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CLERK OF DISTRICT COURT
SOUTH DIXIE

ARTICLES OF INCORPORATION
OF
COCO WOOD LAKES ASSOCIATION, INC.
(A Florida Corporation Not-For-Profit)

In order to form a corporation not-for-profit under and in accordance with Chapter 617 of the Florida Statutes, we, the undersigned, hereby associate ourselves into a corporation not-for-profit for the purposes and with the powers hereinafter set forth and to that end, we do, by these Articles of Incorporation, certify and set forth the following:

ARTICLE I
DEFINITIONS

The following words and phrases when used in these Articles shall have the following meanings:

1. "Coco Wood Lakes" means the residential community planned for development in four (4) sections upon a parcel of land (the "Coco Wood Lakes Land") lying in the East 1/2 of Section 15, Township 46 South, Range 42 East of Palm Beach County, Florida more particularly described on Exhibit A attached hereto and which is intended to be comprised of "Coco Wood Lakes - Section 1", "Coco Wood Lakes - Section 2", "Coco Wood Lakes - Section 3" and "Coco Wood Lakes - Section 4" (each such section being hereinafter referred to as a "Section" followed by its numerical designation and being more particularly described on Exhibits B, C, D and E hereto, respectively).

2. "Recreation Area" means the portion of the Coco Wood Lakes Land known as Section 4, all of which has been set aside for recreational activities, and all improvements now or hereafter

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located thereon which are available for the use of all "Owners", their families, licensees, lessees, invitees and guests, to be conveyed by the "Developer" to the "Association" under the "Declarations" (as these terms are hereinafter defined). The improvements which shall comprise the Recreation Area consist of a swimming pool, a bath house and six (6) shuffleboard courts. In addition, in the event the Developer enters into binding contracts for the sale of seventy-five (75) Lots, the Developer shall also construct a clubhouse on the Recreation Area.

3. "Entrance Areas" means the portions of the Coco Wood Lakes Land set aside for entrances to Coco Wood Lakes to be conveyed by the Developer to the Association under the Declarations.

4. "Declarations" means those documents to be entitled "Declaration of Covenants, Restrictions and Easements for Coco Wood Lakes - Section 1 and Section 4", "Declaration of Covenants, Restrictions and Easements for Coco Wood Lakes - Section 2" and "Declaration of Covenants, Restrictions and Easements for Coco Wood Lakes -Section 3", all intended to be recorded amongst the Public Records of Palm Beach County, Florida, and any amendments thereto and which shall contain covenants, conditions, easements and other provisions applicable thereto. As used herein, the term "Declarations" shall be deemed to include any other residential land use document which may be recorded amongst the Public Records of Palm Beach County, Florida governing the use, operation and ownership of any portion of Coco Wood Lakes and which provides for such land areas to be governed by the Association.

5. "Lot" means one of the parcels of land within Coco Wood Lakes upon which a residence shall be constructed and more particularly defined in the Declarations. As used herein, the term "Lot" shall also be deemed to include any residential unit which may be located within multi-family buildings, attached townhouses or otherwise located upon the land comprising Section 2 and/or

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Section 3 and which land shall be governed by the Association.

6. "Owner" means the owner of a Lot.
7. "Lake Lot" means a Lot upon which is located a portion of the "Water Retention, Lake and Recreation Easement" as shown on the plats of Coco Wood Lakes - Sections 1, 2 and 3.
8. "Lake Lot Owner" means the owner of a Lake Lot.
9. "Easement Areas" means the Water Retention, Lake and Recreation Easements as shown on the plats of Coco Wood Lakes - Sections 1, 2 and 3.
10. "Member" means a member of the Association.
11. "Board" means the Board of Directors of the Association.
12. "Director" means a member of the Board.
13. "Articles" means this document.
14. "By-Laws" means the By-Laws of the Association.
15. "Documents" means in the aggregate the Declarations, these Articles, the By-Laws and all of the instruments and documents referred to or incorporated therein or attached thereto.
16. "Association Expenses" means the expenses payable by the Owners to the Association as shall be set forth in the Declarations and shall include the following:
 - (a) "Recreation Area Expenses", which means and includes expenses incurred or to be incurred by the Association with regard to the ownership, operation, administration, maintenance and repair of the Recreation Area or any part thereof and includes the expenses specifically referred to in the Declarations as "Recreation Area Expenses".
 - (b) "Entrance Expenses", which means and includes expenses incurred or to be incurred by the Association with regard to ownership, operation, administration, maintenance and repair of the Entrance Areas, or any part thereof, and includes any expenses specifically referred to in the Declara-

tions as "Entrance Expenses".

