

This Instrument Was Prepared By:  
KAYE BENDER REMBAUM, P.L.  
EMILY E. GANNON, ESQ.  
1200 PARK CENTRAL BOULEVARD SOUTH  
POMPANO BEACH, FLORIDA 33064

**CERTIFICATE OF RECORDING OF THE  
REVITALIZED AMENDED AND RESTATED DECLARATION OF  
RESTRICTIONS RELATING TO: THE MAINLANDS OF TAMARAC LAKES,  
FOUR SECTION, AND THE MAINLANDS OF TAMARAC LAKES, FOUR-A  
AND FOUR-B SECTION; THE ARTICLES OF INCORPORATION OF  
MAINLANDS SECTION FOUR CIVIC AND RECREATION ASSOCIATION,  
INC. AND BY-LAWS FOR MAINLANDS SECTION FOUR CIVIC AND  
RECREATION ASSOCIATION, INC.**

WHEREAS, the Declaration of Restrictions (“Declaration”) for Mainlands of Tamarac Lakes, Four Section and Mainlands of Tamarac Lakes, Four-A and Four-B Section (“Community”) was recorded in Official Records Book 3705, at Page 178, in the Public Records of Broward County, Florida; and

WHEREAS, the Declaration has been extinguished for the overwhelming majority of the Lots in the Community by operation of the Florida Marketable Record Title Act (Chapter 712 of the Florida Statutes), and no longer operates to bind certain Lots; and

WHEREAS, the owners within the Community deemed it desirable and in the best interest of the Community to revitalize the Declaration for the benefit of and to protect the health, safety and welfare of all affected Lot owners; and

WHEREAS, a majority of the Lot owners affected by the Declaration and the Department of Economic Opportunity approved the revitalization of the Declaration (“Revitalized Declaration”) in accordance with Sections 720.405 and 720.406, F.S., respectively; and

WHEREAS, the By-laws for Mainlands Section Four Civic and Recreation Association, Inc. (“By-laws”) was recorded as an exhibit to the Declaration in Official Records Book 3705, at Page 178, and in Official Records Book 46907, Page 272 of the Public Records of Broward County, Florida; and

WHEREAS, the Articles of Incorporation for Mainlands Section Four Civic and Recreation Association, Inc. (“Articles of Incorporation”) was recorded as an exhibit to the Restated Declaration in Official Records Book 31331, at Page 1165 of the Public Records of Broward County, Florida; and

WHEREAS, to the best knowledge of the Board, the attached Articles of Incorporation and Bylaws are the true and correct Articles of Incorporation and Bylaws of the Association;

NOW THEREFORE, the Association, on behalf of all record owners of Lots within the Community, hereby declares that all Lots within the Community shall be held, sold and conveyed subject to the easements, restrictions, covenants and conditions of the Revitalized Declaration and records it in the Public Records of Broward County along with the Articles of Incorporation and Bylaws as its Official Governing Documents. The easements, covenants, restrictions and conditions of the Revitalized Declaration shall run with the Lots and be binding on all parties having or acquiring any rights, title or interest in the Lots affected by the Revitalized Declaration, and inure to the benefit of each owner, thereof.

IN WITNESS WHEREOF, we have set our hands and seals this 21 day of August, 2015, Broward County, Florida.

By: Cynthia G Baker, as President

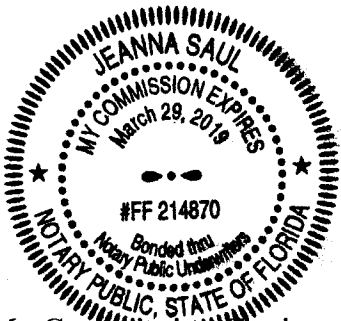
Print: CYNTHIA G BAKER AS PRESIDENT

Attest: Ruby M. James, Secy

Print: RUBY M. JAMES

STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 21 day of August, 2015 by Cynthia G. Baker as President and Ruby M. James as Secretary Mainlands Section Four Civic and Recreation Association, Inc. a Florida not-for-profit corporation, on behalf of the corporation. They are personally known to me or have produced drivers licence as identification.



My Commission Expires:

NOTARY PUBLIC:

sign [Signature]

print Jeanna Saul  
State of Florida at Large

REVITALIZED AMENDED AND RESTATED  
DECLARATION OF RESTRICTIONS RELATING TO:  
THE MAINLANDS OF TAMARAC LAKES, FOUR SECTION,  
AND  
THE MAINLANDS OF TAMARAC LAKES, FOUR-A  
AND FOUR-B SECTION

THIS REVITALIZED AMENDED AND RESTATED DECLARATION OF RESTRICTIONS (hereinafter "Declaration of Restrictions") is made by the MAINLANDS SECTION FOUR CIVIC AND RECREATION ASSOCIATION, INC., a Florida not-for-profit corporation, hereinafter referred to as "Association", for itself, its successors, assigns, and its Members concerning the following property identified in Exhibit "A" hereto:

THE MAINLANDS OF TAMARAC LAKES FOURTH SECTION, according to the plat thereof, recorded in Plat Book 65, at Page 37, of the Public Records of Broward County, Florida; and

THE MAINLANDS OF TAMARAC LAKES, SECTION 4A, according to the plat thereof recorded in Plat Book 66, Page 11, of the Public Records of Broward County, Florida, less Lots 1 thru 6, inclusive, Block 90; Lots 1 thru 10, inclusive; Block 91; Lots 1 thru 9, inclusive, Block 92; Lots 1 thru 13, inclusive, Block 79; Lots 1 thru 9, inclusive, Block 83; and Lots 1 thru 10, inclusive, Block 80, thereof; and

The following described tract of land situate lying and being in Broward County, Florida, to be hereafter platted as THE MAINLANDS OF TAMARAC LAKES, SECTION 4B:

A portion of Lot 13 of Section 13, Township 49 South, Range 41 East, Broward County, Florida, according to the plat of FORT LAUDERDALE TRUCK FARMS SUBDIVISION, as recorded in Plat Book 4, Page 31, of the Public Records of Broward County, Florida, being more particularly described as follows:

Beginning at the Southeast corner of said Tract 13; thence N-89° 15' 42"-W., along the South line thereof 645.61 feet to a point; thence N-0° 44' 18"-E., 520 feet to a point; thence S-89° 15' 42"-E., 85 feet to a point; thence N-0° 44' 18"-E., 275.88 feet to a point; thence N-60° 44' 18"-E., 237.69 feet to a point; thence N-29° 15' 42"-W, 85.0 feet to a point; thence N-60° 44' 18"-E, 435.21 feet to a point; said point being located on the East line of said Tract 13; thence S-0° 11' 56"-E, along the said East line, 462.20 feet to a point; thence S-60° 44' 18"-W, 75.71 feet to a Point of Curvature of a circular curve to the right; thence South-westerly along the arc of said curve, having a radius of 130 feet, an arc distance of 204.20 feet to the Point of Tangency of said curve; thence N-29° 15' 42"-W, 145 feet to a point; thence S-60° 44' 18"-W, 225.57 feet to the Point of Curvature of a circular curve to the left; thence Southwesterly, along the arc of said curve, having a radius of 25 feet, an arc distance of 26.18 feet to the Point of Tangency of said curve; thence S-0° 44' 18"-W, 144.19

feet to a point; thence S-89° 15' 42"-E, 85 feet to a point; thence S-0° 44' 18"-W, 223 feet to a point; thence S-89° 15' 42"-E, 444.47 feet to a point on the East line of said Tract 13; thence S-0° 11' 56"-E, along said East line, a distance of 375.05 feet to the point of Beginning:

COLLECTIVELY:

Also known as Lots 1-20 in Block 87, Lots 1-42 in Block 88 and Lots 1-16 in Block 89 according to the plat thereof recorded in Plat Book 65, Page 37 of the Public Records of Broward County, Florida; and

Also known as Lots 1-22 in Block 81, Lots 1, 24 in Block 82, Lots 10-25 in Block 83, Lots 1-16 in Block 84, Lots 1, 11 and 12 in Block 85, Lots 1-14 in Block 86, Lots 21-24 in Block 87 and Lots 17-25 in Block 89 according to the plat thereof recorded in Plat Book 66, Page 11 of the Public Record of Broward County, Florida; and

Also known as Lots 11-45 in Block 80, Lots 2-23 in Block 82, Lots 26-39 in Block 83, Lots 17-23 in Block 84, Lots 2-10 in Block 85 and Lots 25-32 in Block 87 according to the plat thereof recorded in Plat Book 67, Page 2 of the Public Records of Broward County, Florida.

An executed copy of which is recorded in the Public Records of Broward County, Florida, under Clerk's File No. 68-80369 in Official Records Book 3705 at Page 178, be amended as follows:

DECLARATION OF RESTRICTIONS

ARTICLE I. DEFINITION

The following words, when used in this Declaration of Restrictions, shall have the following meaning:

Section 1. "Association" - Shall mean and refer to MAINLANDS SECTION FOUR CIVIC AND RECREATION ASSOCIATION, INC., a Florida Corporation not-for-profit.

Section 2. "Behring Properties, Inc. its successors and assigns" - Shall mean and refer to MAINLANDS SECTION FOUR CIVIC AND RECREATION ASSOCIATION, INC., as to any rights of enforcement of this Declaration of Restriction granted to Behring Properties, Inc., its successors and assigns.

Section 3. "Owner" - Shall mean and refer to the record title owner, whether one or more persons or entities, of a fee simple title to any of the platted lands located within MAINLANDS SECTION FOUR.

Section 4. "Lots" - Shall mean and refer to any platted or residential lot located within MAINLANDS SECTION FOUR as identified in Exhibit "B".

Section 5. "Mainlands Section Four" - Shall mean and refer to all of the property contained within the legal description set forth in the introduction of this Declaration of Restrictions.

## ARTICLE II. RESIDENTIAL USE

All residential lots are restricted as single family residences. No manufacturing, commercial enterprise, business activity of any kind, or practice of any profession or trade shall be conducted or maintained within or upon any residential lot or dwelling. Occupancy of any residence shall be limited to a maximum of 4 permanent residents.

## ARTICLE III. LAWNS, LANDSCAPING, FENCES, HEDGES, CLOTHES POLES, EXTERIOR RADIO AND TELEVISION ANTENNAS, PARKING, HURRICANE OR STORM SHUTTERS

Section 1. Lawns. All front yard areas, rear yard areas and side yard areas of any lot shall be grassed. A "front yard area", "rear yard area" or "side yard area" is defined as the area of the lot extending from the building wall to the pavement line where the lot meets the roadway, or to the platted lot's boundary line.

Section 2. Paving. All parking and/or walkway extensions shall be of reinforced concrete. Gravel, stone and asphalt construction are prohibited. Semi-circular drives are prohibited. Total width of driveway and walkway shall not exceed 20 feet. Driveways are limited to front of homes, and may not be divided.

Section 3. Fences or Walls. No wall or fence may be constructed, erected, or installed around or on any lot within the area included in the MAINLANDS SECTION FOUR.

Section 4. Clothes lines or poles. Outdoor clothes drying activities are restricted to only the rear yards of a lot and, in the case of a corner lot, to that portion of the rear yards which is more than 25 feet away from a roadway. All clothes lines or clothes poles shall not be permanent and shall be removed when not being used.

Section 5. Refuse. All garbage and trash containers must be placed and maintained so that they are hidden from view of both adjoining property owners and persons traveling on roadways adjacent to any lot. No refuse can be placed at curbside prior to dusk on the day preceding pickup.

Section 6. Antennas, including Satellite Dishes. Only one exterior radio, television, electric antenna or aerial may be attached to the rear or side wall of any dwelling. However, in no event, may said structure exceed 20 feet in height from the ground level. In addition, a satellite dish, not to exceed two (2) feet in diameter, may be installed on the rear wall of the dwelling. The top of the dish cannot be visible from the street in front of the house. Installation shall conform to the City of Tamarac Building Code.

Section 7. Vehicles and Parking. Vehicle parking is restricted to only the paved area of the lot. Only passenger cars, passenger vans, mopeds, golf carts, conversion vans and motorized units for physically impaired are permitted. Pickup trucks and panel vans are permitted only if: (1) rated at 3/4 ton or less; (2) have no business signs or other lettering; (3) have no frames or facilities for carrying ladders, pipes, cranes or other mechanical devices; (4) carry no visible machinery, tools,

tool boxes, construction or repair equipment or supplies. Banned vehicles include, but are not limited to, motorcycles, boats, boat trailers, all recreational vehicles, Class A, B and C, all campers, trailers, commercial vehicles and trucks. There may be no overnight parking of vehicles of any kind upon recreational property, except with prior permission of the ASSOCIATION. All vehicles parked in violation of these provisions shall be towed away at the expense of the owner. An exception is granted to commercial and recreational vehicles while loading and unloading.

Section 8. Storage and Temporary Structures. No structures of a temporary character, trailer, tent or shed of any nature may be placed upon any lot. No detached or wall extension structure may be built or placed on any lot for the purpose of providing storage.

Section 9. Height. No dwelling within MAINLANDS SECTION FOUR shall be in excess of one story in height.

#### ARTICLE IV. AGE LIMIT ON RESIDENTS

In recognition of the fact that the homes within MAINLANDS SECTION FOUR have been designed primarily for the comfort and convenience of older persons, the use of all lots is hereby limited to having one resident who is at least 55 years of age or older in each home. No children under the age of 18 shall be permitted to live as residents within MAINLANDS SECTION FOUR except that children will be permitted to visit and temporarily reside as guests for a period not in excess of 30 days in any calendar year. Visitation of any child for any portion of a day or night shall be counted as a day of visitation and is subject to the 30 day limit per calendar year.

Owners planning to sell, rent or lease their homes must notify the Board of Directors, in writing, and arrange for applicant(s) to be interviewed by members of the Board of Directors prior to closing. A non-refundable administrative fee, set by the Board of Directors, shall be assessed against the buyer, renter or lessee at the time of the application for processing. Owners planning to rent or lease their home(s) must rent or lease it/them for a minimum of 3 months to the same occupants. Transient occupants are not permitted.

In order to ensure compliance with this ARTICLE, owners desiring to sell, rent or lease their homes must provide the Board of Directors of MAINLANDS SECTION FOUR with proof that their buyers, renters, lessees or occupants specified in ARTICLE IV AGE LIMIT ON RESIDENTS AND BUYING, RENTING OR LEASING PROCEDURES meet these age requirements.

#### ARTICLE V. RESERVATIONS FOR LAWN, SPRINKLER SYSTEM, AND EXTERIOR BUILDING MAINTENANCE, ETC.

Section 1. Sprinkler System. The ASSOCIATION shall operate and maintain a fresh water sprinkler system to service all of MAINLANDS SECTION FOUR and the owners of each lot shall be liable to the ASSOCIATION for a pro-rata share of the reasonable cost of operation and maintenance of said system. No lot owner may install his/her own sprinkler system.

Section 2. Lawn Maintenance and Spraying. The ASSOCIATION shall have the right to enter over, through and upon lots with MAINLANDS SECTION FOUR, for the purpose of maintaining and caring for the lawns. The owner of each lot, subject to this Declaration of Restrictions, is made liable to the ASSOCIATION for a pro-rata share of the reasonable cost of all maintenance and care furnished by said ASSOCIATION. "Maintenance and care" as used herein, shall include mowing, trimming, edging, fertilizing and spraying of all lawns within MAINLANDS SECTION FOUR. Further, if it is necessary for the ASSOCIATION to replace sod upon an owner's lot, then that particular owner shall be liable to the ASSOCIATION for the cost of said replacement. In the exercise of its responsibilities, the ASSOCIATION shall be governed by the principle that all lawns shall be maintained free from unsightly bald spots or dead grass and uniform in texture and appearance with the surrounding lawns in the balance of MAINLANDS SECTION FOUR.

Section 3. Exterior Building Maintenance. The ASSOCIATION shall have the right to enter upon all of the lots within MAINLANDS SECTION FOUR for the purpose of conducting a periodic program of exterior building maintenance and repair, including, but not limited to the repainting of exterior walls, shutters, eaves, roofs and other portions thereof. This right is not to be construed as an obligation, but shall provide the ASSOCIATION the right to maintain the premises and the improvements situated thereon in a satisfactory manner in the event that a lot owner fails to maintain the premises and the exterior improvements situated thereon in a neat and attractive manner. The cost of such maintenance shall be added to and become a part of the assessment to which a lot is subject.

