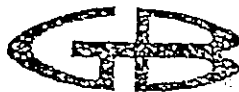




ownership documents

Cedar Lane Developers, Inc.
and
General Builders Corp. of Fort Lauderdale

SUBSIDIARIES OF



GENERAL BUILDERS CORPORATION

OWNER	Cedar Lane Developers, Inc. 2100 South Ocean Lane Fort Lauderdale, Florida
BUILDER	General Builders Corporation of Fort Lauderdale, Inc. 2100 South Ocean Lane Fort Lauderdale, Florida
ARCHITECT	Liebman, Liebman & Associates 77 Third Avenue New York, New York
ATTORNEY	Harry B. Duffy, Esq. 424 Bayview Building 1040 Bayview Drive Fort Lauderdale, Florida
FINANCIER	First Federal Savings and Loan Association of Broward County 301 East Las Olas Boulevard Fort Lauderdale, Florida
PERFORMANCE BOND	Transamerica Insurance Company 147 Remsen Street Brooklyn, New York

*"I would have, then, our ordinary dwelling houses
built to last, and built to be lovely; as rich
and full of pleasantness as may be within and without,
and with such differences as might suit
and express each man's character and occupation
and partly his history."**

*RUSKIN — Seven Lamps of Architecture.
The Lamp of Memory.

FOREWORD

CONDOMINIUM, a noble concept of Real Estate Ownership with its Roman Law origin, and contemporary of modern times, enacted by the Legislature of the State of Florida, is introduced to you in

THE GALLEON

The documents contained in this compendium are the permanent records of Condominium Ownership of your residence. The paramount objective for the drawing of these documents is to ensure the serenity and constant enjoyment of your property. Therefore, they are important to you and each serves a purpose.

DECLARATION, whereby a Condominium is created and the original permanently filed in the Official Records of Broward County, describes Condominium ownership, your interest as an individual owner, your participation in the Association and other important matters are contained in the Declaration and Exhibits, a part thereof.

You obtain Fee Simple Title to your apartment with all the powers, privileges, rights and immunities pertaining thereto, as well as your interest with other apartment owners, in associated ownership of all walks, lobbies, halls, drives and other common areas, all by specific legal description within the total boundaries of the Condominium Property.

The exact location of your apartment is evidenced in Exhibit "A." Exhibit "B" contains the Articles and Exhibit "C," the By-Laws of the Association, The Galleon Condominium Apartments, Inc., a non-profit corporation of which you will become a voting member upon the purchase of your apartment.

PURCHASE AGREEMENT, wherein Cedar Lane Developers, Inc., agrees to construct your apartment and you assent to its purchase, affords to the purchaser a title which can be inherited, leased, mortgaged or sold, like any other real property.

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DECLARATION OF CONDOMINIUM

Affecting the land and all improvements thereon known as THE GALLEON,
a condominium, lying and being in the County of Broward and State of Florida,
and described as:

Lot 21, Block 34 in GALT OCEAN MILE ADD.
NO. 2, as recorded in Plat Book 58, Page 24,
of the Public Records of Broward County, Florida.

RECITALS, INTENT AND PURPOSE

WHEREAS, Cedar Lane Developers, Inc., a Florida corporation, hereinafter referred to as the "Developer", as owner in fee simple of the Property, has constructed thereon a multi-family dwelling containing, among other things, two hundred thirteen (213) apartments, recreational facilities, swimming pool, recreation room and other appurtenances and facilities, all as hereinafter described; and

WHEREAS, by this Declaration, it is intended to subdivide the Property into two hundred thirteen (213) separate parcels of real property which, in accordance with the provisions herein contained, shall nevertheless be subjected to the benefits and burdens of a condominium; and

WHEREAS, a condominium is a method of ownership which, when applied to a multi-family dwelling, provides for a separate title to each residential unit, which title shall consist of an apartment and an undivided interest in and to all of the Property that remains other than Apartments; and

WHEREAS, notwithstanding such separation of title, however, the owners by placing the condominium plan into effect will own with others common area property, including, without intending to limit the same to such elements thereof as the lobby, manager's apartment, elevators, parking areas, landscaped areas, recreation room, swimming pool and related facilities used and controlled in a manner consistent with the needs and desires of the residents and the community in which the Property is located; and

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WHEREAS, it is desirable, therefore, that this Declaration provide the basic requirements for such needs and provide for proper use of the Property, and that within these basic requirements, the Association hereinafter referred to, and its Board of Governors shall have the right and duty to effect the purposes of the condominium.

NOW, THEREFORE,

DECLARATION - Developer hereby declares on behalf of itself, its successors, grantees and assigns to its grantees and their respective heirs, successors and assigns as well as to any and all persons having, acquiring or seeking to have or acquire any interest of any nature whatsoever in and to any part of the Property, as follows:

The Property from and after the date of the recording of this Declaration in the Office of the Clerk of the Circuit Court, in and for Broward County, Florida, shall be designated The Galleon Condominium Apartments, and shall continue subject to each and all of the terms hereof until this Declaration is terminated or abandoned in accordance with provisions herein elsewhere contained and in conformance with the provisions of Florida Statutes 711 entitled "Condominium Act".

I. DEFINITIONS: As used herein or elsewhere in the Condominium Documents unless otherwise provided, or unless the context requires otherwise, the following terms shall be defined as in this Article provided.

1. APARTMENTS: Any one of those parts of the Building which is separately described on Surveyor Plans as Apartment followed by a number.
2. APARTMENT OWNER: The person, persons or entity holding title in fee simply to an Apartment.
3. ASSESSMENT: That portion of the cost of maintaining, repairing and managing the Property which is to be paid by each Apartment Owner.
4. ASSOCIATION: The Galleon Condominium Apartments, Inc. and its successors, a Florida corporation not for profit, copies of the Articles of Incorporation and By-Laws of which corporation are annexed hereto and made parts hereof as Exhibits B and C respectively.

5. BUILDING: The entire structure to be located on the Property will be built substantially in accordance with Plans and Specifications therefor prepared by Liebman, Liebman & Associates, 777 Third Avenue, New York, New York, entitled "The Galleon", Commission No. 6509.

6. COMMON ELEMENTS: All that part of the Property which is not within the 213 Apartments as such Apartments are shown on the Surveyor Plans or which exist within Apartments or as appurtenances thereto by virtue of an easement therein created and the Apartment dividers on the balconies of the Building.

7. LIMITED COMMON ELEMENTS: That portion of the Common Elements consisting of separate and designated covered parking spaces specifically identified as Exhibit A, Pages 1 and 3 as to each of which said covered parking spaces a right of exclusive use has been reserved as an appurtenance to a particular Apartment as set forth in Exhibit A, Pages 1 and 3 as hereinafter described.

8. COMMON EXPENSES: The actual and estimated costs of:

(a) maintenance, management, operation, repair and replacement of the Common Elements and those parts of the Apartments as to which, pursuant to other provisions hereof, it is the responsibility of the Association to maintain, repair and replace;

(b) management and administration of the Association, including without intending to limit the same to compensation paid by the Association to a managing agent, accountants, attorneys and other employees;

(c) any other items held by or in accordance with other provisions of this Declaration or the Condominium Documents to be Common Expenses.

9. COMMON SURPLUS: The excess of all receipts of the Association including but not limited to assessments, rents, profits and revenues on account of the Common Elements, over the amount of Common Expenses.

10. CONDOMINIUM DOCUMENTS: This Declaration and the Exhibits annexed hereto as the same from time to time may be amended. Said exhibits are as follows:

Exhibit A - Surveyor Plans: Site Plan with typical floor plan, Floors 1 through 12 and 14 through 18, together with Apartment Plan and shares of interest attributed to the respective Apartments in and to the Common Elements, prepared by McLaughlin Engineering Co. and recorded in Condominium Book 3, Page 73, Broward County Records.

Exhibit B - Articles of Incorporation of The Galleon Condominium Apartments, Inc.

Exhibit C - By-Laws of The Galleon Condominium Apartments, Inc.

11. DEVELOPER: Cedar Lane Developers, Inc., its successors and/or assigns.

12. PERSON: Developer and any individual, firm, corporation, trustee or other entity capable of holding title to real property.

13. PLANS AND SPECIFICATIONS: The Plans and Specifications referred to in Article I.5. hereof.

14. PROPERTY: The land as hereinabove described, and the improvements located thereon.

15. SHARE: The percentage in and to the Common Elements attributed to each Apartment as set forth in Exhibit A.

16. BY-LAWS: The By-Laws for the government of the condominium as they may exist from time to time.

17. CONDOMINIUM PARCEL: An Apartment Unit together with the undivided share in the Common Elements and Common Surplus which are appurtenant to the Apartment Unit.

18. CONDOMINIUM PROPERTY: Means and includes the land in a condominium whether or not contiguous, and all improvements thereon and all easements and rights appurtenant thereto for use in connection with the condominium.

II. COMMON ELEMENTS USE:

The Common Elements shall be used in accordance with and subject to the following provisions:

1. Covenants against Partition. In order to effectuate the intent hereof and to preserve the Condominium and the condominium method of ownership, the Property shall remain undivided and no person, irrespective of the nature

of his interest in the Property, shall bring any action or proceeding for partition of division of the Property or any part thereof until the termination of this Declaration, in accordance with provisions herein elsewhere contained.

2. Rules and Regulations Promulgated by the Association. No person shall use the Common Elements or any part thereof in any manner contrary to or not in accordance with such rules and regulations pertaining thereto as from time to time may be promulgated by the Association. Without in any manner intending to limit the generality of the foregoing, the Association shall have the right, but not the obligation, to promulgate rules and regulations limiting the use of the Common Elements to members of the Association and their respective families, guests, lessees, invitees and servants, as well as to provide for the exclusive use by an Apartment Owner and his guests, for specific occasions, of the swimming pool, recreation room or other similar facilities. Such use may be conditioned upon, among other things, the payment by the Apartment Owner of such assessment as may be established by the Association for the purpose of defraying the costs thereof.

3. Maintenance, repair, management and operation of the Common Elements shall be the responsibility of the Association, and the Association shall delegate the responsibility of management and operation to a professional management organization.

4. Expenses incurred or to be incurred for the maintenance, repair, management and operation of the Common Elements shall be collected from Apartment Owners, as assessed, in accordance with provisions contained elsewhere herein.

5. Subject to the rules and regulations from time to time pertaining thereto, all Apartment Owners may use the Common Elements in such manner as will not restrict, interfere with or impede the use thereof by other Apartment Owners.

6. Alterations and Improvements. The Association shall have the right to make or cause to be made such alterations and improvements to the Common Elements as do not exceed the sum of \$50,000. In the event the cost of said

alterations and improvements shall exceed the sum of \$50,000., the approval of 75% of the first mortgagees shall be required.

7. Shares of Apartment Owners. The Share of the Apartment Owner in the Common Elements shall be as stated in Exhibit A annexed hereto and may be altered only by amendment hereof executed in form for recording by all of the Apartment Owners and first mortgagees of such Owners. No such alteration shall affect the lien of prior recorded mortgages unless written consent of the holder of such mortgage is obtained and recorded.

8. The Share of An Apartment Owner in the Common Elements is appurtenant to the Apartment owned by him, and inseparable from apartment ownership.

III. MAINTENANCE AND REPAIR OF APARTMENTS

1. The Association, at its expense, shall be responsible for the maintenance and repair and replacement of:

(a) all portions of the Apartments which contribute to the support of the Building, excluding, however, interior walls, ceiling and floors not damaged due to structural defects, and including, without intent to limit the same to outside walls of the Building, structural slabs, roof and loadbearing columns;

(b) all conduits, excepting those serving the A/C units for the various apartments returning to the A/C units located in the lobby, ducts, plumbing, wiring, lighting fixtures and other facilities for the furnishing of utility services which may be contained in the Apartment but excluding therefrom appliances and plumbing fixtures;

(c) all incidental damage caused to an Apartment by such work as may be done or caused to be done by the Association in accordance herewith;

(d) nothing herein contained shall be construed so as to cause the Association to be obligated for damage caused by the negligence of owners, their respective families, lessees, invitees and guests, but rather these persons shall be liable for any damage which they may cause to the Common Elements.

2. By the Apartment Owners. The responsibility of the Apartment Owner shall be as follows:

(a) to maintain, repair and replace at his expense all portions of the Apartment except the portions of each to be maintained, repaired and replaced by the Association.

(b) to perform his responsibilities in such manner so as not unreasonably to disturb other persons residing within the Building.

(c) not to paint or otherwise decorate or change the appearance of any portion of the Building not within the walls of the Apartment, unless the written consent of the Association is obtained.

(d) to promptly report to the Association or its agent any defect or need for repair, the responsibility for the remedying of which is with the Association.

(e) not to make any alterations in the portions of the Apartment or the Building which are to be maintained by the Apartment or remove any portion thereof or make any additions thereto or do anything which would or might jeopardize or impair the safety or soundness of the Building without first obtaining the written consent of the Board of Governors of the Association and all first mortgagees of individual units, nor shall any Apartment Owner impair any easement without first obtaining the written consent of the Association and of the Apartment Owner or Owners for whose benefit such easement exists.

3. Nothing herein contained, however, shall be construed so as to impose a contractual liability upon the Association for maintenance, repair and replacement of the interior of any Apartment, but the Association's liability for said interior of any Apartment shall be limited to damages resulting from negligence.

IV. APARTMENTS SHALL BE CONSTITUTED AS FOLLOWS:

1. Real Property. Each Apartment, together with the space within it as shown on the Surveyor Plans together with all appurtenances thereto, shall, for all purposes, constitute a separate parcel of real property which may be owned in fee simple and which may be conveyed, transferred and encumbered in the same manner as any other parcel of real property, independently of all other parts of the Property, subject, however, to the provisions of this Declaration of Condominium.

2. Boundaries. Each Apartment shall be bounded as to both horizontal and vertical boundaries as shown on the Surveyor Plans, subject to such encroachments as are contained in the Building whether the same exist now or are created by construction, settlement or movement of the Building, or permissible repairs, reconstruction or alterations. Said Boundaries are

intended to be as follows:

(a) Vertical Boundaries:

- (i) the underside of the concrete slab above and abutting the Apartments;
- (ii) the underside of the concrete slab below and abutting the Apartments.

(b) Horizontal Boundaries:

- (i) interior, between Apartments - the various planes formed by the centerline of the interior walls between Apartments;
- (ii) exterior of Apartments - the various planes formed by the exterior of the outside walls of the Building and/or the various planes formed by the exterior that where there is attached to or abutting the Building a balcony or terrace serving only the Apartment being bounded, such boundary shall be extended and include within it such balcony or terrace.

3. Appurtenances. Each Apartment shall include and the same shall pass with each Apartment as an inseparable appurtenance thereto, whether or not separately described, conveyed or encumbered, all of the rights, title and interest of an Apartment Owner in the Property, which shall include but not be limited to:

(a) Common Elements and Common Surplus: An undivided Share in and to the Common Elements and Common Surplus, such undivided share to be that portion set forth in Exhibit A;

(b) The conveyance of a Limited Common Elements as an appurtenance to the Apartment known as a covered parking space for the maintenance of a private passenger automobile in accordance with the Rules and Regulations of the Association;

(c) Easements for the benefit of the Apartment.

(d) Association membership and funds and assets held by the Association for the benefit of the Apartment Owner.

(e) All such appurtenances, however, shall be and continue to be subject to the easements for the benefit of other Apartments.

(f) In addition to and not in derogation of the ownership of the space described on the Surveyor Plans an exclusive easement for the use of the space not owned by the Apartment Owner and which is occupied by the Apartment, which easement shall exist until this Declaration is terminated in accordance with provisions herein elsewhere contained.

(g) The following easements from each Apartment Owner to each other Apartment Owner and to the Association:

- (i) Ingress and Egress. Easements through the Common Elements for ingress and egress for all persons making use of such Common Elements in accordance with the terms of the Condominium Documents;
- (ii) Structural Support. Every portion of an Apartment which contributes to the structural support of the Building shall be burdened with an easement of structural support for the benefit of the Common Elements;
- (iii) Emergency easements of Ingress and Egress. Easements over all balconies whenever reasonably required for emergency ingress and egress;
- (iv) No Apartment Owner shall install or allow to be installed any lock, security device or other thing which will or might impair such easements.

(h) The following easements from each Apartment Owner to the Association:

- (i) Maintenance, repair and replacement. Easements through the Apartments and Common Elements for maintenance, repair and replacement of the Apartments and Common Elements. Use of these easements, however, for access to the Apartments shall be limited to reasonable hours, except that access may be had at any time in case of emergency.

- (ii) Utilities. Easements through the Apartments and Common Elements for all facilities for the furnishing of utility services within the Building, which facilities shall include but not be limited to conduits, ducts, plumbing and wiring; provided, however, that the easements for such facilities through an Apartment shall be only substantially in accordance with the Plans and Specifications of the Building.

V. USE RESTRICTIONS

In order to provide for a congenial occupation of the Building and to provide for the protection of the values of the Apartments, the use of the Property shall be restricted to and be in accordance with the following provisions:

1. The Apartments shall be used for single family residences only.
2. The Common Elements shall be used for the furnishing of services and facilities for which the same are reasonably intended, for the enjoyment of the Apartments.
3. No Apartment shall be occupied by any person not approved in advance by the Board of Governors of the Association. The Association shall signify in writing such approval or disapproval within thirty (30) days after the same is requested in writing, provided that simultaneously with such request, there is submitted to the Association the name of the person in question, his residence address, together with such other information as the Association might reasonably request. Any such approval once given may not thereafter be withdrawn. Failure of the Board of Governors to disapprove within such period conclusively shall be deemed to constitute approval. The provisions in this paragraph shall not be applicable to any mortgagee or purchaser or lessee from such mortgagee as recited in Article XVI. hereof.
4. No nuisances shall be allowed upon the Property nor shall any use or practice be allowed which is a source of annoyance to residents or which interferes with the peaceful possession and proper use of the Property by its residents.

5. Lawful Use. No immoral, improper, offensive or unlawful use shall be made of the Property nor any part thereof and all valid laws, zoning ordinances and regulations of all governmental bodies having jurisdiction thereof shall be observed. The respective responsibilities of Apartment Owners and the Association of complying with the requirements of governmental bodies which require maintenance, modification or repair of the Property shall be the same as hereinabove provided for the maintenance and repair of that portion of the Property subjected to such requirements.

6. Interpretation. In interpreting deeds, mortgages and plans, the existing physical boundaries of the unit or of a unit reconstructed in substantial accordance with the original plans thereof shall be conclusively presumed to be its boundaries rather than the metes and bounds expressed in the deed, mortgage or plan, regardless of settling or lateral movements of the Building and regardless of minor variance between boundaries shown on the plat or in the deed and those of the Building.

7. Regulations. Regulations concerning use of the Property may be promulgated by the Association as hereinabove set forth; provided, however, that copies of such regulations are furnished to each Apartment Owner prior to the time that the same become effective. The initial regulations shall be deemed effective until amended by the Association. Such regulations shall not impair or limit the rights of mortgagees as elsewhere recited.

VI. CONVEYANCES

The sale, leasing and mortgaging of Apartments shall be subject to the following provisions until this Declaration is terminated in accordance with provisions herein elsewhere contained.

1. The Developer shall not be required to obtain approval of the Board of Governors for the sale or lease of any Apartment. No Apartment Owner may dispose of an Apartment or any interest therein by sale or by lease without approval of the Board of Governors of the Association, which approval of the Association shall be obtained in the manner hereinafter provided:

(a) Notice to Association. An Apartment Owner intending to make a sale or a lease of his Apartment or any interest therein shall give notice to the Association of such intention, together with the name and address of the intended purchaser or lessee, such other information as the Association reasonably may require and the terms of the proposed transaction. The giving of such notice shall constitute a warranty and representation by the Apartment Owner to the Association and any purchaser or lessee produced by the Association as hereinafter provided, that the Apartment Owner believes the proposal to be bona fide in all respects.

(b) Election of Association. Within thirty (30) days after receipt of such notice, the Board of Governors of the Association shall either approve the transaction or furnish a purchaser or lessee approved by the Association (and give notice thereof to the person desiring to sell or lease his apartment) who will accept the transaction upon terms as favorable to the seller as the terms stated in the notice, except that a purchaser or lessee furnished by the Association may have not less than thirty (30) days subsequent to the date of approval within which to close the transaction, and except that the approval of a corporation may be conditioned as elsewhere stated. The approval of the Board of Governors of the Association shall be in recordable form, signed by any two members of the Board, and shall be delivered to the purchaser or lessee. The failure of the Association to act within such 30-day period shall be deemed to constitute approval, following which the Association nevertheless shall prepare and deliver written approval in recordable form, as aforesaid. The Apartment Owner giving such notice shall be bound to consummate the transaction with such purchaser or lessee as may be approved and furnished by the Association.

(c) The Association, subject to approval by the Board of Governors, shall have the right to purchase any Apartment.

2. Mortgage. No Apartment Owner may mortgage his Apartment nor any interest therein without the approval of the Association except to a bank,

life insurance company, public or private pension fund, or savings and loan association. The approval of any other mortgagee may be upon conditions determined by the Board of Governors of the Association.

VII. ADMINISTRATION

The administration of the Property, including but not limited to the acts required of the Association shall be governed by the following provisions:

1. The Association shall be incorporated under the name "The Galleon Condominium Apartments, Inc.", as a corporation not for profit under the laws of the State of Florida, under Articles of Incorporation of which a copy is attached as Exhibit B. Any other form of organization for the Association may be substituted after first obtaining the written approval of all of the members thereof.
2. The By-Laws of the Association shall be in the form attached as Exhibit C until such are amended in the manner therein provided.
3. The duties and powers of the Association shall be those set forth in this Declaration, the Articles of Incorporation and the By-Laws, together with those reasonably implied to effect the purposes of the Association and this Declaration; provided, however, that if there are conflicts or inconsistencies between this Declaration and either the Articles of Incorporation or the By-Laws, the terms and provisions of this Declaration shall prevail and the Apartment Owners covenant to vote in favor of such amendments in the Articles of Incorporation and/or By-Laws as will remove such conflicts or inconsistencies. The powers and duties of the Association shall be exercised in the manner provided by the Articles of Incorporation and the By-Laws and any duties or rights of the Association which are granted by or to be exercised in accordance with the provisions of this Declaration shall be so exercised except that wherever this Declaration requires the act or approval of the Board of Governors of the Association, such act or approval must be that of the Board done or given in accordance with the By-Laws.

4. Notice or demands, for any purpose, shall be given by the Association to Apartment Owners, and by Apartment Owners to the Association and other Apartment Owners in the manner provided for notices to members of the Association by the By-Laws of the Association.

5. All funds and the titles of all properties acquired by the Association and the proceeds thereof after deducting therefrom the costs incurred by the Association in acquiring the same shall be held for the benefit of the Apartment Owners for the purposes herein stated.

6. All income received by the Association from the rental or licensing of any part of the Common Elements (as well as such income anticipated) shall be used for the purpose of reducing prospective Common Expenses prior to establishing the annual assessment for Common Expenses.

VIII. INSURANCE

The insurance which shall be carried upon the Property shall be governed by the following provisions:

1. Authority to Purchase. Except Builders Risk and other required insurance furnished by the Developer during construction; all insurance policies upon the Property (except as hereinafter allowed) shall be purchased by the Association for the benefit of the Apartment Owners and their respective mortgagees as their interests may appear and shall provide for the issuance of certificates of insurance mortgagee endorsements to the holders of first mortgages on the Apartments or any of them and, if insurance companies will agree, shall provide that the insurer waives its right of subrogation as to any claim against Apartment Owners, the Association and their respective servants, agents and guests. Such policies and endorsements shall be deposited with the Insurance Trustee (as hereinafter defined) who must first acknowledge that the policies and any proceeds thereof will be held in accordance with the terms hereof.