(c) "Lake Expenses", which means and includes expenses incurred or to be incurred by the Association on behalf of the Lake Lot Owners with regard to the operation, administration, maintenance and repair of the Easement Areas under the provisions of the Declarations. Notwithstanding the fact that Lake Expenses are Association Expenses, Lake Expenses are payable only by the Lake Lot Owners.

(d) "Street Light Expenses" means and includes expenses incurred or charges levied by the Association in connection with street lights if installed on Coco Wood Lakes, including expenses specifically referred to as "Street Light Expenses" in the Declarations.

17. "Developer" means Oriole Homes Corp., a Florida corporation.

ARTICLE II

NAME

The name of this corporation shall be COCO WOOD LAKES ASSOCIATION, INC. (referred to herein as the "Association"). The present address of the Association is 450 N. W. 65th Terrace, Margate, Florida 33063.

ARTICLE III

PURPOSE OF ASSOCIATION

A. Developer, as the owner of the Coco Wood Lakes Land, plans to enter into and record the Declarations amongst the Public Records of Palm Beach County, Florida. The Declarations shall provide for various land use covenants and restrictions

relative to the various portions of Coco Wood Lakes. The Declarations shall also provide that the Association shall own, operate, administer, manage, repair and maintain portions of Coco Wood Lakes submitted to specific land use in the Declarations.

B. The Association is formed, therefore, to own, operate, administer, manage, repair and/or maintain portions of Coco Wood Lakes in accordance with the Documents and to assess, collect and pay all Association Expenses necessary to perform its purpose.

ARTICLE IV

POWERS

A. In furtherance of the foregoing purposes, the Association shall have the following powers:

1. The Association shall have all of the common law and statutory powers of a Florida corporation not-for-profit.

2. The Association shall have all of the powers to be granted to the Association pursuant to the Declarations.

3. The Association shall have all of the powers reasonably necessary to implement the purposes of the Association in accordance with the Documents, including but not limited to the following powers:

(a) to make, establish, amend and enforce reasonable rules and regulations governing Coco Wood Lakes;

(b) to make, levy, collect and enforce assessments against Owners to provide funds to pay for the expenses of the Association and the administration, management, operation, repair and maintenance of Coco Wood Lakes and to use and expend

the proceeds of such assessments in the exercise of the powers and duties of the Association;

(c) to administer, manage, operate, repair and maintain Coco Wood Lakes, including the Recreation Area, and to maintain, repair and replace the improvements and personal property therein;

(d) to construct and reconstruct improvements located on the Coco Wood Lakes Land in the event of casualty or other loss in accordance with the Declarations;

(e) to enforce by legal means the provisions of the Declarations and other Documents; and

(f) to employ personnel, retain independent contractors and professional personnel and enter into any supply, service, management or other agreements and contracts consistent with the purposes of the Association to provide for administration, management and operation of the Association and of the portion of the Coco Wood Lakes Land to be controlled by the Association.

ARTICLE V

DOCUMENTS TO GOVERN

The Documents shall not apply and govern a Section until such time as both the plat of such Section and the Declaration with respect to such Section have been executed by Developer and recorded amongst the Public Records of Palm Beach County, Florida and until such recording, the Section shall be free of any and all restrictions set forth in the other Documents. Notwithstanding the foregoing, one of the Entrance Areas located in Section 2 shall be subject to the specific land use set forth in the

Section 1 and 4 Declaration upon the recordation thereof.

ARTICLE VI

MEMBERS

The qualification of Members, the manner of their admission to membership in the Association, the manner of the termination of such membership and the manner of voting by Members shall be as follows:

A. Until the time of the first deed of conveyance of a Lot from Developer to an Owner other than Developer ("First Conveyance"), the membership of the Association shall be comprised solely of the Subscribers to these Articles ("Subscriber Members"), and in the event of the resignation or termination of any Subscriber Member, the remaining Subscriber Members may nominate and designate a successor Subscriber Member. Each of the Subscriber Members shall be entitled to cast one vote on all matters requiring a vote of the membership.

B. Upon the First Conveyance, membership of the Subscriber Members in the Association shall be automatically terminated and thereupon Developer shall be a Member as to each Lot owned by Developer until it is conveyed to another Owner, and thereupon and thereafter each and every Owner, including Developer as to Lots owned by Developer, shall be Members and exercise all of the rights and privileges of Members; provided, however, that Developer shall not be a Member as to any Lots it may own in a Section for which a Declaration has not been recorded amongst the Public Records of Palm Beach County, Florida; such a Section

shall not be deemed to be a part of Coco Wood Lakes until its Declaration is recorded.

C. Membership in the Association for Owners other than Developer shall be established by the acquisition of ownership of fee title to a Lot as evidenced by the recording of an instrument of conveyance amongst the Public Records of Palm Beach County, Florida.

D. No Member may assign, hypothecate or transfer in any manner his membership in the Association except as an appurtenance to his Lot.

