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DECLARATION FOR THE CREATION OF A CONDOMINIUM, PURSUANT
TO THE CONDOMINIUM ACT, CHAPTER 718, FLORIDA STATUTESDECLARATION OF CONDOMINIUMFORLAGO GRANDE THREE-ASUBMISSION STATEMENT

The undersigned, being the owner and holder of record title to that certain real property situate, lying and being in Dade County, Florida, the legal description of which is attached hereto, made a part hereof, and labeled Exhibit "A", hereby submits the said real property together with the improvements thereon, to condominium ownership pursuant to the Condominium Act.

IDEFINITIONS

Definitions of terms used herein are as follows:

1. "Assessments" means a share of the funds required for the payment of Common Expenses which from time to time are assessed against the Unit Owners.
2. "Association" means Lago Grande Three-A Condominium Association, Inc., a Florida non-profit corporation, the corporate entity responsible for the operation of the Condominium. A copy of the Articles of Incorporation of the Association are annexed hereto as Exhibit D.
3. "Board of Administration" means the Board of Directors or other representative body responsible for administration of the Association.
4. "By-Laws" means the By-Laws of the Association which are annexed hereto as Exhibit E, as the same may be amended from time to time.
5. "Common Elements" means the portions of the Condominium Property not included in the Units.
6. "Common Expenses" means all expenses and assessments properly incurred by the Association for the Condominium.
7. "Common Surplus" means the excess of all receipts of the Association, including but not limited to, Assessments, rents, profits and revenues on account of the Common Elements, over and above the amount of Common Expenses of the Condominium.
8. "Condominium" means Lago Grande Three-A, a Condominium.
9. "Condominium Act" means Chapter 718, Florida Statutes (1979), as amended as of the date of this Declaration is recorded in the Public Records of Dade County, Florida.
10. "Condominium Documents" means this Declaration and all Exhibits annexed hereto as the same may be amended from time to time.
11. "Condominium Ownership" means that form of ownership created pursuant to the Condominium Act.
12. "Condominium Parcel" or "Parcel" means a Unit together with the undivided share in the Common Elements which is appurtenant to the Unit.
13. "Condominium Property" means the lands, leaseholds and personal property that are subject by this Declaration and any amendments hereto to Condominium Ownership, whether or not contiguous, all improvements thereon,

This instrument prepared by
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407 Ocean Road
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UNDER WRIT OF HON. ARTHUR SHAMPAGNER, DEPUTY CLERK OF THE
JUDICIAL FEDERAL BUILDING, MIAMI BEACH, FLORIDA 33139

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and all easements and rights appurtenant thereto which are intended for use in connection with the Condominium. Condominium Property shall include the personal property required for the maintenance and operation of the Condominium even though owned by the Association.

14. "Declaration" means this Declaration of Condominium, as amended from time to time.

15. "Developer" means DCA of Hialeah, Inc., a Florida Corporation, its successors and assigns.

16. "Developer Mortgage" shall mean and refer to any and all mortgages held by the Developer or its designee or assignees on Parcels or Units. The holder of a Developer Mortgage shall have the same rights as Institutional Mortgagees, and all references to Institutional Mortgagees in this Declaration of Condominium and the Exhibits attached hereto shall also mean and refer to Developer Mortgagees.

17. "Homeowners' Association" means Lago Grande Homeowners' Association, Inc., a Florida corporation.

18. "Homeowners' Covenants" means the Declaration of Covenants, Restrictions and Easements for Lago Grande Homeowners recorded (or to be recorded) in the Public Records of Dade County, and shall when the context permits or requires, also mean the Articles of Incorporation and By-Laws of the Homeowners Association, all as now or hereafter amended, modified or supplemented.

19. "Institutional Mortgagee" means a bank, savings and loan association, the Federal National Mortgage Association, an insurance company or union pension fund authorized to do business in the United States of America, an agency of the United States Government, a real estate investment trust, or a lender generally recognized in the community as an institutional type lender. In case of question, the Developer may determine, in its sole discretion, who is an Institutional Mortgagee. An "Institutional First Mortgagee" is an Institutional Mortgagee who holds a first mortgage on a Condominium Parcel.

20. "Lake Association" means Lago Grande Maintenance Association, Inc., a Florida Corporation.

21. "Lake Covenants" means the Declaration of Covenants, Conditions and Restrictions for Lago Grande recorded (or to be recorded) in the Public Records of Dade County, and when context permits, shall also mean the Articles of Incorporation and By-Laws of the Lake Association, all as now or hereafter amended, modified or supplemented.

22. "Limited Common Elements" means those portions of the Common Elements which are reserved for the use of a certain Unit to the exclusion of other Units. Limited Common Elements include any assigned parking spaces, any assigned storage areas, and any balcony or patio which abuts a Unit. The term Common Element shall be deemed to include the Limited Common Elements unless the context requires otherwise.

23. "Management Company" means the person, firm or corporation employed by the Association hereunder as its agent to assist in fulfilling or carrying out certain duties, powers or functions of the Association.

24. "Primary Institutional Mortgagee" means the Institutional Mortgagee holding the highest dollar amount of indebtedness on Units.

25. "Units" means those parts of the Condominium Property which are subject to exclusive ownership.

26. "Unit Owner" means the owner of a Condominium Parcel.

27. All other terms used herein which are defined in the Condominium Act shall have the meaning set forth in the Condominium Act.

II

NAME

The name by which this Condominium is to be identified is:

LAGO GRANDE TOWER "A", a Condominium

III

IMPROVEMENTS

The improvements on the Condominium Property consist of 13 eight unit buildings for a total of 104 apartment type condominium units. The improvements are graphically depicted on the Plot Plan and Survey attached hereto as Exhibit B.

IV

UNITS

1. The Units are identified as follows:

a. Unit Numbers. Each Unit is separately identified, and no Unit bears the same designation as any other Unit.

b. Location. The Unit numbers and the location of each Unit are shown on the Plot Plan and Survey annexed hereto as Exhibit B.

c. Size. The dimensions of each Unit are shown on the typical Unit floor plans which are annexed hereto as Exhibit Y.

d. Boundaries. Each Unit is bounded as follows:

i. Upper and Lower Boundaries: The following boundaries extended to an intersection with the perimetrical boundaries:

a. Upper Boundary: The horizontal plane of the undecorated finished ceiling.

b. Lower Boundary: The horizontal plane of the undecorated finished floor.

ii. Perimetrical Boundaries: The vertical plane of the undecorated finished interior of the walls bounding the Unit extended to intersections with each other and with the upper and lower boundaries.

e. Ownership. The Unit Owner shall not own the undecorated and/or unfurnished surfaces of the perimeter walls, floors and ceilings bounding his or her Unit, nor shall the Unit Owner own the pipes, wires, conduits, cable television lines or other utility lines running through his Unit which are utilized for or serve more than one Unit; said items are by these presents made a part of the Common Elements. Each Unit Owner shall own the interior walls and partitions and the inner decorated and/or finished surfaces of the perimeter walls, floors and ceilings (including plaster, paint, wallpaper, etc.) contained within his or her Unit.

2. Easement For Encroachments. To the extent that any Unit or Common Element now or hereafter encroaches on any other Unit or Common Element, whether by reason of any deviation from the plots and plans in the construction, repair, restoration, renovation, or replacement of any improvement, or by reason of the setting or shifting of any land or improvement, a valid easement for such encroachment shall exist.

3. Title to Parcels. The fee title to each Condominium Parcel shall include both the Unit and its undivided interest in the Common Elements. Any attempt to separate the fee title to a Unit from the undivided interest in the appurtenant Common Elements shall be null and void.

4. Partition. No Unit Owner may bring any action for partition of the Condominium Property.

2

SHARING OF
COMMON ELEMENTS, COMMON EXPENSES AND COMMON SURPLUS

The Common Elements and Common Surplus shall be owned and the Common Expenses shared by the Unit Owners, in the proportions set forth on Exhibit C attached hereto. The Common Elements are reserved exclusively for the use and benefit of the Unit Owners and their invited guests.

VI

PARKING

Parking spaces are shown on the Plot Plan and Survey attached hereto as Exhibit B which reflect property owned by the Developer, which property is not part of the Condominium Property and will in the future be conveyed to the Lago Grande Homeowners Association, Inc. The Developer shall assign at least one parking space to each Unit. All unassigned parking spaces shall be for the exclusive use of the guests, employees and invitees of the Unit Owners.

VII

RESTRICTIONS ON OCCUPANCY AND USE OF PARCELS

Except as provided in Articles XIII and XIV, the following rules shall apply:

1. The Units shall be occupied as private dwellings for the Unit Owners and any of their approved tenants, members of their families and their social guests and for no other purpose.

2. If the Unit Owner is an entity such as a corporation, partnership, trust, etc., the Unit shall be occupied and used only by those persons who have been approved in writing by the Association.

3. No immoral, improper, offensive or unlawful use shall be made of any Unit, the Condominium Property, the Common Elements, or of any part thereof, and all laws, zoning ordinances and regulations of all governmental authorities having jurisdiction thereof and all Rules and Regulations promulgated by the Association shall be observed.

4. Nothing shall be done or kept in the Units which will increase the premiums for insurance on the Condominium Property or which will obstruct or interfere with the rights of other Unit Owners.

5. No clothesline or similar devices shall be allowed on any portion of the Condominium Property.

6. Nothing shall be affixed or attached to, hung, displayed or placed on the exterior walls, doors, balconies, or windows of the Condominium Units except with the prior written consent of the Board of Administration.

7. No business, trade or profession of any type whatsoever shall be conducted from within any Unit without the prior written consent of the Association.

8. Without prior written Association approval, the Common Elements, Limited Common Elements, and exterior portions of the Units shall not be repaired, replaced, or changed; balconies shall not be enclosed; exterior store doors or shutters shall not be installed; and no Unit shall be materially altered or have a material structural addition annexed thereto. Any approved changes are subject to the following:

- (a) The Association must approve any contractor or sub-contractor retained by the Unit Owner, prior to the sub-contractor's commencing work on the unit.
- (b) The Unit Owner shall be liable for any damage to any part of the Condominium Property caused by his contractor, sub-contractor or their employees.
- (c) Whether an alteration or addition is "material" shall be determined by the Association in its sole discretion.

9. No floor covering shall be installed in the Unit other than carpeting, kitchen vinyl or tile and bathroom tile and no carpeting may be removed and not replaced within fifteen (15) days of removal without the prior written consent of the Association.

10. All common hallways and passages shall be kept free for their intended use by all Unit Owners and shall in no event be used as storage areas, either on a temporary or permanent basis.

11. All garbage or trash shall be placed in the disposal facilities provided for such purposes by the Association.

12. All occupants of Units shall exercise care about making noise and using musical instruments, radios, televisions and amplifiers that may tend to disturb occupants of other Units.

13. No Unit shall be permanently occupied by more than two persons for each bedroom in the Unit.

14. The Association shall determine the exterior color schemes of the Units and all Common Elements, subject to the approval of the Architectural Review Board of the Homeowners' Association.

15. Pets shall be permitted subject to the following rules:

- (a) The following pets are permitted: dogs and cats, which do not exceed fifteen (15) pounds, and birds and fish.
- (b) Dogs may be walked only in the designated "pet walking area" established by the Board of Administration.
- (c) No animals shall be raised on the Condominium Property for commercial purposes.
- (d) A Unit Owner shall be liable for any soiling or damage to the building, grounds, flooring, walls, trim, finish, tiles, carpeting, stairs, etc., caused by the Unit Owner's pet and the Unit Owners agree to pay all costs involved in cleaning or in restoring any damage caused by their pets.
- (e) Unit Owners shall be financially responsible for any and all damage caused by their pet.
- (f) The Unit Owner shall put the pet out to board at its own expense should it be necessary because of any noise, damage to part of the Condominium Property, or reasonable complaints from other Unit Owners.
- (g) All cats and dogs shall be held by a leash outside of Condominium Units.

16. In the event a Unit Owner makes any unauthorized alterations or additions to his Unit, the Limited Common Elements or the Common Elements, or otherwise violates or threatens to violate the provisions set forth in this Declaration or in any of the Rules and Regulations which may hereafter be adopted by the Board of Administration as provided in the By-Laws, the Association shall have the right to proceed in a Court of equity for an

injunction to seek compliance with the provisions hereof and/or to impose and collect fines for such violations.

17. The Association shall make and adopt such other rules and regulations as it shall deem necessary or convenient for the comfort and the welfare of the Unit Owners or for the preservation or enhancement of the Condominium Property.

VIII

MAINTENANCE

1. Association Responsibility. The Association shall maintain, paint, repair, and replace all outside doors, the exteriors of all Units, the Common Elements, and the Limited Common Elements.

2. Unit Owners' Responsibility. Unit Owners shall maintain, repair and replace broken windows and broken sliding glass doors in their respective Units, their Units, and any additions they make to the Limited Common Elements or Common Elements.

3. Entry by Association. The Board of Administration or its agents or employees shall be allowed to enter Units during reasonable hours to maintain, inspect, repair, or replace the Common Elements and to determine compliance with the provisions of this Declaration and the Exhibits attached hereto and the Board or its agents or employees shall be allowed to enter a Unit in case of emergency at any time in order to prevent damage to that Unit, to the Common Elements, or to another Unit or Units.

4. Failure to Maintain. In the event a Unit Owner fails to maintain his Unit, the Limited Common Elements or the Common Elements as required herein, the Association shall have the right to proceed in a Court of Equity for an injunction to seek compliance with the provisions hereof and/or to impose and collect fines for such violations.

5. Acts of Owners, etc. Notwithstanding anything in this Declaration to the contrary, Unit Owners shall be responsible for any damage caused to the Common Elements or Limited Common Elements by their negligence or intentional acts or by the negligence or intentional act of any of their tenants, guests, invitees or employees.

IX

ASSESSMENTS

1. Assessments. The Association from time to time shall determine and assess against the Unit Owners the sum or sums necessary and adequate to provide both for the Common Expenses and for such other special and emergency expenses as are contemplated by this Declaration and the Exhibits attached hereto. The procedure for the determination of all Assessments shall be as set forth in the By-Laws and this Declaration.

2. Liability. A Unit Owner shall be personally liable for all Assessments coming due while he is the Unit Owner regardless of how title is acquired, including by purchase at a judicial sale. In a voluntary conveyance, the grantee shall be jointly and severally liable with the grantor for all unpaid Assessments levied against the grantor prior to the time of conveyance without prejudice to any right the grantor may have to recover from the grantor the amounts paid by the grantee.

No Unit Owner may exempt himself from liability for his contribution towards the Common Expenses by giving his right to use or enjoy any of the Common Elements or by abandoning his Unit.

3. Interest. Any Assessment which is not paid when due shall bear interest at 15 percent per annum. Interest shall accrue from the due date through the date the Assessment is paid.

4. Lien. The Association shall have a lien on each Condominium Parcel for any unpaid Assessments plus interest thereon. Such lien shall be filed in the manner provided for by the Condominium Act and shall have the priorities established by said Act. The lien shall also secure reasonable attorneys' fees incurred by the Association incident to the collection of such Assessment or enforcement of such lien.

5. Unpaid Liens. Except as provided in paragraph XIV below, any person who acquires an interest in a Condominium Parcel (including, without limitation, persons acquiring title by operation of law, shall not be entitled to occupancy of the Unit until such time as all unpaid Assessments on that Unit plus interest thereon and any attorneys' fees and costs incurred in relation to collection of the Assessments have been paid. The Association, acting through the Board of Administration, shall have the right to assign its claim and lien rights for the recovery of any unpaid Assessment.

6. Special Assessments. If any Assessments are necessitated by the negligence or misuse of a Unit Owner, his guests, family, tenants, invitees or employees or by any of their unauthorized addition to or alteration of a Unit, Limited Common Element, or Common Element, the Unit Owner shall be responsible therefor, and the Association shall levy a special Assessment against him for the cost required to repair such damage.

7. Guaranty of Assessments. Commencing with the date this Declaration is recorded amongst the Public Records of Dade County, Florida, and ending on the date which is the first day of the fourth month in which the closing of the purchase and sale of the first Condominium Unit occurs, the Developer shall be excused from the payment of its share of the Common Expenses for the Units it owns. However, the Developer must pay the portion of Common Expenses incurred during that period which exceeds the amount assessed against other Unit Owners.

X

THE ASSOCIATION

1. The Association, through its Board of Administration, shall manage and operate the Condominium Property in accordance with its By-Laws as they may be amended from time to time.

2. All record Unit Owners shall be members of the Association and only such persons or entities shall be members.

3. Subject to the provisions set forth in this Declaration and in the By-Laws, each Unit is entitled to one vote which shall be cast by the "Voting Member" as that term is defined in the By-Laws.

4. The Board of Administration may enter into a contract with any firm, person or corporation, or may join with other condominium associations and entities in contracting in whole or in part for the maintenance and repair of the Condominium Property and may delegate to a contractor all the legally delegable powers and duties of the Association (including the power to collect Assessments) which are not specifically required by law, this Declaration, or the By-Laws to have the approval of the membership of the Association.

5. The employees, agents, contractors, or sub-contractors of the Association shall have the right to enter the Units at all reasonable times to do such work as is deemed necessary by the Association and to enforce compliance with the provisions of this Declaration, of all Exhibits attached hereto and of any Rules and Regulations promulgated by the Association.

XI

INSURANCE AND RESTORATION

1. Association to Purchase. The Association shall obtain and maintain adequate insurance to protect the Association and the Common Elements. All insurance purchased by the Association shall be:

(a) held for the benefit of the Unit Owners and their Mortgagees as their interests may appear; and

(b) written by a company authorized to do business in the State of Florida; and

(c) as to all hazard insurance policies: policies which contain provisions for the issuance of mortgage endorsements; and

(d) approved by the Primary Institutional Mortgagee.

2. Insurance Trustee. After at least Five Thousand Dollars (\$5,000.00) in damage to any part of the Condominium Property covered by any insurance required hereunder, the Association and/or the Primary Institutional Mortgagee at the Primary Institutional Mortgagee's discretion, shall appoint an Insurance Trustee which is a bank or trust company in Dade County, Florida having trust powers and such other powers as the Board of Administration requires. The Insurance Trustee and the Association shall enter into an Insurance Trust Agreement which provides that the Insurance Trustee:

(a) shall not be responsible for the payment or sufficiency of premiums;

(b) shall not be responsible for the collection of any insurance proceeds; and

(c) shall be liable only for the monies paid to it and for its willful misconduct, bad faith, or gross negligence.

3. Payment of Premiums, Trustee's Expenses and Collection:

As part of the Common Expenses, the Board of Administration shall collect and pay the premiums for all insurance and all fees and expenses of the Insurance Trustee.

4. Coverage:

(a) Liability Insurance: The Board of Administration shall obtain public liability and property damage insurance covering the Common Elements. Such insurance shall be in an amount which the Board of Administration determines from time to time, provided that the minimum amount of coverage shall be Five Hundred Thousand Dollars (\$500,000.00) for injury to any one person, One Million Dollars (\$1,000,000.00) for any single occurrence and Ten Thousand Dollars (\$10,000.00) for property damage.

(b) Casualty: The Board of Administration shall obtain insurance covering all buildings and improvements, including the Common Areas, on the Condominium Property and all personal property included in the Condominium Property in an amount equal to their maximum insurable replacement value, excluding foundation and excavation costs, which amount shall be determined annually by the Board of Administration. Such coverage shall afford protection against: (i) Loss or damage by fire and other hazards covered by a standard extended coverage endorsement; (ii) Flood; (iii) such other risks as from time to time shall be customarily covered with respect to buildings similar in construction, location, and use, including but not limited to, vandalism and malicious mischief.

(c) Workmen's Compensation: Workmen's Compensation Insurance shall be acquired in an amount required by law.

5. Duty to Reconstruct. Unless there occurs "Very Substantial Damage" as defined below, whenever a loss or damage occurs to the property required above to be covered by insurance, whether such property is within or without the Units, the Association shall repair, restore and rebuild the damage caused by said loss.

6. Very Substantial Damage. As used herein, the term "Very Substantial Damage" shall mean that three-fourths (3/4ths) or more of the Units are

rendered untenable by casualty loss or that the damage or loss exceeds 75% or more of the total amount of insurance coverage placed pursuant to Section 4(b) of this Article to become payable. In the event any dispute shall arise as to whether or not "Very Substantial Damage" has occurred, such a finding made by the Board of Administration shall be binding on all Unit Owners.

7. Very Substantial Damage - No Reconstruction. Should there occur "Very Substantial Damage" to the Condominium Property, the Condominium shall not be reconstructed unless three-fourths (3/4ths) of the Voting Members and the Primary Institutional Mortgagee agree thereto in writing within sixty (60) days after the casualty loss or damage has occurred. The determination not to reconstruct after casualty shall be evidenced by a Certificate signed by one of the officers of the Association stating that the said sixty (60) day period has elapsed and that the Association has not received the necessary approvals. The Association shall be responsible for notifying the Primary Institutional Mortgagee in writing within five days of the occurrence of Very Substantial Damage.

In the event reconstruction of Very Substantial Damage is not approved, the Insurance Trustee is authorized to pay the insurance proceeds received by it to the Unit Owners and their mortgagees, as their interests may appear and the Condominium Property shall be removed from the provisions of the Condominium Act with the results provided for by the Condominium Act. The termination provided for herein shall override the termination provision of Article XVII hereof. Provided: no decision not to reconstruct can be made without the consent of the Developer until such time as it no longer owns any Units in the Condominium.

8. Reconstruction:

(a) Immediately after a casualty causing damage to any part of the property required to be insured by the Association, the Board of Administration shall obtain reliable and detailed estimates of the cost necessary to repair and replace the damaged property to a condition as good as the condition that existed prior to the casualty loss.

(b) Any reconstruction or repair must be made either substantially in accordance with the original plans and specifications for the improvements on the Condominium Property or in accordance with plans and specifications approved by the Board of Administration, the owners of not less than 75% of the Units, the Developer if it owns any Units, and the Owners and Institutional Mortgagees of all Units for which the plans are to be altered.

(c) If the net proceeds of insurance are insufficient to pay the estimated costs of reconstruction and repair then upon determination of the amount of deficiency, the Board of Administration shall promptly levy a special Assessment against all of the Unit Owners for that portion of the deficiency related to the Common Elements and against the affected Unit Owners for damage to a Unit. Such Assessments shall be deposited with the Insurance Trustee when they are collected, and together with the insurance proceeds, shall constitute a construction fund to be disbursed for payment of the costs of reconstruction as follows:

(i) If the amount of the estimated cost of reconstruction and repair is less than \$50,000.00 then the construction fund shall be disbursed in payment of such costs upon the order of the Board of Administration; provided, however, that upon request to the Insurance Trustee by an Institutional First Mortgagee which is a beneficiary of an insurance policy whose proceeds are included in the construction fund, such fund shall be disbursed in the manner provided in paragraph (ii) below for the reconstruction and repair of major damage.

(ii) If the amount of the estimated cost of reconstruction and repair is \$50,000.00 or more, then the construction fund shall be disbursed to the contractors engaged in such repair and restoration in appropriate progress payments which have been approved by an architect

qualified to practice in Florida who has been employed by the Association to supervise the work. The procedures for disbursement of progress payments shall be agreed upon by the Board of Administration, the Primary Institutional Mortgagees, and the Insurance Trustee.

On completion of the reconstruction hereinabove provided for, any balance remaining in the construction fund shall be paid to the Unit Owners and their mortgagees as their interests may appear.

9. Payments to Mortgagees. In the event an Institutional Mortgagee requires the payment of insurance proceeds to it, that sum shall be paid to the said mortgagee and the Unit Owner of such mortgaged Unit shall then be obligated to deposit an equivalent amount in the construction fund towards his share of the rebuilding costs.

10. Association as Agent. The Association is hereby irrevocably appointed agent for each Unit Owner to adjust all claims arising under insurance policies purchased by the Association.

11. Mortgagee Approval. Those provisions in this Article XI which are for the benefit of Institutional Mortgagees may be enforced by such mortgagees and may not be amended without the consent of all affected Institutional Mortgagees.

12. Mortgagee's Rights. An Institutional First Mortgagee shall always be entitled to receive in reduction of its mortgage debt that portion of insurance proceeds apportioned to its mortgaged Unit in the same percent as the percent of ownership of Common Elements appurtenant to such Unit in the event;

- a. Its mortgage is not in good standing and is in default, or
- b. Insurance proceeds are not sufficient to complete restoration, reconstruction or repair, and the Board of Administration has not made additional funds available for such purpose, or
- c. The Board of Administration and the Unit Owners elect to restore, repair or reconstruct the Condominium Property or any portion of it in a manner or condition substantially different from that existing prior to the casualty and such Mortgagee has not consented in writing to such change or alteration.

13. Optional Insurance Which Individual Owners May Purchase. The Association shall have no liability to Unit Owners for the Owner's furniture, fixtures and other personal property located within the Unit or on the Common Elements or Limited Common Elements nor shall it have any liability for theft or accidents occurring within the Unit or Limited Common Elements; therefore, Unit Owners who wish to have their personal property insured and who wish to have theft or liability insurance covering their personal possessions and accidents within their Unit or on their Limited Common Elements must purchase appropriate policies themselves.

