of Florida prior to the conveyance or assignment by SUBDIVIDER or DEVELOPMENT CO. to HOME OWNERS ASSOCIATION of any Common Property or any rights and powers herein granted to SUBDIVIDER which may be conveyed or assigned as herein provided.
6. "MEMBER" shall mean and refer to every person or entity who is a record owner of a fee interest in any lot in the SUBDIVISION. The record OWNER of a fee interest in a portion of a lot shall be a MEMBER if the said portion has separate ownership from other portions of said lot and comprises or contains a dwelling unit. The membership may be increased as provided in ARTICLE III.
7. "COMMON PROPERTY" shall mean and refer to such property which SUBDIVIDER or DEVELOPMENT CO. may convey or assign to HOME OWNERS ASSOCIATION or otherwise declare to be for the mutual enjoyment of all MEMBERS. Said COMMON PROPERTY may be located within or without the SUBDIVISION.
8. "EASEMENT PARCEL" shall mean and refer to the property described in the deed filed for record in Broward County and bearing recording number _____ and as to which property the SUBDIVISION has various drainage and other easements.

ARTICLE II

GENERAL RESTRICTIONS

1. USE RESTRICTIONS. The SUBDIVISION may be used for single family dwellings, and two family dwellings, and for no other purposes. No business buildings may be erected on said lands and no business may be conducted on any part thereof, nor shall any building or any portion thereof be used or maintained as a professional office. Notwithstanding the provisions of

OFF REC 7340 PAGE 92

this paragraph the SUBDIVIDER may utilize one or more lots for a sales office or models for so long as SUBDIVIDER, its successors or assigns shall own any lot in the SUBDIVISION, and SUBDIVIDER shall have the right to designate other persons or entities to likewise so utilize lots for a sales office or models so long as said persons or entities own any lot in the SUBDIVISION.

2. SIZE OF DWELLING UNITS. All buildings erected or constructed on any land shall conform to use, minimum space feet of floor area according to the following table:

<u>LOTS</u>	<u>MINIMUM SQUARE FEET</u>	<u>USE</u>
Zoned R1-B	1500	Single Family
Zoned R1-C	1250	Single Family
Zoned R2-A	950	Multi Family

No buildings shall be erected over a height of 30 feet.

3. PLANS, SPECIFICATIONS AND LOCATIONS OF BUILDINGS. No building or structure of any kind, including additions, alterations, pools, fences, walls, patios, terraces or barbecue pits shall be erected or altered until the plans and specifications, colors, location and plot plan thereof, in detail and to scale, shall have been submitted to and approved by the SUBDIVIDER [REDACTED] in writing before any construction has begun. Failure to submit the plans, specifications, colors, location, and plot plan, in detail and to scale, or failure to acquire the approval of the SUBDIVIDER [REDACTED] shall be deemed a material breach of this restriction. The SUBDIVIDER [REDACTED] shall then have the right to proceed in the courts to compel a mandatory injunction requiring any construction done without approval to be torn down forthwith. The plans and specifications and location of all construction thereunder, and every alteration of any building or structure shall be in accordance with the building, plumbing and electrical requirements of all regulatory codes. It shall be the responsibility of the OWNER to obtain from the City of Coral Springs Building Department, or other appropriate authority, the necessary technical data with regard to construction elevations prior to the start of any construction. [REDACTED] the SUBDIVIDER [REDACTED] will assume any responsibility in this regard before, during, or after construction on any of the lots in this SUBDIVISION. The aforementioned technical data must be detailed on the final plans and specifications when submitted to the SUBDIVIDER [REDACTED] before plan approval will be given. No exterior colors on any building or structure on any lot shall be permitted that, in the sole judgment of SUBDIVIDER [REDACTED], would be inharmonious or discordant, or incongruous for the SUBDIVISION. not

No structure of any kind of what is commonly known as "factory built", "modular", or "mobile home" type construction shall be erected in the SUBDIVISION without written permission of SUBDIVIDER [REDACTED]. OWNER must submit to SUBDIVIDER [REDACTED] full plans, specifications, name of manufacturer and place of manufacture for consideration of permission. In the event permission is denied by SUBDIVIDER [REDACTED] SUBDIVIDER [REDACTED] shall assume any liability for any loss that might be sustained by OWNER. not

Pitched roofs shall have a minimum pitch of 3-1/2:12 and shall be constructed of flat or barrel cement tile, hand sawn or split cedar shakes, slate, copper, a stepped Bermuda type roof of poured lightweight aggregate concrete, all as defined by common usage in Broward County. In the event that some new, attractive material for roofing surfaces is discovered, or invented, the SUBDIVIDER [REDACTED] may, in its sole discretion, approve the use of such new materials.

Flat roofs may be utilized, provided that the flat roof area does not comprise over 40% of the total roof area. Such flat roofs are to be located to the rear of the dwelling. Notwithstanding the above, a mansard roof or a flat roof located elsewhere than to the rear of the building shall be permissible if approved in writing by the SUBDIVIDER [REDACTED]. All electric, telephone, gas or other utility connections must be installed underground. All utility and storage rooms are to be located to the rear of the building. Refusal of approval of plans and specifications, location and plot plan, by the SUBDIVIDER [REDACTED] may be based on any ground, including purely aesthetic grounds, in the sole and absolute discretion of the SUBDIVIDER [REDACTED].

The plans and specifications shall contain a plot plan to scale with adequate provision for landscaping, including the planting of trees and shrubs on the lot. The determination of whether adequate provision has been made for landscaping shall be at the sole discretion of the SUBDIVIDER [REDACTED]. Landscaping as required shall be completed at the time of completion of the building, as evidenced by the issuance of a Certificate of Occupancy by the appropriate governing body. No gravel or blacktop or paved parking strips are to be allowed except as approved on the plot plan of the plans and specifications. The location and type of mailbox must conform to all government regulations and must be maintained in good condition.

All areas not covered by buildings, structures or paved parking facilities shall be maintained as Lawn or Landscaped areas and shall be maintained to the pavement edge of any abutting streets or to the waterline of any abutting lakes or canals. No stone, gravel, or paving of any type shall be used as a lawn unless approved as part of the landscaping plan.

4. GARAGES, CARPORTS AND STORAGE AREA. No garage shall be erected which is separated from the main building, and no unenclosed storage area shall be erected. No enclosed storage area shall be erected which is separated from the building. All single family and two family residences are required to have two (2) car garages. However, it may be permissible, at the sole discretion of the SUBDIVIDER [REDACTED], to have side entry carports with enclosed storage area on two family residences only.

5. WALLS AND FENCES. No wall or fence shall be constructed with a height of more than five (5) feet above the ground level of adjoining property, and no hedge or shrubbery abutting the property lines shall be permitted with a height of more than five (5) feet without written approval by SUBDIVIDER [REDACTED]. No wall or fence shall be constructed on any lot until its height, type, design, composition and location shall have been approved in writing by SUBDIVIDER [REDACTED]. The height of any wall or fence shall be measured from the existing property elevations. Any dispute as to heights shall be resolved by SUBDIVIDER [REDACTED], whose decision shall be final.

No wall, fence, landscaping, or structure of any kind shall be permitted in Coral Springs Improvement District canal and lake drainage right-of-way unless OWNER receives written permission from the Coral Springs Improvement District.

6. ANTENNAS. No outside antennas, antenna poles, antenna masts, electronic devices, or antenna towers shall be permitted unless approved in writing by SUBDIVIDER [REDACTED].

OFF. REC. 7340 PAGE 93

7. ACCESSORY OR TEMPORARY BUILDINGS. No tents and no accessory or temporary buildings or structures shall be permitted unless approved in writing by SUBDIVIDER [REDACTED]. The SUBDIVIDER may, upon request of the OWNER, permit a temporary construction facility during construction, and its size, appearance, and temporary location on the property must be approved by SUBDIVIDER in writing. Any signs to be used in conjunction with this temporary construction facility must also be approved by the SUBDIVIDER in writing.

8. GARBAGE CONTAINERS, OIL AND GAS TANKS, AIR CONDITIONERS. All garbage and trash containers, oil tanks, bottled gas tanks, swimming pool equipment and housing, must be underground or placed in walled-in areas so that they shall not be visible from any street or adjacent properties, and adequate landscaping shall be installed and maintained by the OWNER. All air-conditioning units shall be shielded and hidden so that they shall not be visible from any street or adjacent property.

9. CLOTHES DRYING AREA. No outdoor clothes drying area shall be allowed unless approved in writing by SUBDIVIDER [REDACTED].

10. METHOD OF DETERMINING SQUARE FOOT AREA. The method of determining square foot area of proposed buildings and structures or additions and enlargements thereto shall be to multiply the outside horizontal dimensions of the building or structure at each floor level. Garages, porches, patios and terraces shall not be taken into account in calculating the minimum square foot area required.

11. SIGNS. No signs shall be erected or displayed on any lot or on any structure, unless the placement and character, form, size, and time of placement of such sign be first approved in writing by SUBDIVIDER [REDACTED]. No free standing signs shall be permitted unless approved in writing by SUBDIVIDER [REDACTED]. Said signs must also conform with local regulatory ordinances.

12. [This paragraph intentionally omitted.]

13. MAINTENANCE OF PREMISES. In order to maintain the standards of the SUBDIVISION, no weeds, underbrush, or other unsightly growths shall be permitted to grow or remain upon any land, and no refuse or unsightly objects shall be allowed to be placed or suffered to remain anywhere thereon. In the event that any OWNER shall fail or refuse to keep the premises free of weeds, underbrush or other unsightly growths or objects, then the SUBDIVIDER [REDACTED] may enter upon said premises and remove the same at the expense of the OWNER, and such entry shall not be deemed a trespass. The property, buildings, improvements, landscaping, and appurtenances shall be kept in good, safe, clean, neat and attractive condition, and all buildings, structures, improvements, landscaping, and appurtenances shall be maintained in a finished, painted and attractive condition. Upon the failure to maintain the property, buildings, structures, improvements, landscaping, and appurtenances to the satisfaction of the SUBDIVIDER [REDACTED], and upon the OWNER'S failure to make such corrections within thirty (30) days of written notice by the SUBDIVIDER [REDACTED], the SUBDIVIDER [REDACTED] may enter upon the premises and make such improvements or corrections as may be necessary, the cost of which shall be paid for by the OWNER. The SUBDIVIDER [REDACTED] may require the OWNER to deposit with the SUBDIVIDER [REDACTED] the estimated cost thereof as determined by the SUBDIVIDER [REDACTED]. If any OWNER fails to make payment within thirty (30) days after requested to do so by the SUBDIVIDER [REDACTED], then the payment requested shall be a lien on the land.

14. MAINTENANCE ASSESSMENTS. In order to maintain the standards of the described land and the surrounding area, and in order to maintain the EASEMENT PARCEL, as well as in the interest of public health and sanitation, the SUBDIVISION is hereby subject to an annual assessment commencing with the year 1978. Such annual assessment, together with interest thereon and costs of collection as hereinafter provided, shall be a charge on the land and shall be a continuing lien upon the property against which such assessment is made. Each such assessment, together with interest thereon and costs of collection as hereinafter provided shall also be the personal obligation of the person who was the OWNER of such property at the time when the assessment fell due. Such assessment shall be payable annually on the first day of January each year in advance to the DEVELOPMENT CO, or other record owner of the EASEMENT PARCEL. Such annual assessment may be adjusted from year to year by the DEVELOPMENT CO, or other record owner of the EASEMENT PARCEL as the needs of the described land may in the judgement of the DEVELOPMENT CO, or other record owner of the EASEMENT PARCEL require and shall be apportioned in proportion to their respective area, but in no event shall such annual assessments among the lots and parcels exceed the sum equal to 5 mills per square foot. The judgement of the DEVELOPMENT CO, or other record owner of the EASEMENT PARCEL in the expenditure of said funds shall be final.

15. EFFECT OF NON-PAYMENT OF ASSESSMENT. If the assessments herein provided are not paid on the date when due, then such assessment shall become delinquent and shall, together with interest at the highest legal rate and costs of collection including reasonable attorneys' fees, thereupon become a continuing lien on the property which shall bind such property in the hands of the then OWNER, his heirs, devisees, personal representatives and assigns with the personal obligation of the then OWNER remaining his personal obligation as set forth in paragraph 14 hereof.

16. NOTICES TO SUBDIVIDER [REDACTED]. Notices to SUBDIVIDER [REDACTED], or requests for approval of plans, specifications and location of buildings or signs, shall be in writing and delivered or mailed to SUBDIVIDER [REDACTED] at its principal place of business as shown by the records of the Secretary of the State of Florida, or at any other location designated by SUBDIVIDER [REDACTED].

17. NOTICE TO OWNER. Notice to any OWNER of a violation of any of these restrictions, or any other notice herein required, shall be in writing and shall be delivered or mailed to the OWNER at the address shown on the tax rolls of Broward County, Florida, or if not shown thereon to the address of the OWNER, as shown on the deed as recorded in the Public Records of Broward County, Florida.

18. TRUCKS, COMMERCIAL VEHICLES, MOBILE HOMES, BOATS, CAMPERS AND TRAILERS. No truck or commercial vehicle of any kind shall be permitted to be parked for a period of more than four hours unless the same is temporarily present and necessary in the actual construction or repair of buildings on the property. No truck or commercial vehicle of any kind shall be parked overnight, and no boats, boat trailers, or trailers of any kind, campers, or mobile homes shall be permitted to park on or near the property at any time unless kept fully enclosed inside the building. None of the aforementioned shall be used as a domicile or a residence, either permanent or temporary.

OFF-7340 PAGE 94

19. **NO SUBDIVISION.** None of the lots in the SUBDIVISION shall be divided nor sold except as a whole, without the written approval of the SUBDIVIDER.
20. **CONDOMINIUM.** No restrictions herein contained shall be construed as in any manner limiting or preventing any lot and the improvements thereon from being submitted to a plan of condominium ownership, and particularly the recordation of a plan of condominium ownership for any lot covered hereby shall not be construed as constituting a subdivision of any lot in the SUBDIVISION.
21. **UTILITY EASEMENTS.** There is hereby reserved for the purpose of installing and maintaining government and public utility facilities and improvement district facilities, and for such other purposes incidental to the development of the property those easements shown upon the recorded plat of this SUBDIVISION, each being designated "Utility Easement", and there is also hereby reserved easements and rights-of-way for constructing anchor guys for electric and telephone poles, as shown on the recorded plat of this SUBDIVISION and there is hereby further reserved for a term of twenty (20) years from the date of this instrument by the SUBDIVIDER, its successors and assigns, full free right and authority to lay, operate, and maintain such drainage facilities, sanitary sewer lines, gas and electric lines, communication lines, and such other further public service facilities as SUBDIVIDER may deem necessary along, through, in, over and under a strip of land twelve (12) feet in width or six (6) feet in width, being six (6) feet (as measured at right angles) from all side, front and rear lot lines in the aforesaid SUBDIVISION, The SUBDIVIDER will cause to be recorded from time to time various declarations of easements setting forth the location of all said easements under the rights herein reserved and this right, except for the recorded easements, shall terminate in twenty (20) years.
22. **NON-LIABILITY OF SUBDIVIDER.** The SUBDIVIDER herein shall not in any way or manner be held liable or responsible for any violation of these restrictions by any person other than itself.
23. **NUISANCES.** Nothing shall be done which may be or may become an annoyance or nuisance to the neighborhood. No noxious, unpleasant or offensive activity shall be carried on, nor may anything be done in the neighborhood which can be construed to constitute a nuisance, public or private in nature.
- Any question with regard to the interpretation of this paragraph shall be decided by SUBDIVIDER, whose decision shall be final.
24. **FILLING IN.** No lot shall be increased in size by filling in the water on which it abuts, and the slope of the canal and lake banks shall be maintained by OWNER.
25. **OWNER COMPLIANCE.** The covenants, restrictions and servitudes imposed by the Declaration of Restrictions shall apply not only to OWNERS, but also to any person, or persons, entity or entities, occupying the OWNER'S premises under lease from the OWNER or by permission or invitation of the OWNER or his tenants, expressed or implied.
- Failure of the OWNER to notify said persons or occupants of the existence of said restrictions shall not in any way act to limit or divest the right of SUBDIVIDER of enforcement of these restrictions, and in addition, the OWNER shall be responsible for all violations of these restrictions by his tenants, licensees, invitees or guests and by guests, licensees and invitees of his tenants at any time.
26. **DECLARATION OF RESTRICTIONS WITH THE LAND.** The herein contained restrictions shall constitute an easement and imposition in and upon the SUBDIVISION and every part thereof and they shall run with the land and shall in all respects be the benefit of and be binding upon and enforceable by the SUBDIVIDER for a period of thirty (30) years from the date these restrictions are recorded, after which time the said restrictions may be extended for successive periods of ten (10) years until an instrument signed by a majority of the then owners of the lots has been recorded agreeing to change said restrictions in whole or in part.
27. **AMENDMENT OF RESTRICTIONS.** The SUBDIVIDER may, in its sole discretion, modify, amend, waive, or add to this Declaration of Restrictions, or any part thereof. The power of amendment, however, shall be limited to minor modification or enlargement of existing covenants and shall in no way impair the general and uniform plan of development originally set forth herein.
28. **ENFORCEMENT.** Enforcement of these covenants and restrictions shall be by any procedure at law or in equity against any person or persons violating or attempting to violate any covenant or restriction either to restrain violation or to require certain performances or to recover damages or to enforce any lien created by these covenants. Any costs of collection, including reasonable attorneys' fees, which fees shall include those incurred by reason of any appellate proceedings, incurred in the enforcement of these covenants, restrictions or liens shall be paid by OWNER. Failure by the SUBDIVIDER to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter.
29. **SEVERABILITY CLAUSE.** Invalidation of any of these restrictions in whole or in part, by a court of competent jurisdiction shall not affect any of the other restrictions.

ARTICLE III

PURPOSE, MEMBERSHIP AND VOTING RIGHTS IN THE HOME OWNERS ASSOCIATION

1. **PURPOSE.** It is contemplated that at some future date the SUBDIVIDER may desire to assign or convey an interest in certain parcels of property located either within or without the SUBDIVISION for the use and benefit of the MEMBERS for purposes of the HOME OWNERS ASSOCIATION. The SUBDIVIDER is hereby authorized to create at a future date, prior to such assignment or conveyance, an automatic compulsory membership HOME OWNERS ASSOCIATION with the powers herein stipulated. The OWNERS consent to the creation of the said HOME OWNERS ASSOCIATION and their automatic membership therein shall be evidenced by their taking title to a lot or portion thereof in the SUBDIVISION, a deed for which shall have been recorded in the Public Records of Broward County, Florida.
2. **MEMBERSHIP.** The SUBDIVIDER shall have the sole and absolute right to create the HOME OWNERS ASSOCIATION contemplated under this Article. There shall be no requirement that the SUBDIVIDER shall create said HOME OWNERS ASSOCIATION, and in the event of said creation there shall be no requirement that the SUBDIVIDER assign or convey any COMMON PROPERTY to same. Upon incorporation of the HOME OWNERS ASSOCIATION the membership shall be automatically comprised of all those persons and entities as defined in ARTICLE I. In addition, the SUBDIVIDER has subdivided other property and may in the future subdivide additional property, in its sole and absolute discretion, in the general area of the SUBDIVISION, and may have by existing or may by additional Declarations, impose thereon restrictions and covenants for the purpose of preserving the high development standards of the general area, which said restrictions and covenants may reflect the different characteristics and uses contemplated by the general development plan for the Coral Springs area, and which said restrictions may similarly provide that the fee simple lot OWNERS of the property upon which said restrictions and covenants are imposed shall automatically become MEMBERS of a HOME OWNERS ASSOCIATION as contemplated herein and be entitled to the same benefits and be subject to the same obligations as contemplated herein. The term "MEMBERS" as used in this Declaration may, at the discretion of the SUBDIVIDER, include any MEMBERS so added according to the provisions of the Articles of Incorporation and By-laws of said HOME OWNERS ASSOCIATION.
3. **VOTING RIGHTS.** The HOME OWNERS ASSOCIATION shall have two (2) classes of voting membership:
- CLASS A.** Class A membership shall be all those MEMBERS as above defined with the exception of the SUBDIVIDER. Class A MEMBERS shall be entitled to one (1) vote for each lot or portion thereof in which they hold the interest required for membership as above indicated. When more than one person or entity holds such interest or interests in any lot or portion thereof, all such persons or entities shall be MEMBERS and the vote for such lot or portion thereof shall be exercised as they among themselves determine, but in no event shall more than one (1) vote be cast with respect to any such lot or portion thereof.

OFF REC. 7340 PAGE 95

CLASS B. Class B MEMBERS shall be the SUBDIVIDER. The Class B MEMBER shall be entitled to five (5) votes for each lot in which it holds the interest required for membership as above indicated, provided that the Class B membership shall cease and become converted to Class A membership upon the happening of both of the following:

- (a) When the total votes outstanding in the Class A Membership equal the total votes outstanding in the Class B Membership, and
- (b) 10 years from the date of this Declaration.

From and after the happening of both of the above, the Class B MEMBER shall be deemed to be a Class A MEMBER entitled to one (1) vote for each lot or portion thereof in which it holds the interest required for membership. However, at the discretion of the Class B MEMBER it may be converted to a Class A MEMBER by a writing so stating, at any prior time.

ARTICLE IV

PROPERTY RIGHTS IN THE COMMON PROPERTIES

(or the DEVELOPMENT CO.

1. MEMBERS' EASEMENTS OF ENJOYMENT. Upon conveyance or assignment of any COMMON PROPERTIES by SUBDIVIDER, and subject to the limitations below indicated, every MEMBER shall have a right and easement of enjoyment in and to the COMMON PROPERTIES which may be conveyed or assigned to the HOME OWNERS ASSOCIATION, and such easement shall be appurtenant to and shall pass with the title to every lot or portion thereof.

2. EXTENT OF MEMBERS' EASEMENTS. The rights and easements of enjoyment created hereby shall be subject to the following:

(a) The right of the SUBDIVIDER, and of the HOME OWNERS ASSOCIATION to prescribe such rules and regulations for the use of the COMMON PROPERTIES which may be conveyed, as the SUBDIVIDER, or the HOME OWNERS ASSOCIATION deem necessary for the health, safety and welfare of the MEMBERS.

(b) The right of the HOME OWNERS ASSOCIATION, as to be provided in its Articles of Incorporation and By-laws, to suspend the enjoyment rights of any MEMBER for any period during which any assessment remains unpaid, and for any period not to exceed thirty (30) days for any infraction of its published rules and regulations, which suspension may be reimposed if the infraction continues for as often as deemed necessary by the HOME OWNERS ASSOCIATION.

(c) The right of the HOME OWNERS ASSOCIATION to charge reasonable _____ fees for the use of the COMMON PROPERTIES which may be conveyed or assigned.

(d) The right of the HOME OWNERS ASSOCIATION to dedicate or transfer all or any part of the COMMON PROPERTIES which may be conveyed or assigned to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by the HOME OWNERS ASSOCIATION in accordance with its Articles of Incorporation and Bylaws.

(e) The right of the SUBDIVIDER or the HOME OWNERS ASSOCIATION, their successors and assigns, to construct on, over and under the COMMON PROPERTIES which may be conveyed or assigned and to maintain water, electric, gas, telephone, _____ system and other utility facilities to serve the _____ or portions thereof and to grant easements to others in such regard.

retention lakes and related drainage

SUBDIVISION

3. BASIS AND MAXIMUM OF ANNUAL ASSESSMENTS. The initial annual assessments shall be no more than \$36.00 per lot or portion thereof. The annual assessment as herein provided may be increased by a two-third majority vote of the membership of the HOME OWNERS ASSOCIATION.

4. SPECIAL ASSESSMENTS FOR CAPITAL IMPROVEMENTS. In addition to the annual assessments authorized hereby, the HOME OWNERS ASSOCIATION may levy a special assessment, for the purpose of defraying, in whole or in part, the cost of any construction or reconstruction, unexpected repair or replacement of any capital improvement upon the COMMON PROPERTIES which may be conveyed or assigned, including the necessary fixtures and personal property related thereto, provided that any such assessment shall have the assent of two-thirds of the votes of each class of MEMBERS.

5. EFFECT OF NON-PAYMENT OF ASSESSMENT. If the assessments are not paid on the date when due, then such assessment shall become delinquent and shall, together with such interest thereon and cost of collection thereof as hereinafter provided, thereupon become a continuing lien on the property which shall bind such property in the hands of the then OWNER, his heirs, devisees, personal representatives and assigns. The personal obligation of the then OWNER to pay such assessment, however, shall remain his personal obligation for the statutory period and shall not pass to his successors in title unless expressly assumed by them.

