

2025 SEP 18

367

ARTICLES OF INCORPORATION

OF

EMERALD GREEN SECTION TWO, INC.

WE, the undersigned, hereby associate ourselves together for the purpose of forming a non-profit corporation under the laws of the State of Florida, pursuant to Florida Statutes 617 et seq., and certify as follows:

ARTICLE I

The name of this corporation shall be:

EMERALD GREEN SECTION TWO, INC.

ARTICLE II

The general purpose of this non-profit corporation shall be as follows: To be the "Association" (as defined in the Condominium Act of the State of Florida, F. S. 711 et seq.), for the operation of EMERALD GREEN SECTION TWO, a condominium, to be created pursuant to the provisions of the Condominium Act, and as such Association, to operate and administer said Condominium and carry out the functions and duties of said Condominium, as set forth in the Declaration of Condominium established for said Condominium.

ARTICLE III

All persons who are owners of Condominium parcels within said Condominium shall automatically be members of this Corporation. Such membership shall automatically terminate when such person is no longer the owner of a Condominium parcel. Membership in this Corporation shall be limited to such Condominium parcel owners.

Subject to the foregoing, admission to and termination of membership shall be governed by the Declaration of Condominium that shall be filed for said Condominium among the Public Records of Broward County, Florida.

ARTICLE IV

This Corporation shall have perpetual existence.

ARTICLE V

The names and residences of the Subscribers to these Articles of Incorporation, are as follows:

W. D. HORVITZ
JOHN K. BRENNAN
ROSS P. BECKERMAN

Address as to all Subscribers
3325 HOLLYWOOD BOULEVARD
HOLLYWOOD, FLORIDA 33021

ARTICLE VI.

Section 1. The affairs of the Corporation shall be managed and governed by a Board of Directors composed of not less than three (3) nor more than the number specified in the By-Laws, and the exact number of persons as specified in said By-Laws. The Directors, subsequent to the first Board of Directors, shall be elected at the annual meeting of the membership, for a term of one (1) year, or until their successors shall be elected and shall qualify. Provisions for

such election and provisions respecting the removal, disqualification and resignation of Directors, and for filling vacancies on the Directorate, shall be established by the By-Laws.

Section 2. The principal Officers of the Corporation shall be:

President
Two (2) Vice Presidents
Secretary
Treasurer

(the last two offices may be combined), who shall be elected from time to time, in the manner set forth in the By-Laws adopted by the Corporation.

ARTICLE VII

The names of the Officers who are to serve until the first election of Officers, pursuant to the terms of the Declaration of Condominium and By-Laws, are as follows:

W. D. HORVITZ	President
JOHN K. BRENNAN	Vice President
GEORGE LUCK	Vice President
ROSS P. BECKERMAN	Secretary
STANLEY M. BECKERMAN	Treasurer

ARTICLE VIII

The following persons shall constitute the first Board of Directors and shall serve until the first election of the Board of Directors at the first regular meeting of the membership:

W. D. HORVITZ	Address as to All Directors
JOHN K. BRENNAN	3325 Hollywood Boulevard
GEORGE LUCK	Hollywood, Florida 33021
ROSS P. BECKERMAN	
STANLEY M. BECKERMAN	

ARTICLE IX

The By-Laws of the Corporation shall initially be made and adopted by its first Board of Directors.

Prior to the time the property described in Article II hereinafter has been submitted to Condominium ownership by the filing of the Declaration of Condominium, said first Board of Directors shall have full power and authority to amend, alter or rescind said By-Laws by a majority vote.

After the property described in Article II has been submitted to Condominium ownership by the filing of the Declaration of Condominium, the By-Laws may be amended, altered, supplemented or modified by the membership at the annual meeting, or at a duly convened special meeting of the membership, attended by a majority of the membership by vote, as follows:

- A. If the proposed change to the By-Laws has received the unanimous approval of the Board of Directors, then it shall require only a majority vote of the membership to be adopted.
- B. If the proposed change has not been approved by the unanimous vote of the Board of Directors, then the proposed change must be approved by a three-fourths (3/4ths) vote of the membership;

A G R E E M E N T

THIS AGREEMENT made and entered into this 26th day of MARCH, 1980, by and between HOLLYWOOD, INC., a Florida corporation, hereinafter designated as "HOLLYWOOD" and EMERALD GREEN SECTION ONE, INC., and EMERALD GREEN SECTION TWO, INC., both Non-Profit Florida corporations, hereinafter designated as the "ASSOCIATIONS",

W I T N E S S E T H:

WHEREAS, HOLLYWOOD did heretofore under date of November 12, 1969 and October 2, 1970, respectively, enter into a certain Long-Term Lease, as Lessor, with the ASSOCIATIONS, as Lessee, which said Long-Term Leases are hereinafter referred to as the LEASES, and which said LEASES were attached as EXHIBIT 4 to Declaration of Condominium of EMERALD GREEN SECTION ONE, a Condominium and to the Declaration of Condominium of EMERALD GREEN SECTION TWO, a Condominium, each of which said Declarations were recorded in the Official Records of Broward County, Florida, with said LEASES as EXHIBIT 4 appearing at O.R. 4071 Page 752 and O. R. 4317 Page 282, respectively; and

WHEREAS, said LEASES involved a certain portion of Block 39 of HOLLYWOOD HILLS NORTH SECTION ONE, according to Plat thereof recorded in Plat Book 66, Page 26 of the Public Records of Broward County, Florida, being more particularly described in EXHIBIT A attached to said LEASES; and

WHEREAS, the ASSOCIATIONS have requested HOLLYWOOD to cause said LEASES to be cancelled of record, and simultaneously with the cancellation of said LEASES, the ASSOCIATIONS have requested HOLLYWOOD to convey to the ASSOCIATIONS the title to the property involved in said LEASES; and

WHEREAS, HOLLYWOOD is willing to enter into a Cancellation of said LEASES as so requested and HOLLYWOOD is willing to convey title to the property involved in said LEASES to the ASSOCIATIONS,