XII

SALE, LEASE AND MORTGAGE OF PARCELS

1. Sale. Sales of Condominium Parcels shall be governed by the following:

(a) The terms "purchase" and "sale" shall include all transfers for value of interests in Condominium Parcels.

(b) The Association shall have a right of first refusal on all offers to purchase a Condominium Parcel. If a Unit Owner receives a bona

right offer to sell his Condominium Parcel or any interest therein which he wants to accept, he shall send an executed copy of such offer to the Association. The Association shall have 30 days from the date of receipt of the copy in which to notify the Unit Owner in writing that the Association accepts or rejects the offer. If the Association accepts the offer, then it may elect to purchase the Parcel in its own behalf or may name a designee who will purchase in which case the Association or its designee shall consummate the transaction in accordance with the terms and conditions set forth in the bona fide offer. If the Association rejects the offer, then it shall deliver to the Unit Owner a written consent in recordable form which evidences the Association's consent to the transfer of ownership of the Parcel to the purchaser named in the offer submitted to it.

(c) If there is a transfer of ownership of a Condominium Parcel by gift, inheritance or operation of law other than to a bona fide purchaser then the transferee shall notify the Association of the transfer within thirty (30) days after the transfer. The Association shall have sixty (60) days from receipt of such notice within which to either approve or disapprove of such transferee as follows: (i) Approval shall be evidenced by a certificate executed in recordable form and delivered to the transferee who shall cause the same to be recorded among the Public Records of Dade County, Florida; (ii) Disapproval shall be accompanied by the Association's offer to purchase the Parcel for cash within sixty (60) days for its fair market value. If the parties are unable to agree upon a fair market value, then they shall each appoint an independent M.A.I. appraiser to determine the Parcel's fair market value. If the two estimates are within 10% of each other, then they shall be averaged and the result conclusively presumed to be the fair market value. If the two estimates differ by more than 10%, the two appraisers shall appoint a third appraiser and the three appraisals shall be averaged to determine the fair market value. Each party shall be liable for the cost of the appraiser he appoints and they shall share the cost of a third appraiser if needed.

(d) No judicial sale of a Condominium Parcel or any interest therein shall be valid unless:

(i) The sale is to a purchaser approved by the Association which approval shall be in recordable form, executed by two officers of the Association and delivered to the purchaser; or,

(ii) The sale is a result of a public sale with open bidding.

2. Leases. Leases of Parcels shall be subject to the following:

(a) Should a Unit Owner wish to lease his Condominium Parcel or any interest therein, or should an approved Lessee wish to sublease the Condominium Parcel he is leasing, he shall furnish the Association with a copy of the proposed lease and the name of the proposed Lessee. The Association shall have fifteen (15) days from the receipt of notice within which to approve or disapprove of the proposed lease and/or Lessee and it shall give the Unit Owner written notice of its decision within said period. Failure to notify the Unit Owner shall be deemed an approval.

(b) No individual rooms may be rented and no transient tenants may be accommodated.

(c) All leases must be at least 3 months in length.

3. Liability. The liability of the Unit Owner under these covenants shall continue notwithstanding the fact that he may have leased or rented his interest as provided herein, and every Purchaser, tenant or Lessee shall take his Parcel subject to this Declaration, the By-Laws of the Association, and the Condominium Act.

4. Association Fee. The Unit Owner or Lessee seeking approval of a sale, lease, or sub-lease of a Condominium Parcel shall pay for the expenses

reasonably incurred by the Association for the approval of such transaction which expense shall not exceed \$50.00. No charge shall be made in connection with an extension or renewal of a lease.

5. Mortgages. Mortgages of Parcels shall be subject to the following: No Unit Owner may mortgage his Condominium Parcel or any interest therein without the approval of the Association, except to an Institutional Mortgagee and, except on a sale of the Parcel, pursuant to the Declaration, where the seller takes back a purchase money mortgage. The approval of any other mortgage may be granted upon conditions determined by the Association or may be arbitrarily withheld.

6. The provisions of paragraphs 1(b), 1(c), 2. and 5. of this Article shall be inapplicable to any sale, lease, mortgage, transfer or devise to a Unit Owner's spouse or to the children, parents, brothers, or sisters of the Unit Owner or his spouse which transfers shall not require any prior approval of the Association. Upon request and compliance with paragraph 4. of this Article, the Association shall deliver a recordable consent to such related transfers.

XIII

DEVELOPER'S PRIVILEGES

1. Amendment of Plans. The Developer reserves the right to change the interior arrangement of any or all Units which the Developer owns, to alter the boundaries between any Units it owns, and to alter the boundaries of any Common Elements abutting any Unit it owns. Such changes shall be effected by the recording of an amendment to the Declaration which contains a survey showing such changes. If such amendment affects more than one Unit, appropriate changes in the sharing of Common Expenses, Common Surplus and the Common Elements appurtenant to such Units shall be noted on the amendment; provided that the effect of such an amendment shall be to give any new Unit which results from the removal of the party wall or walls between one or more Units a percentage share of the Common Elements, Common Expenses and Common Surplus which is equal to the total percentage share which was previously assigned to the original Units which comprise the new Unit. The amendment need be signed and acknowledged only by the Developer and any Institutional Mortgagees holding mortgages on the altered Units and need not be approved by the Association or the Unit Owners.

2. Sale, Lease, or Mortgage. The Developer may sell, lease, or mortgage any Parcel it owns under any terms and to whatever purchasers, tenants and mortgagees it chooses notwithstanding anything contained in Article XII above or anywhere else in this Declaration to the contrary.

3. Business. So long as the Developer owns any Units in the Condominium, the Developer may transact any business on the Condominium Property, necessary or convenient to consummate sales of Units including, but not limited to, maintaining an office and models, displaying signs, hiring employees, using the Common Elements for parking for prospective purchasers, and showing the Units. All office and sales equipment belonging to the Developer shall remain the property of the Developer and may be removed by Developer at any time.

4. Easements. As long as the Developer has control of the Association, the Developer shall have the right to grant such easements over the Condominium Property to such beneficiaries and for such time as it determines in its sole discretion to be of benefit to the Condominium or to the Developer, and thereafter the Association shall be empowered to grant such easements on behalf of its members. During the period of time the Developer has the right to grant the foregoing easements, the consent and approval of the Association and its members shall not be required. The foregoing easements may be granted only if they do not structurally weaken the improvements upon the Condominium Property or unreasonably interfere with the enjoyment of the Condominium Property by the Unit Owners.

5. Cable Television. The Developer reserves for itself, its successors and assigns the right, but not the obligation, to install such lines,

cables or other equipment on the Condominium Property which may be necessary for the creation of a community antenna television system thereon. In the event the Developer exercises this option, each Unit Owner will be responsible for paying all monthly charges for the furnishings of the community antenna television system to his Unit.

6. Scrivener's Errors. The Developer may amend this Declaration to correct scrivener's errors without obtaining the Association's consent.

The provisions of this Article shall apply notwithstanding anything to the contrary contained elsewhere in this Declaration.

XIV

MORTGAGE PRIVILEGES

1. Lien on Mortgaged Units. Where an Institutional First Mortgagee obtains title to a Condominium Parcel as a result of foreclosure or acceptance of a Deed in lieu of foreclosure, such Institutional Mortgagee, its successors and assigns shall not be liable for Assessments pertaining to such Condominium Parcel which became due prior to the acquisition of title unless such Assessments are secured by a claim of lien which was recorded prior to the recording of such mortgage. Such unpaid Assessments shall become Common Expenses collectible from all of the Unit Owners, including such acquirer, its successor and assigns.

2. Sale, Lease or Mortgage of Units. An Institutional First Mortgagee holding a mortgage on a Condominium Parcel who becomes an owner of that Parcel through foreclosure or by Deed in lieu of foreclosure, or whosoever shall become the acquirer of title at the foreclosure sale of an Institutional First Mortgage or the lien for Common Expenses, shall have the unqualified right to sell, lease or otherwise transfer said Parcel and/or to mortgage said Parcel without prior offer to or approval of the Board of Administration.

3. Priority. The lien of an Institutional Mortgage shall have priority over the Association's lien for Assessment.

4. Mortgagee's Option. Institutional First Mortgagees may pay any charges which are in default and which may or have become a charge against any Condominium Property and may pay overdue premiums on hazard insurance policies, or secure new hazard insurance coverage on the lapse of a policy for the Condominium Property. Any Institutional First Mortgagee making such payment shall be entitled to an immediate reimbursement therefore from the Association, and to the extent of the monies so advanced, said Mortgagee shall be subrogated to the assessment and lien rights of the Association against the Unit Owners for the payment of such item of Common Expense.

5. Notice. An Institutional First Mortgagee, upon request, is entitled to written notification from the Association of any default in the performance by the Unit Owner, whose Unit is encumbered by its mortgage, of any obligation under this Declaration which is not cured within sixty (60) days.

6. Developer's Exemptions. Any provision of this Declaration granting exemptions to the Developer from the terms or restrictions hereof, or granting any special rights, shall likewise apply to any Institutional First Mortgagee who becomes either the successor in title to the Developer or acquires title to all or any unsold Units by way of foreclosure, deed in lieu thereof, or otherwise.

The provisions of this Article shall apply notwithstanding to the contrary contained elsewhere in this Declaration.

XV

EASEMENTS

The Developer, by the signing of this Declaration, hereby grants to the Unit Owners, their families, guests and employees, as part of the Common

Elements and to governmental agencies and utility companies which service the Condominium Property, a non-exclusive easement for ingress and egress over such streets, walks and such other parts of the Condominium Property as are from time to time used as rights-of-way or which are necessary to provide reasonable access to and from the Units, the Common Elements and the public ways and to provide governmental services to and to maintain and install public utility services to the Condominium Property.

XVI

TITLE

The real property submitted to condominium ownership herewith shall be conveyed subject to the following:

(a) Conditions, limitations, assessments, restrictions and reservations of record.

(b) Real Estate Taxes for the year of conveyance and subsequent years.

(c) Applicable zoning ordinances now existing or which may hereafter exist.

(d) Easements for ingress and egress for pedestrian and vehicular purposes.

(e) Easements for utility service and drainage now existing or hereafter granted by the Developer for the benefit of such persons as the Developer designates.

(f) This Declaration of Condominium and all Exhibits attached hereto.

(g) Declaration of Covenants, Restrictions and Easements for Lago Grande Homeowners.

(h) Declaration of Covenants, Conditions and Restrictions for Lago Grande.

XVII

NO EXPRESS OR IMPLIED WARRANTIES

Other than those warranties specifically required under the Condominium Act, the Developer gives no express or implied warranties to any Unit Owner or to any other person or entity.

XVIII

TERMINATION

The Condominium Property may be removed from the provisions of the Condominium Act and the Condominium thereby terminated when ninety (90%) percent of the Unit Owners, the holders of all recorded liens which encumber any Condominium Property, and the Developer if it owns any Units consent thereto in a written instrument to that effect.

XIX

METHOD OF AMENDMENT OF DECLARATION

1. This Declaration may be amended at any regular or special meeting of the Unit Owners called for that purpose in accordance with the By-Laws. Amendments must be approved by a vote of two-thirds of the Voting Members present at such meeting. Such amendment shall be evidenced by a Certificate of the Association executed with the formalities of a Deed and shall include the recording data identifying this Declaration. The Certificate shall

become effective upon its being recorded in the Public Records of Dade County, Florida.

2. No amendment shall materially change the configuration or size of any Unit, its undivided share of the Common Elements, its proportionate share of Common Expense or Common Surplus, its voting rights, nor shall any amendment materially alter or modify the appurtenances to any Unit, unless the affected Unit Owners and all record holders of liens thereon shall join in the execution of the amendment, and provided further that said amendment shall be voted on, and evidenced and recorded in the same manner as all other amendments to this Declaration.

3. No amendment which in any manner changes the rights and privileges of the Developer shall be valid without the Developer's written approval.

4. No amendment which shall in any manner impair the security of any Institutional Mortgage shall be valid without the written approval of all affected Institutional Mortgagees of record.

XX

PROPERTIES NOT SUBJECT TO THIS DECLARATION

1. Lago Grande Homeowners' Association. This Condominium is part of a project known as Lago Grande (the "Project"). The Common Properties (as that term is defined in the Homeowners' Covenants) of the Project consist of all real properties in the Project and improvements thereon other than areas which have been submitted to Condominium ownership under this or any other Declaration of Condominium. The Homeowners Association maintains, repairs, and in all respects controls the Common Properties subject to the Homeowners' Covenants. The Homeowners' Covenants also contain certain rules, regulations and restrictions relating to the use of the Condominium Property. Each Unit Owner will be a member of the Homeowners' Association and subject to all of the terms and conditions of the Homeowners' Covenants, as they may be amended from time to time. Among the powers of the Homeowners' Association is the power to assess Unit Owners (of this Condominium and other Condominiums which may become members of the Homeowners' Association) for a pro-rata share of the expenses of the operation, maintenance and management relating to such Common Properties. All such Assessments shall, for the purposes and subject to the limitations expressed herein, be Common Expenses. The Homeowners' Association shall have all of the lien rights provided for herein against the members' Units in the event such assessments are not paid when due as if they were part of the Common Expenses provided for herein. The Unit Owners shall also be entitled to use on a non-exclusive basis all of the Common Properties in accordance with the terms of the Homeowner's Covenants although certain of such Common Properties (such as parking areas) may be designated for the specific use of one or more of the Unit Owners all as provided in the Homeowner's Covenants. If for any reason the Homeowner's Covenants are terminated, all rights to use the Common Properties shall immediately cease and terminate and the Developer shall have the right to erect appropriate barricades to prevent such use. No prescriptive rights shall accrue regardless of the length or nature of use as long as the Homeowner's Covenants are in effect.

2. The Lake Association. Located on a portion of the properties comprising the Project is a lake which is subject to a Declaration of Covenants, Conditions and Restrictions of Lago Grande, (the "Lake Restrictions"), and governed by the Lake Association. The Lake Restrictions contain certain rules, regulations and restrictions relating to the use of the Lake. Each Unit Owner of a Unit within a Condominium subject to the Lake Restrictions will be a member of the Lake Association. Among the powers of the Lake Association is the power to assess Unit Owners (of this Condominium and other Condominiums which may become members of the Lake Association) for a pro-rata share of the expenses of the operation, maintenance and management relating to the property subject to the Lake Restrictions. All such Assessments shall, for the purposes and subject to the limitations expressed herein, be Common Expenses. The Lake Association shall have all of the lien

rights provided for herein against the members' Units in the event such Assessments are not paid when due as if they were part of the Common Expenses provided for herein. The Unit Owners shall also be entitled to use on a non-exclusive basis all of the Common Properties (as that term is defined in the Lake Restrictions) in accordance with the terms of the Lake Restrictions. If for any reasons the Lake Restrictions are Lake Restrictions are terminated, all rights to use the Common Properties shall immediately cease and terminate and the Developer shall have the right to erect appropriate barricades to prevent such use. No prescriptive rights shall accrue regardless of the length or nature of use, as long as the Lake Restrictions are in effect.

3. Mandatory Membership. Membership in both the Lake Association and the Homeowners' Association shall be mandatory for all Unit Owners.

4. Non-exclusive. The properties, easements and privileges which are the subject matter of the above Declarations shall be used on a non-exclusive basis with any other users of the property encumbered therein and located with the Project.

5. Lien Rights. The liens established in the above Declarations shall be of equal dignity with each other and of equal dignity of the lien rights created herein.

6. Meter Rooms and Light Fixtures. The properties encumbered by the Homeowners' Covenants contain equipment requiring electricity which equipment is powered by virtue of utility lines (through utility easements created herein in favor of the Homeowners' Association) running from the meter room or rooms located on the Condominium Property. The Homeowners' Covenants provide that the expense of maintaining light fixtures, including bulbs, located outside of units, as well as the cost of all electricity used on the Common Elements of the Condominium, shall be Common Expenses of the Homeowners' Association.

XXI

FINES

1. Compliance. Every Unit Owner and his tenants, guests, invitees and agents shall comply with any and all rules and regulations as same exist and as may be adopted in the future by the Board of Administration.

2. Enforcement. Failure to comply with such rules and regulations shall be grounds for immediate action which may include, without limitation, an action to recover sums for damages, injunctive relief or any combination thereof. The Board of Administration shall have the right to suspend voting rights and use of the Common Elements in addition thereto.

3. Fines. In addition to all other remedies, in the sole discretion of the Board of Administration of the Association, a fine or fines may be imposed upon an Unit Owner for failure of an Unit Owner, his tenants, family, guests, invitees or employees, to comply herewith or with any rule or regulation, provided the following procedures adhered to:

a. Notice. The Board of Administration shall notify the Unit Owner of the infraction or infractions. Included in the Notice shall be the date and time of a special meeting of the Board of Administration at which time the Unit Owner shall present reasons why penalties should not be imposed. At least six (6) days written notice of such meeting shall be given.

b. Hearing. The facts of non-compliance or violation shall be presented to the Board of Administration after which the Board shall hear reasons why penalties should not be imposed. A written decision of the Board of Administration shall be submitted to the Unit Owner by not later than ten (10) days after the hearing.

c. Penalties The Board of Administration may impose a special assessment or assessments against the Unit owned by the Unit Owner as follows:

1. First non-compliance or violation: a fine not in excess of twenty-five dollars (\$25.00).
2. Second non-compliance or violation: a fine not in excess of fifty dollars (\$50.00).
3. Third and subsequent non-compliance or violation or violations which are of a continuing nature: a fine not in excess of one hundred dollars (\$100.00).

d. Payment of Penalties. Fines shall be paid not later than five days (5) after Notice of the Imposition of same.

e. Collection of Fines. Fines shall be treated as an assessment subject to the provisions for collection of assessments as set forth in Article II.

f. Non-exclusive Remedy. The Fines provided for herein shall not be construed to be an exclusive remedy of the Association, and shall exist in addition to all other rights and remedies to which the Association may be otherwise legally entitled; however any penalty paid by the offending Unit Owner shall be deducted from or offset against any damage which the Association may otherwise be entitled to recover by law.

XXII

MANAGEMENT AGREEMENT

The Association has entered into an agreement with AREEA Management Co. (the "Management Company") whereby the latter will provide management and maintenance services for the Condominium and Condominium Property. By acceptance by a deed, each Unit Owner shall be deemed as having (i) adopted, ratified, and consented to such agreement; (ii) agreed that the provisions thereof are fair and reasonable; (iii) agreed that the nominees of the Developer, acting as Officers and Directors of the Association have not breached any fiduciary duty by reason of having entered into said agreement. A copy of the Management Agreement is attached hereto as Exhibit G.

XXIII

MISCELLANEOUS PROVISIONS

1. All provisions of this Declaration and Exhibits attached hereto, and Amendments thereof shall be construed as covenants running with the land, and of every part thereof and therein, including, but not limited to, every Unit and the appurtenances thereto.

2. All Unit Owners, their heirs, executors, administrators, successors, assigns, guests, invitees and employees shall be bound by all of the provisions of this Declaration and Exhibits annexed hereto and any amendments hereof.

3. If any provisions of this Declaration, or of any of the Exhibits attached hereto is held invalid, the validity of the remainder of this Declaration and of the Exhibits attached hereto shall not be affected thereby.

4. All Exhibits annexed hereto are hereby incorporated herein by reference.

5. Unless the context otherwise requires, word used herein the masculine shall include the feminine and the neuter, the singular shall include the plural and the plural shall include the singular.

6. The Unit Owners hereby appoint the Developer as their attorney-in-fact to execute any documents required by any governmental agency for the completion of the improvements on the Condominium Property.

IN WITNESS WHEREOF, the parties hereto have caused these presents to be signed in its name by its proper officers and its corporate seal to be affixed this 13th day of December, 1982.

Signed, sealed and delivered
in the presence of:

DCA of Hialeah



[Signature]
[Signature]

By: [Signature] President
Attest: [Signature] Secretary

STATE OF FLORIDA)
COUNTY OF DADE) ss:

The foregoing Declaration of Condominium was acknowledged before me this 13th day of December, 1982, by Harry Wainshal and Luis A. Clark, as President and Secretary, respectively of DCA of Hialeah, Inc., a Florida corporation, on behalf of said corporation.

[Signature]
Notary Public, State of Florida

My Commission expires:

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES APR. 5 1983
BONDED THRU GEN. INV. UNDERWRITERS



11645 1129

JOINDER OF MORTGAGEE TO DECLARATION
OF CONDOMINIUM

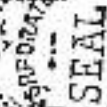
PALM SPRINGS NORTH, INC., a Florida corporation, as owner and holder of that certain mortgage encumbering the real property described in the Declaration of Condominium to which this Joinder is attached, which mortgage was recorded on April 14, 1982, in Official Records Book 11411, at Page 146, of the Public Records of Dade County, Florida, (the "Mortgage"), does hereby join in the execution and recordation of the Declaration of Condominium to which this Joinder is attached and agrees that upon said recordation, the lien of the Mortgage shall be spread to each and every unit in the Condominium.

This Joinder is given for the sole purpose of compliance with Florida Statute 718.104(3) and shall not be deemed to make Palm Springs North, Inc., a "Developer" within the meaning of the foregoing Declaration or Florida Statute 718.103(13).

PALM SPRINGS NORTH, INC., a
Florida corporation

[Signature]
By: *[Signature]*

BUDD LAURENCE, President



STATE OF FLORIDA)
) SS:
COUNTY OF DADE)

The foregoing instrument was acknowledged before me this day of December, 1982, by BUDD LAURENCE, as President of PALM SPRINGS NORTH, INC., a Florida corporation, on behalf of said corporation.

NOTARY PUBLIC, STATE OF FLORIDA

My Commission expires:

RECEIVED AND FILED IN THE OFFICE OF THE
CLERK OF THE DISTRICT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND FOR
DADE COUNTY, FLORIDA, DECEMBER 1, 1982



11645 or 1130

CONDOMINIUM PROPERTIES DESCRIPTIONS

Site of BUILDING 34

That part of TRACT "D" of "LAGO GRANDE PHASE THREE", according to the Plat thereof, recorded in Plat Book 180, at Page 30 of the Public Records of Dade County, Florida, lying and being in the City of Hialeah, Dade County, Florida, described as follows:

COMMENCE at the Easternmost corner of said TRACT "D"; thence run N. 44° 01' 49" E., along the Northeastly line of said TRACT "D", for a distance of 80.45 feet to a point; thence run S. 45° 38' 11" W. for a distance of 1.67 feet to the POINT OF BEGINNING of the parcel of land hereinafter to be described; thence run S. 44° 01' 49" E., parallel with the Northeastly line of said TRACT "D", for a distance of 55.03 feet to a point; thence run S. 45° 38' 11" W. for a distance of 110.00 feet to a point; thence run N. 44° 01' 49" W. for a distance of 55.00 feet to a point; thence run N. 45° 38' 11" E. for a distance of 110.00 feet to the POINT OF BEGINNING; containing 6,050 square feet, more or less.

Site of BUILDING 35

That part of TRACT "D" of "LAGO GRANDE PHASE THREE", according to the Plat thereof, recorded in Plat Book 180, at Page 30 of the Public Records of Dade County, Florida, lying and being in the City of Hialeah, Dade County, Florida, described as follows:

COMMENCE at the Northeast corner of said TRACT "D"; thence run S. 44° 01' 49" E., along the Northeastly line of said TRACT "D", for a distance of 101.78 feet to a point; thence run S. 45° 38' 11" W. for a distance of 25.00 feet to the POINT OF BEGINNING of the parcel of land hereinafter to be described; thence run S. 44° 01' 49" E., parallel with the Northeastly line of said TRACT "D", for a distance of 91.00 feet to a point; thence run S. 45° 38' 11" W. for a distance of 63.33 feet to a point; thence run N. 44° 01' 49" W. for a distance of 91.00 feet to a point; thence run N. 45° 38' 11" E. for a distance of 63.33 feet to the POINT OF BEGINNING; containing 5,763 square feet, more or less.

Site of BUILDING 36

That part of TRACT "D" of "LAGO GRANDE PHASE THREE", according to the Plat thereof, recorded in Plat Book 180, at Page 30 of the Public Records of Dade County, Florida, lying and being in the City of Hialeah, Dade County, Florida, described as follows:

COMMENCE at the Northeast corner of said TRACT "D"; thence run S. 44° 01' 49" E., along the Northeastly line of said TRACT "D", for a distance of 82.78 feet to a point; thence run S. 45° 38' 11" W. for a distance of 25.00 feet to the POINT OF BEGINNING of the parcel of land hereinafter to be described; thence run S. 44° 01' 49" E., parallel with the Northeastly line of said TRACT "D", for a distance of 91.00 feet to a point; thence run S. 45° 38' 11" W. for a distance of 63.33 feet to a point; thence run N. 44° 01' 49" W. for a distance of 91.00 feet to a point; thence run N. 45° 38' 11" E. for a distance of 63.33 feet to the POINT OF BEGINNING; containing 5,763 square feet, more or less.