OR SUBDIVIDER

If the assessment is not paid within thirty (30) days after the delinquency date, the assessment shall bear interest from the date of delinquency at the rate of 9% per annum, and the HOME OWNERS ASSOCIATION _____ may bring an action at law against the OWNER personally obligated to pay the same or to foreclose the lien against the property, and there shall be added to the amount of such assessment the costs of preparing and filing the complaint in such action, and in the event a judgment is obtained, such judgment shall include interest on the assessment as above provided and a reasonable attorney's fee together with the costs of the action.

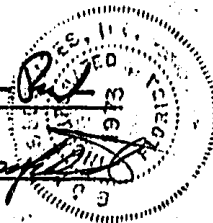
OFF REC: 7340 PAGE 96

IN WITNESS WHEREOF, G & F ASSOCIATES, INC. and G & F DEVELOPMENT INC., do hereby execute this Declaration of Restrictions in its name by their respective undersigned authorized officers and affix their respective corporate seal hereto, this 8th day of DECEMBER, 1977, at Chicago, Illinois.

G & F ASSOCIATES, INC.,
a Florida corporation

By: [Signature]

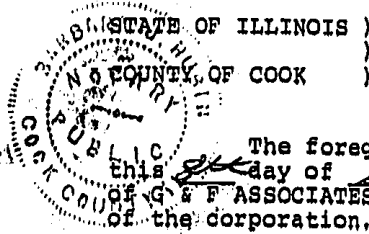
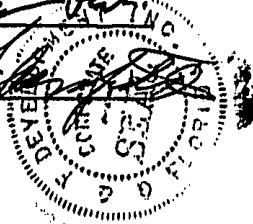
Attest: [Signature]



G & F DEVELOPMENT INC.,
a Florida corporation

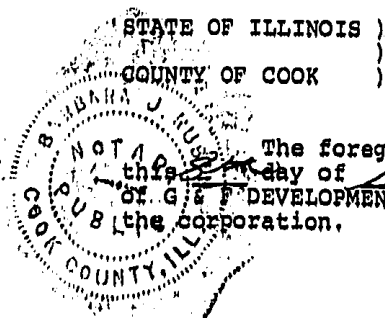
By: [Signature]

Attest: [Signature]



The foregoing instrument was acknowledged before me this 8th day of December, 1977, by the (Vice) President of G & F ASSOCIATES, INC., a Florida corporation, on behalf of the corporation.

[Signature]
Notary Public
My commission expires: 11/30/80



The foregoing instrument was acknowledged before me this 8th day of December, 1977 by the (Vice) President of G & F DEVELOPMENT INC., a Florida corporation, on behalf of the corporation.

[Signature]
Notary Public
My commission expires: 11/30/80

OFF REC 7340 PAGE 97

This instrument was prepared by Leonard Schanfield, Esq., Rosenthal and Schanfield, 55 East Monroe Street, Chicago, Illinois 60603

RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
L. A. HESTER
COUNTY ADMINISTRATOR

FIRST AMENDMENT OF DECLARATION OF
OF RESTRICTIONS FOR THE CROSSINGS

This First Amendment of Declaration of Restrictions
made and executed this 29th day of December, 1977, by
G & F Associates, Inc., a Florida corporation, hereinafter
referred to as Subdivider, *& G & F Development Inc, a Fla Corp*
hereinafter called *Development Co.*

WITNESSETH:

WHEREAS, Subdivider, *& Development Co*
made the Declaration of Restrictions
for The Crossings dated December 8th, 1977 and recorded same
on December 19, 1977, in Official Records Book 7340, at page
91, of the public records of Broward County, Florida, which
Declaration of Restrictions affect the Crossings according to
the Plat thereof, as recorded in Plat Book 93, at page 5, of
the public records of Broward County, Florida; and

WHEREAS, the Subdivider, *& Development Co.*
now wants to Modify the said
Declaration of Restrictions.

NOW, THEREFORE, Subdivider, *& Development Co*
does hereby modify the aforesaid
Declaration of Restrictions as follows:

1. Any assessment shall only become a lien or encumbrance
upon the land, property or lot against which such assessment is
made upon the recording amongst the public records of Broward
County, Florida of a claim of lien.

2. When the mortgagee of a first mortgage of record, or other
purchaser, of a lot obtains title to the lot as a result of a
foreclosure of the first mortgage or a deed in lieu of foreclosure,
such acquire of title and his successors and assigns shall not be
liable for the share of assessments chargeable to the former lot
owner which became due prior to acquisition of title unless the
claim of lien was recorded prior to the recording of the aforesaid
mortgage.

*Record & Return to
Paul Young Goldberg
288 11. Condon Blvd
Ft. Lauderdale, Fla*

WILL CALL

OFF: 7386 PAGE 590
REC:

*7-02
OK*

3. Except to the extent same are modified herein the Declaration of Restrictions shall remain in full force and effect.

IN WITNESS WHEREOF, Subdivider, G & F Associates, Inc., a Florida corporation, ^{Development Co, G & F Development Inc} does hereby execute this Declaration of Restrictions in its name by its undersigned Presidents and affixes its Corporate Seals hereto at Broward County, Florida, on the day and year first written above.

WITNESSES:

[Signature]
(As to Subdivider)

[Signature]
As to Development Co
STATE OF FLORIDA

COUNTY OF BROWARD

G & F Associates, Inc.,
a Florida corporation

By [Signature]
President

(Corporate Seal)

G & F Development Inc,
a Florida Corp
by [Signature]
President

The foregoing instrument was acknowledged before me, an officer duly authorized to take acknowledgements in the State and County last aforesaid, this 29 day of December, 1977, by Gerald W. Fogelson, President of G & F Associates, Inc., a Florida corporation, on behalf of the ^{a G & F Development Inc, a Florida} Corporations

[Signature]
NOTARY PUBLIC, State of Florida at large
[Signature]
(NOTARY SEAL)
April 9/1979

RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
L. A. BOSTER
COUNTY ADMINISTRATOR

OFF. REC. 7386 PAGE 591

This Instrument Prepared by
Stephen P. Kikoler, Esq.
Rosenthal & Schanfield
4620 Mid-Continental Plaza
55 East Monroe Street
Chicago, Illinois 60603

AMENDED

DECLARATION OF RESTRICTIONS

FOR

THE CROSSINGS

78-138456

This Declaration made this 25th day of April, 1978,
by and between G & F ASSOCIATES, INC., a Florida corporation, hereinafter
referred to as SUBDIVIDER and G & F DEVELOPMENT CO., INC., a Florida cor-
poration; hereinafter referred to as DEVELOPMENT CO.

W I T N E S S E T H :

WHEREAS, SUBDIVIDER is the record owner of the SUBDIVISION as
described in ARTICLE I of this Declaration and DEVELOPMENT CO. is the
record owner of the EASEMENT PARCEL as described in ARTICLE I of this
Declaration; and

WHEREAS, SUBDIVIDER and DEVELOPMENT CO. desire to create a
quality development with respect to their properties with restrictions,
covenants, servitudes, impositions, easements, charges and liens, as
hereinafter set forth for the preservation of the property values of the
owners herein; and

WHEREAS, a Declaration of Restrictions for THE CROSSINGS dated
December 8, 1977 was filed of record with respect to a part of the SUBDIVISION
in Book 7340, Page 91 of the public records of Broward County, Florida,
which Declaration of Restrictions in Paragraph 27 thereof permits SUB-
DIVIDER in its sole discretion to modify, amend, waive or add to the
Declaration of Restrictions or any part thereof; and

WHEREAS, pursuant to such right, SUBDIVIDER has elected to modify,
waive, amend and add to the Declaration of Restrictions; and

WHEREAS, the Declaration of Restrictions is hereby declared to
be modified, waived, amended and added to by replacing same in its
entirety by this Amended Declaration of Restrictions.

NOW, THEREFORE, SUBDIVIDER and DEVELOPMENT CO. declare that the
SUBDIVISION and the EASEMENT PARCEL are and shall be held, transferred,

78 JUN 2 PM 4 45

7595 3

70.0

PLEASE RETURN TO: ✓
L. M. TAYLOR, LAWYER
P.O. BOX 14577
NORTH PALM BEACH FLA 33408

sold, conveyed and occupied subject to the restrictions, covenants, servitudes, impositions, charges and liens hereinafter set forth.

ARTICLE I

DEFINITIONS

The following words, when used in this Declaration, shall have the following meanings:

1. "SUBDIVISION" shall mean and refer to:

THE CROSSINGS and any portion thereof as recorded in Plat Book 93, Page 5, of the Public Records of Broward County, Florida; and

The real property and any portion thereof legally described in Exhibit "A" hereto which is the subject matter of a proposed platting titled THE CROSSINGS NUMBER 2, which will upon completion be recorded in the Public Records of Broward County, Florida.

The use restrictions shall not apply to any PARCELS in the SUBDIVISION zoned other than residential (including, but not limited to, the Fire Station and the Park).

2. "SUBDIVIDER" shall mean and refer to G & F ASSOCIATES, INC., a Florida corporation, its successors or assigns of any or all of its rights under this Declaration. The SUBDIVIDER may partially assign its rights with respect to particular individual LOTS.

3. "DEVELOPMENT CO." shall mean and refer to G & F DEVELOPMENT, INC., a Florida corporation, its successors or assigns of any or all of its rights under this Declaration.

4. "LOT" shall mean and refer to any (a) residential LOT as shown on a Plat as presently or hereafter recorded, (b) any combination of two (2) or more LOTS into one LOT, provided such combined LOT contains but one (1) dwelling unit, and (c) any parcel of land which results from the division of a larger parcel into two (2) or more parts, each of which may be legally sold to third parties. It is the intention hereof that when a portion of a LOT may be legally sold to a third party, without the remainder of such LOT, such portion alone shall be considered a LOT for the purposes hereof and, therefore, approval by the subdivider of the division of such parcel into two (2) or more portions shall not be required. The SUBDIVISION is variously zoned R-1-B, R-1-C and R-2-A, and all LOTS shall conform to the requirements of the respective zoning applicable thereto.

5. "OWNER" shall mean and refer to every person or persons, or entity or entities, who are the record owners of a fee interest in any LOT, or portion thereof, in the SUBDIVISION their heirs, successors, legal representatives or assigns.

6. "ASSOCIATION" shall mean and refer to THE CROSSINGS LAND-OWNERS ASSOCIATION, INC., a Florida corporation not-for-profit, which is to be formed, its successors or assigns.

7. "MEMBER" shall mean and refer to all those OWNERS who are or become members of the ASSOCIATION which shall include every person or entity who is a record OWNER of a fee interest in any LOT in the SUB-DIVISION. The record OWNER of a fee interest in a portion of a LOT shall be a MEMBER if the said portion has separate ownership from other portions of said LOT and comprises or contains a dwelling unit. The membership may be increased as provided in ARTICLE III.

8. "EASEMENT PARCEL" shall mean and refer to the property described upon Exhibit "B" attached hereto and made a part hereof and as to which property there exist various drainage and other easements in favor of the SUBDIVISION and others. The term EASEMENT PARCEL shall additionally mean and include all easement and other drainage rights which the SUBDIVIDER and DEVELOPMENT CO. have and/or own, as to other properties, in connection with the property described upon Exhibit "B" for the purposes of draining waters from the SUBDIVISION and the properties described upon Exhibit "B" through and upon other properties. Reference in this Amended Declaration of Restrictions to the conveyance of the EASEMENT PARCEL to the ASSOCIATION as contained in Paragraph 13 and any other paragraph hereof, shall mean and include any transfer of the shares of DEVELOPMENT CO. resulting in the ownership or control of DEVELOPMENT CO. by the ASSOCIATION.

ARTICLE II

GENERAL RESTRICTIONS

1. USE RESTRICTIONS. The SUBDIVISION may be used for single family dwellings and two (2) family dwellings, and for no other purposes.

REF 7595
PAGE 5

No business buildings may be erected on said lands and no business may be conducted on any part thereof, nor shall any building or any portion thereof be used or maintained as a professional office. Notwithstanding the provisions of this Paragraph, the SUBDIVIDER may utilize one (1) or more LOTS for a sales office or models for so long as SUBDIVIDER, its successors or assigns shall own any LOT in the SUBDIVISION, and SUBDIVIDER shall have the right to designate other persons or entities to likewise so utilize LOTS for a sales office or models so long as said persons or entities own any LOT in the SUBDIVISION.

2. SIZE OF DWELLING UNITS. All single family dwelling units erected or constructed on any LOT shall have a minimum square footage based on the applicable zoning for such LOT as follows:

<u>Zoning</u>	<u>Minimum Square Feet</u>
R-1-B	1,500
R-1-C	1,250
R-2-A	950

A multiple family building shall mean buildings in which one (1) single family dwelling unit is fully attached or partially attached to another single family dwelling unit or in which separate buildings are contained within one (1) LOT under a zoning classification allowing for same - such as patio, cluster or "zero lot line" homes. No building shall be erected over a height of thirty-five (35) feet.

3. PLANS, SPECIFICATIONS AND LOCATIONS OF BUILDINGS. No building or structure of any kind, including additions, alterations, pools, fences, walls, patios, terraces or barbecue pits shall be erected or altered until the plans and specifications, colors, location and plot plan thereof, in detail and to scale, shall have been submitted to and approved by the SUBDIVIDER, in writing, before any construction has begun. Failure to

submit the plans, specifications, colors, location and plot plan, in detail and to scale, or failure to acquire the approval of the SUBDIVIDER shall be deemed a material breach of this Restriction. The SUBDIVIDER shall then have the right to proceed in the courts to compel a mandatory injunction requiring any construction done without approval to be torn down forthwith. The plans and specifications and location of all construction thereunder, and every alteration of any building or structure shall be in accordance with the building, plumbing and electrical requirements of all regulatory codes. It shall be the responsibility of the OWNER to obtain from the City of Coral Springs Building Department, or other appropriate authority, the necessary technical data with regard to construction elevations prior to the start of any construction. The SUBDIVIDER will not assume any responsibility in this regard before, during or after construction on any of the LOTS in this SUBDIVISION. The aforementioned technical data must be detailed on the final plans and specifications when submitted to the SUBDIVIDER before plan approval will be given. No exterior colors on any building or structure on any LOT shall be permitted that, in the sole judgment of SUBDIVIDER, would be inharmonious or discordant, or incongruous for the SUBDIVISION. The SUBDIVIDER may partially assign the rights contained in this Paragraph 3 with respect to particular LOTS.

No structure of any kind of what is commonly known as "factory built", "modular" or "mobile home" type construction shall be erected in the SUBDIVISION without written permission of SUBDIVIDER. OWNER must submit to SUBDIVIDER full plans, specifications, name of manufacturer and place of manufacture for consideration of permission. In the event permission is denied by SUBDIVIDER, SUBDIVIDER shall not assume any liability for any loss that might be sustained by OWNER.

Pitched roofs shall have a minimum pitch of 2-1/2:12 and shall be constructed of flat or barrel cement tile, hand sawn or split cedar shakes, asphalt shingles, slate, copper, a stepped Bermuda type roof of poured light-weight aggregate concrete, all as defined by common usage in

OFF 7535
PAGE 7

Broward County, Florida. In the event that some new, attractive material for roofing surfaces is discovered, or invented, the SUBDIVIDER may, in its sole discretion, approve the use of such new materials.

Flat roofs may be utilized, provided that the flat roof area does not comprise over Forty (40%) percent of the total roof area. Such flat roofs are to be located to the rear of the dwelling. Notwithstanding the above, a mansard roof or a flat roof located elsewhere than to the rear of the building shall be permissible if approved in writing by the SUBDIVIDER. All electric, telephone, gas or other utility connections must be installed underground. All utility and storage rooms are to be located to the rear of the building except that storage rooms or areas may be placed elsewhere when used as part of the architectural design to connect two (2) separate dwelling areas. Refusal of approval of plans and specifications, location and plot plan, by the SUBDIVIDER may be based on any grounds, including purely aesthetic grounds, in the sole and absolute discretion of the SUBDIVIDER.

The plans and specifications shall contain a plot plan to scale with adequate provision for landscaping, including the planting of trees and shrubs on the LOT. The determination of whether adequate provision has been made for landscaping shall be at the sole discretion of the SUBDIVIDER. Landscaping as required shall be completed at the time of completion of the building, as evidenced by the issuance of a Certificate of Occupancy by the appropriate governing body. No gravel or blacktop or paved parking strips are to be allowed except as approved on the plot plan of the plans and specifications. The location and type of mailbox must conform to all government regulations and must be maintained in good condition.

All areas not covered by buildings, structures or paved parking facilities shall be maintained as lawn or landscaped areas and shall be maintained to the pavement edge of any abutting streets or to the waterline of any abutting lakes or canals. No stone, gravel or paving of any type shall be used as a lawn unless approved as part of the landscaping plan.

REF 7595
PAGE 8

4. GARAGES, CARPORTS AND STORAGE AREA. No garage shall be erected which is separated from the main building and no unenclosed storage area shall be erected. No enclosed storage area shall be erected which is separated from the building. All single family and two (2) family residences shall have a garage or garages providing parking for at least two (2) cars. However, it may be permissible, at the sole discretion of the SUBDIVIDER, to have side entry carports with enclosed storage areas on two (2) family residences only.

5. WALLS AND FENCES. No wall or fence shall be constructed with a height of more than six (6) feet above the ground level of adjoining property (except for walls not exceeding eight (8) feet above ground level when such wall or fence connects two dwelling units as a part of the architectural design of such dwellings) and no hedge or shrubbery abutting the property lines shall be permitted with a height of more than six (6) feet without written approval by SUBDIVIDER. No wall or fence shall be constructed on any LOT until its height, type, design, composition and location shall have been approved, in writing, by SUBDIVIDER. The height of any wall or fence shall be measured from the existing property elevations. Any dispute as to heights shall be resolved by SUBDIVIDER, whose decision shall be final.

6. ANTENNAS. No outside antennas, antenna poles, antenna masts, electronic devices or antenna towers shall be permitted.

7. ACCESSORY OR TEMPORARY BUILDINGS. No tents and no accessory or temporary buildings or structures shall be permitted unless approved, in writing by SUBDIVIDER. The SUBDIVIDER may, upon request of the OWNER, permit a temporary construction facility during construction, and its size, appearance, and temporary location on the property must be approved by SUBDIVIDER, in writing. Any signs to be used in conjunction with this temporary construction facility must also be approved by the SUBDIVIDER, in writing.

8. GARBAGE CONTAINERS, OIL AND GAS TANKS, AIR CONDITIONERS. All garbage and trash containers, air-conditioning units, oil tanks, bottled gas tanks, and all permanently fixed swimming pool equipment and housing,

REC 7595 PAGE 9

must be underground or placed in walled-in or landscaped areas so that they shall be substantially concealed or obscured from any eye-level elevation on any street or adjacent properties, and adequate landscaping shall be installed and maintained by the OWNER.

9. CLOTHES DRYING AREA. No outdoor clothes drying area shall be allowed.

10. METHOD OF DETERMINING SQUARE FOOTAGE AREA. The method of determining square foot area of proposed buildings and structures or additions and enlargements thereto shall be to multiply the outside horizontal dimensions of the building or structure at each floor level. Garages, porches, patios and terraces shall not be taken into account in calculating the minimum square foot area required.

11. SIGNS. No signs shall be erected or displayed on any LOT or on any structure unless the placement and character, form, size and time of placement of such sign be first approved, in writing, by SUBDIVIDER. No free standing signs shall be permitted unless approved, in writing, by SUBDIVIDER. Said signs must also conform with local regulatory ordinances.

12. MAINTENANCE OF PREMISES. In order to maintain the standards of the SUBDIVISION, no weeds, underbrush or other unsightly growths shall be permitted to grow or remain upon any land, and no refuse or unsightly objects shall be allowed to be placed or suffered to remain anywhere thereon. In the event that any OWNER shall fail or refuse to keep the premises free of weeds, underbrush or other unsightly growths or objects, then the SUBDIVIDER may, after notice as provided below, enter upon said premises and remove the same at the expense of the OWNER, and such entry shall not be deemed a trespass. The property, buildings, improvements, landscaping and appurtenances shall be kept in good, safe, clean, neat and attractive condition, and all buildings and structures shall be maintained in a finished, painted and attractive condition. Upon the failure to maintain the property, buildings, structures, improvements, landscaping and appurtenances to the satisfaction of the SUBDIVIDER, and upon the OWNER'S

REF 7535 PAGE 10

failure to make such corrections within thirty (30) days of written notice by the SUBDIVIDER, the SUBDIVIDER may enter upon the premises and make such improvements or corrections as may be necessary, the cost of which shall be paid for by the OWNER. The SUBDIVIDER may require the OWNER to deposit with the SUBDIVIDER the estimated cost thereof as determined by the SUBDIVIDER. If any OWNER fails to make payment within thirty (30) days after requested to do so by the SUBDIVIDER, then the payment requested shall be a lien on the land.

13. MAINTENANCE OF EASEMENT PARCEL. The ASSOCIATION shall have all responsibility and obligations in any way related to the EASEMENT PARCEL and its maintenance and/or improvement as well as the exercise of any licenses, rights and benefits attendant upon or included in such EASEMENT PARCEL such as, but not limited to, the preservation of retention lakes thereon and other related drainage facilities for the purposes of allowing drainage from the lands comprising the SUBDIVISION into the EASEMENT PARCEL. The obligation with respect to the EASEMENT PARCEL shall commence upon the conveyance of the EASEMENT PARCEL or any portion thereof from the DEVELOPMENT CO. to the ASSOCIATION. The ASSOCIATION shall only be obligated for those portions of the EASEMENT PARCEL which have, in fact, been conveyed to the ASSOCIATION. However, the ASSOCIATION reserves the right, and DEVELOPMENT CO. grants said right, for the ASSOCIATION to undertake the responsibility and obligation for all portions of the EASEMENT PARCEL whether or not entirely conveyed to the ASSOCIATION if it is deemed appropriate by the ASSOCIATION in order to provide drainage for any portion of the SUBDIVISION lands.

14. MAINTENANCE ASSESSMENTS. In order to maintain the standards of the SUBDIVISION and the surrounding area, and in order to maintain and/or improve the EASEMENT PARCEL, as well as in the interest of public health and sanitation, each LOT within the SUBDIVISION is hereby subject to annual assessments, special assessments and other assessments. Such assessments, together with interest thereon and costs of collection as hereinafter provided, shall be a charge on the land and shall be a continuing lien upon the property against which such assessment is made, after the recording of a Claim of Lien for said assessment pursuant to

OFF 7535 PAGE 11

the procedures hereinafter provided. Each such assessment, together with interest thereon and costs of collection, as hereinafter provided, shall also be the personal obligation of the person who was the OWNER of the LOT at the time when the assessment fell due. The annual assessment shall be payable annually on the first day of January of each year, in advance, to the ASSOCIATION. Such annual assessments may be adjusted from year to year by the ASSOCIATION, as the needs of the ASSOCIATION may require. All assessments, both regular and special, by the ASSOCIATION shall be against all LOTS subject to its jurisdiction equally and therefore, each LOT (and its OWNER or OWNERS) within the SUBDIVISION shall pay the same amount assessed against each other LOT within the SUBDIVISION.

15. EFFECT OF NON-PAYMENT OF ASSESSMENT. If the assessments herein provided are not paid on the date when due, then such assessment shall become delinquent and shall, together with interest at the highest legal rate from the date due and costs of collection, including reasonable attorneys' fees, be a charge on the land upon the recordation of a Claim of Lien and shall be a continuing Lien upon the LOT against which each such assessment is made and shall bind such property in the hands of the then OWNER, his heirs, devisees, personal representatives and assigns with the personal obligation of the then OWNER remaining his person obligation as set forth in Paragraph 14 hereof. Said Claim of Lien may be foreclosed by the ASSOCIATION in the same manner as a mortgage, or the ASSOCIATION may bring an action at law against the OWNER personally obligated to pay the Assessment. When the mortgagee of a first mortgage of record or other purchaser of a LOT obtains title to the LOT as a result of a foreclosure of the first mortgage or as a result of a deed in lieu of foreclosure, such party acquiring title and its successors and assigns shall not be liable for the share of assessments chargeable to the previous LOT OWNER which became due prior to such acquisition of title unless the Claim of Lien was recorded prior to the recording of the aforesaid mortgage.

16. NOTICES TO SUBDIVIDER. Notices to SUBDIVIDER, or requests or approval of plans, specifications and location of building or signs,

REF 7535
PAGE 12

shall be in writing and delivered or mailed to SUBDIVIDER at its principal place of business as shown by the records of the Secretary of the State of Florida, or at any other location designated by SUBDIVIDER. No request shall be deemed granted or approval deemed given unless in writing signed by SUBDIVIDER.

17. NOTICE TO OWNER. Notice to any OWNER of a violation of any of these restrictions, or any other notice herein required, shall be in writing and shall be delivered or mailed to the OWNER at the address shown on the tax rolls of Broward County, Florida, or if not shown thereon, to the address of the OWNER at the address shown on the deed as recorded in the Public Records of Broward County, Florida.