E. Any Member of the Association who conveys or loses title to a Lot by sale, gift, bequest, judicial decree or otherwise shall, immediately upon such conveyance or loss of title, no longer be a Member of the Association with respect to such Lot and shall lose all rights and privileges of being a Member of the Association resulting from ownership of such Lot.

F. If there is more than one Owner with respect to a Lot as a result of the fee interest in such Lot being held by more than one person, such Owners collectively shall be entitled to only one vote for such Lot on matters required by the Association for a vote of the membership. Each Lot shall be entitled to only one vote, which vote shall be exercised and cast in accordance with the Declarations and the By-Laws. The vote of the Owners of a Lot owned by more than one natural person or by a corporation or other legal entity shall be cast by the person named in a certificate (the "Certificate") signed by all of the Owners of the Lot, or, if appropriate, by properly designated officers, partners or principals of the respective legal entity, and filed with the

Secretary of the Association, and the Certificate shall be valid until revoked by a subsequent Certificate. If the Certificate is not filed with the Secretary of the Association, the vote of such Lot shall not be considered.

G. Matters pertaining to the Association or to Coco Wood Lakes shall be voted on by the membership as a whole and the result of the voting shall be determined by majority vote of the membership as a whole in attendance at any meeting having a quorum (as determined in accordance with the By-Laws).

H. Matters pertaining to any Easement Area, such as the incurrence of Lake Expenses, shall be voted on by the Lake Lot Owners upon whose Lake Lots the Easement Area in question is located. The result of voting shall be determined by majority vote of such Lake Lot Owners in attendance at any meeting of such Lake Lot Owners having a quorum (as determined in accordance with the By-Laws).

I. The membership shall be entitled to elect the Board as provided in Article XI of these Articles.

ARTICLE VII

TERM

The term for which the Association is to exist shall be perpetual.

ARTICLE VIII

SUBSCRIBERS

The names and residences of the Subscribers to these

Articles of Incorporation are as follows:

<u>NAME</u>	<u>ADDRESS</u>
Elliott B. Barnett	25 South Andrews Avenue Fort Lauderdale, Florida 33302
Mark F. Grant	25 South Andrews Avenue Fort Lauderdale, Florida 33302
Scott J. Fuerst	25 South Andrews Avenue Fort Lauderdale, Florida 33302

ARTICLE IX

OFFICERS

A. The affairs of the Association shall be managed by a President, one or several Vice Presidents, a Secretary and a Treasurer and, if elected by the Board, an Assistant Secretary, an Assistant Treasurer and such other officers and assistant officers designated by the Board, which officers shall be subject to the directions of the Board.

B. The Board shall elect the President, a Vice President, a Secretary and a Treasurer, and as many other Vice Presidents, Assistant Secretaries and Assistant Treasurers as the Board shall from time to time determine appropriate. Such officers shall be elected annually by the Board at the first meeting of the Board; provided, however, such officers may be removed by the Board and other persons may be elected by the Board as such officers in the manner provided in the By-Laws. The President shall be a Director of the Association, but no other officer need be a Director. The same person may hold two offices the duties of which are not incompatible; provided, however, the offices of President and Vice President shall not be held by the same person, nor shall the office of President and Secretary be held by the same person.

ARTICLE X
FIRST OFFICERS

The names of the officers who are to serve until the first election of officers by the Board are as follows:

President	Richard D. Levy
Vice President	Thomas M. Conard
Secretary	Antonio Nunez
Treasurer	Antonio Nunez

ARTICLE XI
BOARD OF DIRECTORS

A. The number of Directors on the first Board of Directors ("First Board") and any subsequent Boards shall be three (3). The manner by which the Directors are elected subsequent to the First Board shall be as provided in Paragraphs C and D of this Article XI.

B. The names and addresses of the persons who are to serve as Directors on the First Board are as follows:

<u>NAMES</u>	<u>ADDRESSES</u>
Richard D. Levy	450 Northwest 65th Terrace Margate, Florida 33063
Thomas M. Conard	450 Northwest 65th Terrace Margate, Florida 33063
Antonio Nunez	450 Northwest 65th Terrace Margate, Florida 33063

Developer reserves the right to designate and elect some or all of the successor Directors to serve on the First Board upon the resignation or removal of Directors from the First Board for so long as the First Board is to serve.

C. The First Board shall serve until the "Initial Election Meeting" as hereinafter described, which shall be held upon the earliest to occur of the following events, and upon which event, the First Board shall resign and be succeeded by the "Initial Elected Board", as hereinafter defined:

1. Thirty (30) days after the conveyance by Developer of ninety (90%) percent of the Lots; or
2. Thirty (30) days after the sending of notice by Developer to the Association and to each Member that Developer voluntarily waives its right to continue to designate the members of the First Board.