Site of Building 37

That part of TRACT "D" of "LAGO GRANDE PHASE THREE", according to the Plat thereof, recorded in Plat Book 180, at Page 30 of the Public Records of Dade County, Florida, lying and being in the City of Hialeah, Dade County, Florida, described as follows:

COMMENCE at the Easternmost corner of said TRACT "D"; thence run N. 44° 01' 49" E., along the Northeastly line of said TRACT "D", for a distance of 15.75 feet to a point; thence run S. 45° 38' 11" W. for a distance of 122.33 feet to the POINT OF BEGINNING of the parcel of land hereinafter to be described; thence continue S. 45° 38' 11" W. for a distance of 110.00 feet to a point; thence run N. 44° 01' 49" E. for a distance of 35.00 feet to a point; thence run N. 45° 38' 11" E. for a distance of 110.00 feet to a point; thence run S. 44° 01' 49" E., parallel with the Northeastly line of said TRACT "D", for a distance of 35.00 feet to the POINT OF BEGINNING; containing 6,050 square feet, more or less.

DESCRIPTIONS

EXHIBIT "A"
Sheet 1 of 4 Sheets

APPROVED: NOV 25, 1982

SAC
Order No: 34-527-61
F.B. No: 11645-16/3
Date: 05/2
WAY: 0012LAGO GRANDE
A CONDOMINIUM
THREE - A.DENES & DENES & ASSOC., INC.
SURVEYORS - ENGINEERS - PLANNERS
278 Aragon Ave., Coral Gables, Florida

DDA

11645 11131

CONDOMINIUM PROPERTIES DESCRIPTIONS

Site of BUILDING 38

That part of TRACT "D" of "LAGO GRANDE PHASE THREE", according to the Plat thereof, recorded in Plat Book 180, at Page 30 of the Public Records of Dade County, Florida, lying and being in the City of Hialeah, Dade County, Florida, described as follows:

COMMENCE at the Northeast corner of said TRACT "D"; thence run S. 44° 01' 49" E., along the Northeastly line of said TRACT "D", for a distance of 187.44 feet to a point; thence run S. 45° 58' 11" W. for a distance of 160.33 feet to the POINT OF BEGINNING of the parcel of land hereinafter to be described; thence run S. 44° 01' 49" E., parallel with the Northeastly line of said TRACT "D", for a distance of 91.00 feet to a point; thence run S. 45° 58' 11" W. for a distance of 63.85 feet to a point; thence run N. 44° 01' 49" W. for a distance of 91.00 feet to a point; thence run N. 45° 58' 11" E. for a distance of 63.85 feet to the POINT OF BEGINNING; containing 5,763 square feet, more or less.

Site of BUILDING 39

That part of TRACT "D" of "LAGO GRANDE PHASE THREE", according to the Plat thereof, recorded in Plat Book 180, at Page 30 of the Public Records of Dade County, Florida, lying and being in the City of Hialeah, Dade County, Florida, described as follows:

COMMENCE at the Northeast corner of said TRACT "D"; thence run S. 44° 01' 49" E., along the Northeastly line of said TRACT "D", for a distance of 58.61 feet to a point; thence run S. 45° 58' 11" W. for a distance of 154.83 feet to the POINT OF BEGINNING of the parcel of land hereinafter to be described; thence run S. 44° 01' 49" E., parallel with the Northeastly line of said TRACT "D", for a distance of 63.85 feet to a point; thence run S. 45° 58' 11" W. for a distance of 91.00 feet to a point; thence run N. 44° 01' 49" W. for a distance of 63.85 feet to a point; thence run N. 45° 58' 11" E. for a distance of 91.00 feet to the POINT OF BEGINNING; containing 5,763 square feet, more or less.

Site of BUILDING 40

That part of TRACT "D" of "LAGO GRANDE PHASE THREE", according to the Plat thereof, recorded in Plat Book 180, at Page 30 of the Public Records of Dade County, Florida, lying and being in the City of Hialeah, Dade County, Florida, described as follows:

COMMENCE at the Northeast corner of said TRACT "D"; thence run S. 89° 58' 11" W., along the Easterly North line of said TRACT "D", for a distance of 46.85 feet to a point; thence run S. 0° 01' 49" E. for a distance of 239.65 feet to the POINT OF BEGINNING of the parcel of land hereinafter to be described; thence continue S. 0° 01' 49" E. for a distance of 49.83 feet to a point; thence run S. 89° 58' 11" W. for a distance of 91.00 feet to a point; thence run N. 0° 01' 49" W. for a distance of 49.83 feet to a point; thence run N. 89° 58' 11" E., parallel with the Easterly North line of said TRACT "D", for a distance of 91.00 feet to the POINT OF BEGINNING; containing 5,763 square feet, more or less.

Site of Building 45

That part of TRACT "D" of "LAGO GRANDE PHASE THREE", according to the Plat thereof, recorded in Plat Book 180, at Page 30 of the Public Records of Dade County, Florida, lying and being in the City of Hialeah, Dade County, Florida, described as follows:

COMMENCE at the Northeast corner of said TRACT "D"; thence run S. 89° 58' 11" W., along the Easterly North line of said TRACT "D", for a distance of 88.67 feet to a point; thence run S. 0° 01' 49" E., for a distance of 21.67 feet to the POINT OF BEGINNING of the parcel of land hereinafter to be described; thence continue S. 0° 01' 49" E., for a distance of 80.00 feet to a point; thence run S. 89° 58' 11" W. for a distance of 84.00 feet to a point; thence run N. 0° 01' 49" W. for a distance of 80.00 feet to a point; thence run N. 89° 58' 11" E., parallel with the Easterly North line of said TRACT "D", for a distance of 84.00 feet to the POINT OF BEGINNING; containing 6,720 square feet, more or less.

DESCRIPTIONS

EXHIBIT A
SHEET 1 OF 4 SHEETS

LAGO GRANDE

THREE - A,

DENES & DENES & ASSOC., INC.

SURVEYORS - ENGINEERS - PLANNERS

278 Aragon Ave., Coral Gables, Florida

15 FEB 1982

Sec. 14-32-41
Ord. No. 11802-LA/7
F.B. No. 11802-LA/7
Date 11/11/81

DD

Q: 11645 PG 1133

CONDOMINIUM PROPERTIES DESCRIPTIONS

Site of BUILDING A1

That part of TRACT "D" of "LAGO GRANDE PHASE THREE", according to the Plat thereof, recorded in Plat Book 180, at Page 30 of the Public Records of Dade County, Florida, lying and being in the City of Hialeah, Dade County, Florida, described as follows:

COMMENCE at the Northeast corner of said TRACT "D"; thence run S. 89° 58' 11" W., along the Easterly North line of said TRACT "D", for a distance of 177.59 feet to a point; thence run S. 0° 01' 49" E., for a distance of 215.83 feet to the POINT OF BEGINNING of the parcel of land hereinafter to be described; thence continue S. 0° 01' 49" E., for a distance of 80.00 feet to a point; thence run S. 89° 58' 11" W., for a distance of 84.00 feet to a point; thence run N. 0° 01' 49" W., for a distance of 80.00 feet to a point; thence run N. 89° 58' 11" E., parallel with the Easterly North line of said TRACT "D", for a distance of 84.00 feet, to the POINT OF BEGINNING; containing 6,720 square feet, more or less.

DESCRIPTIONS

EXHIBIT - A
Sheet 4 of 4 sheets

MEET: 160' 00" 10/10/88

SEC 34-22-41
Order No. 11982-LB/3
F.B. No. 532
Date MAY 1982

**"LAGO GRANDE
A CONDOMINIUM"
THREE - A,**

DENES & DENES & ASSOC., INC.
SURVEYORS - ENGINEERS - PLANNERS
278 Angoult Ave., Coral Gables, Florida

DDA

11645 1134

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY:

- 1./ That I am a duly registered land surveyor, authorized to practice in the State of Florida;
- 2./ That the construction of improvements contained in and relating to the Buildings identified as Numbers 45 and 46 on the attached survey is substantially complete so that this survey, together with the provision of the declaration describing the condominium property, is an accurate representation of the location and dimensions of such improvements, and that the identification, location and dimensions of the COMMON ELEMENTS and of each UNIT lying within such buildings can be determined from these materials.

As to the above numbered, completed Buildings all planned improvements, including, but not limited to the landscaping, utility services and access to the UNITS and to the COMMON ELEMENTS and facilities serving the Buildings have been substantially completed.

Dated: DEC. 17, 1982.

DENES & DENES & ASSOC., INC.

Gabriel L. Denes, PLS No. 3988
State of Florida

New Address
331 ALHAMBRA AVENUE
CORAL GABLES, FLORIDA 33134

EXHIBIT - B
Sheet 1 of 11 Sheets

"LAGO GRANDE

A CONDOMINIUM"

THREE - A.

DENES & DENES & ASSOC., INC.
SURVEYORS - ENGINEERS - PLANNERS
278 Avenue Ave., Coral Gables, Florida

DD

Order No: 1100E-6.073
Date: 015
May 1988

**"LAGO GRANDE THREE-A"
A CONDOMINIUM**

DENES & DENES & ASSOC., INC.
SURVEYORS - ENGINEERS - PLANNERS
2700 Alapka Ave., Coral Gables, Florida

New Address
333 ALMERIA AVENUE
CORAL GABLES, FLORIDA 33134

1./ The two story concrete block and stone buildings are identified by a number within the project. The entire project has officially designated street addresses as shown building by building on a separate sheet.

2. / All improvements are for residential use.

3. Buildings 55, 56, 58, and 59 contain TYPE A and TYPE A₁ UNITS only.
Buildings 43, 45, 47, 60 and 61 contain TYPE B and TYPE B₁ UNITS only.

Buildings 34 and 37 contain TYPE T and TYPE T UNITS only

See Typical Buildings and Units on a separate sheet.

Building 48 contain only TYPE C and TYPE C_ UNITS

4.1/ Each CONCENTRATION UNIT (called also UNIT) is composed of an apartment

Each UNIT within any building is identified with a hyphenated number, consisting 4 or 5 digits. The number or numbers in front of the hyphen denote the number of the building in which the UNIT is located; the first number (1 or 2) after the hyphen denotes the floor on which the UNIT is located and the following one or two digits are the numbering of the UNIT within the building.

5./ Each UNIT located within any building shall have as its boundary the interior finished, undecorated surfaces of the perimeter walls, floor and ceiling.

All dimensions within the UNIT refer to said interior boundaries. The area of a UNIT is derived from these dimensioned boundaries.

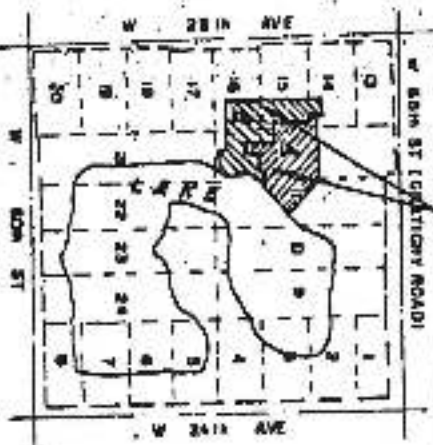
6./ Factors and elements attached to certain UNITS are LIMITED COMMON ELEMENTS for the exclusive use of the UNIT to which it is attached.

7./ Engines refer to the case shown on the receipted Plat.

8./ All lands, improvements and all portions of the buildings not located within the boundaries of a UNIT and which are not defined as LIMITED COMMON ELEMENTS are parts of the COMMON ELEMENTS.

EXHIBIT - 5
Seri 1A of 21 Series

**TRACT C
LAGO GRANDE PHASE THREE**



LOCATION MAP

		THREE A	
No of BLDGS		13	
Total AMERAM		40	
22 8 of B ₁		40	
7 1 of T ₁		16	
Conc ₁		5	
		104	

SCHEDULE

**"LAGO GRANDE THREE - A,"
A CONDOMINIUM"**

DENES & DENES & ASSOC., INC.
SURVEYORS - ENGINEERS - PLANNERS
2701 Angier Ave., Coral Gables, Florida

LOCATION MAP & DESCRIPTION

New Address
333 ALMERIA AVENUE
CORAL GABLES, FLORIDA 33134

DESCRIPTION

That portion of LAGO GRANDE PHASE THREE, Tract "C", according to the Plat thereof, recorded in Plat Book 122 at Page 522, of the Public Records of Dade County, Florida, containing 4.9250 acres, more or less, lying and being in the City of Hialeah, Dade County, Florida, described as follows: BEGINNING at the Northeast corner of said Tract "C", thence run S. 89° 58' 11" E., for a distance of 488.03 feet, along the North line of said Tract "C", to a point; thence run S. 2° 13' 51" E., for a distance of 68.02 feet, to a point; thence run S. 87° 46' 09" E., for a distance of 274.23 feet, to a point; thence run S. 87° 46' 09" E. for a distance of 166.33 feet, to a point; thence run S. 0° 01' 49" E., for a distance of 161.32 feet, to a point; thence run S. 89° 58' 11" E., for a distance of 98.00 feet, to a point; thence run S. 0° 01' 49" E., for a distance of 48.38 feet, to a point; thence run S. 89° 58' 11" E., for a distance of 123.00 feet, to a point; thence run S. 0° 01' 49" E., for a distance of 6.00 feet, to a point; thence run S. 89° 58' 11" E., for a distance of 126.08 feet, to a point; thence run S. 36° 00' 00" E., for a distance of 210.30 feet, to the POINT OF BEGINNING.

CLERK NOTE
FOR DECLARATION OF CONDOMINIUM
SEE OFFICIAL RECORDS BK. 11645 PG. 1111

EXHIBIT "B"
Sheet 2 of 21 Sheets



11645 N 1137

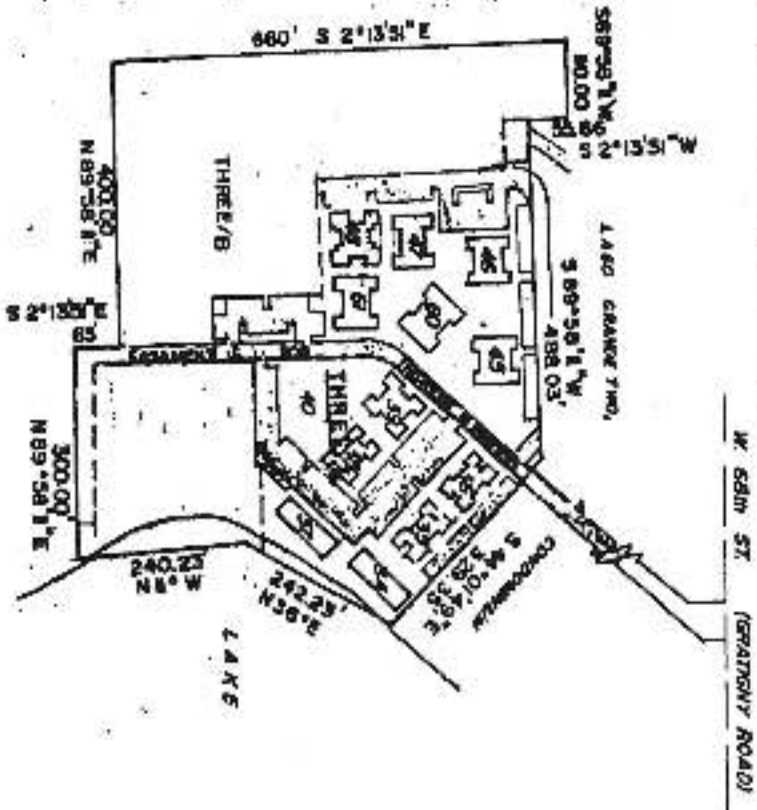


EXHIBIT B
Sheet 3 of 21 Sheets

NOTE:
All buildings are numbered 34 through 61, inclusive, and are two story concrete block and steel apartment buildings.

LAGO GRANDE THREE-A A CONDOMINIUM

New Address
333 ALHAMBRA AVENUE
CORAL GABLES, FLORIDA 33134
GENERAL PLOT PLAN
SCALE 1"=200'

DENES & DENES & ASSOC., INC.
SURVEYORS - ENGINEERS - PLANNERS
2718 Angier Ave., Coral Gables, Florida



Sec 34-32-41
Order No. 11982-LK/S
11-8-82
MAY 1983

"LAGO GRANDE" THREE - A, A CONDOMINIUM

DENES & DENES & ASSOC., INC.
SURVEYORS - ENGINEERS - PLANNERS
278 Arroyo Ave., Coral Gables, Florida

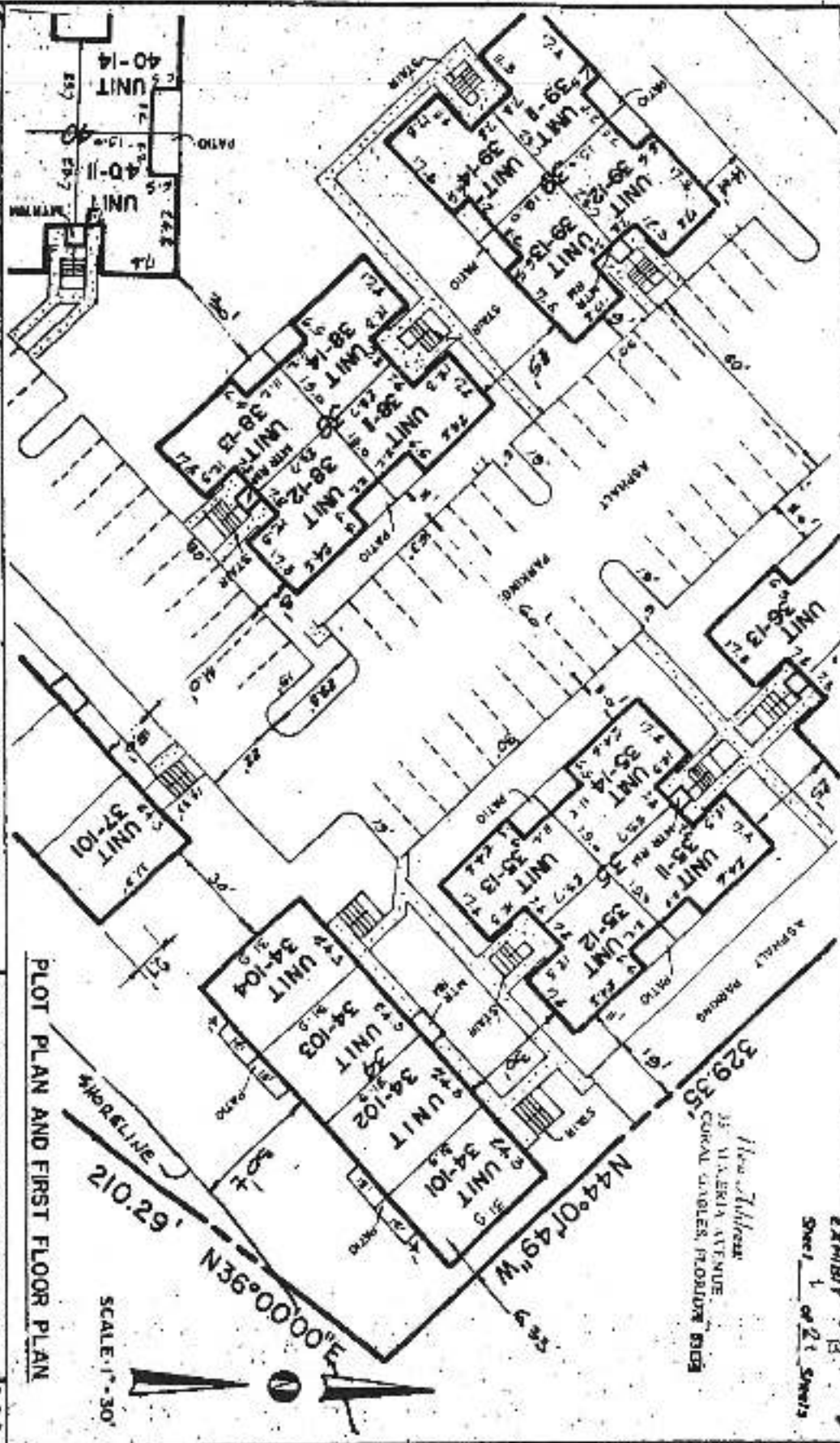


EXHIBIT "B"
Sheet 1 of 2 Sheets

11645 1139

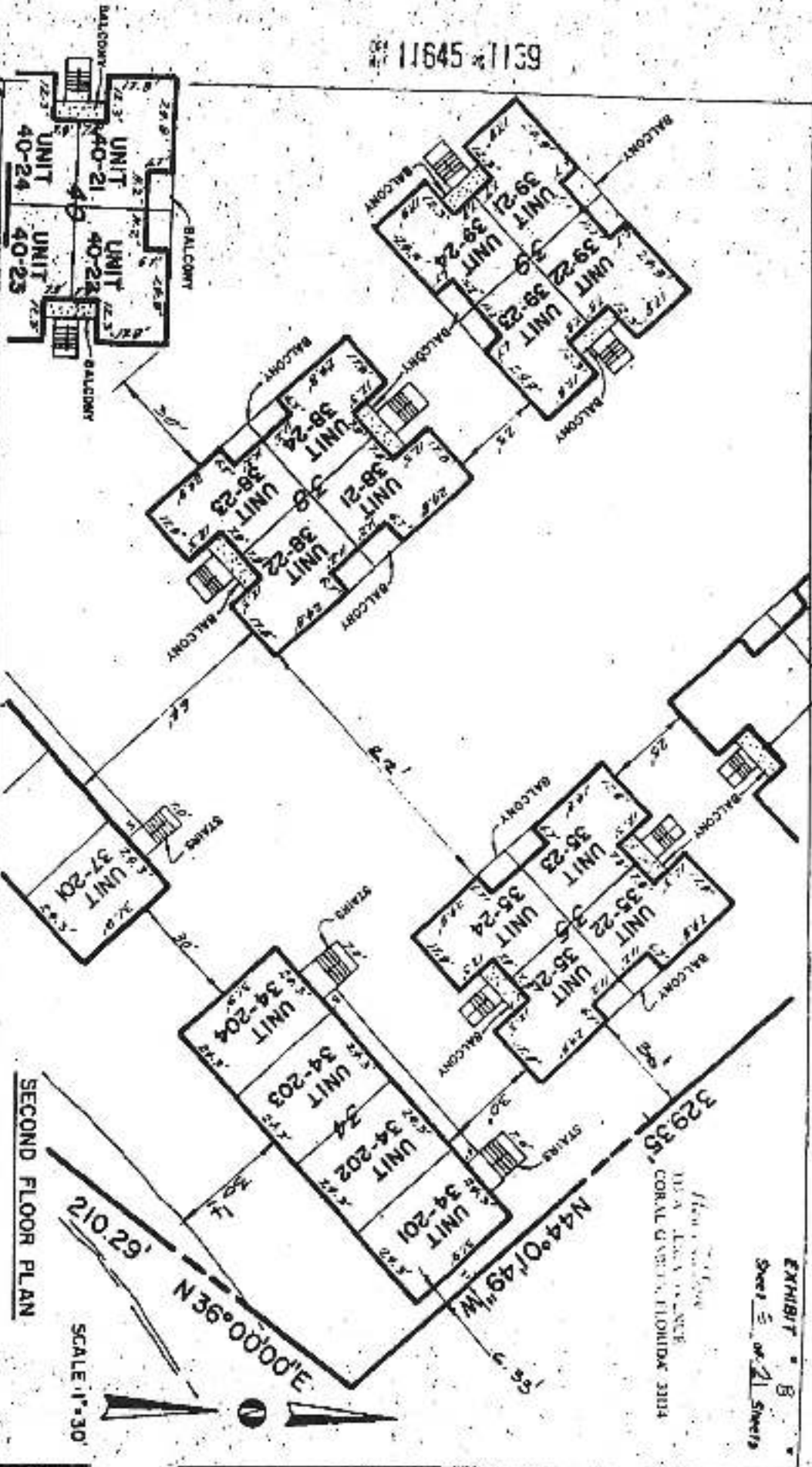


EXHIBIT - B
Sheet 3 of 21 Sheets

32935
N 44° 01' 49\"/>

SECOND FLOOR PLAN

SCALE 1\"/>

**"LAGO GRANDE
THREE - A,
A CONDOMINIUM"**

DENES & DENES & ASSOC., INC.
SURVEYORS - ENGINEERS - PLANNERS
278 Angkor Ave., Coral Gables, Florida