18. TRUCKS, COMMERCIAL VEHICLES, MOBILE HOMES, BOATS, CAMPERS AND TRAILERS. No truck or commercial vehicle of any kind shall be permitted to be parked for a period of more than four (4) hours unless the same is temporarily present and necessary in the actual construction or repair of buildings on the property. No truck or commercial vehicle of any kind shall be parked overnight, and no boats, boat trailers, or trailers of any kind, campers or mobile homes shall be permitted to park on or near the property at any time unless kept fully enclosed inside the building. None of the aforementioned shall be used as a domicile or a residence, either permanent or temporary.

19. NO SUBDIVISION. None of the LOTS in the SUBDIVISION shall be divided nor sold except as a whole, without the written approval of the SUBDIVIDER.

20. CONDOMINIUM. No restrictions herein contained shall be construed as in any manner limiting or preventing any LOT and the improvements thereon from being submitted to a plan of condominium ownership, and particularly the recordation of a plan of condominium ownership for any LOT covered hereby, shall not be construed as constituting a subdivision of any LOT in the SUBDIVISION.

21. UTILITY EASEMENTS. There is hereby reserved for the purpose of installing and maintaining government and public utility facilities and improvement district facilities, and for such other purposes incidental to the develop-

OFF
REC
7595
PAGE
13

ment of the property, those easements shown upon any Plats of this SUBDIVISION presently or hereafter recorded, each being herein designated "Utility Easement", and there is also hereby reserved easements and rights-of-way for constructing anchor guys for electric and telephone poles, as shown on such Plats of this SUBDIVISION and there is hereby further reserved for a term of twenty (20) years from the date of this instrument by the SUBDIVIDER, its successors and assigns, full free right and authority to lay, operate and maintain such drainage facilities, sanitary sewer lines, gas and electric lines, communication lines and such other further public service facilities as SUBDIVIDER may deem necessary along, through, in, over and under a strip of land on each LOT not more than six (6) feet in width, as measured at right angles from any LOT lines. Said easement shall follow the perimeter of the LOT lines. The SUBDIVIDER will cause to be recorded from time to time various declarations of easements setting forth the location of all said easements under the rights herein reserved and this right, except for the recorded easements, shall terminate in twenty (20) years.

22. NON-LIABILITY OF SUBDIVIDER. The SUBDIVIDER herein shall not in any way or manner be held liable or responsible for any violation of these restrictions by any person other than itself.

23. NUISANCES. Nothing shall be done which may be or may become an annoyance or nuisance to the neighborhood. No noxious, unpleasant or offensive activity shall be carried on, nor may anything be done in the neighborhood which can be construed to constitute a nuisance, public or private in nature.

Any question with regard to the interpretation of this Paragraph 23 shall be decided by SUBDIVIDER, whose decision shall be final.

24. FILLING IN. No LOT shall be increased in size by filling in the water on which it abuts, and the slope of the canal and lake banks shall be maintained by OWNER.

25. OWNER COMPLIANCE. The covenants, restrictions and servitudes imposed by the Declaration of Restrictions shall apply not only to OWNERS, but also to any person, or persons, entity or entities, occupying the OWNER'S premises under lease from the OWNER or by permission or invitation of the OWNER or his tenants, expressed or implied.

OFF
REC 7535
PAGE 14

Failure of the OWNER to notify said persons or occupants of the existence of said restrictions shall not in any way act to limit or divest the right of SUBDIVIDER of enforcement of these restrictions, and in addition, the OWNER shall be responsible for all violations of these restrictions by his tenants, licensees, invitees or guests and by guests, licensees and invitees of his tenants at any time.

26. DECLARATION OF RESTRICTIONS RUN WITH THE LAND. The herein contained restrictions shall constitute an easement and imposition in and upon the SUBDIVISION and every part thereof and they shall run with the land and shall inure to the benefit of and be binding upon and enforceable by the SUBDIVIDER or the ASSOCIATION or the OWNERS for a period of sixty (60) years from the date these restrictions are recorded, after which time the said restrictions will be automatically extended for successive periods of ten (10) years until an instrument signed by two-thirds (2/3) of the then OWNERS of the LOTS has been recorded agreeing to terminate said restrictions. Provided, however, that no such agreement to terminate shall be effective unless made and recorded three (3) years in advance of the effective date of such termination, and unless written notice of the proposed termination is sent to every OWNER of a LOT at least ninety (90) days in advance of any action taken.

27. AMENDMENT OF RESTRICTIONS. The SUBDIVIDER may, in its sole discretion, revise, modify, amend and add to (collectively termed "power of amendment") this Amended Declaration of Restrictions, or any part thereof so long as the SUBDIVIDER holds Title to any LOT affected by this Declaration. This power of amendment, however, shall be limited to such revision, modification, amendments and additions of the terms hereof as shall not impair or substantially or materially change the general and uniform plan of development originally set forth herein. Further, after the SUBDIVIDER no longer owns any LOT affected by this Declaration or with the SUBDIVIDER'S consent, this power of amendment may be exercised by OWNERS holding not less than two-thirds (2/3) vote of the membership in the ASSOCIATION.

28. ENFORCEMENT. Enforcement of these covenants and restrictions shall be by any procedure at law or in equity against any person or persons violating or attempting to violate any covenants or restrictions either to

SEE 7595
PAGE 15

restrain violation or to require certain performances or to recover damages or to enforce any lien created by these covenants. Any costs of collection, including reasonable attorneys' fees, which fees shall include those incurred by reason of any appellate proceedings, incurred in the enforcement of these covenants, restrictions or liens shall be paid by OWNER. Failure by the SUBDIVIDER to enforce any covenants or restrictions herein contained shall in no event be deemed a waiver of the right to do so thereafter.

29. SEVERABILITY CLAUSE. Invalidation of any of these restrictions in whole or in part, by a court of competent jurisdiction, shall not affect any of the other restrictions.

30. SUBDIVIDER'S RIGHTS. After the SUBDIVIDER or any of its assignees no longer owns any LOT within the SUBDIVISION, all rights of the SUBDIVIDER as contained within this Declaration shall automatically inure to the benefit of the ASSOCIATION. Thereafter, the word ASSOCIATION shall be substituted for the word SUBDIVIDER in all those provisions of these Restrictions which grant a continuing or future right. In addition, the ASSOCIATION shall immediately be entitled to the rights of the SUBDIVIDER as they pertain to particular individual LOTS within this SUBDIVISION as and when a particular LOT is in fact fully constructed for residential purposes and a Certificate of Occupancy has been issued by the proper governmental authorities. After the time of Certificate of Occupancy the ASSOCIATION shall be entitled to exercise all rights of the SUBDIVIDER with respect to that particular LOT.

ARTICLE III

PURPOSE, MEMBERSHIP AND VOTING RIGHTS IN THE ASSOCIATION

1. PURPOSE. It is contemplated that at some future date the SUBDIVIDER or DEVELOPMENT CO. may desire to assign or convey an interest in certain parcels of property located either within or without the SUBDIVISION for the use and benefit of the MEMBERS for purposes that the membership of the ASSOCIATION may decide. The SUBDIVIDER is hereby authorized without the further consent or action by any of the then OWNERS to create, prior to such assignment or conveyance, the ASSOCIATION which shall be an automatic compulsory membership homeowners association with the powers herein stipulated. The OWNERS consent to

OFF
NET 7535
PAGE 16

the creation of the said ASSOCIATION and their automatic membership therein shall be evidenced by their taking Title to a LOT or portion thereof in the SUBDIVISION, a deed for which shall have been recorded in the Public Records of Broward County, Florida.

2. MEMBERSHIP. The SUBDIVIDER has the sole and absolute right to create the ASSOCIATION contemplated under this ARTICLE III. Upon incorporation of the ASSOCIATION the membership shall be automatically comprised of all of those persons and entities as defined in Paragraph 7 of ARTICLE I. The term "MEMBERS" as used in this Declaration may, at the discretion of the SUBDIVIDER, include any MEMBERS so added according to the provisions of the Articles of Incorporation and By-Laws of said ASSOCIATION.

3. VOTING RIGHTS. The ASSOCIATION shall have two (2) classes of voting membership:

A. CLASS A. Class A membership shall be all those MEMBERS as above defined with the exception of the SUBDIVIDER. Class A MEMBERS shall be entitled to one (1) vote for each LOT in which they hold the interest required for membership as above indicated. When more than one (1) person or entity holds such interest or interests in any LOT or portion thereof, all such persons or entities shall be MEMBERS and the vote for such LOT thereof shall be exercised as they among themselves determine, but in no event shall more than one (1) vote be cast with respect to any such LOT.

B. CLASS B. Class B MEMBERS shall be the SUBDIVIDER (its successors or assigns). The Class B MEMBER shall be entitled to five (5) votes for each LOT in which it holds the interest required for membership as above indicated, provided that the Class B membership shall cease and become converted to Class A membership upon the happening of both of the following:

- (1) When the total votes outstanding in the Class A membership equal the total votes outstanding in the Class B membership; and
- (2) ten (10) years from the date of this Declaration.

From and after the happening of both of the above, the Class B MEMBER shall be deemed to be a Class A MEMBER entitled to one (1) vote for each LOT or portion thereof in which it holds the interest required for membership. However, at the discretion of the Class B MEMBER it may be converted to a Class A MEMBER by a writing so stating, at any prior time.

REF 7595
PAGE 17

ARTICLE IV

PROPERTY RIGHTS IN THE COMMON PROPERTIES

1. MEMBERS' EASEMENTS OF ENJOYMENT. Upon acquisition by the ASSOCIATION of any property, and subject to the limitations indicated below, every MEMBER shall have a right and easement of enjoyment in and to the property which may be conveyed or assigned to the ASSOCIATION, and such easement shall be appurtenant to and shall pass with the title to every LOT or portion thereof.

2. EXTENT OF MEMBERS' EASEMENTS. The rights and easements of enjoyment created hereby shall be subject to the following:

A. The right of the ASSOCIATION to prescribe such rules and regulations for the use of all property which may be conveyed to it, as the ASSOCIATION may deem necessary for the health, safety and welfare of the MEMBERS.

B. The right of the ASSOCIATION to dedicate or transfer all or any part of the property which may be conveyed to it to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by the ASSOCIATION in accordance with its Articles of Incorporation and By-Laws.

C. The right of the SUBDIVIDER or the ASSOCIATION, their successors and assigns to construct one, over and under the property which may be conveyed or assigned and to maintain water, electric, gas, telephone, retention lakes and related drainage systems and other utility facilities to serve the SUBDIVISION or portions thereof and to grant easements to others in such regard.

3. EASEMENT PARCEL. SUBDIVIDER and DEVELOPMENT CO. specifically grant and assign to the ASSOCIATION and for the non-exclusive benefit of the lands comprising the SUBDIVISION an easement in the EASEMENT PARCEL for the purpose of drainage of the SUBDIVISION lands into said EASEMENT PARCEL. DEVELOPMENT CO. and SUBDIVIDER shall transfer to the ASSOCIATION in common with all other parties having drainage rights in and to the EASEMENT PARCEL, such rights and benefits as are transferable by them under (x) those certain License Agreements granted by Florida Power and Light

SEE 7593 PAGE 18

Company in connection with the use of the EASEMENT PARCEL and related properties for retention lakes and drainage facilities and (y) the Storm Drainage Easement Agreement executed by Nationwide Building and Development, Ltd. granting certain drainage rights through properties owned by Nationwide to the Margate One Mile Canal.

The purpose of this Paragraph is to provide to the ASSOCIATION, its MEMBERS and the lands comprising the SUBDIVISION the same rights that SUBDIVIDER or DEVELOPMENT CO. presently have or may have in the future to drain waters from the SUBDIVISION or the EASEMENT PARCEL over, under or through lands outside of the SUBDIVISION to public canals including, but not limited to, the Margate One Mile Canal.

Upon the completion of the retention lakes and other drainage facilities on all or any portion of the EASEMENT PARCEL, DEVELOPMENT CO. shall have the right to convey Title to that portion of the EASEMENT PARCEL, for which construction has been completed, to the ASSOCIATION. In any event upon completion of the retention lakes and other drainage facilities on all of the EASEMENT PARCEL, DEVELOPMENT CO. shall be required to convey title to the EASEMENT PARCEL to the ASSOCIATION or to cause all shares of its stock to be transferred to the ASSOCIATION. Until said conveyance is accomplished or until there has been transferred to the ASSOCIATION all shares of stock of DEVELOPMENT CO., the ASSOCIATION shall not be required to maintain any portion of the EASEMENT PARCEL but the obligation of said maintenance shall be that of DEVELOPMENT CO. By the acceptance of the easements contained herein, the ASSOCIATION, its MEMBERS, and the OWNERS of the land comprising the SUBDIVISION, have not assumed any responsibility to complete the improvements upon the EASEMENT PARCEL or construct any of the drainage facilities hereinabove described.

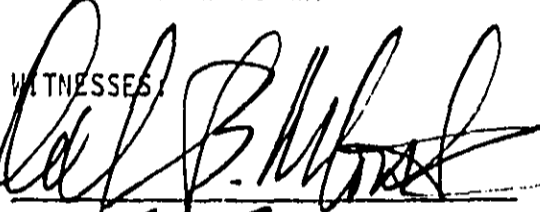

In the event that DEVELOPMENT CO. or the ASSOCIATION shall hereafter grant to any other lands not included in the SUBDIVISION the right to drain into the EASEMENT PARCEL there shall be a responsibility created for the contribution by said lands to the maintenance and upkeep of the EASEMENT PARCEL and its related drainage facilities. It shall not be required that the OWNERS of the lands draining into the EASEMENT PARCEL be MEMBERS of the ASSOCIATION but merely that a proportionate contribution

REF 7095 PAGE 19

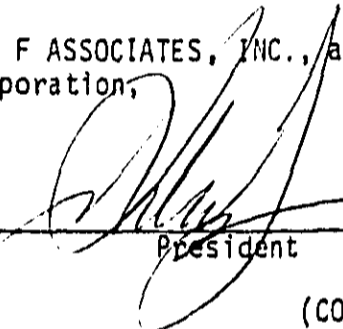
for the maintenance as determined by the ASSOCIATION be properly assessed to said OWNERS and declared upon the lands so draining as restrictions running with said lands.

4. SPECIAL ASSESSMENTS FOR CAPITAL IMPROVEMENTS. In addition to the annual assessments authorized hereby, the ASSOCIATION may levy a special assessment, for the purpose of defraying, in whole or in part, the cost of any construction or reconstruction, unexpected repair or replacement of any capital improvement upon any property which may be conveyed or assigned, including the necessary fixtures and personal property related thereto, provided that any such assessment shall have the assent of two-thirds (2/3) of the votes of the membership.

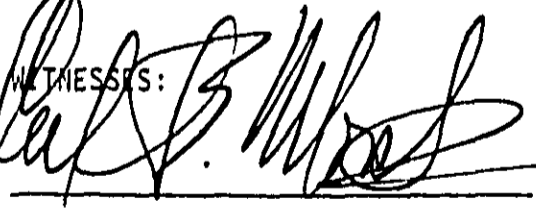

IN WITNESS WHEREOF, SUBDIVIDER, G & F ASSOCIATES, INC., a Florida corporation, does hereby execute this Amended Declaration of Restrictions in its name by its undersigned President and affixes its corporate seal hereto a Broward County, Florida, on the day and year first above written.

WITNESSES:


(As to Subdivider)

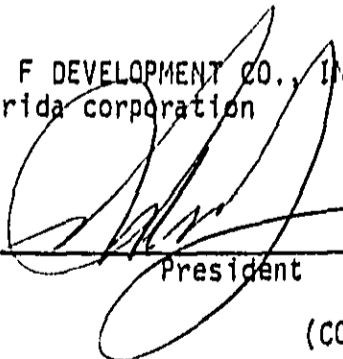
G & F ASSOCIATES, INC., a Florida corporation,

BY: 
President
(CORPORATE SEAL)

IN WITNESS WHEREOF, DEVELOPMENT CO., G & F DEVELOPMENT CO., INC., a Florida corporation, does hereby execute this Declaration of Restrictions in its name by its undersigned President and affixes its corporate seal hereto at Broward County, Florida, on the day and year first above written.

WITNESSES:


(As to Development Co.)

G & F DEVELOPMENT CO., INC., a Florida corporation

BY: 
President
(CORPORATE SEAL)

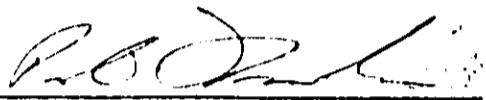
RECEIVED
BROWARD COUNTY
MAY 15 1968
20

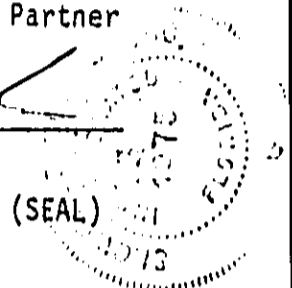
SHOWCASE DEVELOPMENT LIMITED, a Florida limited partnership, which is the fee title Owner of one hundred twenty-four (124) LOTS in THE CROSSINGS, and Coral Gables Federal Savings and Loan Association, which has a mortgage lien on said LOTS, hereby consent and agree to the foregoing Amended Declaration of Restrictions and acknowledge that same is binding upon them, their grantees, successors and assigns.

IN WITNESS WHEREOF, SHOWCASE DEVELOPMENT LIMITED, a Florida limited partnership, does hereby execute this Declaration of Restrictions in its name by its undersigned General Partner hereto at Broward County, Florida, on the day and year first above written.


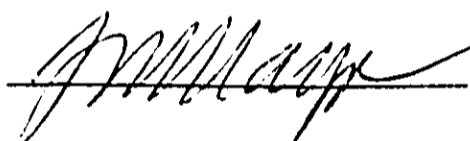
SHOWCASE DEVELOPMENT LIMITED, a Florida limited partnership,

BY: SHOWCASE HOMES, INC., General Partner

BY: 
U. President

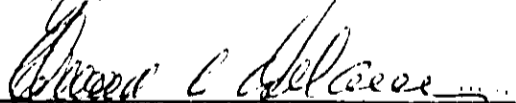


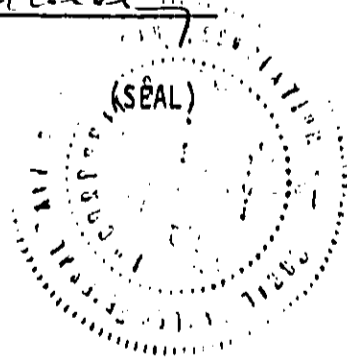
WITNESSES:


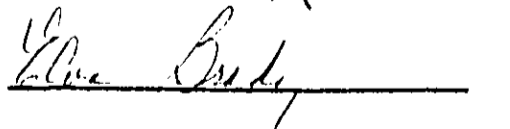
IN WITNESS WHEREOF, CORAL GABLES FEDERAL SAVINGS AND LOAN ASSOCIATION does hereby execute this Declaration of Restrictions in its name by its undersigned President and affixes its seal hereto at Broward County, Florida, on the day and year first above written.

CORAL GABLES FEDERAL SAVINGS AND LOAN ASSOCIATION

BY: 
Exec. Vice President



WITNESSES:

REF 7535 PAGE 21

STATE OF ^{ILLINOIS} ~~FLORIDA~~)
COUNTY OF ^{COOK} ~~BROWARD~~) SS

The foregoing instrument was acknowledged before me, an officer duly authorized to take acknowledgement in the State and County last aforesaid, this 25th day of April, 1978, by Gerald W. Fogelson, President of G & F ASSOCIATES, INC., a Florida corporation, on behalf of the Corporation.

MY COMMISSION EXPIRES

June 20, 1981

Lamin L. Shrub

NOTARY PUBLIC, State of ~~Florida at Large~~

~~ILLINOIS~~
(NOTARY SEAL)

STATE OF ^{ILLINOIS} ~~FLORIDA~~)
COUNTY OF ^{COOK} ~~BROWARD~~) SS

The foregoing instrument was acknowledged before me, an officer duly authorized to take acknowledgements in the State and County last aforesaid, this 25th day of April, 1978, by Gerald W. Fogelson, President of G & F DEVELOPMENT CO., INC., a Florida corporation, on behalf of the Corporation.

MY COMMISSION EXPIRES

June 20, 1981

Lamin L. Shrub

NOTARY PUBLIC, State of ~~Florida at Large~~

~~ILLINOIS~~
(NOTARY SEAL)

STATE OF FLORIDA)
COUNTY OF BROWARD) SS

The foregoing instrument was acknowledged before me, an officer duly authorized to take acknowledgements in the State and County last aforesaid this 15th day of May, 1978, by Patrick C. Hubert, President of SHOWCASE HOMES, INC., as General Partner of SHOWCASE DEVELOPMENT LIMITED, a Florida limited partnership.

MY COMMISSION EXPIRES

Nov. 9, 1981

Patrick C. Hubert

NOTARY PUBLIC, State of ~~Florida at Large~~

~~ILLINOIS~~
(NOTARY SEAL)

OFF 7030 PAGE 22

STATE OF FLORIDA)

COUNTY OF DADE)

The foregoing instrument was acknowledged before me, an officer duly authorized to take acknowledgment in the State and County last aforesaid, this 23rd day of May, 1978, by Edward L. Delany, Executive Vice President of CORAL GABLES FEDERAL SAVINGS AND LOAN ASSOCIATION, on behalf of the Association.

Edward L. Delany

NOTARY PUBLIC
STATE OF FLORIDA
COMMISSION EXPIRES 01/31/80

REF 7595 PAGE 23

EXHIBIT A

ATTACHED TO AND MADE A PART OF AMENDED DECLARATION
OF RESTRICTIONS FOR THE CROSSINGS BETWEEN
G & F ASSOCIATES, INC. (SUBDIVIDER) AND G & F
DEVELOPMENT CO. (DEVELOPMENT CO.) DATED
THE 25th DAY OF April, 1978

A portion of the East one-half (E1/2) of Section 14, Township 48 South, Range 41 East, more fully described as follows:

Commencing at the Southwest corner of the East three-quarters (E3/4) of the Southeast one-quarter (SE1/4) of said Section 14; thence North $0^{\circ}58'41''$ West, along the West line of the said East three-quarters (E3/4) of the Southeast one-quarter (SE1/4) of said Section 14, a distance of 375.034 feet to the Point of Beginning; thence continuing North $0^{\circ}58'41''$ West, along the said West line, a distance of 2267.748 feet to the Northwest corner of the said East three-quarters (E3/4) of the Southeast one-quarter (SE1/4) of Section 14; thence South $89^{\circ}27'35''$ East, along the North line of the Southeast one-quarter (SE1/4) of said Section 14, a distance of 819.351 feet to a point on a curve; thence Southwesterly, along a curve to the right, whose tangent bears South $17^{\circ}05'2\frac{1}{2}''$ West, with a radius of 627 feet and a central angle of $11^{\circ}59'02''$ on an arc distance of 131.141 feet to a point of tangency, thence South $29^{\circ}04'26''$ West, a distance of 707.307 feet to a point of curve; thence Southwesterly, along a curve to the left, with a radius of 755 feet and a central angle of $28^{\circ}34'11''$ an arc distance of 376.470 feet to a point of tangency; thence South $0^{\circ}30'15''$ West, a distance of 1142.778 feet; thence South $86^{\circ}18'17''$ West, a distance of 231.007 feet to the Point of Beginning.

EXHIBIT B

ATTACHED TO AND MADE A PART OF AMENDED DECLARATION
OF RESTRICTIONS FOR THE CROSSINGS BETWEEN
G & F ASSOCIATES, INC. (SUBDIVIDER) AND G & F
DEVELOPMENT CO. (DEVELOPMENT CO.) DATED
THE 25TH DAY OF APRIL, 1978

The East 335 feet, less the South 825 feet (as measured at right angles); and the East 350 feet of the South 825 feet (as measured at right angles); all in the North-east Quarter of Section 14, Township 48 South, Range 41 East;

Together with: The East 335 feet, less the North 375 feet (as measured at right angles); and the East 350 feet of the North 375 feet (as measured at right angles); all in the Southeast Quarter of Section 14, Township 48 South, Range 41 East.

RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
L. A. HESTER
COUNTY ADMINISTRATOR

SEE 7585
PAGE 25

MODIFICATION OF DEED RESTRICTIONS

THE CROSSINGS

78 JUL 7 AM 11:23

KNOW ALL MEN BY THESE PRESENTS: That We, the undersigned, G & F ASSOCIATES, INC., a Florida corporation, and G & F DEVELOPMENT CO., INC., a Florida corporation, for good and valuable consideration, for the corporations, do hereby modify the Declaration of Restrictions for The Crossings as recorded in O. R. Book 7340, Page 91, and as amended in O.R. Book 7595, Page 3, in the Public Records of Broward County, Florida, as follows:

(1) The following language shall be added to Article II, paragraph 15 of said Declaration of Restrictions:

"The lien of the assessments provided for herein shall be subordinate to the lien of any Institutional first mortgage."