D. The "Initial Elected Board" is composed of three (3) Directors elected by the Members of the Association at a meeting ("Initial Election Meeting") to be called by the First Board for such purpose. A notice of the Initial Election Meeting shall be forwarded to all Members in accordance with the By-Laws; provided, however, that the Members shall be given at least twenty (20) but not more than forty-five (45) days' notice of such meeting. All three (3) members of the Initial Elected Board shall be Owners of Lots in Coco Wood Lakes. The Initial Elected Board shall succeed the First Board upon the election thereof at the Initial Election Meeting, but nothing herein shall preclude the officers, directors or designees of Developer (as long as Developer is an Owner) from being elected as members of the Board at the Initial Election Meeting or at any time thereafter. The Initial Elected Board shall serve until the next "Annual Members Meeting" (as defined in the By-Laws) following the Initial Election Meeting, whereupon the Members shall elect the Directors. The

Board shall continue to be so elected at each subsequent Annual Members Meetings in accordance with the By-Laws of the Association.

ARTICLE XII

BY-LAWS

The By-Laws of the Association shall be adopted by the First Board, and thereafter may be altered, amended or rescinded prior to the First Conveyance, by the unanimous decision of the Board and after the First Conveyance, by the approval of a majority of a quorum of the Members and a majority of a quorum of the Board.

ARTICLE XIII

INDEMNIFICATION

Each and every Director and officer of the Association shall be indemnified by the Association against all costs, expenses and liabilities, including counsel fees at all trial and appellate levels, reasonably incurred by or imposed upon him in connection with any proceeding, litigation or settlement in which he becomes involved by reason of his being or having been a Director or officer of the Association, and the foregoing provision for indemnification shall apply whether or not such a person is a Director or officer at the time such cost, expense or liability is incurred. Notwithstanding the above, in the event of any such settlement, the indemnification provisions provided in this Article XIII shall not be automatic and shall apply only when the Board approves such settlement and reimbursement for the costs and expenses of such settlement as in the best interest of the Association, and in the event a Director or officer admits or is

adjudged guilty of willful misfeasance or malfeasance in the performance of his duties, the indemnification provisions of this Article XIII shall not apply. The foregoing right of indemnification provided in this Article XIII shall be in addition to and not exclusive of any and all right of indemnification to which a Director or officer of the Association may be entitled under statute or common law.

ARTICLE XIV

AMENDMENT

A. Prior to the First Conveyance, these Articles may be amended by an instrument in writing signed by all of the Subscriber Members and filed in the Office of the Secretary of State of the State of Florida.

B. After the First Conveyance, these Articles may be amended in the following manner:

An amendment may be first considered by either the Board or the Members, and notice of the subject matter of the proposed amendment shall be set forth in the notice of the meeting (whether of the Board or of the membership) at which such proposed amendment shall be considered. Upon approval of a proposed amendment by either the Board, or the Members, such proposed amendment shall be submitted for approval to the other of said bodies. Approval by the Members must be by a vote of two-thirds (2/3) of the Members present at a meeting of the Members at which a quorum is present, and approval by the Board must be by two-thirds (2/3) of the Directors present at a meeting of the Directors at which a quorum is present. In lieu of the

foregoing meeting requirements and if then consistent with the laws of the State of Florida, these Articles may be amended by the written consent of two-thirds (2/3) of all the Directors and two-thirds (2/3) of all the Members.

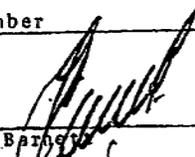
C. Notwithstanding any provision of this Article XIV to the contrary, these Articles shall not be amended in any manner which shall abridge, amend or alter the rights of an "Institutional Mortgagee" as that term shall be defined in the Declarations, or the right of Developer to designate and elect the Directors as provided in Article XI hereof, without the prior written consent to such amendment by such Institutional Mortgagee or Developer, as the case may be.

D. Notwithstanding any provision of this Article XIV to the contrary, these Articles shall not be amended in any manner which shall amend, modify or affect any provisions, terms, conditions, rights and obligations set forth in the Declarations as the same may be amended from time to time in accordance with the provisions thereof.

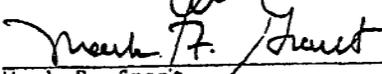
E. Any instrument amending the Articles shall identify the particular Article or Articles being amended and give the exact language of such amendment. A certified copy of each such amendment shall be attached to any certified copy of these Articles, and a copy of each amendment certified by the Secretary of State shall be recorded amongst the Public Records of Palm Beach County, Florida.

IN WITNESS WHEREOF, the Subscribers have hereunto affixed

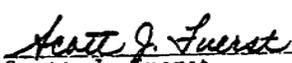
their signatures this 16th day of November, 1977.



