

DOCUMENT ROUTING FORM

① ✓ 3/14/14 ②

NAME OF DOCUMENT: DECLARATION OF RESTRICTIVE COVENANTS-RIVERBEND MARKETPLACE

RUSH
Processed Duplicate

Approved Comm. Mtg. on March 4, 2014 CAM# 14-0330

ITEM: M - 3 PH - O - CR - R -

Routing Origin: CAO ENG. COMM. DEV. OTHER

Also attached: copy of CAR copy of document ACM Form # originals

By: ksa forwarded to: City Manager
Initials

Capital Improvements defined as having a life of at least 10 years and a cost of at least \$50,000 and shall mean improvements to real property (land, buildings, fixtures) that add value and/or extend useful life, inc. major repairs such as roof replacement, etc. Term "Real Property" include: land, real estate, realty, real.

1.) Approved as to Content: _____
Department Director

Please Check the proper box: CIP FUNDED YES NO
Capital Improvement Projects

2.) Approved as to Funds Available: by MA Date: _____
Financial Director

Amount Required by Contract/Agreement \$ _____ Dept./Div. _____

FUNDING SOURCE: Index/Sub-object _____ Project # _____

3.) City Attorney's Office: Approved as to Form # ONE Original to City Mgr. By: KSA

Harry A. Stewart	_____	Cole Copertino	_____	Robert B. Dunckel	_____
Ginger Wald	_____	D'Wayne Spence	<u>XXX</u>	Paul G. Bangel	_____
Carrie Sarver	_____	DJ Williams-Persad	_____		

2014 MAR 10 PM 3:49
CITY MANAGER

4.) Approved as to content: Assistant City Manager:
By: _____ By: _____
Stanley Hawthorne, Assistant City Manager Susanne Torriente, Assistant City Manager

5.) City Manager: Please sign as indicated and forward # ONE original to Mayor.

6.) Mayor: Please sign as indicated and forward # ONE original to Clerk.

7.) To City Clerk for attestation and City seal.

RUSH

INSTRUCTIONS TO CLERK'S OFFICE

8.) City Clerk: ~~retains one copy of document~~ and forwards ONE original document to D'WAYNE SPENCE
 Copy of document to _____ Original Route form to D'Wayne Spence
 Attach _____ certified copies of Reso. # _____ Fill-in date

1 HOUR

1 HOUR

1 HOUR

Prepared by and return to:

Name: Nectaria M. Chakas, Esq.
Lochrie & Chakas, P.A.
Address: 1401 E. Broward Boulevard
Suite 200
Ft. Lauderdale, FL 33301

SPACE ABOVE THIS LINE FOR PROCESSING DATA

DECLARATION OF RESTRICTIVE COVENANTS

This DECLARATION OF RESTRICTIVE COVENANTS ("Declaration") is made this 25 day of February, 2014 by GDC BROWARD RB, LLC, a Delaware limited liability company ("Declarant") for the benefit of BROWARD COUNTY, FLORIDA, a political subdivision of the State of Florida ("County").

WITNESSETH:

WHEREAS, Declarant (and the other owners that have executed a joinder to this Declaration) are the fee simple owners of approximately 24.6 acres of land located in the City of Ft. Lauderdale ("City") more particularly described in Exhibit A attached hereto and made a part hereof ("Property"); and

WHEREAS, Declarant made an application to County to change the Property's land use designation under the County Land Use Plan (Application PC 13-3) from Medium High Residential (25) to Commercial ("Land Use Amendment"); and

WHEREAS, in an effort to mitigate the impacts of the proposed Land Use Amendment, Declarant has agreed to place certain restrictions on the development of the Property as set forth below.

NOW, THEREFORE, in consideration of the promises and covenants herein contained, Declarant hereby declares that the Property shall be owned, held, used, transferred, sold, conveyed, demised and occupied subject to the covenants, restrictions, and regulations hereinafter set forth, all of which shall run with the Property and any part thereof and which shall be binding upon all parties having any right, title or interest in such property or any part thereof, their heirs, successors and assigns.

1. Recitals. The recitals set forth above are true and correct and are incorporated herein by reference.

2. Property Development. Development of the Property is hereby restricted to those uses permitted in the City and County "Commercial" Land Use Plan designation.