2. Approval. All insurance policies upon the condominium property shall be purchased by the Association through an agent having a place of

business in Broward County, Florida, and shall be issued by an insurance company authorized to do business in Florida and shall be subject to approval by the First Federal Savings and Loan Association of Broward County, Florida, whenever that institution is listed in the roster of mortgagees. And, if such institution is not listed in this roster, then by the bank, savings and loan association or insurance company which, according to such roster, at the time for approval is the owner and holder of the oldest unsatisfied mortgage upon an Apartment in the Condominium held by such an institution. Such approval may be obtained by directing to the mortgagee having the right of approval a request in writing for approval or disapproval within ten days after the receipt of the request; and if a response from the mortgagee is not received within such ten-day period, the request shall be deemed to be approved. An approval shall not be unreasonably withheld or denied.

3. Named Insured. The names insured shall be the Association individually and as agent for the Apartment Owners without naming them, and shall include the mortgagees of Apartments which are listed in the roster of mortgagees. Such policies shall provide that payments for losses thereunder by the insurer shall be paid to the Insurance Trustee hereinafter designated, and all policies and endorsements thereon shall be deposited with the Insurance Trustee. Apartment Owners may obtain insurance coverage at their own expense upon their own personal property and for their personal liability and living expense.

4. Copies to Mortgagees. One copy of each insurance policy and of all endorsements thereon shall be furnished by the Association to each mortgagee included in the mortgagee roster. Such copies shall be furnished not less than ten days prior to the expiration of expiring policies.

5. Coverage.

(a) Casualty. The Building and all other insurable improvements upon the land and all personal property as may be owned by the Association shall be insured in an amount equal to the maximum insurable replacement

value thereon (exclusive of excavation and foundations) as determined annually by the insurance company affording such coverage. Such coverage shall afford protection against the following:

- (i) Loss or damage by fire and other hazards covered by the standard extended coverage endorsement;
 - (ii) such other risks as from time to time customarily shall be covered with respect to buildings similar in construction, location and use as the Building, including but not limited to vandalism, malicious mischief, windstorm and water damage.
 - (b) Public Liability and property damage in such amounts and in such forms as shall be required by the Association, including but not limiting the same to water damage, legal liability, hired automobile, non-owned automobile and off-premises employee coverages;
 - (c) Workmen's Compensation policy to meet the requirements of law;
 - (d) All liability insurance shall contain cross-liability endorsements to cover liabilities of the Apartment Owners as a group to an Apartment Owner.
6. Premiums. Premiums upon insurance policies purchased by the Association shall be paid by the Association and charged as Common Expenses.
7. All insurance policies purchased by the Association shall be for the benefit of the Association and the Apartment Owners and their respective mortgagees as their respective interests may appear and shall provide that all proceeds payable as a result of casualty losses shall be paid to the Broward National Bank, as Trustee, or to any other bank in Florida with trust powers and total assets of more than \$50,000,000.00. Such Trustee or any other bank acting as such is herein referred to as the Insurance Trustee. The Insurance Trustee shall not be liable for payment of premiums nor for the renewal of the policies, nor for the failure to collect any insurance proceeds. The sole duty of the Insurance Trustee shall be to receive

such proceeds as are paid and to hold the same in trust for the purposes elsewhere stated herein, and for the benefit of the Association, the Apartment Owners, and their respective mortgagees, in the following shares, but such shares need not be set forth upon the records of the Insurance Trustee:

(a) Common Elements. Proceeds on account of damage to Common Elements - that undivided share for each Apartment Owner and his mortgagee, if any, which is set forth in Exhibit A.

(b) Apartments. Proceeds on account of Apartments shall be held in the following manner in undivided shares:

(i) partial destruction when the Building is restored - for the Owners of damaged Apartments in proportion to the costs of repairing the damage suffered by each damaged Apartment. Upon the request of the Insurance Trustee, the Association shall certify to the Insurance Trustee the appropriate portions as aforesaid, and each Apartment Owner shall be bound by and the Insurance Trustee may rely upon such certification.

(ii) total destruction when the Building is destroyed or where the Building is not to be restored - for all Apartment Owners, the share of each being that share set forth in Exhibit A.

(c) Mortgagees. In the event a mortgagee endorsement has been issued as to an Apartment, the share of the Apartment Owner shall be held in trust for the mortgagee and the Apartment Owner as their interests may appear; provided, however, that no mortgagee shall have any right to determine or participate in the determination as to whether or not any damaged property shall be reconstructed or repaired, and no mortgagee shall have any right to apply or have applied to the reduction of a mortgage debt any insurance proceeds except distributions thereof made to the Apartment Owner and mortgagee pursuant to the provisions of this Declaration.

8. Distribution of Proceeds. Proceeds of insurance policies received by the Insurance Trustee shall be distributed to or for the benefit of the beneficial Owners after first paying or making provisions for payment of the expenses of the Insurance Trustee in the following manner:

(a) Reconstruction or Repair. If the damage for which the proceeds were paid is to be repaired or reconstructed, the proceeds shall be paid to defray the cost thereof as elsewhere provided. Any proceeds remaining after defraying such costs shall be distributed to the beneficial Owners; all remittances to Apartment Owners and their mortgagees being payable jointly to them. This is a covenant for the benefit of any mortgagee of an Apartment and may be enforced by him.

(b) Failure to Reconstruct or Repair. If it is determined in the manner elsewhere provided, that the damage for which the proceeds are paid shall not be reconstructed or repaired, the proceeds shall be distributed to the beneficial owners, remittances to Apartment Owners and their mortgagees being payable jointly to them. This is a covenant for the benefit of any mortgagee of an Apartment and may be enforced by him.

(c) Certificate. In making distribution to Apartment Owners and their mortgagees, the Insurance Trustee may rely upon a certificate of the Association as to the names of the Apartment Owners and their respective shares of the distribution. Upon request of the Insurance Trustee, the Association shall forthwith deliver such certificate.

(d) The provisions of this Section VIII shall not be amended without the prior written approval of the mortgagees.

IX. RECONSTRUCTION OR REPAIR OF CASUALTY DAMAGE

A. If any part of the Common Elements shall be damaged by casualty, such damaged portion shall be promptly reconstructed or repaired as hereinafter provided for unless such damage renders one-half or more of the Apartments untenable and Apartment Owners, who, in the aggregate, own 80% or more of the shares, vote against such reconstruction or repair at a meeting which shall be called within ninety (90) days after the occurrence of the casualty, or, if by such date, the insurance loss has not been finally adjusted, then within thirty (30) days thereafter.

1. Any such reconstruction or repair shall be substantially in accordance with the Plans and Specifications.

2. Encroachments upon or in favor of Apartments which may be created as a result of such reconstruction or repair shall not constitute a claim or basis of a proceeding or action by the Apartment Owner upon whose property such encroachment exists, provided that such reconstruction was either substantially in accordance with the Plans and Specifications or as the Building was originally constructed. Such encroachments shall be allowed to continue in existence for so long as the Building stands.

3. Certificate. The Insurance Trustee may rely upon a certificate of the Association certifying as to whether or not the damaged property is to be reconstructed or repaired. The Association, upon request of the Insurance Trustee, shall deliver such certificate as soon as practical.

B. Responsibility. If the damage is only to those parts of one apartment for which the responsibility of maintenance and repair is that of the Apartment Owner, then the Apartment Owner shall be responsible for reconstruction and repair after casualty. In all other instances, the responsibility of reconstruction and repair after casualty shall be that of the Association.

1. Estimate of Costs. Immediately after a casualty causing damage to property for which the Association has the responsibility of maintenance and repair, the Association shall obtain reliable and detailed estimates of the cost to place the damaged property in condition as good as that before the casualty. Such costs may include professional fees and premiums for such bonds as the Board of Governors desires.

2. Assessments. If the proceeds of insurance policies are not sufficient to defray the estimated costs of reconstruction and repair by the Association (including the aforesaid fees and premiums, if any) assessment shall be made against all Apartment Owners in sufficient amounts to provide funds for the payment of such costs.

3. Construction Funds. The funds for payment of costs of reconstruction

and repair after casualty, which shall consist of proceeds of insurance held by the Insurance Trustee and funds collected by the Association from assessments against Apartment Owners, shall be disbursed in payment of such cost in the following manner:

(a) Association. If the amount of the estimated costs of reconstruction and repair exceeds the total of the annual assessments for Common Expenses made during the year in which the casualty occurred, then the sums paid upon assessments to meet such costs shall be deposited by the Association with the Insurance Trustee.

(b) Insurance Trustee. The proceeds of insurance collected on account of a casualty, and the sums deposited with the Insurance Trustee by the Association from collections of assessments against Apartment Owners on account of such casualty, shall constitute a construction fund which shall be disbursed in payment of the costs of reconstruction and repair in the following manner:

- (i) Apartment Owner. The portion of insurance proceeds representing damage for which the responsibility of reconstruction and repair lies with the Apartment Owner: to such contractors, suppliers and personnel as do the work or supply the materials or services required for such reconstruction or repair, in such amounts and at such times as the Apartment Owner may direct, or if there is a mortgagee endorsement, then to such payees as the Apartment Owner and the first mortgagee direct. Nothing contained herein, however, shall be construed so as to limit or modify the responsibility of the Apartment Owner to make such reconstruction or repair.
- (ii) Association--Lesser Damage. If the amount of the estimated costs of reconstruction and repair is less than the total of the annual assessments for Common Expenses made during the year in which the casualty occurred,

then the construction fund shall be disbursed in payment of such costs upon the order of the Association; provided, however, that upon request of a mortgagee which is a beneficiary of an insurance policy, the proceeds of which are included in the construction fund shall be disbursed in the manner hereafter provided for the reconstruction and repair of major damage.

- (iii) Association--Major Damage. If the amount of the estimated cost of reconstruction and repair of the Building or other improvements is more than the total of the annual assessments for Common Expenses made during the year in which the casualty occurred, then the construction fund shall be applied by the Insurance Trustee to the payment of such costs, and shall be paid to or for the account of the Association from time to time as the work progresses, but not more frequently than once in any calendar month. Said Trustee shall make such payments upon the written request of the Association, accompanied by a certificate, dated not more than fifteen (15) days prior to such request, signed by a responsible officer of the Association and by an architect in charge of the work, who shall be selected by the Association, setting forth (1) that the sum then requested either has been paid by Association or is justly due to contractors, subcontractors, materialmen, architects, or other persons who have rendered services or furnished materials in connection with the work, giving a brief description of the services and materials and the several amounts so paid for withdrawal of insurance proceeds in any previous event pending request, or has been paid out of any proceeds of insurance received by the Association, and that the sum requested does not exceed the

value of the services and materials described in the certificate, (ii) that except for the amount stated in such certificate to be due as aforesaid, there is not outstanding indebtedness known to the person signing such certificate after due inquiry, which might become the basis of a vendor's, mechanic's, materialmen's or similar lien upon such work, the Common Elements or any individual Apartment, and (iii) that the cost as estimated by the person signing such certificate of the work remaining to be done subsequent to the date of such certificate, does not exceed the amount of insurance proceeds remaining in the hands of the Insurance Trustee after the payment of the sum so requested.

(iv) Surplus. It shall be presumed that the first monies disbursed in payment of such costs of reconstruction and repair shall be from insurance proceeds; and if there is a balance in a construction fund after payment of all costs of the reconstruction and repair for which the fund is established, such balance shall be distributed jointly to the Apartment Owners and their mortgagees, who are the beneficial owners of the fund.

4. Insurance Adjustments. Each Apartment Owner shall be deemed to have delegated to the Board of Governors his right to adjust with insurance companies all losses under policies purchased by the Association except in any case where the damage is restricted to one Apartment, subject to the rights of mortgagees of such Apartment Owners.

X. ASSESSMENTS

Assessments against the Apartment Owners shall be made or approved by the Board of Governors of the Association and paid by the Apartment Owners to the Association in accordance with the following provisions:

1. Share Expense. Common Expenses - Each Apartment Owner shall be liable for his share of the Common Expenses, and this share shall be equal to the percentage that each Apartment bears to the Common Elements

as set forth in Exhibit A, and his share in the Common Surplus shall be a like percentage.

2. Assessments other than Common Expenses. Any assessments, the authority to levy which is granted to the Association or its Board of Governors by the Condominium Documents, shall be paid by the Apartment Owners to the Association in the proportions set forth in the provisions of the Condominium Documents authorizing the assessment.

3. Accounts. All sums collected by the Association from assessments may be co-mingled in a single fund but they shall be held for the Apartment Owners in the respective shares in which they are paid and shall be credited to accounts from which shall be paid the expenses for which the respective assessments are made. Such accounts shall be as follows:

(a) Common Expense Account - to which shall be credited collections of assessments for all Common Expenses as well as payments received for defraying costs of the use of Common Elements;

(b) Alteration and Improvement Account - to which shall be credited all sums collected for alteration and improvement assessments;

(c) Reconstruction and Repair Account - to which shall be credited all sums collected for reconstruction and repair assessments;

(d) Emergency Account - to which shall be credited all sums collected for emergencies.

4. Assessments for Common Expenses. Assessments for Common Expenses shall be made for the calendar year annually in advance on or before the second Monday in December of the year preceding for which the assessment is made and at such other and additional times as in the judgment of the Board of Governors additional Common Expense assessments are required for the proper management, maintenance and operation of the Common Elements. Such annual assessments shall be due and payable monthly or quarterly during the calendar year, on the first day of each month, beginning with January of the year of the year for which the assessments are made.

The total of the assessments shall be in the amount of the estimated Common Expenses for the year including a reasonable allowance for contingencies and reserves less the amounts of unneeded Common Expense Account balances and less the estimated payments to the Association for defraying the costs of the use of Common Elements. If an annual assessment is not made as required, a payment in the amount required by the last prior assessment shall be due upon each assessment payment date until changed by a new assessment.

5. Other Assessments. Other assessments shall be made in accordance with the provisions of the Condominium Documents, and if the time of payment is not set forth in the Condominium Documents, the same shall be determined by the Board of Governors of the Association.

6. Assessments for Emergencies. Assessments for Common Expenses of emergencies which cannot be paid from the Common Expense Account shall be made only by the Board of Governors of the Association.

7. Assessments for Liens. All liens of any nature including taxes and special assessments levied by governmental authority which are a lien upon more than one Apartment or upon any portion of the Common Elements shall be paid by the Association as a Common Expense and shall be assessed against the Apartments in accordance with the Share of the Apartments concerned or charged to the Common Expense Account, whichever in the judgment of the Board of Governors is appropriate.

8. Assessment Roll. The assessments against all Apartment Owners shall be set forth upon a roll of the Apartments which shall be available in the office of the Association for inspection at all reasonable times by Apartment Owners or their duly authorized representatives. Such roll shall indicate for each Apartment the name and address of the Owner or Owners, the assessments for each Apartment for all purposes and the amounts of all assessments paid and unpaid. A Certificate made by the Association as to the status of an Apartment Owner's assessment account shall limit the liability of any person for whom made other than the Apartment Owner, and the Association shall issue such certificates to such persons as an Apartment Owner may request in writing.

9. Liability for Assessments. The Owner of an Apartment and his grantees shall jointly and severally be liable for all unpaid assessments due and payable at the time of a conveyance but without prejudice to the rights of the grantee to recover from the grantor the amounts paid by the grantee therefor. Such liability may not be avoided by a waiver of the use or enjoyment of any Common Element or by abandonment of the Apartment for which the assessments are paid. A Purchaser of an Apartment at a judicial or foreclosure sale or a first mortgagee who accepts a deed in lieu of foreclosure, shall be liable for assessments coming due after such sale or delivery of a deed and shall be responsible only for that portion of the due assessments prorated for the period from the date of such sale or delivery of deed. Such a purchaser as aforesaid shall be entitled to the benefit for all prepaid assessments paid beyond the date such purchaser acquires title.

10. Lien for Assessments. The unpaid portion of an assessment which is due shall be secured by a lien on the following property which shall be subordinate to any prior recorded mortgage on the Apartment:

(a) The Apartment and all appurtenances thereto when a notice claiming the lien has been recorded by the Association in the Public Records of Broward County. The Association shall not, however, record such claim of lien until the assessment is unpaid for not less than twenty (20) days after it is due. Such a claim of lien shall also secure all assessments which come due thereafter until the claim of lien is satisfied.

(b) All tangible personal property located in the Apartment except that such lien shall be subordinate to prior bona fide liens of record.

11. Collection.

(a) Interest: Application of Payments. Assessments and installments thereof paid on or before then (10) days after the date when due shall not bear interest but all sums not paid on or before twenty (20) days after the date when due shall bear interest at the rate of ten percent (10%) per annum from the date when due until paid. All payments upon account shall be applied first to interest and then the assessment payment first due. All interest collected shall be credited to the Common Expense Account.

(b) Suit. The Association at its option may enforce collection of delinquent assessments by suit at law or by foreclosure of the liens securing the assessments or by any other competent proceeding and in either event, the Association shall be entitled to recover in the same action, suit or proceeding the payments which are delinquent at the time of judgment or decree together with interest thereon at the rate of ten percent (10%) per annum, and all costs incident to the collection and the action, suit or proceeding, including, without limiting the same, to reasonable attorney's fees.

XI. COMPLIANCE AND DEFAULT

Each Apartment Owner shall be governed by and shall comply with the terms of the Condominium Documents and Regulations adopted pursuant thereto and said Documents and Regulations as they may be amended from time to time. A default shall entitle the Association or other Apartment Owners to the following relief:

(a) Legal Proceeding. Failure to comply with any of the terms of the Condominium Documents and Regulations adopted pursuant thereto, shall be ground for relief which may include, without intending to limit the same to, an action to recover the sums due for damages, injunctive relief, foreclosure of lien or any combination thereof, and which relief may be sought by the Association or if appropriate, by an aggrieved Apartment Owner.

(b) All Apartment Owners shall be liable for the expense of any maintenance, repair or replacement rendered necessary by his act, neglect or carelessness or by that of any member of his family or his or their guests, employees, agents, or lessees, but only to the extent that such expense is not met by the proceeds of insurance carried by the Association. Such liability shall include any increase in fire insurance rates occasioned by use, misuse, occupancy or abandonment of any Apartment or its appurtenances. Nothing herein contained, however, shall be construed so as to modify any waiver by insurance companies of rights of subrogation.

(c) **Costs and Attorney's Fees.** In any proceeding arising because of an alleged default by an Apartment Owner, the prevailing party shall be entitled to recover the costs of the proceeding and such reasonable attorney's fees as may be determined by the Court.

(d) **No Waiver of Rights.** The failure of the Association or of an Apartment Owner to enforce any right, provisions, covenant, or condition which may be granted by the Condominium Documents shall not constitute a waiver of the right of the Association or Apartment Owner to enforce such right, provision, covenant or condition in the future.

(e) All rights, remedies and privileges granted to the Association or an Apartment Owner pursuant to any term, provisions, covenants or conditions of the Condominium Documents shall not be deemed to constitute an election of remedies nor shall it preclude the party thus exercising the same from exercising such other and additional rights, remedies and privileges as may be granted to such party by the Condominium Documents or at law or in equity.

XII. **AMENDMENT.** Except for alterations in the Shares which cannot be done except with the consent of all Apartment Owners whose shares are being affected and their mortgagees, and with the exception of any amendment to the requirements that the mortgagees approve any amendment to the provisions relating to their approval of insurance provisions as set forth in Section VIII. 8. (d) supra, the Condominium Documents may be amended in the following manner:

1. **Declaration.** Amendments to the Declaration shall be proposed and adopted as follows:

(a) **Notice.** Notice of the subject matter of the proposed amendment in reasonably detailed form shall be included in the Notice of any meeting at which a proposed amendment is considered.

(b) **Resolution.** A resolution adopting a proposed amendment may be proposed by either the Board of Governors of the Association or by the Apartment Owners meeting as members of the Association, and after being proposed and approved by either of such bodies, must be approved by the other. Governors and Apartment Owners not present at the meeting con-

sidering such amendment may express their approval in writing or by proxy. Such approvals must be by not less than seventy-five percent (75%) of the Governors and seventy-five percent (75%) of the Apartment Owners and their mortgagees.

(c) Recording. A copy of each amendment shall be certified by at least two officers of the Association as having been duly adopted and shall be effective when recorded in the Public Records of Broward County, Florida. Copies of the same shall be sent to each Apartment Owner and his mortgagee in the manner elsewhere provided for the giving of notice but the same shall not constitute a condition precedent to the effectiveness of such amendment.

2. Association: Articles of Incorporation and By-Laws. The Articles of Incorporation and the By-Laws of the Association shall be amended in the manner provided by such documents.

XIII. TERMINATION.

The Condominium shall be terminated, if at all, in the following manner:

1. The termination of the Condominium may be effected by the agreement of all Apartment Owners and first mortgagees, which agreement shall be evidenced by an instrument or instruments executed in the manner required for conveyances of land. The termination shall become effective when such agreement has been recorded in the Public Records of Broward County, Florida.

2. Destruction. If it is determined in the manner elsewhere provided that the Property shall not be reconstructed after casualty, the Condominium Plan of Ownership will be terminated and the Condominium Documents revoked. The determination not to reconstruct after casualty shall be evidenced by a Certificate of the Association certifying as to the facts affecting the termination, which certificate shall become effective upon being recorded in the Public Records of Broward County, Florida.

3. Shares of Apartment Owners after Termination. After termination of the Condominium, the Apartment Owners shall own the Property as tenants in common in undivided shares and the holders of mortgages and liens against the Apartment or Apartments formerly owned by such Apartment Owners shall have mortgages and liens upon the respective undivided shares of the

Apartment Owners; such undivided shares of the Apartment Owners shall be as set forth in Exhibit A. All funds held by the Association and insurance proceeds, if any, shall be and continue to be held jointly for the Apartment Owners and their first Mortgagees in proportion to their ownership of the Common Elements. The costs incurred by the Association in connection with a termination shall be a Common Expense.

4. Following termination, the Property may be partitioned and sold upon the application of any Apartment Owner. If the Board of Governors following a termination by not less than a three-fourths vote determines to accept an offer for the sale of the Property, each Apartment Owner shall be bound to execute such deeds and other documents reasonably required to effect such sale at such times and in such forms as the Board of Governors directs. In such event, any action for partition or other division of the Property shall be held in abeyance pending such sale, and upon the consummation thereof shall be discontinued by all parties thereto.

5. The members of the Board of Governors acting collectively as agent for all Apartment Owners shall continue to have such powers as in this Article are granted, notwithstanding the fact that the Association itself may be dissolved upon a termination.

XV. COVENANTS RUNNING WITH THE LAND

All provisions of the Condominium Documents shall be construed to be covenants running with the land and with every part thereof and interest therein including but not limited to every Apartment and the appurtenances thereto; and every Apartment Owner and claimant of the property or any part thereof or interest therein, and his heirs, executors, administrators, successors, and assigns shall be bound by all of the provisions of the Condominium Documents.

XV. LIENS

1. Protection of Property. All liens against an Apartment other than for permitted mortgages, taxes or special assessments will be satisfied or otherwise removed within thirty (30) days from the date the lien attaches.

All taxes and special assessments upon an Apartment shall be paid before becoming delinquent.

2. Notice of Lien. An Apartment Owner shall give notice to the Association of every lien upon his Apartment other than for permitted mortgages, taxes and special assessments within five (5) days after the attaching of the lien.

3. Notice of Suit. Apartment Owners shall give notice to the Association of every suit or other proceeding which will or may affect the title to his Apartment or any other part of the Property, such notice to be given within five (5) days after the Apartment Owner receives notice thereof.