Section 4. Covenants for Assessments. From and after the first day of the month succeeding the month in which this Amendment and Supplement to the Declaration of Restrictions is recorded among the Public Records of Broward County, Florida, each owner of any lot or improvement thereon shall be deemed to covenant and agree to pay to the ASSOCIATION for each lot owned by such owner, the pro-rata portion of those sums expended by the ASSOCIATION in providing the services set forth in Sections 1 through 3. If the assessments are not paid on the date when due, such assessments shall then become delinquent and shall, together with such interest thereon and the cost of collection thereof, become a continuing lien on the lot and shall bind such property, its owners and its successor owners. Further, if the assessment is not paid within 30 days after the delinquency date (the date the assessment was due, as fixed by the Board of Directors of the ASSOCIATION), the assessment shall bear interest from the date of delinquency at the rate of 12% per annum, and upon default by any owner in the payment of such assessment, the ASSOCIATION, at its option and without notice, shall be entitled to accelerate the payment of the balance of the yearly assessment and may, at any time after default, bring an action to foreclose the lien in a manner similar to that of bringing an action to foreclose a mortgage on real property and/or sue on the personal obligation against the owner. There shall be added to the amount of such assessment the cost of preparing and filing the lien and all attorney's fees expended, and all costs incurred by the ASSOCIATION in exercising its right to foreclose on the lien and/or collect outstanding assessments. In addition, no lot owner shall be permitted to transfer the ownership of his particular lot until such time as all assessments have been paid in full. Any person who acquires an interest in a lot in any manner whatsoever, shall not be entitled to occupancy of the lot until such time as all assessments due and owing have been paid. Further, the successor lot owner and his predecessor shall be jointly liable for all unpaid assessments due, prior to transfer of title.

ARTICLE VI. RECREATION FACILITIES: OPERATION AND MAINTENANCE, LIEN FOR COSTS, ETC.

The owner of each lot in the subdivision of THE MAINLANDS OF TAMARAC LAKES, FOURTH SECTION, THE MAINLANDS OF TAMARAC LAKES, SECTION 4A, less Lots 1 thru 6, inclusive, Block 90; Lots 1 thru 10, inclusive, Block 91; Lots 1 thru 9, inclusive Block 92, Lots 1 thru 13, inclusive, Block 79; Lots 1 thru 9, inclusive, Block 83; and Lots 1 thru 10, inclusive, Block 80, of said Section 4A; and the foregoing metes and bounds description to be hereafter platted as THE MAINLANDS OF TAMARAC LAKES, SECTION 4B, is hereby made liable to BEHRING PROPERTIES, INC., its successors or assigns, for a prorata share of the reasonable cost (including taxes) of its operation, maintenance and repair of the recreation and parking facilities located upon the following described lands, to-wit:

Parcel R of THE MAINLANDS OF TAMARAC LAKES, SECTION 4A, according to the plat thereof recorded in Plat Book 66, Page 11 of the Public Records of Broward County, Florida.

said reasonable cost to be payable in equal monthly installments by each lot owner to BEHRING PROPERTIES, INC., its successors or assigns, commencing on the first day of the month following the date upon which BEHRING PROPERTIES, INC., its successors or assigns, causes an instrument to be filed among the Public Records of Broward County, Florida, declaring that all buildings, structures and recreational and parking facilities to be constructed by it upon said Recreation Lands have been completed and are ready for use and continuing until the first day of July, A.D. 2018; and each owner hereby agrees that BEHRING PROPERTIES, INC., its successors or assigns, shall have a lien upon such owner's lot for the aforesaid share of reasonable cost until such share is paid, and that such lien, where the same remains unpaid for a period of thirty days or more, may be foreclosed in equity in the same manner as is provided for the foreclosure of mortgage upon real property. It is presently contemplated by BEHRING PROPERTIES, INC., that it shall assign its obligation to operate and maintain the aforesaid recreation buildings, structures and recreation and parking facilities, together with the right to receive the prorata share of reasonable cost from each owner aforesaid, at a date subsequent hereto, to the City of Tamarac, a municipal corporation of Florida, and thereafter said City shall, at its sole discretion, assume the rights, privileges, duties and obligations of operating and maintaining said buildings, structures and recreational and parking facilities, and the receipt of sums fixed as the reasonable cost thereof. From and after the date of any such assignment, BEHRING PROPERTIES, INC., and its successors shall be relieved and fully discharged from any and all further obligation and duty to maintain, operate or repair said buildings, structures and recreational and parking facilities, except to the extent the same were incurred by it prior to the date of such assignment. Each owner of lots in the subdivision of THE MAINLANDS OF TAMARAC LAKES, FOURTH SECTION, THE MAINLANDS OF TAMARAC LAKES, SECTION 4A, less Lots 1 thru 6, inclusive, Block 90; Lots 1 thru 10, inclusive, Block 91; Lots 1 thru 9, inclusive, Block 92; Lots 1 thru 13, inclusive, Block 79; Lots 1 thru 9, inclusive, Block 83; and Lots 1 thru 10, inclusive, agrees that all charges made for the prorata share of the reasonable cost of the operation, maintenance and repair of the aforesaid buildings, structures and recreational and parking facilities shall constitute a lien or charge upon such owner's lot, which may be foreclosed in equity in the same manner as is provided for the foreclosure of mortgages upon real property, and furthermore, each owner agrees that such charges, when established and made by the City of



Tamarac, shall constitute a special assessment lien which shall be enforceable by said City against the lot of said owner in the same manner as is provided for the enforcement of special assessment liens for local improvements under the Charter of the City of Tamarac, the same being Chapter 63-1970, Laws of Florida, Special Acts of 1963, as amended by Chapter 65-2300, Laws of Florida, Special Acts of 1965, and as the same may be amended from time to time hereafter.

ARTICLE VII. RECREATION LAND LEASE: LIABILITY FOR, ASSIGNMENT LIEN, ETC.

The owner of each lot in THE MAINLANDS OF TAMARAC LAKES, FOURTH SECTION, THE MAINLANDS OF TAMARAC LAKES, SECTION 4A, less Lots 1 thru 6, inclusive, Block 90; Lots 1 thru 10, inclusive, Block 91; Lots 1 thru 9, inclusive, Block 92; Lots 1 thru 13, inclusive, Block 79; Lots 1 thru 9, inclusive, Block 83; and Lots 1 thru 10, inclusive, Block 80, of said Section 4A; and the foregoing metes and bounds description to be hereafter platted as THE MAINLANDS OF TAMARAC LAKES, SECTION 4B, is hereby made liable to BEHRING PROPERTIES, INC., its successors or assigns, for a one two-hundred fifty ninth (1/259) share of the ground rent upon the following described lands, to-wit:

Parcel R of THE MAINLANDS OF TAMARAC LAKES, SECTION 4A, according to the plat thereof recorded in Plat Book 66, Page 11, of the Public Records of Broward County, Florida.

said share being hereby fixed at the sum of \$10.00 per month, to be payable by each lot owner to BEHRING PROPERTIES, INC., its successors or assigns, commencing on the first day of the month following the date upon which BEHRING PROPERTIES, INC. its successors or assigns, causes an instrument to be filed among the Public Records of Broward County, Florida, declaring that all buildings, structures and recreational facilities to be constructed by it upon said Recreational Lands have been completed and are ready for use, and continuing until the first day of July, A.D.; 2018; and each owner hereby agrees that BEHRING PROPERTIES, INC., its successors or assigns, shall have a lien upon such owner's lot for the aforesaid amount of \$10.00 per month until such amount is paid, and that such lien, where the same remains unpaid for a period of thirty days or more, may be foreclosed in equity in the same manner as is provided for the foreclosure of mortgages upon real property. It is presently contemplated by BEHRING PROPERTIES, INC., that it shall enter into a lease with the owner of the lands described above in this paragraph for a period of years ending July 1, A.D. 2018, which lease shall provide for the delivery of said lands to BEHRING PROPERTIES, INC., its successors or assigns, subject to said lease, for the exclusive use and benefit of the lot owners and permanent residents of THE MAINLANDS OF TAMARAC LAKES, FOURTH SECTION, THE MAINLANDS OF TAMARAC LAKES, SECTION 4A, less Lots 1 thru 6, inclusive, Block 90, Lots 1 thru 10, inclusive, Block 91, Lots 1 thru 9, inclusive, Block 92; Lots 1 thru 13, inclusive, Block 79; Lots 1 thru 9, inclusive, Block 83; and Lots 1 thru 10, inclusive, Block 80, of said Section 4A; and the foregoing metes and bounds description to be hereafter platted as THE MAINLANDS OF TAMARAC LAKES, SECTION 4B, for a monthly rental of \$2,590.00, to commence upon the first day of the month following the date BEHRING PROPERTIES, INC., causes an instrument to be filed among the Public Records of Broward County, Florida, declaring that all buildings, structures and recreation and parking facilities to be constructed by it upon said lands have been completed and are ready for use; that in connection with said lease, BEHRING PROPERTIES, INC., intends to pledge its rights to the receipt of and assign its right to receive the

foregoing fixed sum of \$10.00 per month per lot payable by lot owners to the lessors under said lease as security for said monthly rental of \$2,590.00; it is further contemplated that BEHRING PROPERTIES, INC., may assign its interest in said lease to the City of Tamarac, Florida, and it is hereby understood that from and after the date of any such assignment by BEHRING PROPERTIES, INC., to the City of Tamarac, Florida, BEHRING PROPERTIES, INC., and its successors shall be relieved and fully discharged from any and all further liability and duty under the provisions of this paragraph 7, except to the extent the same were incurred by it prior to the date of such assignment. The owners further agree that from and after the date of any such assignment to the City of Tamarac, Florida, the aforesaid sum of \$10.00 per month per lot shall also constitute a special assessment lien which shall be enforceable by said City against the lot owner in the same manner as is provided for the enforcement of special assessments for improvements under the Charter of the City of Tamarac, the same being Chapter 63-1970, Laws of Florida, Special Acts of 1963, as amended by Chapter 65-2300, Laws of Florida, Special Acts of 1963, and as the same may be amended from time to time hereafter. The owner of each lot in THE MAINLANDS OF TAMARAC LAKES, FOURTH SECTION, THE MAINLANDS OF TAMARAC LAKES, SECTION 4A, less Lots 1 thru 6, inclusive, Block 90; Lots 1 thru 10, inclusive, Block 91, Lots 1 thru 9, inclusive, Block 92; Lots 1 thru 13, inclusive, Block 79, Lots 1 thru 9, inclusive, Block 83; and Lots 1 thru 10, inclusive, Block 80, of said Section 4A; and the foregoing metes and bounds description to be hereafter platted as THE MAINLANDS OF TAMARAC LAKES, SECTION 4B, further agrees that any such assignment to the City of Tamarac or the creation of special assessment liens shall not operate to extinguish the aforesaid lien for the payment of the aforesaid one two-hundred fifty nine (1/259) share of the round rent under the aforesaid lease. The provisions of this paragraph 7 and of paragraph 5 above, shall remain in effect and shall be considered and construed as covenants, restrictions, reservations and servitudes running with the land, and the same shall bind all persons claiming ownership or used of any portion of said land until the first day of July, A.D. 2018.

#### ARTICLE VIII. ASSOCIATION: POWERS AND DUTIES

MAINLANDS SECTION FOUR CIVIC AND RECREATION ASSOCIATION, INC., (the "ASSOCIATION"), shall be the entity responsible for the maintenance and operation of all of the lands which are subject to this Declaration of Restrictions. The powers and duties of the ASSOCIATION shall include those set forth in this Declaration, the Articles of Incorporation for

MAINLANDS SECTION FOUR CIVIC AND RECREATION ASSOCIATION, INC., and the By-Laws "as they may be amended from time to time". In addition, the ASSOCIATION shall have all the powers and duties as set forth in the Florida Corporations Not-for-Profit Act, as well as all powers and duties granted to or imposed upon it by this Declaration, including, but not limited to:

- a) The power to make and collect assessments and other charges against lot owners pursuant to Article V of this Declaration.
- b) The power to maintain accounting records pursuant to accounting principles normally used in similar associations, which records shall be open to inspection by lot owners and their authorized representatives at reasonable times.

- c) The power to contract for the management and maintenance of the property subject to this Declaration and to authorize a management agent to assist the ASSOCIATION in carrying out its powers and duties by performing such functions as the collection of assessments, preparation of records, enforcement of rules and maintenance pursuant to Paragraph V hereof.
- d) The power to borrow money, execute promissory notes, and other evidences of indebtedness and as security therefor, mortgages and security interest in the property owned by the ASSOCIATION, provided that such actions are approved by a majority of the entire membership of the Board of Directors and of the lots at a meeting at which a quorum has been obtained, or upon the written approval of a majority of the lot owners.
- e) The power to adopt and amend Rules and Regulations covering the operation and use of the ASSOCIATION's property and the recreation facilities.
- f) All of the powers which a corporation not-for-profit in the State of Florida may exercise.
- g) The power to approve or disapprove the plans, specifications and plat plans of any structures to be erected on the property subject to this Declaration.
- h) The power to enforce this Declaration of Restrictions.

#### ARTICLE IX. EXCLUSION OF CERTAIN LANDS

The following lands are hereby expressly excluded from the operation of the covenants, restrictions, reservations and servitude:

Parcel R, Parcel G and Parcel G1, of the MAINLANDS OF TAMARAC LAKES, SECTION 4A, according to the plat thereof, recorded in Plat Book 66, Page 11, of the Public Records of Broward County, Florida.

#### ARTICLE X. IMPROPER USE AND NUISANCE

No improper, offensive, hazardous or unlawful use shall be made of the recreation property, the ASSOCIATION's property, or any lot subject to this Declaration of Restrictions; and all valid laws, zoning ordinances and regulations of all government bodies having jurisdiction thereover shall be observed. Violation of laws, orders, rules and regulations, or requirements of any governmental agency having jurisdiction thereover relating to any portion of the recreation property, the ASSOCIATION's property, or the lots subject to this Declaration of Restrictions, shall be corrected and at the sole expense of the perpetrators of such violations. No activity may be conducted upon any lot within MAINLANDS SECTION FOUR which may become or may be a nuisance to an adjoining lot owner or MAINLANDS SECTION FOUR.

ARTICLE XI. ENFORCEMENT

All provisions of this Declaration of Restrictions shall be construed as covenants running with the land and with every part thereof, and every interest therein, and every lot owner and every claimant of the land or any part thereof or interest therein, and their heirs, executors, administrators, successors, and assigns shall be bound by all of the provisions of this document. In the event that there is any dispute in connection with the terms and conditions of this Declaration of Restrictions resulting in the initiation of any action by the ASSOCIATION or any lot owner, or in the event that it shall be necessary for a lot owner or the ASSOCIATION to enforce compliance with the provisions of this Declaration by injunctive relief or any other remedy which may be available hereunder or under the laws of the State of Florida, then the prevailing party shall be entitled to recover reasonable attorney's fees, plus costs incurred in connection with said actions, including appeals.

ARTICLE XII. NOTICE

Any notice required to be sent to any lot owner under the provisions of this Declaration shall be deemed to have been properly sent when mailed, postage prepaid, to the last known address of the person who appears as a lot owner on the records of the ASSOCIATION at the time of such mailing.

ARTICLE XIII. INVALIDATIONS

Invalidation of any one of these covenants or restrictions by judgement or court order shall in no way affect any other provision. Said remaining provisions shall remain in full force and effect.

ARTICLE XIV. AMENDMENT

This Declaration of Restrictions may be amended at any time and from time to time upon execution and recordation of an instrument executed by owners holding not less than 51% of the lots subject to this Declaration of Restrictions, except that no amendment shall impair such existing obligations as may exist under Article VI and VII of this Declaration.

WITNESS WHEREOF, we have affixed our hands this 21 of August, 2015, at Pompano Beach, Broward County, Florida.

**MAINLANDS SECTION FOUR CIVIC AND RECREATION ASSOCIATION, INC.**

By: Cynthia G Baker  
President

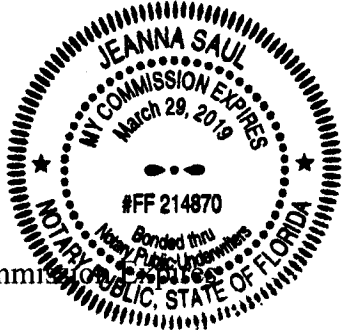
Print: CYNTHIA G BAKER

Attest: Ruby M. James  
Secretary

Print: RUBY M. JAMES

STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing Revitalized Amended and Restated Declaration of Restrictions was acknowledged before me this 21 day of August, 2015 by Cynthia G Baker as President and Ruby M. James as Secretary of Mainlands Section Four Civic and Recreation Association, Inc., a Florida corporation, on behalf of the corporation. They are personally known to me or have produced drivers license as identification.



My Commission Expires

NOTARY PUBLIC:

sign [Signature]

print Jeanna Saul  
State of Florida at Large

**EXHIBIT "A"**

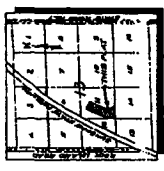
**TO THE REVITALIZED AMENDED AND RESTATED DECLARATION OF  
RESTRICTIONS  
FOR  
THE MAINLANDS OF TAMARAC LAKES, FOUR SECTION,  
AND  
THE MAINLANDS OF TAMARAC LAKES, FOUR-A AND FOUR-B SECTION**

PLAT BOOK 65 PAGE 37

SHEET 1 OF 2 SHEETS

# The Mainland of Tamarac Lakes Fourth Section

A SUBDIVISION IN SECTION 13, TWP. 49 S., RGE. 41 E.  
CITY OF TAMARAC, BROWARD COUNTY, FLORIDA



LOCATION SKETCH



**DESCRIPTION:**  
That certain tract of land, more or less, situated in the City of Tamarac, Broward County, Florida, and more particularly described as follows: Commencing at the point of intersection of the center line of the road, hereinafter described, and the center line of the road, hereinafter described, along the center line of the road, hereinafter described, to the center of the curve in the right; thence northerly, along the arc of said curve, having a radius of 265.34 feet, to a point on the center line of the road, hereinafter described; thence easterly, along the center line of the road, hereinafter described, to a point on the center line of the road, hereinafter described; thence southerly, along the center line of the road, hereinafter described, to a point on the center line of the road, hereinafter described; thence westerly, along the center line of the road, hereinafter described, to a point on the center line of the road, hereinafter described; thence northerly, along the center line of the road, hereinafter described, to the point of beginning.

