

71-197905

FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM
OF EMERALD GREEN SECTION TWO, DATED OCTOBER
2, 1970, RECORDED OCTOBER 5, 1970, IN O. R.
BOOK 4317 PAGES 224 through 326 OF THE PUBLIC
RECORDS OF BROWARD COUNTY, FLORIDA

PURSUANT to the provisions of ARTICLE VII on Pages 5 and 6 of the
above described Declaration of Condominium the undersigned, being all
of the Villa Owners of said Condominium, at a special meeting called
and convened in accordance with the By-Laws and owning the Villas
described on EXHIBIT 1 attached to said Declaration of Condominium,
being a Certificate, Description and Survey dated September 21, 1970,
prepared and signed by Maurice E. Berry, II, Registered Land Surveyor,
No. 1122 of the State of Florida, owning of record the following
numbered Villas as shown on said EXHIBIT 1:

HOLLYWOOD, INC., a Florida corporation
Villas No. 14, 15, 16, 17, 22, 23, 24,
25, 26, 27, 28, 29 and 30.

Dorothy Winkleman, Villa No. 18

Edward E. Simon and Jeanne G. Simon
Villa No. 19

Beatrice Weinberg, Villa No. 20

Lawrence Siegel and Laurretta Siegel,
Villa No. 21

Gache Land Development Corp., a
Florida corporation, Villa No. 50

do hereby unanimously adopt this FIRST AMENDMENT to the Declaration
of Condominium of EMERALD GREEN SECTION TWO, above described, as
follows:

1- That certain EXHIBIT 1 hereinabove referred to, dated
September 21, 1970, be and the same is hereby amended and there is
substituted therefor and attached hereto and made a part hereof,
designated EXHIBIT 1, Certificate, Description and Survey, dated
November 18, 1971, prepared by Maurice E. Berry, II, Registered
Land Surveyor, No. 1122 of the State of Florida, and the same is
hereby accepted and approved and shall be deemed to be the EXHIBIT 1,
Certificate, Description and Survey of the Declaration of Condominium
above described, and wherever in said Declaration of Condominium

JACK INGLETON, COUNTY RECORDER

71 OCT 21 PM 2:35

REC 4715 PM 426

This instrument was prepared by:
STANLEY M. BECKER, II, Attorney
3325 Hollywood Blvd.
Hollywood, Florida 33021
Return to the above.

PROPERTY LAST PAGES

reference is made to EXHIBIT 1, the EXHIBIT 1 attached hereto, consisting of Certificate, Description and Survey, dated November 18, 1971, shall be deemed to be the EXHIBIT 1 referred to.

2- Each Warranty Deed heretofore executed, delivered and recorded, wherein Hollywood, Inc., a Florida corporation was Grantor and the above described owners of Villas No. 18, 19, 20, 21 and 50 were the Grantees, shall be deemed to have conveyed said Villas No. 18, 19, 20, 21 and 50 and the undivided interest in the common elements to the respective Grantees, as the same appear on EXHIBIT 1 attached hereto.

IN WITNESS WHEREOF the parties hereto have caused this FIRST AMENDMENT to Declaration of Condominium of Emerald Green Section Two to be adopted by duly executing this First Amendment on November 24, 1971.

Signed, sealed and delivered in the presence of:

Lorraine C. Nystrom
Glenn A. Simmons
As to Hollywood, Inc.

Mary L. Croghan
Elizabeth Winkelman
As to Dorothy Winkelman

Mary L. Croghan
Robert H. Simon
As to Edward E. and Jeanne G. Simon

Bea L. Weinberg
Mary L. Croghan
As to Beatrice Weinberg

Mary L. Croghan
Beatrice Weinberg
As to Lawrence and Laurretta Siegel

Rhonda K. Todd
Mary L. Croghan
As to Gache Land Development Corp.

HOLLYWOOD, INC.

By [Signature] President
Attest [Signature] Secretary

(CORPORATE SEAL)

Dorothy Winkelman LS
Dorothy Winkelman

Edward E. Simon LS
Edward E. Simon

Jeanne G. Simon LS
Jeanne G. Simon

Beatrice Weinberg LS
Beatrice Weinberg

Lawrence Siegel LS
Lawrence Siegel

Laurretta Siegel LS
Laurretta Siegel

GACHE LAND DEVELOPMENT CORP

By [Signature] President

Attest [Signature] Secretary

(CORPORATE SEAL)

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY CERTIFY that on this day, before me an officer duly authorized in the State and County aforesaid to take acknowledgments personally appeared W. D. HORVITZ and S. M. BECKERMAN, well known to me to be the President and Secretary respectively of the corporation described in the foregoing instrument, and that they severally acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in them by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 9th day of December, 1971.