4. Failure to comply with this Article concerning liens will not affect the validity of any judicial sale.

5. The Association shall maintain a register of all permitted mortgages.

XVI. JUDICIAL SALES

1. No judicial sale of an Apartment nor any interest therein shall be valid unless

(a) Approval of Association. The sale is to a purchaser approved by the Board of Governors of the Association, which approval shall be in recordable form and shall be delivered to the purchaser and recorded in the Public Records of Broward County, Florida, or

(b) Public Sale. The sale is a result of a public sale with open bidding.

2. Unauthorized Transactions. Any sale, mortgage or lease which is not authorized pursuant to the terms of this Declaration or for which authorization has not been obtained pursuant to the terms of this Declaration, shall be void unless subsequently approved by the Board of Governors of the Association.

3. In the event proceedings are instituted to foreclose any mortgage on any Apartment, the Association on behalf of one or more Apartment Owners, shall have the right to redeem from the mortgagee for the amount due thereon including reasonable attorney's fees and costs or to purchase such Apartment at the foreclosure sale for the amount set forth to be due by the mortgagee in the foreclosure proceedings,

and should the mortgagor fail to redeem from such mortgage, and in case of such redemption by the Association, the Association thus redeeming shall take and have absolute fee simple title to the Property redeemed, free from any claim or right of any grantee, his heirs or assigns of such mortgagor and every person claiming by, through or under such mortgagor. Nothing herein contained shall preclude a mortgage institution, banker, savings and loan association, insurance company or any other recognized lending institution from owning a mortgage on any Apartment, and such lending institution shall have an unrestricted absolute right to accept title to the Apartment in settlement and satisfaction of said mortgage or to foreclose the mortgage in accordance with the terms thereof and the laws of the State of Florida and to bid upon said Apartment at the foreclosure sale, provided said lending institution owning said mortgage shall give to the Association, its successors or assigns, written notice by certified mail of the said default mailed at least thirty (30) days prior to the institution of foreclosure proceedings during which 30 days the Association shall have the right to cure such default by payment to such mortgagee of all sums due upon such default and following such payment, such mortgagee shall be required to waive such default, and if such default is not cured as aforesaid, and should the Association or any member thereof individually or collectively fail to purchase such mortgage, together with any costs incident thereto, from such mortgagee, or fail to redeem such mortgage, then and in that event the mortgagee taking title on such foreclosure sale or taking title in lieu of foreclosure sale, may acquire such Apartment and occupy the same and let, relet, sell and resell the same without complying with the restriction limiting the occupation of said Property to persons approved by the Association. If the Association or any members as aforesaid, redeems such mortgage or cures such default, it shall have a lien against the Apartment for all sums expended in connection therewith, and shall have the same rights to collect such sums as in the case of a past-due assessment.

XVII. PROVISIONS PERTAINING TO DEVELOPER

For so long as the Developer continues to own any of the Apartments, the provisions shall be deemed to be in full force and effect, none

of which shall be construed so as to relieve Developer from any obligations of an Apartment Owner to pay assessments as to each Apartment owned by it, in accordance with the Condominium Documents.

1. For so long as the Developer owns ten or more Apartments, a majority of the Board of Governors of the Association shall be elected by the Developer, and such members as may be elected by the Developer need not be residents of the Building, but in no event shall the Developer elect a majority of the Board of Governors for a period of longer than two years from date of Certificate of Occupancy.

2. The Developer specifically disclaims any intent to have made any warranty or representation in connection with the Property or the Condominium Documents except as specifically set forth therein and no person shall rely upon any warranty or representation not so specifically made therein. The estimates of Common Expenses are deemed accurate, but no warranty or guaranty is made nor intended, nor may one be relied upon.

XVIII. If any term, covenant, provision, phrase or other element of the Condominium Documents is held to be invalid or unenforceable for any reason whatsoever, such holding shall not be deemed to affect, alter, modify or impair in any manner whatsoever any other term, provisions, covenant or element of the Condominium Documents.

XIX. APARTMENT DEEDS

Any transfer of an Apartment shall include all appurtenances thereto whether or not specifically described.

XX. CAPTIONS

Captions used in the Condominium Documents are inserted solely as a matter of convenience and shall not be relied upon or used in construing the effect or meaning of any of the text of the Condominium Documents.

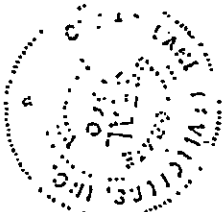
XXI. GENDER, SINGULAR, PLURAL

Whenever the context so permits, the use of the plural shall include the singular, the plural and any gender shall be deemed to include all genders.

XXII SEVERABILITY

If any provisions of this Declaration, or any section, sentence, clause, phrase or word, or the application thereof in any circumstances be judicially held in conflict with the laws of the State of Florida, then the said laws shall be deemed controlling and the validity of the remainder of this Declaration and the application of any such provision, section, sentence, clause, phrase or word in other circumstances shall not be affected thereby.

IN WITNESS WHEREOF, the Developer has executed this Declaration this 24th day of August, 1966.



(SEAL)

CEDAR LANE DEVELOPERS, INC.

By [Signature]
Vice President

ATTEST: [Signature]
Secretary

STATE OF FLORIDA)
COUNTY OF BROWARD) SS:

BEFORE ME, the undersigned authority, personally appeared O. J. LAGZDINS and OLGERTS A. BODNIEKS, as Vice President and Secretary respectively of CEDAR LANE DEVELOPERS, INC., a Florida corporation, and they acknowledged to and before me that they executed the foregoing instrument as such officers of said corporation, and that they affixed thereto the official seal of said corporation, and that the foregoing instrument is the act and deed of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal at Fort Lauderdale, Said County and State, this 24th day of August, 1967.

[Signature]
Notary Public, State of Florida,
at Large

My Commission Expires: NOTARY PUBLIC STATE OF FLORIDA at LARGE
MY COMMISSION EXPIRES OCT. 9, 1967
BONDED THROUGH FRED W. DIESELHOFST

JOINDER OF MORTGAGEE

FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF BROWARD COUNTY, a corporation organized and existing under the laws of the United States of America, herein called the "Mortgagee", the owner and holder of a mortgage upon the following lands in Broward County, Florida:

Lot 21, Block 34 in GALT OCEAN MILE ADD.
NO. 2, as recorded in Plat Book 58, Page 24
of the Public Records of Broward County, Florida,

which mortgage is dated June 7, 1966 and is recorded in Official Records Book 3242, Page 707 of the Public Records of Broward County, Florida, joins in the making of the foregoing Declaration of Condominium, and the Mortgagee agrees that the lien of said mortgage shall hereinafter be upon the following described property in Broward County, Florida:

Apartment 108 and Apartments 110 through 112 and
Apartment 114; Apartments 201 through 212 and
Apartment 214; Apartments 301 through 312 and
Apartment 314; Apartments 401 through 412 and
Apartment 414; Apartments 501 through 512 and
Apartment 514; Apartments 601 through 612 and
Apartment 614; Apartments 701 through 712 and
Apartment 714; Apartments 801 through 812 and
Apartment 814; Apartments 901 through 912 and
Apartment 914; Apartments 1001 through 1012 and
Apartment 1014; Apartments 1101 through 1112 and
Apartment 1114; Apartments 1201 through 1212 and
Apartment 1214; Apartments 1401 through 1412 and
Apartment 1414; Apartments 1501 through 1512 and
Apartment 1514; Apartments 1601 through 1612 and
Apartment 1614; Apartments 1701 through 1712 and
Apartment 1714; Apartments 1801 through 1812 and
Apartment 1814 of THE GALLEON, a condominium
according to the foregoing Declaration of Condomin-
ium thereof together with all of the appurtenances
and together with all the undivided shares in the
Common Elements.

WITNESSES:

FIRST FEDERAL SAVINGS AND LOAN
ASSOCIATION OF BROWARD COUNTY

Carrie J. Johnson
Melvin N. Adams

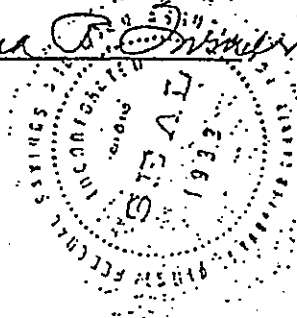
By:

Edwin P. Dawson
Vice President

ATTEST:

Secretary

Helma B. Brown



STATE OF FLORIDA)
COUNTY OF BROWARD) ss.:

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Edwin P. Dawson and Thelma R. Turner well known to me to be the Vice President and Secretary respectively of FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF BROWARD COUNTY, named as Mortgagee in the foregoing Joinder of Mortgagee, 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 29th day of August, A.D., 1967.

Melvin N. Adams
NOTARY PUBLIC

My Commission expires:

Notary Public, State of Florida at Large
My Commission Expires March 23, 1969
Bonded by Transamerica Insurance Co.



State of Florida

Secretary of State



I, Tom Adams, Secretary of State of the State of Florida,
Do Hereby Certify That the following is a true and correct copy of

Certificate of Incorporation
of

THE GALLEON CONDOMINIUM APARTMENTS, INC.,

a corporation not for profit organized and existing under the Laws of the
State of Florida, filed on the 18th day of July,

A.D., 1967, as shown by the records of this office.

Given under my hand and the Great Seal of the
State of Florida, at Tallahassee, the Capital,
this the 19th day of July,
A.D. 1967.



Secretary of State

ARTICLES OF INCORPORATION
OF
THE GALLEON CONDOMINIUM APARTMENTS, INC.

THE UNDERSIGNED hereby associate themselves together for the purpose of forming a corporation not for profit under Chapter 617, Florida Statutes, 1961, and certify as follows:

ARTICLE I.

NAME:

The name of the corporation shall be "THE GALLEON CONDOMINIUM APARTMENTS, INC." and the principal office of this corporation shall be 4100 Galt Ocean Drive, Fort Lauderdale, Florida. For convenience the corporation shall be referred to as the Association.

ARTICLE II.

PURPOSE:

The purpose for which the Association is organized is as follows:

1. A condominium known as THE GALLEON is being constructed upon the following lands in Broward County, Florida:

Lot 21, Block 34 in GALT OCEAN MILE ADD. NO. 2,
as recorded in Plat Book 58, Page 24, of the Public
Records of Broward County, Florida.

2. The documents creating the condominium provide for the ownership, operation, management, maintenance and use of 214 apartments within the Property, together with certain other improvements. This Association is organized for the purpose of providing a convenient means of administering the condominium by the owners thereof.

3. The Association shall make no distributions of income to its members, Governors or officers.

ARTICLE III.

POWERS:

1. The Association shall have all of the common law and statutory powers of a corporation not for profit which are not in conflict with the

terms of these Articles.

2. The Association shall have all of the powers reasonably necessary to implement the purpose of the Association, including but not limited to the following:

(a) To make and collect assessments against members to defray the costs of the condominium.

(b) To use the proceeds of assessments in the exercise of its powers and duties.

(c) The maintenance, repair, replacement and operation of the condominium property.

(d) The reconstruction of improvements after casualty and the further improvements to the Property.

(e) To make and amend regulations respecting the use of the Property in the condominium.

(f) To approve or disapprove proposed purchasers, lessees and mortgagees of apartments.

(g) To enforce by legal means the provisions of the condominium documents, these Articles, the By-Laws of the Association and the regulations for the use of the property in the condominium.

(h) To contract for the management of the condominium and to delegate to such contractor all powers and duties of the Association except such as are specifically required by the condominium documents to have approval of the Board of Governors or the membership of the Association.

3. All funds and the titles to all properties acquired by the Association and the proceeds thereof shall be held only for the benefit of the members in accordance with the provisions of the Condominium Documents.

4. The powers of the Association shall be subject to and shall be exercised in accordance with the provisions of the Declaration of Condominium which governs the use of the Property.

ARTICLE IV.

MEMBERS:

The qualifications of members, the manner of their admission and voting by members shall be as follows:

1. All owners of apartments in the condominium shall be members of the Association, and no other persons or entities shall be entitled to membership.
2. Membership in the Association shall be established by the recording in the Public Records of Broward County, Florida, of a deed or other instrument establishing a change of record title to an apartment in the condominium and the delivery to the Association of a certified copy of such instrument, the new owners designated by such instrument, thereby becoming a member of the Association. The membership of the prior owner shall be thereby terminated.
3. The share of a member in the funds and assets of the Association cannot be assigned, hypothecated or transferred in any manner except as an appurtenance to the apartments in the condominium.

ARTICLE V.

1. The affairs of the Association will be managed by a Board of not less than three nor more than nine Governors as shall be determined by the By-Laws, and in the absence of such determination shall consist of three Governors.
2. Governors of the Association shall be appointed or elected at the annual meeting of the members in the manner determined by the By-Laws except that for so long as Cedar Lane Developers, Inc., a Florida corporation, or its successors, is the owner of ten or more apartments, it shall have the right to elect a majority of the Governors, who need not be residents of the condominium. For so long as the Developer owns not more than nine apartments and not less than four apartments, it shall have the right to elect 40% of the Governors, who need not be residents of the condominium.

At a time when the Developer is no longer the owner of the number of apartments set forth herein, those Governors of said Developer shall resign so as to comply with this Paragraph and their successors shall be appointed by the remaining Governors so as to complete the unexpired terms of those resigning. Governors may be removed and vacancies on the Board of Governors shall be filled in the manner provided by the By-Laws. In no event shall the Developer select a majority of the Board of Governors for a period of longer than two years from date of Certificate of Occupancy.

3. The names and addresses of the members of the first Board of Governors who shall hold office until their successors are elected and have qualified or until removed are as follows:

NAME	ADDRESS
O. J. LAGZDINS	2100 South Ocean Drive
OLGERTS A. BODNIEKS	1920 South Ocean Drive
HARRY B. DUFFY	1040 Bayview Drive FORT LAUDERDALE, FLORIDA

ARTICLE VI.

OFFICERS:

The affairs of the Association shall be administered by officers elected by the Board of Governors at its first meeting following the annual meeting of the members of the Association which officers shall serve at the pleasure of the Board of Governors. The names and addresses of the officers who shall serve until their successors are designated by the Board of Governors are as follows:

NAME	ADDRESS
O. J. LAGZDINS President	2100 South Ocean Drive
OLGERTS A. BODNIEKS Secretary-Treasurer	1920 South Ocean Drive
HARRY B. DUFFY Vice President	1040 Bayview Drive FORT LAUDERDALE, FLORIDA

ARTICLE VII.

INDEMNIFICATION:

Every Governor and every officer of the Association shall be indemnified by the Association against all expenses and liabilities, including counsel fees, reasonably incurred by or imposed upon him in connection with any proceeding to which he may be a party, or in which he may become involved by reason of his being or having been a governor or officer of the Association or any settlement thereof, whether or not he is a governor or officer at the time such expenses are incurred, except in such cases wherein the governor or officer is adjudged guilty of willful misfeasance or malfeasance in the performance of his duties; provided that in the event of a settlement the indemnification herein shall apply only when the Board of Governors approved such settlement and reimbursement as being for the best interests of the Association. The foregoing right of indemnification shall be in addition to and not exclusive of all other rights to which such governor or officer may be entitled.

ARTICLE VIII.

BY-LAWS:

The By-Laws of the Association shall be adopted by the Board of Governors, and may be altered, amended or rescinded in the manner provided by the By-Laws.

ARTICLE IX.

AMENDMENTS:

Amendments to the Articles of Incorporation shall be proposed and adopted in the following manner:

1. Notice of the subject matter of a proposed amendment shall be included in the notice of any meeting at which a proposed amendment is considered.
2. A resolution approving a proposed amendment may be proposed by either the Board of Governors or by the membership of the Association, and after being proposed and approved by one of such bodies, it must be approved by the other. Such approvals must be by 75% of all of the Governors and by not less than 75% of the members of the Association. Governors

and members not present at the meeting considering the amendment may express their approval in writing and shall be effective when recorded in the Public Records of Broward County, Florida.

ARTICLE X.

TERM:

The term of the Association shall be the life of the condominium, unless the Association is terminated sooner in accordance with the Declaration. The Association shall be terminated by the termination of the condominium in accordance with the provisions of the Condominium Documents.

ARTICLE XI.

SUBSCRIBERS:

The names and residences of the subscribers of these Articles of Incorporation are as follows:

NAME	ADDRESS
O. J. LAGZDINS	2100 South Ocean Drive
OLGERTS A. BODNIEKS	1920 South Ocean Drive
HARRY B. DUFFY	1040 Bayview Drive
	FORT LAUDERDALE, FLORIDA

IN WITNESS WHEREOF, the Subscribers have hereto affixed their signatures this 13th day of July, 1967.

O. J. Lagzdins
O. J. LAGZDINS

Olger A. Bodnieks
OLGERTS A. BODNIEKS

Harry B. Duffy
HARRY B. DUFFY

STATE OF FLORIDA)
COUNTY OF BROWARD) ss.:

BEFORE ME, the undersigned authority, personally appeared
O. J. LAGZDINS, OLGERTS A. BODNIEKS and HARRY B. DUFFY, who,
after being sworn by me on oath, acknowledged that they executed the
foregoing Articles of Incorporation for the purposes therein expressed.

SWORN TO AND SUBSCRIBED before me at Fort Lauderdale, said
County and State, this 13th day of July, 1967.

A. T. F. McPherson
NOTARY PUBLIC

My Commission expires:

NOTARY PUBLIC STATE OF FLORIDA at LARGE
MY COMMISSION EXPIRES OCT. 6, 1967
BONDED THROUGH PRES. W. BUETELMOORE

BY-LAWS

OF

THE GALLEON CONDOMINIUM APARTMENTS, INC.
a condominium corporation not for-profit under the laws of the State of Florida

I. IDENTITY

These are the By-Laws of The Galleon Condominium Apartments, Inc., a condominium corporation not for profit under the laws of the State of Florida, the Articles of Incorporation of which were filed in the Office of the Secretary of State of Florida on the 19th day of July, 1967 and subject to the charter granted by the Secretary of State and the Declaration affecting the land and all improvements thereon known as THE GALLEON. The Association has been organized for the purpose of administering a condominium upon the following lands in Broward County, Florida:

Lot 21, Block 34 in GALT OCEAN MILE ADD.
NO. 2, as recorded in Plat Book 58, Page 24,
of the Public Records of Broward County, Florida.

1. The office of the Association shall be at 4100 Galt Ocean Drive, Fort Lauderdale, Florida.
2. The fiscal year of the Association shall be the calendar year.
3. The seal of the corporation shall bear the name of the corporation, the word "Florida", the words "Corporation not for profit" and the year of incorporation.

II. MEMBERS

1. The annual members' meeting shall be held at the office of the corporation at 4100 Galt Ocean Drive, Fort Lauderdale, Florida, for the purpose of electing governors and of transacting any other business authorized to be transacted by the members, provided, however, if that day is a legal holiday, the meeting shall be held at the same hour on the next succeeding day.
2. Special members' meetings shall be held whenever called by the President or Vice President or by a majority of the Board of Governors, and must be called by such officers upon receipt of a written request from one-third of the entire membership.

3. Notice of all members' meetings stating the time and place and the objects for which the meeting is called shall be given by the President or Vice President or Secretary, unless waived in writing. Such notice shall be in writing to each member at his address as it appears on the books of the Association and shall be mailed not less than ten (10) days nor more than sixty (60) days prior to the date of the meeting. Proof of such mailing shall be given by the affidavit of the person giving the notice. Notice of meeting may be waived before or after meeting.

4. A quorum at members' meetings shall consist of persons entitled to cast a majority of the votes of the entire membership. The joinder of a member in the action of a meeting by signing and concurring in the minutes thereof shall constitute a presence of such member for the purpose of determining a quorum.

5. Each Apartment shall be entitled to one (1) vote. The vote of the owners of an apartment owned by more than one person or by a corporation or other entity shall be cast by the person named in a certificate signed by all of the owners of the apartment and filed with the Secretary of the Association. Such certificate shall be valid until revoked by a subsequent certificate. If such a certificate is not on file, the vote of such owners shall not be considered in determining the requirements for a quorum nor for any other purposes.

6. Proxies. Votes may be cast in person or by proxy. Proxies shall be valid only for the particular meeting designated therein and must be filed with the Secretary before the appointed time of the meeting.

7. Approval or disapproval of an apartment owner upon any matter, whether or not the subject of an Association meeting, shall be by the same person who would cast the vote of such owner if in an Association meeting.

8. Adjourned Meetings. If any meeting of members cannot be organized because a quorum has not attended, the members who are present, either in person or by proxy, may adjourn the meeting from time to time

until a quorum is present.

9. The order of business at annual members' meetings and, as far as practicable at all other members' meetings, shall be:

- (a) Election of Chairman of the meeting.
- (b) Calling of the roll and certifying of proxies.
- (c) Proof of notice of meeting or waiver of notice.
- (d) Reading and disposal of any unapproved minutes.
- (e) Report of Officers.
- (f) Reports of Committees.
- (g) Election of Governors.
- (h) Unfinished Business.
- (i) New Business.
- (j) Adjournment.

III. GOVERNORS

1. The Board of Governors shall consist of not less than three persons nor more than five as is determined from time to time by the members. Each member of the Board of Governors shall be either the owners of an apartment, have an interest therein or in the event of a corporate ownership, any officer or designated agent thereof.

2. Election of Governors shall be conducted in the following manner:

(a) Members of the Board of Governors shall be elected by a plurality of the votes cast at the annual meeting of the members of the Association.

(b) Vacancies in the Board of Governors may be filled until the date of the next annual meeting by the remaining Governors.

(c) For so long as the Developer owns ten or more Apartments, a majority of the Board of Governors of the Association shall be elected by the Developer, and such members as may be elected by the Developer need not be residents in the Building, but in no event shall the Developer elect a majority of the Board of Governors for a period of longer than two years from date of Certificate of Occupancy.

3. The term of each Governor's service shall extend until the next annual meeting of the members and thereafter until his successor is duly elected and qualified or until he is removed in the manner elsewhere provided.

4. The organization meeting of a newly elected Board of Governors shall be held within ten (10) days of their election at such place and time as shall be fixed by the Governors at the meeting at which they were elected,

and no further notice of the organization meeting shall be necessary providing a quorum shall be present.

5. Regular meetings of the Board of Governors may be held at such time and place as shall be determined from time to time by a majority of the Governors. Notice of regular meetings shall be given to each Governor, personally or by mail, telephone or telegraph at least three days prior to the date named for such meeting unless such notice is waived.

6. Special meetings of the Governors may be called by the President and must be called by the Secretary at the written request of one-third of the votes of the Board. Not less than three days' notice of the meeting shall be given personally or by mail, telephone or telegraph, which notice shall state the time, place and purpose of the meeting.

7. Waiver of Notice. Any Governor may waive notice of a meeting before or after the meeting, and such waiver shall be deemed equivalent to the giving of notice.

8. A quorum at Governors' meetings shall consist of the Governors entitled to cast a majority of the votes of the entire Board. The Acts of the Board approved by a majority of votes present at a meeting at which a quorum is present shall constitute the acts of the Board of Governors except as specifically otherwise provided in the Declaration of Condominium. If at any meeting of the Board of Governors there be less than a quorum present, the majority of those present may adjourn the meeting from time to time until a quorum is present. At an adjourned meeting any business which might have been transacted at the meeting as originally called may be transacted without further notice. The joinder of a Governor in the action of a meeting by signing a concurring in the minutes thereof shall constitute the presence of such Governor for the purpose of determining a quorum.

9. The presiding officer of Governors' meetings shall be the chairman of the Board. If such has not been elected then the President shall preside. In the absence of the presiding officer, the Governors present shall designate one of their number to preside.

10. Governors' fees, if any, shall be determined by the members.

11. A Governor may be removed for cause or for the failure to be either the owner of an Apartment, have an interest therein or in the event of corporate ownership to be an officer or designated agent thereof. The removal of a Governor pursuant to this paragraph shall be by the majority vote of the remaining Board members at a special meeting called for that purpose.