3. Traffic Mitigation. Declarant shall mitigate the impacts of the Land Use Amendment in the following manner:

- a) Proportionate share contribution. During the County's environmental review of the construction plans for the first building permit for a structure within the Property, Declarant shall pay the proportionate share contribution of \$144,146.00 for improvements to the County's Signal Engineering Improvements on Broward Boulevard

between SW 31st Avenue and I-95. The proportionate share amount shall be adjusted every October 1 by the amount of change reflected for previous twelve (12) month period in the Implicit Price Deflator of the Gross National Product prepared by the United States Department of Commerce Bureau of Economic Analysis. This obligation may also be satisfied at any time prior to County environmental review approval by paying the total mitigation amount as adjusted annually.

b) Prior to the issuance of a certificate of occupancy for any use within the Property, Declarant shall design, obtain all necessary permits and construct an exclusive northbound right turn lane on Riverland Road between SW 13 Street and Davie Boulevard. This improvement must include installation of type F curb and gutter and a 6-foot wide sidewalk. The cost estimate for this improvement, approved by the Broward County Highway Construction and Engineering Division, is \$83,726.00. The final design is subject to the review and approval of the Highway Construction and Engineering Division prior to commencement of construction.

c) Access to the Property along SW 24th Avenue. Vehicular access to and from the Property along SW 24th Avenue shall be limited to right in and left out only.

d) Concurrency fees. The above mitigation improvements are in addition to the payment of any applicable transit/transportation concurrency fees in effect at the time Declarant submits its construction plans for approval by the County.

4. Amendments, Releases and Termination. This Declaration shall not be modified, amended or released as to any portion of the Property except by written instrument, executed by the then owner or owners of the portion of the Property affected by such modification, amendment, or release and approved in writing by County. The appropriate governmental authority of County shall execute a written instrument effectuating and acknowledging such modification, amendment or release. Any amendment, modification or release of this covenant shall be recorded in the Public Records of Broward County, Florida.

5. Recordation and Effective Date. This Declaration shall not become effective and shall not be recorded in the Public Records of Broward County, Florida, until after all necessary approvals by County of the requested application and the expiration of all appeal periods or, if an appeal is filed, the conclusion of such appeal in a manner that does not affect County's approval of the application. Once recorded, this Declaration shall run with the land for the sole benefit of County and shall bind all successors-in-interest with respect to the Property.

6. Enforcement. This covenant shall not give rise to any other cause of action by any parties than County, and no parties other than County shall be entitled to enforce Sections 3a), 3b) and 3d) above of this Declaration. Section 3c) above may be enforced by the City of Ft. Lauderdale as a condition of any site plan approval. Any failure by County to enforce this Declaration shall not be deemed a waiver of the right to do so thereafter.


7. Severability. If any court of competent jurisdiction shall declare any section, paragraph or part of this Declarant invalid or unenforceable, then such judgment or decree shall have no effect on the enforcement or validity of any other section, paragraph, or part hereof, and the same shall remain in full force and effect.

8. Captions, Headings and Titles. Articles and paragraph captions, headings and titles inserted throughout this covenant are intended as a matter of convenience only and in no way shall such caption, heading or titles define, limit or in any way affect the subject matter or any of the terms and provisions thereunder or the terms and provisions of this covenant.

9. Governing Law. This Declaration shall be governed by and construed in accordance with the laws of the State of Florida and venue for any litigation arising hereunder shall lie in the Seventeenth Judicial Circuit in and for Broward County, Florida.

10. Notice. Any notice required or permitted to be given hereunder shall be in writing and may be given by personal delivery or by certified mail, return receipt requested, postage prepaid to the address of the Property owner as reflected on the tax assessor's records for the affected Property.

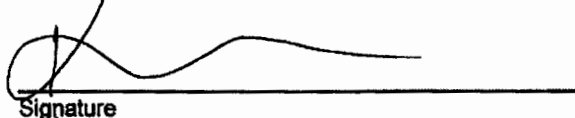
IN WITNESS WHEREOF, Declarant has executed this Declaration on the day first above written.

WITNESSES:


Signature

Julie K. Passanara

Print Name



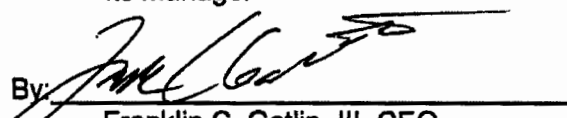
Signature

Kara Anderson

Print Name

DECLARANT:
GDC BROWARD RB, LLC, a Delaware limited liability company

By: Gatlin Development Co., Inc.,
a California corporation,
its Manager

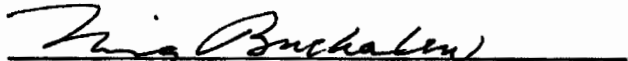
By: 

Franklin C. Gatlin, III, CEO

Address: 888 E. Las Olas Boulevard
Suite 600
Ft. Lauderdale, FL 33301

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 25th day of Feb., 2014, by Franklin C. Gatlin, III as CEO of Gatlin Development Co., Inc., a California corporation, as Manager of GDC BROWARD RB, LLC, a Delaware limited liability company, freely and voluntarily on behalf of such entity. He is personally known to me or has produced _____ as identification or is known to me personally.



