

77- 73271

SECOND AMENDMENT TO DECLARATION OF CONDOMINIUM
OF EMERALD GREEN SECTION TWO, A CONDOMINIUM,
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 of the above de-
scribed Declaration of Condominium and in compliance with the
provisions of Florida Statute 718, the Condominium Act of the
State of Florida, THE UNDERSIGNED, being all of the Villa Owners
of said Condominium owning the Villas described on Exhibit 1,
Certificate, Description and Survey attached to and made a part
of First Amendment to the Declaration of Condominium of Emerald
Green Section Two, which said First Amendment was dated November
24, 1971, and recorded December 21, 1971, in O.R. Book 4715
Page 426 of the Public Records of Broward County, Florida,
and owning of record the Villa indicated hereinafter above each
signature line, DO HEREBY UNANIMOUSLY ADOPT THIS SECOND AMENDMENT
to the DECLARATION OF CONDOMINIUM OF EMERALD GREEN SECTION TWO,
above described, as follows:

1. That certain Exhibit 1 hereinabove referred to, being
the Exhibit 1 attached to the above described First Amendment to
the Declaration of Condominium of Emerald Green, Section Two, be
and the same is hereby amended and there is substituted therefor
Exhibit 1 attached hereto and made a part hereof, being Certifi-
cate and Survey dated February 18, 1977, prepared by Maurice E.
Berry, II, Registered Land Surveyor, No. 1122 of the State of
Florida.

Said Exhibit 1 attached hereto 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 refer-
ence is made to Exhibit 1, the Exhibit 1 attached hereto shall be
deemed to be the Exhibit 1 referred to.

This instrument prepared by:
Stanley M. Beckerman, Attorney RECORD AND RETURN TO SAME
3325 Hollywood Boulevard
Hollywood, Florida 33021

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BECKERMAN AND BECKERMAN, ATTORNEYS AT LAW, 3325 HOLLYWOOD BOULEVARD, HOLLYWOOD, FLORIDA 33021

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2. The shaded area abutting each Condominium Villa on Exhibit 1 attached hereto creates a new Limited Common Element on land heretofore being Common Elements.

Each said newly created Limited Common Element, notwithstanding the provisions of ARTICLES XIV and XV of the above described Declaration of Condominium, shall be for the exclusive use of the Owner of the Villa to which it is appurtenant and shall be used by the Villa Owner for any of the following uses:

A. A landscaped area.

B. A concrete slab may be constructed subject to the "Standards" to be promulgated by the Condominium Association, Emerald Green Section Two, Inc., a non-profit Florida corporation, and joined in by Hollywood, Inc., the Management Firm, so long as the Management Agreement, Exhibit 5 to the above described Declaration of Condominium, remains in effect.

C. A concrete slab with screen porch enclosure may be constructed subject to the "Standards" to be promulgated by the Condominium Association, Emerald Green Section Two, Inc., a non-profit Florida corporation, and joined in by Hollywood, Inc., the Management Firm, so long as the Management Agreement, Exhibit 5 to the above described Declaration of Condominium, remains in effect.

3. All costs involved in the use, maintenance, construction, repairs, insurance, taxes and any other cost or expense, relating to the newly created Limited Common Element shall be borne and paid for by the Villa Owner owning the Villa to which said Limited Common Element is appurtenant and for whose exclusive use the said Limited Common Element is reserved.

4. Each Deed heretofore executed, delivered and recorded conveying a Villa in this Condominium and each Deed hereafter executed, delivered and recorded conveying a Villa in this Condominium shall be deemed to have conveyed and to convey the Villa as the same appears on Exhibit 1 attached hereto.

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IN WITNESS WHEREOF, the 18 parties hereto, being the owners of record of the 18 Villas in this Condominium, have caused this Second Amendment to Declaration of Condominium of Emerald Green Section Two, a Condominium, to be adopted by duly executing this Second Amendment this 16th day of MARCH, 1977.

Signed, sealed and delivered in the presence of:

S. H. Becker
Laurie L. Lauer
As to Villas 14, 15, 16, 17, 18, 19,
20, 21 and 22, inc.

As to Villa 15

As to Villa 16

As to Villa 17

As to Villa 18

As to Villa 19

As to Villa 20

As to Villa 21

As to Villa 22

OWNER OF VILLA 14

Roslyn Slomin LS
Roslyn Slomin

OWNER OF VILLA 15

Jerome Stark LS
Florette T. Stark LS
Florette T. Stark

OWNER OF VILLA 16

Alfred A. Travis LS
Clara Travis LS
Clara Travis

OWNER OF VILLA 17

Jerome A. Niederman LS
Eleanor F. Niederman LS
Eleanor F. Niederman

OWNER OF VILLA 18

Dorothy Winkelman LS
Dorothy Winkelman

OWNER OF VILLA 19

Edward E. Simon LS
Edward E. Simon

OWNER OF VILLA 20

Beatrice Weinberg LS
Beatrice Weinberg

OWNER OF VILLA 21

Sydney Luria LS
Mildred Luria LS
Mildred Luria

OWNER OF VILLA 22

Herman H. Orlove LS
Anne S. Orlove LS
Annie S. Orlove

Signed, sealed and delivered in
the presence of:

As to Villa 23

OWNER OF VILLA 23

Emanuel M. Brotman LS

Freda F. Brotman LS

OWNER OF VILLA 24

Evelyn Slomin LS
Evelyn Slomin

OWNER OF VILLA 25

Irving J. Shapiro LS
Irving J. Shapiro

Selma M. Shapiro LS
Selma M. Shapiro

OWNER OF VILLA 26

Seymour Gerber LS
Seymour Gerber

Rose Gerber LS
Rose Gerber

OWNER OF VILLA 27

Max Artzt LS
Max Artzt

Henrietta Artzt LS
Henrietta Artzt

OWNER OF VILLA 28

Alice E. Chatlos LS
Alice E. Chatlos

OWNER OF VILLA 29

Sabina Sabin LS
Sabina Sabin

OWNER OF VILLA 30

Esther Scheinholz LS
Esther Scheinholz

OWNER OF VILLA 50

Robert L. Nixon LS
Robert L. Nixon

Virginia B. Nixon LS
Virginia B. Nixon

As to Villa 25

As to Villa 26

As to Villa 27

As to Villa 28

As to Villa 29

As to Villa 30

As to Villa 50

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY CERTIFY, that before me, a Notary Public duly authorized to take oaths and acknowledgments, personally appeared, ROSLYN SLOMIN, JEROME STARK and FLORETTE T. STARK, his wife, ALFRED A. TRAVIS and CLARA TRAVIS, his wife, JEROME A. NIEDERMAN and ELEANORE F. NIEDERMAN, his wife, DOROTHY WINKELMAN, EDWARD E. SIMON, BEATRICE WEINBERG, SYDNEY LURIA and MILDRED LURIA, his wife, HERMAN H. ORLOVE and ANNE S. ORLOVE, his wife, EVELYN SLOMIN, IRVING J. SHAPIRO and SELMA J. SHAPIRO, his wife, SEYMOUR GERBER and ROSE GERBER, his wife, MAX ARTZT and HENRIETTA ARTZT, his wife, ALICE E. CHATLOS, SABINA SABIN, ESTHER SCHEINHOLZ, ROBERT L. NIXON and VIRGINIA B. NIXON, his wife, to me well known and known to me to be the individuals described in and who executed the foregoing instrument, and they severally acknowledged before me that they executed such instrument for the purposes therein expressed.

WITNESS my hand and official seal at Hollywood,
the County and State aforesaid, this 5th day of APRIL, 1977.


NOTARY PUBLIC

My Commission Expires:

NOTARY SEAL

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THE FOREGOING SECOND AMENDMENT IS HEREBY APPROVED BY THE
UNDERSIGNED AS LESSOR UNDER THE LONG TERM LEASE AND AS
MANAGEMENT FIRM UNDER THE MANAGEMENT AGREEMENT.

Witnesses

Rosemary Harrison
Laurie L. L...

HOLLYWOOD, INC.

By W. D. Horvitz President

Attest S. M. Beckerman Secretary

(CORPORATE SEAL)

STATE OF FLORIDA
COUNTY OF BROWARD

BEFORE ME, the undersigned authority, personally appeared
W. D. HORVITZ and S. M. BECKERMAN, President and Secretary
respectively of HOLLYWOOD, INC., a Florida corporation,
to me well known and known to me to be the individuals who
executed the foregoing instrument and they severally acknow-
ledged before me that they executed such instrument as said
officers and that the seal affixed to said instrument is the true
corporate seal of said corporation.

WITNESS my hand and official seal this 31st day of MARCH,
1977.

Laurie L. L...
NOTARY PUBLIC

My Commission Expires:

NOTARY SEAL

THE FOREGOING SECOND AMENDMENT IS HEREBY APPROVED BY THE
CONDOMINIUM ASSOCIATION.

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

By D. E. Coay Vice President

Attest S. M. Beckerman Secretary

Witnesses

Rosemary Harrison
Laurie L. L...

STATE OF FLORIDA
COUNTY OF BROWARD

BEFORE ME, the undersigned authority, personally appeared D. E. COAY and S. M. BECKERMAN, Vice President and Secretary respectively of EMERALD GREEN SECTION TWO, INC., a Florida non-profit corporation, to me well known and known to me to be the individuals described in and who executed the foregoing instrument and they severally acknowledged before me that they executed such instrument as said officers and that the seal affixed to said instrument is the true corporate seal of said corporation.