IV. POWERS AND DUTIES OF THE BOARD OF GOVERNORS

All of the powers and duties of the Association shall be exercised by the Board of Governors including those existing under the common law and statutes, the Articles of Incorporation of the Association and the documents establishing the condominium. Such powers and duties of the Governors shall be exercised in accordance with the provisions of the Declaration of Condominium which governs the use of the land, and shall include but shall not be limited to the following:

1. To make and collect assessments against members to defray the costs of the condominium.
2. To use the proceeds of assessments in the exercise of its powers and duties.
3. The maintenance, repair, replacement and operation of the condominium property.
4. The reconstruction of improvements after casualty and the further improvement of the property.
5. To make and amend regulations respecting the use of the property in the condominium.
6. To approve or disapprove proposed purchasers, lessees and mortgagees of apartments in the manner provided by the condominium documents.
7. To enforce by legal means the provisions of the condominium documents, the Articles of Incorporation, the By-Laws of the Association, and the regulations for the use of the property in the condominium.
8. To contract for management of the condominium and to delegate to such contractor all powers and duties of the Association except such as are

specifically required by the condominium documents to have approval of the Board of Governors or the membership of the Association.

9. To pay taxes and assessments which are liens against any part of the condominium other than individual apartments and the appurtenances thereto, and to assess the same against the apartment subject to such liens.

10. To carry insurance for the protection of apartment owners and the Association against casualty and liabilities.

11. To pay the cost of all power, water, sewer and other utility services rendered to the condominium and not billed to owners of individual apartments.

12. To employ personnel for reasonable compensation to perform the services required for proper administration of the purposes of the Association.

V. OFFICERS

1. The executive officers of the corporation shall be a President, who shall be a Governor, a Vice President, a Treasurer, a Secretary and an Assistant Secretary, all of whom shall be elected annually by the Board of Governors and who may be peremptorily removed by a vote of the Governors at any meeting. Any person may hold two or more offices except that the President shall not also be the Secretary, or an Assistant Secretary. The Board of Governors shall from time to time elect such other officers and designate their powers and duties as the Board determines necessary to manage the affairs of the Association.

2. The President shall be the chief executive of the Association. He shall have all of the powers and duties which are usually vested in the office of president of an Association, including but not limited to the power of appointing committees from among the members from time to time, as he may in his discretion determine appropriate, to assist in the conduct of the affairs of the Association.

3. The Vice President shall in the absence of or disability of the President exercise the powers and duties of the President. He shall also generally assist the President and exercise such other powers and perform such other

duties as shall be prescribed by the Governors.

4. The Secretary shall keep the minutes of the proceedings of the Governors and the members. He shall attend to the giving and serving of all notices required by law. He shall have custody of the seal of the Association and affix the same to instruments requiring a seal when duly signed. He shall keep the records of the Association except those of the Treasurer, and shall perform all other duties incident to the office of secretary of an association and as may be required by the Governors or the President. The Assistant Secretary shall perform the duties of the Secretary when the Secretary is absent.

5. The Treasurer shall have custody of all property of the Association, including funds, securities and evidences of indebtedness. He shall keep the assessment rolls and accounts of the members; he shall keep the books of the Association in accordance with good accounting practices; and he shall perform all other duties incident to the office of Treasurer.

6. The compensation of all officers and employees of the Association shall be fixed by the Governors. This provision shall not preclude the Board of Governors from employing a Governor as an employee of the Association nor preclude the contracting with a Governor for the management of the condominium.

VI. FISCAL MANAGEMENT

The provisions for fiscal management of the Association set forth in the Declaration of Condominium and Articles of Incorporation shall be supplemented by the following provisions:

1. Assessment Roll. The assessment roll shall be maintained in a set of accounting books in which there shall be an account for each apartment; Such an account shall designate the name and address of the owners or owner, the dates and amounts in which the assessments come due, the amounts paid upon the account and the balance due upon assessments.

2. Budget.

(a) The Board of Governors shall adopt a budget for each calendar

year which shall contain estimates of the cost of performing the functions of the Association, including but not limited to the following items:

(1) Common Expense Budget

- (i) Maintenance and operation of Common Elements:
Landscaping, office and shop, street and walkways, swimming pool, guest rooms, maid rooms.
- (ii) Utilities
- (iii) Liability Insurance
- (iv) Casualty Insurance
- (v) Administration

(2) Proposed assessments against each member.

(b) Copies of the proposed budget and proposed assessments shall be transmitted to each member on or before January 1 of the year for which the budget is made. If the budget is subsequently amended before the assessments are made, a copy of the amendment shall be furnished each member concerned.

3. The depository of the Association shall be such bank or banks as shall be designated from time to time by the Governors and in which the monies of the Association shall be deposited. Withdrawals of monies from such accounts shall be only by checks signed by such persons as are authorized by the Governors.

4. An audit of the accounts of the Association shall be made annually by a certified public accountant, and a copy of the report shall be furnished to each member not later than April 1st of the year following the year for which the report is made.

5. Fidelity bonds may be required by the Board of Governors from all officers and employees of the Association and from any contractor handling or responsible for Association funds. The amount of such bonds shall be determined by the Governors, but shall be at least the amount of the total annual assessments against members for common expenses. The premiums on such bonds shall be paid by the Association.

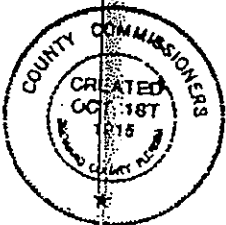
VII. PARLIAMENTARY RULES

Roberts Rules of Order (latest edition) shall govern the conduct of corporate proceedings when not in conflict with the Articles of Incorporation and By-Laws of the corporation or with the Statutes of the State of Florida.

VIII. AMENDMENTS

Amendments to the By-Laws shall be proposed and adopted in the following manner:

1. Notice of the subject matter of a proposed amendment shall be included in the notice of any meeting at which a proposed amendment is considered.
2. A resolution adopting a proposed amendment must receive approval of two-thirds of the votes of the entire membership of the Board of Governors and 75% of the votes of the entire membership of the Association. Governors and members not present at the meetings considering the amendment may express their approval in writing.
3. Initiation. An amendment may be proposed by either the Board of Governors or by the membership of the Association, and after being proposed and approved by one of such bodies, it must be approved by the other.
4. Effective date. An amendment when adopted shall become effective only after being recorded in the Public Records of Broward County, Florida.
5. These By-Laws shall be amended, if necessary, so as to make the same consistent with the provisions of the Declaration of Condominium. The foregoing were adopted as the By-Laws of The Galleon Condominium Apartments, Inc., a condominium corporation not for profit under the laws of the State of Florida, at the first meeting of the Board of Governors on the 21st day of June, 1967.



I hereby certify this document to be a true, correct and complete copy of the record filed in my office. Dated this 13 day of August 1967.

By APPROVED: [Signature]

Deputy Clerk

SECRETARY

RECORDED IN OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
JACK WHEELER
CLERK OF CIRCUIT COURT

PRESIDENT

69- 60662

RECEIVED MAR 361

CERTIFICATE OF AMENDMENT
THE CALLEON CONDOMINIUM

KNOW ALL MEN BY THESE PRESENTS that the undersigned President and Secretary of The Calleon Condominium Apartments Inc. do hereby certify as follows:

I. That at the Annual Meeting of Owners of the Calleon Condominium Apartments Inc. on February 1, 1969, the following Amendments to the Declaration of Condominium and the By-Laws were duly proposed and passed by a vote of not less than seventy-five (75) percent of all the apartment owners, and

II. At the meeting of the Board of Governors of The Calleon Condominium Apartments Inc., held on the 26 day of February, 1969, said proposed Amendments to the Declaration of Condominium and By-Laws were approved by not less than seventy-five (75) percent of the Governors, and

III. The Amendments to the Declaration of Condominium and the By-Laws so adopted are as follows:

A. Article III of the By-Laws of The Calleon Condominium Apartments Inc., entitled GOVERNORS, Paragraph 1, is amended to read as follows:

"The Board of Governors shall consist of not less than three persons nor more than nine as shall be determined from time to time by the members of the Association. Each member of the Board of Governors shall be either the owner of an apartment, the spouse of the owner of an apartment, have an interest therein, or in the event of a corporate ownership, any officer or designated agent thereof."

B. Article III of the By-Laws of the Calleon Condominium Apartments Inc. is amended by deleting Paragraph 2, sub-paragraph (c) the following language:

"So long as Developer owns ten or more apartments, a majority of the Board of Governors of the Association shall be selected by the Developer and such members as may be selected by the Developer need not be residents in the building, but in no event shall the Developer select a majority of the Board of Governors for a period of longer than two years from

LOUIS W. ADAMS, ATTORNEY AT LAW
70 E. OAKLAND PARK BLVD. 11, LAUDERDALE, FLA.

LOUIS W. ADAMS, ATTORNEY AT LAW
70 E. OAKLAND PARK BLVD. 11, LAUDERDALE, FLA.

MAY 12 PM 1969

NOT RECORDED
LOUIS W. ADAMS
BY ADAMS AND ADAMS, ATTORNEYS

2-2

date of recording of Declaration of Condominium."

C. Article II of the By-Laws of The Galleon Condominium Apartments Inc., Paragraph 1, is amended to read as follows:

"The annual members' meeting shall be held on the first day of February of each year for the purpose of electing Governors and the transaction of any other business authorized to be transacted by the membership. The Board of Governors shall establish from time to time the time of day and place for said meeting. If the day of the meeting is a legal holiday, then the meeting shall be held at the same hour on the next succeeding day."

D. Article II (3) of the Declaration of Condominium of The Galleon is amended to read as follows:

"Maintenance, repair, management, and operation of the common elements shall be the responsibility of the Association, and the Association may delegate the responsibility of management and operation to a professional management organization."

E. Article II (6) of the Declaration of Condominium of The Galleon is amended to read as follows:

"Alterations and Improvements: the Association shall have the right to make or cause to be made such alterations and improvements to the common elements as to not exceed the sum of Five Thousand (\$5,000.00) Dollars. In the event the cost of said alterations and improvements shall exceed the sum of Five Thousand (\$5,000.00) Dollars, the approval of seventy-five (75) percent of the first mortgagees and members shall be required."

IN WITNESS WHEREOF, the President and Secretary of The Galleon Condominium Apartments, Inc. have hereunto set their

FE3927-10363

hands and seals this 11th day of March, 1969.

THE GALLEON CONDOMINIUM
APARTMENTS, INC.

C. K. Snyder
President

Attest:

Frank G. Moore

Secretary

STATE OF FLORIDA
COUNTY OF BROWARD:

I HEREBY CERTIFY that on this day before me, an officer
duly qualified to take acknowledgments, personally appeared
C. K. SNYDER and FRANK G. MOORE
as President and Secretary, respectively, of
THE GALLEON CONDOMINIUM APARTMENTS, INC., a Florida corpora-
tion, to me known to be the persons described in and who
executed the foregoing Certificate of Amendment, and they
acknowledged before me that they executed the foregoing Certificate
of Amendment, and they acknowledged before me that they executed
the same as such officers of said corporation.

WITNESS my hand and official seal in the County and State
last aforesaid this 11 day of March, 1969.

John W. Wheeler
Notary Public

My commission expires:

Notary Public, State of Florida at Large
My commission expires Nov. 25, 1971

RECEIVED & LITIGATION DEPT. - CIVIL
OF BROWARD COUNTY, FLORIDA
JACK WHEELER
CLERK OF DISTRICT COURT

85-120507

CERTIFICATION OF AMENDMENT
TO THE DECLARATION OF CONDOMINIUM OF
THE GALLEON CONDOMINIUM APTS., INC.

We, the undersigned, being duly elected officers of
THE GALLEON CONDOMINIUM APTS., INC., do hereby certify that the
following resolution amending Article VI, paragraph 1, (c) and
(d) of the Declaration of Condominium of THE GALLEON CONDOMINIUM
APTS., INC., was duly proposed and adopted by more than two-thirds
(2/3) of the entire membership of the Board of Governors at the
annual meeting of THE GALLEON CONDOMINIUM APTS., INC. on February
1, 1985, and that further said resolution duly proposed and adopted
at the annual meeting of the apartment owners of THE GALLEON
CONDOMINIUM APTS., INC., held on February 1, 1985, at which time
in excess of seventy-five percent (75%) of the apartment owners
voted in favor of said resolution.

"Whereas, the Board of Governors and said apart-
ment owners of THE GALLEON CONDOMINIUM APTS., INC.
desire to amend the Declaration of Condominium of
THE GALLEON CONDOMINIUM APTS., INC.,

NOW THEREFORE, be it resolved that Article VI,
paragraph 1, (c) and (d), be and the same is hereby
amended to read:

(c) Apartment Owners leasing their apartments
shall be responsible to the Association for the cost
of repairs as a result of any damage to the premises
caused by the Lessees.

(d) The Association, subject to approval by the
Board of Governors, shall have the right to purchase
any apartment."

85 APR 12 PM 3:55

REC 12462 PAGE 818

PLEASE RETURN TO:

EDWARD R. RUMIN
ATTORNEY AT LAW
2870 E. OAKLAND PARK BLVD.
FORT LAUDERDALE, FLA. 33306

IN WITNESS WHEREOF, we have hereunto set our hands
and seals this 4 day of April, 1985.

THE GALLEON CONDOMINIUM APTS., INC.

By: John R. Andrus, President

Attest: Mildred G. Palmer

STATE OF FLORIDA)

COUNTY OF BROWARD)

I HEREBY CERTIFY, that this day in the above named
State and County, before me, an officer duly qualified to take
acknowledgments, personally appeared JOHN R. ANDRUS
and MILDRED G. PALMER as PRESIDENT and Secretary,
respectively, of THE GALLEON CONDOMINIUM APARTMENTS, INC., a
Florida corporation, to me known to be the persons described
in and who executed the foregoing Certificate of Amendment,
and they acknowledged before me that they executed the fore-
going Certificate of Amendment, and they acknowledged before
me that they executed the same as such officers of said corpora-
tion.

WITNESS my hand and official seal in the County and
State last aforesaid this 4 day of April, 1985.

Wanda Beers
Notary Public

My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP. OCT 17, 1988
ISSUED BY GENERAL LEE. HFD.

RECORDED IN THE OFFICIAL RECORDS OF
OF BROWARD COUNTY, FLORIDA
F. T. JOHNSON
CLERK OF COURT

OFF 12462 PAGE 819

AUGUST 2, 1973

73-159011

CERTIFICATION OF AMENDMENT
TO THE
BYLAWS OF THE GALLEON CONDOMINIUM APTS., INC.

We, the undersigned, being duly elected officers of THE GALLEON CONDOMINIUM APTS., INC., do hereby certify that the following resolution amending Article V, Section 6, of the Bylaws of THE GALLEON CONDOMINIUM APTS., INC., was duly proposed and adopted by more than two thirds (2/3) of the entire membership of the Board of Governors at the annual meeting of THE GALLEON CONDOMINIUM APTS., INC., on February 1, 1973, and that further said resolution was duly proposed and adopted at the annual meeting of the apartment owners of THE GALLEON CONDOMINIUM APTS., INC., held on February 1, 1973, at which time in excess of seventy-five percent (75%) of the apartment owners voted in favor of said resolution.

"Whereas, the Board of Governors and the apartment owners of THE GALLEON CONDOMINIUM APTS., INC., desire to amend the Bylaws of THE GALLEON CONDOMINIUM APTS., INC.,

NOW THEREFORE, be it resolved that Article V, Section 6, of the Bylaws of THE GALLEON CONDOMINIUM APTS., INC., be and the same is hereby amended to read:

No owner shall be a paid employee of the corporation, nor shall any owner have any employment contract with the corporation for the management of the condominium."

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 21st day of July, 1973.

THE GALLEON CONDOMINIUM APTS., INC.

By: Arthur Hall
ARTHUR HALL, Vice President

Attest: Marie E. Jensen
MARIE JENSEN, Assistant Secretary

STATE OF FLORIDA
COUNTY OF PROWARD

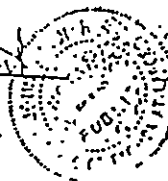
I HEREBY CERTIFY, that this day in the above named State and

73 AUG 2 AM 10:24
JUL 21 1973
JUL 21 1973

County, before me, an officer duly authorized and active, personally appeared ARTHUR HALL and MARY STUBBS to me well known and known to me to be the Vice President and Assistant Secretary respectively of TIKI GALLEON CONDOMINIUM APTS., INC., described in and who executed the foregoing Certification and they acknowledged then and before me that they executed said Certification.

IN WITNESS WHEREOF, I hereunto set my hand and official seal at Fort Lauderdale, said County and State, this 26th day of JULY, 1973.

[Signature]
NOTARY PUBLIC
(N.S.)



NOTARY PUBLIC
JACK WISELER
COUNTY OF PALM BEACH

PLEASE RETURN TO:
EDWARD R. RUMIN
ADAMS & ADAMS ATTORNEYS
P. O. BOX 11028
FT. LAUDERDALE, FLA. 33304

111 3361 12 330

Prepared by:
Kaye & Roger, P.A.
6261 NW 6th Way, Suite 103
Ft. Lauderdale, FL. 33309

INSTR # 102026273
OR BK 33363 Pages 1446 - 1447
RECORDED 06/28/02 13:49:04
BROWARD COUNTY COMMISSION
DEPUTY CLERK 1911
#1

CERTIFICATE OF CORRECTION OF
CERTIFICATE OF AMENDMENT
OF THE DECLARATION OF CONDOMINIUM OF
THE GALLEON CONDOMINIUM APARTMENTS

WE HEREBY CERTIFY THAT the attached amendment to the Declaration of Condominium is to correct and replace in its entirety the document recorded at Official Records Book 32949 at Page 1339 of the Public Records of Broward County, Florida, as that document was duly adopted in accordance with the documents.

IN WITNESS WHEREOF, we have affixed our hands this 10 day of MAY, 2002,
at FT. LAUDERDALE Broward County, Florida.

By: Edward Harwood

Print: EDWARD HARWOOD

Attest: Rose Ellen Mallon

Print: ROSE ELLEN MALLON

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 10th day of MAY, 2002, by EDWARD HARWOOD as President and ROSE ELLEN MALLON as Secretary of The Galleon Condominium Apartments, Inc., a Florida corporation, on behalf of the corporation. They are personally known to me or have produced _____ as identification and did take an oath.

NOTARY PUBLIC:

sign Gail H. Reynolds

print GAIL H. REYNOLDS
State of Florida at Large

My Commission Expires: 09-02-2004



Gail H. Reynolds
Commission # CC 954898
Expires Sep. 2, 2004
Bonded Through
Atlantic Bonding Co., Inc.

(2)

KAYE & ROGER P.A.
WILL CALL #109

AMENDMENT TO THE
DECLARATION OF CONDOMINIUM OF
THE GALLEON, A CONDOMINIUM

(additions indicated by underlining, deletions by "----",
and unaffected language by "...")

XII. AMENDMENT. Except for alterations in the Shares which cannot be done except with the consent of all Apartment Owners whose shares are being affected and their mortgagees, and with the exception of any amendment to the requirements that the mortgagees approve any amendment to the provisions relating to their approval of insurance provisions as set forth in Section VIII. 8. (d) supra, the Condominium documents may be amended in the following manner:

1. Declaration. Amendments to the Declaration shall be proposed and adopted as follows:

. . .

(b) Resolution. A resolution adopting a proposed amendment may be proposed by either the Board of Governors of the Association or by the Apartment Owners meeting as members of the Association, and after being proposed and approved by either of such bodies, must be approved by the other. Governors and Apartment Owners not present at the meeting considering such amendment may express their approval in writing or by proxy. Such approvals must be by not less than ~~seventy-five percent (75%)~~ sixty (60%) percent of the Governors and ~~seventy five percent (75%)~~ sixty (60%) percent of the Apartment Owners and their mortgagees.

. . .

AMENDMENT TO THE
DECLARATION OF CONDOMINIUM OF
THE GALLEON, A CONDOMINIUM

**(additions indicated by underlining, deletions by "----",
and unaffected language by "...")**

VI. CONVEYANCES

The sale, leasing and mortgaging of Apartments shall be subject to the following provisions until this Declaration is terminated in accordance with provisions herein elsewhere contained.

1. The Developer shall not be required to obtain approval of the Board of Governors for the sale or lease of any Apartment. No Apartment Owner may dispose of an Apartment or any interest therein by sale or by lease without approval of the Board of Governors of the Association, which approval of the Association shall be obtained in the manner hereinafter provided:

. . .

(d) The Association may make a charge in connection with the sale, mortgage, lease, or other transfer of a unit for its approval of the transaction. Such fee shall not exceed ~~\$50.00~~ the highest amount allowed under the law, as it may be amended from time to time per applicant.

. . .

Prepared by:
ROBERT KAYE & ASSOCIATES, P.A.
6261 NW 6th Way
Suite 103
Ft. Lauderdale, FL 33309

INSTR # 102756597
OR BK 34806 Pages 1925 - 1926
RECORDED 03/25/03 08:02:28
BROWARD COUNTY COMMISSION
DEPUTY CLERK 3120
#1, 2 Pages

CERTIFICATE OF AMENDMENT
TO
DECLARATION OF CONDOMINIUM FOR
THE GALLEON, A CONDOMINIUM

WE HEREBY CERTIFY THAT the attached amendment to the Declaration of Condominium of The Galleon, A Condominium, as described in Official Records Book 32949 at Page 1339 of the Public Records of Broward County, Florida was duly adopted in accordance with the governing documents.

IN WITNESS WHEREOF, we have affixed our hands this 3RD day of MARCH, 2003, at FT LAUDERDALE, BROWARD County, Florida.

By: Edward Harwood

Print: EDWARD HARWOOD

Attest: Rose Ellen Mallon

Print: ROSE ELLEN MALLON

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 3RD day of MARCH, 2003 by EDWARD HARWOOD as President and ROSE ELLEN MALLON as Secretary of The Galleon Condominium Apartments, Inc., a Florida corporation, on behalf of the corporation. They are personally known to me or have produced _____ as identification.



Gail H. Reynolds
Commission # CC 954898
Expires Sep. 2, 2004
Bonded Thru
Atlantic Bonding Co., Inc.

NOTARY PUBLIC:

sign Gail H. Reynolds

print GAIL H. REYNOLDS
State of Florida at Large

My Commission Expires:

ROBERT KAYE & ASSOCIATES, P.A.
WILL CALL #109

AMENDMENT TO THE
DECLARATION OF CONDOMINIUM OF
THE GALLEON, A CONDOMINIUM

**(additions indicated by underlining, deletions by "----",
and unaffected language by ". . .")**

VI. CONVEYANCES

The sale, leasing and mortgaging of Apartments shall be subject to the following provisions until this Declaration is terminated in accordance with provisions herein elsewhere contained.

1. The Developer shall not be required to obtain approval of the Board of Governors for the sale or lease of any Apartment. No Apartment Owner may dispose of an Apartment or any interest therein by sale or by lease without approval of the Board of Governors of the Association, which approval of the Association shall be obtained in the manner hereinafter provided:

. . .

(d) The Association may make a charge in connection with the sale, mortgage, lease, or other transfer of a unit for its approval of the transaction. Such fee shall not exceed ~~\$50.00~~ the highest amount allowed under the law, as it may be amended from time to time per applicant.

. . .