NOW, THEREFORE, in consideration of the promises, covenants and undertakings hereinafter set forth and for other good and valuable considerations, the parties hereto agree as follows:

1- The ASSOCIATIONS represent that pursuant to the By-Laws of the ASSOCIATIONS and pursuant to the Florida Condominium Act, Florida Statutes 718, a notice of the special meeting of each ASSOCIATION will be mailed or delivered to each unit owner of record of the two Condominiums hereinabove set forth, being a total of thirty (30) unit owners, each of which said unit owners are members of the ASSOCIATIONS, which said notice will provide for the special meeting to be held in APRIL 1980, which said notice shall state the date, time and place for the holding of such special meeting; and such notice will specify that one of the purposes of said meeting is to consider and vote upon a proposal to purchase the Recreational Facilities, being the property described in the aforementioned LEASES, at a cost of THREE THOUSAND SIX HUNDRED & NO/100 (\$3,600.00) DOLLARS per unit for those units obligated to pay the purchase price, namely, thirty (30) units; and, therefore, a total purchase price of ONE HUNDRED EIGHT THOUSAND & NO/100 (\$108,000.00) DOLLARS, in cash. A copy of the "Notice" will be submitted by ASSOCIATIONS' attorney to HOLLYWOOD'S attorney, for approval, prior to the mailing of same to members of the ASSOCIATIONS.

2- This Contract is contingent upon the approval by a two-thirds (2/3rds) majority of the unit owners of each of the condominiums hereinbefore described (a quorum being present) of the purchase of the Recreational Facilities for the sum total of ONE HUNDRED EIGHT THOUSAND & NO/100 (\$108,000.00) DOLLARS, in cash; and that the transaction shall be closed on JUNE 30, 1980, as herein-after provided.

If this contingency is not met then this Agreement shall be deemed null and void and of no further force and effect and the Long-Term Leases shall remain in full force and effect, as though this Agreement had not been entered into.

Further, the ASSOCIATIONS agree to furnish to HOLLYWOOD

on or before JUNE 16, 1980, a certificate duly executed by the President and Secretary of each ASSOCIATION, in a form and containing a recitation of facts satisfactory to the attorney for HOLLYWOOD, which will clearly establish the names of the unit owners (members of the ASSOCIATION) of each of the Condominiums who were present in person or by valid proxy and the number of unit owners in each Condominium who voted for the purchase and the number of unit owners who voted against the purchase.

3- HOLLYWOOD and the ASSOCIATIONS agree to execute an instrument entitled "Cancellation of Long-Term Leases" and to cause the same to be recorded in the Public Records of Broward County, Florida, and a form of said instrument of "Cancellation of Long-Term Leases" is attached hereto as EXHIBIT A.

4- HOLLYWOOD agrees to convey to the ASSOCIATIONS by Special Warranty Deed, the Recreation Facilities, being the land described in the aforementioned LEASES, and the form of said Special Warranty Deed is attached hereto and marked EXHIBIT B.

Attached hereto and made a part hereof is EXHIBIT C constituting a survey by Maurice E. Berry, II, dated October 27, 1969, which shows thereon the real property being conveyed by HOLLYWOOD to the ASSOCIATIONS, and HOLLYWOOD shall cause said survey to be updated by this Surveyor so it will show thereon the improvements that currently exist, and HOLLYWOOD shall cause a print of said updated Survey to be delivered to the attorney for the ASSOCIATIONS when the abstract is delivered, hereinafter provided in Paragraph 5.

5- HOLLYWOOD has ordered an Abstract of Title involving the real property as the same is described in the Special Warranty Deed, EXHIBIT B attached hereto, and as soon as said Abstract has been received, HOLLYWOOD will cause it to be delivered to Douglas C. Kaplan, Esquire, attorney for the ASSOCIATIONS. HOLLYWOOD represents that said Abstract will show a good, marketable and insurable title vested in HOLLYWOOD subject only to the aforescribed Long-Term Leases (which are being cancelled of record),

utility easements of record, and any real property taxes that may not have been paid, but which are the obligation of the ASSOCIATIONS to pay.

Attorney for the ASSOCIATIONS shall have a period of fifteen (15) days after delivery of said abstract of title within which to examine the same and within which to notify, in writing, Stanley M. Beckerman, Attorney for HOLLYWOOD, of any alleged defects in title. If no such notice of defects is sent, then the title is deemed acceptable to ASSOCIATIONS and the transaction is to be closed in accordance with the provisions of this Agreement.

6. This transaction is to be closed at the office of HOLLYWOOD, Suite 600, 4601 Sheridan Street, Hollywood, Florida, at 10:00 A. M. on JUNE 30, 1980. At the closing the ASSOCIATIONS are to pay HOLLYWOOD by bank cashier's check, or bank draft, payable to HOLLYWOOD, the sum of ONE HUNDRED EIGHT THOUSAND & NO/100 (\$108,000.00) DOLLARS, less the cost of State Documentary Stamps in the amount of Four Hundred Thirty-two & 00/100 (\$432.00) DOLLARS; and simultaneously therewith HOLLYWOOD is to deliver to the ASSOCIATIONS the duly executed Special Warranty Deed in the form of EXHIBIT B attached hereto.

7- Inasmuch as EMERALD GREEN SECTION ONE, INC. is an Association representative of twelve (12) units out of thirty (30) purchasing, it shall contribute Forty-three Thousand Two Hundred and No/100 (\$43,200.00) Dollars towards the purchase price and shall acquire an undivided forty (40%) percent interest in and to the subject recreational property. EMERALD GREEN SECTION TWO, INC. which represents eighteen (18) units out of a total of thirty (30) units purchasing shall contribute Sixty-four Thousand Eight Hundred and No/100 (\$64,800.00) Dollars towards the purchase price and shall acquire an undivided sixty (60%) per cent interest in and to the subject recreational property.