Elliott B. Barnett



Mark F. Grant

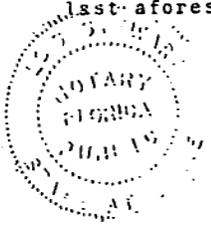


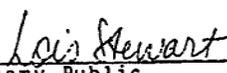
Scott J. Fuerst

STATE OF FLORIDA)
 : ss
COUNTY OF BROWARD)

I HEREBY CERTIFY that on this day, before me, a Notary Public duly authorized in the State and County named above to take acknowledgments, personally appeared ELLIOTT B. BARNETT, MARK F. GRANT and SCOTT J. FUERST, to me known to be the persons described as Subscribers 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 in the County and State of Florida, this 16th day of November, 1977.





Lois Stewart
Notary Public

My Commission Expires:

Notary Public, State of Florida at Large
My Commission Expires Dec. 5, 1978
Bonded by American Fire & Casualty Co.

EXHIBIT A

LEGAL DESCRIPTION OF COCO WOOD LAKES - SECTION 1

A parcel of land lying the East One-Half (E-1/2) of Section 15, Township 46 South, Range 42 East, more particularly described as follows:

Commencing at the center of said Section 15; thence North $00^{\circ}53'00''$ East, along the West boundary of the East One-Half (E-1/2) of said Section 15, a distance of 15.00 feet to a point; thence South $88^{\circ}27'25''$ East a distance of 770.05 feet to the Point of Beginning (P.O.B.) of said parcel; thence continue South $88^{\circ}27'25''$ East, a distance of 1,834 feet to a point; thence South $00^{\circ}04'12''$ East along a line parallel to the East line of the Southeast One-Quarter (S.E. 1/4) of said Section 15 a distance of 81.71 feet to a point of curvature; thence Southerly along the arc of a circular curve to the right, having a radius of 905.00 feet and a central angle of $45^{\circ}49'28''$, a distance of 723.80 feet to a point of tangency; thence South $45^{\circ}45'16''$ West a distance of 220.58 feet to a point; thence South $44^{\circ}14'44''$ East a distance of 80.00 feet to a point; thence South $45^{\circ}46'16''$ West a distance of 730.00 feet to a point; thence North $44^{\circ}14'44''$ West a distance of 151.01 feet to a point of curvature; thence Westerly along the arc of a circular curve to the left, having a radius of 742.06 feet and a central angle of $44^{\circ}52'16''$, a distance of 581.14 feet to a point of tangency; thence North $89^{\circ}07'00''$ West, a distance of 327.87 feet to a point; thence North $00^{\circ}53'00''$ East a distance of 1,163.78 feet to the Point of Beginning.

Said lands lying in Palm Beach County, Florida and containing 46.28 Acres more or less.

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EXHIBIT A, Page 1

LEGAL DESCRIPTION OF COCO WOOD LAKES - SECTION 2

A parcel of land lying in the East one-half (E½) of Section 15, Township 46 South, Range 42 East, more fully described as follows:

Commencing at the center of said Section 15, thence South $00^{\circ}53'00''$ West along the West line of the East one-half (E½) of said Section 15 a distance of 1182.64 feet to a point; thence South $89^{\circ}07'00''$ East a distance of 60.00 feet to the Point of Beginning of said parcel; thence North $45^{\circ}53'00''$ East a distance of 35.36 feet to a point; thence South $89^{\circ}07'00''$ East a distance of 1012.86 feet to a point of curvature; thence Southeasterly along the arc of a circular curve to the right, having a radius of 742.06 feet and a central angle of $44^{\circ}52'16''$, a distance of 581.14 feet to a point of tangency; thence South $44^{\circ}14'44''$ East a distance of 151.47 feet to a point on a circular curve, said point bearing North $47^{\circ}21'34''$ West from the center of the following described curve; thence continue Southerly along the arc of said curve to the left, having a radius of 736.40 feet and a central angle of $42^{\circ}25'07''$, a distance of 545.19 feet to a point of tangency; thence South $00^{\circ}13'19''$ West a distance of 630.16 feet to a point; thence South $44^{\circ}44'31''$ East a distance of 35.33 feet to a point; said point lying on the North Right-of-Way line of Delray West Road (State Road No. 806); thence North $89^{\circ}42'29''$ West along said North Right-of-Way line of Delray West Road a distance of 154.97 feet to a point; thence North $00^{\circ}17'31''$ East a distance of 49.94 feet to a point; thence South $89^{\circ}42'29''$ East a distance of 49.94 feet to a point; thence North $00^{\circ}13'19''$ East a distance of 450.00 feet to a point; thence North $89^{\circ}42'29''$ West a distance of 440.29 feet to a point; thence South $00^{\circ}17'31''$ West a distance of 500.00 feet to a point; said point lying on the North Right-of-Way line of Delray West Road (State Road No. 806); thence North $89^{\circ}42'29''$ West along said North Right-of-Way line of Delray West Road a distance of 768.47 feet to a point; thence North $0^{\circ}53'00''$ East a distance of 249.95 feet to a point; thence North $89^{\circ}41'35''$ West

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EXHIBIT A, Page 2

a distance of 200.00 feet to a point; said point lying on the East Right-of-Way line of Jog Road; thence North $00^{\circ}53'00''$ East along said East Right-of-Way line of Jog Road a distance of 1217.42 feet to the Point of Beginning.