Notary Public

MARINA BUCKALEW

Typed, printed or stamped name of Notary Public
My Commission Expires:

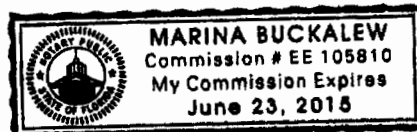


EXHIBIT A
THE PROPERTY
(Sketch and Legal Description)

LEGAL DESCRIPTION TO ACCOMPANY SKETCH

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING WITHIN THE NORTHWEST ONE-QUARTER (NW ¼) OF THE NORTHEAST ONE-QUARTER (NE ¼) OF SECTION 8, TOWNSHIP 50 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHWEST ONE-QUARTER (NW ¼) OF THE NORTHEAST ONE-QUARTER (NE ¼) OF SECTION 8, TOWNSHIP 50 SOUTH, RANGE 42 EAST; THENCE NORTH 87°47'47" EAST, ALONG THE NORTH LINE OF THE NORTHWEST ONE-QUARTER (NW ¼) OF THE NORTHEAST ONE-QUARTER (NE ¼) OF SECTION 8, A DISTANCE OF 1,291.41 FEET; THENCE SOUTH 02°12'13" EAST, DEPARTING SAID NORTH SECTION LINE, A DISTANCE OF 50.00 FEET TO AN INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY LINE OF BROWARD BOULEVARD, AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP - SECTION 86006-2501, LYING 50.00 FEET SOUTH OF AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO THE NORTH LINE OF THE NORTHWEST ONE-QUARTER (NW ¼) OF THE NORTHEAST ONE-QUARTER (NE ¼) OF SAID SECTION 8 AND A POINT ON THE NORTH LINE OF PARCEL "C", AS SHOWN ON THE "AMENDED PLAT OF WOODLAND PARK - UNIT 1", AS RECORDED IN PLAT BOOK 30, PAGE 45 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID POINT ALSO BEING THE POINT OF CURVATURE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, WHOSE RADIUS POINT BEARS SOUTH 02°12'13" EAST; THENCE SOUTHEASTERLY CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE, ALSO BEING THE NORTH LINE OF PARCEL "C", AND ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 91°00'37", A DISTANCE OF 39.71 FEET TO THE EAST LINE OF SAID PARCEL "C", ALSO BEING THE WESTERLY RIGHT OF WAY LINE OF S.W. 24TH AVENUE; THENCE SOUTH 01°11'36" EAST, ALONG SAID EAST LINE OF SAID PARCEL "C" AND IT'S SOUTHERLY EXTENSION AND SAID WESTERLY RIGHT OF WAY LINE OF S.W. 24TH AVENUE, A DISTANCE OF 208.59 FEET AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 01°11'36" EAST, ALONG SAID EAST LINE OF SAID PARCEL "C" AND IT'S SOUTHERLY EXTENSION AND SAID WESTERLY RIGHT OF WAY LINE OF S.W. 24TH AVENUE, A DISTANCE OF 1,057.61 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER (NW ¼) OF THE NORTHEAST ONE-QUARTER (NE ¼) OF SAID SECTION 8, ALSO BEING THE NORTH LINE OF BLOCK "A" OF THE "AMENDED PLAT OF WOODLAND PARK", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 29, PAGE 18 OF THE PUBLIC RECORDS OF SAID BROWARD COUNTY, FLORIDA; THENCE SOUTH 88°02'57" WEST, ALONG SAID SOUTH LINE OF THE NORTHWEST ONE-QUARTER (NW ¼) OF THE NORTHEAST ONE-QUARTER (NE ¼) OF SAID SECTION 8 AND NORTH LINE OF SAID BLOCK "A", A DISTANCE OF 660.40' FEET TO AN INTERSECTION WITH THE EAST LINE OF THE WEST 655.00' FEET OF THE WEST ONE-HALF (W ½) OF THE NORTHWEST ONE-QUARTER (NW ¼) OF THE NORTHEAST ONE-QUARTER (NE ¼) OF SAID SECTION 8; THENCE NORTH 01°15'07" WEST, ALONG SAID EAST LINE, A DISTANCE OF 92.27' FEET TO AN INTERSECTION WITH THE SOUTH LINE OF THE NORTH 1,246.67 FEET OF THE WEST ONE-HALF (W ½) OF THE NORTHWEST ONE-QUARTER (NW ¼) OF THE NORTHEAST ONE-QUARTER (NE ¼) OF SAID SECTION 8;

SURVEYOR'S NOTES

1. THE BEARINGS SHOWN HEREON REFER TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR PROJECTION, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83/1980 ADJUSTMENT) AND ARE REFERENCED TO THE CENTERLINE OF S.W. 2ND STREET BEING NORTH 87°47'47" EAST.

2. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY AND/OR OWNERSHIP WERE FURNISHED TO THE SURVEYOR EXCEPT AS SHOWN HEREON. NO OPINION OF TITLE IS EXPRESSED OR IMPLIED.

NOTE: SEE SHEET 3 OF 3 FOR SKETCH OF DESCRIPTION.