The two Condominium Associations do by these presents acknowledge, undertake and agree that they will maintain the subject real property for the recreational use to which it is now

employed. Each Association will contribute to the common maintenance and upkeep of the area ~~are to be borne~~ *MRB* in accordance with the percentage ownership of the ASSOCIATION, to-wit: Emerald Green Section One - 40% and Emerald Green Section Two - 60%. Notwithstanding the foregoing, each unit in Emerald Green Section One and Emerald Green Section Two will be entitled to equal use and enjoyment of said recreational area herein being purchased.

Rules and regulations concerning the use and enjoyment of the recreational area shall be established by a Joint Committee representing three (3) members from each of the two Associations. Each Association agrees to incorporate said rules into the rules and regulations governing the operation of their respective condominium by-laws.

The provisions of this Paragraph 7 are binding upon the two Associations only and shall survive the closing of the transaction involved in this Agreement.

8- Simultaneously at the closing HOLLYWOOD and the ASSOCIATIONS shall execute a Cancellation of Long-Term Leases Agreement in the form of EXHIBIT A attached hereto, and HOLLYWOOD will cause the same to be recorded in the Public Records of Broward County, Florida.

9- The ASSOCIATIONS agree that it has been the obligation of the ASSOCIATIONS to maintain the improvements consisting of the building, swimming pool, pool deck, landscaping, parking areas, patios, walks, all as shown on updated survey and, therefore, the ASSOCIATIONS agree to accept the same in the condition that the same are in and specifically agree that they have no claim against HOLLYWOOD in connection with the said structure and improvements for any defects, if any, of any kind at any time and waive all rights to make such claims at any time subsequent to the closing of this transaction for themselves and for the members of the ASSOCIATIONS.

10- The ASSOCIATIONS agree to pay rent pursuant to said LEASES through JUNE 30, 1980.

11- If the ASSOCIATIONS vote to purchase the Recreation Area in compliance with the provisions of this Agreement and Florida Statute 718.111(12) and then default in the closing of the transaction, as herein provided, the Long-Term Leases shall remain in full force and effect as though this Agreement had not been entered into.

12- The ASSOCIATIONS represent that this Purchase is being made by the ASSOCIATIONS pursuant to and in accordance with Florida Statutes 718.111(12).

13- Time is deemed to be of the essence of this Agreement.

14- Any Notices required hereunder shall be in writing and mailed, postage prepaid, as follows:

TO HOLLYWOOD, INC. Attn: Stanley M. Beckerman, Esquire
 Executive Plaza One - Suite 600
 4601 Sheridan Street
 Hollywood, Fl 33021

TO DOUGLAS C. KAPLAN, ESQ. (Attorney for the ASSOCIATIONS)
 1915 Harrison Street
 Hollywood, Fl 33020.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed by their duly authorized officers who have affixed hereto their respective corporate seal.

HOLLYWOOD

Signed, sealed and delivered

in the presence of;

Anthony Herman
AS to HOLLYWOOD

Executed this 26th day of March, 1980
HOLLYWOOD INC.

By *B. T. Budd*
B. T. Budd, Executive Vice President

Attest *S. M. Beckerman*

S. M. Beckerman, Secretary

(CORPORATE SEAL)

ASSOCIATIONS

Executed this 8th day of April 1980

EMERALD GREEN SECTION ONE, INC.

By *David S. Heller*
President

Attest

Secretary

(CORPORATE SEAL)

Executed this 8th day of April 1980

EMERALD GREEN SECTION TWO, INC.

By *David S. Heller*
President

Attest

Secretary

(CORPORATE SEAL)

David S. Heller
AS to EMERALD GREEN
SECTION TWO, INC.

PROPOSED

SECOND AMENDMENT TO DECLARATION OF CONDOMINIUM
OF EMERALD GREEN SECTION TWO, A CONDOMINIUM
AMENDING ARTICLE XI

WHEREAS, the Declaration of Condominium and related documents of EMERALD GREEN SECTION TWO, a Condominium were filed for record in the Public Records in and for Broward County, Florida, in Official Records Book 4317, Page 224 and subsequent pages, on the 5th day of October, 1970, and

WHEREAS, the Villa Owners desire to amend Article XI, Subsection A of the original Declaration of Condominium and have pursuant to Article VII of the Declaration of Condominium voted to do so.

NOW THEREFORE, pursuant to the provisions of Article VII and other provisions of the Declaration of Condominium, we do hereby amend Article XI, Subsection A of the Declaration of Condominium to read as follows:

XI

"PROVISIONS RELATING TO SALE OR RENTAL OR OTHER
ALIENATION OR MORTGAGING OF CONDOMINIUM VILLAS

A villa owner shall have no right to sell, assign, convey, transfer, lease or rent his interest, or any part thereof, except as expressly provided for herein.

The Board of Directors may grant permission to an owner to lease his villa for a period of not less than four consecutive months and no more than twelve consecutive months including option periods. In no event may any unit owner lease or rent his apartment unit more than once in any calendar year. A villa shall be considered leased for the calendar year during which a lease or rental agreement expires.

All leases, assignments, conveyances, transfers, rental or sale agreements shall be made only with individuals who intend to use the villa as a private dwelling for themselves and their immediate families, and for no other purposes including business purposes. Therefore, the leasing of villas to others as a regular practice for business, speculative, investment or other similar purposes is not permitted.

In the event any villa owner wishes to sell, assign, convey, transfer, lease or rent his villa, the Association shall have the option to purchase, rent or lease said villa, upon the same conditions as are offered by the villa owner to a third person. Any attempt to sell, assign, convey, transfer, lease or rent said villa without prior offer to the Association shall be deemed a breach of this Declaration and shall be wholly null and void, and shall confer no title or interest whatsoever upon the intended purchaser, tenant or lessee.