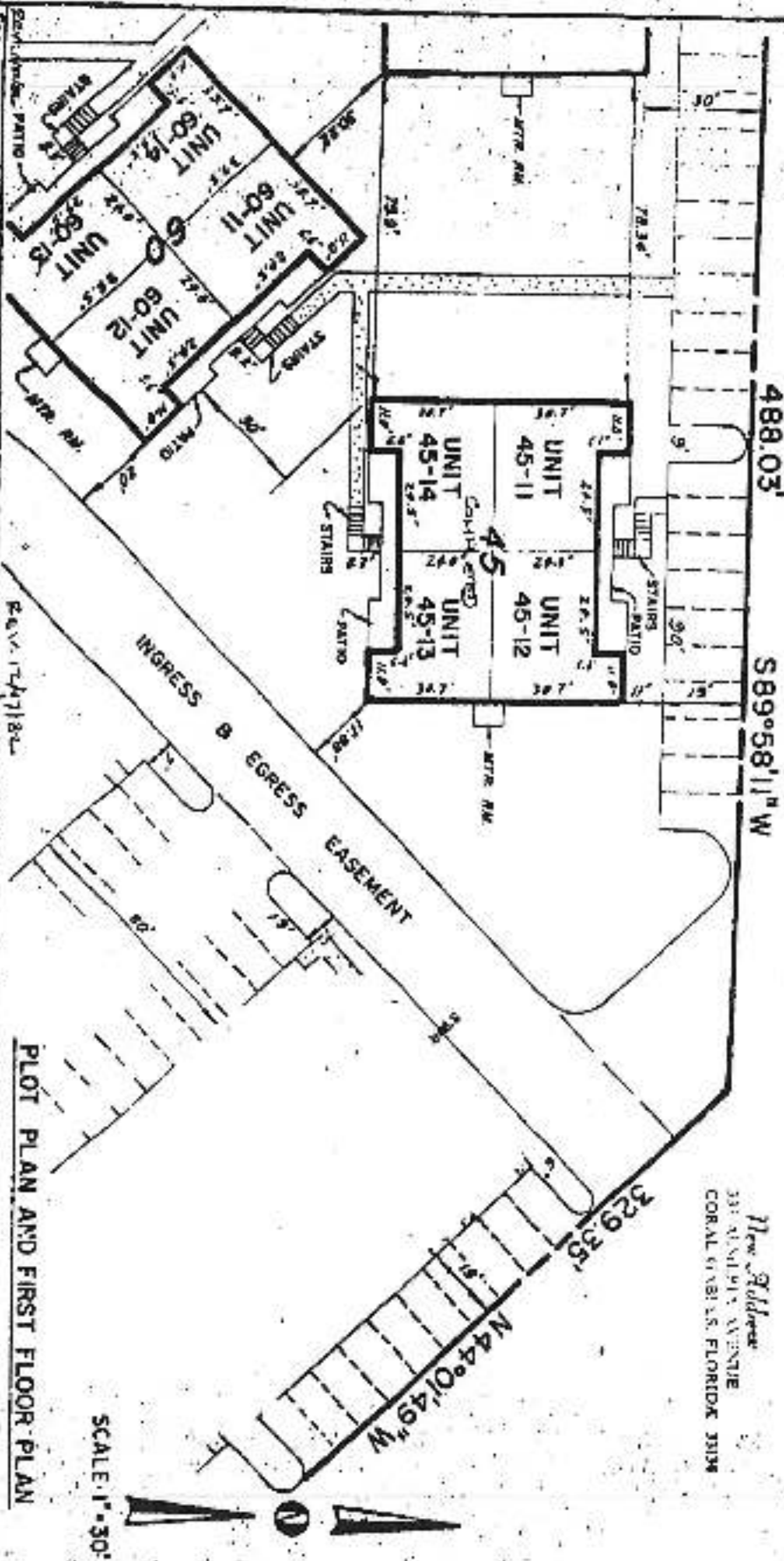


56
Order No. 34-02-41
C.B. No. 11882-LS/3
Date MAY 1982

OFF 11645 of 1140

EXHIBIT "B"
Sheet 6 of 2 Sheets

New Address
331 ANDREWS AVENUE
CORAL GABLES, FLORIDA 33134



SCALE: 1"=30'

PLOT PLAN AND FIRST FLOOR PLAN

"LAGO GRANDE" THREE - A, A CONDOMINIUM

DENES & DENES & ASSOC., INC.
SURVEYORS - ENGINEERS - PLANNERS
276 Arroyo Ave., Coral Gables, Florida



Sec. 34-32-41
Order No. 11645-LB/3
1/8 No. 832
Date MAY 1984

11645 1141

488.03'

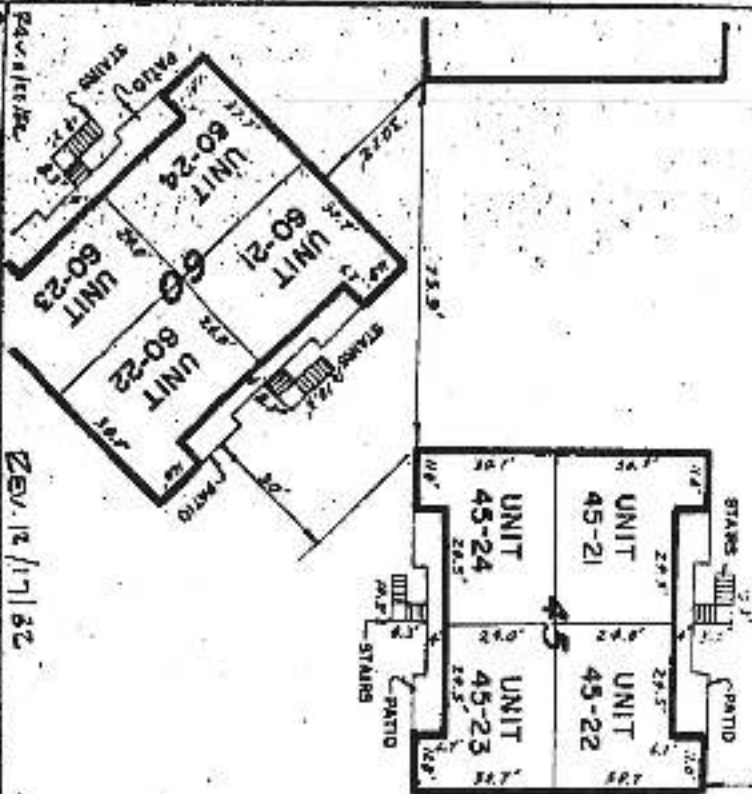
589°58'11"W

329°36'

N44°0'49"W

EXHIBIT "B"
Sheet 1 of 21 Sheets

Howe Station
131 N. GRIFFIN AVENUE
CORAL GABLES, FLORIDA 33134



SCALE 1"=30'

SECOND FLOOR PLAN

LAGO GRANDE THREE - A, A CONDOMINIUM

DENES & DENES & ASSOC., INC.
SURVEYORS - ENGINEERS - PLANNERS
278 Aspen Ave., Coral Gables, Florida



Order No. 1182-16/3
Date: 12/1/82
Sheet: 1 of 21

11645 P1142

Sec. 36-32-44
Order No. 11645 P1142
DATE MAY 1983

"LAGO GRANDE"
THREE - A,
A CONDOMINIUM

DENES & DENES & ASSOC., INC.
SURVEYORS - ENGINEERS - PLANNERS
276 Arroyo Ave., Coral Gables, Florida



Revised

PLOT PLAN AND FIRST FLOOR PLAN

115 ALABAMA AVENUE
CORAL GABLES, FLORIDA 33134
SCALE: 1" = 30'

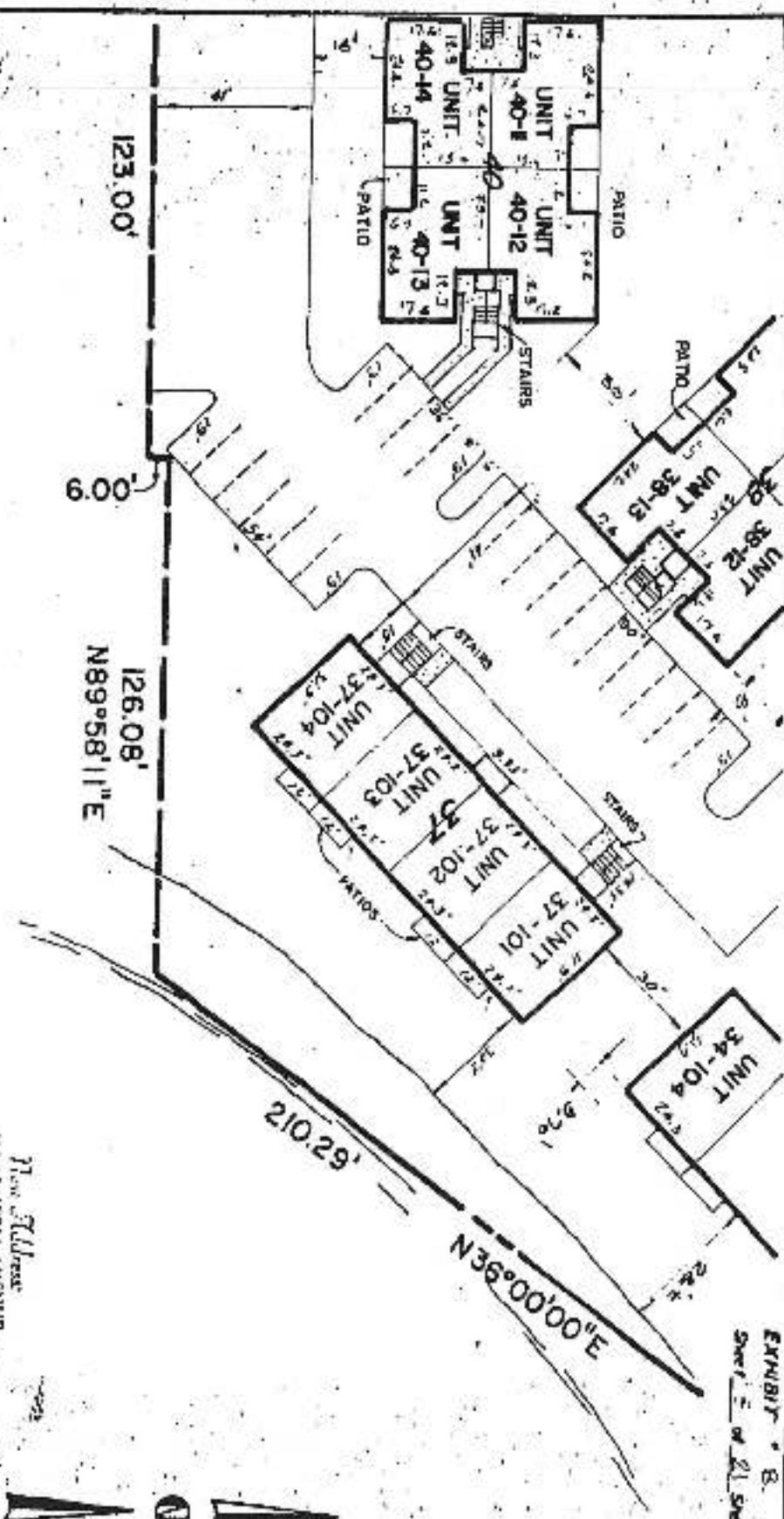


EXHIBIT "B"
Sheet 2 of 21 Sheets

11645 11/143

Sec. 34-82-A
Ord. No. 11984
F.B. No. 558
MAY 1985

**"LAGO GRANDE
THREE - A,
A CONDOMINIUM"**

DENES & DENES & ASSOC., INC.
SURVEYORS - ENGINEERS - PLANNERS
278 ARDOR AVE., Coral Gables, Florida

SECOND FLOOR PLAN

Tom Tillman
115 ALLESTREE AVENUE
CORAL GABLES, FLORIDA 33134
SCALE: 1"=30'



EXHIBIT "B"
Sheet 2 of 21 Sheets

166.33'
N87°46'09"E

161.36'

50°01'49"E

ASPHALT PARKING

98.00'
N89°58'11"E

INGRESS & EGRESS EASEMENT

48.38'
NO°01'49"W

123.00

6.00

126.08'

EXHIBIT - B
Sheet 1 of 21 Sheets

**"LAGO GRANDE
THREE - A,
A CONDOMINIUM"**

THREE - A.

PLOT PLAN AND FIRST FLOOR PLAN

New Address
301 ALICIA AVENUE
CORAL GABLES, FLORIDA 33134

SCALE: 1" = 30'

DENES & DENES & ASSOC., INC.
SURVEYORS - ENGINEERS - PLANNERS
278 Aragon Ave., Coral Gables, Florida



11645 70 1145

166.33'
N87°46'09"E

161.36' 50°01'49"E

98.00'
N89°58'11"E

48.38'
N0°01'49"W

123.00'

6.00'

126.08'

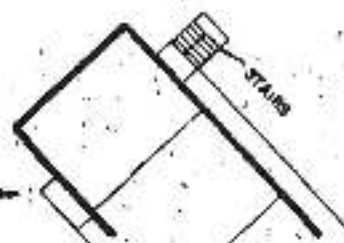
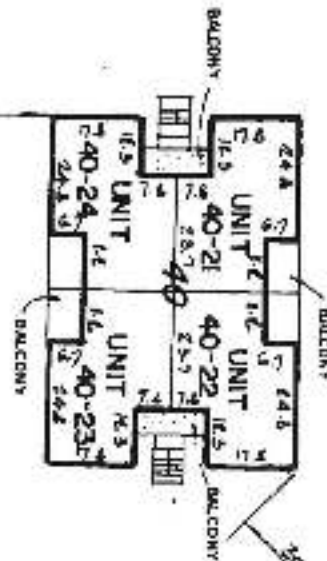


EXHIBIT "B"
Sheet 11 of 21 Sheets



New Address:
333 ALABAMA AVENUE
CORAL GABLES, FLORIDA 33134
SCALE 1"=30'

SECOND FLOOR PLAN

"LAGO GRANDE"
THREE - A,
A CONDOMINIUM

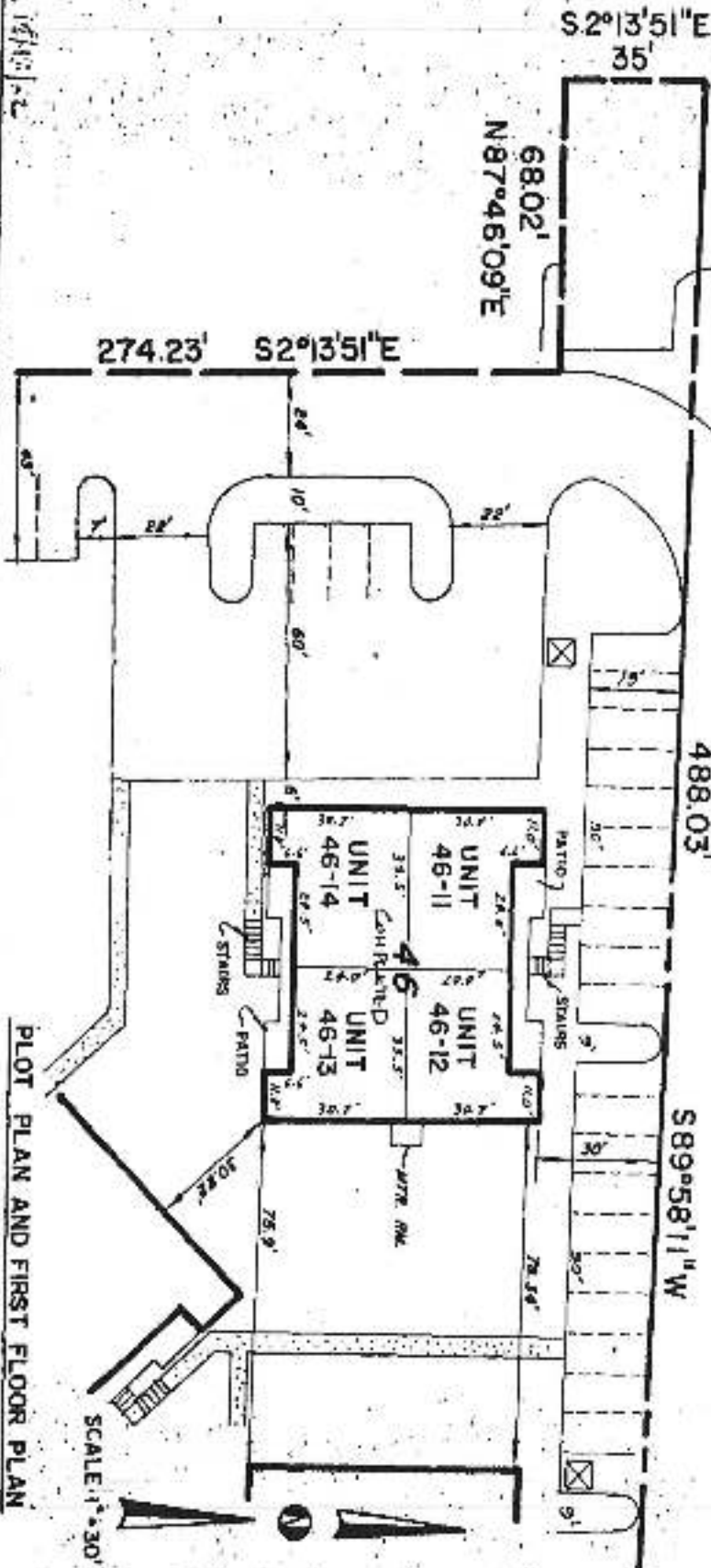
DENES & DENES & ASSOC., INC.
SURVEYORS - ENGINEERS - PLANNERS
2718 Aspen Ave, Coral Gables, Florida



34-32-11
Order No. 11845-16/3
F.S. No. 832
DATE 1982

EXHIBIT - B
Sheet 21 of 21 Sheets

Now Selling
22 ALEXIA AVENUE
CORAL GABLES, FLORIDA 33134



SCALE: 1"=30'

PLOT PLAN AND FIRST FLOOR PLAN

"LAGO GRANDE THREE - A" A CONDOMINIUM

DENES & DENES & ASSOC., INC.
SURVEYORS - ENGINEERS - PLANNERS
878 Avenue Ave., Coral Gables, Florida



34-82-41
11182-16/3
MAY 1983

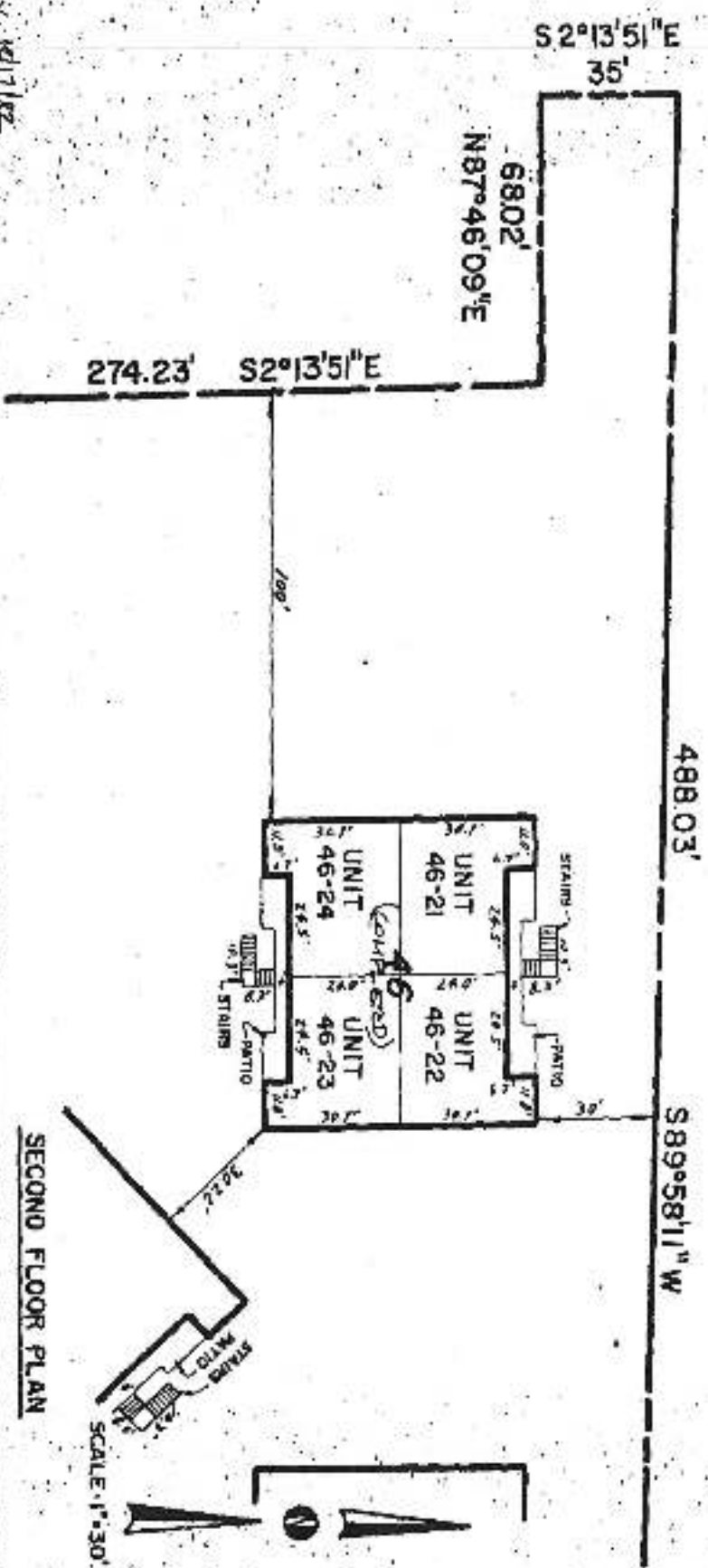
OFF 11645 1147

REV 14/1/82

DATE 04-02-81
 DRAWN BY J198-LB/JS
 CHECKED BY J198-LB/JS
 DATE 04-02-81

LAGO GRANDE THREE - A, A CONDOMINIUM

DENES & DENES & ASSOC., INC.
 SURVEYORS - ENGINEERS - PLANNERS
 270 Aspen Ave., Coral Gables, Florida



SECOND FLOOR PLAN

SCALE 1"=30'

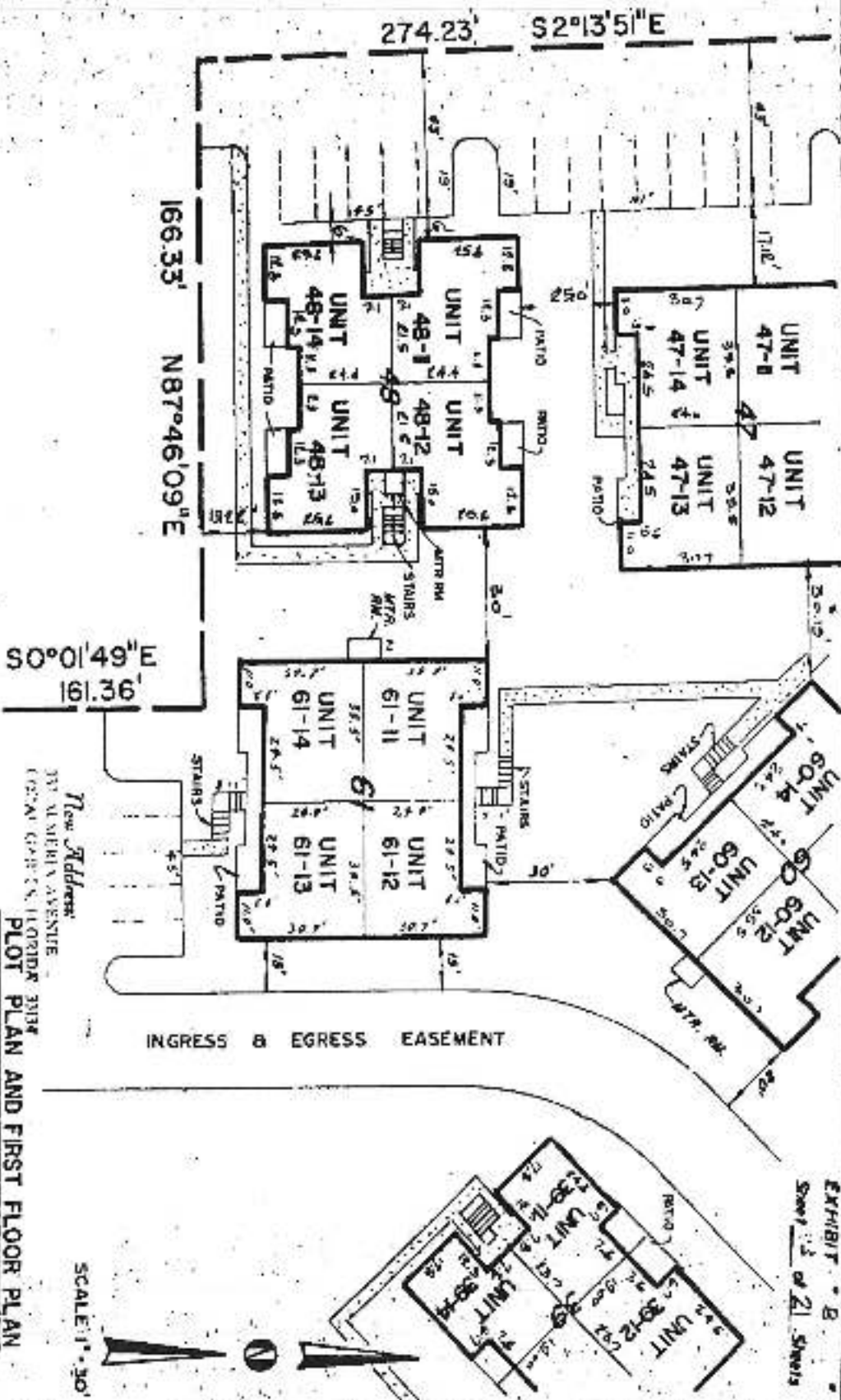
Flow Address
 321 GARDEN AVENUE
 TOTAL SQUARE FEET 1,000.00

EXHIBIT 8
 Sheet 1 of 21 Sheets

11645 11148

34-182-41
Order No. 11882-6/3
F.B. No. 535
Date 10/21/82

LAGO GRANDE A CONDOMINIUM THREE - A.