(2) Article III paragraph 3(B) shall be deleted in its entirety and the following language shall be added:

"B. CLASS B. Class B MEMBERS shall be the SUB-DIVIDER (its successors or assigns). The Class B MEMBER shall be entitled to five (5) votes for each LOT in which it holds the interest required for membership as above indicated, provided that the Class B membership shall cease and become converted to Class A membership upon the happening of either of the following, whichever first occurs:

(1) When the total votes outstanding in the Class A membership equal the total votes outstanding in the Class B membership; and

(2) Ten (10) years from the date of this Declaration. From and after the happening of ~~both~~ either of the above, the Class B MEMBER shall be deemed to be a Class A MEMBER entitled to one (1) vote for each LOT or portion thereof in which it holds the interest required for membership. However, at the discretion of the Class B MEMBER it may be converted to a Class A MEMBER by a writing so stating, at any prior time.

IN WITNESS WHEREOF, G & F ASSOCIATES, INC., a Florida corporation, and G & F DEVELOPMENT CO., INC., a Florida corporation, does hereby execute this Modification of Deed Restrictions, in their name by its undersigned officer hereto this 17th day of May, 1978.

WITNESSES

Handwritten signatures of witnesses.

G & F ASSOCIATES, INC. a Florida corporation

Handwritten signature and stamp for G & F Associates, Inc.

G & F DEVELOPMENT CO., INC. a Florida corporation

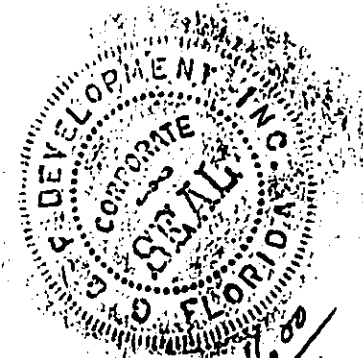
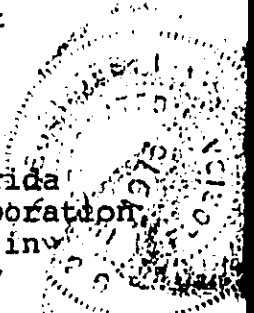
Handwritten signature and stamp for G & F Development Co., Inc.

THIS INSTRUMENT PREPARED BY: STEPHEN M. BEYER, ESQ. 3200 UNIVERSITY DRIVE, SUITE 200 CORAL SPRINGS, FLORIDA 33065

RETURN TO: STEPHEN M. BEYER, ESQ. 3200 UNIVERSITY DRIVE, SUITE 200 CORAL SPRINGS, FLORIDA 33065

Approved: JAL

Handwritten arrow pointing to the return to address.



REC-7653 REC-646

IN WITNESS WHEREOF, the undersigned, have hereby executed this Modification of Deed Restrictions in their name by their undersigned officers and have affixed their seals hereto.

WITNESSES:

Charles C. Skates

Ed T. Kelly

Marie Annomic

Elin Brady

S. Bay

Susan Turner

James H. Butler

John Dorsey

William A. Schainker
President

SHOWCASE HOMES, INC. GENERAL PARTNER OF

SHOWCASE DEVELOPMENT LIMITED, a Florida limited partnership

By: [Signature] (SEAL)
V.P.

CORAL GABLES FEDERAL SAVINGS AND LOAN ASSOCIATION

By: [Signature] (SEAL)

STOCKTON, WHATLEY, DAVIN & COMPANY, a Florida corporation

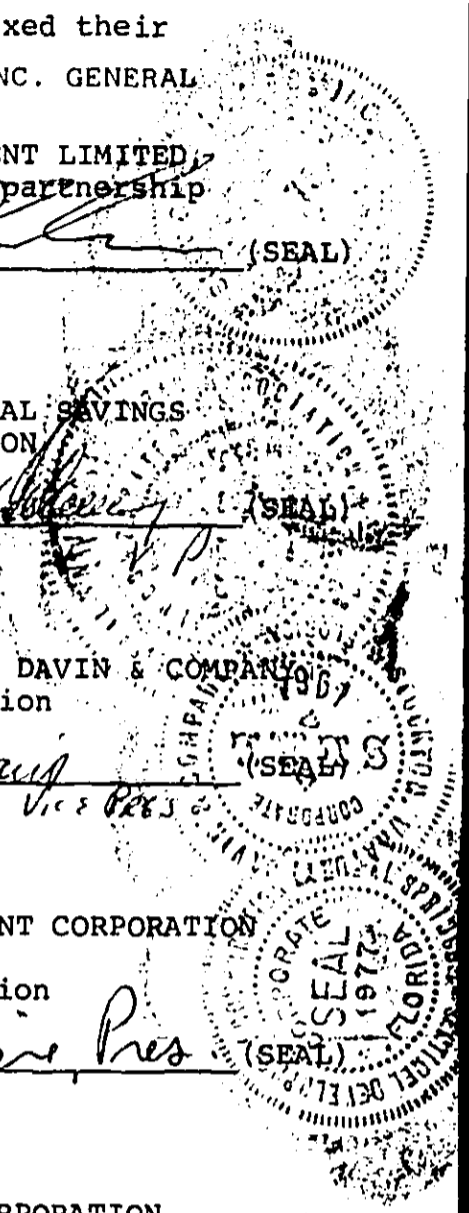
By: [Signature] (SEAL)
Asst. Vice Pres.

SENTINEL DEVELOPMENT CORPORATION AT CORAL SPRINGS, a Florida corporation

By: [Signature] (SEAL)
Pres.

HOUSING CAPITAL CORPORATION a District of Columbia corporation

By: [Signature] (SEAL)
William A. Schainker, President



OFF. REC. 7653 PART 647

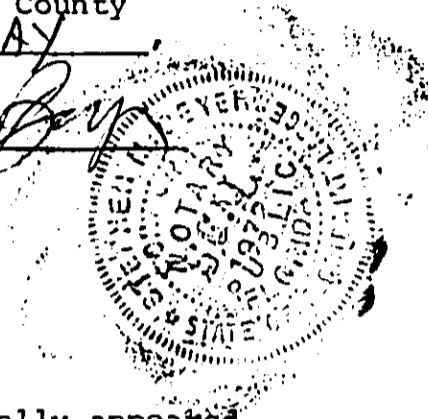
STATE OF FLORIDA
COUNTY OF ~~BROWARD~~ DADE

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized and acting, George
TOBELSON, as PRESIDENT of G & F ASSOCIATES, INC., a Florida corporation, to me known to be the person who signed the foregoing instrument as such officer, and acknowledged the execution thereof to be his free act and deed as such officer and, that the said instrument is the act and deed of said Corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 27 day of MAY, 1978.


Notary Public

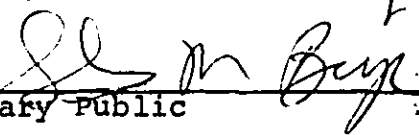
My Commission Expires: 2-20-80



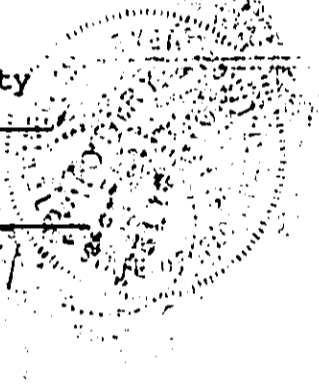
STATE OF FLORIDA
COUNTY OF ~~BROWARD~~ DADE

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized and acting, George
TOBELSON, as PRESIDENT of G & F DEVELOPMENT CO., INC., a Florida corporation, to me known to be the person who signed the foregoing instrument as such officer, and acknowledged the execution thereof to be his free act and deed as such officer and, that the said instrument is the act and deed of said Corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 27 day of May, 1978.


Notary Public

My Commission Expires:
2-20-80



OFF. 7653
REC. 7653
PAGE 648

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized and acting, Patrick Hucker, as Vice President* of SHOWCASE DEVELOPMENT LIMITED, a Florida limited partnership, to me known to be the person who signed the foregoing instrument as such officer, and acknowledged the execution thereof to be his free act and deed as such officer and, that the said instrument is the act and deed of said Corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 5th day of June, 1978.

Bert W. Piggaly
Notary Public

My Commission Expires: 11-9-81

*Pat Hucker is Vice President of Showcase Homes Inc. General Partner

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized and acting, Edward L. Delany, as Executive Vice President of CORAL GABLES FEDERAL SAVINGS AND LOAN ASSOCIATION, to me known to be the person who signed the foregoing instrument as such officer, and acknowledged the execution thereof to be his free act and deed as such officer and, that the said instrument is the act and deed of said Corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 9th day of June, 1978.

Notary Public

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES SEPT. 1979
BONDED THRU GENERAL INSURANCE WRITERS

My Commission Expires:

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized and acting, James D. Davis, as Asst. V. President of STOCKTON, WHATLEY, DAVIN & COMPANY, a Florida corporation, to me known to be the person who signed the foregoing instrument as such officer, and acknowledged the execution thereof to be his free act and deed as such officer and, that the said instrument is the act and deed of said Corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 6 day of July, 1978.

Notary Public

My Commission Expires: 2-20-80

OFF 7653
PAGE 649

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized and acting, David Riese, as President of SENTINEL DEVELOPMENT CORPORATION AT CORAL SPRINGS, a Florida corporation, to me known to be the person who signed the foregoing instrument as such officer, and acknowledged the execution thereof to be his free act and deed as such officer and, that the said instrument is the act and deed of said Corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 2nd day of June, 1978.

Ernest A. Becktal
Notary Public

My Commission Expires: NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES FEB. 2, 1980
BODDED THROUGH MURDOKI & HUCKLEBERRY, INC.

~~DISTRICT OF COLUMBIA~~
~~STATE OF FLORIDA~~
~~COUNTY OF BROWARD~~

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized and acting, WILLIAM A. SCHANKER, as PRESIDENT of HOUSING CAPITAL CORPORATION, a District of Columbia Corporation, to me known to be the person who signed the foregoing instrument as such officer, and acknowledged the execution thereof to be his free act and deed as such officer and, that the said instrument is the act and deed of said Corporation.

WITNESS my hand and official seal in the ~~County~~ ^{DISTRICT} and State last aforesaid this 16th day of JUNE, 1978.

Wm A. Williams
Notary Public

My Commission Expires: 12/14/82

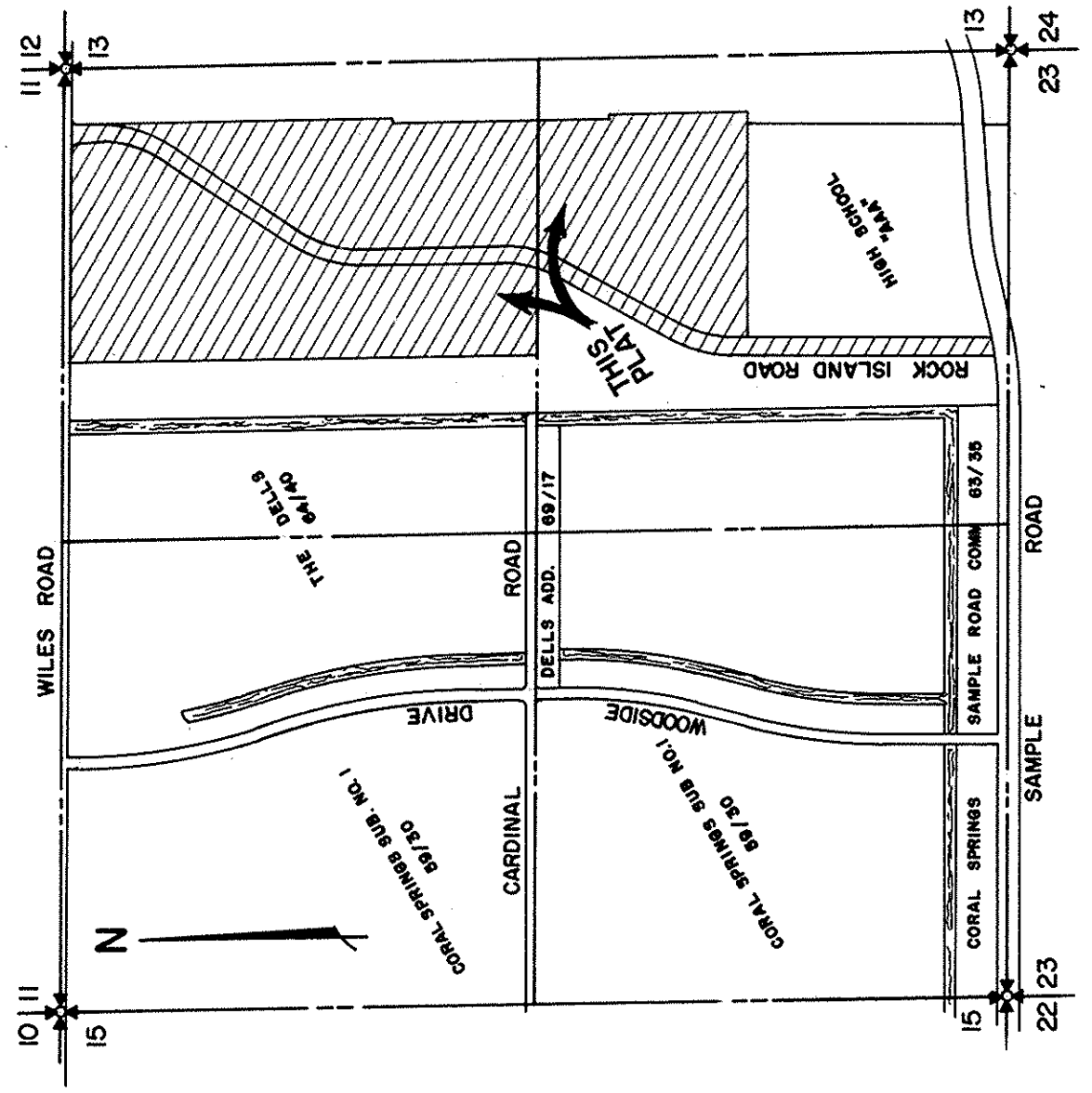
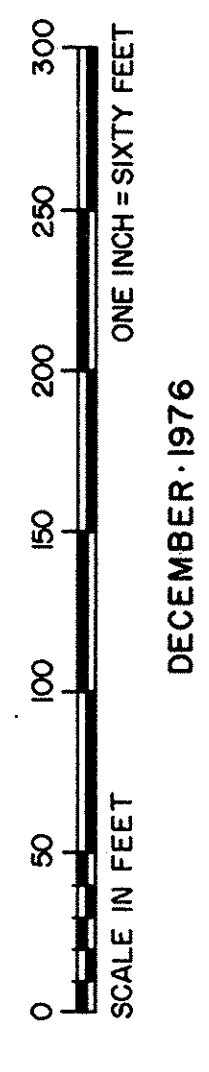
OFF: 7653
PAGE 650

RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
L. A. HESTER
COUNTY ADMINISTRATOR

"THE CROSSINGS"

SECTION 14 - TOWNSHIP 48S - RANGE 41E.

CITY OF CORAL SPRINGS
BROWARD COUNTY - FLORIDA



DESCRIPTION

A portion of the East one-half (E 1/2) of Section 14, Township 48S, Range 41E, more fully described as follows:
Commencing at the Northwest corner of the East five-eighths (E 5/8) of the Northeast one-quarter (NE 1/4) of said Section 14; thence South 0°59'41" East, along the West line of the said East five-eighths (E 5/8) of the Northeast one-quarter (NE 1/4) of said Section 14, a distance of 350.03 feet to the POINT OF BEGINNING; thence continuing South 0°59'41" East along the said West line of distance of 2607.566 feet to the South East five-eighths (E 5/8) of the Northeast one-quarter (NE 1/4) of said Section 14; thence South 89°27'35" East along the North line of the South East one-quarter (SE 1/4) of said Section 14, a distance of 489.254 feet to a point on a curve; thence Southwesterly along a curve to the right, whose tangent bears South 17°05'24" West, with a radius of 6227 feet and a central angle of 11°59'02"; an arc distance of 131.141 feet to a point of tangency; thence South 29°04'26" West, a distance of 707.308 feet to a point of curve; thence Southwesterly along a curve to the left, with a radius of 1755 feet and a central angle of 28°54'11"; an arc distance of 376.470 feet to a point of tangency; thence South 0°30'15" West, a distance of 1596.292 feet to a point of curve; thence Southwesterly along a curve to the right with a radius of 23 feet and a central angle of 82°08'33"; an arc distance of 35.820 feet to a point of compound curve; thence Westerly along a curve to the right, with a radius of 1803.859 feet and a central angle of 7°54'27"; an arc distance of 249.784 feet to a point of tangency; thence North 89°29'45" West, a distance of 2.587 feet to a point on the West line of the East three-quarters (E 3/4) of the Southeast one-quarter (SE 1/4) of said Section 14; thence South 0°59'41" East, along the said West line a distance of 47.016 feet; thence South 89°29'45" East along a line 53 feet North of (as measured at right angles) and parallel with the South line of said Section 14, a distance of 1.371 feet to a point of curve; thence Easterly along a curve to the left, with a radius of 1856.859 feet and a central angle of 11°49'34"; an arc distance of 383.268 feet; thence North 0°30'15" East, a distance of 1359.586 feet; thence South 89°29'45" East, a distance of 1227.318 feet; thence North 0°58'41" West along a line 335 feet West of (as measured at right angles) and parallel with the East line of said Section 14, a distance of 814.120 feet; thence North 89°27'35" East, a distance of 15.005 feet; thence North 0°58'41" West, along a line 350 feet West of (as measured at right angles) and parallel with the said East line of Section 14, a distance of 1200.422 feet; thence South 89°27'35" East; a distance of 15.005 feet; thence North 0°58'41" West, along a line 335 feet West of (as measured at right angles) and parallel with the said East line of Section 14, a distance of 1781.437 feet; thence North 89°25'23" West along a line 35 feet South of (as measured at right angles) and parallel with the North line of said Section 14, a distance of 1316.385 feet to the POINT OF BEGINNING.

BROWARD COUNTY PLANNING COUNCIL

THIS IS TO CERTIFY: That the Broward County Planning Council approved this plat with regard to dedication of Rights-of-Way for Traffic Ways by Resolution duly adopted this 24th day of February, 1977, in Book 294 of the Minutes of the Council, this 24th day of March, 1977.

BROWARD COUNTY TRANSPORTATION DEPARTMENT

This plat has been approved and accepted for record.
By: Bruce S. Stoklews Date: 4/1/77
Engineering Division
Bruce S. Stoklews
County Surveyor, Fla. P.L.S. No. 2942

BROWARD COUNTY CENTRAL SERVICES DEPARTMENT - ARCHIVES AND MINUTES DIVISION
THIS IS TO CERTIFY: That this plat complies with the provisions of an "ACT TO REGULATE THE MAKING AND FILING FOR RECORD OF MAPS AND PLATS IN THE STATE OF FLORIDA" approved by the Governor, June 27th, 1971. This plat accepted and approved for record by the Board of County Commissioners of Broward County, Florida, this 23rd day of March, 1977.
By: Margaret C. Martin DEPUTY
L.A. HESTER - COUNTY ADMINISTRATOR

BROWARD COUNTY FINANCE DEPARTMENT - RECORDING DIVISION

This plat filed for record this 24th day of February, 1977, in Book 294 of PLATS, at PAGE 5.
"RECORD VERIFIED"
By: Sylvia Phillips DEPUTY
L.A. HESTER - COUNTY ADMINISTRATOR

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA
COUNTY OF BROWARD
I HEREBY CERTIFY: That the attached plat is a true and correct representation of the lands recently surveyed, subdivided and platted under my responsible direction and supervision, that the survey data shown complies with the applicable requirements of Chapter 177, Florida Statutes, A.D. 1971, and further that the PERMANENT REFERENCE MONUMENTS were set in accordance with Section 177.091 of said Chapter 177, on this 24th day of February, 1977.
PERMANENT CONTROL POINTS will be set within one year from the recording of this plat.
McLAUGHLIN ENGINEERING CO.
This plat dated at Fort Lauderdale, Florida, this 24th day of February, 1977.
By: James M. McLaughlin, Registered Land Surveyor No. 2021, State of Florida.

PREPARED BY

McLAUGHLIN ENGINEERING CO.

400 NORTHEAST THIRD AVENUE

FORT LAUDERDALE

FLORIDA

33301

K-6040

DEDICATION

STATE OF ILLINOIS
COUNTY OF COOK
KNOW ALL MEN BY THESE PRESENTS: That G & F ASSOCIATES, INC., a Florida corporation, owner of the lands described and shown as included in this plat, has caused said lands to be subdivided and platted as shown hereon; said plat to be known as "THE CROSSINGS". All thoroughfares shown as included in this plat are hereby dedicated to the perpetual use of the public in fee simple. All easements are hereby dedicated to the perpetual use of the public for purposes as indicated. The Park, Access Parcel and Parcel "A" are hereby dedicated to the perpetual use of the public in fee simple.
IN WITNESS WHEREOF: We hereunto set our hands and official corporate seal in the City of Des Plaines, County of Cook, State of Illinois, this 13th day of February, 1977.

Witness: Albert C. Harkins Officer: Albert C. Harkins Title: President
Witness: Doris M. Harkins Officer: Doris M. Harkins Title: Secretary

ACKNOWLEDGEMENT

STATE OF ILLINOIS
COUNTY OF COOK
I HEREBY CERTIFY: That on this day personally appeared before me, an officer duly authorized by law to administer oaths and take acknowledgements, Albert C. Harkins, PRESIDENT and Doris M. Harkins, SECRETARY, respectively, of G & F ASSOCIATES, INC., to me well known to be the individuals described in and who executed the foregoing dedication and they acknowledged before me that they executed same freely and voluntarily, for uses and purposes therein expressed. WITNESS: My hand and official seal in the City of Des Plaines, County of Cook, State of Illinois, this 13th day of February, 1977.
My Commission expires the 13th day of September, 1982. Notary Public Charles C. Bell, State of Illinois

DEDICATION BY MORTGAGE HOLDER

PERCY WILSON MORTGAGE AND FINANCE CORPORATION, owner and holder of a mortgage on this property recorded in O.R. BOOK 5384 at PAGE 955, Broward County Records, does hereby join in the dedication shown hereon.
Witness: William F. Clark Officer: William F. Clark Title: President
Witness: Albert C. Harkins Officer: Albert C. Harkins Title: Vice President

ACKNOWLEDGEMENT

STATE OF ILLINOIS
COUNTY OF COOK
I HEREBY CERTIFY: That on this day personally appeared before me, an officer duly authorized by law to administer oaths and take acknowledgements, Albert C. Harkins, VICE PRESIDENT and Doris M. Harkins, SECRETARY, respectively, of PERCY WILSON MORTGAGE AND FINANCE CORPORATION, to me well known to be the individuals described in and who executed the foregoing dedication and they acknowledged before me that they executed same freely and voluntarily, for uses and purposes therein expressed. WITNESS: My hand and official seal in the City of Chicago, County of Cook, State of Illinois, this 13th day of February, 1977.
My Commission expires the 13th day of July, 1982. Notary Public: Bonnie R. Bueck, State of Illinois

DEDICATION BY MORTGAGE HOLDER

ST. JOSEPH BANK AND TRUST COMPANY, SOUTH BEND, INDIANA, owner and holder of a mortgage on this property recorded in O.R. BOOK 6925, at PAGE 968, Broward County Records, does hereby join in the dedication shown hereon.
Witness: Robert H. Hester Officer: Robert H. Hester Title: President
Witness: Albert C. Harkins Officer: Albert C. Harkins Title: Vice President

ACKNOWLEDGEMENT

STATE OF INDIANA
COUNTY OF ST. JOSEPH
I HEREBY CERTIFY: That on this day personally appeared before me an officer duly authorized by law to administer oaths and take acknowledgements, Robert H. Hester, PRESIDENT and Albert C. Harkins, VICE PRESIDENT and Doris M. Harkins, SECRETARY, respectively, of ST. JOSEPH BANK AND TRUST COMPANY, SOUTH BEND, INDIANA, to me well known to be the individuals described in and who executed the foregoing dedication and they acknowledged before me that they executed same freely and voluntarily, for uses and purposes therein expressed. WITNESS: My hand and official seal in the City of South Bend, County of St. Joseph, State of Indiana, this 13th day of February, 1977.
My Commission expires the 13th day of November, 1979. Notary Public: Walter J. Hester, State of Indiana

CITY ENGINEER

THIS IS TO CERTIFY: That this plat has been accepted and approved for record this 13th day of February, 1977.
By: Abdul M. Cumber City Engineer, P.E. Reg. No. 15122, State of Florida.