Should a villa owner wish to sell, assign, convey, transfer, lease or rent his Condominium parcel (which means the villa, together with the undivided share of the common elements appurtenant thereto), he shall, before accepting any offer to sell, assign, convey, transfer, lease or rent, his Condominium parcel, deliver to the Board of Directors of the Association, a written notice containing the terms of the offer he has received or which he wishes to accept, the name and address of the person(s) to whom the proposed sale, lease or transfer is to be made, two Bank references and three individual references--local, if possible, and such other information (to be requested within five (5) days from receipt of such notice) as may be required by the Board of Directors of the Association. The Board of Directors of the Association is authorized to waive any or all of the references aforementioned.

The Board of Directors of the Association, within ten (10) days after receiving such notice and such supplemental information as is required by the Board of Directors, shall either consent to the transaction specified in said notice, or by written notice to be delivered to the villa owner's villa (or mailed to the place designated by the villa owner in his notice), designate the Association, or the Association may designate one or more persons then villa owners, or any other person(s) satisfactory to the Board of Directors of the Association, who are willing to purchase, lease or rent, accept an assignment, conveyance or transfer, upon the same terms as those specified in the villa owner's notice, or object to the sale, lease, assignment, transfer, conveyance or rental to the prospective purchaser, tenant or lessee, for good cause, which cause need not be set forth in the notice from the Board of Directors to the villa owner. However, the Association shall not unreasonably withhold its consent to the prospective sale, rental, conveyance, assignment, transfer or lease.

The stated designee of the Board of Directors shall have fourteen (14) days from the date of the notice sent by the Board of Directors within which to make a binding offer to buy, lease, convey, assign, transfer or rent, upon the same terms and conditions specified in the villa owner's notice. Thereupon, the villa owner shall either accept such offer or withdraw and/or reject the offer specified in his notice to the Board of Directors. Failure of the Board of Directors to designate such person(s), or failure of such person(s) to make such offer within the said fourteen (14) day period, or failure of the Board of Directors to object for good cause, shall be deemed consent by the Board of Directors to the transaction specified in the villa owner's notice, and the villa owner shall be free to make or accept the offer specified in his notice, and sell, lease or rent said interest pursuant thereto, to the prospective purchaser or tenant named therein, within ninety (90) days after his notice was given.

The consent of the Board of Directors of the Association shall be in recordable form, signed by two Officers of the Association, and shall be delivered to the purchaser or lessee. Should the Board of Directors fail to act, as herein set forth, and within the time provided herein, the Board of Directors of the Association shall, nevertheless, thereafter prepare and deliver its written approval, in recordable form, as aforesaid, and no conveyance of title or interest whatsoever shall be deemed valid without the consent of the Board of Directors, as herein set forth.

The sub-leasing or sub-renting of a villa owner's interest shall be subject to the same limitations as are applicable to the leasing or renting thereof, including but not limited to all limitations as to the length of the rental term. The Association shall have the right to require that a substantially uniform form of lease or sub-lease be used, or in the alternative, the Board of Directors' approval of the lease or sub-lease form to be used shall be required. After approval, as herein set forth, entire villas may be rented, provided the occupancy is only by the lessee, his family and guests. No individual rooms may be rented, and no transient tenants may be accommodated.

IN WITNESS WHEREOF, EMERALD GREEN SECTION TWO, A CONDOMINIUM, a Florida corporation not for profit, has caused these presents to be signed in its name by its President, and its corporate seal affixed, attested by its Secretary, this _____ day of _____, 1981.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

EMERALD GREEN SECTION TWO,
A CONDOMINIUM, a Florida corporation

By _____
President

Attest: _____
Secretary

CERTIFICATE

SECOND 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, a special
meeting of the unit owners was called and convened on the 16th
day of November, 1981, in accordance with the By-Laws to consider
and vote on the resolution to amend Article XI, Subsection A of
the Declaration of Condominium.

We, the undersigned, do hereby declare that the Second Amendment
to the Declaration of Condominium of EMERALD GREEN SECTION TWO,
a copy of which is attached hereto and made a part hereof, was
adopted by the affirmative vote of voting members casting not less
than three-fourths (3/4ths) of the total vote of the members of
the Association.

IN WITNESS WHEREOF, EMERALD GREEN SECTION TWO, A CONDOMINIUM,
a Florida corporation not for profit, has caused these presents to
be signed in its name by its President, and its corporate seal
affixed, attested by its Secretary, this 8th day of
DECEMBER, 1981.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

EMERALD GREEN SECTION TWO,
A CONDOMINIUM, a Florida corporation

Hubert Ray

By: William P. Heller
President

James MacDonal

Attest: Barbara Ann Hart
Secretary

STATE OF FLORIDA)
 §
COUNTY OF BROWARD)

BEFORE ME, the undersigned authority, personally appeared,
Edwin I. Gaezer, to me known to be the person described
in and who executed the foregoing Certificate as President of
EMERALD GREEN SECTION TWO, A CONDOMINIUM, a Florida corporation,

and he acknowledged before me that he executed such instrument as such officer of said Corporation and that the seal affixed thereto is the Corporate Seal of said Corporation and it was affixed to said instrument by due and regular corporate authority and that said instrument is the free act and deed of said Corporation.

WITNESS my hand and seal in the State and County aforesaid this 8th day of December, 1981.



Notary Public

My Commission Expires:

STATE OF FLORIDA)
COUNTY OF BROWARD)

BEFORE ME, the undersigned authority, personally appeared, Beatrice A. Ueber, to me known to be the person described in and who executed the foregoing Certificate as Secretary of EMERALD GREEN SECTION TWO, A CONDOMINIUM, a Florida corporation, and he acknowledged before me that he executed such instrument as such officer of said Corporation and that the seal affixed thereto is the Corporate Seal of said Corporation and it was affixed to said instrument by due and regular corporate authority and that said instrument is the free act and deed of said Corporation.

WITNESS my hand and seal in the State and County aforesaid this 8th day of December, 1981.