My Commission Expires

NOTARY SEAL

Eleanor Simmons
NOTARY PUBLIC
NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES SEPT. 5, 1974
BONDED THRU FRED W. DIESTELHORST

STATE OF Florida
COUNTY OF Broward

I HEREBY CERTIFY that on this day, before me an officer duly authorized in the State and County aforesaid to take acknowledgments personally appeared DOROTHY WINKLEMAN, well known to me to be the individual described in and who executed the foregoing instrument and she acknowledged before me that she executed the same freely and voluntarily for the purposes therein expressed.

WITNESS my hand and official seal in the County and State last aforesaid this 6th day of December, 1971.

My Commission Expires

NOTARY SEAL

Elizabeth F. Nicholson
NOTARY PUBLIC
Notary Public, State of Florida at Large
My Commission Expires April 24, 1974
Bonded by American Fidelity & Security Co.

STATE OF Florida
COUNTY OF Broward

I HEREBY CERTIFY that on this day, before me an officer duly authorized in the State and County aforesaid to take acknowledgments personally appeared EDWARD E. SIMON and JEANNE G. SIMON, his wife, well known to me to be the individuals described in and who executed the foregoing instrument and they acknowledged before me that they executed the same freely and voluntarily for the purposes therein expressed.

WITNESS my hand and official seal in the County and State last aforesaid this 27th day of November, 1971.

My Commission Expires

NOTARY SEAL

Elizabeth F. Nicholson
NOTARY PUBLIC
Notary Public, State of Florida at Large
My Commission Expires April 24, 1974
Bonded by American Fidelity & Security Co.

STATE OF Florida
COUNTY OF Broward

I HEREBY CERTIFY that on this day, before me an officer duly authorized in the State and County aforesaid to take acknowledgments personally appeared BEATRICE WEINBERG, well known to me to be the individual described in and who executed the foregoing instrument and she acknowledged before me that she executed the same freely and voluntarily for the purposes therein expressed.

WITNESS my hand and official seal in the County and State last aforesaid this 7th day of December, 1971.



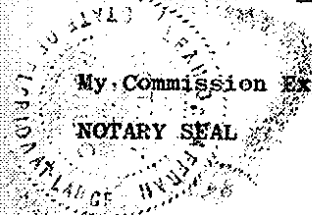
Elizabeth F. Nicholson
NOTARY PUBLIC

Notary Public, State of Florida at Large
My Commission Expires April 24, 1974
Bonded By American Fidelity & Casualty Co.

STATE OF Florida
COUNTY OF Broward

I HEREBY CERTIFY that on this day, before me an officer duly authorized in the State and County aforesaid to take acknowledgments personally appeared LAWRENCE SIEGEL and LAURETTA SIEGEL, his wife well known to me to be the individuals described in and who executed the foregoing instrument and they acknowledged before me that they executed the same freely and voluntarily for the purposes therein expressed.

WITNESS my hand and official seal in the County and State last aforesaid this 8th day of December, 1971.



Leah O. Saffran
NOTARY PUBLIC

My Commission Expires
NOTARY SEAL

NOTARY PUBLIC, STATE OF FLORIDA at LARGE
MY COMMISSION EXPIRES OCT. 20, 1972

STATE OF FLORIDA
COUNTY OF Broward

I HEREBY CERTIFY that on this day, before me an officer duly authorized in the State and County aforesaid to take acknowledgments personally appeared Donald Hache and Del C. Chalk well known to me to be the President and Secretary respectively of the corporation described in the foregoing instrument, and that they severally acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in them by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid, this 29th day of November, 1971.



Sara A. Cain
NOTARY PUBLIC

NOTARY PUBLIC, STATE OF FLORIDA at LARGE
MY COMMISSION EXPIRES MAY 13, 1974
BONDED THROUGH FARM W. DIESELHORST

OFF 4715 REC 423

THE FOREGOING AMENDMENT is hereby approved by the DEVELOPER,
the LESSOR under the long term lease, and the MANAGEMENT FIRM.