WITNESS my hand and official seal this 31st day of MARCH, 1977.


NOTARY PUBLIC


My Commission Expires:

NOTARY SEAL

THE FOREGOING SECOND AMENDMENT is hereby approved by the undersigned institutional mortgagee of record, being the holder of a first mortgage on Villas 15, 16, 22, 26, 27, 28, 29, 30 and 50.

HOLLYWOOD FEDERAL SAVINGS AND LOAN
ASSOCIATION

By 
Vice President

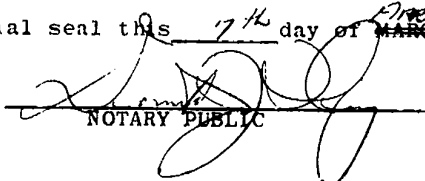
Attest 
Secretary

(CORPORATE SEAL)

STATE OF FLORIDA
COUNTY OF BROWARD

BEFORE ME, the undersigned authority, personally appeared I. Henry Trout and ANDREW D. MARSEN as Vice President and Secretary respectively of HOLLYWOOD FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of the United States of America, to me well known and known to me to be the individuals who executed the foregoing instrument and they acknowledged severally before me that they executed such instrument as said officers and that the seal affixed to said instrument is the true corporate seal of said corporation.

WITNESS my hand and official seal this 17th day of MARCH, 1977.


NOTARY PUBLIC

My Commission Expires:

NOTARY SEAL

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES JAN 18 1980
BONDED THRU GENERAL INSURANCE UNDERWRITERS

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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 construction of the improvements described is sufficiently complete so that such material, i.e., this Survey Exhibit 1, together with the wording of the Declaration of Condominium relating to matters of survey to which this Survey Exhibit is attached, is a correct representation of the improvements described and that there can be determined therefrom the identification, location and dimensions of the common elements and of each condominium unit.

3. That the elevations shown on each floor plan are based on National Vertical Geodetic Datum of 1929.

FURTHER AFFIANT SAYETH NAUGHT

Maurice E. Berry II
MAURICE E. BERRY II
Registered Land Surveyor No. 1122
State of Florida

Sworn to and subscribed before me
this 18 day of Feb. , A.D. 1977

Mary L. Fisher
Notary Public
State of Florida at Large

My Commission Expires

Notary Public, State of Florida at Large
My Commission Expires February 25, 1979
Bonded by AUTO OWNERS INSURANCE

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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 11.33 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 33.00 feet; thence, South 61.67 feet; thence, West 13.83 feet; thence, South 16.33 feet; thence, West 28.83 feet; thence, South 12.33 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.