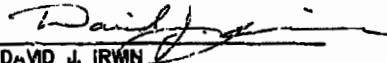
DESCRIPTION NOT VALID UNLESS ACCOMPANIED WITH SKETCH OF DESCRIPTION AS SHOWN ON SHEET 3 OF 3 OF THIS DOCUMENT.

THIS IS NOT A SURVEY

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE SKETCH AND DESCRIPTION SHOWN HEREON WAS PREPARED IN ACCORDANCE WITH THE "MINIMUM TECHNICAL STANDARDS" FOR SURVEYING AND MAPPING IN THE STATE OF FLORIDA AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

DAVID J. IRWIN, P.S.M.
FLORIDA LICENSE No. LS - 6672
CORPORATION CERTIFICATE OF AUTHORIZATION No. LB 6705


DAVID J. IRWIN
PROFESSIONAL SURVEYOR AND MAPPER

4/1/13
DATE OF SIGNATURE

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

CREECH
ENGINEERS, INC.
CIVILIZATION ENGINEERED
7881 S.W. ELLIPSE WAY, STUART, FLORIDA 34987 (772) 283-1413
OFFICES ALSO IN MELBOURNE, PORT ST. LUCIE AND TALLAHASSEE FL.
BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF AUTHORIZATION NUMBER 5136
PROFESSIONAL SURVEYORS AND MAPPERS, AMENDED CERTIFICATE NO. LB-0006705

PE 5

RIVERBEND MARKETPLACE
L.U.P.A. SKETCH AND LEGAL DESCRIPTION

BROWARD COUNTY **FLORIDA**
PROJECT NO. 12018.00 REVISED DATE: 4/1/13 DATE: SEPT. 12, 2012
CADD FILE: RIVERBEND LUPA REV 4-1-13 SCALE: N/A SHEET 1 OF 3

LEGAL DESCRIPTION TO ACCOMPANY SKETCH

LEGAL DESCRIPTION:

(CONTINUED FROM SHEET 1)

THENCE SOUTH 87°47'47" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 500.09' FEET TO AN INTERSECTION WITH THE EASTERLY LINE OF THE PLAT OF "HENDERSON MENTAL HEALTH CENTER", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 173, PAGE 5 OF THE PUBLIC RECORDS OF SAID BROWARD COUNTY, FLORIDA; THENCE NORTH 01°15'07" WEST, ALONG SAID EASTERLY LINE OF SAID "HENDERSON MENTAL HEALTH CENTER", A DISTANCE OF 166.67 FEET; THENCE NORTH 01°15'07" WEST, ALONG THE WESTERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 38687, PAGE 916 AND OFFICIAL RECORD BOOK 30424, PAGE 967, AS RECORDED IN THE PUBLIC RECORDS OF SAID BROWARD COUNTY, FLORIDA, A DISTANCE OF 130.00 FEET TO AN INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY LINE OF S.W. 2ND COURT; THENCE NORTH 01°15'07" WEST, ALONG THE SOUTHERLY RIGHT OF WAY LINE OF S.W. 2ND COURT AND THE EASTERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 5642, PAGE 174, AS RECORDED IN THE PUBLIC RECORDS OF SAID BROWARD COUNTY, FLORIDA, A DISTANCE OF 20.00 FEET; THENCE NORTH 01°15'07" WEST, A DISTANCE OF 15.00 FEET TO THE CENTERLINE OF S.W. 2ND COURT, AS SHOWN ON THE PLAT OF "WOODLAND PARK (UNIT ONE)", AS RECORDED IN PLAT BOOK 10, PAGE 64, OF THE PUBLIC RECORDS OF SAID BROWARD COUNTY, FLORIDA; THENCE NORTH 87°47'47" EAST, ALONG SAID CENTERLINE OF S.W. 2ND COURT, A DISTANCE OF 25.00 FEET; THENCE NORTH 01°15'07" WEST, TO THE NORTH RIGHT OF WAY LINE OF SAID S.W. 2ND COURT, A DISTANCE OF 15.00 FEET; THENCE NORTH 01°15'07" WEST, ALONG THE WEST LINE OF LOT 16 AS SHOWN ON SAID PLAT OF "WOODLAND PARK (UNIT ONE)", A DISTANCE OF 120.00 FEET; THENCE NORTH 01°15'07" WEST, ALONG THE WEST LINE OF LOT 9 AS SHOWN ON SAID PLAT OF "WOODLAND PARK (UNIT ONE)", A DISTANCE OF 120.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF S.W. 2ND STREET, AS SHOWN ON SAID PLAT OF "WOODLAND PARK (UNIT ONE)"; THENCE NORTH 01°15'07" WEST, A DISTANCE OF 30.00 FEET TO THE CENTERLINE OF SAID S.W. 2ND STREET; THENCE NORTH 87°47'47" EAST, ALONG SAID CENTERLINE OF SAID S.W. 2ND STREET, A DISTANCE OF 475.00 FEET TO THE CENTERLINE OF S.W. 26TH AVENUE, AS SHOWN ON THE PLAT OF "AMENDED PLAT WOODLAND PARK-UNIT ONE", AS RECORDED IN PLAT BOOK 30, PAGE 45, OF THE PUBLIC RECORDS OF SAID BROWARD COUNTY, FLORIDA; THENCE NORTH 01°15'07" WEST, ALONG SAID CENTERLINE OF S.W. 26TH AVENUE, A DISTANCE OF 462.74 FEET; THENCE NORTH 87°47'47" EAST, DEPARTING SAID CENTERLINE OF S.W. 26TH AVENUE, A DISTANCE OF 351.28 FEET TO THE WESTERLY LINE OF PARCEL "C", AS SHOWN ON SAID "AMENDED PLAT OF WOODLAND PARK - UNIT 1"; THENCE SOUTH 01°13'21" EAST, ALONG THE SAID WESTERLY LINE OF PARCEL "C", A DISTANCE OF 117.02 FEET; THENCE NORTH 87°47'47" EAST, DEPARTING SAID WESTERLY LINE OF PARCEL "C", A DISTANCE OF 310.39 FEET TO THE EAST LINE OF SAID PARCEL "C", ALSO BEING THE WESTERLY RIGHT OF WAY LINE OF S.W. 24TH AVENUE AND THE POINT OF BEGINNING.