New Address:
371 ANDERSON AVENUE
CORAL GABLES, FLORIDA 33134

PLOT PLAN AND FIRST FLOOR PLAN

DENES & DENES & ASSOC., INC.
SURVEYORS - ENGINEERS - PLANNERS
2780 Avenue Ave., Coral Gables, Florida



11645 PL 149

500
Order No. 11842-16/3
E.B. No. 538
DATE MAY 1982

**"LAGO GRANDE" THREE - A,
A CONDOMINIUM**

DENES & DENES & ASSOC., INC.
SURVEYORS - ENGINEERS - PLANNERS
2708 Arroyo Ave., Coral Gables, Florida



SECOND FLOOR PLAN

New Address
333 ALABAMA AVENUE
CORAL GABLES, FLORIDA 33134
SCALE: 1" = 30'

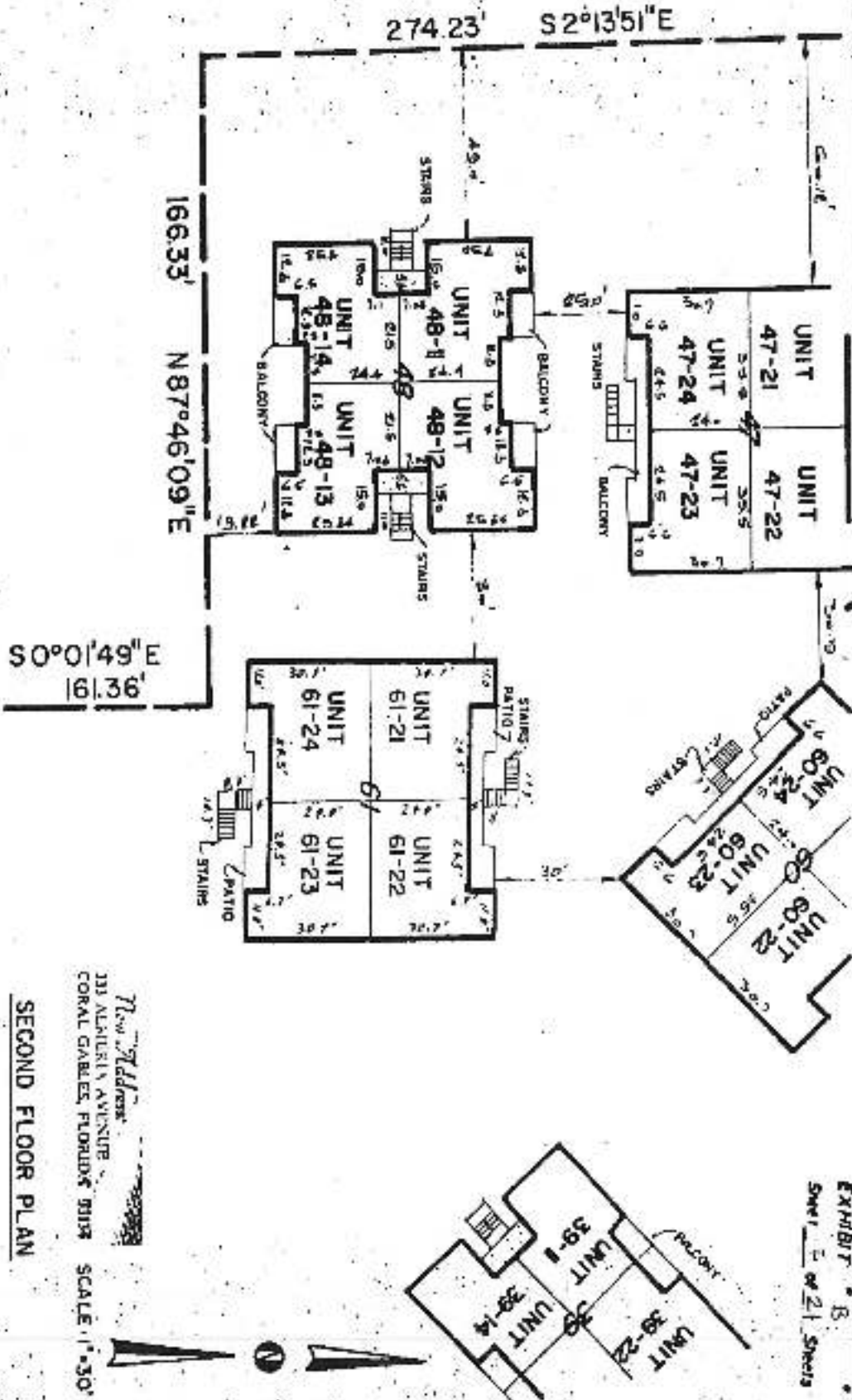
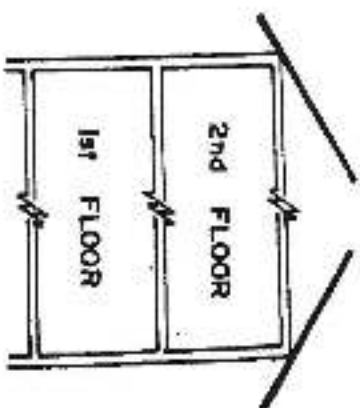


EXHIBIT "B"
Sheet 1 of 21 Sheets

B.L.O.G. No.	ELEVATIONS IN FEET (MAY)			
	FIRST FLOOR	SECOND FLOOR		
34				
35				
36				
37				
38				
39				
40				
41				
42				
43	16.62	17.10	25.12	
44	16.60	17.10	25.11	
45				
46				
47				
48				
49				
50				
51				

THREE - A



New Address
330 ALABAMA AVENUE
CORAL GABLES, FLORIDA 33134

TYPICAL VERTICAL SECTIONS

BUILDING ELEVATIONS

ELEVATIONS REFER TO MEVD SYSTEM

DATE: 11-22-41
DRAWN BY: J.S.S.
CHECKED BY: J.S.S.
DATE: 11-22-41

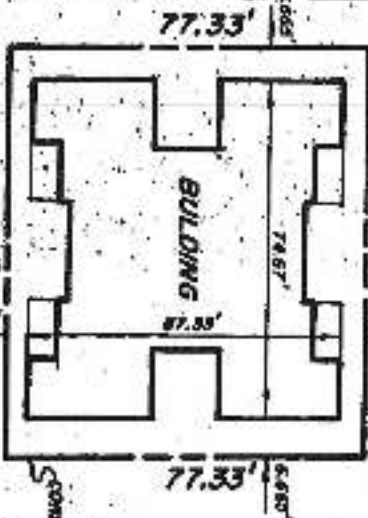
LAGO GRANDE
A CONDOMINIUM
THREE - A

DENES & DENES & ASSOC., INC.
SURVEYORS - ENGINEERS - PLANNERS
2700 Avenue Ave, Coral Gables, Florida

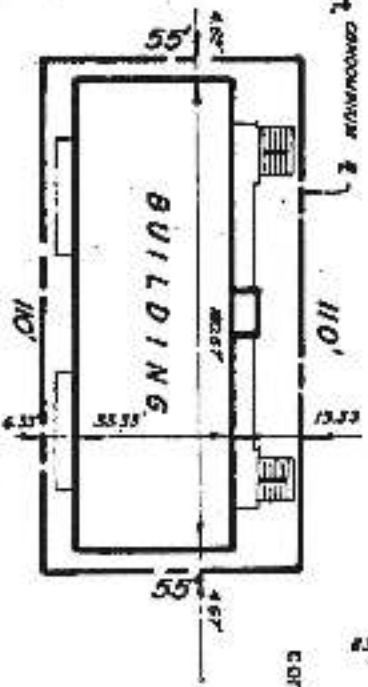




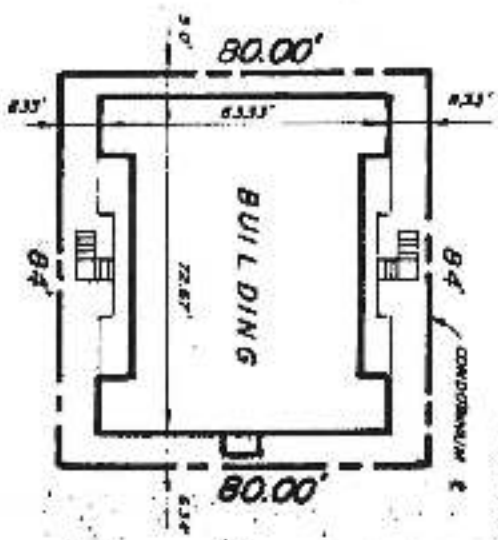
TYPICAL "AM" BUILDINGS
condominium property area 5,763± sq ft.



TYPICAL "C" BUILDINGS
condominium property area 8,884± sq ft.



TYPICAL "T" BUILDINGS
condominium property area 6,060± sq ft.



TYPICAL "B" BUILDINGS
condominium property area 6,720± sq ft.

EXHIBIT "A"
Sheet VI of 21 Sheets

LAGO GRANDE
A CONDOMINIUM

THREE - A,
DENES & DENES & ASSOC., INC.
SURVEYORS - ENGINEERS - PLANNERS
278 Arroyo Ave., Coral Gables, Florida

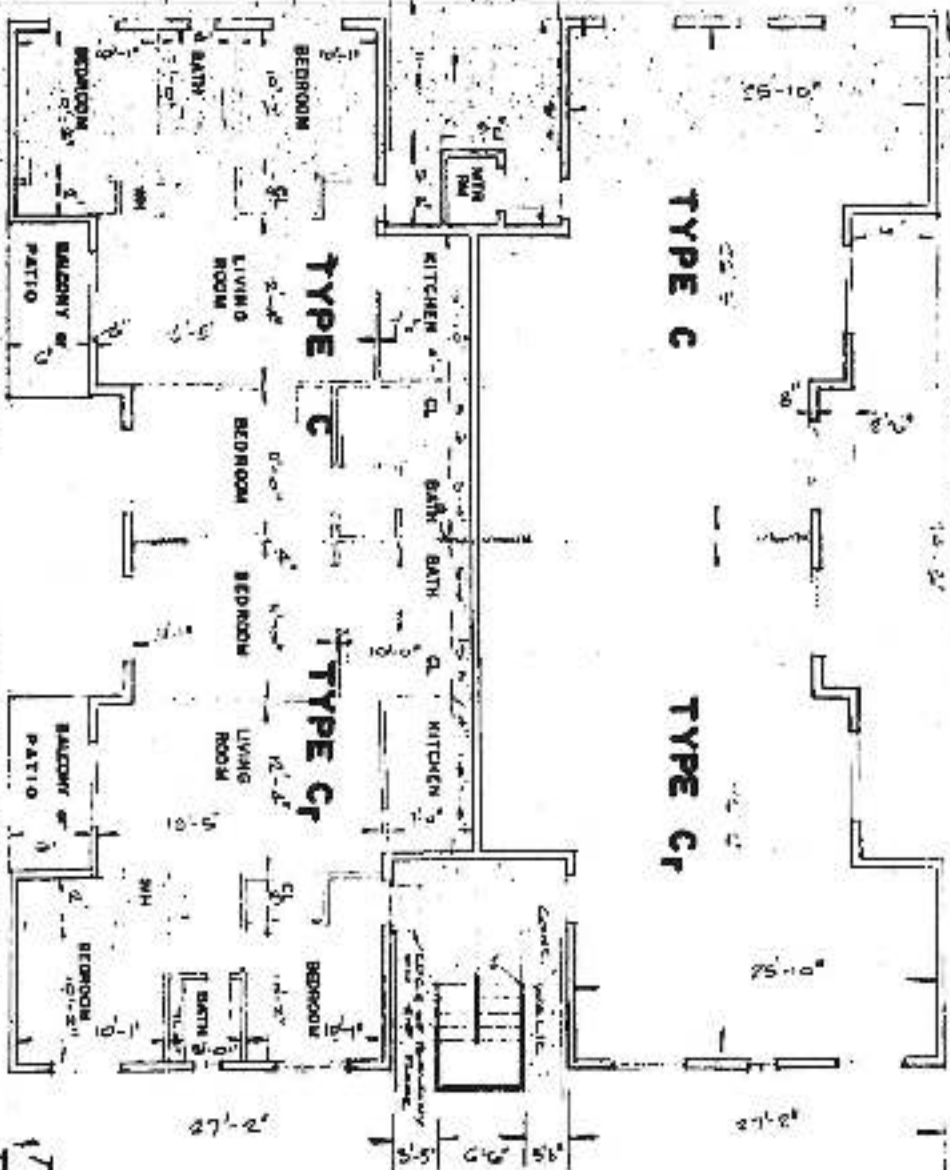
SCALE 1" = 30'

TYPICAL CONDOMINIUM PROPERTIES

New Address
333 VALENCIA AVENUE
CORAL GABLES, FLORIDA 33134



EXHIBIT "B"
Sheet 15 of 21 Sheets



TYPICAL "C" UNIT

AREA: 980± sq ft

TYPICAL "C1" UNIT

AREA: 980± sq ft

TYPICAL C & C1 UNITS and
TYPICAL BUILDING PLANS

New Address
331 ALABAMA AVENUE
CORAL GABLES, FLORIDA 33134

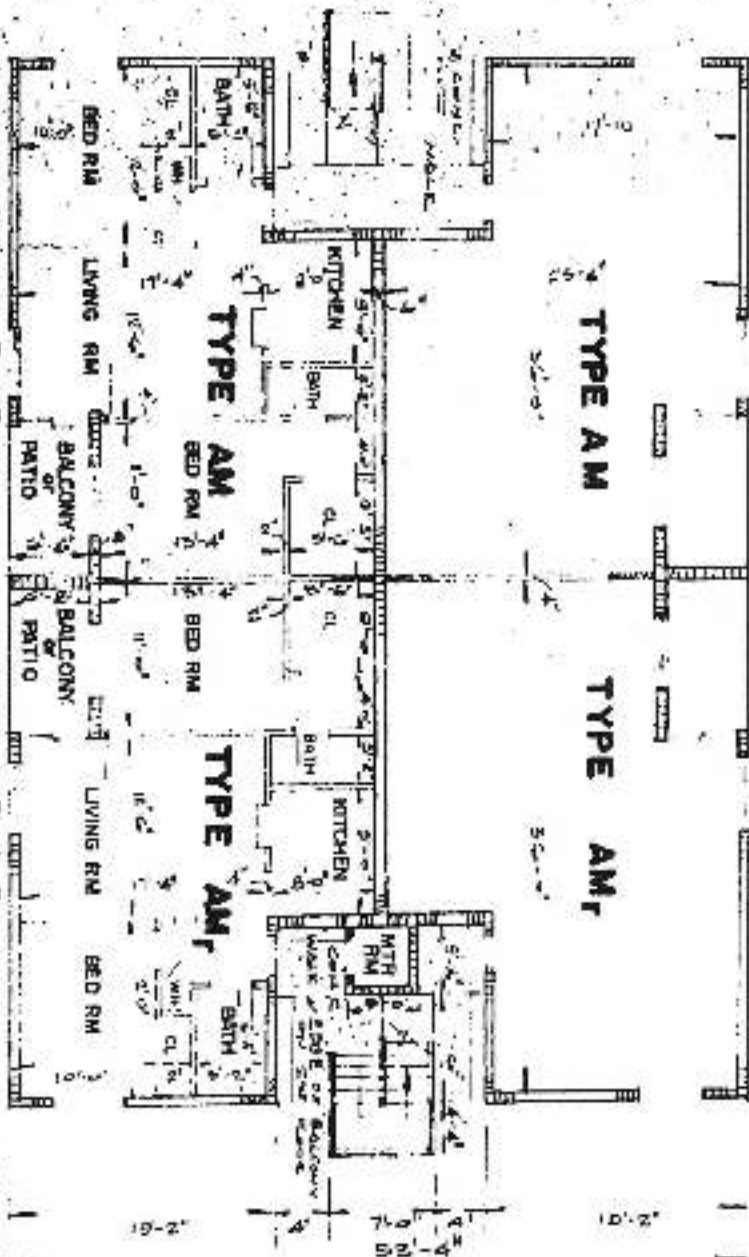
Order No. 10027-10/7
10027-10/7
10027-10/7
10027-10/7

"LAGO GRANDE"
A CONDOMINIUM "THREE-A"

DENES & DENES & ASSOC., INC.
SURVEYORS - ENGINEERS - PLANNERS
2700 Avenue A, Coral Gables, Florida



EXHIBIT "B"
Sheet 2 of 2 Sheets



TYPICAL "AM" UNIT
AREA: 760 ± sq ft

TYPICAL "AM" UNIT
AREA: 760 ± sq ft

TYPICAL AM & AM₁ UNITS and
TYPICAL BUILDING PLANS

"LAGO GRANDE"
A CONDOMINIUM
THREE - A.

DENES & DENES & ASSOC., INC.
SURVEYORS - ENGINEERS - PLANNERS
278 Angou Ave., Coral Gables, Florida



1200 N. W. 11th Ave.
3rd Floor
Coral Gables, Florida 33134

11645 R 1154

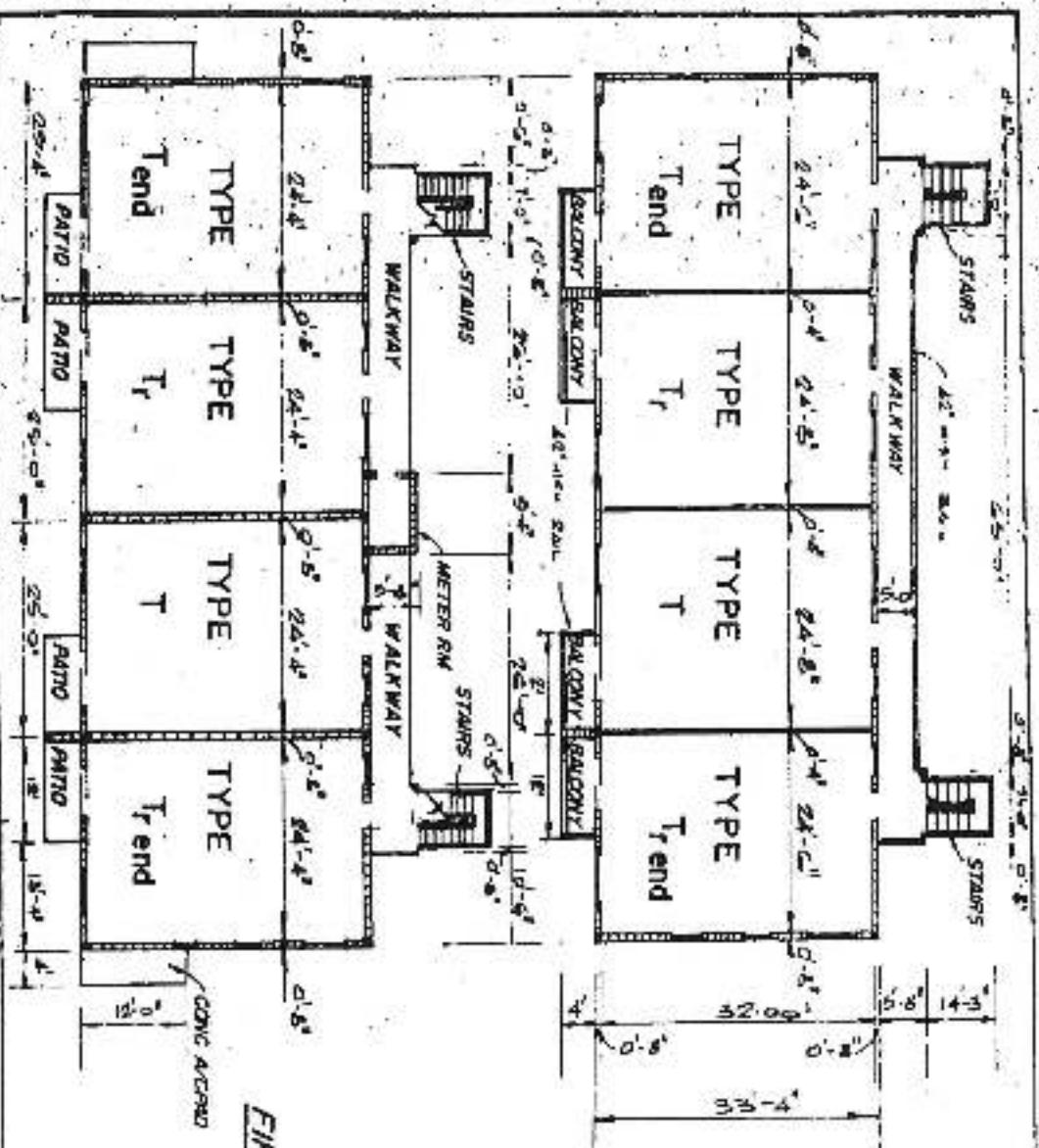


EXHIBIT B
Sheet 20 of 25

TYPICAL BUILDINGS & UNITS

SCALE 1/8" = 1'-0"

**"LAGO GRANDE
A CONDOMINIUM"**

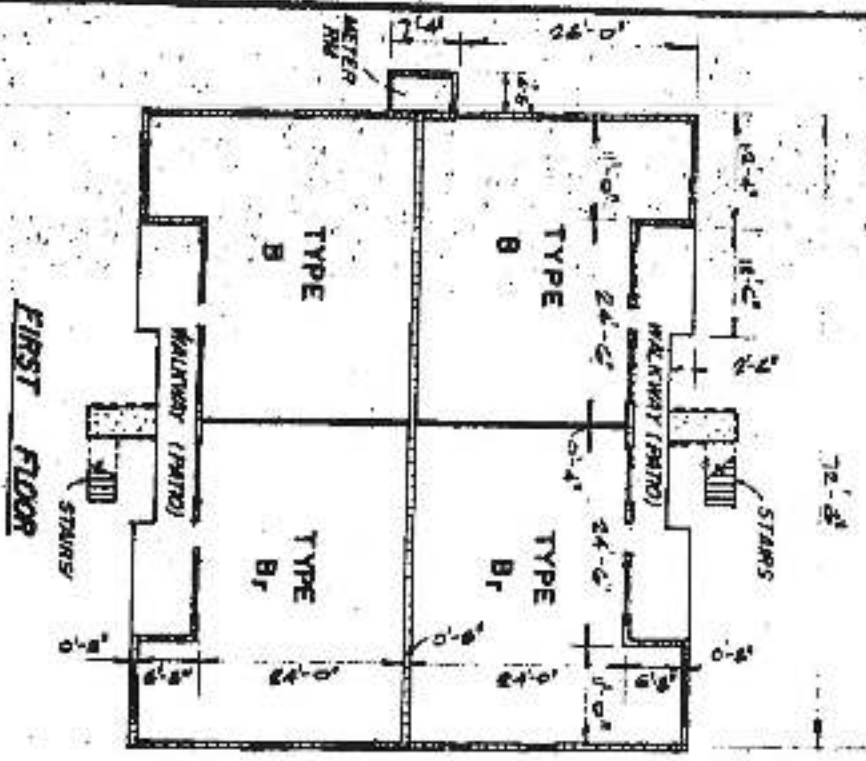
THREE - 4,

DENES & DENES & ASSOC., INC.
SURVEYORS - ENGINEERS - PLANNERS
2700 Angier Ave., Coral Gables, Florida

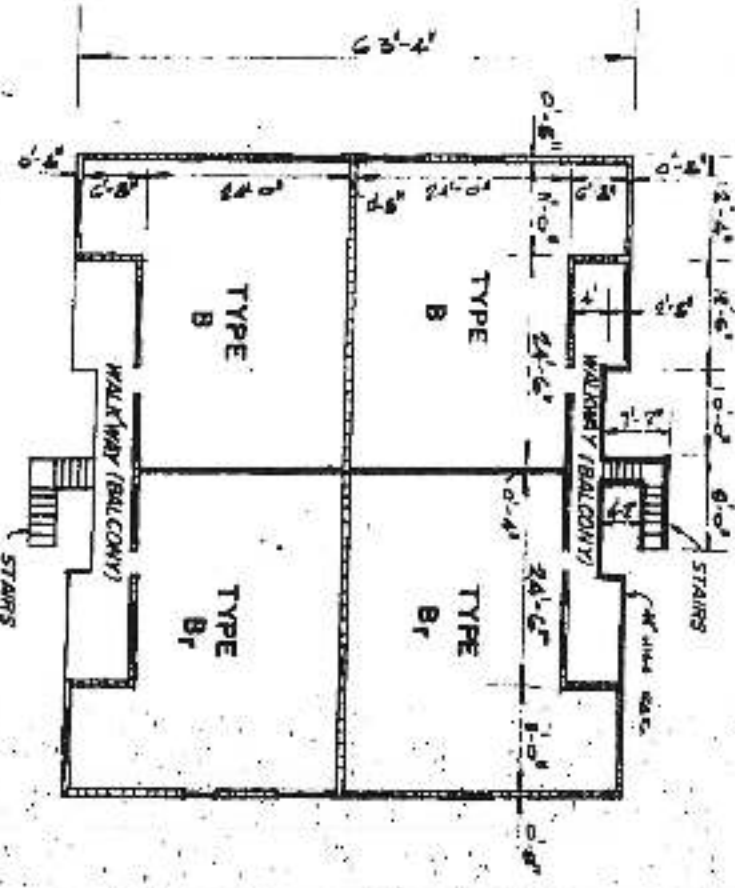


Order No: 11602-16/3
Date: MAY 1982

11645 FD 1155



FIRST FLOOR



SECOND FLOOR

TYPICAL BUILDINGS & UNITS

New Address
133 ALMERIA AVENUE
CORAL GABLES, FLORIDA 33134

LAGO GRANDE
A CONDOMINIUM
THREE-A

DENES & DENES & ASSOC., INC.
SURVEYORS - ENGINEERS - PLANNERS
278 Aragon Ave., Coral Gables, Florida

EXHIBIT - 8
Sheet 1 of 2 Sheets



OFF 11645 RE 1156

EXHIBIT C

LAGO GRANDE THREE-A, A CONDOMINIUM

ALLOCATION OF SHARES OF COMMON ELEMENTS,
COMMON SURPLUS, AND COMMON EXPENSE

Each Unit of LAGO GRANDE THREE-A, A CONDOMINIUM, shall have as an appurtenant thereto, a 1/104th share of the Common Elements and Common Surplus, and shall be obligated for the same share of Common Expenses.