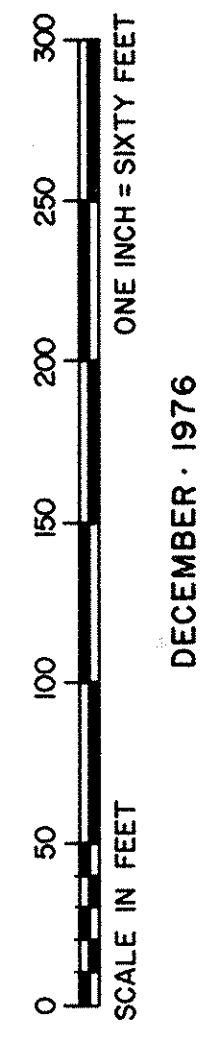
CITY COMMISSION

STATE OF FLORIDA
COUNTY OF BROWARD
THIS IS TO CERTIFY: That this plat has been accepted and approved for record by the CITY COMMISSION of the City of Coral Springs, Florida, in and by resolution duly adopted by said City Commission on the 18th day of February, 1977.

IN WITNESS WHEREOF: The said CITY COMMISSION has caused these presents to be attested by its City Clerk and the Corporate Seal of said City to be affixed this 10th day of February, 1977.
By: Janet K. Stinson City Clerk

"THE CROSSINGS"

SECTION 14 · TOWNSHIP 48S · RANGE 41E
CITY OF CORAL SPRINGS
BROWARD COUNTY · FLORIDA



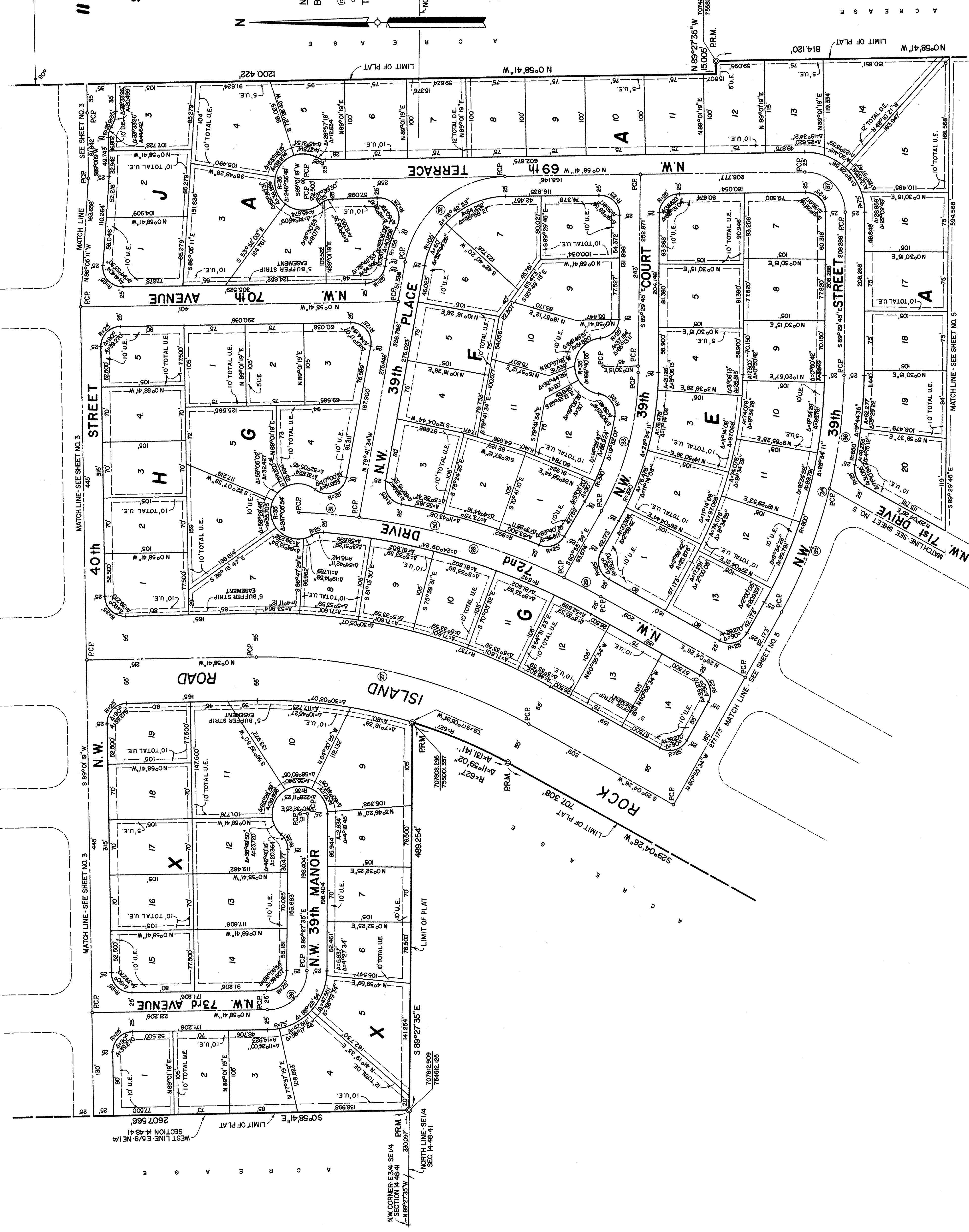
DECEMBER · 1976

NOTES:
BEARINGS REFER TO THE FLORIDA STATE PLANE CO-ORDINATE SYSTEM-EAST ZONE.
© PRM - INDICATES PERMANENT REFERENCE MONUMENT
○ PCP - INDICATES PERMANENT CONTROL POINT
THESE SHALL BE NO VEHICULAR TRAFFIC OVER AND ACROSS THE 5' BUFFER STRIP EASEMENT.

CHORD	TANGENT	ARC	DELTA
63.768	77.236	89°28'54"	46.692
353.625	357.712	30°03'07"	183.072
996.178	999.708	26°24'53"	513.000
23.522	51.030	9°22'20"	23.522
156.667	271.103	17°54'57"	77.575
270	368.41	9°07'36"	168.141
77.500	168.141	78°42'53"	168.141
164.890	168.141	28°34'11"	164.890
801.122	82.935	88.002	801.122
308.459	31.647	28°34'11"	308.459
163.990	166.913	19°34'35"	163.990
141.431	147.735	12°59'36"	141.431
71.173	79.853	9°1'28'56"	71.173
71.619	79.853	9°1'28'56"	71.619

LEGEND

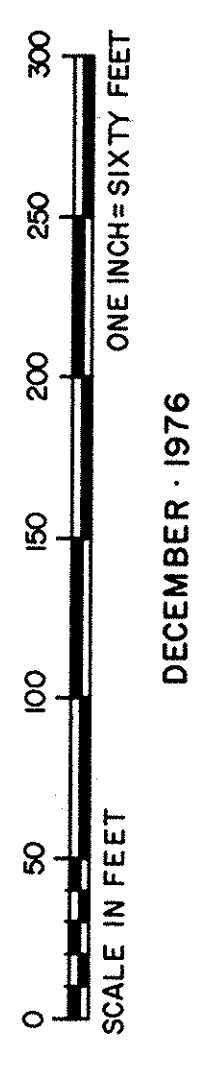
- Indicates 10' Total Utility Easement
- Indicates 10' Utility Easement
- Indicates 5' Utility Easement
- Indicates 12' Total Drainage Easement
- Indicates 5' Buffer Strip Easement



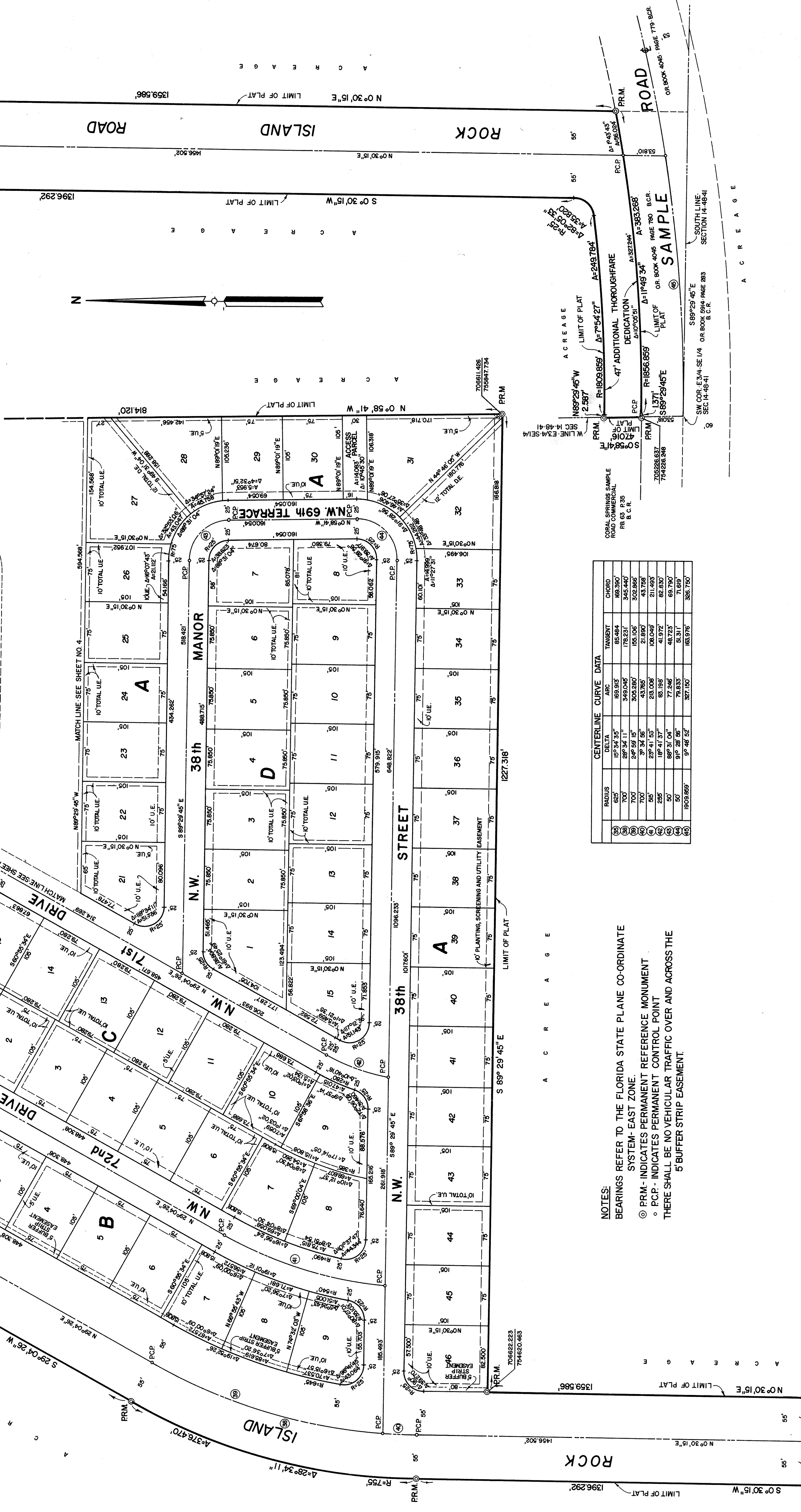
"THE CROSSINGS"

SECTION 14 · TOWNSHIP 48S · RANGE 41E

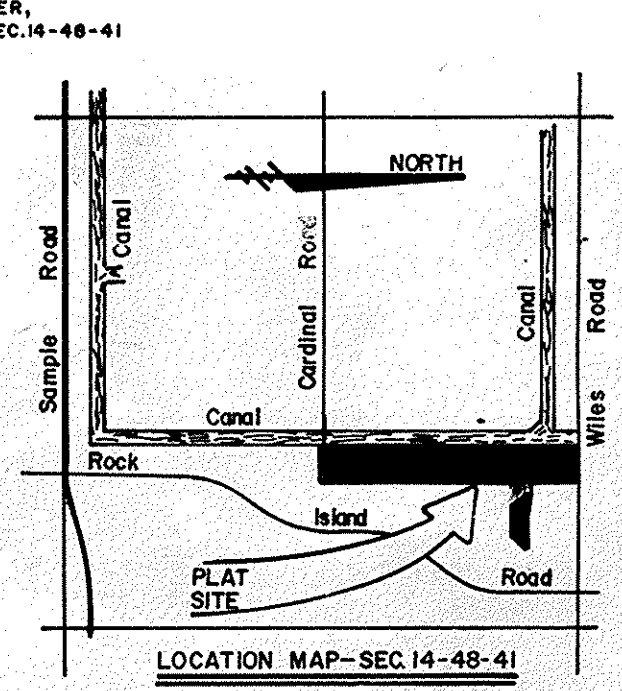
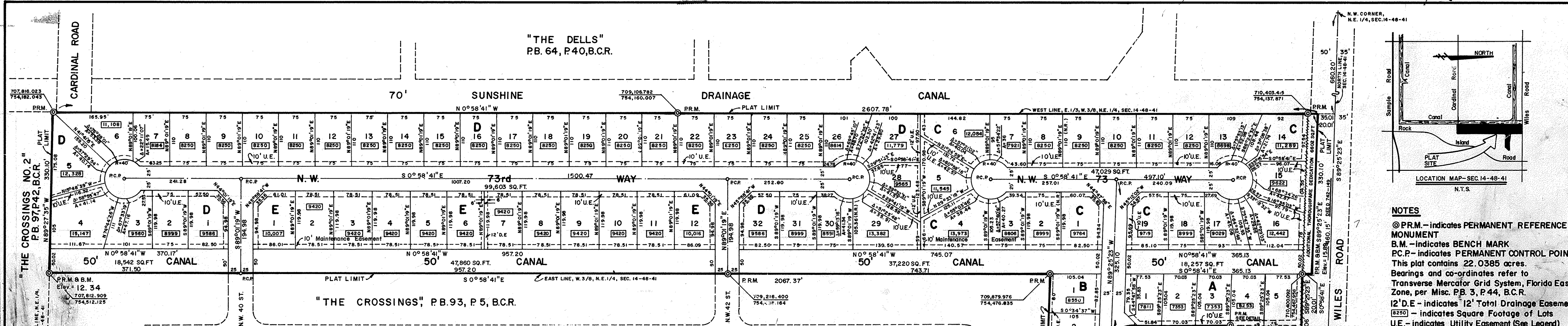
CITY OF CORAL SPRINGS
BROWARD COUNTY · FLORIDA



- LEGEND**
- Indicates 10' TOTAL U.E.
 - Indicates 10' Utility Easement
 - Indicates 10' Utility Easement
 - Indicates 5' Utility Easement
 - Indicates 12' TOTAL D.E.
 - Indicates 12' Total Drainage Easement
 - Indicates 5' BUFFER STRIP Easement
 - Road R/W & Rear R.



RADIUS	DELTA	ARC	TANGENT	CHORD
50	10° 48' 52"	327.150	183.976	306.750
50	9° 28' 56"	79.835	48.723	69.900
50	8° 09' 31"	183.976	111.311	171.689
50	6° 50' 06"	287.185	171.689	266.750
50	5° 30' 41"	390.394	242.711	366.750
50	4° 11' 16"	493.603	313.733	466.750
50	2° 52' 01"	596.812	384.755	566.750
50	1° 32' 46"	699.021	455.777	666.750
50	0° 13' 31"	802.230	526.799	766.750
50	0° 00' 00"	905.439	597.821	866.750
50	0° 00' 00"	1008.648	668.843	966.750
50	0° 00' 00"	1111.857	739.865	1066.750
50	0° 00' 00"	1215.066	810.887	1166.750
50	0° 00' 00"	1318.275	881.909	1266.750
50	0° 00' 00"	1421.484	952.931	1366.750
50	0° 00' 00"	1524.693	1023.953	1466.750
50	0° 00' 00"	1627.902	1094.975	1566.750
50	0° 00' 00"	1731.111	1165.997	1666.750
50	0° 00' 00"	1834.320	1237.019	1766.750
50	0° 00' 00"	1937.529	1308.041	1866.750
50	0° 00' 00"	2040.738	1379.063	1966.750
50	0° 00' 00"	2143.947	1450.085	2066.750
50	0° 00' 00"	2247.156	1521.107	2166.750
50	0° 00' 00"	2350.365	1592.129	2266.750
50	0° 00' 00"	2453.574	1663.151	2366.750
50	0° 00' 00"	2556.783	1734.173	2466.750
50	0° 00' 00"	2659.992	1805.195	2566.750
50	0° 00' 00"	2763.201	1876.217	2666.750
50	0° 00' 00"	2866.410	1947.239	2766.750
50	0° 00' 00"	2969.619	2018.261	2866.750
50	0° 00' 00"	3072.828	2089.283	2966.750
50	0° 00' 00"	3176.037	2160.305	3066.750
50	0° 00' 00"	3279.246	2231.327	3166.750
50	0° 00' 00"	3382.455	2302.349	3266.750
50	0° 00' 00"	3485.664	2373.371	3366.750
50	0° 00' 00"	3588.873	2444.393	3466.750
50	0° 00' 00"	3692.082	2515.415	3566.750
50	0° 00' 00"	3795.291	2586.437	3666.750
50	0° 00' 00"	3898.500	2657.459	3766.750
50	0° 00' 00"	4001.709	2728.481	3866.750
50	0° 00' 00"	4104.918	2799.503	3966.750
50	0° 00' 00"	4208.127	2870.525	4066.750
50	0° 00' 00"	4311.336	2941.547	4166.750
50	0° 00' 00"	4414.545	3012.569	4266.750
50	0° 00' 00"	4517.754	3083.591	4366.750
50	0° 00' 00"	4620.963	3154.613	4466.750
50	0° 00' 00"	4724.172	3225.635	4566.750
50	0° 00' 00"	4827.381	3296.657	4666.750
50	0° 00' 00"	4930.590	3367.679	4766.750
50	0° 00' 00"	5033.799	3438.701	4866.750
50	0° 00' 00"	5137.008	3509.723	4966.750
50	0° 00' 00"	5240.217	3580.745	5066.750
50	0° 00' 00"	5343.426	3651.767	5166.750
50	0° 00' 00"	5446.635	3722.789	5266.750
50	0° 00' 00"	5549.844	3793.811	5366.750
50	0° 00' 00"	5653.053	3864.833	5466.750
50	0° 00' 00"	5756.262	3935.855	5566.750
50	0° 00' 00"	5859.471	4006.877	5666.750
50	0° 00' 00"	5962.680	4077.899	5766.750
50	0° 00' 00"	6065.889	4148.921	5866.750
50	0° 00' 00"	6169.098	4219.943	5966.750
50	0° 00' 00"	6272.307	4290.965	6066.750
50	0° 00' 00"	6375.516	4361.987	6166.750
50	0° 00' 00"	6478.725	4433.009	6266.750
50	0° 00' 00"	6581.934	4504.031	6366.750
50	0° 00' 00"	6685.143	4575.053	6466.750
50	0° 00' 00"	6788.352	4646.075	6566.750
50	0° 00' 00"	6891.561	4717.097	6666.750
50	0° 00' 00"	6994.770	4788.119	6766.750
50	0° 00' 00"	7097.979	4859.141	6866.750
50	0° 00' 00"	7201.188	4930.163	6966.750
50	0° 00' 00"	7304.397	5001.185	7066.750
50	0° 00' 00"	7407.606	5072.207	7166.750
50	0° 00' 00"	7510.815	5143.229	7266.750
50	0° 00' 00"	7614.024	5214.251	7366.750
50	0° 00' 00"	7717.233	5285.273	7466.750
50	0° 00' 00"	7820.442	5356.295	7566.750
50	0° 00' 00"	7923.651	5427.317	7666.750
50	0° 00' 00"	8026.860	5498.339	7766.750
50	0° 00' 00"	8130.069	5569.361	7866.750
50	0° 00' 00"	8233.278	5640.383	7966.750
50	0° 00' 00"	8336.487	5711.405	8066.750
50	0° 00' 00"	8439.696	5782.427	8166.750
50	0° 00' 00"	8542.905	5853.449	8266.750
50	0° 00' 00"	8646.114	5924.471	8366.750
50	0° 00' 00"	8749.323	5995.493	8466.750
50	0° 00' 00"	8852.532	6066.515	8566.750
50	0° 00' 00"	8955.741	6137.537	8666.750
50	0° 00' 00"	9058.950	6208.559	8766.750
50	0° 00' 00"	9162.159	6279.581	8866.750
50	0° 00' 00"	9265.368	6350.603	8966.750
50	0° 00' 00"	9368.577	6421.625	9066.750
50	0° 00' 00"	9471.786	6492.647	9166.750
50	0° 00' 00"	9574.995	6563.669	9266.750
50	0° 00' 00"	9678.204	6634.691	9366.750
50	0° 00' 00"	9781.413	6705.713	9466.750
50	0° 00' 00"	9884.622	6776.735	9566.750
50	0° 00' 00"	9987.831	6847.757	9666.750
50	0° 00' 00"	10091.040	6918.779	9766.750
50	0° 00' 00"	10194.249	6989.801	9866.750
50	0° 00' 00"	10297.458	7060.823	9966.750
50	0° 00' 00"	10400.667	7131.845	10066.750
50	0° 00' 00"	10503.876	7202.867	10166.750
50	0° 00' 00"	10607.085	7273.889	10266.750
50	0° 00' 00"	10710.294	7344.911	10366.750
50	0° 00' 00"	10813.503	7415.933	10466.750
50	0° 00' 00"	10916.712	7486.955	10566.750
50	0° 00' 00"	11019.921	7557.977	10666.750
50	0° 00' 00"	11123.130	7628.999	10766.750
50	0° 00' 00"	11226.339	7700.021	10866.750
50	0° 00' 00"	11329.548	7771.043	10966.750
50	0° 00' 00"	11432.757	7842.065	11066.750
50	0° 00' 00"	11535.966	7913.087	11166.750
50	0° 00' 00"	11639.175	7984.109	11266.750
50	0° 00' 00"	11742.384	8055.131	11366.750
50	0° 00' 00"	11845.593	8126.153	11466.750
50	0° 00' 00"	11948.802	8197.175	11566.750
50	0° 00' 00"	12052.011	8268.197	11666.750
50	0° 00' 00"	12155.220	8339.219	11766.750
50	0° 00' 00"	12258.429	8410.241	11866.750
50	0° 00' 00"	12361.638	8481.263	11966.750
50	0° 00' 00"	12464.847	8552.285	12066.750
50	0° 00' 00"	12568.056	8623.307	12166.750
50	0° 00' 00"	12671.265	8694.329	12266.750
50	0° 00' 00"	12774.474	8765.351	12366.750
50	0° 00' 00"	12877.683	8836.373	12466.750
50	0° 00' 00"	12980.892	8907.395	12566.750
50	0° 00' 00"	13084.101	8978.417	12666.750
50	0° 00' 00"	13187.310	9049.439	12766.750
50	0° 00' 00"	13290.519	9120.461	12866.750
50	0° 00' 00"	13393.728	9191.483	12966.750
50	0° 00' 00"	13496.937	9262.505	13066.750
50	0° 00' 00"	13599.146	9333.527	13166.750
50	0° 00' 00"	13702.355	9404.549	13266.750
50	0° 00' 00"	13805.564	9475.571	13366.750
50	0° 00' 00"	13908.773	9546.593	13466.750
50	0° 00' 00"	14011.982	9617.615	13566.750
50	0° 00' 00"	14115.191	9688.637	13666.750
50	0° 00' 00"	14218.400	9759.659	13766.750
50	0° 00' 00"	14321.609	9830.681	13866.750
50	0° 00' 00"	14424.818	9901.703	13966.750
50	0° 00' 00"	14528.027	9972.725	14066.750
50	0° 00' 00"	14631.236	10043.747	14166.750
50	0° 00' 00"	14734.445	10114.769	14266.750
50	0° 00' 00"	14837.654	10185.791	14366.750
50	0° 00' 00"	14940.863	10256.813	14466.750
50	0° 00' 00"	15044.072	10327.835	14566.750
50	0° 00' 00"	15147.281	10398.857	14666.750
50	0° 00' 00"	15250.490	10469.879	14766.750
50	0° 00' 00"	15353.699	10540.901	14866.750
50	0° 00' 00"	15456.908	10611.923	14966.750
50	0° 00' 00"	15560.117	10682.945	15066.750
50	0° 00' 00"	15663.326	10753.967	15166.750
50	0° 00' 00"	15766.535	10824.989	15266.750
50	0° 00' 00"	15869.744	10896.011	15366.750
50	0° 00' 00"	15972.953	10967.033	15466.750
50	0° 00' 00"	16076.162	11038.055	15566.750
50	0° 00' 00"	16179.371	11109.077	15666.750
50	0° 00' 00"	16282.580	11180.099	15766.750
50	0° 00' 00"	16385.789	11251.121	15866.750
50	0° 00' 00"	16488.998	11322.143	15966.750
50	0° 00' 00"	16592.207	11393.165	16066.750
50	0° 00' 00"	16695.416	11464.187	16166.750
50	0° 00' 00"	16798.625	11535.209	16266.750
50	0° 00' 00"	16901.834	11606.231	16366.750
50	0° 00' 00"	17005.043	11677.253	16466.750
50	0° 00' 00"	17108.252	11748.275	16566.750
50	0° 00' 00"	17211.461	11819.297	16666.750
50	0° 00' 00"	17314.670	11890.319	16766.750
50	0° 00' 00"	17417.879	11961.341	16866.750
50	0° 00' 00"	17521.088	12032.363	16966.750
50	0° 00' 00"	17624.297	12103.385	17066.750
50	0° 00' 00"	17727.506	12174.407	17166.750
50	0° 00' 00"	17830.715	12245.429	17266.750
50	0° 00' 00"	17933.924	12316.451	17366.750
50	0° 00' 00"	18037.133	12387.473	17466.750
50	0° 00' 00"	18140.342	12458.495	17566.750



NOTES
@ P.R.M. - indicates PERMANENT REFERENCE MONUMENT
B.M. - indicates BENCH MARK
P.C.P. - indicates PERMANENT CONTROL POINT
This plat contains 22.0385 acres.