CONTAINING 23.88 ACRES. MORE OR LESS.

THIS IS NOT A SURVEY

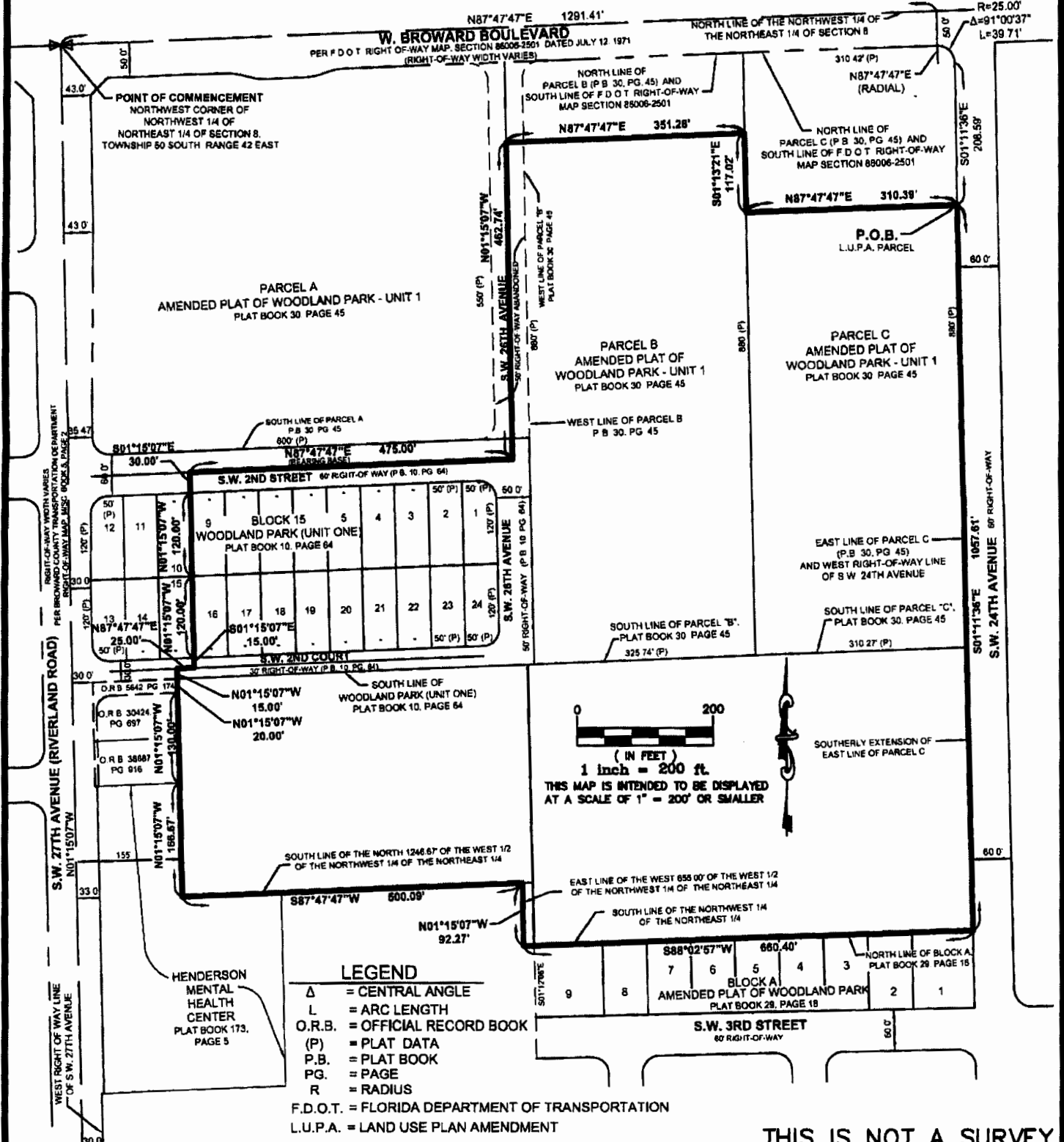
CREECH
ENGINEERS, INC.
CIVILIZATION ENGINEERED
7881 S.W. ELLIPSE WAY, STUART, FLORIDA 34997 (772) 283-1413
OFFICES ALSO IN MELBOURNE, PORT ST. LUCIE AND TALLAHASSEE FL.
BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF AUTHORIZATION NUMBER 5130
PROFESSIONAL SURVEYORS AND MAPPERS, AMENDED CERTIFICATE NO. LB-0006705