Notary Public

My Commission Expires:

SECOND AMENDMENT TO DECLARATION OF CONDOMINIUM
OF EMERALD GREEN SECTION TWO, A CONDOMINIUM
AMENDING ARTICLE XI

WHEREAS, the Declaration of Condominium and related documents of EMERALD GREEN SECTION TWO, a Condominium were filed for record in the Public Records in and for Broward County, Florida, in Official Records Book 4317, Page 224 and subsequent pages, on the 5th day of October, 1970, and

WHEREAS, the Villa Owners desire to amend Article XI, Subsection A of the original Declaration of Condominium and have pursuant to Article VII of the Declaration of Condominium voted to do so.

NOW THEREFORE, pursuant to the provisions of Article VII and other provisions of the Declaration of Condominium, we do hereby amend Article XI, Subsection A of the Declaration of Condominium to read as follows:

XI

"PROVISIONS RELATING TO SALE OR RENTAL OR OTHER
ALIENATION OR MORTGAGING OF CONDOMINIUM VILLAS

A villa owner shall have no right to sell, assign, convey, transfer, lease or rent his interest, or any part thereof, except as expressly provided for herein.

The Board of Directors may grant permission to an owner to lease his villa for a period of not less than four consecutive months and no more than twelve consecutive months including option periods. In no event may any unit owner lease or rent his apartment unit more than once in any calendar year. A villa shall be considered leased for the calendar year during which a lease or rental agreement expires.

All leases, assignments, conveyances, transfers, rental or sale agreements shall be made only with individuals who intend to use the villa as a private dwelling for themselves and their immediate families, and for no other purposes including business purposes. Therefore, the leasing of villas to others as a regular practice for business, speculative, investment or other similar purposes is not permitted.

In the event any villa owner wishes to sell, assign, convey, transfer, lease or rent his villa, the Association shall have the option to purchase, rent or lease said villa, upon the same conditions as are offered by the villa owner to a third person. Any attempt to sell, assign, convey, transfer, lease or rent said villa without prior offer to the Association shall be deemed a breach of this Declaration and shall be wholly null and void, and shall confer no title or interest whatsoever upon the intended purchaser, tenant or lessee.

Should a villa owner wish to sell, assign, convey, transfer, lease or rent his Condominium parcel (which means the villa, together with the undivided share of the common elements appurtenant thereto), he shall, before accepting any offer to sell, assign, convey, transfer, lease or rent, his Condominium parcel, deliver to the Board of Directors of the Association, a written notice containing the terms of the offer he has received or which he wishes to accept, the name and address of the person(s) to whom the proposed sale, lease or transfer is to be made, two Bank references and three individual references--local, if possible, and such other information (to be requested within

five (5) days from receipt of such notice) as may be required by the Board of Directors of the Association. The Board of Directors of the Association is authorized to waive any or all of the references aforementioned.

The Board of Directors of the Association, within ten (10) days after receiving such notice and such supplemental information as is required by the Board of Directors, shall either consent to the transaction specified in said notice, or by written notice to be delivered to the villa owner's villa (or mailed to the place designated by the villa owner in his notice), designate the Association, or the Association may designate one or more persons then villa owners, or any other person(s) satisfactory to the Board of Directors of the Association, who are willing to purchase, lease or rent, accept an assignment, conveyance or transfer, upon the same terms as those specified in the villa owner's notice, or object to the sale, lease, assignment, transfer, conveyance or rental to the prospective purchaser, tenant or lessee, for good cause, which cause need not be set forth in the notice from the Board of Directors to the villa owner. However, the Association shall not unreasonably withhold its consent to the prospective sale, rental, conveyance, assignment, transfer or lease.

The stated designee of the Board of Directors shall have fourteen (14) days from the date of the notice sent by the Board of Directors within which to make a binding offer to buy, lease, convey, assign, transfer or rent, upon the same terms and conditions specified in the villa owner's notice. Thereupon, the villa owner shall either accept such offer or withdraw and/or reject the offer specified in his notice to the Board of Directors. Failure of the Board of Directors to designate such person(s), or failure of such person(s) to make such offer within the said fourteen (14) day period, or failure of the Board of Directors to object for good cause, shall be deemed consent by the Board of Directors to the transaction specified in the villa owner's notice, and the villa owner shall be free to make or accept the offer specified in his notice, and sell, lease or rent said interest pursuant thereto, to the prospective purchaser or tenant named therein, within ninety (90) days after his notice was given.

The consent of the Board of Directors of the Association shall be in recordable form, signed by two Officers of the Association, and shall be delivered to the purchaser or lessee. Should the Board of Directors fail to act, as herein set forth, and within the time provided herein, the Board of Directors of the Association shall, nevertheless, thereafter prepare and deliver its written approval, in recordable form, as aforesaid, and no conveyance of title or interest whatsoever shall be deemed valid without the consent of the Board of Directors, as herein set forth.

The sub-leasing or sub-renting of a villa owner's interest shall be subject to the same limitations as are applicable to the leasing or renting thereof, including but not limited to all limitations as to the length of the rental term. The Association shall have the right to require that a substantially uniform form of lease or sub-lease be used, or in the alternative, the Board of Directors' approval of the lease or sub-lease form to be used shall be required. After approval, as herein set forth, the entire villas may be rented, provided the occupancy is only by the lessee, his family and guests. No individual rooms may be rented, and no transient tenants may be accommodated.

IN WITNESS WHEREOF, EMERALD GREEN SECTION TWO, A CONDOMINIUM, a Florida corporation not for profit, has caused these presents to be signed in its name by its President, and

its corporate seal affixed, attested by its Secretary, this
8th day of December, 1981.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

EMERALD GREEN SECTION TWO,
A CONDOMINIUM, a Florida corporation

Hubert Kay

By: Edmund Heller
President

David Mac Donald

Attest: Debrae Montgomery
Secretary

STATE OF FLORIDA)
COUNTY OF BROWARD) §

BEFORE ME, the undersigned authority, personally appeared
Edmund Heller, to me known to be the person described
in and who executed the foregoing Second Amendment to Declaration
of Condominium as President of EMERALD GREEN SECTION TWO, A
CONDOMINIUM, a Florida corporation, and he acknowledged before me
that he executed such instrument as such officer of said Corporation
and that the seal affixed thereto is the Corporate Seal of said
Corporation and it was affixed to said instrument by due and
regular corporate authority and that said instrument is the free
act and deed of said Corporation.