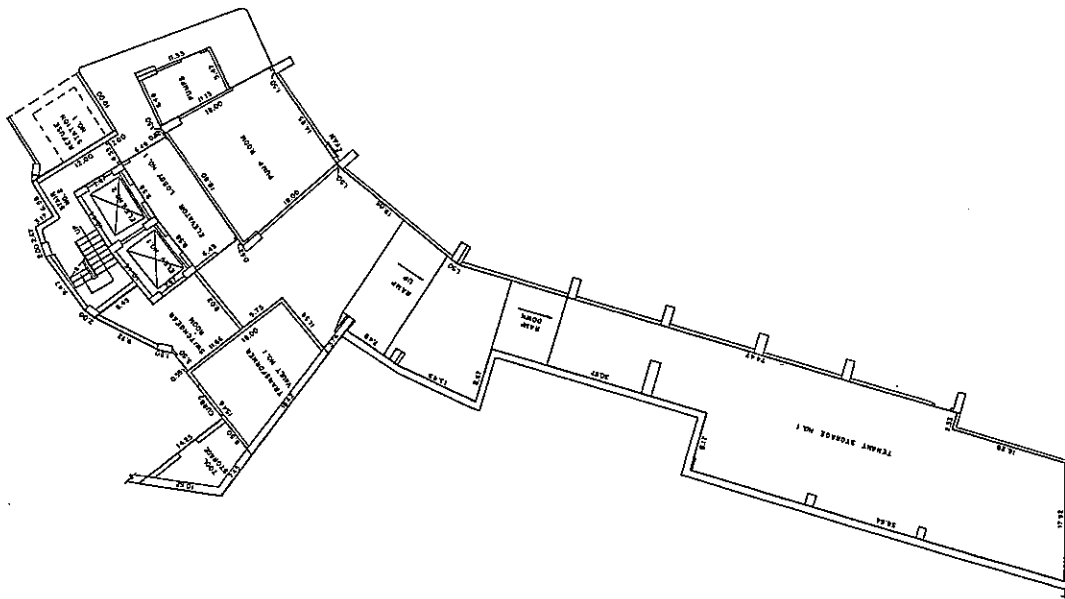


EXHIBIT A

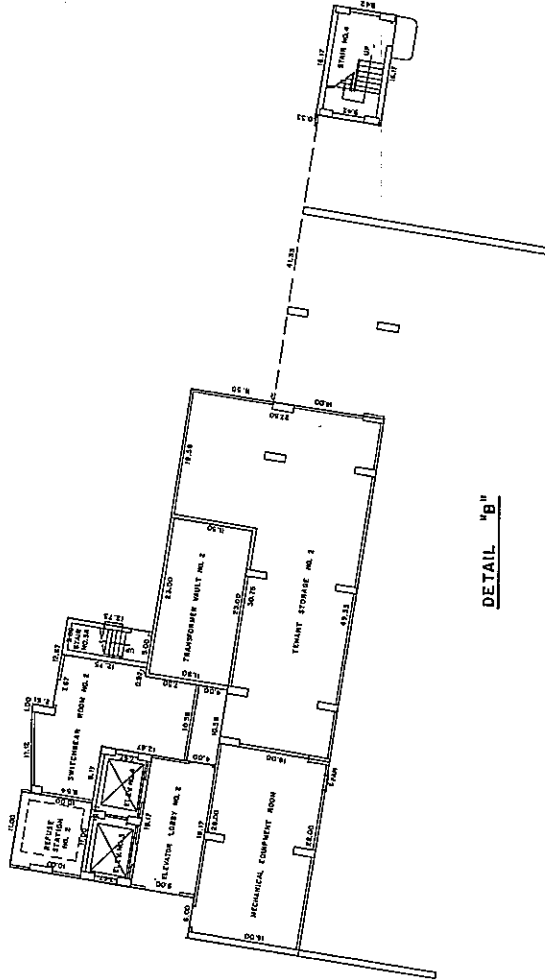
PAGE 2

ANNEXED TO AND MADE A PART OF
"DECLARATION"

BY CEDAR LANE DEVELOPERS, INC.
DATED 2013 DAY OF JULY, 1966



DETAIL "A"



DETAIL "B"

CERTIFICATION:
This plan was prepared with the working in the Declaration of Condominiums, and the same is hereby certified to be correct and true. The identity, location, dimensions, and size of the common elements are shown and the same are hereby certified to be correct and true. This plan was prepared by CEDAR LANE DEVELOPERS, INC. Dated at Fort Lauderdale, Florida, this 20th day of July, 1966.



By *William J. McLaughlin*
Registered Engineer 1713
Registered Land Surveyor No. 167
State of Florida

McLAUGHLIN ENGINEERING CO.

THE GALLEON, A CONDOMINIUM
BASEMENT FLOOR
BUILDING INTERIOR PLAN
4100 BALT OCEAN DRIVE
FORT LAUDERDALE, FLORIDA

CEDAR LANE DEVELOPERS, INC.

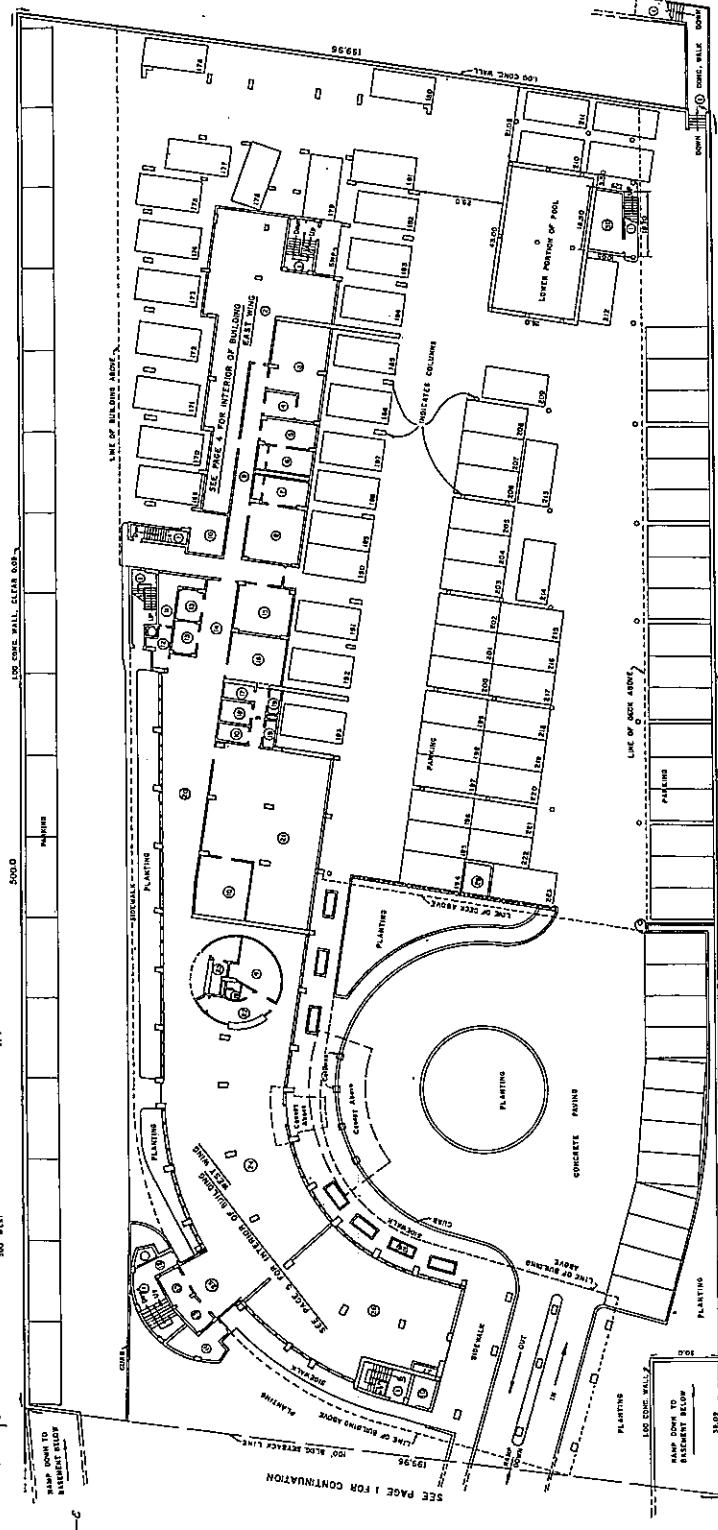
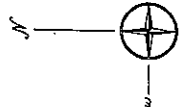
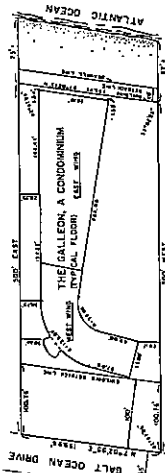
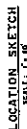
McLAUGHLIN ENGINEERING CO.
400 N.E. 3rd AVENUE
FORT LAUDERDALE, FLORIDA

DRAWN: L.P.H. DATE: 7-28-66 SCALE: 1" = 8'
CHECKED: D.F.B. JOB NO.: 1-637 DWG. NO.: E.E.13

PAGE 3

ANNEXED TO AND MADE A PART OF
"DECLARATION"
BY CEDAR LANE DEVELOPERS, INC.
DATED 23rd DAY OF JULY, 1956

LEGAL DESCRIPTION OF PROPERTY
Lot 21, Block 34, GALT OCEAN MILE, ADDITION
NO. 2, according to the plat thereof recorded in Plat Book
558, Page 24, of the public records of Broward County,
Florida.



DN3037

- | | |
|-------------------------|------------------|
| ELEV. | TENANT STORAGE |
| OFFICE | MAINTENANCE SHOP |
| OFFICE | OFFICE |
| EMPLOYEES' LOCKER ROOM | |
| WOMEN'S TOILET | |
| MEN'S AREA | |
| SERVICE CORRIDOR | |
| A/E ROOM | |
| TELE. CL. | |
| SERVICE AREA | |
| ELEVATOR HALL | |
| HOUSE STORAGE | |
| UNDESIGNED ASHM | |
| CHAIR STORAGE | |
| KITCHEN | |
| TOILET | |
| MEETING ROOM | |
| FRONT DESK | |
| MAIL ROOM | |
| LOBBY | |
| ELEVATOR LOBBY | |
| RECEPTION ROOM | |
| PLANTER | |
| GARAGE EXHAUST FAN ROOM | |
| NOL. EQUIPMENT ROOM | |

DESCRIPTION OF COMMON ELEMENTS:

[illegible]

SALON

Bearings shown hereon are based on the East Right-of-Way Line of Gulf Ocean Drive, and all other bearings shown hereon are relative thereto.

The dimensions as shown hereon are prior to actual construction and are approximate dimensions and are subject to slight variances which may occur during construction.

These "surveyor" plans and elevations are compiled from plans and data supplied by Lieberman-Liebman & Associates, Architects, entitled "THE GALLEON," Job No. 65009, and subject to final survey upon completion of building and application.

DESCRIPTION OF LIMITED COMMON ELEMENTS:

Those 222 NUMBERED parking spaces as set forth in 7 and IV-3 (b) of the Declaration of Condominium and shown on Pages 1 and 3 of Exhibit A.

CERTIFICATION:

This plan together with the wording in the Declaration of Condominium, is a correct representation of the proposed improvements described, and there can be determined therefrom the identity, location, dimensions, and size of the common elements and of each apartment unit.

MCLAUGHLIN ENGINEERING CO.

By J. W. McFarland
Registered Engineer No. 1713
Registered Land Surveyor No.
State of Florida

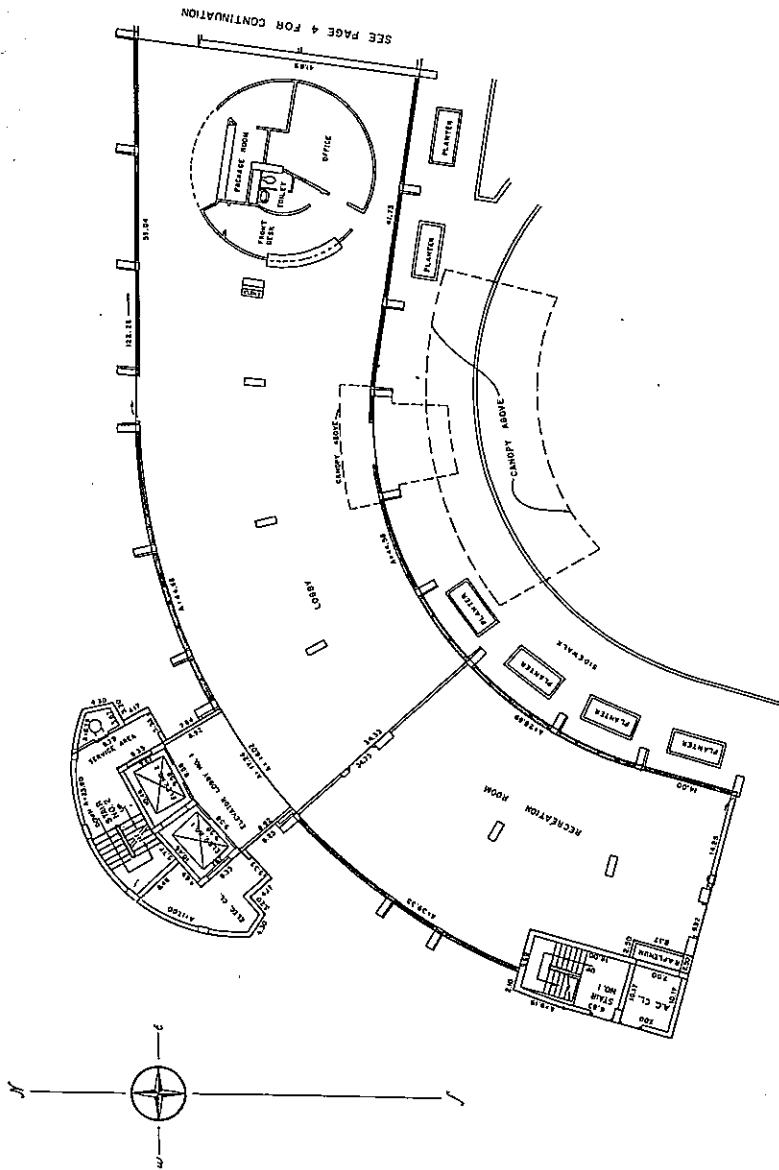
**THE GALLEON, A CONDOMINIUM
ENTRANCE LEVEL
AND FLOOR PLAN**

FOR
CEDAR LANE DEVELOPERS, INC.

DRAWN: L.P.H.	DATE: 7-29-68	SCALE: 1" = 15'
CHECKED: D.E.B.	JOB NO. E-652	DWG. NO. C.F. 23



ANNEXED TO AND MADE A PART OF
"DECLARATION"
BY CEDAR LANE DEVELOPERS, INC.
DATED 2011 JULY 19 06



CERTIFICATION: This plan, together with the wording in the Declaration of Condominiums, is a correct representation of the proposed improvements described, and there can be no claim therefrom for the identity, location, dimensions, and size of the common elements and of each apartment unit.

CERTIFIED TO CEDAR LANE DEVELOPERS, INC. Dated at Fort Lauderdale, Florida, this 29th day of July, 1966.

McLAUGHLIN ENGINEERING CO.

By G. W. W. v. Leigh
Registered Engineer No. 1713
Registered Land Surveyor No. 16
State of Florida

**THE GALLEON, A CONDOMINIUM
ENTRANCE LEVEL
BUILDING INTERIOR PLAN
WEST WING**

4100 GALT OCEAN DRIVE
FORT LAUDERDALE, FLORIDA

FOR
CEDAR LANE DEVELOPERS, INC.

McLAUGHLIN ENGINEERING CO.

UGHLIN ENGINEERING
400 N. E. 3rd AVENUE
LAUDERDALE, FLORIDA

DRAWN: L.M.

DATE: 7-29-66

SCA	
-----	--

 $\Delta E: 1'' = 5'$

DRAWN: L.M.

DATE: 7-29-66

SCA	
-----	--

 $\Delta E: 1'' = 5'$

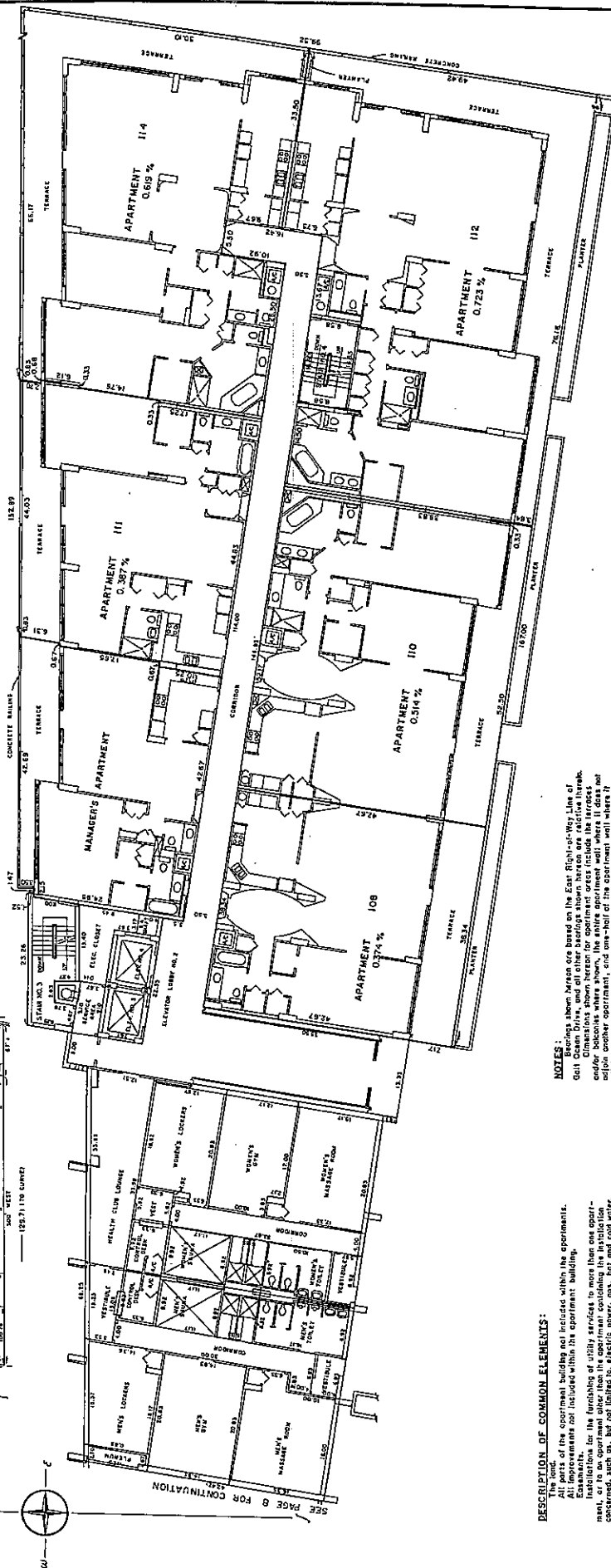
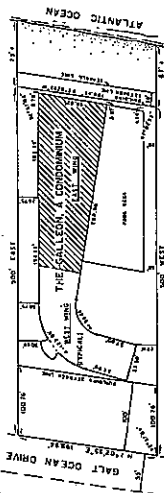
EXHIBIT A

PAGE 7

ANNEXED TO AND MADE A PART OF
"DECLARATION"
BY CEDAR LANE DEVELOPERS, INC.
DATED 25th DAY OF JULY, 1966

LEGAL DESCRIPTION OF PROPERTY
Lot 21, Block 34, GALT OCEAN WALK, ADDITION
NO. 2, according to the plat thereof recorded in Plat Book
No. 1, Page 24, of the public records of Duval County,
Florida.

LOCATION SKETCH
SCALE: 1" = 40'



DESCRIPTION OF COMMON ELEMENTS:

All parts of the apartment building not included within the apartments.
All improvements not included within the apartment building.
Installations for the furnishing of utility services to more than one apartment, or to an apartment other than the apartment containing the installation concerned, such as, but not limited to, electric power, gas, hot and cold water, sewerage, and telephone service.
Installations for the furnishing of such services, including ducts, plumbing, wiring and other facilities for the rendering of such services.
The tangible personal property required for the maintenance and operation of the condominium property.
The tangible personal property which are necessary for the common use of the condominium, and such other common elements provided by statute.

DESCRIPTION OF LIMITED COMMON ELEMENTS:
The 222 numbered parking spaces as set forth in 1-7 and 11-3(b) of the Declaration of Condominium and shown on Pages 1 and 3 of Exhibit A.

NOTES:

1. Dimensions shown herein are based on the East Right-of-Way Line of Galt Ocean Walk.
2. Dimensions shown herein for apartment areas include the terrace and/or balconies where shown, the entire apartment wall where it does not adjoin another apartment. Horizontal distances in each apartment are given along the exterior wall, unless specified.
3. The dimensions of the common spaces are the bottom of the concrete floor slab and the top of the 6" U.S.G.S. Slab. First floor includes the apartment, having the following elevations:
Bottom of ceiling slab elevation: 34.83
The dimensions as shown herein are prior to actual construction and are subject to change during construction and are subject to slight variances which may occur during construction.
These "surveyor's plans" and elevations are compiled from plans and data supplied by Larson, Colman & Associates, Architects, entitled "The Galleon Condominium Building," and are subject to final survey upon completion of building and apartmentances.

CERTIFICATION:
This plan together with the wording in the Declaration of Condominium, is a correct representation of the proposed in-
the identity, location, dimensions, and area of the common ele-
ments and of each apartment unit.
of Fort Lauderdale, Florida, Subchapter 47 497, 1964.

McLAUGHLIN ENGINEERING CO.

By *[Signature]* *[Signature]*
Registered Professional Engineer
State of Florida



THE GALLEON A CONDOMINIUM
FIRST FLOOR PLAN
BUILDING INTERIOR PLAN
EAST WING

FOR
PORT LAUDERDALE, FLORIDA
1000 GALT OCEAN DRIVE
PORT LAUDERDALE, FLORIDA

CEDAR LANE DEVELOPERS, INC.

McLAUGHLIN ENGINEERING CO.

400 N.E. 34 AVENUE
PORT LAUDERDALE, FLORIDA

DATE: 7-25-66 SCALE: 1" = 8'

CHECKED: G.E. JOB NO. 1-697 DWG. NO. C.E. 23

ANNEXED TO AND MADE A PART OF
"DECLARATION"
BY CEDAR LANE DEVELOPERS, INC.
DATED 29th DAY OF JULY 1960

DESCRIPTION OF COMMON ELEMENTS:
The land.
All parts of the apartment building not included within the apartments.
All improvements not included within the apartment building.
Easements.

installations for the furnishing of utility services to more than one apartment, or to an apartment other than the apartment containing the installation concerned, such as, but not limited to electric power, gas, hot and cold water, heating and air conditioning, air conditioning, garbage and sewage disposal, which installations shall include ducts, plumbing, wiring and other facilities for the rendering of such services.

The second property and installations in connection therewith required for the furnishing of services to more than one apartment, such as, but not limited to, elevators, tanks, pumps, motors, fans, compressors, manager's apartment, and those stockpiled parking areas as shown on Pages 1 and 3 of Exhibit A.

If the conditions stated herein are met, the personal property required for the maintenance and operation of all other portions of the property which are ancillary of common use or accessory to the assistance, upkeep and safety of the condominium, and such other common elements provided by Sigelco.

Those 222 NUMBERED parking spaces as set forth in 1-7 and W-3(b) of the Declaration of Condominium and shown on Pages 1 and 3 of Exhibit A.

Barings, shown hereon, are based on the East Right-of-Way Line of Galt Decision Drive, and all other baselines shown hereon comply with the same. Dimensions shown hereon for apartment areas include the total area of each apartment, and one-half of the apartment wall where it abuts another apartment, and one-half of the apartment wall where it abuts another building. The lower and upper limits of the apartment spaces are given along the exterior wall and bottom of the apartment slab respectively. Elevations, in feet, are based on U.S.C. & G.S. datum. First floor includes five apartments, having the following elevations:

Bottom of floor slab elevation: 24.17
Bottom of ceiling slab elevation: 34.93

The dimensions as shown herein are prior to actual construction and are subject to slight variances which may occur during construction.