Exhibit "D"

State of Florida

11645 1157



Department of State

I certify that the attached is a true and correct copy of the Articles of Incorporation of LAGO GRANDE THREE-A CONDOMINIUM ASSOCIATION, INC., a corporation not for profit organized under the Laws of the State of Florida, filed on July 26, 1982, as shown by the records of this office.

The charter number for this corporation is 764296.

Given under my hand and the
Great Seal of the State of Florida,
at Tallahassee, the Capital, this the
29th day of July, 1982.

George Firestone
Secretary of State

OF

LAGO GRANDE THREE-A CONDOMINIUM ASSOCIATION, INC.

FILED
JUL 26 11 36 AM '82
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

THE UNDERSIGNED hereby associate themselves for the purpose of forming a corporation not for profit under Chapter 617, Florida Statutes, and certify as follows:

ARTICLE I

Name of Corporation

The name of the corporation shall be LAGO GRANDE THREE-A CONDOMINIUM ASSOCIATION, INC., and shall be hereinafter referred to as the "Association".

ARTICLE II

General

1. A Condominium known as LAGO GRANDE THREE-A, A CONDOMINIUM will be constructed on all certain lands located in Dade County, Florida legally described as Exhibit "A" attached hereto (hereinafter referred to as the "Land"). The Association is organized to provide a means of administering the Condominium by the owners thereof.

2. The documents creating the Condominium are to be recorded in the Public Records of Dade County, Florida.

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

ARTICLE III

Powers

The powers of the Association shall be governed by the following provisions:

1. The Association shall have all the common law and statutory powers of a corporation not for profit which are not in conflict with the terms of these Articles.

2. The Association shall have all the powers granted to associations by Chapter 718.111, Florida Statutes, as amended from time to time. The Association shall have all the powers reasonably necessary to implement the purposes of the Association, and all of the powers granted to it in the Declaration of Condominium when said Declaration of Condominium is recorded amongst the Public Records of Dade County, Florida.

3. The Association may contract for the maintenance, operation and management of the condominium property and delegate to such contractors all powers and duties of the Association except those which may be required by the Declaration to have approval of the Board of Directors or the Unit Owners of the Association.

ARTICLE IV

Members

The qualification of members, the manner of their admission and voting by such members shall be as follows:

1. All Unit Owners shall be members of the Association and no other person or entities shall be entitled to membership.

2. Membership in the Association shall be established by the recording in the Public Records of Dade County, Florida, of a deed or other instrument establishing a change of record title to a Condominium Unit and notifying the Association in writing of the recording information; the new owner designated by such instrument shall thereby become a member of the Association and the membership of the prior owner shall thereby terminate.

3. The share of a member in the funds and assets of the Association cannot be assigned, pledged or transferred in any manner except as an appurtenance to the individual Condominium Unit.

4. The owners of each Unit in the Condominium shall be entitled to one combined vote. Voting rights will be exercised in the manner provided by the By-Laws of the Association.

ARTICLE V

Directors

1. The affairs of the Association shall be managed by a Board of Administration who shall be members of the Association, except for the first Board, who need not be members of the Association. The initial Board shall consist of three (3) members; thereafter the number may be increased in accordance with the By-Laws but in no event shall there be more than nine (9) directors.

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

Harry Wainohel	9280 South West 150th Avenue Suite 103 Miami, Florida 33196
Jim Burke	2514 Hollywood Blvd. Hollywood, Florida 33020
Dean Dawdy	2514 Hollywood Blvd. Hollywood, Florida 33020

3. The first election of the Board shall be held within sixty (60) days of the day Unit Owners other than the Developer are entitled to elect a member or members of the Board. The Association shall give notice of the meeting which shall be held at least thirty (30) days but not more than forty (40) days from the date of the notice; in the event the Association fails to give notice, any Unit Owner may do so.

At such time as Unit Owners other than the Developer own fifteen (15%) or more of the condominium units that will be operated by the Condominium Association, the Unit Owners other than the Developer shall be entitled to elect not less than one-third (1/3rd) of the members of the Board of Directors of the Association. Unit Owners other than the Developer shall be entitled to elect not less than a majority of the members of the Board of Directors upon the earliest to occur of any one of the following:

(a) Three (3) years after sales by the Developer have been closed on fifty (50%) percent of the Condominium Units that will be ultimately operated by the Association; or

(b) Three (3) months after sales have been closed by the Developer on ninety (90%) percent of the Units that will be ultimately operated by the Association; or

(c) When all of the Units that will be ultimately operated by the Association have been completed and none of them have been sold and none of the others are being offered for sale by the Developer in the ordinary course of business; or

(d) When some of the Units have been conveyed to purchasers and none of the others are being constructed or offered for sale by the Developer in the ordinary course of business.

The Developer, in any event, is entitled to elect at least one (1) member of the Board of Administration as long as the Developer has for sale in the ordinary course of business at least five percent of the Units in the Condominium.

Directors of the Corporation shall be elected at the annual meeting of the members in the manner provided by the By-Laws.

ARTICLE VI

Officers

The affairs of the Association shall be administered by officers elected annually by the Board of Administration. The names and addresses of the officers who shall serve until their successors are elected are as follows:

President: Harry Weinschel	9280 South West 150th Avenue Suite 103 Miami, Florida 33196
Vice President: Jim Burke	2514 Hollywood Blvd. Hollywood, Florida 33020
Secretary/Treasurer: Dean Dowdy	2514 Hollywood Blvd. Hollywood, Florida 33020

ARTICLE VII

Indemnification

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

ARTICLE VIII

By-Laws

The By-Laws of the Association shall be those By-Laws set forth in the aforesaid Declaration of Condominium and may be altered, amended or rescinded in the following manner as well as in the manner provided elsewhere by law:

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

Section 2. Resolution: A resolution adopting a proposed amendment may be proposed by either the Board of Directors or by the members entitled to vote. Directors and members not present at the meeting considering the amendment may express their approval in writing. Except as elsewhere provided, such approval must be either by:

- (a) Not less than a majority of the Directors and by not less than fifty-one percent (51%) of all of the members entitled to vote; or
- (b) Until the first election of Directors, only by all of the Directors, provided the amendment does not increase the number of units nor alter the boundaries of the common elements.

No amendment to the By-Laws shall be adopted which would operate to impair or prejudice the rights and/or liabilities of any institutional mortgagee as defined in the Declaration of Condominium, or the rights of the Developer.

Section 3. Agreement: In the alternative, an amendment may be made by an agreement executed by all members and mortgagees in the Condominium in the manner required for the execution of a deed, and such amendment shall be effective when recorded in the Public Records of Dade County, Florida.

Section 4. Preamble: No amendment shall discriminate against any Unit Owner nor against any unit or class or group of units unless the Unit Owners so affected shall consent; and no amendment shall change any unit nor the share in the common elements appurtenant to it, nor increase the owner's share of the common expenses, unless the record owner of the unit concerned and all record owners of mortgagees thereon shall join in the execution of the amendment. No amendment shall become effective until a true copy of such amendment is recorded in the Public Records of Dade County, Florida.

ARTICLE IX

Amendments

1. Amendment by Developer. Until such time as DCA OF HIALEAH, INC., the Developer, has turned over control of the Condominium Association pursuant to Section 718.301 of the Florida Statutes, the Articles of Incorporation may be amended as to any of the particulars contained herein by the Developer in its sole discretion, and in addition, the proceedings of all meetings of the Association as to the amendment of the condominium documents prior to the turnover of control of the Association by the Developer, shall have no effect unless approved by the Developer. This right is subject, however, to the proviso that the Developer cannot make any substantial change in the purpose of the Association.

2. Amendment by Board of Directors and Members. After the Developer has turned over control of the Condominium Association pursuant to the Florida Statutes, these Articles of Incorporation may be amended in the following manner:

(a) Notice of the subject matter of the proposed amendment shall be included in a notice of any regular or special meeting at which such amendment is considered.

(b) A resolution approving a proposed amendment may be proposed by either the Board of Administration or by the membership of the Association, and after being proposed and approved by one of said bodies, it must be submitted to and receive the approval of the other body. Such approval must be by an affirmative vote of a majority of the members of the Association; and such approval must be by an affirmative vote of two-thirds (2/3rds) of the members of the Board of Administration.

(c) Notwithstanding the provisions of this Article, for so long as the Developer holds Units for sale in the ordinary course of business, no amendment to these Articles of Incorporation shall be made without the prior written approval of the Developer, which would:

(i) Assess the Developer as a Unit Owner for capital improvements; or

(ii) be detrimental to the sales of Condominium Units by the Developer; however an increase for common expenses without discrimination against the Developer shall not be deemed detrimental to the sale of such Units; or

(iii) Abridge, amend or alter the rights of the Developer to designate and select members of the Board of Administration of the Association as provided herein.

ARTICLE X

Term

The term of the Association shall be the life of the Condominium, unless the Association is terminated sooner by the unanimous action of its members. The Association shall be terminated by the termination of the Condominium in accordance with the condominium documents.

ARTICLE XI

Subscribers

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

Harry Wainshall	9280 South West 150th Avenue Suite 103 Miami, Florida 33196
Jim Burke	2514 Hollywood Blvd. Hollywood, Florida 33020
Dean Dowdy	2514 Hollywood Blvd. Hollywood, Florida 33020

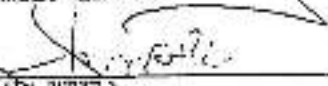
ARTICLE XII

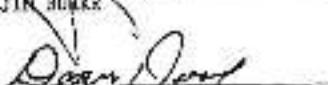
Resident Agent

The Resident Agent of the Corporation, for purposes of accepting service of process, shall be STEVEN ENGEL, Esquire, whose address within the State of Florida is: 2514 Hollywood Blvd., Hollywood, Florida 33020.

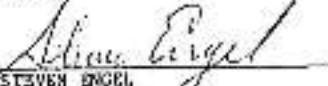
IN WITNESS WHEREOF, these Articles of Incorporation have been executed this 9th day of July, 1982.


HARRY WAINSHALL


JIM BURKE


DEAN DOWDY

Having been named to accept service of process for the above stated Corporation, at the place designated in this Certificate, I hereby accept to act in this capacity and agree to comply with the provisions of said act relative to keeping open said office.


STEVEN ENGEL
Resident Agent

STATE OF FLORIDA)
COUNTY OF DADE) ss.

I HEREBY CERTIFY that on this 9th day of July, 1982, before me the undersigned authority personally appeared Harry Wainshall, Jim Burke and Dean Dowdy, to me known to be the persons described in and who executed the foregoing Articles of Incorporation, and they acknowledged before me that they executed the same for the purposes therein expressed.

WITNESS my hand and official seal at said County and State the day and year first above written.


Notary Public State of Florida

My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES JULY 2 1983
NOTARY PUBLIC GENERAL THE UNINCORPORATED

11645 1164

CONDOMINIUM PROPERTIES DESCRIPTIONS

Site of BUILDING 34

That part of TRACT "D" of "LAGO GRANDE PHASE THREE", according to the Plat thereof, recorded in Plat Book _____, at Page _____ of the Public Records of Dade County, Florida, lying and being in the City of Hialeah, Dade County, Florida, described as follows:

COMMENCE at the Easternmost corner of said TRACT "D"; thence run N. 46°01'49" W. along the Northeasterly line of said TRACT "D", for a distance of 47.25 feet to a point; thence run S. 45°58'11" W. for a distance of 1.67 feet to the POINT OF BEGINNING of the parcel of land hereinafter to be described; thence run S. 44°01'49" E., parallel with the Northeasterly line of said TRACT "D", for a distance of 35.00 feet to a point; thence run S. 45°58'11" W. for a distance of 110.00 feet to a point; thence run N. 44°01'49" W. for a distance of 55.00 feet to a point; thence run N. 45°58'11" E. for a distance of 110.00 feet to the POINT OF BEGINNING; containing 6,050 square feet, more or less.

Site of BUILDING 35

That part of TRACT "D" of "LAGO GRANDE PHASE THREE", according to the Plat thereof, recorded in Plat Book _____, at Page _____ of the Public Records of Dade County, Florida, lying and being in the City of Hialeah, Dade County, Florida, described as follows:

COMMENCE at the Northeast corner of said TRACT "D"; thence run S. 44°01'49" E., along the Northeasterly line of said TRACT "D", for a distance of 156.77 feet to a point; thence run S. 45°58'11" W. for a distance of 20.00 feet to the POINT OF BEGINNING of the parcel of land hereinafter to be described; thence run S. 44°01'49" E., parallel with the Northeasterly line of said TRACT "D", for a distance of 70.00 feet to a point; thence run S. 45°58'11" W. for a distance of 74.00 feet to a point; thence run N. 44°01'49" W. for a distance of 70.00 feet to a point; thence run N. 45°58'11" E. for a distance of 74.00 feet to the POINT OF BEGINNING; containing 5,180 square feet, more or less.

Site of BUILDING 36

That part of TRACT "D" of "LAGO GRANDE PHASE THREE", according to the Plat thereof, recorded in Plat Book _____, at Page _____ of the Public Records of Dade County, Florida, lying and being in the City of Hialeah, Dade County, Florida, described as follows:

COMMENCE at the Northeast corner of said TRACT "D"; thence run S. 44°01'49" E., along the Northeasterly line of said TRACT "D", for a distance of 55.44 feet to a point; thence run S. 45°58'11" W. for a distance of 20.00 feet to the POINT OF BEGINNING of the parcel of land hereinafter to be described; thence run S. 44°01'49" E., parallel with the Northeasterly line of said TRACT "D", for a distance of 70.00 feet to a point; thence run S. 45°58'11" W. for a distance of 74.00 feet to a point; thence run N. 44°01'49" W. for a distance of 70.00 feet to a point; thence run N. 45°58'11" E. for a distance of 74.00 feet to the POINT OF BEGINNING; containing 5,180 square feet, more or less.

Site of Building 37

That part of TRACT "D" of "LAGO GRANDE PHASE THREE", according to the Plat thereof, recorded in Plat Book _____, at Page _____ of the Public Records of Dade County, Florida, lying and being in the City of Hialeah, Dade County, Florida, described as follows:

COMMENCE at the Easternmost corner of said TRACT "D"; thence run N. 46°01'49" W. along the Northeasterly line of said TRACT "D", for a distance of 15.75 feet to a point; thence run S. 45°58'11" W. for a distance of 132.31 feet to the POINT OF BEGINNING of the parcel of land hereinafter to be described; thence continue S. 45°58'11" W. for a distance of 110.00 feet to a point; thence run N. 44°01'49" W. for a distance of 55.00 feet to a point; thence run S. 45°58'11" E. for a distance of 110.00 feet to a point; thence run S. 44°01'49" E.; parallel with the Northeasterly line of said TRACT "D", for a distance of 55.00 feet to the POINT OF BEGINNING; containing 6,050 square feet, more or less.

DESCRIPTIONS

EXHIBIT A
Sheet 3 of 6 Sheets

Exhibit A

Sec. 34-32-41
Dade Co. 11982-1673
Page 232
MAY 1982

LAGO GRANDE
A CONDOMINIUM
THREE - A,

DENES & DENES & ASSOC., INC.
SURVEYORS - ENGINEERS - PLANNERS
278 Arroyo Ave., Coral Gables, Florida

11645 1165

CONDOMINIUM PARCELS DESCRIBED

Site of BUILDING 38

That part of TRACT "D" of "LAGO GRANDE PHASE THREE", according to the Plat thereof, recorded in Plat Book _____, at Page _____ of the Public Records of Dade County, Florida, lying and being in the City of Hialeah, Dade County, Florida, described as follows:

COMMENCE at the Northeast corner of said TRACT "D"; thence run S. 44° 01' 49" E., along the Northeasterly line of said TRACT "D", for a distance of 146.77 feet to a point; thence run S. 45° 58' 11" W. for a distance of 155.33 feet to the POINT OF BEGINNING of the parcel of land hereinafter to be described; thence run S. 44° 01' 49" E., parallel with the Northeasterly line of said TRACT "D", for a distance of 70.00 feet to a point; thence run S. 45° 58' 11" W. for a distance of 74.00 feet to a point; thence run N. 44° 01' 49" W. for a distance of 70.00 feet to a point; thence run N. 45° 58' 11" E. for a distance of 74.00 feet to the POINT OF BEGINNING; containing 5,180 square feet, more or less.

Site of BUILDING 39

That part of TRACT "D" of "LAGO GRANDE PHASE THREE", according to the Plat thereof, recorded in Plat Book _____, at Page _____ of the Public Records of Dade County, Florida, lying and being in the City of Hialeah, Dade County, Florida, described as follows:

COMMENCE at the Northeast corner of said TRACT "D"; thence run S. 44° 01' 49" E., along the Northeasterly line of said TRACT "D", for a distance of 54.44 feet to a point; thence run S. 45° 58' 11" W. for a distance of 155.33 feet to the POINT OF BEGINNING of the parcel of land hereinafter to be described; thence run S. 44° 01' 49" E., parallel with the Northeasterly line of said TRACT "D", for a distance of 80.00 feet to a point; thence run S. 45° 58' 11" W. for a distance of 84.00 feet to a point; thence run N. 44° 01' 49" W. for a distance of 80.00 feet to a point; thence run N. 45° 58' 11" E. for a distance of 84.00 feet to the POINT OF BEGINNING; containing 5,720 square feet, more or less.

Site of BUILDING 40

That part of TRACT "D" of "LAGO GRANDE PHASE THREE", according to the Plat thereof, recorded in Plat Book _____, at Page _____ of the Public Records of Dade County, Florida, lying and being in the City of Hialeah, Dade County, Florida, described as follows:

COMMENCE at the Northeast corner of said TRACT "D"; thence run S. 89° 58' 11" W., along the Easterly North line of said TRACT "D", for a distance of 51.94 feet to a point; thence run S. 0° 01' 49" E. for a distance of 256.53 feet to the POINT OF BEGINNING of the parcel of land hereinafter to be described; thence continue S. 0° 01' 49" E. for a distance of 74.00 feet to a point; thence run S. 89° 58' 11" W. for a distance of 70.00 feet to a point; thence run S. 0° 01' 49" W. for a distance of 74.00 feet to a point; thence run N. 89° 58' 11" E., parallel with the Easterly North line of said TRACT "D", for a distance of 70.00 feet to the POINT OF BEGINNING; containing 5,100 square feet, more or less.

Site of Building 45

That part of TRACT "D" of "LAGO GRANDE PHASE THREE", according to the Plat thereof, recorded in Plat Book _____, at Page _____ of the Public Records of Dade County, Florida, lying and being in the City of Hialeah, Dade County, Florida, described as follows:

COMMENCE at the Northeast corner of said TRACT "D"; thence run S. 89° 58' 11" W., along the Easterly North line of said TRACT "D", for a distance of 58.67 feet to a point; thence run S. 0° 01' 49" E., for a distance of 21.67 feet to the POINT OF BEGINNING of the parcel of land hereinafter to be described; thence continue S. 0° 01' 49" E., for a distance of 80.00 feet to a point; thence run S. 89° 58' 11" W. for a distance of 84.00 feet to a point; thence run N. 0° 01' 49" W. for a distance of 80.00 feet to a point; thence run N. 89° 58' 11" E., parallel with the Easterly North line of said TRACT "D", for a distance of 34.00 feet to the POINT OF BEGINNING; containing 6,720 square feet, more or less.

DESCRIPTIONS

EXHIBIT
Sheet A of S. Stevens

Sec 34-52-41
Order No. 11982-16/3
F.B. No. 532
Date MAY 1982

"LAGO GRANDE
A CONDOMINIUM" THREE - A,

DENES & DENES & ASSOC., INC.
SURVEYORS - ENGINEERS - PLANNERS
278 Aragon Ave., Coral Gables, Florida

DDA

CONDOMINIUM PROPERTIES DESCRIPTIONS

Site of BUILDING 46

That part of TRACT "D" of "LAGO GRANDE PHASE THREE", according to the Plat thereof, recorded in Plat Book _____, at Page _____ of the Public Records of Dade County, Florida, lying and being in the City of Hialeah, Dade County, Florida, described as follows:

COMMENCE at the Northwest corner of said TRACT "D"; thence run S. 19°56'11" E., along the Easterly North line of said TRACT "D", for a distance of 240.83 feet to a point; thence run S. 2°13'51" E., parallel with the West line of said TRACT "D", for a distance of 21.57 feet to the POINT OF BEGINNING of the parcel of land hereinafter to be described; thence continue S. 2°13'51" E. for a distance of 80.00 feet to a point; thence run S. 87°46'09" W. for a distance of 84.00 feet to a point; thence run N. 2°13'51" W. for a distance of 80.00 feet to a point; thence run N. 87°46'09" E. for a distance of 84.00 feet to the POINT OF BEGINNING, containing 6,720 square feet, more or less.

Site of BUILDING 47

That part of TRACT "D" of "LAGO GRANDE PHASE THREE", according to the Plat thereof, recorded in Plat Book _____, at Page _____ of the Public Records of Dade County, Florida, lying and being in the City of Hialeah, Dade County, Florida, described as follows:

COMMENCE at the Northwest corner of said TRACT "D"; thence run S. 2°13'51" E., along the West line of said TRACT "D", for a distance of 200.92 feet to a point; thence run N. 87°46'09" E. for a distance of 238.04 feet to the POINT OF BEGINNING of the parcel of land hereinafter to be described; thence continue N. 87°46'09" E. for a distance of 74.00 feet to a point; thence run S. 2°13'51" E., parallel with the West line of said TRACT "D", for a distance of 70.00 feet to a point; thence run S. 87°46'09" W. for a distance of 74.00 feet to a point; thence run N. 2°13'51" W. for a distance of 70.00 feet to the POINT OF BEGINNING, containing 5,180 square feet, more or less.

Site of BUILDING 48

That part of TRACT "D" of "LAGO GRANDE PHASE THREE", according to the Plat thereof, recorded in Plat Book _____, at Page _____ of the Public Records of Dade County, Florida, lying and being in the City of Hialeah, Dade County, Florida, described as follows:

COMMENCE at the Northwest corner of said TRACT "D"; thence run S. 2°13'51" E., along the West line of said TRACT "D", for a distance of 290.26 feet to a point; thence run N. 87°46'09" E. for a distance of 227.59 feet to the POINT OF BEGINNING of the parcel of land hereinafter to be described; thence continue N. 87°46'09" E. for a distance of 74.00 feet to a point; thence run S. 2°13'51" E., parallel with the West line of said TRACT "D", for a distance of 70.00 feet to a point; thence run S. 87°46'09" W. for a distance of 74.00 feet to a point; thence run N. 2°13'51" W. for a distance of 70.00 feet to the POINT OF BEGINNING, containing 5,180 square feet, more or less.