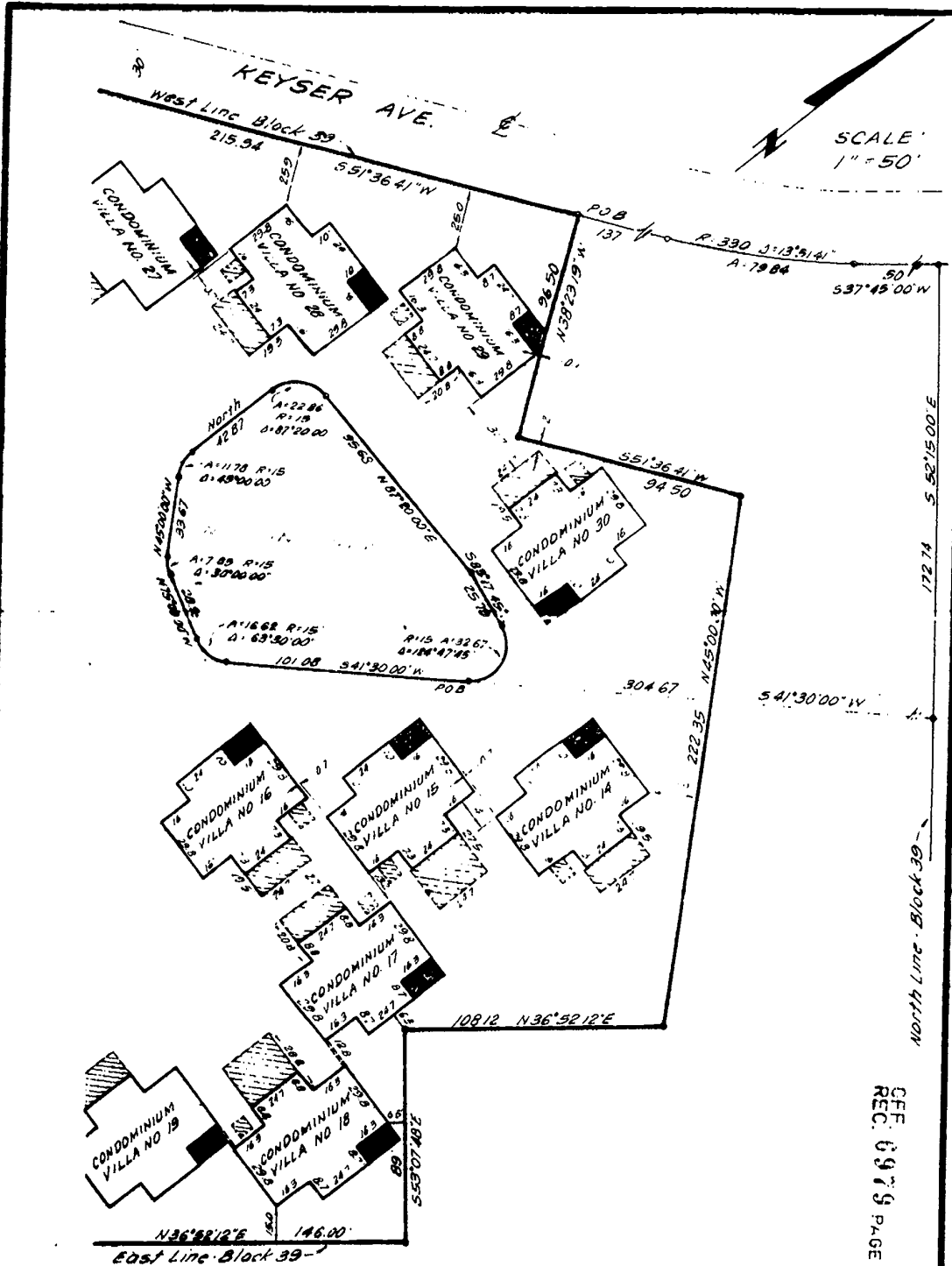
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EXHIBIT 1 - DESCRIPTION

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SURVEY FOR :

EMERALD GREEN SECTION TWO,
A CONDOMINIUM



SCALE
1" = 50'

SEE
REC. 6975 PAGE 39

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 FEB. A.D. 1977.

M. E. BERRY & ASSOCIATES
REGISTERED LAND SURVEYORS

2012 HOLLYWOOD BOULEVARD
HOLLYWOOD, FLORIDA

P. O. BOX 946
PHONE: 937-6888

Maurice E. Berry II
MAURICE E. BERRY II
Registered Land Surveyor, No. 1722
STATE OF FLORIDA

EXHIBIT 1 - SURVEY - Sheet 1 of 2

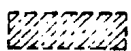
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SURVEY FOR :

EMERALD GREEN SECTION TWO.
A CONDOMINIUM

LEGEND:

— Condominium Villa boundary line.

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

 Newly created limited common element.

SCALE
1" = 50'

KEYSER AVE.

S. 51° 26' 41" E
215.54

S. 38° 23' 19" E
49.36
EAST 86.7
SOUTH 25.83
EAST 26.65

SOUTH 19.83
EAST 14.23
SOUTH 12.80
EAST 56.12
SOUTH 51.67
EAST 38.66
SOUTH 61.67
EAST 56

SOUTH 12.80
EAST 56.12
SOUTH 51.67
EAST 38.66
SOUTH 61.67
EAST 56

SOUTH 51.67
EAST 38.66
SOUTH 61.67
EAST 56

SOUTH 61.67
EAST 56

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CONDOMINIUM VILLA NO 16

CONDOMINIUM VILLA NO 24

CONDOMINIUM VILLA NO 23

CONDOMINIUM VILLA NO 22

CONDOMINIUM VILLA NO 21

CONDOMINIUM VILLA NO 20

CONDOMINIUM VILLA NO 19

SOUTH 42.93
WEST 16.39
WEST 3.83
SOUTH 28.83
EAST 28.83
SOUTH 86.7
EAST 38.66
SOUTH 61.67
EAST 56

RECORDED IN THE OFFICIAL RECORD BOOK
OF BROWARD COUNTY, FLORIDA
L. A. 111511
COUNTY ADULT INDEX

East Line Block 39

N 36° 52' 12" E

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 FEB A.D. 1977.

M. E. BERRY & ASSOCIATES
REGISTERED LAND SURVEYORS

3813 HOLLYWOOD BOULEVARD
HOLLYWOOD, FLORIDA

P. O. BOX 945
PHONE: 932-6888

Maurice E. Berry II
MAURICE E. BERRY II

Registered Professional Engineer
STATE OF FLORIDA