These "surveyor" plots and elevations are compiled from plans and data supplied by Lieberman & Associates, Architects, entitled, "THE GALLENS," dated 11/1/80, and subject to final survey upon completion of building and appropriate adjustments.

FOR
CEDAR LANE DEVELOPERS, INC.

McLAUGHLIN ENGINEERING CO.		DATE: 7-29-66	SCALE: 1" = 8'
400 N.E. 308 AVENUE			DWG. NO. E.C.E. 23
FORT LAUDERDALE, FLORIDA			
DRAWING	L.P.H.		
CHECKED	G.F.B.	JOB NO. E-637	



Lot 21, Block 34, GALT OCEAN MILE, ADDITION NO. 2, according to the plat thereof recorded in Plat Book 58, Page 24, of the public records of Broward County, Florida.

This plan together with the wording in the Declaration of Condominium, is a correct representation of the proposed improvements described, and there can be determined therefrom the identity, location, dimensions, and site of the common elements and of each apartment unit.

CERTIFIED TO CEDAR LANE DEVELOPERS, INC.
 Executed at Fort Lauderdale, Florida, this 29th day of July, 1955.

McLAUGHLIN ENGINEERING CO.

by Julie M. Randolph
Registered Engineer No. 1713
Registered Land Surveyor No. 167
State of Florida



ANNEXED TO AND MADE A PART OF
"DECLARATION"
BY CEDAR LANE DEVELOPERS, INC.
DATED 28 TH DAY OF JULY, 1966

[illegible]

Those 222 NUMBERED parking spaces as set forth in 1-7 and IV-3(b) of the Declaration of Condominium and shown on Pages 1 and 3 of Exhibit A.

NOTES:

Bearings shown herein are based on the East Right-of-Way Line of Galt Creek, and all other bearings shown herein are relative to same.

Distances for apartment locations are based on the street and for building locations are based on the centerline of the street.

Each apartment and one-half of the common area will have its own duplex meter.

Vertical distances for each apartment are given along the common area boundary.

The lower and upper limits of the apartment spaces are the bottom of the concrete floor slab and the bottom of the ceiling slab respectively.

Elevations, in feet, are based on U.S.C. & G.S. Datum. Second floor includes three apartments, having the following elevations:

Bottom of ceiling slab elevation: 43.50

The dimensions as shown herein are prior to actual construction and are subject to slight variances which may occur during construction.

These surveyor plans and elevations are compiled from plans and data supplied by Liebman & Lieberman & Associates, Architects, certified THE GALLERY, Job No. 6509, and subject to final survey upon completion of building and approval.



LEGAL DESCRIPTION OF PROPERTY:
 Lot 21, Block 34, GALT OCEAN MILE,
 ADDITION NO. 2, according to the plat thereof
 recorded in Plat Book 58, Page 24, of the public
 records of Broward County, Florida.

CERTIFICATION: This plan together with the wording in the Declaration of Condominiums, is a correct representation of the proposed improvements described, and there can be no claim therefrom for the liability, location, dimensions, and site of the common elements and of each apartment unit.

CERTIFIED TO CEDAR LANE DEVELOPERS, INC.
Dated at Fort Lauderdale, Florida, this 29th day of July.

McLAUGHLIN ENGINEERING CO.

87 J. V. W. P. P. P.
Registered Engineer No. 1713
Registered Land Surveyor No. 16
State of Florida

**THE GALLEON, A CONDOMINIUM
SECOND FLOOR PLAN
WEST WING**

FOR
CEDAR LANE DEVELOPERS, INC.

McL AUGHLIN ENGINEERING CO.

400 N.E. 3rd Avenue
Fort Lauderdale, Florida

DRAWN: L.P.H.	DATE: 7-28-66	SCALE: 1" = 8'
CHECKED: D.F.D.	JOB NO. E-637	ONG. NO. C.E. 2

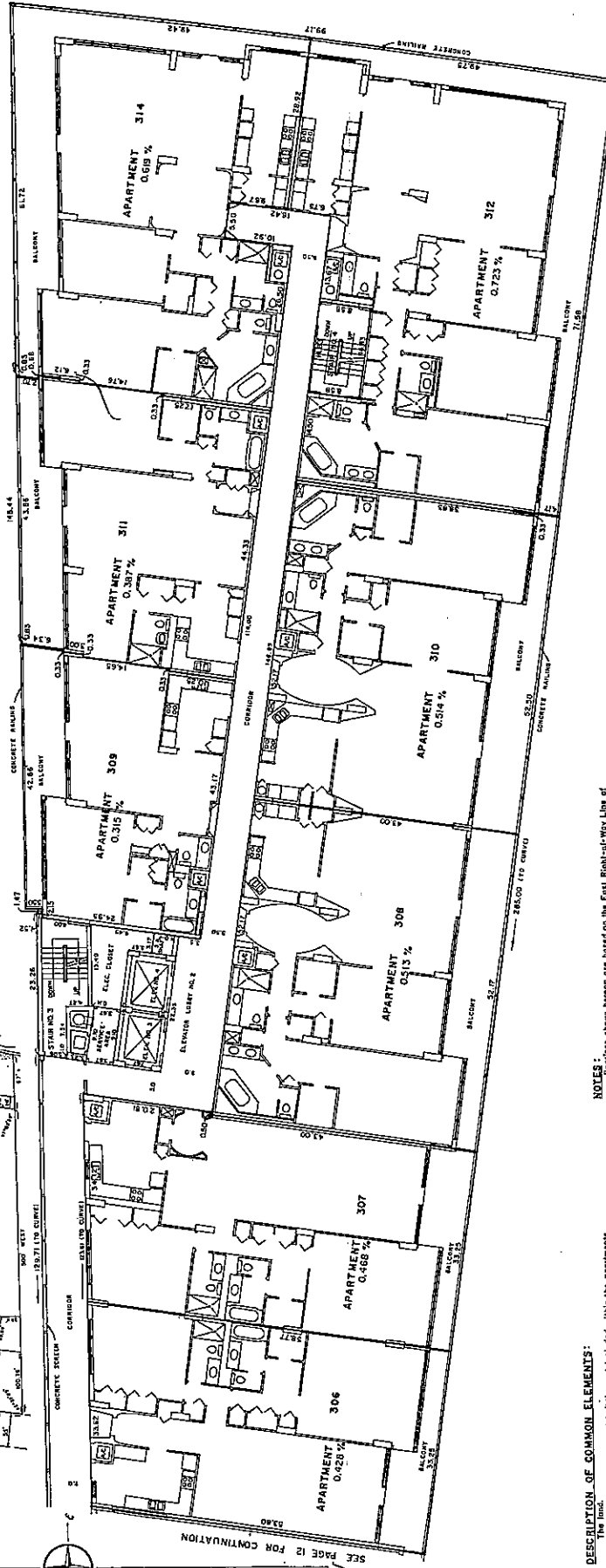
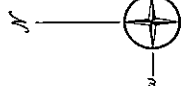
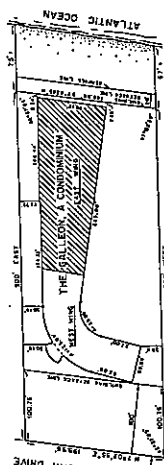
EXHIBIT A

PAGE 11

ANNEXED TO AND MADE A PART OF
DECLARATION II
BY CEDAR LANE DEVELOPERS, INC.
DATED 7-29-86 DAY OF JULY 1986

LEGAL DESCRIPTION OF PROPERTY
NO. 2, according to the plat thereof recorded in Plat Book
58, Page 24, of the public records of Duval County,
Florida.

LOCATION SKETCH
SCALE: 1" = 40'



DESCRIPTION OF COMMON ELEMENTS:

The limit of the apartment building and included within the apartment.
All improvements and included within the apartment building.
Examples:
The building for the furnishing of utility services to more than one apart-
ment, including but not limited to, electric power, gas, hot and cold water,
heating, refrigeration, air conditioning, garbage disposal, and other facilities for the
serving of such services.
The personal property and installations in connection therewith, including
but not limited to, elevators, stairs, dumbbells, fans, compressors, managers
and other equipment, and those unnumbered parking areas as shown on Pages 1 and 3
of Exhibit A.
All other portions of the property which are necessary for the proper use or
enjoyment of the apartment building and included within the condominium, and such
other common elements provided by Section 7.
DESCRIPTION OF LIMITED COMMON ELEMENTS:
The limited common elements are those portions of the property which are set forth in 1-7 and 11-3(b)
of the Declaration of Condominium and shown on Pages 1 and 3 of Exhibit A.

NOTES:

Dimensions shown herein are based on the East Right-of-Way Line of
Galt Ocean Drive, and all other buildings shown herein are relative thereto.
Dimensions shown herein are shown the entire apartment wall where it does not
adjoin another apartment, and one-half of the apartment wall where it
adjoins another apartment. Horizontal dimensions in each apartment are
given from the lower and upper limits of the apartment spaces are the bottom
of the concrete floor slab and the bottom of the ceiling slab respectively.
Elevations shown herein are in feet above mean sea level.
Bottom of floor slab elevations: 43.50
Bottom of ceiling slab elevations: 42.75 to actual construction and
are approximate dimensions and are subject to slight variances which may
occur during construction.
* and elevations are compiled from plans and
data supplied by Lennar, Leeman & Associates, Architects, entitled
"THE GALLEON", Job No. 8509, and subject to final survey upon comple-
tion of building and apartments.

CERTIFICATION:

This plan together with the wording in the Declaration of
Condominium, is a correct representation of the actual
condition, location, dimensions, and size of the common ele-
ments of each apartment unit.
I, the undersigned, being a duly qualified and licensed Professional Engineer
of Fort Lauderdale, Florida, this 29th day of July, 1986.



McLAUGHLIN ENGINEERING CO.
By *[Signature]*
Professional Engineer, No. 167
State of Florida

THE GALLEON, A CONDOMINIUM
THIRD FLOOR PLAN
EAST WING
4100 GALT OCEAN DRIVE
FORT LAUDERDALE, FLORIDA
CEDAR LANE DEVELOPERS, INC.
McLAUGHLIN ENGINEERING CO.
400 N.E. 31st AVENUE
FORT LAUDERDALE, FLORIDA
DRAWN: L.P.A. DATE: 7-29-86 SCALE: 1" = 8'
CHECKED: D.B.R. JOB NO.: E-637 DWG. NO.: C.E. 2.3

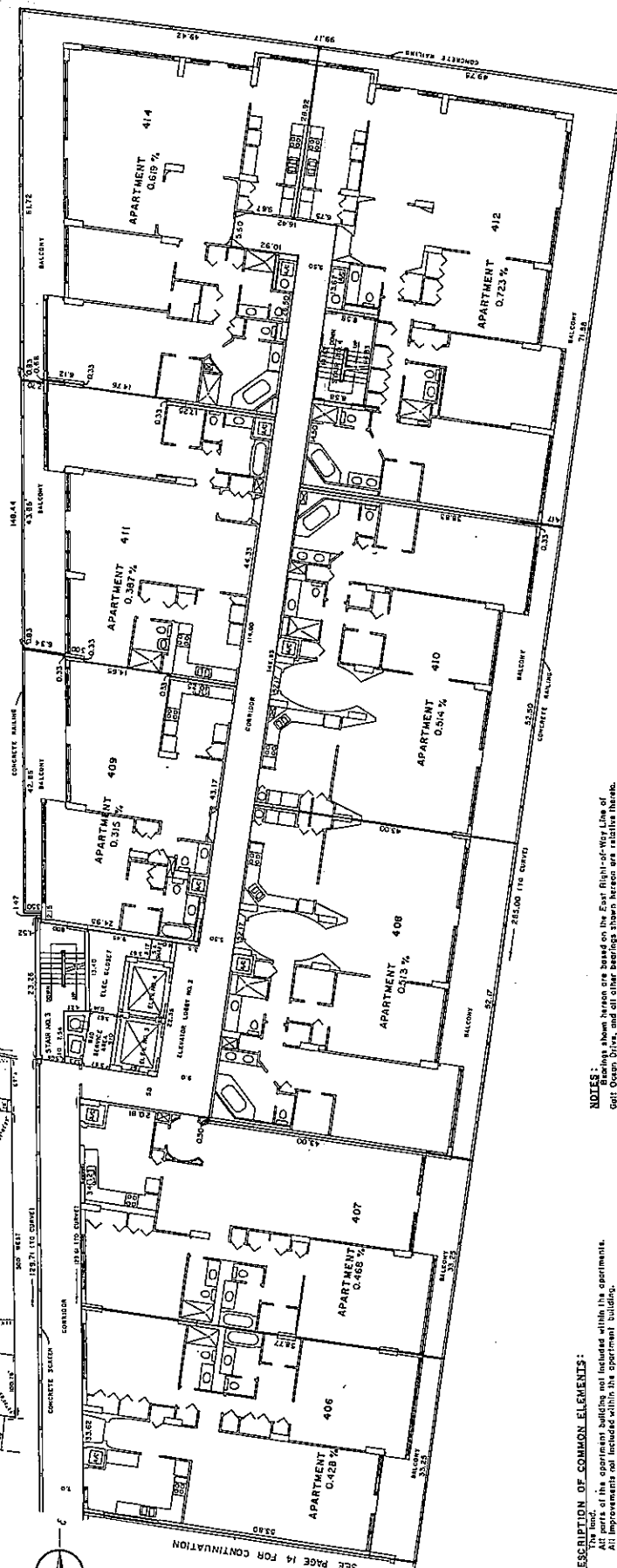
PAGE 13

ANNEXED TO AND MADE A PART OF
"DECLARATION"
BY CEDAR LANE DEVELOPERS, INC.

LEGAL DESCRIPTION OF PROPERTY
 Lot 21, Block 34, GALT OCEAN MILE, ADDITION
 NO. 2, according to the plat thereof recorded in Plat Book
 No. 8, Page 24, of the public records of Broward County,
 Florida.

LOCATION SKETCH

2000-2001

[illegible]

DESCRIPTION DE COMMUNES ET CEMENTS:

DESCRIPTION OF COMMON ELEMENTS.
The land.
All parts of the apartment building not included within the apartments.
All improvements not included within the apartment building.
Easements.

The personal property and installations in connection herewith required for the furnishing of services to more than one apartment, such as but not limited to, elevators, lifts, pumps, fans, compressors, motors, piping, and those UNNUMBERED parking areas as shown on Pages 1 and 3 of the Declaration shall include ducts, plumbing, wiring and other facilities for the installation of such services.

Installations for the furnishing of utility services to more than one apartment, or to an apartment other than the apartment containing the installation concerned, such as, but not limited to, electric power, gas, hot and cold water, heating, refrigeration, air conditioning, garbage and sewage disposal, mail, telecommunications shall include ducts, plumbing, wiring and other facilities for the installation of such services.

The tangible personal property required for the maintenance and operation of Exhibit A.

DESCRIPTION OF LIMITED COMMON ELEMENTS:
Those 222 NUMBERED parking spaces set forth in I-7 and IV-3(b) of the Declaration of Condominium and shown on Pages 1 and 3 of Exhibit A.

CERTIFICATION:
This plan together with the wording in the Declaration of Condominium, is a correct representation of the proposed improvements described, and there can be determined therefrom the identity, location, dimensions, and size of the common elements and of each apartment unit.

[illegible]

By J. W. McFarland
Registered Engineer No. 1713
Registered Land Surveyor No. 167

State of Florida

37

PAGE 14

ANNEXED TO AND MADE A PART OF
"DECLARATION"
BY CEDAR LANE DEVELOPERS, INC.
DATED _____ DAY OF _____, 1965

DESCRIPTION OF COMMON ELEMENTS:

SECTION 10-20- COMMON ELEMENTS:

All parts of the apartment building not included within the apartments. All improvement not included within the apartment building.

Installations for the furnishing of utility services to more than one apartment, or to an apartment other than the apartment in which the installation is located, such as, but not limited to electric power, gas, hot and cold water, heating, ventilation, air conditioning, garbage and sewage disposal, which installations shall include ducts, piping, wiring and other facilities for the rendering of such services.

For the purpose of property and installations in connection therewith reserved for the use of more than one apartment, such as, but not limited to elevators, lobbies, pumps, pipes, conduits, ducts, and other facilities, the following personal property shall be shown on Part 1, manager's apartment, and those unimproved personal property as shown for the maintenance and operation of the common elements.

All other portions of the property which are necessary of common use or necessary for the entrance, upkeep and safety of the condominium, and such other common elements provided by Statute.

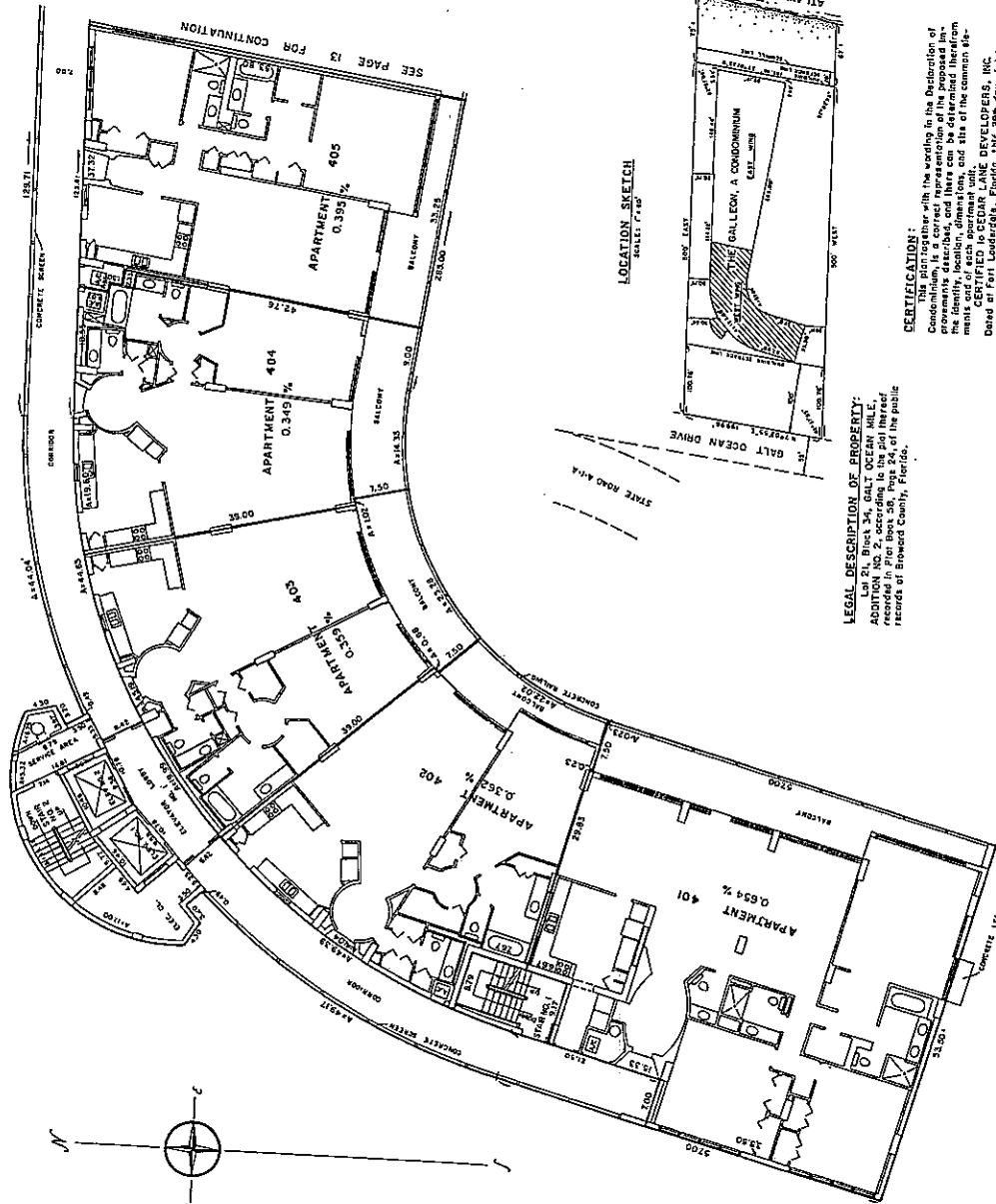
DESCRIPTION OF LIMITED COMMON ELEMENTS:

Those 232 INMATED parking spaces as set forth in TC-1 and TC-3, 31.7 and TC-3.1, 31.7 of the Declaration of Condominium and shows on Pages 1 and 3 of EXHIBIT A, 31.7 and TC-3.1, 31.7.

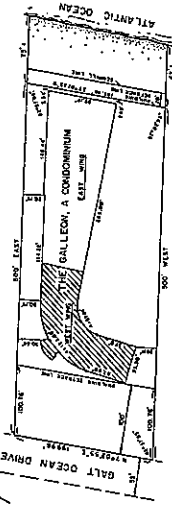
DESCRIPTION OF LIMITED COMMON ELEMENTS:

Those 222 NUMBERED parking spaces as set forth in 1-7 and IV-3(b) of the Declaration of Condominium and shown on Pages 1 and 3 of Exhibit A.

NOTES:

[illegible]

LOCATION SKETCH



LEGAL DESCRIPTION OF PROPERTY.

Lot 21, Block 34, GALT OCEAN MILE, ADDITION NO. 2, according to the plat thereof recorded in Plot Book 58, Page 24, of the public records of Broward County, Florida.

CERTIFICATION:

This plan together with the wording in the Declaration of Condominium, is a correct representation of the proposed improvements described, and there can be determined therefrom the identity, location, dimensions, and size of the common elements and of each apartment unit.

CERTIFIED TO CEDAR LANE DEVELOPERS, INC.
 Dated at Fort Lauderdale, Florida, this 29th day of July, 1966.

MCLAUGHLIN ENGINEERING CO.

By George W. L. Co.

**THE GALLEON, A CONDOMINIUM
FOURTH FLOOR PLAN
WEST WING
4100 GALT OCEAN DRIVE
FORT LAUDERDALE, FLORIDA**
FOR
CEDAR LANE DEVELOPERS, INC.