Said land situate, lying and being in Palm Beach County, Florida and containing 44.99 Acres more or less.

LEGAL DESCRIPTION OF COCO WOOD LAKES - SECTION 3

A parcel of land lying in the East one-half (E-1/2) of Section 15; Township 46 South, Range 42 East, more fully described as follows:

Commencing at the center of said Section 15, thence North $00^{\circ}53'00''$ East along the West line of the East one-half (E-1/2) of said Section 15 a distance of 15.00 feet to a point; thence South $88^{\circ}27'25''$ East a distance of 2603.82 feet to the Point of Beginning of said parcel; thence continue South $88^{\circ}27'25''$ East a distance of 40.01 feet to a point, said point being the Northeast (N.E.) corner of the Southeast one-quarter (SE-1/4) of said Section 15; thence South $00^{\circ}04'12''$ East along the East line of said Section 15, a distance of 1831.80 feet to a point; thence South $89^{\circ}55'48''$ West a distance of 330.00 feet to a point; thence South $00^{\circ}04'12''$ East a distance of 715.97 feet to a point on a circular curve, said point lying on the North Right-of-Way line of Delray West Road (State Road 806) and bearing South $14^{\circ}39'52''$ East from the center of the following described circular curve; thence continue Westerly along the arc of said curve to the right, having a radius of 1712.27 feet and a central angle of $14^{\circ}57'23''$, a distance of 446.97 feet to a point of tangency; thence North $89^{\circ}42'29''$ West a distance of 340.56 feet to a point; thence North $44^{\circ}44'31''$ West a distance of 35.33 feet to a point; thence North $00^{\circ}13'19''$ East a distance of 630.16 feet to a point of curvature; thence Northerly along the arc of a circular curve to the right, having a radius of 736.40 feet and a central angle of $45^{\circ}31'57''$, a distance of 585.21 feet to a point of tangency; thence North $45^{\circ}45'16''$ East a distance of 690.00 feet to a point; thence North $44^{\circ}14'44''$ West a distance of 80.00 feet to a point; thence North $45^{\circ}45'16''$ East a distance of 219.97 feet to a point of curvature; thence Northerly along the arc of a circular curve to the left, having a radius of 905.00 feet and a central angle of $45^{\circ}49'28''$, a distance of 723.81 feet to a point of tangency; thence North $00^{\circ}04'12''$ West a distance of 81.70 feet to the Point of Beginning.

Said lands situate, lying and being in Palm Beach County, Florida and containing 35.16 Acres more or less.

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EXHIBIT A, Page 3

LEGAL DESCRIPTION OF COCO WOOD LAKES - SECTION 4

A parcel of land lying in the East one-half (E½) of Section 15, Township 46 South, Range 42 East, more fully described as follows:

Commencing at the center of said Section 15, thence South $00^{\circ}53'00''$ West along the West line of the East one-half (E½) of said Section 15 a distance of 1182.64 feet to a point; thence South $89^{\circ}07'00''$ East a distance of 60.00 feet to a point; thence North $45^{\circ}53'00''$ East a distance of 35.36 feet to a point; thence South $89^{\circ}07'00''$ East a distance of 1012.86 feet to a point of curvature; thence Southeasterly along the arc of a circular curve to the right, having a radius of 742.06 feet and a central angle of $44^{\circ}52'16''$, a distance of 581.14 feet to a point of tangency; thence South $44^{\circ}14'44''$ East a distance of 151.47 feet to a point on a circular curve, said point bearing North $47^{\circ}21'34''$ West from the center of the following described curve; thence continue Southerly along the arc of said curve to the left, having a radius of 736.40 feet and a central angle of $42^{\circ}25'07''$, a distance of 545.19 feet to a point of tangency; thence South $00^{\circ}13'19''$ West a distance of 630.16 feet to a point; thence South $44^{\circ}44'31''$ East a distance of 35.33 feet to a point; said point lying on the North Right-of-Way line of Delray West Road (State Road No. 806); thence North $89^{\circ}42'29''$ West along said North Right-of-Way line of Delray West Road a distance of 154.97 feet to the Point of Beginning; thence continue along said North Right-of-Way line of Delray West Road a distance of 390.90 feet to a point; thence North $00^{\circ}17'31''$ East a distance of 500.00 feet to a point; thence South $89^{\circ}42'29''$ East a distance of 440.29 feet to a point; thence South $00^{\circ}13'19''$ West a distance of 450.00 feet to a point; thence South $89^{\circ}42'29''$ East a distance of 49.94 feet to a point; thence South $00^{\circ}17'31''$ West a distance of 49.94 feet to the Point of Beginning.