DEDICATION OF MORTGAGE HOLDER
ATLANTIC FEDERAL SAVINGS AND LOAN ASSOCIATION OF FORT LAUDERDALE, a United States Corporation, owner and holder of a mortgage on this property recorded in O.R. Book 9461, Page 258, Broward County Records, does hereby join in the dedication shown herein.

ACKNOWLEDGEMENT
STATE OF FLORIDA, I HEREBY CERTIFY: That on this day personally appeared before me, an officer duly authorized by law to administer oaths and take acknowledgements, MONTGOMERY MONTGOMERY, JR., and they acknowledged before me that they executed the same freely and voluntarily for uses and purposes therein expressed.

DEDICATION OF MORTGAGE HOLDER
G & F ASSOCIATES, INC., a Florida Corporation, owner and holder of a mortgage on this property recorded in O.R. Book 8635, Page 221, Broward County Records, does hereby join in the dedication shown herein.

ACKNOWLEDGEMENT
STATE OF ILLINOIS, I HEREBY CERTIFY: That on this day personally appeared before me, an officer duly authorized by law to administer oaths and take acknowledgements, GERALD W. FOGELSON, COUNTY OF COOK, and CALVIN B. MORSTEIN, PRESIDENT AND ASSISTANT SECRETARY, respectively, of G & F ASSOCIATES, INC., to me well known to be the individuals described in and who executed the foregoing dedication and they acknowledged before me that they executed the same freely and voluntarily for uses and purposes therein expressed.

DEDICATION
STATE OF FLORIDA, I HEREBY CERTIFY: That SHOWCASE DEVELOPMENT LIMITED, a Florida Limited Partnership, owner of the lands described and shown as included in COUNTY OF BROWARD, this plat, has caused said lands to be subdivided and platted as shown hereon, said plat to be known as, 'THE CROSSINGS NO. 3' being a resubdivision of a portion of THE CROSSINGS, Plat Book 93, Page 5, Broward County Records, and a portion of the Northeast one-quarter (N.E. 1/4) of Section 14, Township 48 South, Range 41 East.

ACKNOWLEDGEMENT
STATE OF FLORIDA, I HEREBY CERTIFY: That on this day personally appeared before me an officer duly authorized by law to administer oaths and take acknowledgements, PATRICK HUCKER, COUNTY OF BROWARD, a limited partner with sole discretion of SHOWCASE DEVELOPMENT LIMITED, to me well known to be the individual described in and who executed the foregoing dedication and he acknowledged before me that he executed the same freely and voluntarily for uses and purposes therein expressed.

DEDICATION BY MORTGAGE SECURITY AGREEMENT HOLDER
CONTINENTAL ILLINOIS NATIONAL BANK AND TRUST COMPANY OF CHICAGO, a national banking association, owner and holder of a mortgage security agreement on this property recorded in O.R. Book 7838, Page 938, Broward County Records, does hereby join in the dedication hereon.

ACKNOWLEDGEMENT
STATE OF ILLINOIS, I HEREBY CERTIFY: That on this day personally appeared before me, an officer duly authorized by law to administer oaths and take acknowledgements, DONALD J. MALINOWSKI, COUNTY OF COOK, and WILLIAM L. GREEN, VICE PRES., respectively, of CONTINENTAL ILLINOIS NATIONAL BANK AND TRUST COMPANY OF CHICAGO, to me well known to be the individuals described in and who executed the foregoing dedication and they acknowledged before me that they executed the same freely and voluntarily for uses and purposes therein expressed.

DEDICATION OF MORTGAGE HOLDER
CHARLES J. BOSCO, owner and holder of a mortgage on this property recorded in O.R. Book 7921, Page 223, Broward County Records, does hereby join in the dedication shown hereon.

ACKNOWLEDGEMENT
STATE OF FLORIDA, I HEREBY CERTIFY: That on this day personally appeared before me, an officer duly authorized by law to administer oaths and take acknowledgements, CHARLES J. BOSCO, to me well known to be the individual described in and who executed the foregoing dedication and he acknowledged before me that he executed the same freely and voluntarily for uses and purposes therein expressed.

ACKNOWLEDGEMENT
STATE OF OHIO, I HEREBY CERTIFY: That on this day personally appeared before me, an officer duly authorized by law to administer oaths and take acknowledgements, CHARLES J. BOSCO, to me well known to be the individual described in and who executed the foregoing dedication and he acknowledged before me that he executed the same freely and voluntarily for uses and purposes therein expressed.

'THE CROSSINGS NO. 3'
A RESUBDIVISION OF A PORTION OF 'THE CROSSINGS', P.B. 93, P. 5, B.C.R., AND A PORTION OF THE NORTHEAST ONE-QUARTER (N.E. 1/4), SECTION 14, TOWNSHIP 48 SOUTH, RANGE 41 EAST, CITY OF CORAL SPRINGS, BROWARD COUNTY, FLORIDA

SCHOOL IMPACT FEE (Ordinance 79-1)
This plat is approved for recording subject to the terms of an EDUCATIONAL IMPACT AGREEMENT secured by a Letter of Credit in the amount of \$38,625 dollars.

RESTRICTIVE NOTE
This plat is restricted to 75 Dwelling Units.

CITY COMMISSION
STATE OF FLORIDA, THIS IS TO CERTIFY: That this plat has been accepted and approved for record by the CITY COMMISSION of the City of Coral Springs, COUNTY OF BROWARD, Florida, in and by resolution duly adopted by said City Commission on the 19 day of December, 1979.

CITY ENGINEER
THIS IS TO CERTIFY: That this plat has been accepted and approved for record this 7th day of JANUARY, 1980.

BROWARD COUNTY PLANNING COUNCIL
THIS IS TO CERTIFY: That the Broward County Planning Council approved this plat with regard to dedication of Rights-of-Way for Traffic Ways by Resolution duly adopted this 20th day of DECEMBER, 1979.

BROWARD COUNTY ENGINEERING DIVISION
This plat has been approved and accepted for record.

BROWARD COUNTY CENTRAL SERVICES DEPARTMENT - ARCHIVES AND MINUTES DIVISION
THIS IS TO CERTIFY: That this plat complies with the provisions of an 'ACT TO REGULATE THE MAKING AND FILING FOR RECORD OF MAPS AND PLATS IN THE STATE OF FLORIDA' approved by the Governor, June 27, 1971.

BROWARD COUNTY FINANCE DEPARTMENT - RECORDING DIVISION
This plat filed for record this 14th day of May, 1980, in BOOK 109 of PLATS, at PAGE 31, 'RECORD VERIFIED'

SURVEYOR'S CERTIFICATE
STATE OF FLORIDA, I HEREBY CERTIFY: That the attached plat, is a true and correct representation of the lands recently surveyed, subdivided and platted under my COUNTY OF BROWARD, responsible direction and supervision, that the survey data shown complies with the applicable requirements of Chapter 177, FLORIDA STATUTES, A.D. 1971, and meets the minimum requirements established by the Florida Society of Professional Land Surveyors, and further that the PERMANENT REFERENCE MONUMENTS were set in accordance with Section 177.091 of said Chapter 177, on this 4th day of MAY, 1980.

UTILITY EASEMENT LEGEND
Diagrams showing utility easement at street R/W and utility easement at rear of property.

BY-LAWS OF
THE CROSSINGS LANDOWNERS ASSOCIATION, INC.

A corporation not for profit under
the Laws of the State of Florida

1. Identity. These are the By-Laws of THE CROSSINGS LANDOWNERS ASSOCIATION, INC., herein called the Association, a corporation not for profit under the laws of the State of Florida, the Articles of Incorporation of which were filed in the Office of the Secretary of State on the 2nd day of AUGUST, 1978. The Association has been organized for the purpose of holding title in fee simple to the Common Areas and administering the operation and management of the LOTS and Common Areas of the lands known as THE CROSSINGS and any Common Areas outside of THE CROSSINGS and all of the community facilities located upon said lands. The Association will administer the operation and management of said LOTS and Common Areas and community facilities pursuant to these By-Laws and the Declaration of Restrictions of THE CROSSINGS.

1.1 The office of the Association shall be at

or at such other place or places as the Board of Directors may determine from time to time.

1.2 The fiscal year shall be the calendar year.

1.3 The seal of the Association shall have inscribed thereon the name of the Association, the year of its organization and the words, "corporation not for profit". Said seal may be used by causing it, or a facsimile thereof, to be impressed, affixed, or otherwise reproduced upon any instrument or document executed in the name of the Association.

2. Membership and Members' Meetings.

2.1 Qualification. The members of the Association shall consist of all of the record owners of residential LOTS which are located within the lands known as THE CROSSINGS, and such membership shall become effective immediately upon a party becoming a record title owner of a LOT within THE CROSSINGS. Additional Members of the Association may be added by an expansion of the jurisdiction of the Association over other lands as provided in the Declaration of Restrictions of THE CROSSINGS and/or the Articles of Incorporation of the Association.

2.2 Change of Membership. Change of membership in the Association shall be established by recording in the Public Records of Broward County, Florida, a deed or other instrument establishing a record title to a LOT within THE CROSSINGS, the grantee in such instrument thereby immediately becoming a member of the Association in the place and stead of the prior owner. The membership of a prior owner shall thereby and simultaneously be terminated.

2.3 The annual members' meeting shall be held at the office of the Association at 7:30 p.m. Eastern Standard Time, on the second Friday in November of each year commencing November 1979 for the purpose of electing directors and transacting any other business; provided, that if the date for the first annual meeting of members subsequent to relinquishment of control by Subdivider is less than six months after the first election of directors by the membership of the Association; the first annual meeting shall not be held, and the directors first elected by the membership of the Association shall serve until the date for the next following annual meeting.

2.4 Special members' meetings shall be held at the office of the Association whenever called by the President or Vice-President or by a majority of the Board of Directors, and/or by members entitled to cast one-third of the votes of the entire membership. The business conducted at a special meeting shall be limited to that stated in the notice of meeting.

2.5 Noti. ~~all members' meetings shall~~ the time and place and the objects for which a meeting is called shall be given by the President or Vice-President or Secretary, unless waived in writing. Such notice shall be written or printed and shall state the time and place and object for which the meeting is called. ~~Such notice shall be given to each member not less than ten (10) days, or more than sixty (60) days prior to the date set for such meeting, which notice shall be mailed or presented personally to each member within said time.~~ If presented personally, receipt for such notice shall be signed by the member, indicating the date on which such notice was received by him. If mailed, such notice shall be deemed to be properly given when deposited in the United States mail, addressed to the member at his post office address as it appears on the records of the Association and the postage thereon prepaid. Proof of such mailing shall be given by the affidavit of the person giving the notice. Any member may, by written notice signed by such member, waive such notice, and such waiver when filed in the records of the Association, whether before or after the holding of the meeting, shall be deemed equivalent to the giving of such notice to such member.

2.6 A quorum at members' meetings shall consist of the presence in person or by proxy or a majority of the votes of the entire membership. The acts approved by a majority of the votes present at a meeting at which a quorum is present shall constitute the acts of the members, except where approval by a greater number of members is required by the Declaration of Restrictions of THE CROSSINGS, the Articles of Incorporation or these By-Laws.

2.7 Voting.

1. In any meeting of members, the owners of LOTS shall be entitled to cast one vote for each LOT so owned, provided that,

A. If a LOT is owned by one person his right to vote shall be established by the roster of LOT owners kept by the Secretary of the Association. If a LOT is owned by more than one (1) person, or is under lease, the person entitled to cast the vote for the LOT shall be designated by a certificate signed by all of the record owners of the LOT according to the roster of LOT owners and filed with the Secretary of the Association. If a LOT is owned by a corporation, the person entitled to cast the vote for the LOT shall be designated by a certificate signed by the President or Vice-President of the corporation and filed with the Secretary of the Association. Such certificates shall be valid until revoked or until superseded by a subsequent certificate or until a change in the ownership of the LOT concerned takes place, and in the event that such change of ownership transpires, such change of ownership shall be evidenced by the recording of the deed transferring title to the subject LOT amongst the Public Records of Broward County, Florida. A certificate designating the person entitled to cast the vote of a LOT may be revoked by any owner thereof. If such a certificate is not on file, the vote of such owners shall not be considered in determining the requirement for a quorum or for any other purpose.

B. There shall be two (2) classes of voting membership until the Class B Member shall be deemed to be a Class A Member as hereinafter provided. The Classes of voting membership shall be as follows:

(1) Class A. Class A membership shall be all those members as above defined with the exception of the Subdivider. Class A members shall be entitled to one (1) vote for each LOT or portion thereof in which they hold the interest required for membership as above indicated. When more than one (1) person or entity holds such interest or interests in any LOT or portion thereof, all such persons or entities shall be members and the vote for such LOT or portion thereof shall be exercised as they among themselves determine, but in no event shall more than one (1) vote be cast with respect to any such LOT or portion thereof.

(2) Class B. ~~Class B members shall be the Subdivider (his successors or assigns).~~ The Class B member shall be entitled to five (5) votes for each LOT in which it holds the interest required for membership as above indicated, provided that the Class B membership shall cease and become converted to Class A membership upon the happening of either of the following:

(a) when the total outstanding in the Class A membership equal the total votes outstanding in the Class B membership, or:

(b) ten (10) years from the date of these By-Laws.

From and after the happening of either the above, the Class B member shall be deemed to be a Class A member entitled to one (1) vote for each LOT or portion thereof in which it holds the interest required for membership. However, at the discretion of the Class B member it may be converted to a Class A member by a writing so stating, at any prior time.

2.8 Proxies. Votes may be cast in person or by proxy. A proxy may be made by any person entitled to vote and shall be valid only for the particular meeting designated thereon and must be filed with the Secretary before the appointed time of the meeting, or any adjournment thereof.

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

2.10 At meetings of the membership, the President shall preside, or in his absence, the Vice-President shall preside, or in the absence of both, the membership shall select a chairman.

2.11 The order of business at annual members' meeting shall be:

1. Determination of chairman of the meeting.
2. Calling of the roll and certifying of proxies.
3. Proof of notice of meeting or waiver of notice.
4. Reading and disposal of any unapproved minutes.
5. Reports of officers.
6. Reports of committees.
7. Election of inspectors of election.
8. Election of directors.
9. Unfinished business.
10. New business.
11. Adjournment.

2.12 Proviso: Provided, however, that until the Subdivider has completed all of the contemplated improvements and closed sales of all of the LOTS which may come under the jurisdiction of this Association or until the Subdivider elects to terminate its control of the Association, which ever shall first occur, the proceedings of all meetings of members of the Association shall have no effect unless expressly approved in writing by the Board of Directors.

3. Directors.

3.1 Membership. The affairs of the Association shall be managed by a board of a number of directors to be determined as follows:

1. Five (5) directors initially which number shall remain the same until the Subdivider has relinquished control as hereinafter provided for and the first election for members of the Board is held.

2. Five (5) directors to be elected at the first election of directors.

3. The number of directors shall remain at five (5) unless said number shall be changed by a vote of the Association membership at a meeting to be held at least six months prior to the time for the election of the Board of Directors.

3.2 Election of directors shall be conducted in the following manner:

1. Election of directors shall be held at the annual members' meeting.

2. A nominating committee of five (5) members shall be appointed by the Board of Directors not less than thirty (30) days prior to the annual members' meeting. The committee shall nominate one person for each director then serving or to serve as may be adjusted by a vote of the membership as hereinabove provided. Other nominations may be made from the floor.

3. The election shall be by ballot (unless dispensed with by unanimous consent) and by a plurality of the votes cast, each person voting being entitled to cast his votes for each of as many nominees as there are vacancies to be filled. There shall be no cumulative voting.

~~4. Except as to vacancies resulting from the removal of a director or directors by members, vacancies in the Board of Directors occurring between annual meetings of members shall be filled by the remaining directors.~~

5. Any director may be removed by concurrence of two-thirds (2/3) of the votes of the entire membership at a special meeting of the members called for that purpose. The vacancy in the Board of Directors so created shall be filled by the members of the Association at the same meeting.

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

3.4 The organizational meeting of a newly-elected board of directors shall be held within ten (10) days after their election at such place and time as shall be fixed by the directors at the meeting at which they were elected, and no further notice of the organization meeting shall be necessary.

3.5 Regular meetings of the Board of Directors may be held at such time and place as shall be determined from time to time by a majority of the directors. Notice of regular meetings shall be given to each director personally or by mail or by telephone or telegraph at least three (3) days prior to the day named for such meeting.

3.6 Special meetings of the directors may be called by the President and must be called by the Secretary at the written request of one-third (1/3) of the directors. Not less than three (3) days' notice of the meeting shall be given personally or by mail, telephone or telegraph, which notice shall state the time, place and purpose of the meeting.

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

3.8 A quorum at directors' meetings shall consist of a majority of the Board of Directors. The acts approved by a majority of the those present at a meeting at which a quorum is present shall constitute the acts of the Board of Directors, except where approval by a greater number of directors is required by the Declaration of Restrictions of THE CROSSINGS, the Articles of Incorporation or these By-Laws.

3.9 Adjourned meetings. 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 until a quorum is present. At any adjourned meeting any business which might have been transacted at the meeting as originally called may be transacted without further notice.

3.10 Joining meeting by approval of . The joinder of a director in the action of a meeting by signing and concurring in the minutes thereof shall constitute the presence of such director for the purpose of determining a quorum.

3.11 The presiding officer of directors' meetings shall be the Chairman of the Board if such an officer has been elected; and if none, the President shall preside. In the absence of the presiding officer, the directors shall designate one of their number to preside.

3.12 The order of business at directors' meetings shall be:

1. Calling of roll.
2. Proof of due notice of meeting.
3. Reading and disposal of any unapproved minutes.
4. Reports of officers and committees.
5. Election of officers.
6. Unfinished business.
7. New business.
8. Adjournment.

3.13 Directors' fees, if any, shall be determined by the members.

4. Powers and duties of the Board of Directors.

4.1 All of the powers and duties of the Association existing under the Declaration of Restrictions of THE CROSSINGS, the Articles of Incorporation and these By-Laws shall be exercised exclusively by the Board of Directors, its agents, contractors or employees, subject only to approval by LOT owners when such is specifically required. Such powers and duties of the directors shall include, but shall not be limited to the following, subject, however, to the provisions of the Declaration of Restrictions of THE CROSSINGS, the Articles of Incorporation and these By-Laws.

1. To purchase insurance upon the Common Areas and common property of the Association, which shall include but not be limited to furniture, office equipment and recreational facilities, and workmens' compensation insurance as required by the laws of the State of Florida and to purchase additional insurance, which the Association in its discretion deems advisable, for the protection of the Association and its members.

2. To contract for management of the Common Areas and any community facilities and to delegate to the contractor all powers and duties of the Association except such as are specifically required by the Declaration of Restrictions of THE CROSSINGS or these By-Laws to have approval by the Board of Directors or the members of the Association.

3. To acquire and enter into agreements whereby it acquires leaseholds, memberships and other possessory or use interests in lands, or facilities whether or not contiguous to the lands of THE CROSSINGS intended to provide for the enjoyment, recreation or other use and benefit of the LOT owners, and to declare expenses in connection therewith to be common expenses.

4. To pay all costs of power, gas, water, sewer and other utility services, including the maintenance of drainage facilities, rendered to the lands known as THE CROSSINGS and not billed to the owners of the separate private LOTS.

5. To enforce by legal means, the provisions of the Articles of Incorporation and By-Laws of the Association, the Declaration of Restrictions of THE CROSSINGS and the regulations hereinafter promulgated governing the use of the Common Areas and community facilities.

6. To make and collect assessments, including specific LOT assessments as provided in the Declaration of Restrictions of THE CROSSINGS, against members of the Association to defray costs, expenses and losses of the Association.

1. maintain and operate retention tanks and other drainage facilities located on the Easement Parcel as the term is defined in the Declaration of Restrictions of THE CROSSINGS.

4.2 The Board of Directors shall adopt such rules and regulations relative to the Commons Areas and community facilities as they shall deem necessary and proper from time to time; provided, however, that the Subdivider reserves the right to establish such rules and regulations until such time as the Subdivider terminates its control of the Association.

4.3 The undertakings, leases and contracts authorized by the initial Board shall be binding upon the Association in the same manner and with the same effect as though such undertakings, leases and contracts had been authorized by the first Board of Directors, duly elected by the membership after the Subdivider has relinquished control of the Association, notwithstanding the fact that members of the initial Board of Directors may be directors or officers of, or otherwise associated with the Subdivider, or other entities doing business with the Association.

5. Officers.

5.1 The executive officers of the corporation shall be a President, who shall be a director; a Vice-President, who shall be a director; a Treasurer; a Secretary and an Assistant Secretary, all of whom may be peremptorily removed by vote of the directors at any meeting by concurrence of a majority of all of the directors. Any person may hold two or more offices except that the President shall not also be the Secretary or an Assistant Secretary. The Board of Directors shall from time to time elect such other officers and designate their powers and duties as the Board shall find to be required to manage the affairs of the Association.

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

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

5.4 The Secretary shall keep the minutes of all proceedings of the directors and the members. He shall attend to the giving and serving of all notices to the members and directors and other notices required by law. He shall have custody of the seal of the Association and affix the same to instruments requiring a seal when duly executed. He shall keep the records of the Association; except those of the Treasurer, and shall perform all other duties incident to the office of secretary of an association and as may be required by the directors or the President. The Assistant Secretary shall perform the duties of the Secretary when the Secretary is absent.

5.5 The Treasurer shall have custody of all property of the Association, including funds, securities, and evidences of indebtedness. He shall keep books of account for the Association in accordance with good accounting practices, which, together with substantiating papers, shall be made available to the Board of Directors for examination at reasonable times. He shall submit a Treasurer's report to the Board of Directors at reasonable intervals and shall perform all other duties incident to the office of treasurer.

5.6 The compensation of all officers and employees of the Association shall be fixed by the directors. The provision that directors' fees shall be determined by the members shall not preclude the Board of Directors from employing a director as an employee of the Association, nor preclude the contracting with a director for the management of the condominiums.

Association set forth in the declaration of Restrictive Covenants of THE CROSSINGS and Articles of Incorporation shall be supplemented by the following provisions:

6.1 Accounts. The receipts and expenditures of the Association shall be tracked and charged to accounts which shall include, but not be limited to, the following classifications as shall be appropriate, all of which expenditures shall be common expenses:

1. Current expenses, which shall include all receipts and expenditures to be made within the year for which the budget is made, including a reasonable allowance for contingencies and working funds, except expenditures chargeable to reserves or to betterments. The balance in this fund at the end of the year shall be applied to reduce the assessments for current expenses for the succeeding year.

2. Reserve for deferred maintenance, which shall include funds for maintenance items which occur less frequently than annually.

3. Reserve for replacement, which shall include funds for repair or replacement required because of damage, depreciation or obsolescence.

4. Betterments, which shall include the funds which may be used for capital expenditures for additional improvements or additional personal property.

5. The Board of Directors, upon a two-thirds (2/3) vote of its membership shall have the authority, during a budget year, to transfer funds which, in its discretion, it deems unnecessary to hold for the purposes of a particular account, to and for the use of another purpose in another account.

6.2 Budget. The Board of Directors shall adopt a budget, according to good accounting practices, for each calendar year which shall include the estimated funds required to defray the common expenses and to provide and maintain funds for accounts and reserves including but not limited to the following:

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

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

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

4. Betterments, which shall include the funds to be used for capital expenditures for additional improvements or additional personal property which will be part of the Common Areas, the amount for which shall not exceed Five Thousand Dollars (\$5,000.00); provided, however, that in the expenditure of this fund no sum in excess of Two Thousand Dollars (\$2,000.00) shall be expended for a single item or purpose unless such betterment has been approved by seventy-five percent (75%) of the votes of all members of the Association.