Lorraine C. Nye
General Manager

HOLLYWOOD, INC.

By *W.D. Horvitz* President

Attest *S.M. Beckerman* Secretary

(CORPORATE SEAL)

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments personally appeared W.D. Horvitz and S. M. Beckerman, well known to me to be the President and Secretary respectively of the corporation described in and who executed the foregoing approval, and that they severally acknowledged executing the same under authority duly vested in them by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 9th day of December, 1971.

My Commission Expires NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES SEPT. 5, 1974
BONDED THRU FRED W. DIETELMOORE

NOTARY SEAL

THE FOREGOING AMENDMENT IS HEREBY APPROVED BY THE ASSOCIATION.

Rosemary Harrison
General Manager

EMERALD GREEN SECTION TWO, INC.
a Florida non-profit corporation

By *W.D. Horvitz* President

Attest *Ross P. Beckerman* Secretary

(CORPORATE SEAL)

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments personally appeared W.D. Horvitz and Ross P. Beckerman, well known to me to be the President and Secretary respectively of the corporation described in and who executed the foregoing approval, and that they severally acknowledged executing the same under authority duly vested in them by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 9th day of December, 1971.

My Commission Expires NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES SEPT. 5, 1974
BONDED THRU FRED W. DIETELMOORE

NOTARY SEAL

REC 4715 AM 430

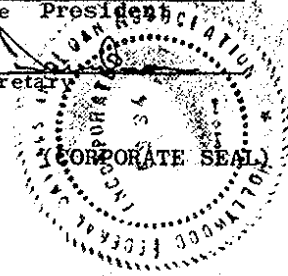
THE FOREGOING AMENDMENT is hereby approved by the undersigned institutional mortgagee of record, being the holder of a first mortgage on Villa No.50

Jack A. Brown
John A. Brown

HOLLYWOOD FEDERAL SAVINGS AND LOAN ASSOCIATION

By *Nick Muccino*
Vice President

Attest *Helen H. Davidson*
Secretary



STATE OF FLORIDA
COUNTY OF BROWARD

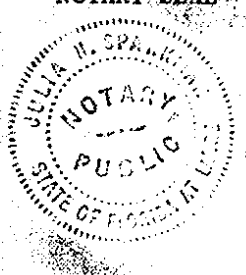
I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments personally appeared Nick Muccino and Helen H. Davidson well known to me to be the Vice President and Secretary respectively of the corporation described in and who executed the foregoing approval, and that they severally acknowledged executing the same under authority duly vested in them by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 14th day of December, 1971.

Julia H. Sparkman
NOTARY PUBLIC

My Commission Expires

NOTARY SEAL



Notary Public, State of Florida at Large
My Commission Expires Nov. 17, 1974
Bonded by Transamerica Insurance Co.

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CERTIFICATE OF SURVEYOR
FOR
EMERALD GREEN SECTION TWO,
A CONDOMINIUM

STATE OF FLORIDA)
) SS
COUNTY OF BROWARD)

Before me, the undersigned authority duly authorized to administer oaths and take acknowledgements, personally appeared MAURICE E. BERRY II, by me well known and known to me to be the person hereinafter described, who, being by me first duly cautioned and sworn, deposes and says on oath as follows, to wit:

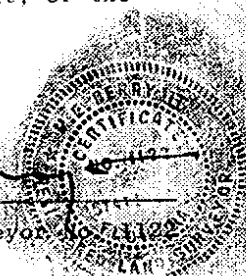
1. That he is a duly registered and duly licensed land surveyor authorized to practice under the laws of the State of Florida.

2. Affiant hereby certifies that the attached survey, marked Exhibit 1, together with the wording of the declaration of condominium, is a correct representation of the improvements as constructed or to be constructed and described therein, and that there can be determined therefrom the identification, location, dimensions and size of the common elements and of each condominium unit therein.

3. That the elevations shown on each floor plan are based on mean sea level datum, 1929 general adjustment, of the United States Coast and Geodetic Survey.

FURTHER AFFIANT SAYETH NAUGHT.

Maurice E. Berry II
MAURICE E. BERRY II
Registered Land Surveyor No. 51120
State of Florida



Sworn to and subscribed before me
this 11th day of Nov. A.D. 1971.