Said land situate, lying and being in Palm Beach County, Florida and containing 5.00 Acres more or less.

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EXHIBIT A, Page 4

EXHIBIT B

LEGAL DESCRIPTION OF COCO WOOD LAKES - SECTION 1

A parcel of land lying the East One-Half (E-1/2) of Section 15, Township 46 South, Range 42 East, more particularly described as follows:

Commencing at the center of said Section 15; thence North $00^{\circ}53'00''$ East, along the West boundary of the East One-Half (E-1/2) of said Section 15, a distance of 15.00 feet to a point; thence South $88^{\circ}27'25''$ East a distance of 770.05 feet to the Point of Beginning (P.O.B.) of said parcel; thence continue South $88^{\circ}27'25''$ East, a distance of 1,834 feet to a point; thence South $00^{\circ}04'12''$ East along a line parallel to the East line of the Southeast One-Quarter (S.E. 1/4) of said Section 15 a distance of 81.71 feet to a point of curvature; thence Southerly along the arc of a circular curve to the right, having a radius of 905.00 feet and a central angle of $45^{\circ}49'28''$, a distance of 723.80 feet to a point of tangency; thence South $45^{\circ}45'16''$ West a distance of 220.58 feet to a point; thence South $44^{\circ}14'44''$ East a distance of 80.00 feet to a point; thence South $45^{\circ}46'16''$ West a distance of 730.00 feet to a point; thence North $44^{\circ}14'44''$ West a distance of 151.01 feet to a point of curvature; thence Westerly along the arc of a circular curve to the left, having a radius of 742.06 feet and a central angle of $44^{\circ}52'16''$, a distance of 581.14 feet to a point of tangency; thence North $89^{\circ}07'00''$ West, a distance of 327.87 feet to a point; thence North $00^{\circ}53'00''$ East a distance of 1,163.78 feet to the Point of Beginning.

Said lands lying in Palm Beach County, Florida and containing 46.28 Acres more or less.

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EXHIBIT C

LEGAL DESCRIPTION OF COCO WOOD LAKES - SECTION 2

A parcel of land lying in the East one-half (½) of Section 15, Township 46 South, Range 42 East, more fully described as follows:

Commencing at the center of said Section 15, thence South $00^{\circ}53'00''$ West along the West line of the East one-half (½) of said Section 15 a distance of 1182.64 feet to a point; thence South $89^{\circ}07'00''$ East a distance of 60.00 feet to the Point of Beginning of said parcel; thence North $45^{\circ}53'00''$ East a distance of 35.36 feet to a point; thence South $89^{\circ}07'00''$ East a distance of 1012.86 feet to a point of curvature; thence Southeasterly along the arc of a circular curve to the right, having a radius of 742.06 feet and a central angle of $44^{\circ}52'16''$, a distance of 581.14 feet to a point of tangency; thence South $44^{\circ}14'44''$ East a distance of 151.47 feet to a point on a circular curve, said point bearing North $47^{\circ}21'34''$ West from the center of the following described curve; thence continue Southerly along the arc of said curve to the left, having a radius of 736.40 feet and a central angle of $42^{\circ}25'07''$, a distance of 545.19 feet to a point of tangency; thence South $00^{\circ}13'19''$ West a distance of 630.16 feet to a point; thence South $44^{\circ}44'31''$ East a distance of 35.33 feet to a point; said point lying on the North Right-of-Way line of Delray West Road (State Road No. 806); thence North $89^{\circ}42'29''$ West along said North Right-of-Way line of Delray West Road a distance of 154.97 feet to a point; thence North $00^{\circ}17'31''$ East a distance of 49.94 feet to a point; thence South $89^{\circ}42'29''$ East a distance of 49.94 feet to a point; thence North $00^{\circ}13'19''$ East a distance of 450.00 feet to a point; thence North $89^{\circ}42'29''$ West a distance of 440.29 feet to a point; thence South $00^{\circ}17'31''$ West a distance of 500.00 feet to a point; said point lying on the North Right-of-Way line of Delray West Road (State Road No. 806); thence North $89^{\circ}42'29''$ West along said North Right-of-Way line of Delray West Road a distance of 768.47 feet to a point; thence North $0^{\circ}53'00''$ East a distance of 249.95 feet to a point; thence North $89^{\circ}41'35''$ West

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a distance of 200.00 feet to a point; said point lying on the East Right-of-Way line of Jog Road; thence North 00°53'00" East along said East Right-of-Way line of Jog Road a distance of 1217.42 feet to the Point of Beginning.