**DEDICATION:**  
I, the undersigned, do hereby dedicate to the public use of the City of Tamarac, Broward County, Florida, the tract of land described herein, for the purposes and uses therein specified.

**ACKNOWLEDGEMENT:**  
I, the undersigned, do hereby certify that the foregoing instrument was executed by me, and that I am duly qualified to execute the same, and that the same is a true and correct copy of the original instrument.

**CITY OF TAMARAC:**  
CITY CLERK: *[Signature]*  
CITY ENGINEER: *[Signature]*

**AREA PLANNING BOARD:**  
This is to certify that the foregoing instrument was approved by the Board of Area Planning on this 15th day of April, 1968.

**MORTGAGE STATEMENT:**  
This is to certify that the foregoing instrument was approved by the holder of the mortgage on the property as described herein on this 15th day of April, 1968.

**SURVEYOR'S CERTIFICATE:**  
I, the undersigned, do hereby certify that the foregoing instrument was approved by me, and that I am duly qualified to execute the same, and that the same is a true and correct copy of the original instrument.

**DAVIS AND CRAVEN, INC.**  
CIVIL ENGINEERS - LAND SURVEYORS  
1899 E. GARLAND PARK BLVD  
FT. LAUDERDALE, FLORIDA

*[Signatures of witnesses and parties]*  
WITNESSES: *[Signatures]*  
DEED GRANTOR: *[Signature]*

*[Signature]*  
CITY CLERK

*[Signature]*  
CITY ENGINEER

*[Signature]*  
CITY ENGINEER

*[Signature]*  
CITY ENGINEER

*[Signature]*  
CITY ENGINEER

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CITY ENGINEER

APR 18 1968

APR 18 1968

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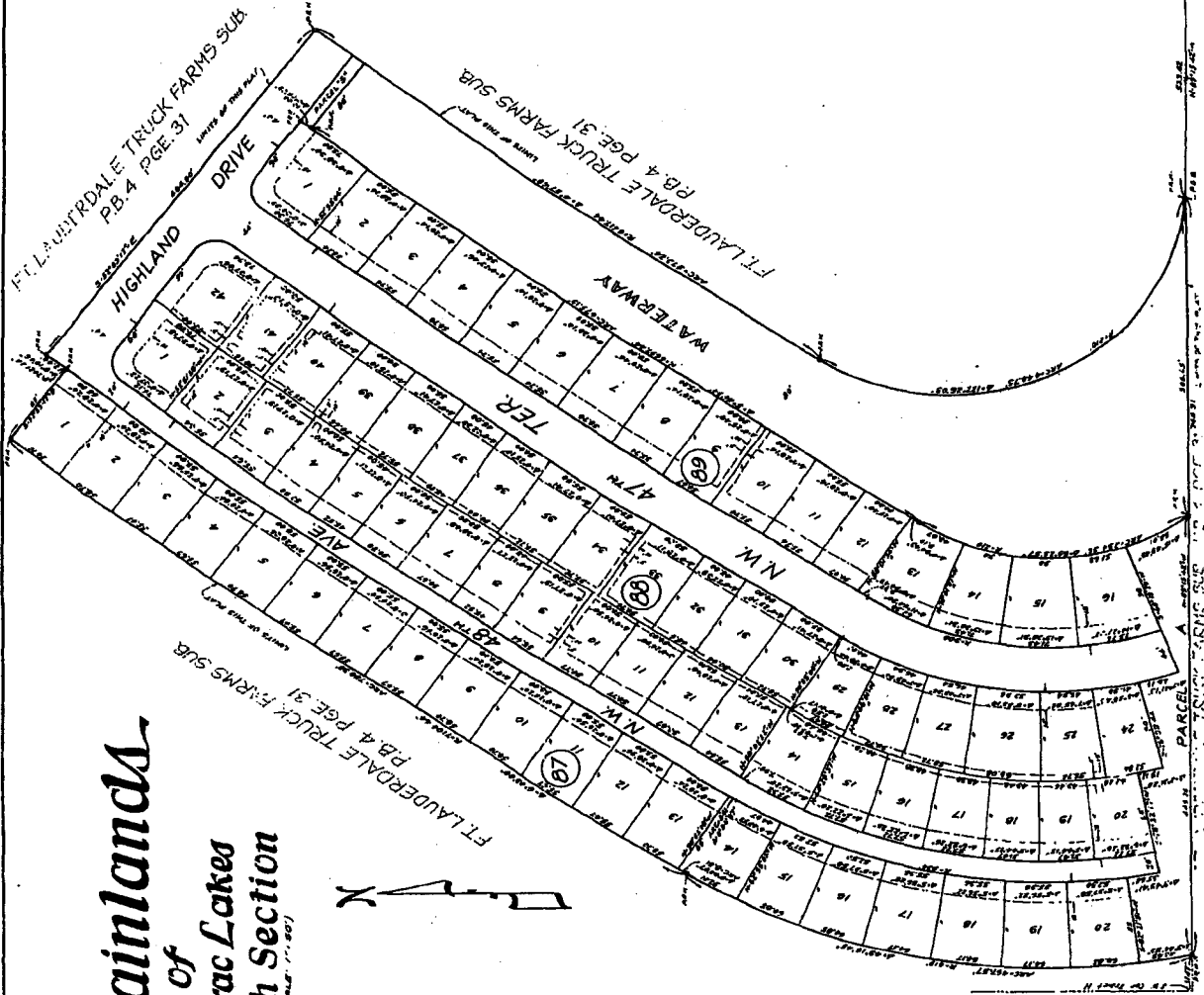
APR 18 1968

APR 18 1968

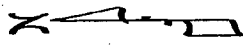
APR 18 1968

PLAT BOOK 65 PAGE 37

SHEET 2 OF 2 SHEETS



*The Mainland*  
 of  
*Tamarac Lakes*  
 Fourth Section  
(Subdiv. 11-1-60)



SCALE 1/8" = 10'

SEE PLAN TRACT 11

SEE PLAN TRACT 11

SEE PLAN TRACT 11

SEE PLAN TRACT 11

SEE PLAN TRACT 11





PLAT BOOK 66 PAGE 11

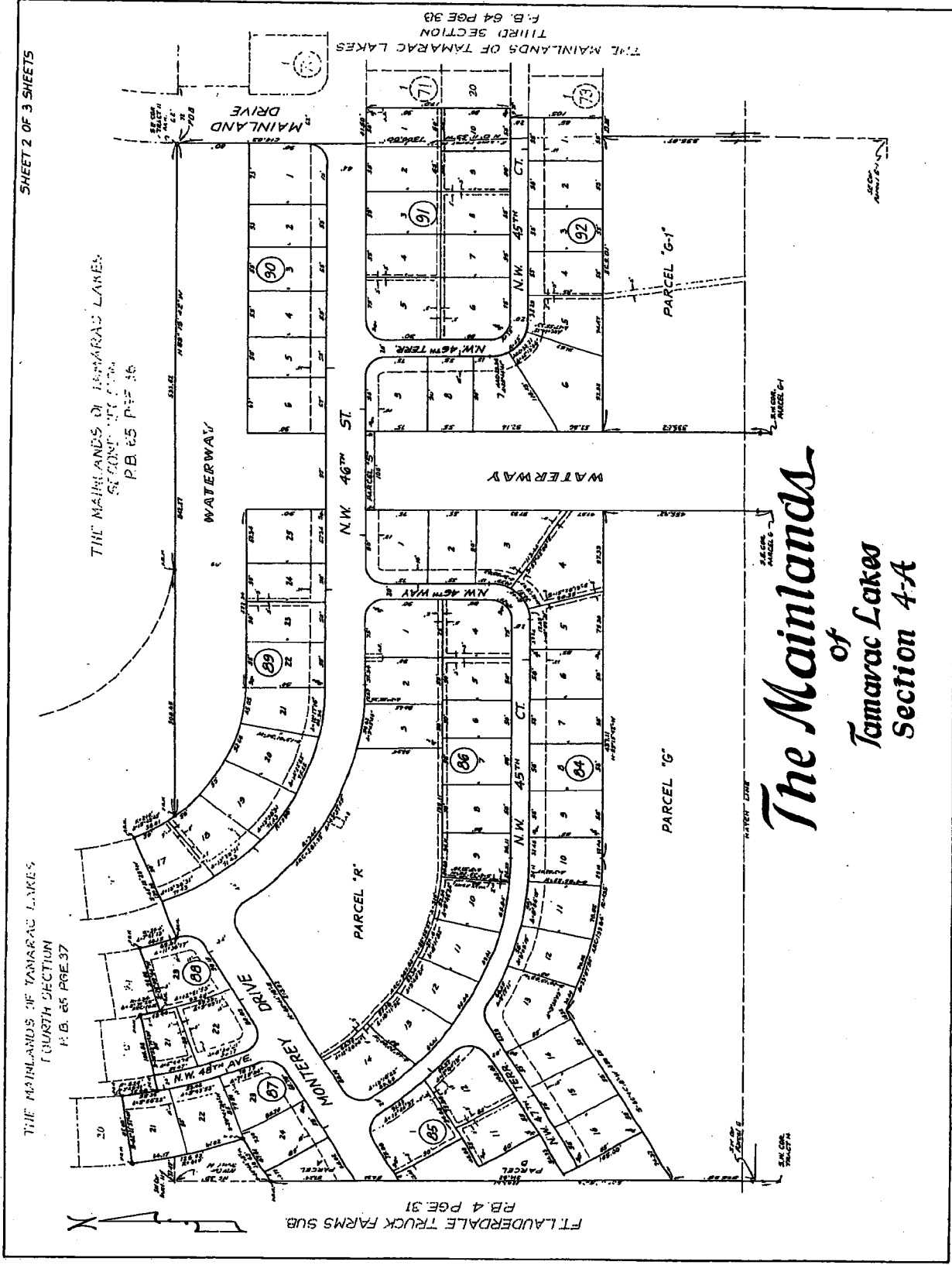
SHEET 2 OF 3 SHEETS

THE MAINLANDS OF TAMARAC LAKES  
FOURTH SECTION  
P.B. 65 PGE.37

THE MAINLANDS OF TAMARAC LAKES  
SECOND SECTION  
P.B. 65 PGE.36

FT. LAUDERDALE TRUCK FARMS SUB.  
P.B. 4 PGE. 31

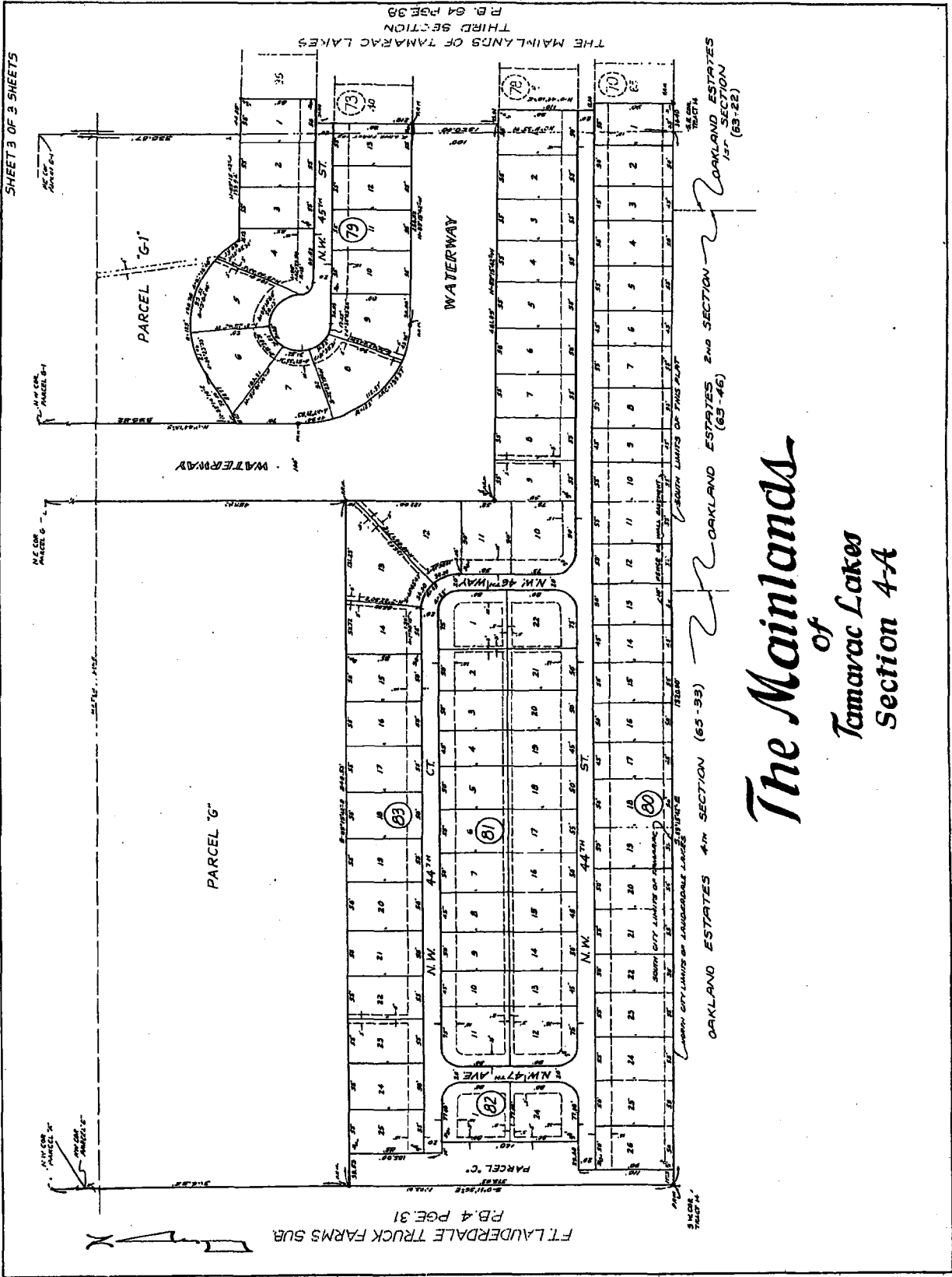
THE MAINLANDS OF TAMARAC LAKES  
THIRD SECTION  
P.B. 64 PGE. 30



*The Mainlands*  
of  
*Tamarac Lakes*  
Section 4-A

PLAT BOOK 66 PAGE 11

SHEET 3 OF 3 SHEETS



*The Mainlands*  
 of  
 Tamarac Lakes  
 Section 4-A

OAKLAND ESTATES 4TH SECTION (65-98)  
 OAKLAND ESTATES 2ND SECTION (63-46)  
 OAKLAND ESTATES 1ST SECTION (63-22)