Notary Public for the State of Florida at Large
My Commission Expires Nov. 11, 1974

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Description for
EMERALD GREEN SECTION
TWO, A CONDOMINIUM

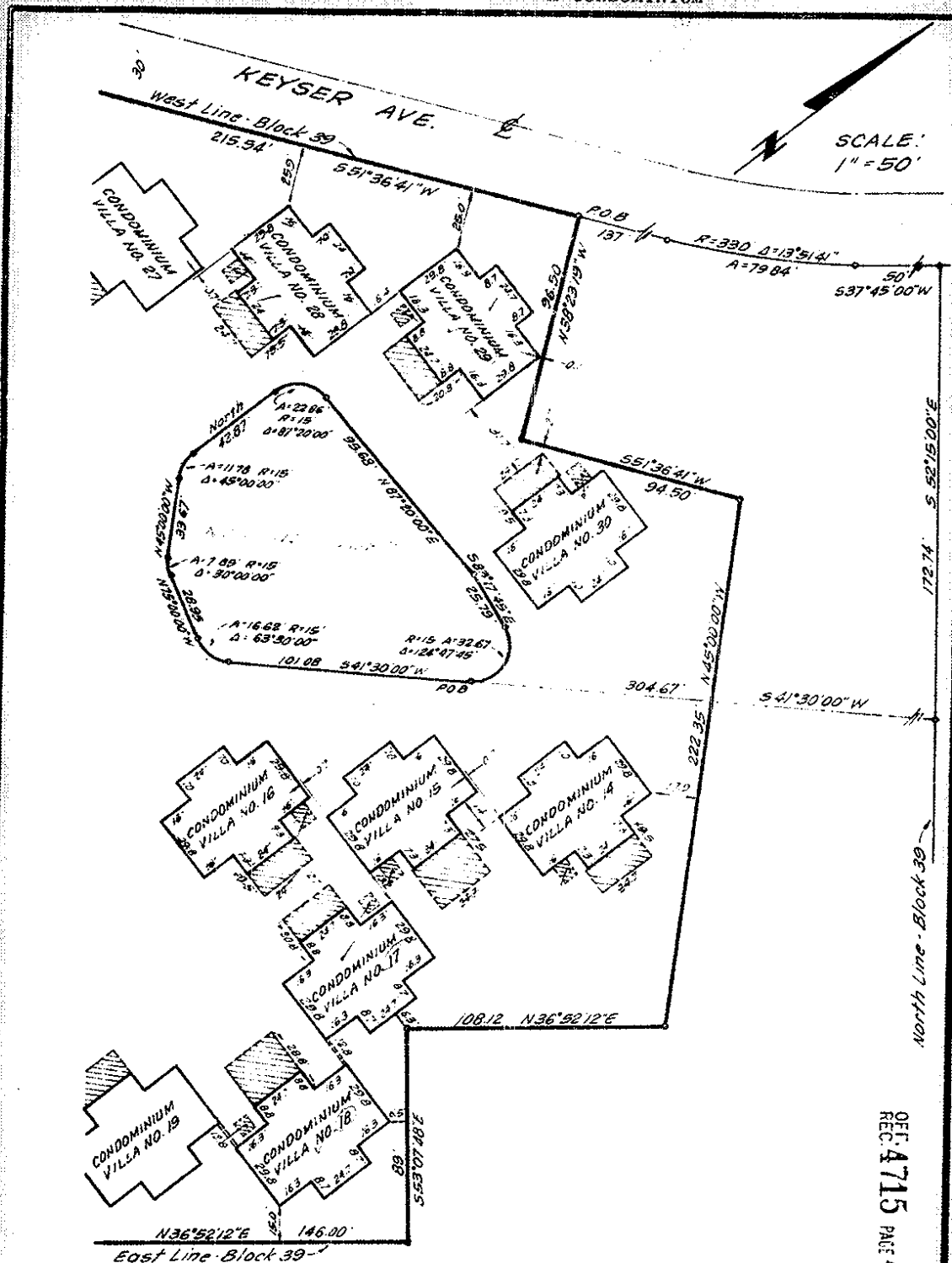
A portion of Block 39, "HOLLYWOOD HILLS NORTH SECTION ONE", according to plat thereof recorded in Plat Book 66, page 20, of the public records of Broward County, Florida, being more particularly described as follows:

