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THIS INSTRUMENT PREPARED BY/  
RECORD AND RETURN TO:  
MICHAEL R. FLAM, ESQUIRE  
FLORIDA NATIONAL PROPERTIES, INC.  
3300 UNIVERSITY DRIVE  
CORAL SPRINGS, FLORIDA 33065

SECOND AMENDMENT  
TO THE  
DECLARATION AND GENERAL PROTECTIVE COVENANTS  
FOR  
LAKE CORAL SPRINGS COMMUNITY

This SECOND AMENDMENT made this 19th day of May, 1993, by  
FLORIDA NATIONAL PROPERTIES, INC., a Florida corporation ("Declarant");

W I T N E S S E T H :

WHEREAS, Declarant, by virtue of the powers reserved unto it in Paragraph 11.6(c), Amendment of Declaration, in ARTICLE 11, GENERAL AND PROCEDURAL PROVISIONS, of the DECLARATION AND GENERAL PROTECTIVE COVENANTS FOR LAKE CORAL SPRINGS COMMUNITY ("Declaration"), recorded in Official Records Book 19085, at Page 400, of the Public Records of Broward County, Florida, hereby desires to amend and modify the Declaration as hereinafter stated; and

WHEREAS, Declarant had previously amended the Declaration by a First Amendment, recorded in Official Records Book 20401, at Page 36, of the aforesaid Public Records;

NOW, THEREFORE, Declarant hereby further amends and modifies the Declaration as follows:

TO INSERT the following new Paragraph 1.36, Limited Corporation Common Area, in ARTICLE 1, DEFINITIONS, to the Declaration:

1.36 "Limited Corporation Common Area" shall mean and refer to all personal property and real property including any improvements and fixtures thereon, owned, leased or the use of which, exclusively or non-exclusively, has been granted to the Corporation as set forth in this Declaration, a Supplement or other recorded instrument, including, but not limited to, the real property legally described on Exhibit "D" attached hereto and made a part hereof, all as further described in Article 2.9 hereof. The Limited Corporation Common Area is NOT condominium property under Chapter 718, Florida Statutes.

AND TO INSERT the following new Paragraph 2.9, Limited Corporation Common Area, in ARTICLE 2, PLANS FOR DEVELOPMENT AND DECLARANT'S RIGHTS AND POWERS, to the Declaration:

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2.9 Limited Corporation Common Area.

- (a) The Limited Corporation Common Area shall be subject to Articles 2.4 and 4 hereof except Declarant shall have the sole right and power to designate the permitted users of the Limited Corporation Common Area and only those designated users shall pay such Operating Expenses as are directly attributable to the maintenance, operation, repair and replacement of the Limited Corporation Common Area.
- (b) The permitted users of the Limited Corporation Common Area may consist of: (i) Members of the Corporation designated by Declarant; (ii) Persons (other than Owners and Members) within the general boundary of the real property which may ultimately be the Lake Coral Springs Community as described in Article 1.15 hereof (including those properties which had been excluded thereunder), designated by Declarant prior to and after Declarant's conveyance to the Corporation of the Limited Corporation Common Area; and (iii) Declarant and its designees. Declarant hereby grants unto itself, along with those Members and Persons permitted to use the Limited Corporation Common Area, a non-exclusive easement for ingress, egress and recreational purposes on, above and across the Limited Corporation Common Area.
- (c) Declarant shall designate the permitted users of the Limited Corporation Common Area by a Supplement or other instrument recorded in the Public Records of Broward County, Florida.

AND TO INSERT the following new Paragraph 4.8, Recreational Area, in ARTICLE 4, PROPERTY RIGHTS; CORPORATION COMMON AREA, to the Declaration:

4.8 Recreational Area.

- (a) A private recreational area shall be located on the real property legally described on Exhibit "D" appended hereto ("Recreational Area") and shall be part of the Limited Corporation Common Area.
- (b) The Recreational Area may be used only for recreation, ingress, egress, parking, landscaping, open space, pedestrian pathway, and other related purposes by the permitted users designated by Declarant as described in this Article and Article 2.9 hereof, subject to existing easements of record and the covenants, restrictions and conditions of this Declaration. Members of the Corporation within the real property legally described on the Plat of "The Isles", as recorded in Plat Book 145, at Page 36, of the Public Records of Broward County, Florida, shall be permitted to use the Recreational Area. The Declarant shall have the absolute right, but not the

obligation, to establish certain recreational facilities on the Recreational Area for which Declarant may, in its sole and absolute discretion, establish user fees. Declarant reserves the right to complete the Recreational Area in such manner and to such extent as it may determine. The Recreational Area shall not be used for residential purposes. Declarant and Corporation hereby reserve the right to utilize a portion of the Recreational Area for a homeowners' association business office. Portions of the Recreational Area, as solely determined by Declarant or Corporation, may be used for drainage and utility facilities.