Pg 6

RIVERBEND MARKETPLACE
L.U.P.A. SKETCH AND LEGAL DESCRIPTION

BROWARD COUNTY		FLORIDA	
PROJECT NO. 12018.00	REVISED DATE: 4/1/13	DATE: SEPT. 12, 2012	
CADD FILE RIVERBEND_LUPA_REV 4-1-13		SCALE: N/A	SHEET 2 OF 3

SKETCH OF DESCRIPTION



0 200
 (IN FEET)
 1 inch = 200 ft.
 THIS MAP IS INTENDED TO BE DISPLAYED
 AT A SCALE OF 1" = 200' OR SMALLER

- LEGEND**
- Δ = CENTRAL ANGLE
 - L = ARC LENGTH
 - O.R.B. = OFFICIAL RECORD BOOK
 - (P) = PLAT DATA
 - P.B. = PLAT BOOK
 - PG. = PAGE
 - R = RADIUS
 - F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
 - L.U.P.A. = LAND USE PLAN AMENDMENT

THIS IS NOT A SURVEY

NOTE: SEE SHEETS 1 AND 2 OF 3 FOR DESCRIPTION, SURVEYOR'S NOTES AND CERTIFICATION

CREECH
ENGINEERS, INC.
 CIVILIZATION ENGINEERED
 7881 S.W. ELLIPSE WAY, STUART, FLORIDA 34997 (772) 283-1413
 OFFICES ALSO IN MELBOURNE, PORT ST. LUCIE AND TALLAHASSEE FL.
 BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF AUTHORIZATION NUMBER 8130
 PROFESSIONAL SURVEYORS AND MAPPERS, AMENDED CERTIFICATE NO. LB-006705

RIVERBEND MARKETPLACE
L.U.P.A. SKETCH AND LEGAL DESCRIPTION

BROWARD COUNTY **FLORIDA**

PROJECT NO. 12016.00	REVISED DATE: 4/1/13	DATE: SEPT. 12, 2012
CADD FILE: RIVERBEND LUPA REV 4-1-13	SCALE: 1"=200'	SHEET 3 OF 3

JOINDER AND CONSENT TO DECLARATION OF RESTRICTIVE COVENANTS

BRIAN PATTULLO, individually, as the current fee simple owner of a portion of the Property described in Exhibit A to the foregoing Declaration of Restrictive Covenants, hereby joins in and consents to the Declaration.

Signed, Sealed and Delivered in the Presence of:

By: [Signature]
Name: MARA ANDERSON

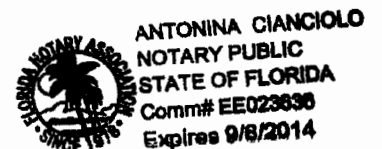
By: [Signature]
Name: MARINA BUCKALEW

By: [Signature]
Name: BRIAN PATTULLO

STATE OF FLORIDA)
)SS:
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me this 17 day of February, 2014, by Brian Pattullo, who (check one) [] is personally known to me or [x] has produced Florida Drivers License as identification.

[Signature]
Print Name: Antonina Cianciolo
NOTARY PUBLIC
State of Florida
My Commission Expires:



JOINER AND CONSENT TO DECLARATION OF RESTRICTIVE COVENANTS

CARL T. WALDRON, individually, as the current fee simple owner of a portion of the Property described in Exhibit A to the foregoing Declaration of Restrictive Covenants, hereby joins in and consents to the Declaration.

Signed, Sealed and Delivered in the Presence of:

By: K. Ebersold
Name: Herrie Ebersold

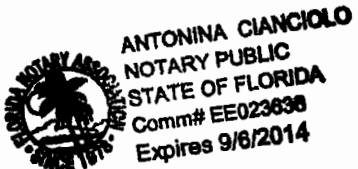
By: Marina Bockalen
Name: MARINA BOCKALEN

By: [Signature]
CARL T. WALDRON

STATE OF FLORIDA)
)SS:
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me this 30 day of January, 2014, by Carl T. Waldron, who (check one) [] is personally known to me or has produced Florida Driver's License as identification.