5. It is further provided that until the Subdivider, its successors, nominees and/or assigns has completed all of the contemplated improvements and closed sales of all LOTS which may be under the jurisdiction of this Association, or until the Subdivider, its successors, nominees and/or assigns elects to terminate its control of the Association, whichever shall first occur, there shall be no requirement that there be provision in the budget nor assessments made for reserves or betterments, although the Subdivider, its successors, nominees and/or assigns, may, in its sole discretion, make provision for same.

BUDGET

6. Articles of the budget and proposed assessments shall be transmitted to each member on or before the 15th day of December preceding the year for which the budget is made. If the budget is subsequently amended, a copy of the amended budget shall be furnished to each member. Delivery of a copy of any budget or amended budget to each member shall not affect the liability of any member for any such assessment; neither shall delivery of a copy of such budget or amended budget be considered as a condition precedent to the effectiveness of said budget, and assessments levied pursuant thereto, and nothing herein contained shall be construed as restricting the right of the Board of Directors, at any time in its sole discretion, to levy additional assessments in the event that the budget originally adopted shall appear to be insufficient to pay costs and expenses of operation and management, or in the event of emergencies.

6.3 Assessments for Common Expenses. Assessments against the LOT owners for their share of the common expenses shall be made for the calendar year annually in advance on or before the 20th day of December preceding the year for which the assessments are made. Such assessments shall be due in one annual installment, on the first day of January of the year for which the assessments are made. If an annual assessment is not made as required, an assessment shall be presumed to have been made in the amount of the last prior assessment, and the annual installments thereon shall be due upon each installment payment date until changed by an amended assessment. In the event the annual assessment proves to be insufficient, the budget and assessments therefor may be amended at any time by the Board of Directors. The unpaid assessment for the remaining portion of the calendar year for which the amended assessment is made shall be due and payable in equal monthly installments for the full months remaining in the assessment year. However, the Board of Directors, in its sole discretion, may change the annual assessment to be payable in equal monthly installments which will be due on the first day of January and on the first day of each month thereafter of the year for which the assessments are made. Such decision to collect the annual assessment monthly shall not preclude the Board of Directors right to later collect the annual installment by one (1) annual payment as hereinabove provided.

6.4 Assessments for charges. Charges or special assessments by the Association, should such be required by the Board of Directors, shall be levied in the same manner as hereinbefore provided for regular assessments and shall be payable in the manner determined by the Board of Directors.

6.5 Acceleration of assessment installments upon default. If a LOT owner shall be in default in the payment of an installment upon an assessment, the Board of Directors may accelerate the remaining installments of the assessment upon notice thereof to the LOT owner and thereupon, the unpaid balance of the assessment shall come due upon the date stated in the notice, but not less than ten (10) days after delivery thereof to the unit owner, or not less than twenty (20) days after the mailing of such notice to him by registered or certified mail, whichever shall first occur.

6.6 Assessments for emergencies. Assessments for common expenses for emergencies that cannot be paid from the annual assessments for common expenses shall be due only after fifteen (15)-days notice to the LOT owners concerned and shall be paid in such a manner as the Board of Directors of the Association may require in the notice of assessment.

6.7 The depository of the Association shall be such bank or banks as shall be designated from time to time by the Directors and in which the monies of the Association shall be deposited. Withdrawal of monies from such accounts shall be only by checks signed by such persons as are authorized by the Directors.

6.8 A financial report of the accounts of the Association shall be made annually by a certified public accountant, and a copy of the report shall be furnished to each member not later than April 1 of the year following the year for which the report is made upon request by the member.

6.9 Fiduciary bonds may be required by the Board of Directors from all persons handling or in custody for Association funds. The amount of such bonds and the sureties shall be determined by the Directors. The premiums on such

6.10 The termination of membership in the Association by transfer of deed, or otherwise, shall not relieve or release any such former owner or a member from a liability or obligation incurred under or in any way connected with THE CROSSINGS during the period of such ownership and membership, or impair any rights or remedies which the Association may have against such former owner and member arising out of, or in any way connected with, such ownership and membership and the covenants and obligations incident thereto.

7. Rules and Regulations:

7.1 As to Common Areas. The Board of Directors may, from time to time, adopt or amend previously adopted administrative rules and regulations governing the details of the operation, use, maintenance, management and control of the Common Areas of THE CROSSINGS and any facilities or services made available to the LOT owners. The Board of Directors shall, from time to time, post in a conspicuous place on the Common Areas properties, a copy of the rules and regulations adopted from time to time by the Board of Directors, if there is an appropriate place for said posting.

8. Registers.

8.1 The Secretary of the Association shall maintain a register in the Association office showing the names and addresses of members. It shall be the obligation of the individual members to advise the Secretary of the Association of any change of address and ownership as otherwise provided. The Association, for purposes of notification, shall have the right to rely upon the last given address of each of the members.

8.2 The Association shall maintain a suitable register for the recording of pledged or mortgaged LOTS. Any pledgee or mortgagee of a LOT may, although not obligated, notify the Association in writing of the pledge, or mortgage. In the event that a notice of default is given any member, under an application provision of the By-Laws, the Articles of incorporation, or the Declaration of Restrictions of THE CROSSINGS a copy of such notice shall be mailed to the registered pledgee or mortgagee.

9. Amendments. These By-Laws may be amended in the following manner:

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

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

1. Not less than seventy-five percent (75%) of the entire membership of the Board of Directors and by not less than seventy-five percent (75%) of the votes of the entire membership of the Association; or
2. By not less than eighty percent (80%) of the votes of the entire membership of the Association; or
3. By all of the directors, until the first election of directors.

9.3 Proviso. Provided, however, that no amendment shall discriminate against any LOT owner or against any LOT or class or group of LOTS, unless the LOT owners so affected shall consent. No amendment shall be made which is in conflict with the Articles of Incorporation or the Declaration of Restrictions of THE CROSSINGS.

9.4 Execution and Recording. A copy of an amendment shall be attached to a certificate certifying that the amendment was duly adopted as an amendment of the By-Laws, which certificate shall be executed by the officers of the Association and recorded in the Public Records of Broward County, Florida.

9.5 Developer. Notwithstanding the foregoing provisions of this Article, no amendment to these By-Laws may be adopted or become effective prior to the relinquishment of control of the Association by the Developer without the prior written consent of the Developer.

10. Parliamentary Rules. Roberts' Rules of Order (latest edition) shall govern the conduct of Association meetings when in conflict with the Declaration of Restrictions of THE CROSSINGS, Articles of Incorporation or these By-Laws.

11. The real property taxes assessed on each LOT, including any improvements thereon, shall be a separate expense of the individual LOT owner. The property taxes assessed on the lands comprising the Common Areas, including any improvements thereon, however, shall constitute a common expense to be paid in the manner set forth above.


11.1 Whenever the masculine singular form of the person is used in these By-Laws, it shall be construed to mean the masculine, feminine or neuter, singular or plural, wherever the context so requires.

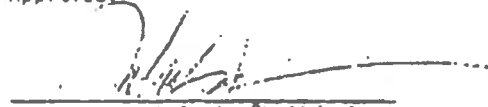
11.2 Should any of the covenants herein imposed be void or become unenforceable at law or in equity, the remaining provisions of the instrument shall, nevertheless, be and remain in full force and effect.

11.3 If any irreconcilable conflict should exist, or hereafter arise, with respect to the interpretation of these By-Laws and the Declarations of Restrictions, the provisions of the Declaration shall prevail.

11.4 Corporation and Association are used synonymously herein.

The foregoing was adopted as the By-Laws of THE CROSSINGS LANDOWNERS ASSOCIATION, INC., a corporation not for profit under the laws of the State of Florida, at the first meeting of the Board of Directors on the 14 day of July, 1978.


Secretary

Approved: 
President

(Corporate Seal)

State of Florida



Department of State

I certify the attached is a true and correct copy of the Articles of Incorporation of THE CROSSINGS LANDOWNERS ASSOCIATION, INC., a corporation organized under the laws of the State of Florida, filed on August 2, 1978, as shown by the records of this office.

The document number of this incorporation is 743775.



Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Twenty-third day of May, 2022





Cord Byrd
Secretary of State

(b) To collect, collect, assess and receive monies of the Association and to use the same, in accordance with the terms of the Declaration of Restrictions, for the purposes and terms of the Association.

(c) To make any purchase or investments in the exercise of its powers and duties.

(d) To manage, improve, maintain, repair, replacement and operation of the common areas, including property owned or acquired by the Association for the benefit of the members.

(e) To purchase insurance with the common areas and insurance for the protection of the Association and the members.

(f) To reconstruct the improvements on the common areas after casual and accidental fire, destruction, theft and within these limits.

(g) To make reasonable rules and regulations respecting the maintenance and use of any properties located within the lands known as the CHASSINGS included, but not limited to: the individual residential LOTS, streets, lawns and further including all common areas.

(h) To enforce by legal means the provisions of the formal Declaration of Restrictions, the Articles of Incorporation and the By-Laws of the Association and the rules and regulations for the use and maintenance of the premises within the lands known as the CHASSINGS and all common areas.

(i) To contract for the management of the common areas, and other properties for which the Association is responsible, and to delegate all management powers and duties to a qualified person or corporation.

(j) To contract for the management and operation of portions of the common areas susceptible to separate management and operation or to lease the same.

(k) To employ personnel necessary to perform the collections, services and duties required of the Association and for the proper operations of the properties for which the Association is responsible.

(l) To acquire the simple title to common areas, and to take and collect assessments against members to defray the cost of taxes, maintenance, repair, operation of said and improvements thereon and to satisfy the obligations for the acquisition of same whether by way of payments under the terms of promissory notes and mortgages encumbering same or by way of other obligations.

(m) To acquire and/or to (n) and/or enter into any agreements whereby (i) acquire and/or (ii) any interests in real or personal property, whether by fee or otherwise, and/or be not contiguous to the land located within the CHASSINGS, provided that all of the transactions contemplated therein are to be for the use, benefit and enjoyment of the members of the Association. This shall include, but not be limited to, acquisition and/or lease of real property and/or personal property as and for community facilities.

2. All funds and the title to all properties acquired by the Association and the proceeds thereof shall be held in trust for the members in accordance with the provisions of the Declaration of Restrictions, these Articles of Incorporation and the By-Laws of the Association.

The Association shall make no distribution of income to its members, directors or officers.

The powers of the Association shall be subject to and shall be exercised in accordance with the provisions of the Declaration of Restrictions and By-Laws of the Association.

ARTICLE IV

Members

1. The members of the Association shall consist of all of the record owners of LOTS (a "lot" as defined within the Declaration of Restrictions or THE CROSSINGS) which are located within THE CROSSINGS. The membership of the Association may also be expanded to include those owners of LOTS within additional properties which may be brought under the jurisdiction of the Association but only after the Association specifically approves said addition.

2. Transfer of membership in the Association shall be established by the recording in the Public Records of Broward County, Florida of a deed or other instrument establishing a record title to a LOT, the owner or owners designated by such instrument thereby becoming a member or members of the Association. The membership in the Association of the prior owner or owners shall be thereby terminated.

3. The share of a member in the funds and assets of the Association cannot be assigned, hypothecated, transferred in any manner, except as an emergency to his or her residence's LOT.

4. The members of the Association, singly or collectively, shall be entitled to only one vote for each residential LOT owned by them. The exact number of operating voting fronts when there are two (2) or more owners of one residential LOT shall be determined by the By-Laws of the Association.

5. However, there shall be two (2) classes of voting membership until such time that the Class B member shall be deemed to be a Class A member as herein after provided. The classes of voting membership shall be as follows:

(1) **Class A.** Class A membership shall be all those members as above defined, with the exception of the Subdivisor. Class A members shall be entitled to one (1) vote for each LOT or portion thereof in which they hold the interest, provided for membership as above indicated. Whenever more than one (1) portion or entire hold such interest or interests in any LOT or portion thereof, each such person or entities shall be members and the vote for each portion thereof shall be exercised as they among themselves determine, but in no event shall more than one (1) vote be cast with respect to any such LOT or portion thereof.

(2) **Class B.** Class B members shall be the Subdivisor (its successors or assigns). The Class B member shall be entitled to five (5) votes for each LOT in which it holds the interest required for membership as above indicated, provided that the Class B member shall cease and be converted to Class A membership upon the happening of either of the following: (1) when the total votes outstanding in the Class A membership equal the total votes outstanding in the Class B membership; or (2) ten (10) years from the date of these Articles of Incorporation.

6. And after the happening of either of the above, the Class B member shall be deemed to be a Class A member entitled to one (1) vote for each LOT or portion thereof in which it holds the interest required for membership. However, at the discretion of the Class B member, it may be converted to a Class A member by a written agreement at any time.

ARTICLE V

Directors

The affairs of the Association shall be managed by a Board consisting of the number of directors as shall be determined by the By-Laws of the Association, but shall be no less than three (3) in number. In the absence of a determination as to the number of members of the Board of Directors shall consist of three (3) directors. Directors need not be members of the Association.

The directors of the Association shall be elected at the annual meeting of the members in the manner determined by the By-Laws. Directors may be removed and vacancies on the Board of Directors shall be filled in the manner provided by the By-Laws.

The first election of Directors by the membership of the Association shall be held on the second Friday in November of the year 1979 unless the Sub-Committee shall voluntarily call an earlier election, which year shall first occur.

The Directors herein named shall serve until the first election of Directors by Association members, and any vacancies in the number occurring before the first election shall be filled by the remaining Directors and if there are no remaining Directors then said vacancies shall be filled by the Sub-Committee.

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

<u>Name</u>	<u>Address</u>
Gardner V. Fogelson	2600 River Road Des Plaines, Illinois 60018
Calvin Horstman	2600 River Road Des Plaines, Illinois 60018
Austin Scott	2600 River Road Des Plaines, Illinois 60018
Robert B. Williams	c/o Showcase Homes, Inc. 10117-B Sample Road Coral Springs, Florida 33065
David Alase	Sentinel Development Corporation at Coral Springs 3200 University Drive Coral Springs, Florida 33065

ARTICLE VI

Officers

The affairs of the Association shall initially be administered by the officers named in these articles of incorporation and any vacancy shall be filled by appointment of the first Board of Directors. After the Sub-Committee has relinquished control of the Board of Directors, the officers shall be elected by the Directors at the first meeting following the annual meeting of the members of the Association, which officers shall serve at the pleasure of the Board of Directors. The names and addresses of the officers who shall serve until their successors are designated by the Board of Directors elected by the membership of the Association are as follows:

President: [Redacted]
 Vice President: [Redacted]
 Secretary: [Redacted]
 Treasurer: [Redacted]

ARTICLE VII
Indemnification

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

ARTICLE VIII
By-Laws

The By-Laws of the Association shall be adopted by the Board of Directors subject to the right of amendment, and may be altered, amended or rescinded in the manner specified in the By-Laws.

ARTICLE IX
Amendments

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

1. Notice of the subject matter of a proposed amendment shall be included in the notice of any meeting at which a proposed amendment is considered.
2. A resolution approving a proposed amendment may be proposed by either the Board of Directors or by any one or more members of the Association. Directors not present in person or by proxy at the meetings considering the amendment may express their approval in writing, provided such approval is delivered to the Secretary of the Association or prior to the meeting.
 - (a) Such approval must be by not less than seventy-five percent (75%) of the entire membership of the Board of Directors and by not less than twenty-five percent (25%) of the votes of the entire membership of the Association; or
 - (b) By not less than eighty percent (80%) of the votes of the entire membership of the Association; or
 - (c) By all of the Directors, unless the first election of directors.

No amendment shall be made to the qualifications for members of the Association, or any change in paragraphs 2, and/or 3 of Article III hereof, without approval in writing by 75% of the members of the Association.

A copy of each amendment to the Articles of Incorporation, as approved, shall be accepted and certified by the Secretary of State and recorded in the Public Records of Broward County, Florida.

ARTICLE I

NAME

This Association shall have perpetual existence.

ARTICLE II

Subdivider

Hereafter referred to herein, the term "Subdivider" shall mean B. F. Associates, Inc., a Florida corporation, its successors, nominees or assigns.

ARTICLE III

Subscribers

The names and addresses of the subscribers of these Articles of Incorporation are as follows:

<u>Name</u>	<u>Address</u>
Samuel S. Rogelson	3800 River Road Oak Plains, Illinois 60018
Isidore Weinstein	2600 River Road Oak Plains, Illinois 60018
Walter Smith	2600 River Road Oak Plains, Illinois 60018

ARTICLE XIII

Registered Agent and Registered Office


The initial registered agent and registered office of the Association shall be: Arthur Berk, c/o COMMERCIAL BANK, P.O. 1110 Brickell Ave., Suite 601, Miami, Florida 33131.

ARTICLE XIV

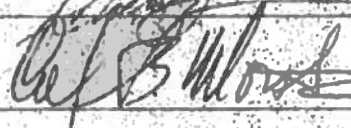
Initial Address

The initial street address of the principal office of the Association shall be: 1200 Brickell Avenue, Miami, Florida 33131.


IN WITNESS WHEREOF, the subscribers have hereunto affixed their signatures
on the date shown next to each signature.



Date (LS)



Date (LS)



Date (LS)

STATE OF ILLINOIS

COURTY OF COOK COUNTY

Before me, the undersigned officer, duly authorized to administer oaths and take acknowledgments in the State of Illinois on this day appeared _____ being a subscriber of the foregoing Articles of Incorporation of the Crossings Landmarks Association, Inc., who, after being duly sworn, depose and say that he executed the foregoing Articles of Incorporation for the purposes therein expressed.

WITNESS my hand and official seal at Cook County, State of Illinois on this _____ day of _____, 1978.

Stephen J. Fiedler
Notary Public
My Commission Expires: 5-7-81

STATE OF ILLINOIS

COURTY OF COOK COUNTY

SS

Before me, the undersigned officer, duly authorized to administer oaths and take acknowledgments in the State of Illinois on this day appeared _____ being a subscriber of the foregoing Articles of Incorporation of the Crossings Landmarks Association, Inc., who, after being duly sworn, depose and say that he executed the foregoing Articles of Incorporation for the purposes therein expressed.

WITNESS my hand and official seal at Cook County, State of Illinois on this _____ day of _____, 1978.

Stephen J. Fiedler
Notary Public
My Commission Expires: 5-7-81

STATE OF ILLINOIS

COURTY OF COOK COUNTY

SS

Before me, the undersigned officer, duly authorized to administer oaths and take acknowledgments in the State of Illinois on this day appeared _____ being a subscriber of the foregoing Articles of Incorporation of the Crossings Landmarks Association, Inc., who, after being duly sworn, depose and say that he executed the foregoing Articles of Incorporation for the purposes therein expressed.

WITNESS my hand and official seal at Cook County, State of Illinois on this _____ day of _____, 1978.

Stephen J. Fiedler
Notary Public
My Commission Expires: 5-7-81

CERTIFICATE DESIGNATING AN AUTHORIZED OFFICE
FOR SERVICE OF PROCESS WITHIN THIS STATE

Pursuant to Chapter 48, Florida Statutes,
the following is submitted in compliance with said statute:

FIRST--That THE CROSSINGS LANDOWNERS ASSOCIATION, INC. is a corporation
under the laws of the State of Florida with its principal office as indicated
in the Articles of Incorporation at City of Coral Springs
County of Broward, State of Florida, has named Arthur Clark
as Registered Agent who may be served at the registered office located at
1110 Glickell Avenue City of Miami
County of _____, State of Florida, as its agent to accept service of process within
this State.

ACKNOWLEDGMENT: (MUST BE SIGNED BY DESIGNATED AGENT)

Having been asked to accept service of process for the above-named corporation
at place designated in this certificate, I hereby agree to act in this
capacity, and agree to comply with the provision of said statute, at the
open said office.