FT. LAUDERDALE TRUCK FARMS SUB.  
 P.B. 4 PGE. 31

THE MAINLANDS OF TAMARAC LAKES  
 THIRD SECTION  
 P.B. 64 PGE. 38

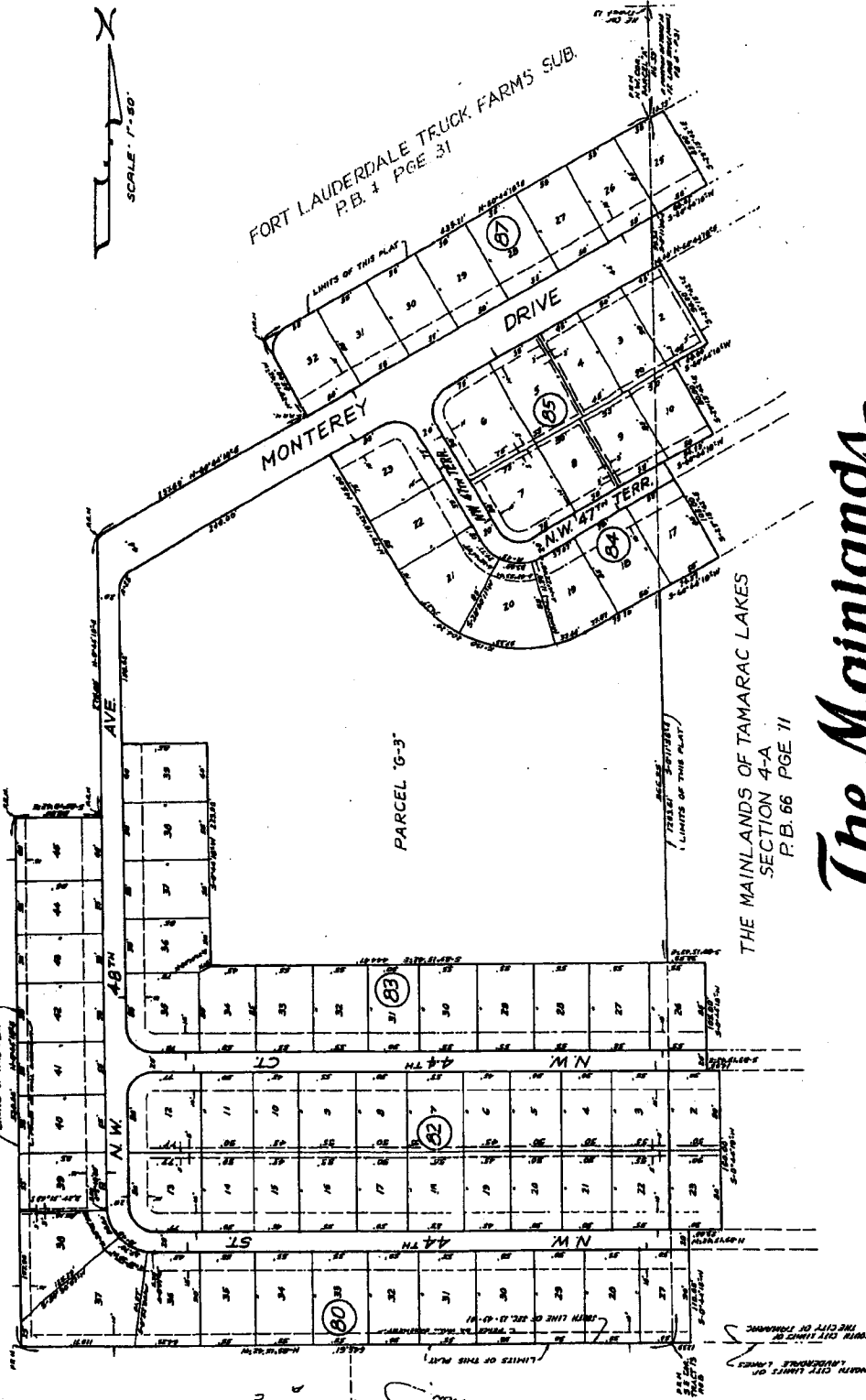


PLAT BOOK 67 PAGE 2

SHEET 2 OF 2 SHEETS

68-127173

FORT LAUDERDALE TRUCK FARMS SUB  
P.B. 4 PGE. 31



THE MAINLANDS OF TAMARAC LAKES  
SECTION 4-A  
P.B. 66 PGE. 11

# The Mainlands of Tamarac Lakes Section 4-B

**EXHIBIT "B" TO THE REVITALIZED AMENDED AND  
RESTATED DECLARATION OF RESTRICTIONS**

Legal Description according to the Plat recorded in Plat Books, and Pages  
as shown below of the Public Records of Broward County

<u>Owners</u>	<u>House No.</u>	<u>Street Name</u>	<u>Lot</u>	<u>Block</u>	<u>Subdivision</u>
Kennedy, Paul Boucher, Jean-Louis and Cote, Denise	4621	NW 44th Court	13	83	Plat Book 66, Page 11 of the Mainlands of Tamarac Lakes Section 4-A
Peacock, Elizabeth J and Robert E	4623	NW 44th Court	14	83	Plat Book 66, Page 11 of the Mainlands of Tamarac Lakes Section 4-A
Geroge, Lloyd R. LE	4624	NW 44th Court	1	81	Plat Book 66, Page 11 of the Mainlands of Tamarac Lakes Section 4-A
Lague, Luc & Millette, Claude	4625	NW 44th Court	15	83	Plat Book 66, Page 11 of the Mainlands of Tamarac Lakes Section 4-A
Pominville, Dany, Belzile, Renee and Raymond Pominville	4626	NW 44th Court	2	81	Plat Book 66, Page 11 of the Mainlands of Tamarac Lakes Section 4-A
Martinez, Vicente A and Belkys	4627	NW 44th Court	16	83	Plat Book 66, Page 11 of the Mainlands of Tamarac Lakes Section 4-A
Thomas, Hudson and Thomas, Nathalie P	4628	NW 44th Court	3	81	Plat Book 66, Page 11 of the Mainlands of Tamarac Lakes Section 4-A
Bruno, Thomas M	4629	NW 44th Court	17	83	Plat Book 66, Page 11 of the Mainlands of Tamarac Lakes Section 4-A
Henic, LLC	4630	NW 44th Court	4	81	Plat Book 66, Page 11 of the Mainlands of Tamarac Lakes Section 4-A
Clunies, Karl	4631	NW 44th Court	18	83	Plat Book 66, Page 11 of the Mainlands of Tamarac Lakes Section 4-A
Variance, Mary F	4632	NW 44th Court	5	81	Plat Book 66, Page 11 of the Mainlands of Tamarac Lakes Section 4-A
Bedard, Rosemarie and Spada, Anthony	4633	NW 44th Court	19	83	Plat Book 66, Page 11 of the Mainlands of Tamarac Lakes Section 4-A
Cloutier, Charles E & Susanna	4634	NW 44th Court	6	81	Plat Book 66, Page 11 of the Mainlands of Tamarac Lakes Section 4-A
Smith, Oliver J & Rebecca	4635	NW 44th Court	20	83	Plat Book 66, Page 11 of the Mainlands of Tamarac Lakes Section 4-A
Lawrence, Juanita L as TR of the Juanita L Lawrence REV TR	4636	NW 44th Court	7	81	Plat Book 66, Page 11 of the Mainlands of Tamarac Lakes Section 4-A
Saunders, Marjorie P H/E Saunders, Rochelle S and Jason S Saunders	4637	NW 44th Court	21	83	Plat Book 66, Page 11 of the Mainlands of Tamarac Lakes Section 4-A
Stavros, Jo-An	4638	NW 44th Court	8	81	Plat Book 66, Page 11 of the Mainlands of Tamarac Lakes Section 4-A
Boucher, Jean-Louis and Cote, Denise	4639	NW 44th Court	22	83	Plat Book 66, Page 11 of the Mainlands of Tamarac Lakes Section 4-A
Pirzas, Angelo, and Adriani Nana Pirzas,	4640	NW 44th Court	9	81	Plat Book 66, Page 11 of the Mainlands of Tamarac Lakes Section 4-A
	4641	NW 44th Court	23	83	Plat Book 66, Page 11 of the Mainlands of Tamarac Lakes Section 4-A

**EXHIBIT "B" TO THE REVITALIZED AMENDED AND RESTATED DECLARATION OF RESTRICTIONS**

Legal Description according to the Plat recorded in Plat Books, and Pages as shown below of the Public Records of Broward County

<u>Owners</u>	<u>House No.</u>	<u>Street Name</u>	<u>Lot</u>	<u>Block</u>	<u>Subdivision</u>
Martorano, Patricia	4642	NW 44th Court	10	81	Plat Book 66, Page 11 of the Mainlands of Tamarac Lakes Section 4-A
Simonson, John Lee LE TR for John Lee Simonson REV TR	4644	NW 44th Court	11	81	Plat Book 66, Page 11 of the Mainlands of Tamarac Lakes Section 4-A
Barton, Martha B., Martha Barton REV TR	4700	NW 44th Court	1	82	Plat Book 66, Page 11 of the Mainlands of Tamarac Lakes Section 4-A
44th Court LLC	4701	NW 44th Court	24	83	Plat Book 66, Page 11 of the Mainlands of Tamarac Lakes Section 4-A
Schwartz, Lois H	4702	NW 44th Court	2	82	Plat Book 67, Page 2 of the Mainlands of Tamarac Lakes Section 4-B
Kingsbury, Jerry M & Pamela	4703	NW 44th Court	25	83	Plat Book 66, Page 11 of the Mainlands of Tamarac Lakes Section 4-A
Ramirez, Alba L	4704	NW 44th Court	3	82	Plat Book 67, Page 2 of the Mainlands of Tamarac Lakes Section 4-B
Oneschuck, Jason	4705	NW 44th Court	26	83	Plat Book 67, Page 2 of the Mainlands of Tamarac Lakes Section 4-B
Bradford, Debra Anne	4706	NW 44th Court	4	82	Plat Book 67, Page 2 of the Mainlands of Tamarac Lakes Section 4-B
Gramiak, Michael J LE, John, Koperny, & Donna Harwood, Cheryl Reczk, & Karen Kulak	4707	NW 44th Court	27	83	Plat Book 67, Page 2 of the Mainlands of Tamarac Lakes Section 4-B
Zupan, Bernadette M	4708	NW 44th Court	5	82	Plat Book 67, Page 2 of the Mainlands of Tamarac Lakes Section 4-B
Fleischman, Marilyn R	4709	NW 44th Court	28	83	Plat Book 67, Page 2 of the Mainlands of Tamarac Lakes Section 4-B
Harrison, Anne	4710	NW 44th Court	6	82	Plat Book 67, Page 2 of the Mainlands of Tamarac Lakes Section 4-B
Bordeleau, Jacqueline	4711	NW 44th Court	29	83	Plat Book 67, Page 2 of the Mainlands of Tamarac Lakes Section 4-B
Kruse, Sherri L	4712	NW 44th Court	7	82	Plat Book 67, Page 2 of the Mainlands of Tamarac Lakes Section 4-B
Patrick, Janie & Davis, Andra Villabos, Nelson Soto and Maira Gudella Hernandez	4713	NW 44th Court	30	83	Plat Book 67, Page 2 of the Mainlands of Tamarac Lakes Section 4-B
Basulto	4714	NW 44th Court	8	82	Plat Book 67, Page 2 of the Mainlands of Tamarac Lakes Section 4-B
Flickinger Long, Gloria B	4715	NW 44th Court	31	83	Plat Book 67, Page 2 of the Mainlands of Tamarac Lakes Section 4-B
Davidson, Charlotte	4716	NW 44th Court	9	82	Plat Book 67, Page 2 of the Mainlands of Tamarac Lakes Section 4-B
Salas, Omaira J	4717	NW 44th Court	32	83	Plat Book 67, Page 2 of the Mainlands of Tamarac Lakes Section 4-B
Weiss, Warren Leonard Beaulieu, Serge LE, Lynn Verrett, LE	4718	NW 44th Court	10	82	Plat Book 67, Page 2 of the Mainlands of Tamarac Lakes Section 4-B
Rackauskas, Alfredo & Palimia	4719	NW 44th Court	33	83	Plat Book 67, Page 2 of the Mainlands of Tamarac Lakes Section 4-B
Dunn, Paul M	4720	NW 44th Court	11	82	Plat Book 67, Page 2 of the Mainlands of Tamarac Lakes Section 4-B
Malloff, Heather & Robert J	4721	NW 44th Court	34	83	Plat Book 67, Page 2 of the Mainlands of Tamarac Lakes Section 4-B
Wagner, Louise M	4722	NW 44th Court	12	82	Plat Book 67, Page 2 of the Mainlands of Tamarac Lakes Section 4-B
	4723	NW 44th Court	35	83	Plat Book 67, Page 2 of the Mainlands of Tamarac Lakes Section 4-B

**EXHIBIT "B" TO THE REVITALIZED AMENDED AND  
RE-STATE DECLARATION OF RESTRICTIONS**

Legal Description according to the Plat Recorded in Plat Books and  
Page(s) as shown below of the Public Records of Broward County

<u>Owner(s)</u>	<u>House No.</u>	<u>Street Name</u>	<u>Lot</u>	<u>Block</u>	<u>Subdivision</u>
Mulhearn, Robert & Judy A McKenney, Marilyn and Sherry L Taylor, as Tr of Marilyn McKenney REV LIV TR and Sherry L Taylor and Marilyn McKenney as TR of Sherry L Taylor REV LV TR	4703	NW 45th Court	14	86	Plat Book 66, Page 11 of the Mainlands of Tamarac Lakes Section 4-A
Lorello, Sandra LE Federal National Mortgage Assn Picardi, Joseph LE, Joseph Michael Picardi, and Vincent Picardi	4701 4639 4637	NW 45th Court NW 45th Court NW 45th Court	13 12 11	86 86 86	Plat Book 66, Page 11 of the Mainlands of Tamarac Lakes Section 4-A Plat Book 66, Page 11 of the Mainlands of Tamarac Lakes Section 4-A Plat Book 66, Page 11 of the Mainlands of Tamarac Lakes Section 4-A
Bailey, Mary Chaffin, Harvey Punch, Jane E & Raymond J Morris, Terry E LE, Terry E Morris REV LIV TR	4635 4633 4631 4629	NW 45th Court NW 45th Court NW 45th Court NW 45th Court	10 9 8 7	86 86 86 86	Plat Book 66, Page 11 of the Mainlands of Tamarac Lakes Section 4-A Plat Book 66, Page 11 of the Mainlands of Tamarac Lakes Section 4-A Plat Book 66, Page 11 of the Mainlands of Tamarac Lakes Section 4-A Plat Book 66, Page 11 of the Mainlands of Tamarac Lakes Section 4-A
Creary, Carolyn Y Baker, Cynthia G Gagne, Françoise and Pierre Storch, Robert R & Judith G as Trs for Judith G & Robert Storch LIV TR	4627 4625 4621 4620	NW 45th Court NW 45th Court NW 45th Court NW 45th Court	6 5 4 4	86 86 86 84	Plat Book 66, Page 11 of the Mainlands of Tamarac Lakes Section 4-A Plat Book 66, Page 11 of the Mainlands of Tamarac Lakes Section 4-A Plat Book 66, Page 11 of the Mainlands of Tamarac Lakes Section 4-A Plat Book 66, Page 11 of the Mainlands of Tamarac Lakes Section 4-A
Ouellet, Levis and Noella Barton, Karen LE, Karen Barton REV LIV TR	4622 4624	NW 45th Court NW 45th Court	5 6	84 84	Plat Book 66, Page 11 of the Mainlands of Tamarac Lakes Section 4-A Plat Book 66, Page 11 of the Mainlands of Tamarac Lakes Section 4-A
Hirsch, Richard L and Karen B Beauchesne, Gilles and Helene Beauchesne	4626 4628	NW 45th Court NW 45th Court	7 8	84 84	Plat Book 66, Page 11 of the Mainlands of Tamarac Lakes Section 4-A Plat Book 66, Page 11 of the Mainlands of Tamarac Lakes Section 4-A
Ventures Trust 2013-I-H-R Warner, Robert L and Samuel B Connally	4630 4632	NW 45th Court NW 45th Court	9 10	84 84	Plat Book 66, Page 11 of the Mainlands of Tamarac Lakes Section 4-A Plat Book 66, Page 11 of the Mainlands of Tamarac Lakes Section 4-A
Cook, Beverly J, as Tr of Beverly J Cook REV LIV TR	4634	NW 45th Court	11	84	Plat Book 66, Page 11 of the Mainlands of Tamarac Lakes Section 4-A
Wright, David E and Susan M	4636 4638	NW 45th Court NW 45th Court	12 13	84 84	Plat Book 66, Page 11 of the Mainlands of Tamarac Lakes Section 4-A Plat Book 66, Page 11 of the Mainlands of Tamarac Lakes Section 4-A



**EXHIBIT "B" TO THE REVITALIZED AMENDED AND  
RESTATED DECLARATION OF RESTRICTIONS**

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as shown below of the Public Records of Broward County

<u>Owners</u>	<u>House No.</u>	<u>Street Name</u>	<u>Lot</u>	<u>Block</u>	<u>Subdivision</u>
Boulton, Barry	4620	NW 44 Street	11	80	Plat Book 66, Page 11 of the Mainlands of Tamarac Lakes Section 4-A
McKenzie, Hatlie	4622	NW 44 Street	12	80	Plat Book 66, Page 11 of the Mainlands of Tamarac Lakes Section 4-A
Peirson, Hilda Pury, Linda A					
Pierson, and Mary L Pierson	4623	NW 44 Street	22	81	Plat Book 66, Page 11 of the Mainlands of Tamarac Lakes Section 4-A
Duclos, Constantine & Marie D	4624	NW 44 Street	13	80	Plat Book 66, Page 11 of the Mainlands of Tamarac Lakes Section 4-A
Betancourt, Emma LE	4625	NW 44 Street	21	81	Plat Book 66, Page 11 of the Mainlands of Tamarac Lakes Section 4-A
Grandison, Icema and Williams, Paula	4626	NW 44 Street	14	80	Plat Book 66, Page 11 of the Mainlands of Tamarac Lakes Section 4-A
Federal National Mortgage Association	4627	NW 44 Street	20	81	Plat Book 66, Page 11 of the Mainlands of Tamarac Lakes Section 4-A
Dowling, Pamela	4628	NW 44 Street	15	80	Plat Book 66, Page 11 of the Mainlands of Tamarac Lakes Section 4-A
Silva, Marina Mercado	4629	NW 44 Street	19	81	Plat Book 66, Page 11 of the Mainlands of Tamarac Lakes Section 4-A
Mainlands Section Four Civic and Recreation Assn Inc	4630	NW 44 Street	16	80	Plat Book 66, Page 11 of the Mainlands of Tamarac Lakes Section 4-A
Oliviera, Jose	4631	NW 44 Street	18	81	Plat Book 66, Page 11 of the Mainlands of Tamarac Lakes Section 4-A
Baldeon, Elsa and Espinosa, Silvia	4632	NW 44 Street	17	80	Plat Book 66, Page 11 of the Mainlands of Tamarac Lakes Section 4-A
Borgia, Luciano	4633	NW 44 Street	17	81	Plat Book 66, Page 11 of the Mainlands of Tamarac Lakes Section 4-A
Barr, William A	4634	NW 44 Street	18	80	Plat Book 66, Page 11 of the Mainlands of Tamarac Lakes Section 4-A
Ambrose, Samson	4635	NW 44 Street	16	81	Plat Book 66, Page 11 of the Mainlands of Tamarac Lakes Section 4-A
Becker, Doris Ann Inniss, Oswald and Collette, Antionette	4636	NW 44 Street	19	80	Plat Book 66, Page 11 of the Mainlands of Tamarac Lakes Section 4-A
Ortiz, Clementina	4637	NW 44 Street	15	81	Plat Book 66, Page 11 of the Mainlands of Tamarac Lakes Section 4-A
Etienne, Frantz	4638	NW 44 Street	20	80	Plat Book 66, Page 11 of the Mainlands of Tamarac Lakes Section 4-A
Ho, Frankie J and Yuk Ngor Lo and Woon C Lai	4639	NW 44 Street	14	81	Plat Book 66, Page 11 of the Mainlands of Tamarac Lakes Section 4-A
Duquesnay, Jennifer	4640	NW 44 Street	21	80	Plat Book 66, Page 11 of the Mainlands of Tamarac Lakes Section 4-A
Weldon, Lucy P	4641	NW 44 Street	13	81	Plat Book 66, Page 11 of the Mainlands of Tamarac Lakes Section 4-A
LeBacken, Jeannie LE, Nelson, Kent, and Pope, Kathy	4642	NW 44 Street	22	80	Plat Book 66, Page 11 of the Mainlands of Tamarac Lakes Section 4-A
Williams, Mansy and Esther	4643	NW 44 Street	12	81	Plat Book 66, Page 11 of the Mainlands of Tamarac Lakes Section 4-A
	4644	NW 44 Street	23	80	Plat Book 66, Page 11 of the Mainlands of Tamarac Lakes Section 4-A