Antonina Cianciolo
Print Name: Antonina Cianciolo
NOTARY PUBLIC
State of Florida
My Commission Expires:



JOINDER AND CONSENT TO DECLARATION OF RESTRICTIVE COVENANTS

DONALD T. SWINARSKI a/k/a DONALD T. SWINARSKI, JR., individually, as the current fee simple owner of a portion of the Property described in Exhibit A to the foregoing Declaration of Restrictive Covenants, hereby joins in and consents to the Declaration.

Signed, Sealed and Delivered in the Presence of:

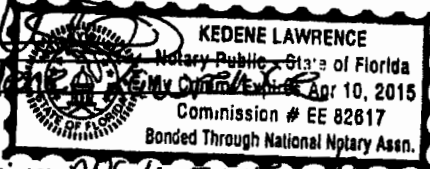
By: *Jennifer F. Donnell Hutchings*
Name: Jennifer F. Donnell Hutchings

By: *Ella Lofton*
Name: ELLA LOFTON

By: *Donald T. Swinski*
DONALD T. SWINARSKI

STATE OF FLORIDA)
)SS:
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me this 3rd day of Feb, 2014, by Donald T. Swinarski, who (check one) [] is personally known to me or [] has produced Driver License as identification.

Kedene Lawrence
Print Name: Kedene Lawrence
NOTARY PUBLIC
State of Florida
My Commission Expires: APR 10 2015


JOINER AND CONSENT TO DECLARATION OF RESTRICTIVE COVENANTS

RIVERBEND SOUTH, LLC, a Florida limited liability company, as the current fee simple owner of a portion of the Property described in Exhibit A to the foregoing Declaration of Restrictive Covenants, hereby joins in and consents to the Declaration.

Signed, Sealed and Delivered in the Presence of:

By: *John Singer*
Name: John Singer

By: *Miriam Skow*
Name: Miriam Skow

RIVERBEND SOUTH, LLC, a Florida limited liability company

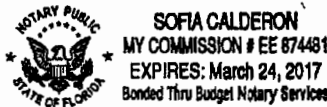
By: BROWARD BARRON, INC., a Florida corporation, its Managing Member

By: *George Rahael*
George Rahael, President

STATE OF FLORIDA)
)SS:
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me this 12 day of February, 2014, by George Rahael, as President of Broward Barron, Inc., a Florida corporation, Managing Member of RIVERBEND SOUTH, LLC, a Florida limited liability company, on behalf of such entity, who (check one) [] is personally known to me or [] has produced _____ as identification.

Sofia Calderon
Print Name: Sofia Calderon
NOTARY PUBLIC
State of Florida
My Commission Expires: March 24, 2017



JOINDER AND CONSENT TO DECLARATION OF RESTRICTIVE COVENANTS

GEORGE BERGER and ARLENE M. BERGER, husband and wife, as the current fee simple owner of a portion of the Property described in Exhibit A to the foregoing Declaration of Restrictive Covenants, hereby joins in and consents to the Declaration.

Signed, Sealed and Delivered in the Presence of:

By: [Signature]
 Name: M. H. [Signature]
 WITNESS AS TO BOTH

By: [Signature]
 Name: Evan [Signature]
 WITNESS AS TO BOTH

By: ~~_____~~
 Name: ~~_____~~

By: ~~_____~~
 Name: ~~_____~~

[Signature]
 GEORGE BERGER

[Signature]
 ARLENE M. BERGER

STATE OF FLORIDA)
)SS:
 COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me this 20 day of February, 2014, by George Berger, who (check one) [] is personally known to me or [] has produced FLDL as identification.



Rossiter Eric Fernandes
 Notary Public
 State of Florida
 My Commission # EE 850388
 Expires: November 8, 2018

[Signature]
 Print Name: Rossiter Eric Fernandes
 NOTARY PUBLIC
 State of Florida
 My Commission Expires:

STATE OF FLORIDA)
)SS:
 COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me this 20 day of February, 2014, by Arlene M. Berger, who (check one) [] is personally known to me or [] has produced FLDL as identification.



Rossiter Eric Fernandes
 Notary Public
 State of Florida
 My Commission # EE 850388
 Expires: November 8, 2018

[Signature]
 Print Name: Rossiter Eric Fernandes
 NOTARY PUBLIC
 State of Florida
 My Commission Expires:

JOINER AND CONSENT TO DECLARATION OF RESTRICTIVE COVENANTS

CITY OF FORT LAUDERDALE, a Florida municipal corporation, as the current fee simple owner of a portion of the Property described in Exhibit A to the foregoing Declaration of Restrictive Covenants, hereby joins in and consents to the Declaration.