ARTHUR CLARK
Registered Agent

* 4841-14-09-2880	CROSSINGS THE CROSSINGS 93-5 L 0 T 4 BLK S	TROHER, RICHARD & LAUREN	7116 NW 43RD ST	CORAL SPRINGS	7116	NW	43RD	ST	FL	33065
* 4841-14-09-2890	CROSSINGS THE CROSSINGS 93-5 L 0 T 5 BLK S	FERNANDEZ, KIMBERLY J	7112 NW 43RD ST	CORAL SPRINGS	7112	NW	43RD	ST	FL	33065
* 4841-14-09-2900	CROSSINGS RESIDENTIAL BORROWER 1 LLC	FERNANDEZ, STEVEN M	7108 NW 43RD ST	CORAL SPRINGS	7108	NW	43RD	ST	FL	33065
* 4841-14-09-2910	CROSSINGS THE CROSSINGS 93-5 L 0 T 7 BLK S	MEJIA, HEATHER B	7104 NW 43RD ST	CORAL SPRINGS	7104	NW	43RD	ST	FL	33065
* 4841-14-09-2920	CROSSINGS THE CROSSINGS 93-5 L 0 T 8 BLK S	HAMILTON, KEVIN & MICHELLE	7103 NW 42ND CT	CORAL SPRINGS	7103	NW	42ND	CT	FL	33065
* 4841-14-09-2930	CROSSINGS THE CROSSINGS 93-5 L 0 T 9 BLK S	MASON, SCOTT R & ALEXANDRA	7107 NW 42ND CT	CORAL SPRINGS	7107	NW	42ND	CT	FL	33065
* 4841-14-09-2940	CROSSINGS THE CROSSINGS 93-5 L 0 T 10 BLK S	STUBBS, TRESSA BROWN	7111 NW 42ND CT	CORAL SPRINGS	7111	NW	42ND	CT	FL	33065
* 4841-14-09-2950	CROSSINGS THE CROSSINGS 93-5 L 0 T 11 BLK S	CONWAY, MICHAEL ALEXANDER	7109 NW 42ND CT	CORAL SPRINGS	7109	NW	42ND	CT	FL	33065
* 4841-14-09-2960	CROSSINGS THE CROSSINGS 93-5 L 0 T 12 BLK S	GUERRERO, LUIS	7119 NW 42ND CT	CORAL SPRINGS	7119	NW	42ND	CT	FL	33065
* 4841-14-09-2970	CROSSINGS THE CROSSINGS 93-5 L 0 T 13 BLK S	WALFORD, LLOYD I	7123 NW 42ND CT	CORAL SPRINGS	7123	NW	42ND	CT	FL	33065
* 4841-14-09-2980	CROSSINGS THE CROSSINGS 93-5 L 0 T 1 BLK T	HICKS, DELMA	4219 NW 70TH LN	CORAL SPRINGS	4219	NW	70TH	LN	FL	33065
* 4841-14-09-2990	CROSSINGS THE CROSSINGS 93-5 L 0 T 2 BLK T	LOPEZ, OMAR ELAR	4215 NW 70TH LN	CORAL SPRINGS	4215	NW	70TH	LN	FL	33065
* 4841-14-09-3000	CROSSINGS THE CROSSINGS 93-5 L 0 T 3 BLK T	SMITH, MARIV	4211 NW 70TH LN	CORAL SPRINGS	4211	NW	70TH	LN	FL	33065
* 4841-14-09-3010	CROSSINGS THE CROSSINGS 93-5 L 0 T 4 BLK T	FERREIRA, KAEUN KATHARINE	4207 NW 70TH LN	CORAL SPRINGS	4207	NW	70TH	LN	FL	33065
* 4841-14-09-3020	CROSSINGS THE CROSSINGS 93-5 L 0 T 5 BLK T	CHU GARCIA, GENGIS KAN	RIVERA LOZANO DE CHU, MARIJA I	4210 NW 42ND CT	4210	NW	42ND	CT	FL	33065
* 4841-14-09-3030	CROSSINGS THE CROSSINGS 93-5 L 0 T 6 BLK T	JEAN, RONY & EBERTHE	7114 NW 42ND CT	CORAL SPRINGS	7114	NW	42ND	CT	FL	33065
* 4841-14-09-3040	CROSSINGS THE CROSSINGS 93-5 L 0 T 7 BLK T	ASTUILLIO, WILLIAM	7118 NW 42ND CT	CORAL SPRINGS	7118	NW	42ND	CT	FL	33065
* 4841-14-09-3050	CROSSINGS THE CROSSINGS 93-5 L 0 T 8 BLK T	WILSON, SHANDOL S	7122 NW 42ND CT	CORAL SPRINGS	7122	NW	42ND	CT	FL	33065
* 4841-14-09-3060	CROSSINGS THE CROSSINGS 93-5 L 0 T 9 BLK T	WILSON, RENEE N	7126 NW 42ND CT	CORAL SPRINGS	7126	NW	42ND	CT	FL	33065
* 4841-14-09-3070	CROSSINGS THE CROSSINGS 93-5 L 0 T 10 BLK T	BOILING, OLIN PHILLIP	4213 NW 73RD AVE	CORAL SPRINGS	4213	NW	73RD	AVE	FL	33065
* 4841-14-09-3080	CROSSINGS THE CROSSINGS 93-5 L 0 T 11 BLK T	SWAY 2014 BORROWER LLC	4209 NW 73RD AVE	CORAL SPRINGS	4209	NW	73RD	AVE	FL	33065
* 4841-14-09-3090	CROSSINGS THE CROSSINGS 93-5 L 0 T 12 BLK T	POEHLER, TERRI	4205 NW 73RD AVE	CORAL SPRINGS	4205	NW	73RD	AVE	FL	33065
* 4841-14-09-3100	CROSSINGS THE CROSSINGS 93-5 L 0 T 13 BLK T	EDWARDS, ALEX	7129 NW 42ND ST	CORAL SPRINGS	7129	NW	42ND	ST	FL	33065
* 4841-14-09-3110	CROSSINGS THE CROSSINGS 93-5 L 0 T 14 BLK T	PARKER, ASHLEY & SEAN	7125 NW 42ND ST	CORAL SPRINGS	7125	NW	42ND	ST	FL	33065
* 4841-14-09-3120	CROSSINGS THE CROSSINGS 93-5 L 0 T 15 BLK T	GARGUILO, JAMES G	7121 NW 42ND ST	CORAL SPRINGS	7121	NW	42ND	ST	FL	33065
* 4841-14-09-3130	CROSSINGS THE CROSSINGS 93-5 L 0 T 16 BLK T	CONRER, DANIS C	7117 NW 42ND ST	CORAL SPRINGS	7117	NW	42ND	ST	FL	33065
* 4841-14-09-3140	CROSSINGS THE CROSSINGS 93-5 L 0 T 17 BLK T	ALFONSO, RAUL M & LINDSEY JO RUGG	7113 NW 42ND ST	CORAL SPRINGS	7113	NW	42ND	ST	FL	33065
* 4841-14-09-3150	CROSSINGS THE CROSSINGS 93-5 L 0 T 18 BLK T	KESSLER, KRISTIAN	7114 NW 42ND ST	CORAL SPRINGS	7114	NW	42ND	ST	FL	33065
* 4841-14-09-3160	CROSSINGS THE CROSSINGS 93-5 L 0 T 19 BLK T	GUERRERO NUJOME, JAIME JULIAN & REIS DANIELLE	7218 NW 42ND ST	CORAL SPRINGS	7218	NW	42ND	ST	FL	33065
* 4841-14-09-3170	CROSSINGS THE CROSSINGS 93-5 L 0 T 20 BLK T	REIS DANIELLE	7222 NW 42ND ST	CORAL SPRINGS	7222	NW	42ND	ST	FL	33065
* 4841-14-09-3180	CROSSINGS THE CROSSINGS 93-5 L 0 T 21 BLK T	LUJELLO, KAREN & WALTER	7226 NW 42ND ST	CORAL SPRINGS	7226	NW	42ND	ST	FL	33065
* 4841-14-09-3190	CROSSINGS THE CROSSINGS 93-5 L 0 T 22 BLK T	CATHERS, LISA D	7230 NW 42ND ST	CORAL SPRINGS	7230	NW	42ND	ST	FL	33065
* 4841-14-09-3200	CROSSINGS THE CROSSINGS 93-5 L 0 T 23 BLK T	QUINONES, LISANDRA	7234 NW 42ND ST	CORAL SPRINGS	7234	NW	42ND	ST	FL	33065
* 4841-14-09-3210	CROSSINGS THE CROSSINGS 93-5 L 0 T 24 BLK T	MILLER, CRAIG & NORDIA	7116 NW 73RD AVE	CORAL SPRINGS	7116	NW	73RD	AVE	FL	33065
* 4841-14-09-3220	CROSSINGS THE CROSSINGS 93-5 L 0 T 25 BLK T	COHEN, EDDIE ZRA & GLORIA	4013 NW 72ND AVE	CORAL SPRINGS	4013	NW	72ND	AVE	FL	33065
* 4841-14-09-3230	CROSSINGS THE CROSSINGS 93-5 L 0 T 26 BLK T	GRIMM, MICHAEL C & CAROL C	MICHAEL C & CAROL C GRIMM RE	4225 NW 41ST ST	4225	NW	41ST	ST	FL	33065
* 4841-14-09-3240	CROSSINGS THE CROSSINGS 93-5 L 0 T 27 BLK T	RODRIGUEZ PEREA, JUAN & TATSIANA	7221 NW 41ST ST	CORAL SPRINGS	7221	NW	41ST	ST	FL	33065
* 4841-14-09-3250	CROSSINGS THE CROSSINGS 93-5 L 0 T 28 BLK T	SNEESBY, GARY T &	7217 NW 41ST ST	CORAL SPRINGS	7217	NW	41ST	ST	FL	33065
* 4841-14-09-3260	CROSSINGS THE CROSSINGS 93-5 L 0 T 29 BLK T	BRODIE, SETH	4035 NW 72ND AVE	CORAL SPRINGS	4035	NW	72ND	AVE	FL	33065
* 4841-14-09-3270	CROSSINGS THE CROSSINGS 93-5 L 0 T 30 BLK T	SIP ESQUIRE INVESTMENTS LLC	4029 NW 72ND AVE	CORAL SPRINGS	4029	NW	72ND	AVE	FL	33065
* 4841-14-09-3280	CROSSINGS THE CROSSINGS 93-5 L 0 T 31 BLK T	HERBIG, MARILYN L	4025 NW 72ND AVE	CORAL SPRINGS	4025	NW	72ND	AVE	FL	33065
* 4841-14-09-3290	CROSSINGS THE CROSSINGS 93-5 L 0 T 32 BLK T	ALEXANDER, PAUL E & MARIA E	ALEXANDER, JASON A & JESSICA	4021 NW 72ND AVE	4021	NW	72ND	AVE	FL	33065
* 4841-14-09-3300	CROSSINGS THE CROSSINGS 93-5 L 0 T 33 BLK T	DUARTE, ANDRES & PAMELA	SEPA LIV TR	4017 NW 72ND AVE	4017	NW	72ND	AVE	FL	33065
* 4841-14-09-3310	CROSSINGS THE CROSSINGS 93-5 L 0 T 34 BLK T	KRAMER, STEVEN R & LOUISE	4013 NW 72ND AVE	CORAL SPRINGS	4013	NW	72ND	AVE	FL	33065
* 4841-14-09-3320	CROSSINGS THE CROSSINGS 93-5 L 0 T 35 BLK T	VERA, GARY B	G & Y VERA REV TR ETAL	4009 NW 72ND AVE	4009	NW	72ND	AVE	FL	33065
* 4841-14-09-3330	CROSSINGS THE CROSSINGS 93-5 L 0 T 36 BLK T	STOLL, JOSHUA H & ANN BROWNE	4005 NW 72ND AVE	CORAL SPRINGS	4005	NW	72ND	AVE	FL	33065
* 4841-14-09-3340	CROSSINGS THE CROSSINGS 93-5 L 0 T 37 BLK T	FERGUSON, ROSEMARIE A	DALEY, ANDREA E	4033 NW 73RD AVE	4033	NW	73RD	AVE	FL	33065
* 4841-14-09-3350	CROSSINGS THE CROSSINGS 93-5 L 0 T 38 BLK T	HINSEN, ROBERT II & KAREN E	4029 NW 73RD AVE	CORAL SPRINGS	4029	NW	73RD	AVE	FL	33065
* 4841-14-09-3360	CROSSINGS THE CROSSINGS 93-5 L 0 T 39 BLK T	BITTMAN, ANA HELEN	4025 NW 73RD AVE	CORAL SPRINGS	4025	NW	73RD	AVE	FL	33065
* 4841-14-09-3370	CROSSINGS THE CROSSINGS 93-5 L 0 T 40 BLK T	PROGRESS RESIDENTIAL	BORROWER 5 LLC	4021 NW 73RD AVE	4021	NW	73RD	AVE	FL	33065
* 4841-14-09-3380	CROSSINGS THE CROSSINGS 93-5 L 0 T 41 BLK T	WILLIAMS, SHARON	BITTNER-WILLIAMS, BRIANA ETAL	4017 NW 73RD AVE	4017	NW	73RD	AVE	FL	33065
* 4841-14-09-3390	CROSSINGS THE CROSSINGS 93-5 L 0 T 42 BLK T	HANUS, PAULINE	4013 NW 73RD AVE	CORAL SPRINGS	4013	NW	73RD	AVE	FL	33065
* 4841-14-09-3400	CROSSINGS THE CROSSINGS 93-5 L 0 T 43 BLK T	HOLMES, CYNTHIA W	4009 NW 73RD AVE	CORAL SPRINGS	4009	NW	73RD	AVE	FL	33065
* 4841-14-09-3410	CROSSINGS THE CROSSINGS 93-5 L 0 T 44 BLK T	SANDALL, SUE E & GREGORY	4005 NW 73RD AVE	CORAL SPRINGS	4005	NW	73RD	AVE	FL	33065
* 4841-14-09-3420	CROSSINGS THE CROSSINGS 93-5 L 0 T 45 BLK T	CONNELLY, JOANNE	ZAMORA, IVAN	4002 NW 72ND AVE	4002	NW	72ND	AVE	FL	33065
* 4841-14-09-3430	CROSSINGS THE CROSSINGS 93-5 L 0 T 46 BLK T	MENENDEZ, VINCENT & BELLE	4006 NW 72ND AVE	CORAL SPRINGS	4006	NW	72ND	AVE	FL	33065
* 4841-14-09-3440	CROSSINGS THE CROSSINGS 93-5 L 0 T 47 BLK T	MALONEY, LISA A	LISA A MALONEY REV TR	4010 NW 72ND AVE	4010	NW	72ND	AVE	FL	33065
* 4841-14-09-3450	CROSSINGS THE CROSSINGS 93-5 L 0 T 48 BLK T	HUDA, MD MAZUMAR	TABASSUM, MALINA	4018 NW 72ND AVE	4018	NW	72ND	AVE	FL	33065
* 4841-14-09-3460	CROSSINGS THE CROSSINGS 93-5 L 0 T 49 BLK T	BOND, NOEL G & HYACINTH	4016 NW 72ND AVE	CORAL SPRINGS	4016	NW	72ND	AVE	FL	33065
* 4841-14-09-3470	CROSSINGS THE CROSSINGS 93-5 L 0 T 50 BLK T	GALLAUDET, JAMES & ELENA M	GALLAUDET TR	4022 NW 72ND AVE	4022	NW	72ND	AVE	FL	33065
* 4841-14-09-3480	CROSSINGS THE CROSSINGS 93-5 L 0 T 51 BLK T	KLOUB, COLETTE	KLOUB, MOHAMMAD	4026 NW 72ND AVE	4026	NW	72ND	AVE	FL	33065
* 4841-14-09-3500	CROSSINGS THE CROSSINGS 93-5 L 0 T 1 BLK W	PHANG, WAYNE M & M	PHANG, INGRID J	4116 NW 73RD AVE	4116	NW	73RD	AVE	FL	33065
* 4841-14-09-3510	CROSSINGS THE CROSSINGS 93-5 L 0 T 2 BLK W	CHOW, HO HONG PUI FUN	4102 NW 73RD AVE	CORAL SPRINGS	4102	NW	73RD	AVE	FL	33065
* 4841-14-09-3520	CROSSINGS THE CROSSINGS 93-5 L 0 T 3 BLK W	DIITMAN, DAVID J II	DIAZ DE ARCE, LAURA	4108 NW 73RD AVE	4108	NW	73RD	AVE	FL	33065
* 4841-14-09-3530	CROSSINGS THE CROSSINGS 93-5 L 0 T 4 BLK W	PARRA, ALFONSO	PARRA, ROSALBA ETAL	4104 NW 73RD AVE	4104	NW	73RD	AVE	FL	33065
* 4841-14-09-3540	CROSSINGS THE CROSSINGS 93-5 L 0 T 5 BLK W	DIXON, CHARLES M & CAREDA D	4030 NW 73RD AVE	CORAL SPRINGS	4030	NW	73RD	AVE	FL	33065
* 4841-14-09-3550	CROSSINGS THE CROSSINGS 93-5 L 0 T 6 BLK W	CRAWFORD, BRUCE & CHERLYA	4028 NW 73RD AVE	CORAL SPRINGS	4028	NW	73RD	AVE	FL	33065
* 4841-14-09-3560	CROSSINGS THE CROSSINGS 93-5 L 0 T 7 BLK W	HORN, KIMBERLY & ROBERT	4022 NW 73RD AVE	CORAL SPRINGS	4022	NW	73RD	AVE	FL	33065
* 4841-14-09-3570	CROSSINGS THE CROSSINGS 93-5 L 0 T 8 BLK W	RAMIREZ, FRANCISCO	RAMIREZ, MARTHA	4018 NW 73RD AVE	4018	NW	73RD	AVE	FL	33065
* 4841-14-09-3580	CROSSINGS THE CROSSINGS 93-5 L 0 T 9 BLK W	JOCSON, CHARLES P & DENISE G	4014 NW 73RD AVE	CORAL SPRINGS	4014	NW	73RD	AVE	FL	33065
* 4841-14-09-3590	CROSSINGS THE CROSSINGS 93-5 L 0 T 10 BLK W	LINTZ, AARON L & GRACE M	4010 NW 73RD AVE	CORAL SPRINGS	4010	NW	73RD	AVE	FL	33065
* 4841-14-09-3600	CROSSINGS THE CROSSINGS 93-5 L 0 T 11 BLK W	WANG, KAREN	4006 NW 73RD AVE	CORAL SPRINGS	4006	NW	73RD	AVE	FL	33065
* 4841-14-09-3610	CROSSINGS THE CROSSINGS 93-5 L 0 T 12 BLK W	MAJCS PROPERTIES LLC	4002 NW 73RD AVE	CORAL SPRINGS	4002	NW	73RD	AVE	FL	33065
* 4841-14-09-3620	CROSSINGS THE CROSSINGS 93-5 L 0 T 13 BLK W	CONLIN, ROBERT E	3928 NW 73RD AVE	CORAL SPRINGS	3928	NW	73RD	AVE	FL	33065
* 4841-14-09-3630	CROSSINGS THE CROSSINGS 93-5 L 0 T 14 BLK W	LINDLEY, JOSE	PATRON, CECILIA	3924 NW 73RD AVE	3924	NW	73RD	AVE	FL	33065
* 4841-14-09-3640	CROSSINGS THE CROSSINGS 93-5 L 0 T 15 BLK W	ANDUJAR, ANA ESTELLA	3920 NW 73RD AVE	CORAL SPRINGS	3920	NW	73RD	AVE	FL	33065
* 4841-14-09-3650	CROSSINGS THE CROSSINGS 93-5 L 0 T 16 BLK W	KOHL, DONALD G & JOAN F	3916 NW 73RD AVE	CORAL SPRINGS	3916	NW	73RD	AVE	FL	33065
* 4841-14-09-3660	CROSSINGS THE CROSSINGS 93-5 L 0 T 17 BLK W	RESIDENT, ALLEN	7220 NW 39TH MNR	CORAL SPRINGS	7220	NW	39TH	MNR	FL	33065
* 4841-14-09-3670	CROSSINGS THE CROSSINGS 93-5 L 0 T 18 BLK W	FROLING, KARLENE J	7216 NW 39TH MNR	CORAL SPRINGS	7216	NW	39TH	MNR	FL	33065
* 4841-14-09-3680	CROSSINGS THE CROSSINGS 93-5 L 0 T 19 BLK W	O'CONNOR, KNEUDISHA L	7212 NW 39TH MNR	CORAL SPRINGS	7212	NW	39TH	MNR	FL	33065
* 4841-14-09-3690	CROSSINGS THE CROSSINGS 93-5 L 0 T 20 BLK W	KEVIN, GEORGE R	GEORGE ROBERT KEIDAN REV TR	7208 NW 39TH MNR	7208	NW	39TH	MNR	FL	33065
* 4841-14-09-3700	CROSSINGS THE CROSSINGS 93-5 L 0 T 21 BLK W	JOHNSON, CAROL	7204 NW 39TH MNR	CORAL SPRINGS	7204	NW	39TH	MNR	FL	33065
* 4841-14-09-3710	CROSSINGS THE CROSSINGS 93-5 L 0 T 22 BLK W	BRADY, MARYANN & MICHAEL J	7203 NW 39TH MNR	CORAL SPRINGS	7203	NW	39TH	MNR	FL	33065
* 4841-14-09-3720	CROSSINGS THE CROSSINGS 93-5 L 0									

**	4841-14-12-0460	CROSSINGS THE CROSSINGS #3 109-31 B LOT 15 BLK D	GONZALEZ, CESAR & VALERIA	4058 NW 73RD WAY	CORAL SPRINGS	4058	NW	73RD	WAY	FL	33065
**	4841-14-12-0470	CROSSINGS THE CROSSINGS #3 109-31 B LOT 16 BLK D	BONING, ANDREA & JOHN T	4064 NW 73RD WAY	CORAL SPRINGS	4064	NW	73RD	WAY	FL	33065
**	4841-14-12-0480	CROSSINGS THE CROSSINGS #3 109-31 B LOT 17 BLK D	MINNOCCI, AMANDA	4102 NW 73RD WAY	CORAL SPRINGS	4102	NW	73RD	WAY	FL	33065
**	4841-14-12-0490	CROSSINGS THE CROSSINGS #3 109-31 B LOT 18 BLK D	KLEIN, ATHENA	4114 NW 73RD WAY	CORAL SPRINGS	4114	NW	73RD	WAY	FL	33065
**	4841-14-12-0500	CROSSINGS THE CROSSINGS #3 109-31 B LOT 19 BLK D	MILLER, STEVE B	4126 NW 73RD WAY	CORAL SPRINGS	4126	NW	73RD	WAY	FL	33065
**	4841-14-12-0510	CROSSINGS THE CROSSINGS #3 109-31 B LOT 20 BLK D	PATEL, ASHISH I & ANARI R	4138 NW 73RD WAY	CORAL SPRINGS	4138	NW	73RD	WAY	FL	33065
**	4841-14-12-0520	CROSSINGS THE CROSSINGS #3 109-31 B LOT 21 BLK D	SER, JAN R	4150 NW 73RD WAY	CORAL SPRINGS	4150	NW	73RD	WAY	FL	33065
**	4841-14-12-0530	CROSSINGS THE CROSSINGS #3 109-31 B LOT 22 BLK D	STEWART, GAROLYN	4162 NW 73RD WAY	CORAL SPRINGS	4162	NW	73RD	WAY	FL	33065
**	4841-14-12-0540	CROSSINGS THE CROSSINGS #3 109-31 B LOT 23 BLK D	MACIEJOWSKI, LINDY L	4200 NW 73RD WAY	CORAL SPRINGS	4200	NW	73RD	WAY	FL	33065
**	4841-14-12-0550	CROSSINGS THE CROSSINGS #3 109-31 B LOT 24 BLK D	OLIVO, RYAN RAFAEL	4230 NW 73RD WAY	CORAL SPRINGS	4230	NW	73RD	WAY	FL	33065
**	4841-14-12-0560	CROSSINGS THE CROSSINGS #3 109-31 B LOT 25 BLK D	GASC, ARTURO F & MARIA X	4250 NW 73RD WAY	CORAL SPRINGS	4250	NW	73RD	WAY	FL	33065
**	4841-14-12-0570	CROSSINGS THE CROSSINGS #3 109-31 B LOT 26 BLK D	MCKIE, MICHAEL S	4270 NW 73RD WAY	CORAL SPRINGS	4270	NW	73RD	WAY	FL	33065
**	4841-14-12-0580	CROSSINGS THE CROSSINGS #3 109-31 B LOT 27 BLK D	KHASHIJE, GALINA	4290 NW 73RD WAY	CORAL SPRINGS	4290	NW	73RD	WAY	FL	33065
**	4841-14-12-0590	CROSSINGS THE CROSSINGS #3 109-31 B LOT 28 BLK D	HARCHUCK, JAMES & YOUNG, BARRY S & JOAN MILGROM	4285 NW 73RD WAY	CORAL SPRINGS	4285	NW	73RD	WAY	FL	33065
**	4841-14-12-0600	CROSSINGS THE CROSSINGS #3 109-31 B LOT 29 BLK D	PAZMINO CHAVEZ, ERIKA D	4245 NW 73RD WAY	CORAL SPRINGS	4245	NW	73RD	WAY	FL	33065
**	4841-14-12-0620	CROSSINGS THE CROSSINGS #3 109-31 B LOT 31 BLK D	RANDALL, CHRISTINE JANE	4225 NW 73RD WAY	CORAL SPRINGS	4225	NW	73RD	WAY	FL	33065
**	4841-14-12-0630	CROSSINGS THE CROSSINGS #3 109-31 B LOT 32 BLK D	PETROV, IVAN S	4205 NW 73RD WAY	CORAL SPRINGS	4205	NW	73RD	WAY	FL	33065
**	4841-14-12-0640	CROSSINGS THE CROSSINGS #3 109-31 B LOT 1 BLK E	EVANS, SIERRA	4001 NW 73RD WAY	CORAL SPRINGS	4001	NW	73RD	WAY	FL	33065
**	4841-14-12-0650	CROSSINGS THE CROSSINGS #3 109-31 B LOT 2 BLK E	COHEN, JANET GOLDSTEIN	4015 NW 73RD WAY	CORAL SPRINGS	4015	NW	73RD	WAY	FL	33065
**	4841-14-12-0660	CROSSINGS THE CROSSINGS #3 109-31 B LOT 3 BLK E	CURRI, LUIS	4029 NW 73RD WAY	CORAL SPRINGS	4029	NW	73RD	WAY	FL	33065
**	4841-14-12-0670	CROSSINGS THE CROSSINGS #3 109-31 B LOT 4 BLK E	PARDES ROBLES, JOSE LUIS	4043 NW 73RD WAY	CORAL SPRINGS	4043	NW	73RD	WAY	FL	33065
**	4841-14-12-0680	CROSSINGS THE CROSSINGS #3 109-31 B LOT 5 BLK E	DELY, DAVID & EVORA	4057 NW 73RD WAY	CORAL SPRINGS	4057	NW	73RD	WAY	FL	33065
**	4841-14-12-0690	CROSSINGS THE CROSSINGS #3 109-31 B LOT 6 BLK E	SHAW, LINCOLN B	4071 NW 73RD WAY	CORAL SPRINGS	4071	NW	73RD	WAY	FL	33065
**	4841-14-12-0700	CROSSINGS THE CROSSINGS #3 109-31 B LOT 7 BLK E	BARDUZONE, NICOLE MARIE	4085 NW 73RD WAY	CORAL SPRINGS	4085	NW	73RD	WAY	FL	33065
**	4841-14-12-0710	CROSSINGS THE CROSSINGS #3 109-31 B LOT 8 BLK E	FABRE ORTIZ, NORBERTO CARLOS	4099 NW 73RD WAY	CORAL SPRINGS	4099	NW	73RD	WAY	FL	33065
**	4841-14-12-0720	CROSSINGS THE CROSSINGS #3 109-31 B LOT 9 BLK E	REED, FABUS A JR & DENISE C	4103 NW 73RD WAY	CORAL SPRINGS	4103	NW	73RD	WAY	FL	33065
**	4841-14-12-0730	CROSSINGS THE CROSSINGS #3 109-31 B LOT 10 BLK E	HOLTERMAN, DONAVON	4117 NW 73RD WAY	CORAL SPRINGS	4117	NW	73RD	WAY	FL	33065
**	4841-14-12-0740	CROSSINGS THE CROSSINGS #3 109-31 B LOT 11 BLK E	CALANCA, NEIL	4131 NW 73RD WAY	CORAL SPRINGS	4131	NW	73RD	WAY	FL	33065
**	4841-14-12-0750	CROSSINGS THE CROSSINGS #3 109-31 B LOT 12 BLK E	WEINTRAUB, VLADIMIR & ANNA	4145 NW 73RD WAY	CORAL SPRINGS	4145	NW	73RD	WAY	FL	33065
**	4841-14-12-0760	CROSSINGS THE CROSSINGS #3 109-31 B CANAL	SUNSHINE WATER CONTROL DISTRICT	NW 42ND ST	CORAL SPRINGS		NW	42ND	ST	FL	33065
**	4841-14-12-0770	CROSSINGS THE CROSSINGS #3 109-31 B THOROUGHFARES DEDICA PUBLIC LAND		NW 73RD WAY	CORAL SPRINGS		NW	73RD	WAY	FL	33065

Note

* In the lot and block described, The Crossings, according to the map and plat thereof, as recorded in Plat Book 93, Page(s) 5, of the Public Records of Broward County, Florida.

** In the lot and block described, THE CROSSINGS NO. 3, according to the Plat thereof, recorded in Plat Book 109, Page 31, of the Public Records of Broward County, Florida; said land situate, lying and being in Broward County, Florida