**EXHIBIT "B" TO THE REVITALIZED AMENDED AND  
RESTATED DECLARATION OF RESTRICTIONS**

Legal Description according to the Plat recorded in Plat Books, and Pages  
as shown below of the Public Records of Broward County

<u>Owners</u>	<u>House No.</u>	<u>Street Name</u>	<u>Lot</u>	<u>Block</u>	<u>Subdivision</u>
Rocha, Dennise C	4646	NW 44th Street	24	80	Plat Book 66, Page 11 of the Mainlands of Tamarac Lakes Section 4-A
Begert-Clark Steven E and Thomas E Begert-Clark	4700	NW 44th Street	25	80	Plat Book 66, Page 11 of the Mainlands of Tamarac Lakes Section 4-A
Artun, Jerrod Paul	4701	NW 44th Street	24	82	Plat Book 66, Page 11 of the Mainlands of Tamarac Lakes Section 4-A
Baker, Herma	4702	NW 44th Street	26	80	Plat Book 66, Page 11 of the Mainlands of Tamarac Lakes Section 4-A
Davis, Eloise	4703	NW 44th Street	23	82	Plat Book 67, Page 2 of the Mainlands of Tamarac Lakes Section 4-B
Anderson, Jenifer	4704	NW 44th Street	27	80	Plat Book 67, Page 2 of the Mainlands of Tamarac Lakes Section 4-B
Gillespie, Brian W and Thomas J. Morris	4705	NW 44th Street	22	82	Plat Book 67, Page 2 of the Mainlands of Tamarac Lakes Section 4-B
Guida, Anthony Leonardo H/E	4706	NW 44th Street	28	80	Plat Book 67, Page 2 of the Mainlands of Tamarac Lakes Section 4-B
Swanson, Ippolita (Tina)	4707	NW 44th Street	21	82	Plat Book 67, Page 2 of the Mainlands of Tamarac Lakes Section 4-B
Villegas, Pedro Luis Salgado & John Salgado	4708	NW 44th Street	29	80	Plat Book 67, Page 2 of the Mainlands of Tamarac Lakes Section 4-B
Barber, Otis and Patricia	4709	NW 44th Street	20	82	Plat Book 67, Page 2 of the Mainlands of Tamarac Lakes Section 4-B
Iman, Herman	4710	NW 44th Street	30	80	Plat Book 67, Page 2 of the Mainlands of Tamarac Lakes Section 4-B
Richards, Darrain I H/E	4711	NW 44th Street	19	82	Plat Book 67, Page 2 of the Mainlands of Tamarac Lakes Section 4-B
McKenzie, Lee Roy	4712	NW 44th Street	31	80	Plat Book 67, Page 2 of the Mainlands of Tamarac Lakes Section 4-B
Walls, John J and Ana D	4713	NW 44th Street	18	82	Plat Book 67, Page 2 of the Mainlands of Tamarac Lakes Section 4-B
Palmer, Jacqueline	4714	NW 44th Street	32	80	Plat Book 67, Page 2 of the Mainlands of Tamarac Lakes Section 4-B
Desmornes, Marie H/E and Desmornes, Emmanuel	4715	NW 44th Street	17	82	Plat Book 67, Page 2 of the Mainlands of Tamarac Lakes Section 4-B
Foster, David Allen	4716	NW 44th Street	33	80	Plat Book 67, Page 2 of the Mainlands of Tamarac Lakes Section 4-B
Garcia, Natanael & Emilia	4717	NW 44th Street	16	82	Plat Book 67, Page 2 of the Mainlands of Tamarac Lakes Section 4-B
Jenuilis, Donald J and Susan R. Jenuilis, as Co-Trustees of The Jenuilis Family Trust	4718	NW 44th Street	34	80	Plat Book 67, Page 2 of the Mainlands of Tamarac Lakes Section 4-B
Price, Betty	4719	NW 44th Street	15	82	Plat Book 67, Page 2 of the Mainlands of Tamarac Lakes Section 4-B
N Ouellet Enterprises LLC	4720	NW 44th Street	35	80	Plat Book 67, Page 2 of the Mainlands of Tamarac Lakes Section 4-B
Grosso, Michael	4721	NW 44th Street	14	82	Plat Book 67, Page 2 of the Mainlands of Tamarac Lakes Section 4-B
Langshaw, Delores A	4722	NW 44th Street	36	80	Plat Book 67, Page 2 of the Mainlands of Tamarac Lakes Section 4-B
Zamora, Marcy & Juan Zamora	4723	NW 44th Street	13	82	Plat Book 67, Page 2 of the Mainlands of Tamarac Lakes Section 4-B
Edgar, Betty LE					
Querol, Nelson & Dora					

EXHIBIT "B" TO THE REVITALIZED AMENDED AND  
RESTATED DECLARATION OF RESTRICTIONS

Legal Description according to the Plat recorded in Plat Books, and Pages  
as shown below of the Public Records of Broward County

<u>Owners</u>	<u>House No.</u>	<u>Street Name</u>	<u>Lot</u>	<u>Block</u>	<u>Subdivision</u>
Simonson, Roger H/E and Oliver, Herb	4724	NW 44th Street	37	80	Plat Book 67, Page 2 of the Mainlands of Tamarac Lakes Section 4-B

**EXHIBIT "B" TO THE REVITALIZED AMENDED AND  
RESTATED DECLARATION OF RESTRICTIONS**

Legal Description according to the Plat Recorded in Plat Books and Pages  
as shown below of the Public Records of Broward County

<u>Owners</u>	<u>House No.</u>	<u>Street Name</u>	<u>Lot</u>	<u>Block</u>	<u>Subdivision</u>
Federal National Mortgage Association	4619	NW 46 Street	25	89	Plat Book 66, Page 11 of the Mainlands of Tamarac Lakes Section 4-A
Bourdages, Denis and Diane	4621	NW 46 Street	24	89	Plat Book 66, Page 11 of the Mainlands of Tamarac Lakes Section 4-A
Giguere-Bourdages	4623	NW 46 Street	23	89	Plat Book 66, Page 11 of the Mainlands of Tamarac Lakes Section 4-A
Jarkow, Jennifer	4625	NW 46 Street	22	89	Plat Book 66, Page 11 of the Mainlands of Tamarac Lakes Section 4-A
N Ouellet Enterprises LLC	4627	NW 46 Street	21	89	Plat Book 66, Page 11 of the Mainlands of Tamarac Lakes Section 4-A
Fortier, Claude and Aube, Louise	4629	NW 46 Street	20	89	Plat Book 66, Page 11 of the Mainlands of Tamarac Lakes Section 4-A
Morrison c. Ray and Garces, daniel LE	4631	NW 46 Street	19	89	Plat Book 66, Page 11 of the Mainlands of Tamarac Lakes Section 4-A
Dandurand, Claude LE and Mimeault, Solange LE	4633	NW 46 Street	18	89	Plat Book 66, Page 11 of the Mainlands of Tamarac Lakes Section 4-A
Teresa A Mears as TR of Teresa Mears REV TR	4626	NW 46 Street	3	86	Plat Book 66, Page 11 of the Mainlands of Tamarac Lakes Section 4-A
Kloszewski, Thomas and Sandra Kloszewski	4624	NW 46 Street	2	86	Plat Book 66, Page 11 of the Mainlands of Tamarac Lakes Section 4-A
Alfaro, Omar E and Martinez, Bertha	4622	NW 46 Street	1	86	Plat Book 66, Page 11 of the Mainlands of Tamarac Lakes Section 4-A
Pilcher, Joyce LE,					

**EXHIBIT "B" TO THE REVITAIZED AMENDED AND  
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Legal Description according to the Plat Books and Pages  
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<u>Owners</u>	<u>House No.</u>	<u>Street Name</u>	<u>Lot</u>	<u>Block</u>	<u>Subdivision</u>
Becker, Herbert H	4400	NW 46th Way	10	83	Plat Book 66, Page 11 of the Mainlands of Tamarac Lakes Section 4-A
Krenick, Chester H & Susan B	4402	NW 46th Way	11	83	Plat Book 66, Page 11 of the Mainlands of Tamarac Lakes Section 4-A
Carella, Linda Marilyn	4404	NW 46th Way	12	83	Plat Book 66, Page 11 of the Mainlands of Tamarac Lakes Section 4-A
Johnston, Suzanne M	4522	NW 46th Way	1	84	Plat Book 66, Page 11 of the Mainlands of Tamarac Lakes Section 4-A
Stoner, Claudia C	4520	NW 46th Way	2	84	Plat Book 66, Page 11 of the Mainlands of Tamarac Lakes Section 4-A
Zierner, Robert	4518	NW 46th Way	3	84	Plat Book 66, Page 11 of the Mainlands of Tamarac Lakes Section 4-A

**EXHIBIT "B" TO THE REVITALIZED AMENDED AND  
RESTATE DECLARATION OF RESTRICTIONS**

<u>Owner(s)</u>	<u>House No.</u>	<u>Street Name</u>	<u>Lot</u>	<u>Block</u>	<u>Subdivision</u>
					<u>Legal Description according to the Plat Recorded in Plat Books and Page(s) as shown below of the Public Records of Broward County</u>
Gulino, Carl	4601	Monterey Dr	23	87	Plat Book 66, Page 11 of the Mainlands of Tamarac Lakes Section 4-A
Sexton, Nancy L	4525	Monterey Dr	24	87	Plat Book 66, Page 11 of the Mainlands of Tamarac Lakes Section 4-A
Hancock, David K & Lynda D	4523	Monterey Dr	25	87	Plat Book 67, Page 2 of the Mainlands of Tamarac Lakes Section 4-B
Heslop, Wayne C	4521	Monterey Dr	26	87	Plat Book 67, Page 2 of the Mainlands of Tamarac Lakes Section 4-B
Schenk, Lori and Joy Malico	4519	Monterey Dr	27	87	Plat Book 67, Page 2 of the Mainlands of Tamarac Lakes Section 4-B
Stern, Jeffrey	4517	Monterey Dr	28	87	Plat Book 67, Page 2 of the Mainlands of Tamarac Lakes Section 4-B
Ryan, Jane T	4515	Monterey Dr	29	87	Plat Book 67, Page 2 of the Mainlands of Tamarac Lakes Section 4-B
Santos, Angela Maria	4513	Monterey Dr	30	87	Plat Book 67, Page 2 of the Mainlands of Tamarac Lakes Section 4-B
Hamilton, Owen & Celomie Hamilton	4511	Monterey Dr	31	87	Plat Book 67, Page 2 of the Mainlands of Tamarac Lakes Section 4-B
Marcus, Samuel & Delores	4509	Monterey Dr	32	87	Plat Book 67, Page 2 of the Mainlands of Tamarac Lakes Section 4-B
Viacava, Miguel Angel Est	4510	Monterey Dr	6	85	Plat Book 67, Page 2 of the Mainlands of Tamarac Lakes Section 4-B
Cuadros, Oscar H and Paramo, Alicia	4512	Monterey Dr	5	85	Plat Book 67, Page 2 of the Mainlands of Tamarac Lakes Section 4-B
Pfeiffer, Emil as Trustee of the Helen Pfeiffer Trust	4514	Monterey Dr	4	85	Plat Book 67, Page 2 of the Mainlands of Tamarac Lakes Section 4-B
Ellett, Pamela J	4516	Monterey Dr	3	85	Plat Book 67, Page 2 of the Mainlands of Tamarac Lakes Section 4-B
Beltran, Roseberg	4518	Monterey Dr	2	85	Plat Book 67, Page 2 of the Mainlands of Tamarac Lakes Section 4-B
Murawski, Neil	4520	Monterey Dr	1	85	Plat Book 66, Page 11 of the Mainlands of Tamarac Lakes Section 4-A

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RESTATED DECLARATION OF RESTRICTIONS**

Legal Description according to the Plat Books and Pages  
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<u>Owners</u>	<u>Street No.</u>	<u>Street Name</u>	<u>Lot</u>	<u>Block</u>	<u>Subdivision</u>
Paprzycki, Caroline L Est	4401	NW 48th Ave	38	80	Plat Book 67, Page 2 of the Mainlands of Tamarac Lakes Section 4-B
Roberts, Dale M	4403	NW 48th Ave	39	80	Plat Book 67, Page 2 of the Mainlands of Tamarac Lakes Section 4-B
Schaad, Keith	4405	NW 48th Ave	40	80	Plat Book 67, Page 2 of the Mainlands of Tamarac Lakes Section 4-B
Forrest, Frank & Conzueala	4407	NW 48th Ave	41	80	Plat Book 67, Page 2 of the Mainlands of Tamarac Lakes Section 4-B
Oda, Marvin & Margaret	4409	NW 48th Ave	42	80	Plat Book 67, Page 2 of the Mainlands of Tamarac Lakes Section 4-B
Giuliano, Melita	4411	NW 48th Ave	43	80	Plat Book 67, Page 2 of the Mainlands of Tamarac Lakes Section 4-B
Begera, George & Brenda	4501	NW 48th Ave	44	80	Plat Book 67, Page 2 of the Mainlands of Tamarac Lakes Section 4-B
Laureno, Carolyn	4503	NW 48th Ave	45	80	Plat Book 67, Page 2 of the Mainlands of Tamarac Lakes Section 4-B
Murray, Patricia R	4500	NW 48th Ave	36	83	Plat Book 67, Page 2 of the Mainlands of Tamarac Lakes Section 4-B
Eckert, Harvey & Gerri	4502	NW 48th Ave	37	83	Plat Book 67, Page 2 of the Mainlands of Tamarac Lakes Section 4-B
Altieri, Carl Louis and					
Demeglio, Genevieve E	4504	NW 48th Ave	38	83	Plat Book 67, Page 2 of the Mainlands of Tamarac Lakes Section 4-B
English, Donald J	4506	NW 48th Ave	39	83	Plat Book 67, Page 2 of the Mainlands of Tamarac Lakes Section 4-B
DeLeon, Raul A H/E and					
DeLeon, Natividad	4700	NW 48th Ave	22	88	Plat Book 66, Page 11 of the Mainlands of Tamarac Lakes Section 4-A
Irving, Millicent & Irving, Leslie	4702	NW 48th Ave	21	88	Plat Book 66, Page 11 of the Mainlands of Tamarac Lakes Section 4-A
Heard, Andrew F Jr	4703	NW 48th Ave	22	87	Plat Book 66, Page 11 of the Mainlands of Tamarac Lakes Section 4-A
Bello, Francia	4704	NW 48th Ave	20	88	Plat Book 65, Page 37 of the Mainlands of Tamarac Lakes Fourth Section
Ouellet, Nelson	4705	NW 48th Ave	21	87	Plat Book 66, Page 11 of the Mainlands of Tamarac Lakes Section 4-A
McGuire, Bonnie L	4706	NW 48th Ave	19	88	Plat Book 65, Page 37 of the Mainlands of Tamarac Lakes Fourth Section
Maloney, Lynn and David					
B. Lefkowitz,	4707	NW 48th Ave	20	87	Plat Book 65, Page 37 of the Mainlands of Tamarac Lakes Fourth Section
Samlal R Garib LE, Samlal R Garib as Tr of Samlal					
R Garib, REV TR	4708	NW 48th Ave	18	88	Plat Book 65, Page 37 of the Mainlands of Tamarac Lakes Fourth Section
Radich, Ruth Reiland LE	4709	NW 48th Ave	19	87	Plat Book 65, Page 37 of the Mainlands of Tamarac Lakes Fourth Section
Barzano, Mary Kay	4710	NW 48th Ave	17	88	Plat Book 65, Page 37 of the Mainlands of Tamarac Lakes Fourth Section
Allen, Ashton S. and					
Allen, Beatrice C. LE	4711	NW 48th Ave	18	87	Plat Book 65, Page 37 of the Mainlands of Tamarac Lakes Fourth Section
Izzo, Jo-Ann A LE	4712	NW 48th Ave	16	88	Plat Book 65, Page 37 of the Mainlands of Tamarac Lakes Fourth Section
Elizabeth Ridder LE, Elizabeth Long, Elizabeth Ann	4713	NW 48th Ave	17	87	Plat Book 65, Page 37 of the Mainlands of Tamarac Lakes Fourth Section