Said land situate, lying and being in Palm Beach County, Florida and containing 44.99 Acres more or less.

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EXHIBIT D

LEGAL DESCRIPTION OF COCO WOOD LAKES - SECTION 3

A parcel of land lying in the East one-half (E-1/2) of Section 15; Township 46 South, Range 42 East, more fully described as follows:

Commencing at the center of said Section 15, thence North $00^{\circ}53'00''$ East along the West line of the East one-half (E-1/2) of said Section 15 a distance of 15.00 feet to a point; thence South $88^{\circ}27'25''$ East a distance of 2603.82 feet to the Point of Beginning of said parcel; thence continue South $88^{\circ}27'25''$ East a distance of 40.01 feet to a point, said point being the Northeast (N.E.) corner of the Southeast one-quarter (SE-1/4) of said Section 15; thence South $00^{\circ}04'12''$ East along the East line of said Section 15, a distance of 1831.80 feet to a point; thence South $89^{\circ}55'48''$ West a distance of 330.00 feet to a point; thence South $00^{\circ}04'12''$ East a distance of 715.97 feet to a point on a circular curve, said point lying on the North Right-of-Way line of Delray West Road (State Road 806) and bearing South $14^{\circ}39'52''$ East from the center of the following described circular curve; thence continue Westerly along the arc of said curve to the right, having a radius of 1712.27 feet and a central angle of $14^{\circ}57'23''$, a distance of 446.97 feet to a point of tangency; thence North $89^{\circ}42'29''$ West a distance of 340.56 feet to a point; thence North $44^{\circ}44'31''$ West a distance of 35.33 feet to a point; thence North $00^{\circ}13'19''$ East a distance of 630.16 feet to a point of curvature; thence Northerly along the arc of a circular curve to the right, having a radius of 736.40 feet and a central angle of $45^{\circ}31'57''$, a distance of 585.21 feet to a point of tangency; thence North $45^{\circ}45'16''$ East a distance of 690.00 feet to a point; thence North $44^{\circ}14'44''$ West a distance of 80.00 feet to a point; thence North $45^{\circ}45'16''$ East a distance of 219.97 feet to a point of curvature; thence Northerly along the arc of a circular curve to the left, having a radius of 905.00 feet and a central angle of $45^{\circ}49'28''$, a distance of 723.81 feet to a point of tangency; thence North $00^{\circ}04'12''$ West a distance of 81.70 feet to the Point of Beginning.

Said lands situate, lying and being in Palm Beach County, Florida and containing 35.16 Acres more or less.

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EXHIBIT E

LEGAL DESCRIPTION OF COCO WOOD LAKES - SECTION 4

A parcel of land lying in the East one-half (E½) of Section 15, Township 46 South, Range 42 East, more fully described as follows:

Commencing at the center of said Section 15, thence South $00^{\circ}53'00''$ West along the West line of the East one-half (E½) of said Section 15 a distance of 1182.64 feet to a point; thence South $89^{\circ}07'00''$ East a distance of 60.00 feet to a point; thence North $45^{\circ}53'00''$ East a distance of 35.36 feet to a point; thence South $89^{\circ}07'00''$ East a distance of 1012.86 feet to a point of curvature; thence Southeasterly along the arc of a circular curve to the right, having a radius of 742.06 feet and a central angle of $44^{\circ}52'16''$, a distance of 581.14 feet to a point of tangency; thence South $44^{\circ}14'44''$ East a distance of 151.47 feet to a point on a circular curve, said point bearing North $47^{\circ}21'34''$ West from the center of the following described curve; thence continue Southerly along the arc of said curve to the left, having a radius of 736.40 feet and a central angle of $42^{\circ}25'07''$, a distance of 545.19 feet to a point of tangency; thence South $00^{\circ}13'19''$ West a distance of 630.16 feet to a point; thence South $44^{\circ}44'31''$ East a distance of 35.33 feet to a point; said point lying on the North Right-of-Way line of Delray West Road (State Road No. 806); thence North $89^{\circ}42'29''$ West along said North Right-of-Way line of Delray West Road a distance of 154.97 feet to the Point of Beginning; thence continue along said North Right-of-Way line of Delray West Road a distance of 390.90 feet to a point; thence North $00^{\circ}17'31''$ East a distance of 500.00 feet to a point; thence South $89^{\circ}42'29''$ East a distance of 440.29 feet to a point; thence South $00^{\circ}13'19''$ West a distance of 450.00 feet to a point; thence South $89^{\circ}42'29''$ East a distance of 49.94 feet to a point; thence South $00^{\circ}17'31''$ West a distance of 49.94 feet to the Point of Beginning.

Said land situate, lying and being in Palm Beach County, Florida and containing 5.00 Acres more or less.

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