- (c) No Structure shall be placed or erected on or within the Recreational Area without the prior written approval of Declarant.
- (d) The Corporation shall have the right to promulgate and enforce Rules and Regulations concerning the use of the Recreational Area.
- (e) To the extent reasonably required, there is hereby created on, across, above, under and through the Recreational Area, a non-exclusive easement for the benefit of Declarant, Corporation and their designees, for the installation, construction, maintenance and repair of the Recreational Area.

SAVE EXCEPT as amended and modified hereby, the Declaration and First Amendment thereto are hereby confirmed, ratified and declared to be in full force and effect.

IN WITNESS WHEREOF, Declarant has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, this 19th day of May, 1993.



[Corporate Seal]

FLORIDA NATIONAL PROPERTIES, INC.

By: [Signature]  
W. Bunttemeyer, President

Address: 3300 University Drive  
Coral Springs, Florida 33065

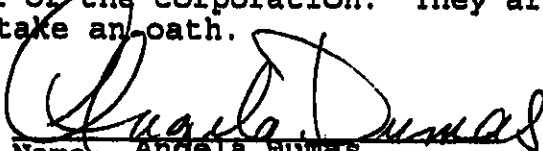
Attest: [Signature]  
Ronald C. Dillon  
Assistant Secretary

Address: 3300 University Drive  
Coral Springs, Florida 33065

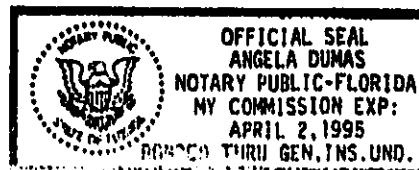
MRF  
[Signature]

STATE OF FLORIDA     )  
                              :SS  
COUNTY OF BROWARD    )

The foregoing SECOND AMENDMENT was acknowledged before me this  
19th day of May, 1993, by W. Buntmeyer, President and Ronald  
C. Dillon, Assistant Secretary, of FLORIDA NATIONAL PROPERTIES, INC., a  
Florida corporation, on behalf of the corporation. They are personally  
known to me and they did not take an oath.

  
Name: Angela Dumas  
Notary Public  
Commission No. CC089188

My Commission Expires: 4/2/95     [Notary Seal]



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EXHIBIT "D"

LEGAL DESCRIPTION OF THE REAL PROPERTY WHICH  
IS THE RECREATIONAL AREA AND A PART OF THE  
LIMITED CORPORATION COMMON AREA

A portion of Parcel A, LAKE VILLAGE, according to the plat thereof, recorded in Plat Book 151 at Page 7 of the Public Records of Broward County, Florida, described as follows:

BEGINNING at the northwest corner of said Parcel A;

thence South 89°01'25" East (Bearings are based on said plat of LAKE VILLAGE), along the north line of said Parcel A, a distance of 563.75 feet to the northeast corner of said Parcel A at the beginning of a non-tangent curve concave to the west having a radius of 926.49 feet and to said corner a radial line bears North 89°28'53" East;

thence southerly, along said curve on the easterly line of said Parcel A, through a central angle of 12°26'06", a distance of 201.08 feet to a line parallel with and 200.00 feet southerly from said north line of Parcel A;

thence North 89°01'25" West, along said parallel line, non-radial to said curve, a distance of 263.18 feet;

thence South 66°29'57" West, a distance of 185.11 feet to the westerly line of said Parcel A;

thence North 23°30'03" West, along said westerly line, a distance of 94.19 feet to the beginning of a curve concave to the northeast having a radius of 2236.73 feet and a central angle of 05°16'20";

thence northwesterly, along said curve on said westerly line, a distance of 205.81 feet to the POINT OF BEGINNING.

Said land being in the City of Coral Springs, Broward County, Florida.

Containing 2.570 Acres, more or less.

RECORDED IN THE OFFICIAL RECORDS BOOK  
OF BROWARD COUNTY, FLORIDA  
COUNTY ADMINISTRATOR

R. N. H.  
5-18-73

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