**EXHIBIT "B" TO THE REVITALIZED AMENDED AND  
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<u>Owners</u>	<u>Street No.</u>	<u>Street Name</u>	<u>Lot</u>	<u>Block</u>	<u>Subdivision</u>
Rosario, Hector J & Maria I	4714	NW 48th Ave	15	88	Plat Book 65, Page 37 of the Mainlands of Tamarac Lakes Fourth Section
Prisby, Janet	4715	NW 48th Ave	16	87	Plat Book 65, Page 37 of the Mainlands of Tamarac Lakes Fourth Section
Watt, Margie F	4716	NW 48th Ave	14	88	Plat Book 65, Page 37 of the Mainlands of Tamarac Lakes Fourth Section
LaPlante, Bertrand J & Lina Silvera, Enid LE, Richard S	4717	NW 48th Ave	15	87	Plat Book 65, Page 37 of the Mainlands of Tamarac Lakes Fourth Section
Silvera, Howard A Silvera	4718	NW 48th Ave	13	88	Plat Book 65, Page 37 of the Mainlands of Tamarac Lakes Fourth Section
James, Ruby M	4719	NW 48th Ave	14	87	Plat Book 65, Page 37 of the Mainlands of Tamarac Lakes Fourth Section
Dulski, Barbara A and Zieris, Joan M	4720	NW 48th Ave	12	88	Plat Book 65, Page 37 of the Mainlands of Tamarac Lakes Fourth Section
Geiselman, Roseann	4721	NW 48th Ave	13	87	Plat Book 65, Page 37 of the Mainlands of Tamarac Lakes Fourth Section
Vallie, William J & Wilma J Calkins, Charles W. and Calkings-Grady, Mariana and Thomas Calkins	4723	NW 48th Ave	12	87	Plat Book 65, Page 37 of the Mainlands of Tamarac Lakes Fourth Section
Meza, Jorge & Gloria	4800	NW 48th Ave	11	88	Plat Book 65, Page 37 of the Mainlands of Tamarac Lakes Fourth Section
Quiroga, Luis & Gloria	4801	NW 48th Ave	11	87	Plat Book 65, Page 37 of the Mainlands of Tamarac Lakes Fourth Section
Ross, Dorothy E as Tr to Dorothy E Ross REV TR	4802	NW 48th Ave	10	88	Plat Book 65, Page 37 of the Mainlands of Tamarac Lakes Fourth Section
Cotter, Dolores M	4803	NW 48th Ave	10	87	Plat Book 65, Page 37 of the Mainlands of Tamarac Lakes Fourth Section
Powell, Stella M as TR of Stella M Powell REV TR	4804	NW 48th Ave	9	88	Plat Book 65, Page 37 of the Mainlands of Tamarac Lakes Fourth Section
Nugent, Blythe	4805	NW 48th Ave	9	87	Plat Book 65, Page 37 of the Mainlands of Tamarac Lakes Fourth Section
Gruber, Thomas & Kathleen F	4806	NW 48th Ave	8	88	Plat Book 65, Page 37 of the Mainlands of Tamarac Lakes Fourth Section
Oban, Marjorie	4807	NW 48th Ave	8	87	Plat Book 65, Page 37 of the Mainlands of Tamarac Lakes Fourth Section
Bourret, Richard and Carolle Falcone, and Rita Laurin Bergeron, Michel and Girard, Paquerette	4808	NW 48th Ave	7	88	Plat Book 65, Page 37 of the Mainlands of Tamarac Lakes Fourth Section
Kerr, Donald L & Patricia L Waith, Sheriza and Jaipershad, Rampersaud	4809	NW 48th Ave	7	87	Plat Book 65, Page 37 of the Mainlands of Tamarac Lakes Fourth Section
Doyle, Evelyn V	4810	NW 48th Ave	6	88	Plat Book 65, Page 37 of the Mainlands of Tamarac Lakes Fourth Section
Waite, Valerie J	4811	NW 48th Ave	6	87	Plat Book 65, Page 37 of the Mainlands of Tamarac Lakes Fourth Section
	4812	NW 48th Ave	5	88	Plat Book 65, Page 37 of the Mainlands of Tamarac Lakes Fourth Section
	4814	NW 48th Ave	4	88	Plat Book 65, Page 37 of the Mainlands of Tamarac Lakes Fourth Section
	4900	NW 48th Ave	3	88	Plat Book 65, Page 37 of the Mainlands of Tamarac Lakes Fourth Section



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<u>Owners</u>	<u>Street No.</u>	<u>Street Name</u>	<u>Lot</u>	<u>Block</u>	<u>Subdivision</u>
Pollard, Russell LE and Allen, Patricia	4901	NW 48th Avenue	5	87	Plat Book 65, Page 37 of the Mainlands of Tamarac Lakes Fourth Section
Giroux, Estelle	4902	NW 48th Avenue	2	88	Plat Book 65, Page 37 of the Mainlands of Tamarac Lakes Fourth Section
Curtis, Marie A as Tr of Marie A Curtis REV LIV TR	4903	NW 48th Avenue	4	87	Plat Book 65, Page 37 of the Mainlands of Tamarac Lakes Fourth Section
Sthakis, Arlene T	4904	NW 48th Avenue	1	88	Plat Book 65, Page 37 of the Mainlands of Tamarac Lakes Fourth Section
Silvia, Edward Paul	4905	NW 48th Avenue	3	87	Plat Book 65, Page 37 of the Mainlands of Tamarac Lakes Fourth Section
Hristov, Resa	4907	NW 48th Avenue	2	87	Plat Book 65, Page 37 of the Mainlands of Tamarac Lakes Fourth Section
Raible, Michael	4909	NW 48th Avenue	1	87	Plat Book 65, Page 37 of the Mainlands of Tamarac Lakes Fourth Section

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<u>House No.</u>	<u>Street Name</u>	<u>Lot</u>	<u>Block</u>	<u>Subdivision</u>
4502	NW 47th Terr	23	84	Plat Book 67, Page 2 of the Mainlands of Tamarac Lakes Section 4-B
4504	NW 47th Terr	22	84	Plat Book 67, Page 2 of the Mainlands of Tamarac Lakes Section 4-B
4506	NW 47th Terr	21	84	Plat Book 67, Page 2 of the Mainlands of Tamarac Lakes Section 4-B
4508	NW 47th Terr	20	84	Plat Book 67, Page 2 of the Mainlands of Tamarac Lakes Section 4-B
4509	NW 47th Terr	7	85	Plat Book 67, Page 2 of the Mainlands of Tamarac Lakes Section 4-B
4510	NW 47th Terr	19	84	Plat Book 67, Page 2 of the Mainlands of Tamarac Lakes Section 4-B
4511	NW 47th Terr	8	85	Plat Book 67, Page 2 of the Mainlands of Tamarac Lakes Section 4-B
4512	NW 47th Terr	18	84	Plat Book 67, Page 2 of the Mainlands of Tamarac Lakes Section 4-B
4513	NW 47th Terr	9	85	Plat Book 67, Page 2 of the Mainlands of Tamarac Lakes Section 4-B
4514	NW 47th Terr	17	84	Plat Book 67, Page 2 of the Mainlands of Tamarac Lakes Section 4-B
4515	NW 47th Terr	10	85	Plat Book 67, Page 2 of the Mainlands of Tamarac Lakes Section 4-B
4516	NW 47th Terr	16	84	Plat Book 66, Page 11 of the Mainlands of Tamarac Lakes Section 4-A
4517	NW 47th Terr	11	85	Plat Book 66, Page 11 of the Mainlands of Tamarac Lakes Section 4-A
4518	NW 47th Terr	15	84	Plat Book 66, Page 11 of the Mainlands of Tamarac Lakes Section 4-A
4519	NW 47th Terr	12	85	Plat Book 66, Page 11 of the Mainlands of Tamarac Lakes Section 4-A
4520	NW 47th Terr	14	84	Plat Book 66, Page 11 of the Mainlands of Tamarac Lakes Section 4-A
4700	NW 47th Terr	17	89	Plat Book 66, Page 11 of the Mainlands of Tamarac Lakes Section 4-A
4701	NW 47th Terr	23	88	Plat Book 66, Page 11 of the Mainlands of Tamarac Lakes Section 4-A
4702	NW 47th Terr	16	89	Plat Book 65, Page 37 of the Mainlands of Tamarac Lakes Fourth Section
4703	NW 47th Terr	24	88	Plat Book 65, Page 37 of the Mainlands of Tamarac Lakes Fourth Section
4704	NW 47th Terr	15	89	Plat Book 65, Page 37 of the Mainlands of Tamarac Lakes Fourth Section

Owners

Barry, Mary Ann  
Mastropole, Diana R  
Wargo, Keith D  
Henthorn, Richard E and  
Otero, Anthony L  
Scime, Samuel  
Federal National Mortgage  
Association  
Federal National Mortgage  
Assn c/o Home Financing Ctr  
Federal National Mortgage  
Assn  
LaFayette, Doris  
Restaino, Lena LE  
Olszewski, June I and June  
I Olszewski REV TR  
Murphy, Virginia J, Virginia  
J Murphy REV LIV TR  
Richard, Bernadette A and  
Richard, Roland D  
Smajdor, Deborah A and  
& Joseph Z  
Hamilton, William L and  
Delores J.  
Thompson, Tommy and Vikkie  
Birmingham, Donald J and  
Birmingham, Carol A  
McGinley, Linda and William  
Orick, Robert and Tina  
Reategui, Olga  
Cohoat, Susan

**EXHIBIT "B" TO THE REVITALIZED AMENDED AND  
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<u>Owners</u>	<u>House No.</u>	<u>Street Name</u>	<u>Lot</u>	<u>Block</u>	<u>Subdivision</u>
Cadogan, Curt Anthony and Gwendolyn Cadogan	4705	NW 47th Terr	25	88	Plat Book 65, Page 37 of the Mainlands of Tamarac Lakes Fourth Section
Cosette, Claudette Boulet and Cosette, Denis	4706	NW 47th Terr	14	89	Plat Book 65, Page 37 of the Mainlands of Tamarac Lakes Fourth Section
Girard, Christian LE and Trudel, Denise LE	4707	NW 47th Terr	26	88	Plat Book 65, Page 37 of the Mainlands of Tamarac Lakes Fourth Section
Scalzo, Angelina LE, Scalzo, Anthony E and Batzer, Suzy	4708	NW 47th Terr	13	89	Plat Book 65, Page 37 of the Mainlands of Tamarac Lakes Fourth Section
Ramos, Margaret I	4709	NW 47th Terr	27	88	Plat Book 65, Page 37 of the Mainlands of Tamarac Lakes Fourth Section
Pestana, Rita and Jorge Luis	4710	NW 47th Terr	12	89	Plat Book 65, Page 37 of the Mainlands of Tamarac Lakes Fourth Section
Williams, Sandra Lee	4711	NW 47th Terr	28	88	Plat Book 65, Page 37 of the Mainlands of Tamarac Lakes Fourth Section
Ouellet, Nelson	4712	NW 47th Terr	11	89	Plat Book 65, Page 37 of the Mainlands of Tamarac Lakes Fourth Section
Almetes, Pierre and Almetes, Rosette	4713	NW 47th Terr	29	88	Plat Book 65, Page 37 of the Mainlands of Tamarac Lakes Fourth Section
Clancey, Jane E	4714	NW 47th Terr	10	89	Plat Book 65, Page 37 of the Mainlands of Tamarac Lakes Fourth Section
Delucca, Anthony A Jr	4715	NW 47th Terr	30	88	Plat Book 65, Page 37 of the Mainlands of Tamarac Lakes Fourth Section
Ball, Lavinia H	4717	NW 47th Terr	31	88	Plat Book 65, Page 37 of the Mainlands of Tamarac Lakes Fourth Section
Ortiz, Luisa	4719	NW 47th Terr	32	88	Plat Book 65, Page 37 of the Mainlands of Tamarac Lakes Fourth Section
Smith, Oswald and Merle Bernier, Gilles LE and Lebreux, Roselle LE	4721	NW 47th Terr	33	88	Plat Book 65, Page 37 of the Mainlands of Tamarac Lakes Fourth Section
Bonsdale, George V & Janet C	4800	NW 47th Terr	9	89	Plat Book 65, Page 37 of the Mainlands of Tamarac Lakes Fourth Section
Robinson, Joyce M	4801	NW 47th Terr	34	88	Plat Book 65, Page 37 of the Mainlands of Tamarac Lakes Fourth Section
Smith, Winnifred	4802	NW 47th Terr	8	89	Plat Book 65, Page 37 of the Mainlands of Tamarac Lakes Fourth Section
Murphy, Robert G and Hartner, Stephen	4803	NW 47th Terr	35	88	Plat Book 65, Page 37 of the Mainlands of Tamarac Lakes Fourth Section
Aldred, Paul	4804	NW 47th Terr	7	89	Plat Book 65, Page 37 of the Mainlands of Tamarac Lakes Fourth Section
Sunvesting, LLC	4805	NW 47th Terr	36	88	Plat Book 65, Page 37 of the Mainlands of Tamarac Lakes Fourth Section
Giordano, Florence	4806	NW 47th Terr	6	89	Plat Book 65, Page 37 of the Mainlands of Tamarac Lakes Fourth Section
Marksz, Bobbi J and Spell, Michael E	4807	NW 47th Terr	37	88	Plat Book 65, Page 37 of the Mainlands of Tamarac Lakes Fourth Section
Anderson, Bruce R	4808	NW 47th Terr	5	89	Plat Book 65, Page 37 of the Mainlands of Tamarac Lakes Fourth Section
	4809	NW 47th Terr	38	88	Plat Book 65, Page 37 of the Mainlands of Tamarac Lakes Fourth Section

**EXHIBIT "B" TO THE REVITALIZED AMENDED AND  
RE-STATE DECLARATION OF RESTRICTIONS**

Legal Description according to the Plat recorded in Plat Books, and Pages  
as shown below of the Public Records of Broward County

<u>Owners</u>	<u>House No.</u>	<u>Street Name</u>	<u>Lot</u>	<u>Block</u>	<u>Subdivision</u>
Lotempio, Vincent Jr. and Jacqueline	4810	NW 47th Terr	4	89	Plat Book 65, Page 37 of the Mainlands of Tamarac Lakes Fourth Section
Villalobos, Luis & Aura	4811	NW 47th Terr	39	88	Plat Book 65, Page 37 of the Mainlands of Tamarac Lakes Fourth Section
Phelps, Anita	4812	NW 47th Terr	3	89	Plat Book 65, Page 37 of the Mainlands of Tamarac Lakes Fourth Section
Dickson Jean S, Trustee of Jean S. Dickson TR	4813	NW 47th Terr	40	88	Plat Book 65, Page 37 of the Mainlands of Tamarac Lakes Fourth Section
Gravelle, Yvon LE	4814	NW 47th Terr	2	89	Plat Book 65, Page 37 of the Mainlands of Tamarac Lakes Fourth Section
Archibald, Alain LE and Archibald, Gilberte LE	4816	NW 47th Terr	1	89	Plat Book 65, Page 37 of the Mainlands of Tamarac Lakes Fourth Section
Ward, John J & Mary Lou	4901	NW 47th Terr	41	88	Plat Book 65, Page 37 of the Mainlands of Tamarac Lakes Fourth Section
Armenia, Joseph S	4903	NW 47th Terr	42	88	Plat Book 65, Page 37 of the Mainlands of Tamarac Lakes Fourth Section

ARTICLES OF INCORPORATION  
OF  
MAINLANDS SECTION FOUR CIVIC  
AND RECREATION ASSOCIATION, INC.

FILED  
APR 19 4 54 PM '70  
TAMPA COUNTY CLERK  
TAMPA, FLORIDA

The undersigned subscribers to these Articles of Incorporation, each a natural person competent to contract, hereby associate themselves together to form a corporation not for profit under the laws of the State of Florida.

ARTICLE I

Name

The name of this corporation shall be Mainlands Section Four Civic and Recreation Association, Inc.

ARTICLE II

Purposes

The general purposes of this corporation not for profit shall be:

1. To take an active part in civic affairs.
2. To promote an active spirit in the community.
3. To protect the interests of the homeowners of the City of Tamarac.
4. To oppose all activities or proposals which tend to depreciate or jeopardize our investments in our homes.
5. To present a united front on all matters of mutual interest to our membership and our community.
6. To assist and guide in fellowship, entertainment and recreation and to promote rules and regulations for the good conduct and benefit of all the members of the community of Mainlands Section Four.