Site of Building 49

That part of TRACT "D" of "LAGO GRANDE PHASE THREE", according to the Plat thereof, recorded in Plat Book _____, at Page _____ of the Public Records of Dade County, Florida, lying and being in the City of Hialeah, Dade County, Florida, described as follows:

COMMENCE at the Northeast corner of said TRACT "D"; thence run S. 44°01'49" E., along the Northeast line of said TRACT "D", for a distance of 3.04 feet to a point; thence run S. 44°58'11" W. for a distance of 206.17 feet to the POINT OF BEGINNING of the parcel of land hereinafter to be described; thence continue S. 44°58'11" W. for a distance of 80.00 feet to a point; thence run N. 43°01'49" W. for a distance of 84.00 feet to a point; thence run N. 44°58'11" E. for a distance of 80.00 feet to a point; thence run S. 43°01'49" E. for a distance of 84.00 feet to the POINT OF BEGINNING, containing 6,720 square feet, more or less.

DESCRIPTIONS

EXHIBIT
Sheet 5 of 5

34-02-41
Order No. 11902-16/3
F.B. No. 352
Date MAY 1982

"LAGO GRANDE
A CONDOMINIUM"
THREE - A.

DENES & DENES & ASSOC., INC.
SURVEYORS - ENGINEERS - PLANNERS
278 Arroyo Ave., Coral Gables, Florida



11645 1167

CONDOMINIUM PROPERTIES DESCRIPTIONS

Site of BUILDING - 61

That part of TRACT 707 of "LAGO GRANDE PHASE THREE", according to the Plat thereof, recorded in Plat Book _____, at Page _____ of the Public Records of Dade County, Florida, lying and being in the City of Hialeah, Dade County, Florida, described as follows:

COMMENCE at the Northwest corner of said TRACT "D"; thence run S. 89° 53' 11" W., along the Easterly North line of said TRACT "D", for a distance of 177.99 feet to a point; thence run S. 0° 01' 49" E., for a distance of 215.83 feet to the POINT OF BEGINNING - of the parcel of land hereinafter to be described; thence continue S. 0° 01' 49" E., for a distance of 80.00 feet to a point; thence run S. 89° 58' 11" W., for a distance of 34.00 feet to a point; thence run N. 0° 01' 49" W., for a distance of 80.00 feet to a point; thence run N. 89° 58' 11" E., parallel with the Easterly North line of said TRACT "D", for a distance of 94.00 feet, to the POINT OF BEGINNING; containing 6,720 square feet, more or less.

DESCRIPTIONS

EXHIBIT
Sheet C of C. Sheets

Sec
Order No
F.B. No
Date
34-32-41
11962-1973
532
MAY 1982

"LAGO GRANDE
A CONDOMINIUM" THREE - A,

DENES & DENES & ASSOC., INC.
SURVEYORS - ENGINEERS - PLANNERS
278 Aragon Ave., Coral Gables, Florida

DD

11645 1168

BY-LAWS

OF

LAGO GRANDE THREE-A CONDOMINIUM ASSOCIATION, INC.

ARTICLE I

General

Section 1. The Association. These By-Laws are for LAGO GRANDE THREE-A CONDOMINIUM ASSOCIATION, INC., a corporation not for profit organized for the purpose of managing, operating and administering the Condominium established on the land described in Exhibit "A" attached hereto and any additions thereto.

Section 2. The Principal Office. The principal office of the Association shall be 2570 West 67th Place, Miami, Florida 33012, or at such other place as may be subsequently designated by the Board of Administration.

Section 3. Definitions. The definitions set forth in the Declaration of Condominium for LAGO GRANDE THREE-A, A CONDOMINIUM are incorporated herein by reference.

ARTICLE II

Directors

Section 1. Developer Appointed Directors. The Developer shall appoint all members of the Board of Administration whom the Unit Owners are not entitled to elect. Notwithstanding anything in these By-Laws to the contrary, the Developer-appointed Directors need not be Unit Owners and may be removed and replaced only by the Developer.

Section 2. Directors. When the earliest of the events listed in Section 7 of this Article has occurred, the Unit Owners shall be entitled to elect the number of Directors specified in said Section 7. If necessary and unless the Developer agrees in writing to the contrary, the number of Directors shall then be increased so that the Developer elects the maximum number of Directors he is entitled to elect.

Section 3. Number. In no event shall there be less than three (3) nor more than nine (9) Directors. The exact number of Directors shall be determined from time to time by the Voting Members provided that the Developer shall be entitled to elect the maximum number of Directors which the provisions of Section 7 below entitle him to elect.

Section 4. Term. Directors shall serve for a one (1) year term or until their successors have been elected or appointed and qualified.

Section 5. Replacement. If the office of a Director becomes vacant for any reason other than the expiration of his term, a majority of the remaining Directors, though less than a quorum, shall appoint a successor at a special meeting duly called for that purpose. The successor shall serve until the expiration of the term of the Director he replaced and shall, in the case of a replaced Resident Director, be a Unit Owner in the replaced Resident Director's building.

Section 6. Removal. Before any Director is removed from office, he shall be notified in writing that a motion to remove him will be made at a specified meeting and if such Director is present at such meeting he shall be entitled to be heard prior to the vote in his removal.

Exhibit "E"

Section 7. First Board of Administration. The first Board of Administration consist of

Harry Wainshall

Jim Burke

Dean Dowdy

who shall hold office and exercise all powers of the Board of Administration until the first membership meeting as set forth in Article V of these By-Laws; however, any or all of said Directors shall be subject to replacement as above provided and under the following circumstances:

At such time as Unit Owners other than the Developer own fifteen (15%) percent or more of the Condominium Units that will be operated by the Condominium Association, the Unit Owners other than the Developer shall be entitled to elect not less than one-third (1/3rd) of the members of the Board of Administration. Unit Owners other than the Developer shall be entitled to elect not less than a majority of the members of the Board upon the first of the following to occur:

A. Three (3) years after sales by the Developer have been closed on fifty (50%) percent of the condominium Units that will be ultimately operated by the Association; or

B. Three (3) months after sales have been closed by the Developer on ninety percent (90%) of the Units that will be ultimately operated by the Association; or

C. When all of the Units that will be ultimately operated by the Association have been completed and some of them have been sold and none of the others are being offered for sale by the Developer in the ordinary course of business; or

D. When some of the Units have been conveyed to Purchasers and none of the others are being constructed or offered for sale to customers by the Developer in the ordinary course of its business.

The Developer shall be entitled to elect not less than one (1) member of the Board as long as it holds for sale in the ordinary course of business at least five percent (5%) of the Units in the Condominium operated by the Association.

Section 8. Powers. The property and business of the Association shall be managed by the Board which may exercise all corporate powers not specifically prohibited by statute or the Articles of Incorporation and which may exercise all powers directed or required to be exercised or done by the members pursuant to these By-Laws. These powers shall specifically include, but shall not be limited to, the following:

A. To levy upon the members monthly and other special or emergency assessments which are necessary for anticipated current operating expenses and for all unpaid operating expenses periodically incurred and payable in advance. The Board, in accordance with Article VII, Section 3 of these By-Laws, may increase the monthly assessments or vote a special assessment if required to meet any necessary additional expenses.

B. To use and to expend the assessments collected for maintenance, care, preservation and when necessary, replacement of the Condominium Units, the Common Elements, the Limited Common Elements and the Condominium Property (other than the interiors of the Condominium Units which are to be maintained, cared for, preserved and replaced by the individual Condominium Unit Owners) in connection therewith.

C. To purchase whatever personal property is required by the Association.

D. To enter into and upon the Condominium Units when necessary and at as little inconvenience to the owner as possible. Each owner of a Condominium Unit grants a perpetual easement in the event of an emergency to the then existing Board of Administration or its duly authorized agents to enter into his Condominium Unit when necessary.

E. To pay taxes assessed and levied against any real or personal property owned by the Association.

F. To insure the Unit Owners and keep them insured against loss from public liability, casualty and damage to Association property and to the Common Elements, and to carry such other insurance as the Board deems advisable. In the event of damage or destruction of any real or personal property covered by such insurance, to use the proceeds for repairs and replacement in accordance with the provisions of the Declaration of Condominium.

G. To collect delinquent assessments by suit or otherwise.

H. To abate nuisances.

I. To enjoin or seek damages from Unit Owners for violations of the Declaration of Condominium, these By-Laws or Rules and Regulations adopted by the Board.

J. To employ such personnel, make such purchases and enter into such contracts as may be necessary or desirable in carrying out the operation and management of the Condominium.

K. To make, amend and repeal Rules and Regulations governing the operation, maintenance and management of the Condominium, including without limitation, the use and occupancy of the Units by the owners and the use of the Common Elements.

L. To enter into a management agreement on behalf of the Association and to delegate to the management firm any of the Association's duties except those which require approval of the Board or the Unit Owners.

M. To impose and collect fines from any Unit Owner for the failure of that Unit Owner, his guests, tenants or invitees to abide by any rule or regulation of the Association.

N. To borrow money on behalf of the Association when required in connection with the operation, care, upkeep and maintenance of the Common Elements or the acquisition of property; and to grant mortgages and/or security interests in the Association property; provided, however, that the consent of two-thirds (2/3 rds) of the Voting Members present at any members' meeting at which a quorum is present shall be required to approve loans in excess of Twenty Thousand Dollars (\$20,000.00). If the Association fails to repay all or part of any sum borrowed in accordance with this paragraph, a Unit Owner may have his Unit released from the lien created thereby by paying to the creditor who loaned the money the percentage of the amount owed equal to the percentage of the Common Elements appurtenant to that Unit Owner's Unit. Notwithstanding anything to the contrary contained herein, as long as the Developer owns any Unit, no action may be taken under this paragraph without the Developer's prior written consent.

Section 9. Compensation. Directors and officers shall serve without compensation.

Section 10. Meetings.

A. Immediately after the adjournment of a meeting at which Directors are elected, the Directors shall hold their first meeting. In the event that a quorum is not present, the meeting shall be held as soon thereafter as is practicable.

B. Meetings of the Board shall be held quarterly at such time and place as the Board shall fix from time to time.

C. Special meetings of the Board may be called by the president if five (5) days notice is given to each Director. Notice may be given personally, by mail, or by telegram. Special meetings shall be called by the president or secretary in a like manner and on five notice on the written request of three (3) directors.

D. Meetings of the Board shall be open to all Unit Owners. Notice of all meetings shall be posted in a conspicuous place on the Condominium Property at least forty-eight (48) hours in advance of each scheduled meeting. In case of an emergency or in case of an adjourned meeting which is rescheduled at a time which is less than 48 hours from the time of the original scheduled meeting a meeting of the Board may be held without notice.

E. At all meetings of the Board, a majority of the directors shall constitute a quorum for the transaction of business, and the act of a majority of the directors present at any meeting at which there is a quorum shall be the act of the Board, except as may be otherwise specifically provided by Statute, by the Declaration of Condominium, by the Articles of Incorporation or by these By-Laws. If a quorum shall not be present at any meeting of directors, the attending directors may adjourn the meeting without notice other than announcement at the meeting until a quorum shall be present.

Section 11. Annual Statement. When called for by a vote of the members at any special meeting, the Board shall present a full and clear statement of the business and condition of the Association. Such presentation shall be at the time and in the manner specified by such vote.

Section 12. Accounting. The Association shall maintain accounting records according to good accounting practices which shall be open to inspection by Unit Owners or their authorized representatives at reasonable times, and written summaries of which shall be supplied at least annually to Unit Owners or their authorized representatives. Such records shall include:

A. A record of all receipts and expenditures.

B. An account for each Unit which shall designate the name and address of the Unit Owner, the amount of each assessment, the dates and amounts in which the assessments come due, the amounts paid upon the amount and the balance due.

ARTICLE III

Officers

Section 1. Elective Officers. The officers of the Association shall be Unit Owners who have been elected by the Directors at the Directors' first meeting. There shall be a president, vice president, a secretary and a treasurer. The Board of Administration may also choose one or more additional vice presidents, assistant secretaries, assistant treasurers or other officers. No more than one owner of each Condominium Unit may be an officer at any one time.

Section 2. Appointive Officers. The Board may appoint such officers and agents as it shall deem necessary to hold office for such terms and to exercise such powers and perform such duties as shall be determined from time to time by the Board.

Section 3. Term. The elected officers of the Association shall hold office until their successors are chosen and qualify. Any officer elected or appointed by the Board shall serve at the pleasure of the Board and may be removed, at any time, by the affirmative vote of a majority of the Board.

Section 4. The President.

A. The President must be a Director of the Association.

B. The President shall be the Chief Executive Officer of the Association; he shall preside at all meetings of the members and directors, shall be an ex officio member of all standing committees, shall have general and active management of the business of the Association, and shall see that all orders and resolutions of the Board are carried into effect.

C. The President shall execute bonds, mortgages and other contracts requiring a seal, under the seal of the Association, except where the same are required or permitted by law to be otherwise signed and executed and except where the signing and execution thereof shall be expressly delegated by the Board of Administration to another officer or agent of the Association.

Section 5. The Vice President.

In the absence of the President, the Vice President shall perform the duties of the President.

Section 6. The Secretary and Assistant Secretaries.

A. The Secretary shall attend all meetings of the Board and all meetings of the members and shall record all votes and the minutes of all proceedings in a book to be kept for that purpose and shall perform like duties for the standing committees when required. The minute book shall be kept in a businesslike manner and shall be available for inspection by unit Owners, by their authorized representatives and by the Board members at any reasonable time. The minute book shall be retained by the Association for at least seven years.

B. The Secretary shall keep in safe custody the seal of the Association, and when authorized by the Board, affix the same to any instrument requiring it, and when so affixed, it shall be attested to by his signature or by the signature of the Treasurer or an Assistant Secretary.

C. The Secretary shall perform such other duties as may be prescribed by the Board of Administration or the President.

D. Assistant Secretaries in order of their seniority and in the absence or disability of the Secretary, shall perform the duties and exercise the powers of the Secretary and shall perform such other duties as the Board shall prescribe.

Section 7. Treasurer and Assistant Treasurers.

A. The Treasurer shall have the custody of the Association funds and securities and shall keep full and accurate accounts of the receipts and disbursements in books belonging to the Association.

B. The Treasurer shall deposit all monies and other valuable effects in the name and to the credit of the Association in such depositories as may be designated by the Board.

C. The Treasurer shall disburse the funds of the Association as may be ordered by the Board, making proper vouchers for such disbursements, and shall render to the President and Directors, at the regular meeting of the Board or whenever they may require it, an account of all financial transactions and of the financial condition of the Association.

D. Assistant Treasurers, in the order of their seniority and in the absence or disability of the Treasurer shall perform the duties, exercise the powers and assume the obligations of the Treasurer, and shall perform such other duties as the Board shall prescribe.

Section 8. Bonding of Corporate Officers. The Treasurer and all Assistant Treasurers, if any, the President and Secretary, and any officer

who controls or disburse funds of the Association, shall be bonded with a fiduciary bonding company licensed and authorized to transact business in the State of Florida. The amount of the bond shall be determined by the Board, but it shall not be less than Ten Thousand Dollars (\$10,000.00) per bonded individual. The cost of the premium for this bond shall be paid by the Association.

Section 9. Indemnification of Officers and Directors. Every director and officer of the Association shall be indemnified by the Association against all expenses and liabilities, including counsel fees, reasonably incurred by or imposed upon him in connection with any proceeding to which he may be a party, or in which he may become involved, by reason of his being or having been an officer or director of the Association, whether or not he is a director or officer at the time such expenses are incurred. This indemnification does not extend to those instances in which the director or officer is adjudged guilty of willful misfeasance or malfeasance in the performance of his duties, but it does extend to a settlement of any litigation if the Board has approved such settlement as being in the best interest of the Association. The foregoing right of indemnification shall be in addition to and not exclusive of all rights to which such officer or director may be entitled.

ARTICLE IV

Membership and Voting Provisions

Section 1. Membership. Membership in the Association shall be limited to owners of the Condominium Units in this Condominium. Transfer of Unit ownership, either voluntarily or by operation of law, shall terminate membership in the Association, and said membership shall become vested in the transferee. If Unit ownership is vested in more than one person, then all of the persons so owning said Unit shall be members eligible to hold office, attend meetings, etc.; but as hereinafter indicated, the vote of a Unit shall be cast by its voting member.

Section 2. Designation of Voting Member. If a Condominium unit is owned by one person, his right to vote shall be established by the record title to the Unit. If a Condominium Unit is owned by a corporation or other type of entity, the officer, partner, trustee, employee, or other appropriate person for that type of entity who is entitled to cast the vote for the Unit owned by that entity shall be designated in a certificate signed by an officer, partner, trustee or other person appropriate to that type of entity; the Certificate shall be filed with the Secretary of the Condominium Association. If a Condominium Unit is owned by a corporation, the officer or employees thereof entitled to cast the vote of the Unit for the Corporation shall be designated in a certificate signed by the president or vice president, attested to by the secretary or assistant secretary of the corporation, and filed with the Secretary of the Condominium Association. The person designated in such certificate who is entitled to cast the vote for a Unit shall be known as the "Voting Member." If such a certificate is not on file with the Secretary of the Association for a Unit owned by more than one person or by an entity, the vote of the Unit concerned shall not be considered in determining the requirement for a quorum or for any purpose requiring the approval of a person entitled to cast the vote for the Unit, except if said Unit is owned by a husband and wife the certificate shall not be necessary. Such certificate shall be valid until revoked or until superseded by a subsequent certificate, or until a change in the ownership of the Unit concerned.

If a Condominium Unit is owned jointly by a husband and wife, the following provisions shall apply:

A. They may, but they shall not be required to, designate a Voting Member.

B. If they do not designate a Voting Member, and if both are present at a meeting and are unable to concur in their decision upon any subject requiring a vote, they shall lose their right to vote on that subject at that meeting.

C. Where they do not designate a Voting Member, and only one is present at a meeting, the person present may cast the Unit vote individually and without establishing the concurrence of the absent person.

Section 3. Voting.

The owner(s) of each Condominium Unit shall be entitled to one (1) combined vote, except as provided in Article V, Section 7 of these By-Laws. If a Unit Owner owns more than one Unit, he shall be entitled to one vote for each Unit owned, but where said Units have been combined to a single Unit pursuant to the Declaration of Condominium, then such Unit shall have only one vote. The vote of a Condominium Unit shall not be divisible.

Section 4. Proxies. Votes may be cast in person or by proxy. All proxies shall be in writing, shall be signed by the Voting Member, shall be revocable at any time at the pleasure of the Voting Member signing them, shall be filed with the Secretary prior to the meeting in which they are to be used, and shall be valid only for the particular meeting designated therein or any lawful adjournments thereof. Proxies shall not be valid for a period longer than 90 days after the date of the first meeting for which they were given. Proxies shall also designate the person to vote the proxy who need not be a "Voting Member" as such term is hereinabove defined. Where a Unit is owned jointly by a husband and wife, and if they have not designated one of them as a Voting Member, a proxy must be signed by both husband and wife where a third person is designated.

ARTICLE V

Meetings of Membership

Section 1. Place. All meetings of the members shall be held at the office of the Association or at such other place as shall be stated in the notice thereof.

Section 2. Annual Meeting.

A. The first annual meeting shall occur no later than the earlier of one year from the date of recording of the Declaration of Condominium or the first day of the month following the month in which Unit Owners, other than the Developer, are entitled to elect not less than one-third (1/3) of the members of the Board of Administration as provided for in Article II of these By-Laws.

B. Regular annual meetings, subsequent to the first annual meeting, shall be held on the anniversary date of the first annual meeting except that if such date is a Saturday, Sunday or a legal holiday, then it shall be held on the next succeeding day which is not a Saturday, Sunday or a legal holiday.

C. All annual meetings shall be held at such hour as the Board may determine.

D. At the annual meeting, the members shall elect, by plurality vote, a Board of Administration and shall transact such other business as may properly be brought before the meeting.

E. Unless the Unit Owner waives in writing his right to receive by mail notice of the annual meeting, at least fourteen (14) days prior to that meeting, written notice of the annual meeting shall be mailed to each member entitled to vote thereat, at such address as appears on the Association's books, and the post office certificate of mailing shall be obtained as proof of such mailing. Notice of the annual meeting shall be posted at a conspicuous place on the Condominium Property at least fourteen (14) days prior to said meeting.

Section 3. Membership List. At least fourteen (14) days before every election of Directors, a complete list of the members entitled to vote at said election, arranged numerically by Condominium Units, shall be prepared

by the Secretary. Such list shall be produced and kept for said fourteen (14) days and throughout the election at the principal office of the Association and shall be open to examination by any member throughout such time.

Section 4. Special Meetings of Members.

A. Special meetings of the members may be called by the President and shall be called by the President or Secretary at the request, in writing, of not less than one-fourth (1/4th) of the membership entitled to vote. Such request shall state the purpose or purposes of the proposed meeting. Special meetings may also be called in accordance with any applicable Florida Statute.

B. At least five (5) days before a special meeting, written notice of such meeting of members, stating the time, place and object thereof, shall be served upon or mailed, via regular mail, to each member entitled to vote thereat at such address as appears on the Association's books.

C. Business transacted at all special meetings shall be confined to the objects stated in the notice thereof.

D. Within sixty (60) days after Unit Owners other than the Developer are entitled to elect a member or members of the Board of Administration, the Association shall call, and shall give not less than thirty (30) days nor more than forty (40) days notice of a special meeting of the unit owners to elect the members of the Board of Administration. The meeting may be called and notice given by any Unit Owner if the Association fails to do so.

Section 5. Quorum. Except as otherwise provided by Statute or by these By-Laws, Fifty-one (51%) percent of the Voting Members present in person or by proxy, constitute a quorum at all meetings of the members. If, however, such quorum shall not be present or represented at any meeting of the members, the members entitled to vote thereat, present in person or represented by written proxy, shall have the power to adjourn the meeting until a quorum shall be present or represented. If, when the meeting has been resumed and a quorum is not present or represented by proxy the members entitled to vote thereat may declare that a quorum shall consist of thirty-three and one-third percent (33 1/3%) of the Voting Members. The resumed meeting may take place at any time after the originally scheduled meeting and unless such resumed meeting is scheduled for more than 48 hours from the date of the originally scheduled meeting, the notice provided for in Article II.10.D above will not be required. Any business may be transacted at the resumed meeting that could have been transacted at the meeting as originally called. Any resumed meeting may take place at any time after the adjournment of the originally scheduled meeting even if such resumed meeting is scheduled for a time later in the day of the originally scheduled meeting.

Section 6. Vote Required to Transact Business. When a quorum is present at any meeting, a majority of the Voting Members present thereat in person and by proxy shall decide any question brought before such meeting unless the question is one upon which, by express provision of the statutes or of the Articles of Incorporation, the Declaration of Condominium or of these By-Laws, a different vote is required, in which case, express provision shall govern and control the decision of such question.

Section 7. Right to Vote. At any meeting of the members, every member having the right to vote shall be entitled to vote in person or by proxy, provided however, if such Voting Member represents a Unit whose owners are at least thirty (30) days delinquent in the payment of any assessments then that Voting Member shall not be entitled to a vote.

Section 8. Waiver and Consent. Whenever the vote of members at a meeting is required or permitted by any provision of the statutes, of the Declaration of Condominium, of the Articles of Incorporation or of these By-Laws the meeting and vote of members may be dispensed with if all the members who would have been entitled to vote upon the action if such meeting were held consent in writing to such action being taken.

Section 9. Rules of Procedure. Roberts Rules of Order (latest edition) shall govern the conduct of corporate proceedings when not in conflict with the Articles of Incorporation, By-laws, statutes or Declaration of Condominium.

ARTICLE VI

Notices

Section 1. Definition. Unless otherwise provided herein, whenever, under the provisions of the Statutes of the State of Florida, the Articles of Incorporation, these By-laws, or of the Declaration of Condominium, notice is required to be given to any director or member, it shall not be construed to mean personal notice, but such notice may be given in writing, by mail, by depositing the same in a post office or letter box, in a post-paid, sealed wrapper, addressed to each director or member at such address as appears on the books of the Association.

Section 2. Waiver of Service of Notice. Unit owners may execute written waivers of notice of specific meetings.

ARTICLE VII

Finance

Section 1. Fiscal Year. The fiscal year shall begin on the first day of January in each year.

Section 2. Checks. All checks or drafts for money and notes of the Association shall be signed by any two of the following officers: President, Secretary and Treasurer, or by such officer or officers or such other person or persons as the Board may from time to time designate.

Section 3. Assessments.

A. At regular meetings or special meetings called for such purpose, the Board shall fix and determine the sum or sums necessary for the continued operation of the Condominium. The Board shall determine the total amount required including funds for the operational items such as taxes on Association property, insurance, repairs, maintenance, security, operating capital, reserves for deferred maintenance, other reserves and other operating expenses, and expenses designated as common expenses from time to time by the Board or under the provisions of the Declaration of Condominium to which these By-laws are attached. The total annual requirements shall be assessed as a single sum against all condominium units and prorated to each of said condominium units. This ratio of assessment shall be in amounts as set forth in the Declaration of Condominium. Said assessments shall be payable monthly in advance as ordered by the Board of Administration.

Special assessments, if required, shall be levied and paid in the same manner as hereinbefore provided for regular assessments. The owner agrees to pay promptly when due the monthly and all special assessments assessed against his condominium unit. Delinquent assessments will bear interest at the rate of eighteen percent (18%) per annum.