From the northernmost corner of said Block 39, run S.37°45' 00"W. along the west line of Block 39 a distance of 50 feet to a point of curvature; thence, southwesterly along said west line on a curve to the right having a radius of 330 feet and a central angle of 13°51'41" an arc distance of 79.84 feet to a point of tangency; thence, S.51°36'41"W. along said west line 137 feet to the point of beginning; thence, continue S.51°36'41"W. along said west line 215.54 feet; thence, S.38°23'19"E. 49.36 feet; thence, East 8.67 feet; thence, South 25.83 feet; thence, East 26.85 feet; thence, South 75.94 feet; thence, East 14.33 feet; thence, South 13.83 feet; thence, East 35.34 feet; thence, South 128.50 feet; thence, East 56.12 feet; thence, South 51.67 feet; thence, East 38.66 feet; thence, South 61.67 feet; thence, West 13.83 feet; thence, South 16.33 feet; thence, West 28.83 feet; thence, South 42.33 feet; thence, East 28.83 feet; thence, South 8.67 feet; thence, S.51°36'44"E. 39.38 feet; thence, N.38°23'16"E. along the east line of said Block 39 a distance of 243.56 feet; thence, N.36°52'12"E. along said east line 146.00 feet; thence, N.53°07' 48"W. 89.00 feet; thence, N.36°52'12"E. 108.12 feet; thence, N.45° 00'00"W. 222.35 feet; thence, S.51°36'41"W. 94.50 feet; thence, N.38°23'19"W. 96.50 feet to the point of beginning; excepting therefrom the following described parcel:

From the northernmost corner of said Block 39, run S.52°15'00"E. along the north line of Block 39 a distance of 172.74 feet; thence, S.41°30'00"W. 304.67 feet to the point of beginning; thence, continue S.41°30'00"W. 101.08 feet to a point of curvature; thence, westerly along a curve to the right having a radius of 15 feet and a central angle of 63°30'00" an arc distance of 16.62 feet to a point of tangency; thence, N.75°00'00"W. 28.95 feet to a point of curvature; thence, northwesterly along a curve to the right having a radius of 15 feet and a central angle of 30°00'00" an arc distance of 7.85 feet to a point of tangency; thence, N.45°00'00"W. 33.67 feet to a point of curvature; thence, northwesterly along a curve to the right having a radius of 15 feet and a central angle of 45°00'00" an arc distance of 11.78 feet to a point of tangency; thence, due north 42.87 feet to a point of curvature; thence, northeasterly along a curve to the right having a radius of 15 feet and a central angle of 87°20'00" an arc distance of 22.86 feet to a point of tangency; thence, N.87°20'00"E. 95.68 feet; thence, S.83°17'45"E. 25.79 feet to a point of curvature; thence, southerly along a curve to the right having a radius of 15 feet and a central angle of 124°47'45" an arc distance of 32.67 feet to a point of tangency and the point of beginning.

OFF 4715
REC 4715
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SURVEY FOR :

EMERALD GREEN SECTION TWO,
A CONDOMINIUMSCALE:
1" = 50'

OFL 4715 PAGE 434

TO ALL PARTIES INTERESTED IN TITLE TO PREMISES SURVEYED:

I, MAURICE E. BERRY II, hereby certify that I have made a recent survey of the above described property as indicated, and that there are no above-ground encroachments except as shown. I further certify that the survey represented herein meets the requirements of the Florida Land Title Association and that this plat is true and correct.

Dated at Hollywood, Broward County, Florida, this 18 day of

A.D. 1971.

M. E. BERRY & ASSOCIATES
REGISTERED LAND SURVEYORS2615 HOLLYWOOD BOULEVARD
HOLLYWOOD, FLORIDAP. O. BOX 945
PHONE: 923-6089