WITNESS my hand and seal in the State and County
aforesaid this 8th day of December, 1981.

My Commission Expires:

Notary Public

STATE OF FLORIDA)
COUNTY OF BROWARD) §

BEFORE ME, the undersigned authority, personally appeared,
Donnae Winters, to me known to be the person described
in and who executed the foregoing Second Amendment to Declaration
of Condominium as Secretary of EMERALD GREEN SECTION TWO, A
CONDOMINIUM, a Florida corporation, and he acknowledged before me
that he executed such instrument as such officer of said Corporation
and that the seal affixed thereto is the Corporate Seal of said
Corporation and it was affixed to said instrument by due and
regular corporate authority and that said instrument is the free
act and deed of said Corporation.

WITNESS my hand and seal in the State and County
aforesaid this 8th day of December, 1981.

My Commission Expires:

Notary Public

provided, however, that (1) -- prior to the first annual meeting of the membership, the By-Laws may not be amended without a prior resolution requesting said amendment by the Board of Directors; and (2) - subsequent to the first annual meeting of the membership, the By-Laws may not be amended without the approval of the Board of Directors, unless the proposed amendment shall be filed in writing with the Secretary or the President, not less than ten (10) days prior to the membership meeting at which such amendment is to be voted upon. Provided, further, that after the properly described in Article II hereinabove has been submitted to Condominium ownership, the By-Laws may only be amended with the written approval of the Management Firm referred to in the said Declaration of Condominium, as long as the Management Agreement remains in effect, and the written approval of the lessor under the Long-Term Lease referred to in the said Declaration, and the written approval of the Developer referred to in the said Declaration, where said amendment changes the rights and privileges of the said Developer.

ARTICLE X

Amendments to these Articles of Incorporation may be proposed by any member or director, and shall be adopted in the same manner as provided for the amendment of the By-Laws, as set forth in Article IX hereinabove. Said amendment(s) shall be effective when a copy thereof, together with an attached Certificate of its approval by the membership, sealed with the Corporate Seal, signed by the Secretary or an Assistant Secretary, and executed and acknowledged by the President or Vice President, has been filed with the Secretary of State, and all filing fees paid.

ARTICLE XI

This Corporation shall have all of the powers set forth in Florida Statute 617.021, and all of the powers set forth in the Condominium Act of the State of Florida, and all powers granted to it by the Declaration of Condominium and Exhibits annexed thereto.

ARTICLE XII

There shall be no dividends paid to any of the members, nor shall any part of the income of the Corporation be distributed to its Board of Directors or Officers. In the event there are any excess receipts over disbursements, as a result of performing services, such excess shall be applied against future expenses, etc. The Corporation may pay compensation in a reasonable amount to its members, directors and officers, for services rendered, may confer benefits upon its members in conformity with its purposes, and upon dissolution or final liquidation, may make distribution to its members as is permitted by the Court having jurisdiction thereof, and no such payments, benefit or distribution shall be deemed to be a dividend or distribution of income.

This Corporation shall issue no shares of stock of any kind or nature whatsoever. Membership in the Corporation and transfer thereof, as well as the number of members, shall be upon such terms and conditions as provided for in the Declaration of Condominium and By-Laws. The voting rights of the owners of parcels in said Condominium property shall be as set forth in the Declaration of Condominium and/or By-Laws.

DUPLICATE

IN WITNESS WHEREOF, the Subscribers have hereunto set their hands and seals, this 15th day of September, 1970.

Signed, sealed and delivered in the presence of:

Marshall B. Hargrave
Witness

W.D. Horvitz SEAL
JOHN K. BRENNAN
Ross P. Beckerman SEAL
ROSS P. BECKERMAN

STATE OF FLORIDA
COUNTY OF BROWARD

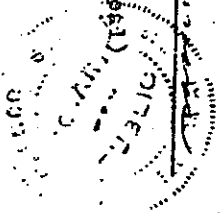
BEFORE ME, the undersigned authority, personally appeared W. D. HORVITZ, JOHN K. BRENNAN, and ROSS P. BECKERMAN, who after being by me first duly sworn, acknowledge that they executed the foregoing Articles of Incorporation of EMERALD GREEN SECTION TWO, INC., a Florida corporation not for profit, for the purposes therein expressed.

WITNESS my hand and official seal, at Hollywood, Broward County, Florida, this 15th day of September, 1970.

My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES SEPT. 5, 1974
BRODER THRU FRED W. DISTENFELD

Notary Public
NOTARY PUBLIC
(Notary Seal)



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 Winkelman, Villa No. 18

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

Beatrice Weinberg, Villa No. 20

Lawrence Siegel and Lauretta Siegel,
Villa No. 21

Cache 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 1, 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

71 SEP 21 PM 2:35
JACK HENDERSON

SEP 19 1971

DUPLICATE

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 178 to be adopted by duly executing this First Amendment on November 24, 1971.

Signed, sealed and delivered in the presence of:

Edward E. Simon
AS TO HOLLYWOOD, INC.

Dorothy Winkelman
AS TO DOROTHY WINKELMAN

Edward E. Simon
AS TO EDWARD E. AND JOANNE C. SIMON

Beatrice Weinberg
AS TO BEATRICE WEINBERG

Lauretta Siegel
AS TO LAURENCE AND LAURETTA SIEGEL

AS TO GACHE LAND DEVELOPMENT CORP.