B. A copy of a proposed annual budget, except for the initial budget which is for a period of twelve (12) months, shall be mailed to the unit owners by regular mail not less than thirty (30) days prior to the meeting of the Board at which the budget will be considered, together with a notice of that meeting. Such meeting shall be open to the unit owners.

C. If an adopted budget requires assessment against the Unit Owners in any fiscal or calendar year exceeding 15% of the assessments for the preceding year, the Board, upon the receipt of written application of ten (10%) percent of the Unit Owners, shall call a special meeting of the Unit Owners within thirty (30) days by giving not less than ten (10) days written notice to each Unit Owner. At such special meeting, the Unit Owners may adopt any budget to which at least two-thirds (2/3) of the Voting Members have consented.

D. The Board may propose a budget to the Unit Owners at a meeting of the members or in writing, and if such budget or proposed budget is approved by all of the Unit Owners present at such meeting at which a quorum is present, or by a majority of their Voting Members in writing, the budget shall be adopted and not be subject to re-examination as provided above.

E. In determining whether assessments exceed 115% of similar assessments in prior years, there shall be excluded any provision for reasonable reserves for repair or replacement of the Condominium Property, anticipated expenses by the Condominium Association which are not expected to be incurred on a regular basis or on special basis, and assessments for betterments to the Condominium Property.

F. As long as the Developer is in control of the Board, the Board shall not impose an assessment for a year greater than 115% of the prior fiscal or calendar year's assessment without approval of a majority of the voting members.

G. All sums collected by the Association from assessments may be commingled as a single fund or divided into more than one fund, as determined by the Board.

H. In no event shall the Developer be required to pay upon request to Units it owns, part of any Assessments which are levied to pay legal or other fees to persons or entities engaged for the purpose of suing or making, preparing or investigating possible claims against the Developer.

Section 4. Accounts. There shall be established and maintained such bank account or accounts as the Board shall deem advisable, into which shall be deposited all monthly and special assessments. Disbursements from said accounts shall be for the general needs of the Association, including but not limited to wages, repairs, betterments, maintenance and other operating expenses.

Section 5. Condominium Expenses. The Association shall pay those costs and expenses deemed necessary or desirable by the Board for the operation and maintenance of the Condominium Property. These expenses shall not include the maintenance of the interior of a Unit and such other items of maintenance and repair for which a Unit Owner is responsible; however, these operating and maintenance expenses shall include, but shall not be limited to, maintenance of all lawns, shrubbery and landscaping; water and electricity for landscaping and sprinkler systems; electricity for lighting, heating, and cooling the Common Elements; painting the exterior of all buildings; maintenance and repair of roofs of all buildings and of all pavement which is part of the Common Elements; and removal of garbage and trash. In no event will any Unit Owner be personally responsible for any Association expenses, other than his or her share of the Assessments.

Section 6. Annual Audit. An audit of the accounts of the Association shall be made annually by a certified public accountant, and a copy of the report shall be furnished by mail or personal delivery to each member not later than April 1st of the year following the year for which the report is made. The report shall show the amounts of receipts by accounts and receipt classifications and shall show the amount of expenses by accounts and expense classifications. The cost thereof shall be a Common Expense.

Section 7. Limitation. In no event shall the Developer be liable for the payment of any Assessments applicable to Units it owns which relate in any way to the payment of legal or other fees to persons or entities engaged for the purposes of suing the Developer or making, preparing or investigating possible claims against the Developer.

ARTICLE VIII

Seal

The seal of the Association shall have inscribed thereon the name of the Association, the year of its organization and the words "Not For

Profit." Said seal may be used by causing it or a facsimile thereof to be impressed, affixed, reproduced or in any other form used to evidence the intent of the signing officer or officers to have the effect of a corporate seal.

ARTICLE IX

Leasing and Sale

The primary object of the Association is to operate and maintain its property on a mutual and cooperative basis for the needs of its members, coupled with the right of occupancy. The right of occupancy, nevertheless, is a matter of discretionary decision by the Board and every lease or sublease of a Condominium unit is subject to the approval of the Board of Administration, as set forth in the Declaration of Condominium.

The Association may charge a fee for the actual expenses incurred in approving the sale or lease of a Condominium Unit, which in no event shall exceed \$50.00. Notwithstanding any provisions to the contrary, no Unit owner may lease his Unit and no lessee may sublease a Unit more than one time in any calendar year.

ARTICLE X

Legal Rights in the Event of Default or a Violation of Rules

In the event an owner of a Condominium Parcel does not pay any required sums, charges or assessments to the Association within thirty (30) days from the due date, the Association, through its Board may, pursuant to Section 718.116(4) and (5) of the Florida Statutes (1979) foreclose the lien which encumbers the Condominium Parcel and which was created by the nonpayment of the required monies. In said foreclosure action, the Plaintiff shall be entitled to the appointment of a receiver as a matter of strict right and without reference to the adequacy or inadequacy of the owner or any party defendant to such suit.

To further secure payment of the indebtedness, each Condominium Parcel Owner by virtue of his acceptance of the conveyance of the Condominium Parcel to him did sell, assign, transfer and set over unto the Association all of the rents, issues and profits of his Condominium Parcel, with this assignment becoming operative upon any default being made by said Condominium Parcel Owner hereunder and remaining in full force and effect so long as any default continues to exist hereunder. The Association shall have the right to enter upon the premises and collect the same directly from the occupants.

If the Association becomes the owner of a Condominium Parcel pursuant to this Article, it shall offer said parcel for sale, and whenever the sale is consummated it shall deduct from the proceeds received from said sale, all sums of money due it for monthly assessments and charges including interest thereon all costs incurred in the bringing of the lawsuit in question, including reasonable attorneys' fees and any and all expenses incurred in the resale of the Condominium Parcel in question, which shall include but not be limited to advertising expenses, real estate brokerage fees and expenses necessary for the repair and refurbishing of the Condominium Unit in question so that it could be sold. All monies remaining after deducting the foregoing items of expense shall be returned directly to the former owner of the Condominium Parcel in question.

In the event of violation by the owner of a Condominium Unit of any of the provisions of the Declaration of Condominium, the Articles of Incorporation, these By-Laws or the Rules and Regulations, as are now or hereafter constituted, the Association may bring a suit for injunction or other action for the abatement of the existing condition or situation. Should the Association be successful in any such action the defendant Condominium Parcel Owner agrees to pay all costs incurred, including a reasonable attorneys' fee.

ARTICLE XI

Maintenance and Repairs

Section 1. Access. Any officer of the Association, or any agent of the Board of Administration shall have the irrevocable right to have access to each Unit from time to time during reasonable hours that may be necessary for the inspection, maintenance, repair or replacement of any Common Element therein or accessible therefrom, or for making emergency repairs therein to prevent damage to the Common Elements or to another Unit or Units.

Section 2. Delegation of Duties. The Board of Administration may enter into a contract with any firm, person, or corporation for the maintenance and repair of the Condominium property and may join with other Condominium Associations in contracting with the same firm, person, or corporation for maintenance and repair. The Board of Administration may by contract empower and grant to such firm, person, or corporation, the right of access as set forth in Section 1. of this Article.

Section 3. Unit Owners. Every Unit Owner must perform promptly all maintenance and repair work within his own Unit which, if omitted, would effect part of the Condominium Property belonging to other Unit Owners or which would affect any Common Element; Unit Owner is hereby made expressly responsible for the damages and liabilities that his failure to do so may engender.

Section 4. Prohibition. Unit Owners shall not alter, add to, or subject from any portion of the Condominium Property which is to be maintained by the Association nor shall any Unit Owner do any act which will jeopardize the safety or soundness of any building on the Condominium Property or which would impair any easement therein.

Section 5. Material Alterations. There shall be no material alterations or substantial additions to the Common Elements except as the same are authorized by the Board of Administration and ratified by the affirmative vote of three-fourths (3/4ths) of the Voting Members present at any regular or special meeting of the Unit Owners at which a quorum is present.

ARTICLE XII

Amendment

Section 1. Prior to First Members Meeting. Prior to the first annual meeting of the membership of the Association, the first Board shall have full power to amend, alter or rescind these By-Laws by unanimous vote.

Section 2. Resolution. A resolution adopting a proposed amendment may be proposed by either the Board or by the members entitled to vote. Directors and members not present at the meeting considering the amendment may express their approval in writing. Except as elsewhere provided, approval of such proposal must be by not less than a majority of the Directors and by not less than fifty-one (51%) percent of all of the members entitled to vote.

Section 3. Mortgagee Rights. No amendment to these By-Laws shall be passed which would operate to impair or prejudice the rights and/or liabilities of any Institutional Mortgagee.

Section 4. Agreement. An amendment may be adopted by an agreement executed by all members and mortgagees in the Condominium in the manner required for the execution of a Deed.

Section 5. Proviso. No amendment shall discriminate against any Unit Owner nor against any Unit or class or group of Units unless the Unit Owners so affected shall consent; and except so amendment shall change any Unit nor the share in the Common Elements appurtenant to it, nor increase the Owner's share of the Common Expenses, unless the record owner of the Unit concerned

and all record owners of mortgages thereon shall join in the execution of the amendment.

Section 6. Recording. No amendment shall be effective until it is set forth in or annexed to a recorded amendment to the Declaration of Condominium.

ARTICLE XIII

MISCELLANEOUS

Section 1. The definitions of particular words and phrases contained in the Condominium Act (now Chapter 718, Florida Statutes 1979) or in the Declaration of Condominium shall apply to such words and phrases when used in these By-Laws.

Section 2. Should any provisions of these By-Laws be void or unenforceable in law or in equity, the remaining provisions shall, nevertheless, be and remain in full force and effect.

Section 3. Any lien or other encumbrance upon or against a condominium unit or parcel in favor of the Association is hereby declared to be, and shall be, subject, subordinate and inferior to the lien of any mortgage encumbering such unit or parcel if such mortgage is made to a bank, savings and loan association or life insurance company, or an institutional lender, as defined in the Declaration of Condominium to which these By-Laws are attached and regardless of whether such mortgage was made or recorded before or after the aforesaid lien or encumbrance of the Association.

The foregoing were adopted as the By-Laws of LAGO GRANDE THREE-A CONDOMINIUM ASSOCIATION, INC., this 13th day of DECEMBER, 1981.

H. Wainwright
HARRY WAINWRIGHT
President

APPROVED:

D. D. Dwyer
Secretary
DEAN DWYER

EXHIBIT "P"
Floor Plans of Condominium
Units

(See Exhibit "B" attached to Declaration
of Condominium)

11645 1182

MANAGEMENT AGREEMENT

THIS AGREEMENT made and entered into this 6th day of December, 1982, by and between LAGO GRANDE THREE-A CONDOMINIUM ASSOCIATION, INC., a not-for-profit Florida corporation (the "Association"), and ARBEA MANAGEMENT CO., INC., a Florida corporation (the "Manager");

W I T N E S S E T H:

WHEREAS, the Association is the entity responsible for the operation of LAGO GRANDE THREE-A, a Condominium established or to be established by the Declaration of Condominium for LAGO GRANDE THREE-A, a Condominium, therefor recorded or to be recorded in the Public Records of Dade County, Florida (the "Declaration"); and

WHEREAS, the Association desires to retain the Manager, and the Manager desires to be so retained to manage the Association;

NOW, THEREFORE, in consideration of the premises, and other good and valuable considerations received by each party from the other, the receipt and sufficiency of which is hereby acknowledged, and in further consideration of the mutual covenants and agreements hereinafter set forth, the parties hereto agree as follows:

1. EXCLUSIVE MANAGER. The Association hereby retains and appoints the Manager, and the Manager hereby accepts such retainer and appointment, on the terms and conditions hereinafter set forth, as exclusive Manager of the Condominium.

2. TERM. This Agreement shall commence on the date the Declaration of Condominium for LAGO GRANDE THREE-A, a condominium, is recorded and shall continue for a term ending ten (10) years from the date hereof, unless terminated sooner in accordance with the provisions hereinafter set forth.

3. MANAGER'S DUTIES. During the term hereof, the Manager shall perform the following services so, when and if needed and so often as may reasonably be required in order to accomplish the purposes hereof, or as otherwise specified herein:

- a. Engage all persons (but no less than one, which person or persons, however, may be engaged on a part-time basis) necessary to properly maintain and operate the Association, it being understood that all personnel so engaged shall be engaged by the Manager as agent for the Association, provided, however, no person shall be so engaged without the prior written approval of the Association.
- b. Provide the day-to-day bookkeeping services necessary to pay the bills of the Association, the payroll of its employees and any other debts approved by the Association. This service shall include, but not be limited to, keeping all records of and performing all services in connection with the payment of bills, payroll and such other items as may be provided for in the budget.
- c. Collect, on behalf of the Association, all common expenses, charges, assessments, rentals or other payments from Unit Owners and concessionaires, and other monies and debts which may become due the Association, and in the event of default in such payment, take all such legal or other action in the name of the Association as may be necessary or appropriate to enforce any rights which the Association may have as a result of such default.
- d. Supervise the maintenance, repair and replacement of that portion of the Association Property for which the Association is responsible for maintaining, repairing and replacing, in accordance with the Declaration, and in accordance with maintenance

Exhibit "G"

- standards established by the Association. All such services shall be planned and made consistent with the approved Association budget or maintenance schedule.
- e. Take such action as may be necessary to assist the Association in causing the Association, Manager, Unit Owners and occupants of Units to comply with all laws, statutes, ordinances and rules of all appropriate governmental authorities having jurisdiction, and with the Declaration, Articles of Incorporation and By-Laws of the Association and applicable rules and regulations, in connection with the operation of the Association and the performance of this Agreement.
 - f. Purchase, on behalf of the Association, all tools, equipment, supplies and materials as may be necessary or desirable for the maintenance and upkeep of the Association. Such purchases shall be made in the name of the Association. Any such purchases shall be subject to the prior written consent of the Association unless provided for in the approved budget of the Association.
 - g. Subject to the prior written consent of the Association, enter into contracts on behalf of the Association for services that the Association shall require.
 - h. Check all bills received by the Association for services, work and supplies ordered in connection with maintaining and operating the Association, and cause to be paid by the Association all such proper bills as and when the same shall become due and payable.
 - i. Prepare, review and analyze periodic financial statements with comparative budget figures, including a proposed annual operating budget (at least thirty (30) days prior to the end of each fiscal year) complying with applicable law, the Declaration and applicable By-Laws and submit such statements and budget promptly to the Association.
 - j. Maintain appropriate records of all insurance coverage carried by the Association.
 - k. Accept applications and references from all prospective Unit purchasers and aid the Association in facilitating transfers and leasing of Units. This shall not apply to any Units owned by the Developer, as defined in the Declaration.
 - l. Prepare and file the necessary forms for unemployment insurance, withholding and social security taxes and all other taxes and other forms relating to employment of the Association's employees and maintenance and operation of the Association required by federal, state or municipal authorities.
 - m. Prepare and send all letters, reports and notices as may be reasonably requested by the Board of Directors of the Association, and attend, if requested, all meetings of Directors and Unit Owners and type and distribute minutes thereof.
 - n. Cause all required insurance to be carried and maintained in full force and effect and assist the Association in making appropriate adjustments with the insurance companies and causing all of said insurance proceeds to be promptly paid when due.
 - o. Deposit all funds collected from Unit Owners and others into a bank account established by the Manager as custodian for the Association so that said funds may be withdrawn therefrom to pay all expenses of operation and maintenance of the Association as contemplated herein.

p. Generally, do all things deemed reasonably necessary or desirable by the Association to attend to the proper maintenance, operation and management of the Association Property as required by the Declaration, the Articles of Incorporation and By-Laws of the Association, applicable rules and regulations, this Agreement and all other agreements, declarations, documents and instruments affecting the Association Property or the Unit Owners, except those things which may not be so delegated under the above documents and applicable law.

4. DEPOSITS. All funds collected by the Manager for the account of the Association shall be deposited in a bank, the deposits of which are insured by an agency of the United States or in such other manner as the Board shall direct. Such accounts or other investments will be styled so as to indicate the custodial nature thereof and the funds therein will not be commingled with other funds collected by the Manager as agents for others or otherwise. The Manager shall not be liable for any loss resulting from the insolvency of such depository or the loss of such investments if directed to invest by the Association.

5. AGENCY. All actions taken by the Manager with respect to management and maintenance under the provisions of this Agreement shall be taken as agent for the Association, and all obligations or expenses incurred in the performance of the Manager's duties and obligations shall be for the account, on behalf and at the expense of the Association. The Manager shall not be obligated to make any advances to or for the account of the Association or to pay any sum, except out of funds held or provided by the Association or by its members or occupants of Units, nor shall the Manager be obligated to incur any liability or obligation on behalf of the Association without assurance that the necessary funds for the discharge thereof will be provided. Since the Manager will be acting at all times for and on behalf of the Association, it is understood and agreed that the public liability insurance carried and maintained by the Association shall be extended to and shall cover the Manager, its agents and employees, as well as the Association, all at the expense of the Association. The Association agrees to indemnify and hold the Manager harmless from any and all liabilities for any injury, damage or accident to any member of the Association, a guest, licensee or invitee of any such member, or to any third person, and for any damage to the property, arising out of or in the course of the performance of its duties hereunder.

6. COST REIMBURSEMENT. Any expenses incurred by the Manager in the performance of its duties hereunder, over and above (i) salaries of its employees and officers, and (ii) office expenses and overhead, shall be reimbursed to the Manager as same are expended by it on behalf of the Association. The Manager's compensation is determined by the provisions of Paragraph 10 and nothing contained herein is intended to compensate the Manager over and above that compensation for its services rendered pursuant to this Agreement. This paragraph is intended to provide a method for the Manager to receive from the Association costs advanced on the Association's behalf to contractors, subcontractors, laborers and for supplies necessary to maintain the Association property.

7. MANAGER'S UNDERTAKING. The Manager, by the execution of this Agreement, assumes and undertakes to perform, carry out and administer all management, operational and maintenance responsibilities imposed upon the Association as set forth in the Declaration and as herein provided (subject to the limitation set forth in paragraph 3.16 hereof). Such assumption of obligations is limited, however, to operation, management and maintenance as agent, and does not require the Manager to pay any of the costs and expenses which are the obligation of the Association, except as specifically in this Agreement assumed by the Manager.

8. CANCELLATION. In the event that the Association defaults by failing to make the payments required to be made hereunder, or by continuing to violate any law, ordinance or statute after notice from the appropriate governmental authority, and after having failed to commence to resist or test such ordinance or statute by appropriate legal action, or for any other rea-

son, then, after giving thirty (30) days' written notice of Manager's intent to cancel, unless the default is cured within such thirty (30) day period, or, in the case of a default requiring more than thirty (30) days to cure, unless reasonable steps have been taken to cure such default and such cure is diligently pursued thereafter, the Manager shall have the right, upon the giving of fifteen (15) days' additional written notice, to cancel this Agreement, and this Agreement will thereupon be cancelled, effective on a date (specified in such fifteen (15) day notice) not less than fifteen (15) days after the giving of such notice. Anything to the contrary herein notwithstanding, this Agreement may be cancelled on one hundred and twenty (120) days' notice by Manager with or without cause. This Agreement is not cancellable by the Association, except (i) for failure of Manager to perform its obligations hereunder and then only after the Association has given Manager thirty (30) days' written notice of such default and a reasonable opportunity to cure (which shall be no less than sixty (60) days, but may be more if such cure requires additional time to effect), and (ii) as set forth in the following sentence, if applicable, and (iii) as provided for in the second to last sentence of this Paragraph. This Agreement may also be cancelled in the manner provided in the applicable provisions of the Florida Condominium Act, Florida Statutes, Section 718.302. This provision concerning cancellation may also be amended by the Manager in order to change the cancellation provision and the term of this Agreement in order to conform to the regulations of the following entities as they may from time to time exist, (i) Federal National Mortgage Association, (ii) Government National Mortgage Association, (iii) Federal Home Loan Mortgage Corporation, and/or, (iv) Federal Housing Administration/Veterans Administration. In addition, the Manager shall have the right, upon the giving of ninety (90) days' written notice, to cancel this Agreement. Notwithstanding anything contained herein, the Association shall have the right, upon the giving of thirty (30) days' written notice to the Manager, to cancel this Agreement with or without cause at any time prior to the Developer's turnover of control of the Association to the Unit Owners. Thereafter, the Association shall have those rights of cancellation provided in Florida Statutes 718.302. The term Developer's and Unit Owners shall be interpreted and defined in accordance with the provisions of Florida Statutes 718.103.

9. COMPENSATION. In addition to the reimbursement of costs provided for in Paragraph 6, the Association shall pay the Manager for its services called for hereunder the sum of One Dollar and Twenty-Five Cents (\$1.25) per unit per month. Said fee to increase each year starting in year two through year five of the term hereof by the sum of FIFTY CENTS (\$.50) per unit, per month, and each year from year six through year ten by the sum of TWENTY-FIVE CENTS (\$.25) per unit per month. Such fee shall be prorated on a daily basis for any partial fiscal year during the term hereof. In addition to the fees provided for herein the Manager shall be entitled to receive the sum of One Hundred (\$100) per month for bookkeeping services which it shall render to the Association.

10. PAYMENT. All actual costs as referred to in Paragraph 6 hereof incurred by the Manager for the Association shall be paid monthly on or before the first day of each month, or reimbursed to the Manager at such time or at the time incurred. Payment of fees and compensation to the Manager shall be due in advance, on the first day of each and every month during the term hereof.

11. DESIGNATION. The Association shall designate a single individual who shall be authorized to deal with the Manager on any matter relating to this Agreement. In the absence of any such designation, the President of the Association shall have this authority.

12. TERMINATION. Upon the effective date of any termination or cancellation, the Association shall not be obligated for any additional fees to the Manager, and the Manager shall turn over and make available to the Association all properties and funds of every kind and character in the possession of the Manager which relate to the Condominium or the performance of the Manager's duties hereunder.

13. NOTICES. All notices required hereunder shall be in writing and shall be effective when deposited in the United States mail, with proper postage for certified mail, return receipt requested, prepaid, and addressed:

ASSOCIATION:

Lago Grande Three-A Condominium
Association, Inc.
c/o DCA of Hialeah, Inc.
9280 S.W. 150th Avenue, #103
Miami, Fla. 33196
Attention: Harry Hainshel

MANAGER:

Arena Management Co., Inc.
9200 S. Dadeland Boulevard, Suite 233
Dadeland Towers North
Miami, Fla. 33196
Attention: Michael Richter

or to such other address as either party shall, from time to time, designate for itself, in writing, to the other party, provided that notice of any change of address shall not be effective until received.

14. INDEPENDENT CONTRACTOR. Unless specifically provided to the contrary herein, the Manager, its employees and agents, shall be deemed to be independent contractors and not employees of the Association. The Manager shall be free to contract for similar services to be performed for other entities which it is under contract with the Association.

15. SHARING EXPENSES. The Association is part of the LAGO GRANDE PROJECT developed by DCA of Hialeah, Inc., a Florida corporation (the "Developer") in Dade County, Florida (the "Project"), and the parties recognize that the Manager will be performing similar services for other associations in the Project and will be responsible for the management of the Project's recreation facilities and other common areas. Accordingly, and notwithstanding anything contained herein to the contrary, such costs and expenses as are general to the Project may, within the Manager's discretion, be averaged and charged on a weighted basis. Such weighing shall be determined by the Manager taking into consideration the relative amount of property operated by the respective associations, the size and type of improvements thereon, and the number and physical characteristics of dwelling units contained in such improvements, if any. The basis for the foregoing provision is that to require the Manager to cost account with regard to each association's property will substantially increase the costs of administration for all of the properties being managed by the Manager in the Project.

16. EFFECT. This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the day and year first above written.

Signed, sealed and delivered
in the presence of:

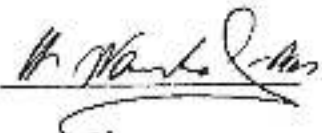


(as to Association)

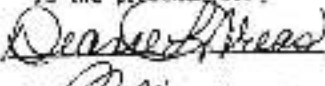
"Association":

LAGO GRANDE THREE-A CONDOMINIUM
ASSOCIATION, INC., a not-
for-profit Florida corpo-
ration: (SEAL)

By:



Signed, sealed and delivered
in the presence of:



(as to Manager)

"Manager":

ARENA MANAGEMENT CO, INC.: (SEAL)

By:



OFF 11645 RT 187

EXHIBIT "H"

Plot Plans

(See Exhibit "B" attached to Declaration of
Condominium)

CLERK NOTE
FOR CONDOMINIUM PLANS SEE OFFICIAL
RECORDS CONDOMINIUM PLANS BK 115 PAGE 11

RICHARD P. BRUNER, CLERK
CIRCUIT & COUNTY COURT
BY *Richard P. Bruner* D.C.

RECORDED IN OFFICIAL RECORDS BOOK
OF DALLAS COUNTY, TEXAS
RECORD 114-115
RICHARD P. BRUNER
CLERK CIRCUIT COURT