DATE: 7-29-68	SCALE: 1" = 8'
CHECKED: J.F.B.	DWG. No. C.E.23
DATE: 7-29-68	SCALE: 1" = 8'

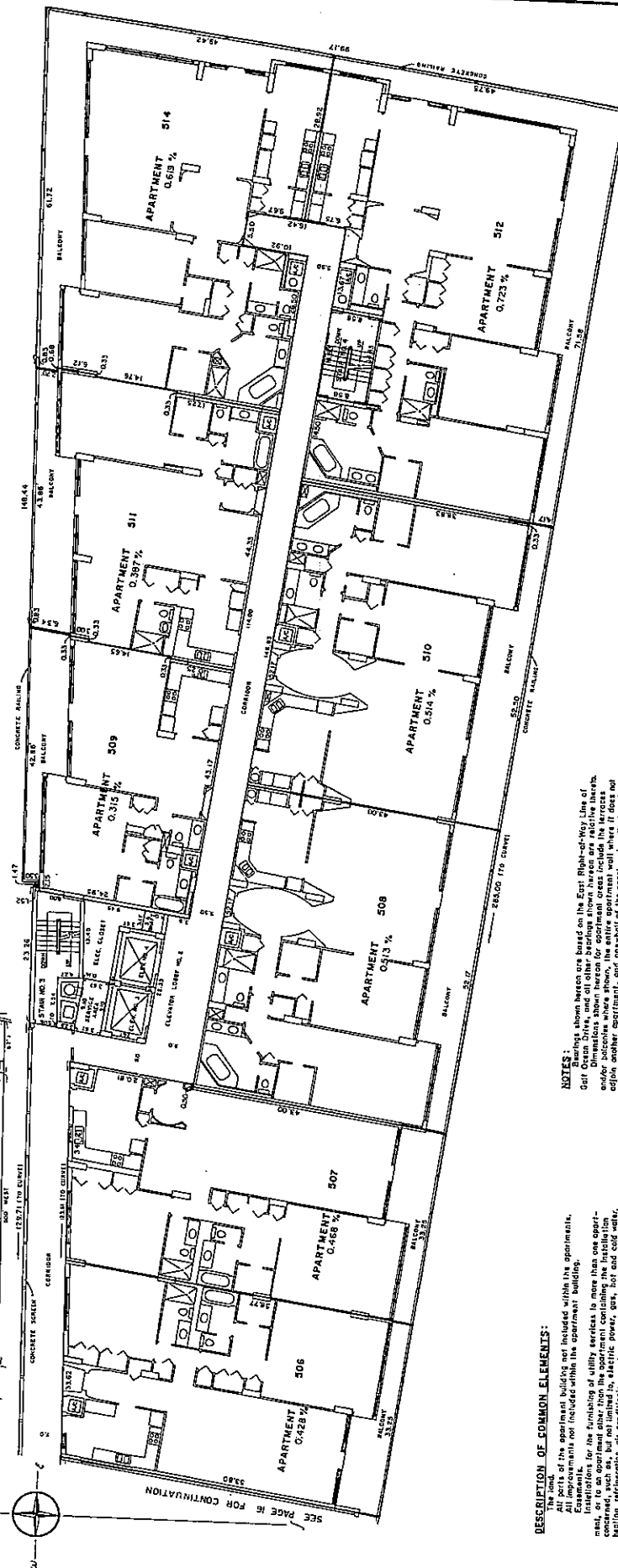
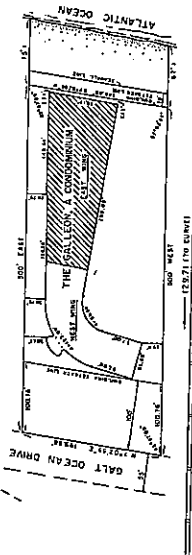
EXHIBIT A

PAGE 15

ANNEXED TO AND MADE A PART OF
"DECLARATION"
BY CEDAR LANE DEVELOPERS, INC.
DATED 23rd DAY OF JULY, 1966

LEGAL DESCRIPTION OF PROPERTY
NO. 2, according to the plat thereof recorded in Public
58, Page 24, of the public records of Broward County,
Florida.

LOCATION SKETCH
SCALE: 1" = 40'



DESCRIPTION OF COMMON ELEMENTS:

The plan together with the Declaration of Condominium shall constitute the entire representation of the proposed condominium project, including the identity, location, dimensions, and site of the common elements, and shall be deemed to be a true and correct copy of the same as shown on the plan and Declaration of Condominium.

NOTES:

1. Bearings shown hereon are based on the East Right-of-Way Line of Galt Ocean Drive.

2. Dimensions shown hereon are as shown on the plan and Declaration of Condominium.

3. The plan and Declaration of Condominium shall constitute the entire representation of the proposed condominium project, including the identity, location, dimensions, and site of the common elements, and shall be deemed to be a true and correct copy of the same as shown on the plan and Declaration of Condominium.

4. The plan and Declaration of Condominium shall constitute the entire representation of the proposed condominium project, including the identity, location, dimensions, and site of the common elements, and shall be deemed to be a true and correct copy of the same as shown on the plan and Declaration of Condominium.

5. The plan and Declaration of Condominium shall constitute the entire representation of the proposed condominium project, including the identity, location, dimensions, and site of the common elements, and shall be deemed to be a true and correct copy of the same as shown on the plan and Declaration of Condominium.

DESCRIPTION OF LIMITED COMMON ELEMENTS:

The plan together with the Declaration of Condominium shall constitute the entire representation of the proposed condominium project, including the identity, location, dimensions, and site of the common elements, and shall be deemed to be a true and correct copy of the same as shown on the plan and Declaration of Condominium.

THE GALLEON, A CONDOMINIUM FIFTH FLOOR PLAN

EAST WING
4900 GALT OCEAN DRIVE
FORT LAUDERDALE, FLORIDA
FOR
CEDAR LANE DEVELOPERS, INC.
McLAUGHLIN ENGINEERING CO.
FORT LAUDERDALE, FLORIDA

DATE: 7-29-66
SCALE: 1" = 40'
DRAWN: J.E.A.
CHECKED: E.C.B.
DESIGNED: E.C.B.



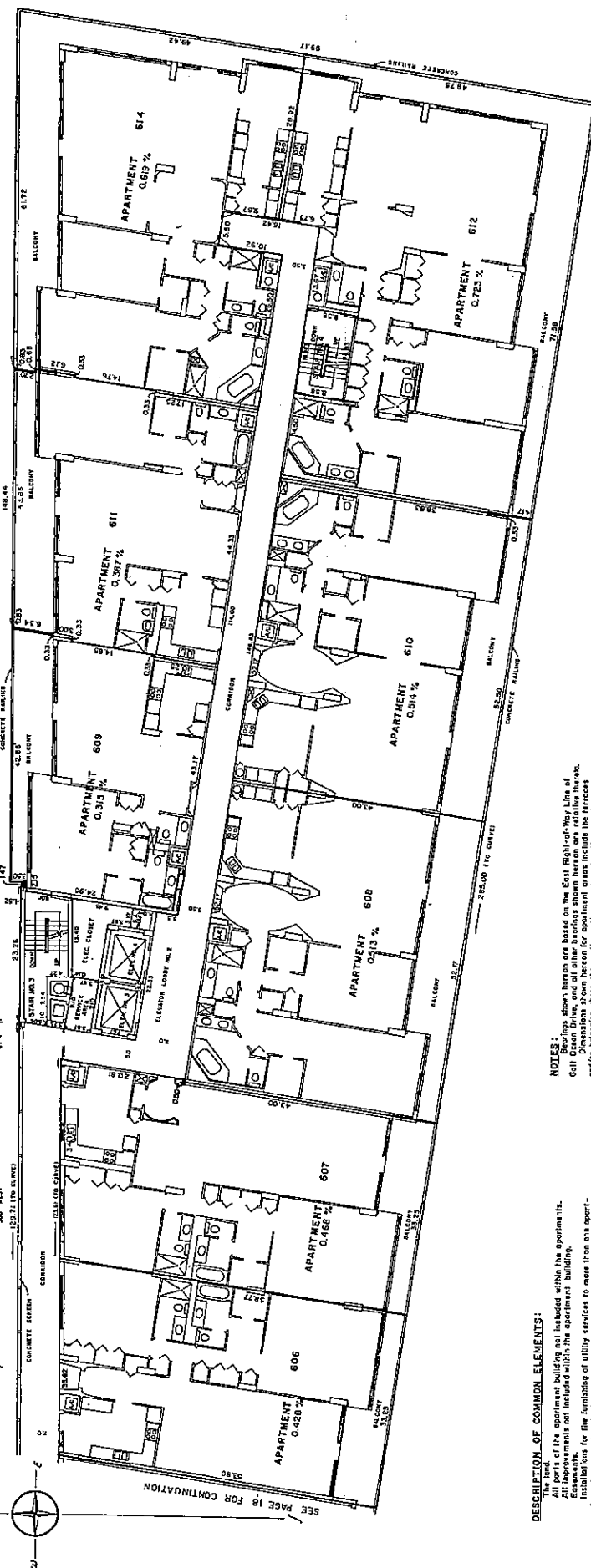
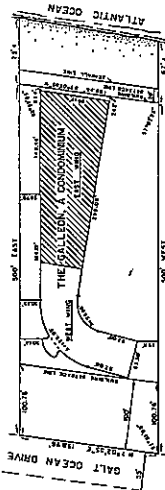
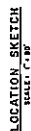
CERTIFICATION:

I, the undersigned, being a duly Licensed Professional Engineer in the State of Florida, do hereby certify that the above is a true and correct copy of the Fifth Floor Plan of The Galleon, a Condominium, as shown on the plan and Declaration of Condominium.

By: [Signature]
McLAUGHLIN ENGINEERING CO.
FORT LAUDERDALE, FLORIDA

ANNEXED TO AND MADE A PART OF
"DECLARATION"
BY CEDAR LANE DEVELOPERS, INC.
DATED 29th DAY OF JULY, 1966

LEGAL DESCRIPTION OF PROPERTY
 Lot 21, Block 34, GALT OCEAN MILE, ADDITION
 NO. 2, according to the plat thereof recorded in Plot Book
 58, Page 24, of the public records of Brevard County,
 Florida.



The land.
All parts of the apartment building not included within the apartments.
All improvements not included within the apartment building.
Easements.

Installations for the furnishing of utility services to more than one apartment, or to an apartment other than the apartment containing the installation, shall be considered as common areas, such as, but not limited to, electric power, gas, hot and cold water, heating, ventilation, air conditioning, and refrigeration. Such common areas shall include ducts, plumbing, wiring and other facilities for the furnishing of such services.

It is the personal property and installations in connection therewith required for the use of such common areas, such as, but not limited to, electric power, gas, hot and cold water, heating, ventilation, air conditioning, and refrigeration, and the equipment, component, and the tools, materials, and supplies necessary for the maintenance and operation of such common areas, shall be considered as common areas.

Exhibit A.

Exhibit A contains a list of the personal property required for the maintenance and operation of the common areas.

These 222 NUMBERED parking spaces as set forth in I-7 and IX-3(b) if the Declaration of Condominium and shown on Pages 1 and 3 of Exhibit A.

This plan together with the wording in the Declaration of Condominium, is a correct representation of the proposed improvements described, and there can be determined therefrom the identity, location, dimensions, and size of the common elements and of each apartment unit.

CERTIFIED TO CEDAR LANE DEVELOPERS, INC. Dated at Fort Lauderdale, Florida, this 29th day of July, 1966.

McLAUGHLIN ENGINEERING CO.

By S. V. Jayu Special
Registered Engineer No. 1713



By S. K. McElroy
Registered Engineer No. 1713
Registered Land Surveyor No. 167
State of Florida

**THE GALLEON, A CONDOMINIUM
SIXTH FLOOR PLAN**

EAST WING
4100 GALT OCEAN DRIVE
FORT LAUDERDALE, FLORIDA

FOR
CEDAR LANE DEVELOPERS, INC.

MCLAUGHLIN ENGINEERING CO.

400 N. E. 3rd AVENUE FORT LAUDERDALE, FLORIDA	DATE: 7-29 -66	SCALE: 1" = 8'
DRAWN L.P.H.	JOB NO. C-657	DWG. NO. C.E. 33
CHECKED D.R.B.		

EXHIBIT A

PAGE 22

ANNEXED TO AND MADE A PART OF
"DECLARATION"
BY CEDAR LANE DEVELOPERS, INC.

DATED 7-29-66 DAY OF JULY 1966

DESCRIPTION OF COMMON ELEMENTS:

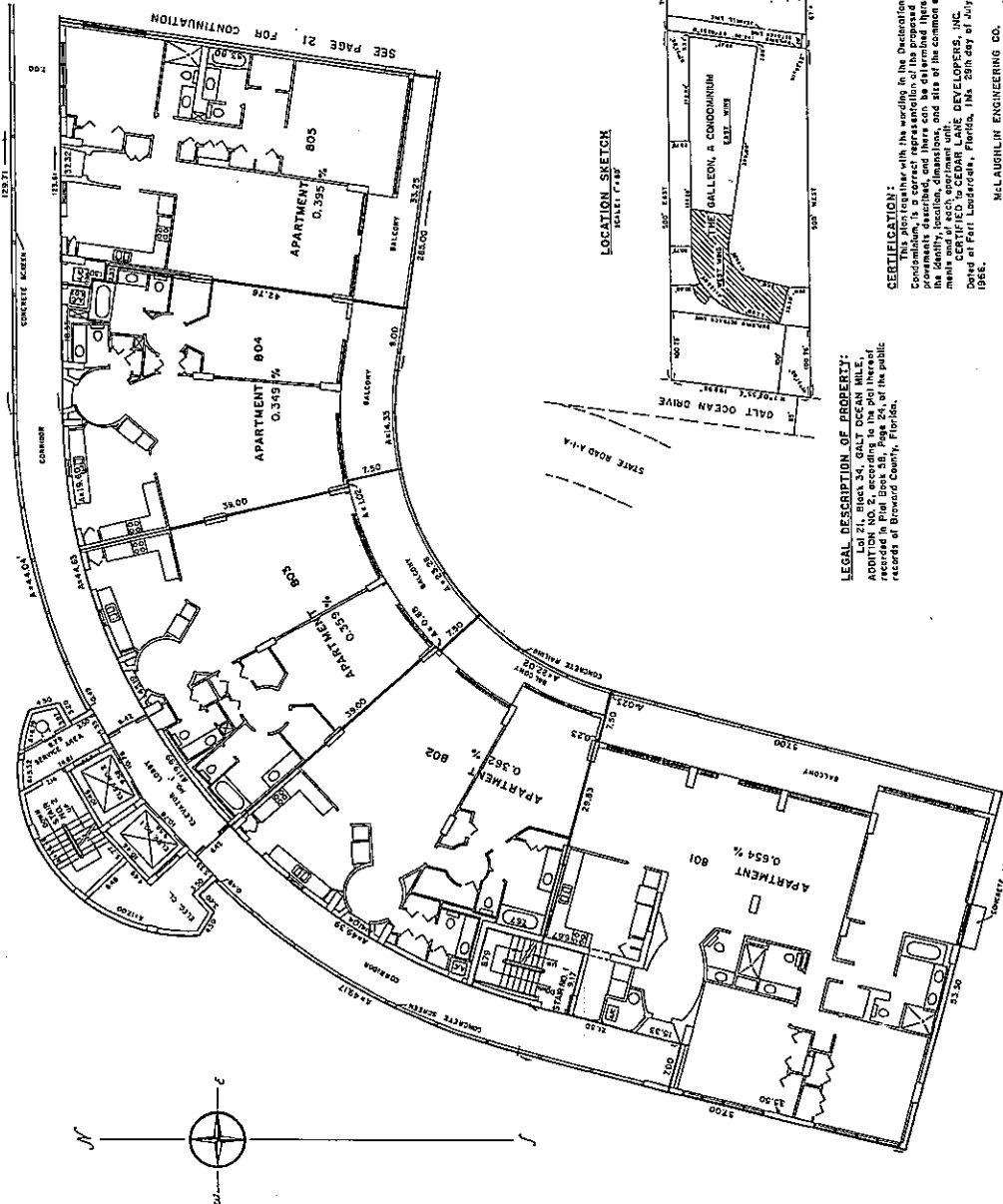
The land.
All parts of the apartment building not included within the apartment.
All elements not included within the apartment building.
Inclusions for the building for utility services to more than one apartment, or to an area, but not limited to electric power, gas, hot and cold water, heating and refrigeration, air conditioning, sewage and sewage disposal, which inclusions shall include ducts, plumbing, wiring and other facilities for the rendering of such services.
The personal property and installations in connection therewith required for the furnishing of services to more than one apartment, such as, but not limited to, heating and refrigeration equipment, air conditioning equipment, and those UNIMOUNTED parking areas as shown on Pages 1 and 3 of Exhibit A.
The tangible personal property required for the maintenance and operation of the condominium property.
The tangible personal property which are necessary to the entrance, upkeep and safety of the condominium, and such other common elements provided by Stetola.

DESCRIPTION OF LIMITED COMMON ELEMENTS:

Those 222 numbered parking spaces as set forth in 1.7 and 2.3.13 of the Declaration of Condominium and shown on Pages 1 and 3 of Exhibit A.

NOTES:

Dimensions shown herein are based on the East Right-of-Way Line of Galt Ocean Drive, and all other bearings shown herein are relative thereto.
Dimensions shown herein for apartment units are shown as 3' 0" and 3' 6" for balconies, and one-half of the apartment wall where it adjoins another apartment, and one-half of the apartment wall where it adjoins another apartment.
Horizontal distances between apartment units are shown along the exterior walls of the building.
Elevations, if any, are based on U.S.C. & G.S. datum.
Includes interior apartment walls, doors, windows, and other building elements.
Bottom of ceiling slab elevation: 95.50
The dimensions of these areas are for construction and are not to be construed as a survey.
These "survey" points and elevations are compiled from plans and data supplied by Llanowr-Llanowr Associates, Architects, entitled "THE GALLEON", 455 N.W. 65th St., and subject to final survey upon completion of building and appropriate records.



LOCATION SKETCH
SCALE 1" = 8'

LEGAL DESCRIPTION OF PROPERTY:

Lot 21, Block 34, GALT OCEAN WING,
ADDITION NO. 2, according to the plat thereof
recorded in the public records of Broward County, Florida.

CERTIFICATION:

This plan, together with the wording in the Declaration of Condominium, is a true and correct representation of the premises described, and there can be determined therefrom the identity, location, dimensions, and area of the common elements and limited common elements of the property.
CERTIFIED to CEDAR LANE DEVELOPERS, INC.
David at Fort Lauderdale, Florida, this 28th day of July,
1966.

McLAUGHLIN ENGINEERING CO.

By *[Signature]*
Registered Professional Engineer No. 187
State of Florida



THE GALLEON, A CONDOMINIUM
EIGHTH FLOOR PLAN
WEST WING

FOR
CEDAR LANE DEVELOPERS, INC.

McLAUGHLIN ENGINEERING CO.
400 N.E. 3rd Avenue
FORT LAUDERDALE, FLORIDA

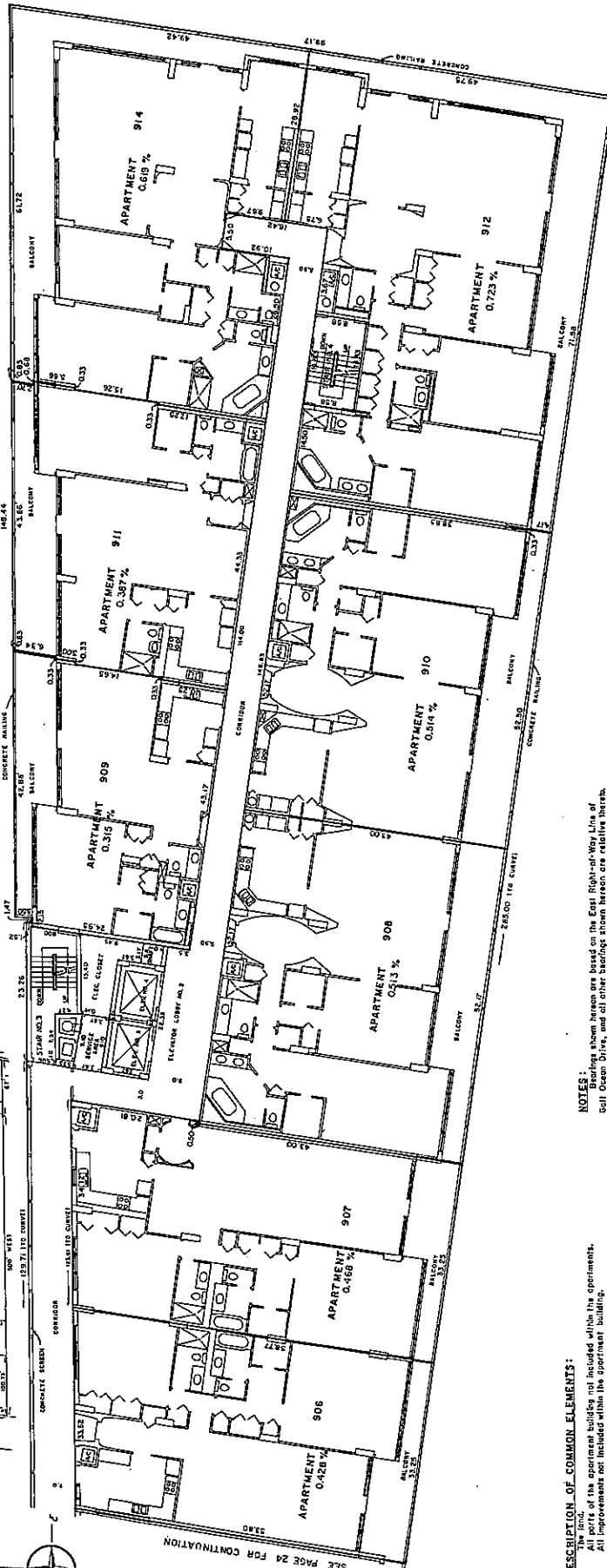
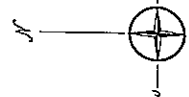
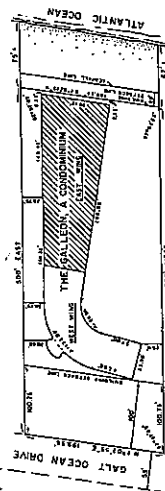
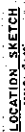
DRAWN: L.H. DATE: 7-29-66 SCALE: 1" = 8'

CHECKED: J.E.B. JOB NO. E-157 DWG. NO. C.E.33

PAGE 23

ANNEXED TO AND MADE A PART OF
"DECLARATION"
BY CEDAR LANE DEVELOPERS, INC.
DATED 23RD DAY OF JULY, 1966

LEGAL DESCRIPTION OF PROPERTY
 Lot 21, Block 34, GALT OCEAN MILE, ADDITION
 NO. 2, according to the plat thereof recorded in Plat Book
 58, Page 24, of the public records of Broward County,
 Florida.



DESCRIPTION OF COMMON ELEMENTS:

The land.

All parts of the apartment building not included within the apartments. The apartment not included within the apartment building.

Examinations.

Installations for the furnishing of utility services to more than one apartment, or to an apartment other than the apartment containing the installation concerned, such as, but not limited to, electric power, gas, hot and cold water, sewer, telephone, cable television, and other services, including but not limited to installations that include ducts, plumbing, wiring and other facilities for the rendering of such services.

The personal property and installations in connection therewith required for the furnishing of services to more than one apartment building or to an apartment other than the apartment containing the installation concerned, including but not limited to, equipment, materials, and tools UNREGISTERED parking areas as shown on Pages 1 and 3 of Exhibit A.

The tangible personal property required for the maintenance and operation of the condominium property.

All other portions of the property which are rationally of common use to all other portions of the condominium, and the safety of the condominium, and such other common interests provided by statute.

DESCRIPTION OF LIMITED COMMON ELEMENTS:

Those 222 numbered parking spaces as set forth in I-7 and II-3(b) of the Declaration of Condominium and shown on Pages 1 and 3 of Exhibit A.

NOTES:

Dimensions shown herein are based on the East Right-of-Way Line of Gulf Coast Ocean Drive, and all other bearings shown herein are relative thereto. Dimensions shown hereof for apartment areas include the terraces and/or balconies where shown, the entire apartment wall where it does not abut another apartment, and the entire apartment floor area. Dimensions include another apartment, horizontal distances in each apartment are given along the exterior wall, where applicable.

The lower and upper limits of the apartment space are the bottom and top of the finished floor and ceiling, respectively, and the walls are perpendicular to the floor and ceiling.

Dimensions in feet, are based on U.S.C. & G.S. Datum.

Four inches thick concrete slabs, having the following elevations:

Bottom of footing elevation: 105.07
Bottom of ceiling slab elevation: 104.17
The dimensions as shown herein are prior to actual construction and are approximate dimensions and are subject to slight variances which may occur during construction.

These "survey plans" and drawings are compiled from plans and drawings of the Leveve & Associates Architects, entitled "THE GALLIED" Job No. 6509, and subject to final survey upon completion of building construction.

CERTIFICATION:
This plan together with the wording in the Declaration of Condominium, is a correct representation of the proposed improvements described, and there can be determined therefrom the identity, location, dimensions, and size of the common elements and of each apartment unit.
CERTIFIED TO CEDAR LANE DEVELOPERS, INC. Dated
Fort Lauderdale, Florida this 25th day of July, 1966.