Maurice E. Berry II
MAURICE E. BERRY II
REGISTERED LAND SURVEYOR
STATE OF FLORIDA

EXHIBIT 1 - SURVEY - Sheet 1 of 2

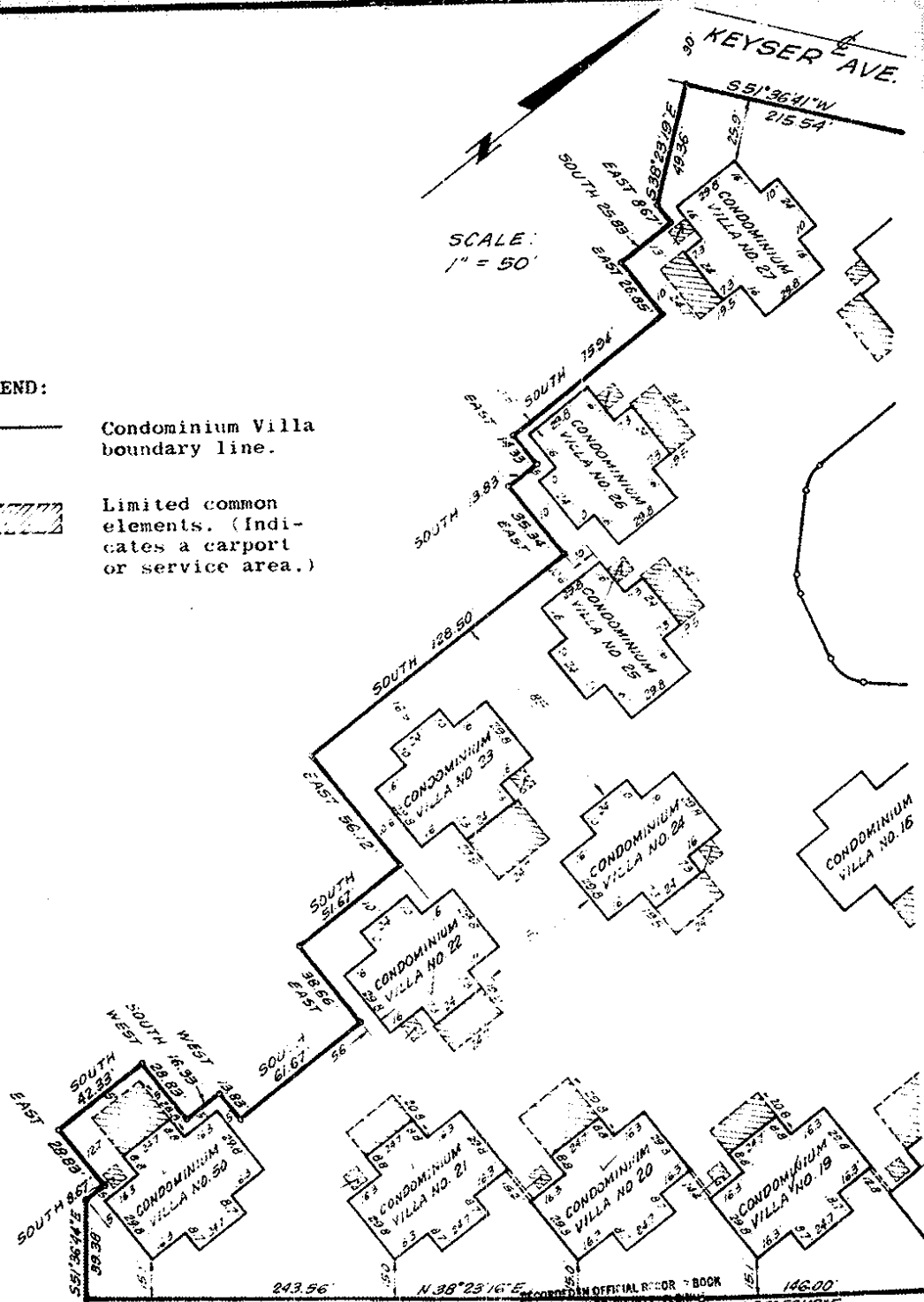
SURVEY FOR :

EMERALD GREEN SECTION TWO,
A CONDOMINIUM

LEGEND:

— Condominium Villa boundary line.

▨ Limited common elements. (Indicates a carport or service area.)



TO ALL PARTIES INTERESTED IN TITLE TO PREMISES SURVEYED:

I, MAURICE E. BERRY II, hereby certify that I have made a recent survey of the above described property as indicated, and that there are no above-ground encroachments except as shown. I further certify that the survey represented hereon meets the requirements of the Florida Land Title Association and that this plat is true and correct.

Dated at Hollywood, Broward County, Florida, this 18 day of *January*, A.D. 1971.

M. E. BERRY & ASSOCIATES
REGISTERED LAND SURVEYORS

2615 HOLLYWOOD BOULEVARD
HOLLYWOOD, FLORIDA

P. O. BOX 945
PHONE: 923-6500

Maurice E. Berry II
MAURICE E. BERRY II
REGISTERED LAND SURVEYOR
STATE OF FLORIDA