ARTICLE III

Status

This corporation shall be a non-profit organization under the laws of the State of Florida.

ARTICLE IV

Existence

This corporation is to exist perpetually.

ARTICLE V

Officers and Committees

The elective officers of the corporation shall be a President, Vice President, Secretary and Treasurer, and such additional officers as the By-Laws of the corporation shall establish from time to time.

NOTE: Either part or all of this document submitted for recording is not clear and/or legible at time of recording for imaging purposes

OR BK 31331 PG 1167

A) All elected officers shall hold office for a term of one (1) year, with the privilege of re-election.

B) There shall be such standing and special committees as shall be established in the By-Laws of the corporation and as shall be created from time to time by the Board of Directors.

C) All appointments made by the President or Vice President in his stead, are to hold office at his pleasure and during his term as President. The affairs of the corporation are to be managed by the Board of Directors. The officers who are to serve until the next election are as follows:

President	OSCAR W. SELTMAN
Vice President	WILLIAM HAMSON
Secretary	FLORENCE L. HITCEY
Treasurer	ARTHUR J. DIEHMAYER

ARTICLE VI

Location

The initial post office address of the principal office of the corporation in the State of Florida is 4630 Northwest 46th Street, City of Tamarac, Broward County, Florida, 33313. The Board of Directors may from time to time move the principal office to any other address in Florida.

ARTICLE VII

Directors

The corporation shall have seven (7) directors, including officers, initially. The number of directors may be increased or diminished from time to time by By-Laws adopted by the members, but shall never be less than three (3). The initial Board of Directors is as follows:

<u>NAME</u>	<u>ADDRESS</u>
WILLIAM CURRAN	4806 N.W. 47th Terrace, Tamarac, Florida
WILLIAM HAMSON	4642 N.W. 44th Street, Tamarac, Florida
FLORENCE L. HITCEY	4712 N.W. 48th Avenue, Tamarac, Florida

OR BK 31331 PG 1168

ARTHUR J. DIEMAYER

4632 N.W. 45th Court,  
Tamarac, Florida

JOHN STEPHENS

4638 N.W. 45th Court,  
Tamarac, Florida

JAMES RITCEY

4712 N.W. 48th Avenue,  
Tamarac, Florida

OSCAR W. SELTMAN

4645 N.W. 44th Street,  
Tamarac, Florida

ARTICLE VIII

Amendments

The Articles of Incorporation of the corporation may be amended at any regular or special meeting of the members, by a two-thirds (2/3) vote of the members present at such meeting and qualified to vote, and said amendment shall be proposed to the members by the Board of Directors unless all of the directors and all of the members sign a written statement manifesting their intention that a certain amendment of these Articles of Incorporation be made.

Notice of any meeting where a vote is to be taken concerning the amendment of these Articles of Incorporation shall be given by posting a written notice on the bulletin board of the clubhouse of Section 4 at least two weeks prior to the meeting and said notice shall contain the date, time and location of the said meeting, a copy of the proposed amendment and the recommendation of the Board of Directors concerning said amendment.

ARTICLE IX

Membership

1. Membership shall be limited to one class designated as Active Membership.
2. Membership shall be open to any adult person who is the record owner of property referred to in the Declaration of Restrictions recorded in Official Records Book 3705, Pages 178 through 186 of the Public Records of Broward County, Florida, encompassing MANICANDS OF TAMARAC LAKES FOURTH SECTION, portions of SECTION 4A, and SECTION 4B, embracing only the 259 lots specified therein.

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ARTICLE X

Subscribers

The name and post office address of each subscriber to these Articles of Incorporation is as follows:

OSCAR W. SELTMAN	4645 N.W. 44th Street, Tamarac, Ft. Lauderdale, Florida, 33313
WILLIAM HAMSON	4642 N.W. 44th Street, Tamarac, Ft. Lauderdale, Florida, 33313
FLORENCE L. KITCEY	4712 N.W. 48th Avenue, Tamarac, Ft. Lauderdale, Florida, 33313
ARTHUR J. DIEMAYER	4632 N.W. 45th Court, Tamarac, Ft. Lauderdale, Florida, 33313
JOHN STEPHENS	4638 N.W. 45th Court, Tamarac, Ft. Lauderdale, Florida, 33313
JAMES KITCEY	4712 N.W. 48th Avenue, Tamarac, Ft. Lauderdale, Florida, 33313
WILLIAM CURRAN	4806 N.W. 47th Terrace, Tamarac, Ft. Lauderdale, Florida, 33313

ARTICLE XI

By-Laws

The initial set of By-Laws shall be established by a majority vote of the members present and voting at a regular or special meeting after incorporation. Thereafter the By-Laws may be changed, modified and amended only by a two-thirds (2/3) vote of the members present and voting at a regular or special meeting.

\* \* \* \* \*

We, the undersigned, being the original subscribers and incorporators of the foregoing corporation do hereby certify that the foregoing constitutes the proposed Articles of Incorporation for MAINLANDS SECTION FOUR CIVIC AND RECREATION ASSOCIATION, INC.

WITNESS:

Richard C. Wallace

Oscar W. Seltman  
OSCAR W. SELTMAN

William Hamson  
WILLIAM HAMSON

Florence L. Kitcey  
FLORENCE L. KITCEY

Arthur J. Diemayer  
ARTHUR J. DIEMAYER

John Stephens  
JOHN STEPHENS

James Kitcey  
JAMES KITCEY

William Curran  
WILLIAM CURRAN

OR BK 31331 PG 1170



STATE OF FLORIDA) SS:  
COUNTY OF BROWARD)

I HEREBY CERTIFY that on this day before me, a Notary Public,  
duly authorized in the State and County named above to take acknowledgments,  
personally appeared Oscar W. Seltman, William Hansen, Florence L. Ritooy,  
Arthur J. Diermayer, John Stephens, James Ritooy and William Curran to me  
known to be the persons described as subscribers in, and who executed the  
foregoing Articles of Incorporation and acknowledged before me that they  
subscribed to these Articles of Incorporation.

WITNESS my hand and official seal in the County and State above  
named, this 8th day of April, 1970.

*Richard C. Wallace*  
Notary Public

Notary Public, State of Florida at Large  
My Commission Expires Nov. 19, 1973  
Bonded by MINCEY AGENCY

OR BK 31331 PG 1171

CERTIFICATE OF AMENDMENT  
OF  
CERTIFICATE OF INCORPORATION  
OF  
MAINLANDS SECTION FOUR CIVIC  
AND RECREATION ASSOCIATION, INC.

FILED  
JAN 16 8 26 AM '71  
DEPARTMENT OF STATE  
TALLAHASSEE, FLORIDA

OR BK 31331 PG 1172

WHEREAS, the MAINLANDS SECTION FOUR CIVIC AND RECREATION ASSOCIATION, is a corporation not for profit, organized and existing under and by virtue of the laws of the State of Florida, and

WHEREAS, ARTICLE VIII of the Certificate of Incorporation of said corporation makes provision for the amendment of the articles of incorporation, and

WHEREAS, at a meeting of the Board of Directors of said corporation, held on the 12th day of January, 1971, the Board of Directors resolved that those amendments to the Certificate of Incorporation as contained herein be presented to the membership of the corporation for its members action, and

WHEREAS, NOTICE of said membership meeting was given, pursuant to ARTICLE VIII of the Certificate of Incorporation and that written notice of said meeting was posted on the board of the clubhouse of SECTION FOUR at least two weeks prior to the meeting, said notice containing the date, time and location of said meeting, and

WHEREAS, at a membership meeting held on the 12th day of January, 1971, the Board of Directors presented to the membership its recommendation for amendment to the Certificate of Incorporation, more specifically to ARTICLE II, by-adding thereto the following numbered paragraphs:

"7. Take such other action as the membership shall direct or approve to keep MAINLANDS, SECTION FOUR an area of high standards, containing residences, improvements and facilities designed for the comfort, convenience and accommodation of its residents.

7-1-71

"8. To perform and provide facilities and services to whatsoever nature that are in the interest of the residences of the hereinabove referred to lands."

and in addition by adding ARTICLE II-A, as follows:

"ARTICLE II-A

"POWERS

"The powers of the CORPORATION shall include the following:

"1. The CORPORATION shall have the power to contract and be contracted with, and all of the powers reasonably necessary to fulfill the obligations and perform the services arising out of any such contract or contracts, in order to procure for the membership such services as the membership shall desire and direct.

"2. The corporation shall be authorized to engage in such other activities which in the opinion of the Board of Directors thereof shall be reasonably appropriate to the accomplishment of the purposes for which it is organized and the performance of its duties and obligations.

"3. To enforce by legal means against any person, firm or corporation any right or privilege of the corporation whether it arises by contract, assignment, law or any other means.

"4. To contract for the management of the CORPORATION and to delegate to such contractor or contractors such powers and duties of the CORPORATION as are deemed necessary to carry out the aforementioned management of the CORPORATION, except such as are specifically required by these Articles to have the approval of the Board of Directors or the membership of the ASSOCIATION.

"5. To employ personnel to perform the services required for the proper operation of the CORPORATION.

"6. All funds and the title to all properties acquired by the CORPORATION and the proceeds thereof shall be held in trust for the Members in accordance with the provisions of these Articles of Incorporation and the By-Laws.

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"7. The powers of the CORPORATION shall be subject to and shall be exercised in accordance with the provisions of the By-Laws.

"8. This CORPORATION shall have the power to function in any manner and for whatsoever purposes that it may deem proper or convenient in connection with any of the aforesaid purposes or otherwise, or that it may deem calculated directly or indirectly, to improve the interest of this CORPORATION, and to do all things specified in Chapter 617 of the Florida Statutes, and to have and to exercise all powers conferred by the laws pursuant to which and under which this CORPORATION is formed, as such laws are now in effect or may at any time hereafter be amended.

"9. The foregoing powers shall, except where otherwise expressed, be in no way limited or restricted by reference to, or inference from, the terms of any other clause of this or any other article of these Articles of Incorporation, and shall be construed as purposes as well as powers, notwithstanding the expressed enumeration of purposes elsewhere in these Articles." and

WHEREAS, that at said membership meeting at least two-thirds of the qualified voters present passed and approved the recommended amendment to the Certificate of Incorporation;

NOW THEREFORE, it is RESOLVED that the Certificate of Incorporation of MAINLANDS SECTION FOUR CIVIC AND RECREATION ASSOCIATION, INC., is hereby amended so as to add to Article II the language hereinbefore set forth in this Certificate of Amendment, and to add an Article II-A in the language as set forth in this Certificate.

IN WITNESS WHEREOF, the said corporation has executed this Certificate of Amendment through its President and Secretary on this 26 day of February, 1971.

(corporate seal) MAINLANDS SECTION FOUR CIVIC AND RECREATION ASSOCIATION, INC.

By [Signature]  
President

Attest:  
[Signature]  
Secretary

OR BK 31331 PG 1174

279307

STATE OF FLORIDA )  
COUNTY OF BROWARD ) SS

BEFORE ME, the undersigned authority, on this day personally appeared, D. W. Seltman and Margaret S. Huiant President and Secretary, respectively, of MAINLANDS SECTION FOUR CIVIC AND RECREATION ASSOCIATION, INC., to me known to be such corporate officers, and they acknowledged that they executed the foregoing Certificate of Amendment for and in behalf of said corporation for the purposes therein expressed.

WITNESS my hand and official seal at Broward County Florida, said County and State on this 26 day of February, 1971.

Richard C. Wallace

NOTARY PUBLIC

Notary Public, State of Florida at Large  
My Commission Expires Nov. 19, 1973  
Bonded by MINNIEY AGENCY

OR BK 31331 PG 1175

2291002

This instrument was prepared by:  
KAYE & BENDER, P.L.  
Robert L. Kaye, Esq.  
1200 Park Central Boulevard South  
Pompano Beach, Florida 33064

CFN # 110294738  
OR BK 48207 Pages 1540 - 1551  
RECORDED 09/28/11 11:32:09 AM  
BROWARD COUNTY COMMISSION  
DEPUTY CLERK 1922  
#1, 12 Pages

Kaye & Bender, P.L.  
WILL CALL #109

**CERTIFICATE OF RECORDATION  
OF  
BY-LAWS FOR  
MAINLANDS SECTION FOUR CIVIC AND  
RECREATION ASSOCIATION, INC.**

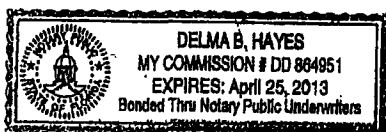
WE HEREBY CERTIFY THAT the attached By-Laws for Mainlands Section Four Civic and Recreation Association, Inc., an exhibit to the Declaration of Restrictions for The Mainlands of Tamarac Lakes Fourth Section, as described in Official Records Book 3705 at Page 178 of the Public Records of Broward County, Florida, and previously recorded in Official Records Book 46907, Page 272 of the Public Records of Broward County, Florida, was duly adopted in accordance with the governing documents.

IN WITNESS WHEREOF, we have affixed our hands this 5<sup>th</sup> day of Sept, 2011, at TAMARAC, Broward County, Florida.

By: Cynthia G Baker  
President  
Attest: Carole Goldsmith  
Secretary

STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 5<sup>th</sup> day of Sept, 2011, by Cynthia G. Baker, as President and Carole Goldsmith as Secretary of Mainlands Section Four Civic and Recreation Association, Inc., a Florida corporation, on behalf of the corporation. They are personally known to me or have produced Driver License as identification.



NOTARY PUBLIC:

sign Delma B Hayes  
print Delma B Hayes  
State of Florida at Large

My Commission Expires:

MAINLANDS SECTION FOUR CIVIC AND RECREATION ASSOCIATION, INC.

BY-LAWS

The general purpose of this Association shall be to assist and guide in fellowship, entertainment and recreation, and to promote rules and regulations for the good conduct and benefit of all the members of the community of Mainlands Section Four.

Membership in the Association shall be by virtue of ownership of property in Section Four.

The fiscal year of this Association shall be from January 1 to December 31.

ARTICLE I - BOARD OF DIRECTORS

- A. The Board of Directors shall be comprised of the President, Vice-President, Secretary, Treasurer, Vice-President of Maintenance, Chairman of the House Committee, Chairman of the Social and Recreation Committee, Chairman of the Publicity Committee, Treasurer of Maintenance Accounts Payable and Co-Treasurer of Maintenance Accounts Receivable, all of whom shall be elected at the annual election meeting held in November. The immediate past president shall serve on the Board in an advisory capacity.
- B. No President or Vice-President shall serve more than four (4) consecutive terms in the same office.
- C. If a vacancy occurs among the officers or directors, except the office of President, a new officer or director shall be appointed by the Board of Directors, and such new officer or director shall serve for the unexpired term of the office or director so replaced.
- D. If a vacancy occurs in the office of President, said office shall be filled by the Vice-President, and a new Vice-President shall be appointed by the Board of Directors to serve for the unexpired term.

All board members shall serve until their successors have assumed their duties.

ARTICLE II - DUTIES OF THE BOARD OF DIRECTORS

- A. President - The President shall preside at all membership and Board of Director's meetings and maintain order. The President shall be an ex-officio member of all

committees except the Auditing Committee and the Nominating Committee. He shall present at annual report at the end of his term of office.

- B. Vice-President - The Vice-President shall assist the President at his request, and, in the temporary absence or incapacity of the President shall carry out the duties of that office. He shall act as Chairman of the By-laws Committee and as Chairman of the Rules and Regulations Committee.
- C. Secretary - The Secretary shall keep minutes of all meetings of the Board of Directors and all membership meetings, and shall record such minutes in a permanent record book provided for this purpose. The Secretary shall receive, transmit and file all correspondence and compose such correspondence as directed by the President.
- D. Treasurer - The Treasurer shall:
1. Collect all monies from any and all sources, except the Mainlands Section Four Trust Account, and deposit same in a checking or savings account in the name of the Association.
  2. Maintain special funds in checking or savings accounts as authorized by the members at a regular or special meeting.
  3. Maintain a petty cash fund not to exceed two hundred (\$200.00) dollars at any one time. The Treasurer is authorized to make payments out of said fund, with or without approval of the President or Board of Directors, for the purchase of food or beverages, and, in the amounts not exceeding one hundred (\$100.00) dollars in any one month, for the purchase of keys, locks, tools, equipment or other miscellaneous items for Association purposes.
  4. Be authorized to advance funds for Association social or fund-raising projects, which funds shall be repaid to the Treasurer by the chairman of the project prior to or at the conclusion of such project.
  5. Issue checks to pay authorized bills.
  6. Report at the monthly membership meeting, in writing, on itemized current transactions and state of funds, such report to be made a part of the minutes of the Secretary.
  7. Present an annual written report at the end of his/her term of office.



8. Be responsible for filing all tax returns - local, state and federal.

E. Vice-President of Maintenance - The Vice-President of Maintenance shall preside over the Maintenance Committee whose functions shall be to supervise the operation and maintenance of the sprinkler system, and the care and maintenance of lawns of homeowners. He shall be responsible for the collection and distribution and maintenance fees and payments for maintenance services. He shall be responsible to ensure that maintenance service is proper and satisfactory. The chairman may select a committee of not less than six additional members to assist him in his duties. Such selections are subject to approval by the Board of Directors. The chairman of this committee shall make reports to the membership as requested by the President. He shall be responsible for the swimming pool and pump house.