HOLLYWOOD, INC.
By Edward E. Simon President
Attest Dorothy Winkelman Secretary

(CORPORATE SEAL)

Dorothy Winkelman LS
Dorothy Winkelman

Edward E. Simon LS
Edward E. Simon

Joanne C. Simon LS
Joanne C. Simon

Beatrice Weinberg LS
Beatrice Weinberg

Lauretta Siegel LS
Lauretta Siegel

Lauretta Siegel LS
Lauretta Siegel

GACHE LAND DEVELOPMENT CORP.
By Edward E. Simon President

Attest Lauretta Siegel Secretary

(CORPORATE SEAL)

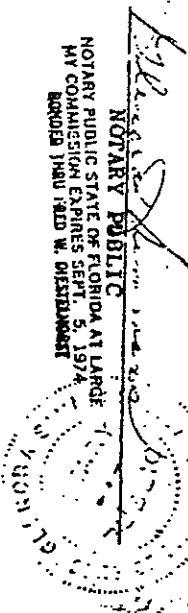
11/24/71

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 2nd day of November, 1971.

My Commission Expires
NOTARY SEAL

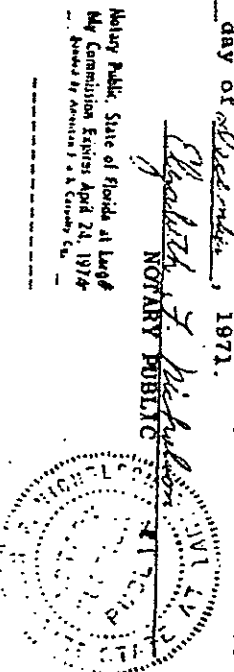


STATE OF Fla
COUNTY OF Broward

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

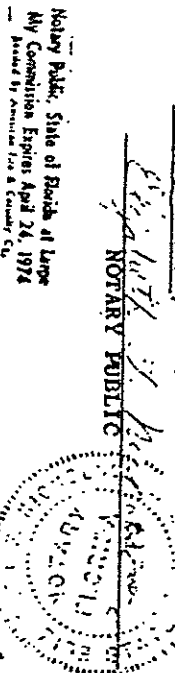


STATE OF Fla
COUNTY OF Broward

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 29th day of November, 1971.

My Commission Expires
NOTARY SEAL



REG 44715
NOT 428

STATE OF Ind
COUNTY OF Burns

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 12C day of December, 1971.

My Commission Expires
NOTARY SEAL

Notary Public, State of Florida at Large
My Commission Expires April 24, 1974
as set by Amendment No. 10, Article X

Elizabeth F. Pfeiffer
NOTARY PUBLIC

STATE OF Ind
COUNTY OF Burns

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 8 day of December, 1971.

My Commission Expires
NOTARY SEAL

Notary Public, State of Florida at Large
My Commission Expires Oct. 20, 1972

Seal A. Hoffman
NOTARY PUBLIC

STATE OF FLORIDA
COUNTY OF Burns

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 Siegel and Lauretta Siegel, 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 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.

My Commission Expires
NOTARY SEAL

Seal A. Green
NOTARY PUBLIC

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

Handwritten signature

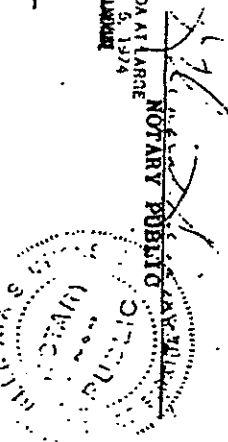
HOLLYWOOD, INC.
By _____ President
Attest *Handwritten signature* Secretary

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 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
soverally 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 21st day of October, 1971.

My Commission Expires _____
NOTARY SEAL



THE FOREGOING AMENDMENT IS HEREBY APPROVED BY THE ASSOCIATION.

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

By W. D. Horvitz - President
Attest *Handwritten signature*
Ross P. Beckerman Secretary

(CORPORATE SEAL)

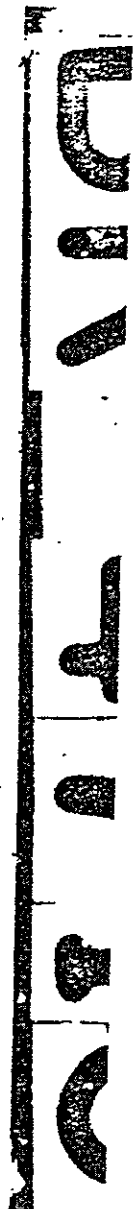
STATE OF FLORIDA
COUNTY OF BROWARD

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 21st day of October, 1971.

My Comm. Expires _____
NOTARY PUBLIC

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
COMMISSION EXPIRES SEPT. 5, 1974



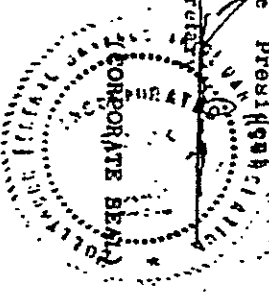
THE FOREGOING AMENDMENT is hereby approved by the undersigned.
Institutional mortgagee of record, being the holder of a first
Mortgage on Villa No. 50

Ed. Williams
Ed. Williams

HOLLYWOOD FEDERAL SAVINGS AND LOAN
ASSOCIATION

By W. H. Davidson Vice President

Attest W. H. Davidson Secretary



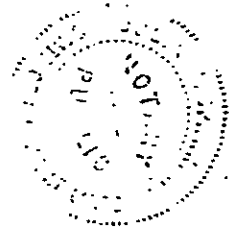
STATE OF FLORIDA
COUNTY OF BROWARD

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 Muscino 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.

My Commission Expires

NOTARY SEAL



W. H. Davidson
NOTARY PUBLIC

Notary Public, State of Florida at Large
My Commission Expires May 17, 1977
Bonded by Fidelity and Surety Insurance Co.

CERTIFICATE OF SURVEYOR
FOR
EMERALD GREEN SECTION TWO,
A CONDOMINIUM

STATE OF FLORIDA)
)
COUNTY OF BROWARD)

I, *before me*, the undersigned a lawyer duly and lawfully
to administer oaths and take acknowledgments, personally appeared
MURDER 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. That he heretofore 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 ADEQUATE.

