

**JOINDER AND CONSENT TO  
DECLARATION FOR CENTRA FALLS**

TD Bank, N.A. ("TD"), the owner and holder of a certain Construction Loan Mortgage and Security Agreement recorded as Instrument Number 113147695, together with Financing Statement Form UCC-1 recorded August 3, 2015 as Instrument Number 113147697, and Assignment of Developer's Rights recorded August 3, 2015 as Instrument Number 113147696, all of the Public Records of Broward County, Florida, each as amended from time to time (collectively, the "Mortgage"), which encumbers the Property described in Exhibit 1 to the Declaration for Centra Falls ("Declaration"), does hereby join in and consent to the Declaration to which this Joinder and Consent is attached, and acknowledges that the terms thereof are and shall be binding upon the undersigned and its successors and assigns, subject to the paragraph below.

Notwithstanding the execution of this Joinder and Consent, nothing herein shall be construed to render TD responsible or liable for the performance of any of the covenants or undertakings of the Developer under the Declaration. Furthermore, the lien of the Mortgage (as may be amended, restated, increased, assigned, partially released, or otherwise modified in any manner whatsoever) shall remain superior to any liens or assessments (if any) created by or arising under the Declaration and this Joinder and Consent (a) shall in no way diminish, impair or affect the security interest in favor of TD created by the Mortgage, (b) shall not affect, amend, limit or impair any of the terms or provisions of the Mortgage or any of TD's rights under the Mortgage, and (c) shall not be deemed a consent to or a waiver of any other conditions or requirements in the Mortgage. The terms and provisions of the Mortgage (including the priority and validity of the lien of the Mortgage) shall remain in full force and effect

NOW, THEREFORE, the undersigned consents to the recordation of the Declaration.

IN WITNESS WHEREOF, the undersigned has executed this Joinder and Consent on this 7 day of June, 2016.

J. Molina  
 Print Name: Jose Molina  
Odalis Miranda  
 Print Name: Odalis Miranda

TD Bank, N.A., a national banking association

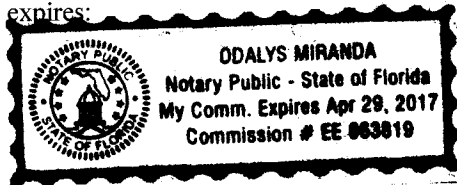
By: [Signature]  
 Name: G. Alex Haw  
 Title: Vice President

[SEAL]

STATE OF FLORIDA )  
 )SS.:  
 COUNTY OF Dade )

The foregoing instrument was acknowledged before me this 7th day of June, 2016 by G. Alex Haw, as Vice President of T.D. Bank, N.A., who is personally known to me or who produced \_\_\_\_\_ as identification, on behalf of the association.

My commission expires:



Odalis Miranda  
 Notary Public, State of Florida  
 Print Name: Odalis Miranda

**EXHIBIT 1**

**LEGAL DESCRIPTION**

A portion of Tract A and a portion of Buffer Tract 4, PEMBROKE FALLS- PHASE 1, according to the Plat thereof, as recorded in Plat Book 159, Page 12, of the Public Records of Broward County, Florida, and being more particularly described as follows:

Commence at the Westerly most Southeast corner of said Buffer Tract 4, said point also being located on the North right-of-way line of Taft Street as described in Official Records Book 22098, Page 866, of the Public Records of Broward County, Florida; thence South 89° 40' 31" West, on said North right-of-way line and on the South line of said Buffer Tract 4, a distance of 593.25 feet; thence North 00° 19' 29" West, 452.00 feet to the POINT OF BEGINNING; thence South 89° 40' 31" West, 20.00 feet; thence North 00° 19' 29" West, a distance of 69.26 feet to the beginning of a tangent curve concave to the Southeast; thence Northeasterly, along the arc of said curve having a radius of 50.00 feet, a delta of 18° 20' 38" and an arc distance of 16.00 feet to a point of compound curvature with a curve concave to the Southeast; thence Northeasterly, along the arc of said curve having a radius of 1,750.00 feet, a delta of 16° 27' 10", and an arc distance of 502.52 feet to a point of reverse curvature with a curve concave to the Northwest; thence Northeasterly, along the arc of said curve having a radius of 35.00 feet, a delta of 36° 08' 18", and an arc distance of 22.07 feet to a point of tangency; thence North 01° 39' 59" West, 72.33 feet; thence North 88° 20' 01" East, a distance of 38.96 feet to the beginning of a tangent curve concave to the Northwest; thence Northeasterly, along the arc of said curve having a radius of 73.50 feet, a delta of 53° 26' 28", and an arc distance of 68.56 feet to a point of tangency; thence North 34° 53' 33" East, a distance of 85.82 feet to the beginning of a tangent curve concave to the Southeast; thence Northeasterly, along the arc of said curve having a radius of 73.50 feet, a delta of 53° 26' 28", and an arc distance of 68.56 feet to a point of tangency; thence North 88° 20' 01" East, 184.47 feet to the intersection with the East line of said Buffer Tract 4 and the West right-of-way line of Flamingo Road as described in Deed Book 634, Page 183, of the Public Records of Broward County, Florida; thence South 01° 39' 59" East, on said East line and said West right-of-way line, a distance of 763.75 feet; thence South 89° 40' 31" West, 618.50 feet to the POINT OF BEGINNING.

Said land lying in the City of Pembroke Pines, Broward County, Florida.

**EXHIBIT 2**

**ARTICLES OF INCORPORATION**



November 6, 2015

FLORIDA DEPARTMENT OF STATE  
Division of CorporationsCENTRA FALLS HOMEOWNERS ASSOCIATION, INC.  
401 E LAS OLAS BLVD  
FORT LAUDERDALE, FL 33301

The Articles of Incorporation for CENTRA FALLS HOMEOWNERS ASSOCIATION, INC. were filed on November 5, 2015, and assigned document number H15000010811. Please refer to this number whenever corresponding with this office.

Enclosed is the certification requested. To be official, the certification for a certified copy must be attached to the original document that was electronically submitted and filed under FAX audit number H15000265381.

To maintain "active" status with the Division of Corporations, an annual report must be filed yearly between January 1st and May 1st beginning in the year following the file date or effective date indicated above. It is your responsibility to remember to file your annual report in a timely manner.

A Federal Employer Identification Number (FEI/EIN) will be required when this report is filed. Apply today with the IRS online at:

<https://sa.www4.irs.gov/modiain/individual/index.jsp>.

Please be aware if the corporate address changes, it is the responsibility of the corporation to notify this office.

Should you have questions regarding corporations, please contact this office at (850) 245-6052.

Jessica A Fason  
Regulatory Specialist II  
New Filings Section  
Division of Corporations

Letter Number: 615A00023510

P.O BOX 6327 - Tallahassee, Florida 32314



# State of Florida



## Department of State

I certify the attached is a true and correct copy of the Articles of Incorporation of CENTRA FALLS HOMEOWNERS ASSOCIATION, INC., a Florida corporation, filed on November 5, 2015, as shown by the records of this office.

I further certify the document was electronically received under FAX audit number N15000265381. This certificate is issued in accordance with section 15.16, Florida Statutes, and authenticated by the code noted below.

The document number of this corporation is N15000010811.

Authentication Code: 815A00023510-110615-N15000010811-1/1

Given under my hand and the  
Great Seal of the State of Florida,  
at Tallahassee, the Capital, this the  
Sixth day of November, 2015



*Ken Detzner*  
Ken Detzner  
Secretary of State