1. The Maintenance Committee shall prepare their annual budget in November for the following year.
2. Proposed budget presented to the Civic Board at their November meeting for discussion and approval.
3. Presented to the membership at the November meeting of the Civic Association for discussion and approval. Approval of the budget by a majority vote of the membership at the Civic meeting, constitutes authorization for expenditures included in the budget.
4. If approved, to be effective on January 1<sup>st</sup>.
5. All matters decided at Maintenance Committee meetings to be presented to the Civic Board for approval.
6. Some of the items to be presented to the membership for approval at Civic meetings (but not limited to these) are as follows:
  - a) Any wages or salaries to be paid.
  - b) Any proposed change in the monthly maintenance fee.
  - c) Insurance.
  - d) Any other expenditures, except repair or maintenance.

F. House Chairman - The House Chairman is responsible for;

1. Maintenance of interior and exterior fixtures and equipment, including shuffleboard courts and clubhouse area, but excluding swimming pool and pump house.
2. Hostess program.
3. Library.
4. Scheduling clubhouse functions on the calendar so that there is no conflict of dates. Use of the Clubhouse for private functions shall be controlled by the House Chairman.
5. Maintenance of inventory of furniture and equipment.
6. Setting up tables and chairs for Bingo and other Association functions.

He shall appoint such sub-committees as are necessary to assist him in his duties and responsibilities.

G. Social and Recreation Chairman - The Social Chairman is responsible for:

1. Affording various types of activities and entertainment for all members.
2. Appointing sub-chairman for the various entertainment and any arts and crafts activities.
3. Attending any outside meetings which pertain to his function or are of interest to Section Four.

He shall appoint such other sub-committees as are necessary to assist him in his duties and responsibilities.

H. Publicity Chairman - The Publicity Chairman is responsible for:

1. Preparation and circulation of the Association's monthly newsletter and activities calendar.
2. Supervising and appointing block captains.

3. Appointment of a sunshine chairman to send cards to the sick and bereaved; make visitations when possible; contact bereaved families to determine their wishes for the Association's memorial contributions and send a check to the appropriate organization.
4. Attending any outside meetings which pertain to his functions or are of interest to Section Four.
5. Maintenance of a current card file at the clubhouse of Section Four residents.

He shall appoint such sub-committees as are necessary to assist him in his duties and responsibilities.

I. Treasurer and Co-Treasurer of Maintenance Trust Account - The Treasurer and Co-Treasurer of Maintenance Trust Account are responsible for:

1. Printing maintenance coupon books and the amount for each home.
2. Dun homeowners who are delinquent in maintenance payments.
3. Initiate lien/foreclosure proceedings when necessary.
4. Handle petty cash needs for various Board members.
5. Make presentations to Maintenance Committee, Civic Board and at the monthly Civic meetings of the monthly disbursements.
6. Pick up Section Four mail and distribute as needed and other related duties as required.

He shall appoint such sub-committees as are necessary to assist him in his duties and responsibilities.

J. Overall Duties of the Board - The Board of Directors shall:

1. Meet not less than nine times per year upon call by the President or upon written request to the Secretary for a special meeting by not less than four members of the Board of Directors. A joint meeting of the incoming and outgoing officers and directors shall be held prior to the January meeting to effect an orderly transition of business.

2. Authorize any action not otherwise delegated.
3. Transact all official business when a quorum is present, said quorum to consist of a majority of the Board members, and such actions require approval by a majority of those present.
4. Declare a vacancy exists in any office, except President, or within the Board resulting from resignation or other cause, and appoint a new officer or director to serve until the end of the calendar year.
5. Require any officer or director who is elected to any public office, or who works for the developer in any manner whatsoever, to submit his resignation in writing to the Secretary for transmission to the Board of Directors.

#### ARTICLE III - FUNDS

- A. The Treasurers shall maintain petty cash funds not exceeding the sum of two hundred (\$200.00) dollars at any one time. The Treasurers shall make payments or advances out of said funds as specified in ARTICLE II, paragraphs D, 3 and 4. All other funds shall be deposited in checking or savings accounts in the name of the ASSOCIATION. All funds shall be subject to withdrawal by check or voucher signed by any two (2) of the following: President, Vice-President, Secretary or Treasurer.
- B. Disbursement of funds, other than clubhouse maintenance, taxes and insurance may be made only as follows:
  1. Amounts of two hundred (\$200.00) dollars or less, for any one purpose in any calendar month, when authorized by the President.
  2. Amounts of two hundred (\$200.00) dollars but less than one thousand (\$1,000.00) dollars for any one purpose when authorized by the Board of Directors.
  3. Amounts of one thousand (\$1,000.00) dollars but less than two thousand (\$2,000.00) dollars for any one purpose when approved by a majority of the Board of Directors.
  4. Amounts of two thousand (\$2,000.00) dollars or more shall require the following:

An announcement of the proposed expenditure shall be posted on the bulletin board two (2) weeks prior to the Civic meeting.

Notice of the proposed expenditure to be in the monthly Reporter prior to the Civic meeting.

Approval of the expenditure shall be by a majority vote of the membership at the Civic meeting.

- 5. Two (2) signatures required on all checks of two hundred (\$200.00) dollars or more, whether Maintenance or Civic.
- 6. All large contracts in the amount of one thousand (\$1,000.00) dollars or more, whether Maintenance or Civic, require at least 3 bids.
- 7. Emergency repairs are exempt from the aforementioned and only require Board of Directors approval.
- 8. Contracted salaried employees of Mainlands Section Four cannot be officers or board members in Mainlands Section Four Civic and Recreation Association.
- 9. Paid employees shall not have voting rights which pertain to their contract.

ARTICLE IV - COMMITTEES

A. Standing Committees - The following primary committees shall be established and the chairman of such committees shall be as set forth in ARTICLE II, paragraphs B, E, F, G and H.

- |                          |                          |
|--------------------------|--------------------------|
| 1. By-laws               | 4. House                 |
| 2. Rules and Regulations | 5. Social and Recreation |
| 3. Maintenance           | 6. Publicity             |

The chairmen of the foregoing committees may, with the approval of the Board of Directors, designate members to serve on such committees, as well as chairmen and members of sub-committees.

B. Auditing Committee - At the November meeting the President shall appoint a chairman and members of an Auditing Committee, which committee shall audit the

books and records of the Association annually and render its written report to the membership at the January meeting. Interim audits may be made at the request of the Board of Directors.

- C. Nominating Committee - The President shall, no later than the September meeting, appoint a nominating committee consisting of not less than three members. The committee shall select nominees for each office and the Board of Directors (ARTICLE I, Paragraph A) and obtain their consent for presentation of their names for nomination at the November meeting. Each nominee shall be in residence at least six months of the calendar year. Each nominee must agree to be present when his name is presented at the November meeting or provide the committee with his written consent if he is unable to attend in person. The nominating committee shall present a written report at the November meeting and a copy of the committee's slate shall be posted on the clubhouse bulletin board two weeks prior to the November meeting.
- D. Civic Committee - The President shall appoint a civic committee to keep him and the Board informed on civic matters. The committee shall consist of not less than three members to assure coverage of all local and state activities as relate to the Association.
- E. Bazaar Committee - Not later than March of each calendar year, the President shall appoint a general chairman, preferably a woman, to supervise the Association's annual bazaar. The bazaar chairman shall have full responsibility for this activity and shall submit a written report at the first Association meeting following the bazaar. The chairman shall appoint a treasurer to receive and disburse all funds received from any bazaar-connected fund-raising activity. A separate checking account shall be established, and signatures of the treasurer and chairman shall be required on all checks. At the close of the bazaar all funds shall be turned over to the Association's Treasurer, with each party satisfied as to the net proceeds, and the special account shall then be closed out.
- F. Helping Hands Committee - The President shall appoint a chairperson to be responsible for the Association's contributions to needy persons or charitable organizations in Broward County. "Organizations" is defined as those not connected with national or state programs that receive regular contributions from established budgets.
- G. Special Committees - The President may appoint a chairman and members of special committees for any Association purpose for such period within the calendar year as he shall decide. Such appointments shall be concurred in by the Board of Directors.

When the term of office is concluded for any elective office, all committees or appointments under that office shall be terminated at the same time.

ARTICLE V - ASSOCIATIONS

A. Regular meetings shall be:

1. Held on the third Wednesday of each month, except that another date may be set by the Board of Directors to avoid conflict with special occasions or holidays.
2. Open for business by the President only when a quorum of 35 members are present.
3. Cancelled during the months of June, July and August by a majority of the Board of Directors if there is no business to be transacted during this period which would require action of the membership.

B. Special meetings shall be:

1. Called by the President as he may direct or upon request to the Secretary by four members of the Board of Directors or twelve (12) members of the Association.
2. Limited to the subject for which the meeting was called, unless a motion to suspend the rules to consider another specific subject is carried by a two-thirds affirmative vote of the members present and voting.

C. Rules governing the conduct of all meetings shall, above all, be courtesy and common sense and shall comply with "Robert's Rules of Order, Revised" insofar as they do not conflict with these by-laws, and specifically as follows:

1. Members desiring to discuss any matter shall wait for recognition by the President before addressing the meeting.
2. Members shall not speak on any subject for more than three minutes except by special permission of the President, preferably obtained prior to the meeting.

3. Members shall not be permitted to speak more than once on the same subject except by unanimous consent of the members present or for permissible rebuttal.

#### ARTICLE VI - ORDER OF BUSINESS

- |  |                                   |
|--|-----------------------------------|
| 1. Prayer                              | 9. Social Chairman's Report       |
| 2. Pledge of Allegiance to the Flag    | 10. Publicity's Chairman's Report |
| 3. Roll Call of Officers and Directors | 11. Reports of Special Committees |
| 4. Secretary's Report                  | 12. Old Business                  |
| 5. Treasurer's Report                  | 13. New Business                  |
| 6. Vice-President's Report             | 14. Good of the Order             |
| 7. Vice-President of Maint. Report     | 15. Thank the Hostess(s)          |
| 8. House Chairman Report               | 16. Adjournment                   |

At the December meeting the following exceptions shall take place: the President shall make his annual report under item 12, "Old Business", the Auditing Committee and the Treasurer shall make their annual reports under item 5, "Treasurer's Report", and the new officers and directors shall be sworn in and installed under item 13, "New Business". The new directorate shall then assume the duties of their respective offices.

#### ARTICLE VII - ELECTION OF OFFICERS AND DIRECTORS

- A. Elections shall be held at the November meeting.
- B. The Nominating Committee shall confirm its list of candidates at the November meeting.
- C. Nominations may be made from the floor at the November meeting only. Proposed nominees must meet the requirements of ARTICLE IV, Section C.
- D. Motions to close the nominations shall not be entertained or put to a vote until the President is satisfied that no other nominations will be made.
- E. Ballots shall be secret and shall be distributed, collected, counted and tabulated by three electors designated by the President.
- F. If there were no nominations from the floor at the November meeting, the President shall instruct the Secretary to cast one ballot for the unopposed offices at the November meeting.



- G. Results of the balloting shall be announced by the President.
- H. Newly elected officers and directors shall be sworn in at the December meeting, and shall assume their duties at that time.

ARTICLE VIII - VOTING RIGHTS AND PRIVILEGES

Voting privileges of members shall be limited to one vote per household and may be cast in person or by absentee ballot obtained from, and returned to, the Secretary of the Association at least one day prior to the voting date. Persons who shall be renting, subject to the Deed Restrictions within the area of Section Four shall have only those rights and privileges which may be granted by the Board of Directors, and under no circumstances, shall they have voting privileges.

ARTICLE IX - CONSTRUCTION

Whenever the masculine form of pronoun is used in these by-laws, it shall be construed to mean the masculine or feminine, singular or plural, wherever the context so requires.

ARTICLE X - BY-LAWS IN EFFECT

These by-laws shall supersede and replace any and all previous by-laws of this Association. Proposed amendments to these by-laws may be presented for consideration at a regular or special meeting of members, provided such proposed amendments have been previously reviewed by the Board of Directors and notice shall have been given to the members by posting on the bulleting board of the clubhouse at least 2 weeks prior to the meeting.

These amended by-laws include amendments approved by the membership at meetings on the following dates:

October 14, 1980, October 11, 1983, May 14, 1985, March 10, 1987, February 13, 1990, March 12, 1991, January 10, 1995, January 24, 1998, February 9, 1999, March 9, 1999, December 1999, July 9, 2007, January 27, 2009 and November 17, 2010. ✓

**Rick Scott**  
GOVERNOR



**Jesse Panuccio**  
EXECUTIVE DIRECTOR

**FINAL ORDER NO. DEO-15-121**

August 3, 2015

Kerstin Henze, Esq.  
Kaye Bender Rembaum, PL  
1200 Park Central Blvd South  
Pompano Beach, FL 33064

**Re: Mainlands Section Four Civic and Recreation Association, Inc.**  
(Mainlands of Tamarac Lakes Fourth Section, Section 4A, and Section 4B Subdivisions)

Dear Ms. Henze:

The Department has completed its review of the proposed revived declaration of covenants and other governing documents for **Mainlands Section Four Civic and Recreation Association, Inc.** and has determined that the documents comply with the requirements of Chapter 720, Part III, Florida Statutes. Therefore, the proposed revitalization of the homeowners documents and covenants is approved.

This revitalization will not be considered effective until the requirements delineated in sections 720.407(1) – (3), of the Florida Statutes, have been completed.

Section 720.407(4), Florida Statutes, requires that a complete copy of all of the approved, recorded documents be mailed or hand delivered to the owner of each affected parcel. The revitalized declaration and other governing documents will be effective upon recordation in the public records.

If you have any questions concerning this matter, please contact Rozell McKay, Government Analyst I, at (850) 717-8480.

Sincerely,

Ana Richmond, Chief  
Bureau of Community Planning

Florida Department of Economic Opportunity | Caldwell Building | 107 E. Madison Street | Tallahassee, FL 32399  
866.FLA.2345 | 850.245.7105 | 850.921.3223 Fax  
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Kerstin Henze, Esq.  
August 3, 2015  
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**FINAL ORDER NO. DEO-15-121**

**NOTICE OF ADMINISTRATIVE RIGHTS**

ANY PERSON WHOSE SUBSTANTIAL INTERESTS ARE AFFECTED BY THIS ORDER HAS THE OPPORTUNITY FOR AN ADMINISTRATIVE PROCEEDING PURSUANT TO SECTION 120.569, FLORIDA STATUTES.

FOR THE REQUIRED CONTENTS OF A PETITION CHALLENGING AGENCY ACTION, REFER TO RULES 28-106.104(2), 28-106.201(2), AND 28-106.301, FLORIDA ADMINISTRATIVE CODE.

DEPENDING ON WHETHER OR NOT MATERIAL FACTS ARE DISPUTED IN THE PETITION, A HEARING WILL BE CONDUCTED PURSUANT TO EITHER SECTIONS 120.569 AND 120.57(1), FLORIDA STATUTES, OR SECTIONS 120.569 AND 120.57(2), FLORIDA STATUTES.

ANY PETITION MUST BE FILED WITH THE AGENCY CLERK OF THE DEPARTMENT OF ECONOMIC OPPORTUNITY WITHIN 21 CALENDAR DAYS OF RECEIPT OF THIS NOTICE. A PETITION IS FILED WHEN IT IS RECEIVED BY:

AGENCY CLERK  
DEPARTMENT OF ECONOMIC OPPORTUNITY  
OFFICE OF THE GENERAL COUNSEL  
107 EAST MADISON ST., MSC 110  
TALLAHASSEE, FLORIDA 32399-4128  
FAX 850-921-3230

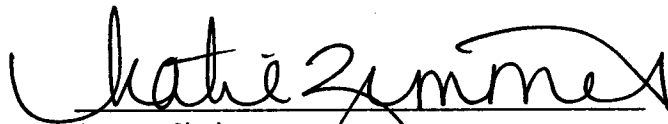
YOU WAIVE THE RIGHT TO ANY ADMINISTRATIVE PROCEEDING IF YOU DO NOT FILE A PETITION WITH THE AGENCY CLERK WITHIN 21 DAYS OF RECEIPT OF THIS FINAL ORDER.

Kerstin Henze, Esq.  
August 3, 2015  
Page 3 of 3

**FINAL ORDER NO. DEO-15-121**

**NOTICE OF FILING AND SERVICE**

I HEREBY CERTIFY that the above document was filed with the Department's designated Agency Clerk and that true and correct copies were furnished to the persons listed below in the manner described on the 3rd day of August 2015.



Agency Clerk  
Department of Economic Opportunity  
107 East Madison Street, MSC 110  
Tallahassee, FL 32399-4128

**By U. S. Mail:**

Kerstin Henze, Esq.  
Kaye Bender Rembaum, PL  
1200 Park Central Blvd South  
Pompano Beach, FL 33064

**By interoffice delivery:**

Rozell McKay, Government Analyst I, Division of Community Planning