Darwin E. Berry II
MURDER E. BERRY II
Registered Land Surveyor No. 44122
State of Florida



Sworn to and subscribed before me
this 2nd day of Nov. A.D. 1974.



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:

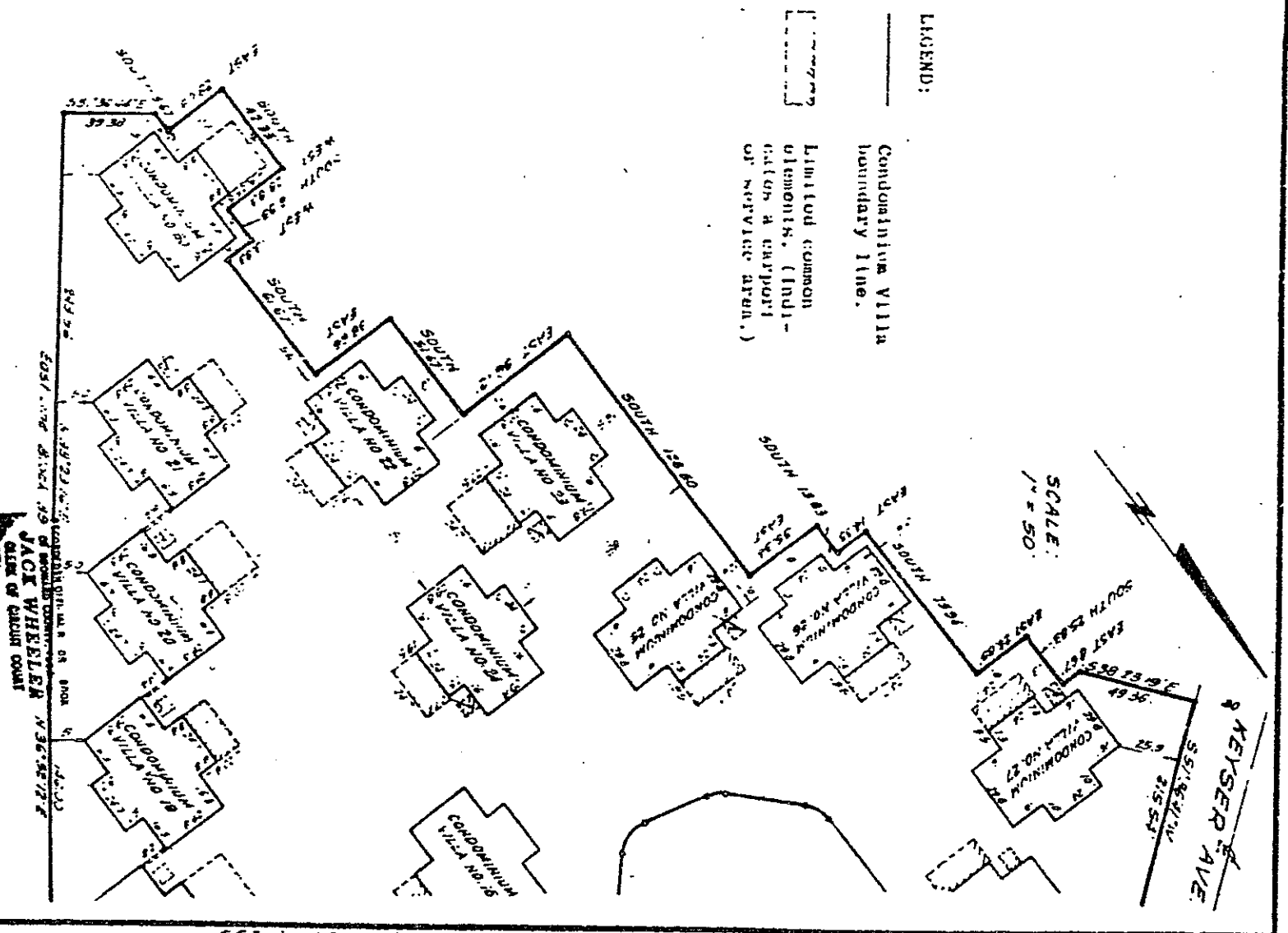
From the northernmost corner of said Block 39, run S.37°45'
00"W. along the west line of Block 39 a distance of 50 feet to a
point of curvature; thence, southwesterly along said west line
on a curve to the right having a radius of 330 feet and a central
angle of 13°51'41" an arc distance of 79.84 feet 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 N.07 feet; thence, South 25.83 feet; thence, East 20.83 feet;
thence, South 25.94 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
38.56 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 N.07 feet;
thence, S.31°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.38°23'12"E. along said east line 146.00 feet; thence, N.53°07'
48"W. 84.00 feet; thence, N.30°45'12"E. 108.12 feet; thence, N.45°
00'00"W. 102.35 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 174 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, continue
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 37°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 32.57 feet to a point of tangency and the point
of beginning.

OFF 44715 PAGE 433

**SURVEY FOR: JERALD GREEN SECTION TWO,
A CONDOMINIUM**

**SURVEY FOR: JERALD GREEN SECTION TWO,
A CONDOMINIUM**



FOR ALL PARTIES INTERESTED IN TITLE TO PREMISES SURVEYED:

I, MALCOLM F. BERRY II, hereby certify that I have made a recent survey of the above described property as indicated, and that there are no other persons or encroachments except as shown. I further certify that the survey represented herein complies with the requirements of the Florida Land Title Association and that this plat is a true and correct.

Dated at Hollywood, Broward County, Florida, this 28 day of October, 1977.

During at Hollywood, Broward County, Florida, this 7/8 day of

M. E. WERRY & ASSOCIATES

400 9 715)6 9 8 9000000 8 9000000
4000 9 715)6 9 8 9000000 8 9000000

2 15 0000 0000

W. J. BERRY, II
1000 N. 10th St.
Tulsa, Okla. 74103

1897 SURVEY Sheet 2 of 2