Signed, Sealed and Delivered in the Presence of:

CITY OF FORT LAUDERDALE, a Florida municipal corporation

By: Maxine A. Suitor
Name: _____

By: [Signature]
John P. "Jack" Seiler, Mayor

By: Robin Updegrave
Name: Robin Updegrave

By: Donna Vamsco
Name: Donna Vamsco

By: [Signature]
Lee R. Feldman, City Manager

By: [Signature]
Name: [Signature]

ATTEST: [Signature]

Jonda Joseph, City Clerk
Jeffrey A. Modarelli, Asst City Clerk

APPROVED AS TO FORM:
[Signature]
Asst. City Attorney: Dwayne U. Spence

STATE OF FLORIDA)
)SS:
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me this 13th day of March, 2014, by John P. "Jack" Seiler, Mayor, of the CITY OF FORT LAUDERDALE, a municipal corporation of Florida, who (check one) [] is personally known to me or [] has produced _____ as identification.



Jeanette A. Johnson
Print Name: Jeanette A. Johnson
NOTARY PUBLIC
State of Florida
My Commission Expires:

STATE OF FLORIDA)

)SS:

COUNTY OF BROWARD)

Stanley D. Hawthorne, Acting City Manager for:

The foregoing instrument was acknowledged before me this 11th day of March, 2014, by Lee R. Feldman, City Manager of the CITY OF FORT LAUDERDALE, a municipal corporation of Florida, who (check one) is personally known to me or has produced N/A as identification.



Donna M. Samuda

Print Name: DONNA M. SAMUDA
NOTARY PUBLIC

State of Florida

My Commission Expires: January 30, 2017

JOINER AND CONSENT TO DECLARATION OF RESTRICTIVE COVENANTS

FIFTH THIRD BANK, an Ohio banking corporation, as the current mortgagee of a portion of the Property described in Exhibit A to the foregoing Declaration of Restrictive Covenants, hereby joins in and consents to the Declaration.

Signed, Sealed and Delivered in the Presence of:

By: [Signature]
Name: MARK PATTERSON

FIFTH THIRD BANK, an Ohio banking corporation

By: [Signature]
Print Name: Michael Miller
Title: Vice President

By: [Signature]
Name: Leticia R. Morgan

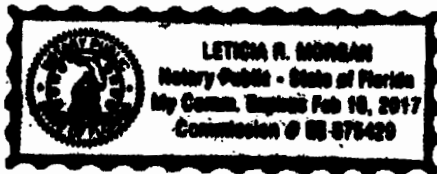
By: [Signature]
Name: Michael Miller

By: [Signature]
Print Name: MARK PATTERSON
Title: VP

By: [Signature]
Name: Leticia R. Morgan

STATE OF FLORIDA)
COUNTY OF Palm Beach)SS:

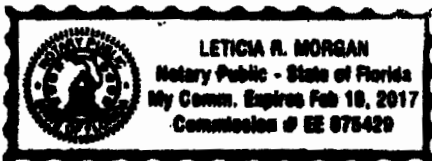
The foregoing instrument was acknowledged before me this 10th day of Feb, 2014, by Michael Miller, as Vice Pres. of FIFTH THIRD BANK, an Ohio banking corporation, on behalf of the corporation, who (check one) [] is personally known to me or [] has produced _____ as identification.



[Signature]
Print Name: Leticia R. Morgan
NOTARY PUBLIC, State of Florida
My Commission Expires: 2/18/2017

STATE OF FLORIDA)
COUNTY OF Palm Beach)SS:

The foregoing instrument was acknowledged before me this 10th day of Feb, 2014, by Mark Patterson, as Vice President of FIFTH THIRD BANK, an Ohio banking corporation, on behalf of the corporation, who (check one) [] is personally known to me or [] has produced _____ as identification.



[Signature]
Print Name: Leticia R. Morgan
NOTARY PUBLIC, State of Florida
My Commission Expires: 2/18/2017

JOINER AND CONSENT TO DECLARATION OF RESTRICTIVE COVENANTS

IBERIABANK, a Louisiana banking corporation, as the current mortgagee of a portion of the Property described in Exhibit A to the foregoing Declaration of Restrictive Covenants, hereby joins in and consents to the Declaration.

Signed, Sealed and Delivered in the Presence of:

By: Nancy Ernst
Name: NANCY ERNST

By: Marisa Powell
Name: MARISA POWELL

IBERIABANK, a Louisiana banking corporation

By: John Troyer
Print Name: John TROYER
Title: SVP

STATE OF FL
COUNTY OF Palm Beach)SS:

The foregoing instrument was acknowledged before me this 30 day of Jan, 2014, by _____, as _____ of **IBERIABANK**, a Louisiana banking corporation, on behalf of the corporation, who (check one) is personally known to me or has produced _____ as identification.

Diane Lotrich
Print Name: Diane Lotrich
NOTARY PUBLIC, State of FL
My Commission Expires: Aug 17, 2017