By W. L. J. J. J.
Registered Engineer No. 1713
Registered Land Surveyor No. 167
State of Florida

**THE GALLEON, A CONDOMINIUM
NINTH FLOOR PLAN**

EAST WING
4100 GALT OCEAN DRIVE
FORT LAUDERDALE, FLORIDA
FOR

CEDAR LANE DEVELOPERS, INC.
McLAUGHLIN ENGINEERING CO.

400 N. E. 3rd Avenue
Fort Lauderdale, Florida

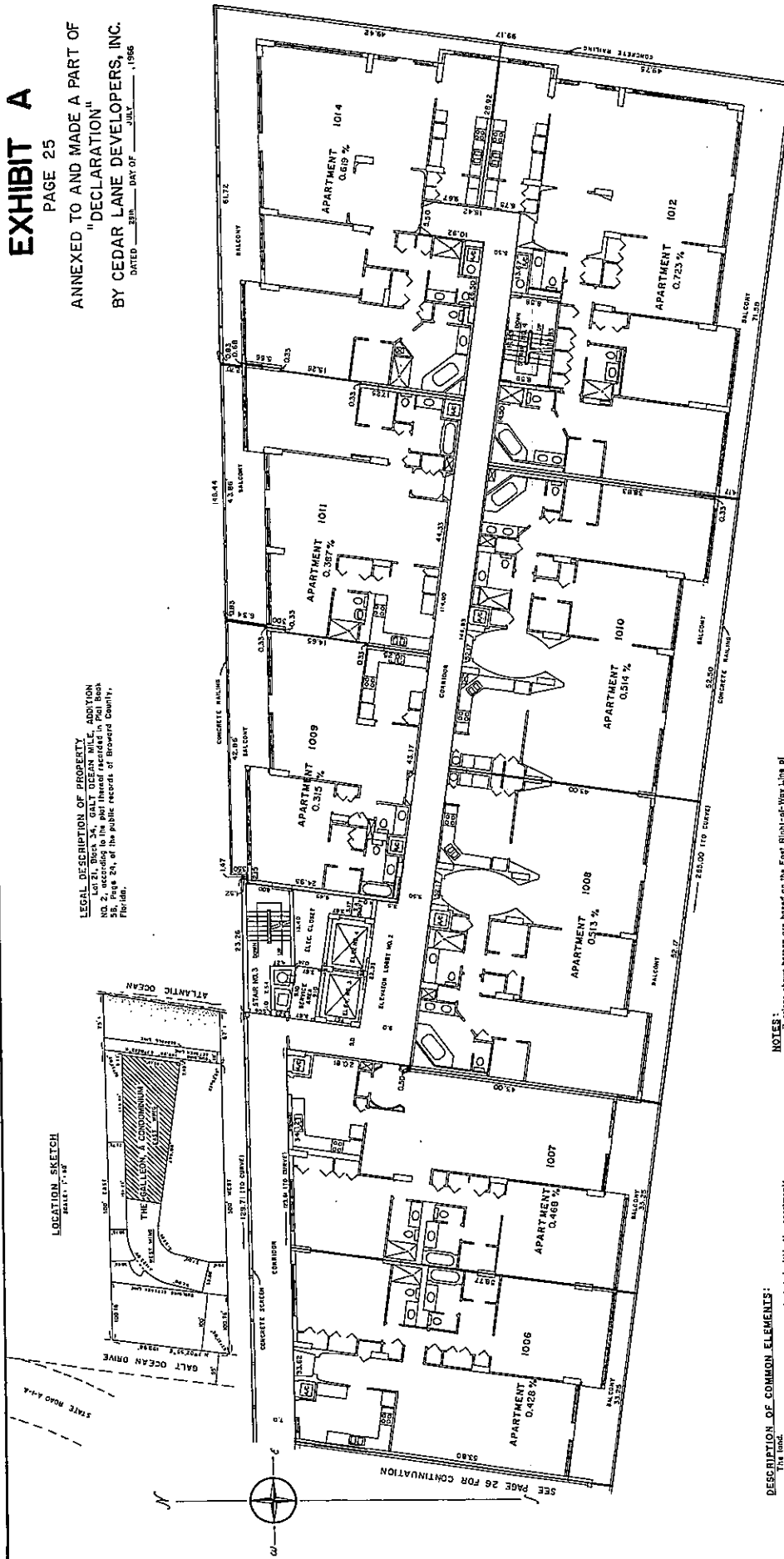
EXHIBIT A

PAGE 25

ANNEXED TO AND MADE A PART OF
"DECLARATION"
BY CEDAR LANE DEVELOPERS, INC.
DATED 28th DAY OF JULY 1986

LEGAL DESCRIPTION OF PROPERTY
Lot 21, Block 34, GALT OCEAN WALK, ARS/NOVA
NO. 2, according to the plat of the same, recorded
in Public Records of Broward County,
Florida.

LOCATION SKETCH
SCALE: 1" = 50'



DESCRIPTION OF COMMON ELEMENTS:

All parts of the apartment building and included within the apartment.
All improvements not included within the apartment building.
The common elements shall include, but not be limited to, the following:
1. The building structure, including the foundation, walls, roof, and floors.
2. The exterior walls, including the balconies and terraces.
3. The interior walls, including the partitions and ceilings.
4. The plumbing, heating, and electrical systems.
5. The elevators and other vertical transportation.
6. The common areas, including the corridors, lobbies, and stairways.
7. The parking areas, including the spaces and driveways.
8. The landscaping and other improvements to the building and its surroundings.

DESCRIPTION OF LIMITED COMMON ELEMENTS:

Those parts of the building which are reserved for the exclusive use of one or more of the owners, including the balconies and terraces.

NOTES:

1. The dimensions shown herein are based on the East Right-of-Way line of Galt Ocean Drive, as shown on the plat of the same, recorded in Public Records of Broward County, Florida.
2. The dimensions shown herein are subject to change without notice.
3. The dimensions shown herein are subject to change without notice.
4. The dimensions shown herein are subject to change without notice.
5. The dimensions shown herein are subject to change without notice.
6. The dimensions shown herein are subject to change without notice.
7. The dimensions shown herein are subject to change without notice.
8. The dimensions shown herein are subject to change without notice.

CERTIFICATION:

I, the undersigned, being a duly licensed Professional Engineer in the State of Florida, do hereby certify that the foregoing is a true and correct representation of the proposed improvements described, and there can be determined therefrom the identity, location, dimensions, and area of the common elements and limited common elements of the building described.
CERTIFIED IN CEDAR LANE DEVELOPERS, INC. Dated at Fort Lauderdale, Florida, this 28th day of July, 1986.



By: J. W. McLaughlin
Professional Engineer No. 167
State of Florida
McLAUGHLIN ENGINEERING CO.
400 N.E. 1st Ave.
Fort Lauderdale, Florida

THE GALLEON, A CONDOMINIUM
TENTH FLOOR PLAN
EAST WING

FOR
CEDAR LANE DEVELOPERS, INC.

DESIGNED: L.P.H.	CHECKED: D.E.	DATE: 7-29-86	JOB NO: E-637	SCALE: 1" = 5'
McLAUGHLIN ENGINEERING CO.				DWG. NO. C.E. 23
400 N.E. 1st Ave.				
FORT LAUDERDALE, FLORIDA				

EXHIBIT A

PAGE 26

ANNEXED TO AND MADE A PART OF
"DECLARATION"
BY CEDAR LANE DEVELOPERS, INC.
DATED 23rd DAY OF JULY 1966

DESCRIPTION OF COMMON ELEMENTS:

The land.
All parts of the operational building not included within the apartments.
All common elements not included within the apartment building.
Essentials.
Installations for the furnishing of utility services to more than one apartment, such as, but not limited to, electric power, gas, hot and cold water, heating and ventilation, air conditioning, garbage and sewage disposal, which installations include ducts, plumbing, wiring and other facilities for the rendering of such services.
The personal property and installations in connection therewith required for the furnishing of service to more than one apartment, such as, but not limited to, elevators, stairways, corridors, and other facilities for the rendering of such services.
The long-term personal property required for the maintenance and operation of the common elements.
All other portions of the property which are necessary for the maintenance and operation necessary to the existence, enjoyment and safety of the condominium, and such other common elements provided by Sichel.

DESCRIPTION OF LIMITED COMMON ELEMENTS:

Those 222 numbered parking spaces as set forth in 1-7 and 10-31(b) of the Declaration of Condominium and shown on Pages 1 and 3 of Exhibit A.

NOTES:

Readings shown herein are based on the East Right-of-Way Line of Gulf Ocean Drive, and all other bearings shown herein are relative thereto.
Dimensions shown herein for apartment areas include the terrace and/or balcony areas, and are not intended to represent the actual area of the apartment, and one-half of the apartment wall which it adjoins another apartment.
Horizontal distances in each apartment are given along the interior wall, where applicable.
The area of the common elements is based on the actual area of the common elements floor slab and the bottom of the ceiling slab respectively.
Elevations, in feet, are based on U.S.C. & G.S. Datum.
Includes limited common elements, such as, but not limited to, stairways, elevators, and other portions of the property which are necessary for the maintenance and operation necessary to the existence, enjoyment and safety of the condominium, and such other common elements provided by Sichel.
The dimensions as shown herein are prior to actual construction and are subject to change.
These "surveyor" plans and elevations are compiled from plans and data supplied by Lammert-Liebman & Associates, Architects, entitled "THE GALLEON" dated 10/25/65, and subject to final survey upon condition of building and approval.

CERTIFICATION:

Condemned, in a correct representation of the Declaration of Condominium, and there can be determined therefrom the names and addresses of the owners, and the common elements and of each apartment unit.
Dated at Fort Lauderdale, Florida, the 25th day of July, 1966.

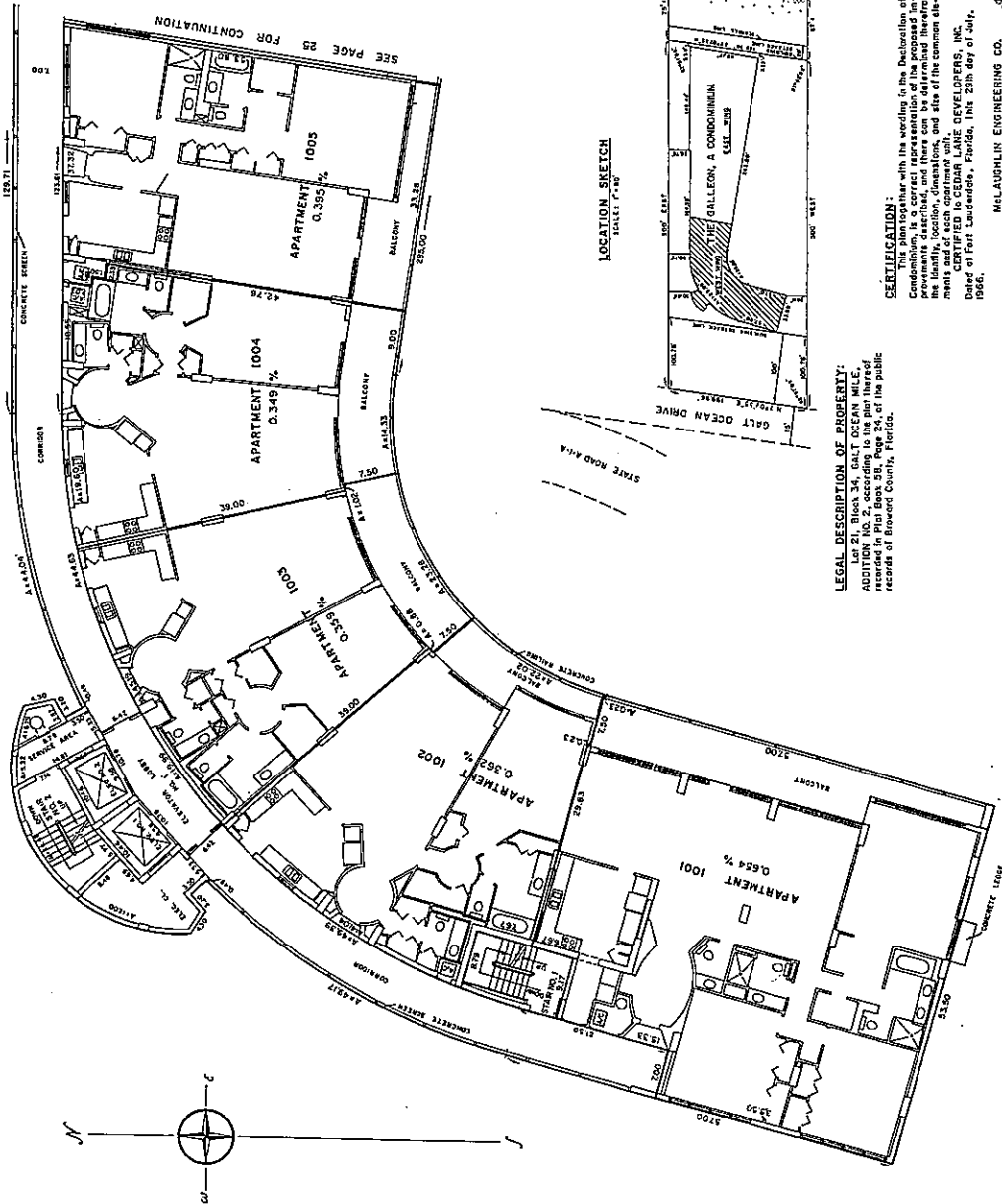
McLAUGHLIN ENGINEERING CO.

By *[Signature]*

Registered Engineer No. 167
State of Florida

LEGAL DESCRIPTION OF PROPERTY:

Lot 2, Block 3, Cedar Lane Condominium, Addition No. 2, according to the plan thereof recorded in Plat Book 58, Page 24, of the public records of Broward County, Florida.



THE GALLEON, A CONDOMINIUM
TENTH FLOOR PLAN
WEST WING

400 GALT OCEAN DRIVE
FORT LAUDERDALE, FLORIDA

CEDAR LANE DEVELOPERS, INC.

McLAUGHLIN ENGINEERING CO.

400 N. E. 37th AVENUE
FORT LAUDERDALE, FLORIDA

DRAWN: L.H.S. DATE: 7-29-66 SCALE: 1" = 8'

CHECKED: D.S. JOB NO. E-557 DWG. NO. C.E.23

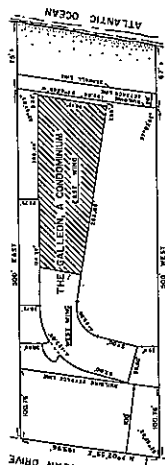
EXHIBIT A

PAGE 27

ANNEXED TO AND MADE A PART OF
"DECLARATION"
BY CEDAR LANE DEVELOPERS, INC.
DATED _____ DAY OF _____, 1966

LEGAL DESCRIPTION OF PROPERTY
NO. 2, according to the plat thereof recorded in Plat Book
58, Page 24, of the public records of Broward County,
Florida.

LOCATION SKETCH
SCALE: 1" = 100'



DESCRIPTION OF COMMON ELEMENTS:

The Board.
All parts of the apartment building not included within the apartments.
The common elements are those parts of the building which are owned by the owners of the apartments and which are necessary for the use and enjoyment of the apartments.
The common elements include the following:
1. The building structure, including the foundation, walls, roof, and floors.
2. The exterior walls, including the balconies and the common areas.
3. The interior walls, including the common areas.
4. The common areas, including the corridors, stairs, and elevators.
5. The common areas, including the common areas.
6. The common areas, including the common areas.
7. The common areas, including the common areas.
8. The common areas, including the common areas.
9. The common areas, including the common areas.
10. The common areas, including the common areas.

DESCRIPTION OF LIMITED COMMON ELEMENTS:

Those parts of the building which are owned by the owners of the apartments and which are necessary for the use and enjoyment of the apartments.

NOTES:
Drawings shown herein are based on the East Right-of-Way Line of
Galt Ocean Drive, and all other bearings shown herein are relative thereto.
The drawings are not to be construed as a warranty of the accuracy of the
survey or the construction of the building. The drawings are not to be construed
as a warranty of the accuracy of the survey or the construction of the building.
The drawings are not to be construed as a warranty of the accuracy of the
survey or the construction of the building. The drawings are not to be construed
as a warranty of the accuracy of the survey or the construction of the building.
The drawings are not to be construed as a warranty of the accuracy of the
survey or the construction of the building. The drawings are not to be construed
as a warranty of the accuracy of the survey or the construction of the building.

CERTIFICATION:

I, the undersigned, being a duly qualified and licensed Professional Engineer
in the State of Florida, do hereby certify that the foregoing drawings are
a true and correct representation of the proposed building as shown on the
plans and specifications, and that the same comply with the requirements of
the laws of the State of Florida.



By *William J. Laughrin*
Professional Engineer No. 1713
State of Florida

THE GALLEON, A CONDOMINIUM
ELEVENTH FLOOR PLAN
EAST WING
FORT LAUDERDALE, FLORIDA
CEDAR LANE DEVELOPERS, INC.

McLAUGHLIN ENGINEERING CO.
400 N.E. 34th AVENUE
FORT LAUDERDALE, FLORIDA
DRAWN: L.P.A. DATE: 7-29-65 SCALE: 1" = 8'
CHECKED: D.V.L. 205 No. E-657 DWG. No. C.E. 23

EXHIBIT A

PAGE 28

ANNEXED TO AND MADE A PART OF
"DECLARATION"
BY CEDAR LANE DEVELOPERS, INC.
DATED 29th DAY OF JULY, 1966

DESCRIPTION OF COMMON ELEMENTS:

The land, the building and the improvements thereon, including the improvements to be made, are shown on the plan. All improvements not included within the apartment buildings, such as, but not limited to, electric power, gas, hot and cold water, heating and ventilation, air conditioning, garbage and sewage disposal, which installations are to be made, including, wiring and other facilities for the rendering of such services.

The personal property and installations in connection therewith required for the use of the common elements, including, but not limited to, elevators, stairs, hallways, restrooms, janitor's closets, etc., are shown on the plan. The common elements of the building are those elements which are necessary to the existence, upkeep and safety of the condominium, and such other common elements provided by statute.

DESCRIPTION OF LIMITED COMMON ELEMENTS:

The limited common elements are those elements which are necessary to the existence, upkeep and safety of the condominium, and such other common elements provided by statute.

NOTES:

Buildings shown herein are based on the East Right-of-Way Line of Galt Ocean Drive, and all other buildings shown herein are relative thereto. The buildings shown herein are shown as existing buildings and are not to be construed as a representation of the proposed buildings. The buildings shown herein are shown as existing buildings and are not to be construed as a representation of the proposed buildings. The buildings shown herein are shown as existing buildings and are not to be construed as a representation of the proposed buildings.

THE GALLEON, A CONDOMINIUM ELEVENTH FLOOR PLAN WEST WING

1000 GALT OCEAN DRIVE
FORT LAUDERDALE, FLORIDA
FOR THE DEVELOPER

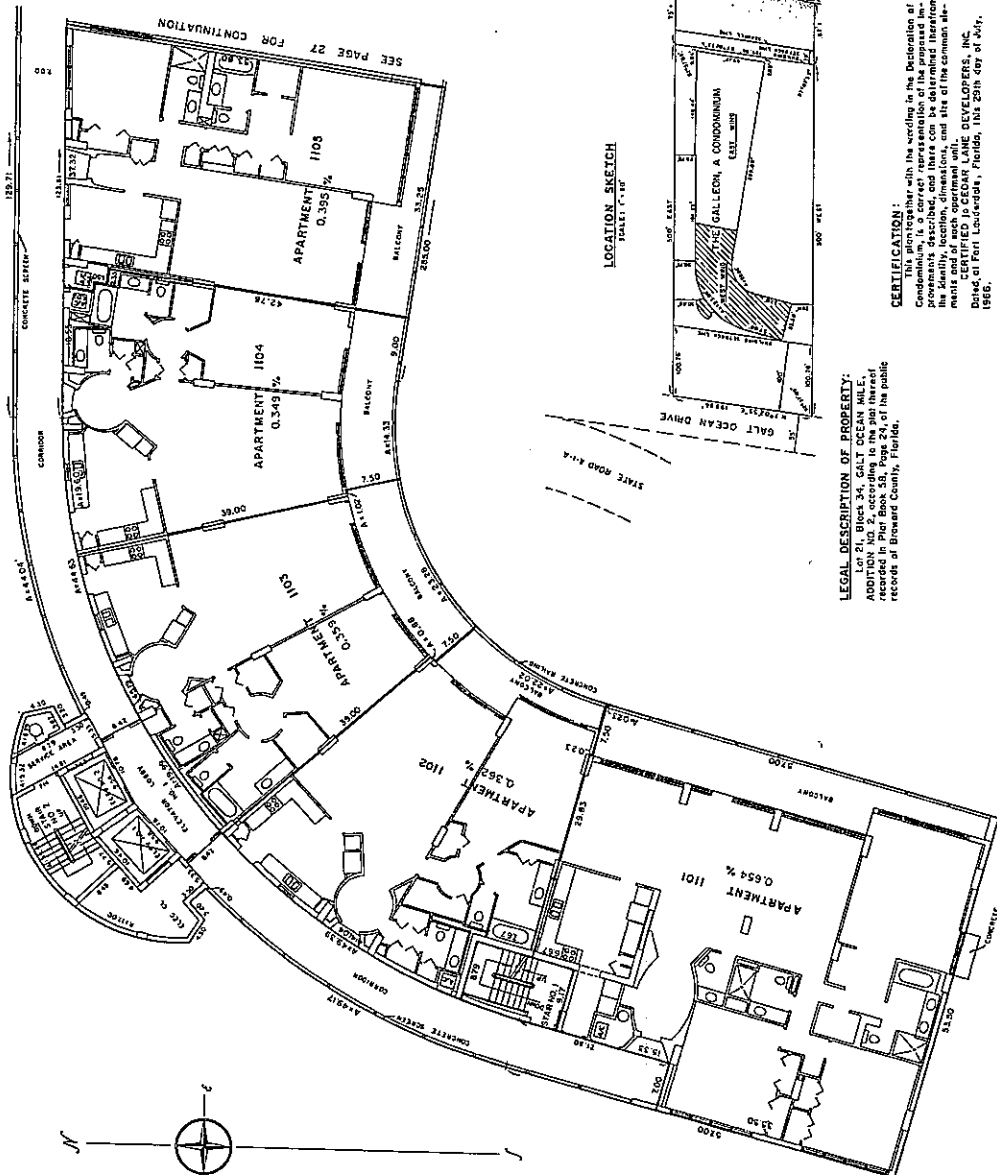
CEDAR LANE DEVELOPERS, INC.

McLAUGHLIN ENGINEERING CO.

400 N.E. 3rd Avenue
Fort Lauderdale, Florida

DRAWN: L.P.H. DATE: 7-29-66 SCALE: 1" = 10'

CHECKED: C.B.B. JOB NO. 6-457 DWG. NO. C.E. 13



CERTIFICATION:

This plan, together with the Declaration of Condominium, is a correct representation of the proposed building, its location, dimensions, and site of the common elements and of each apartment unit. The plan was prepared by the developer, Cedar Lane Developers, Inc., and is subject to the provisions of the Florida Condominium Act, Chapter 718, Florida Statutes, as amended.

Dated at Fort Lauderdale, Florida, this 29th day of July, 1966.

McLAUGHLIN ENGINEERING CO.

By *James L. McLaughlin*

Professional Engineer No. 167

State of Florida

LEGAL DESCRIPTION OF PROPERTY:

Lot 21, Block 34, GALT OCEAN HILL, ADDITION No. 2, according to the plat thereof recorded in Public Record No. 10,447 of the public records of Broward County, Florida.

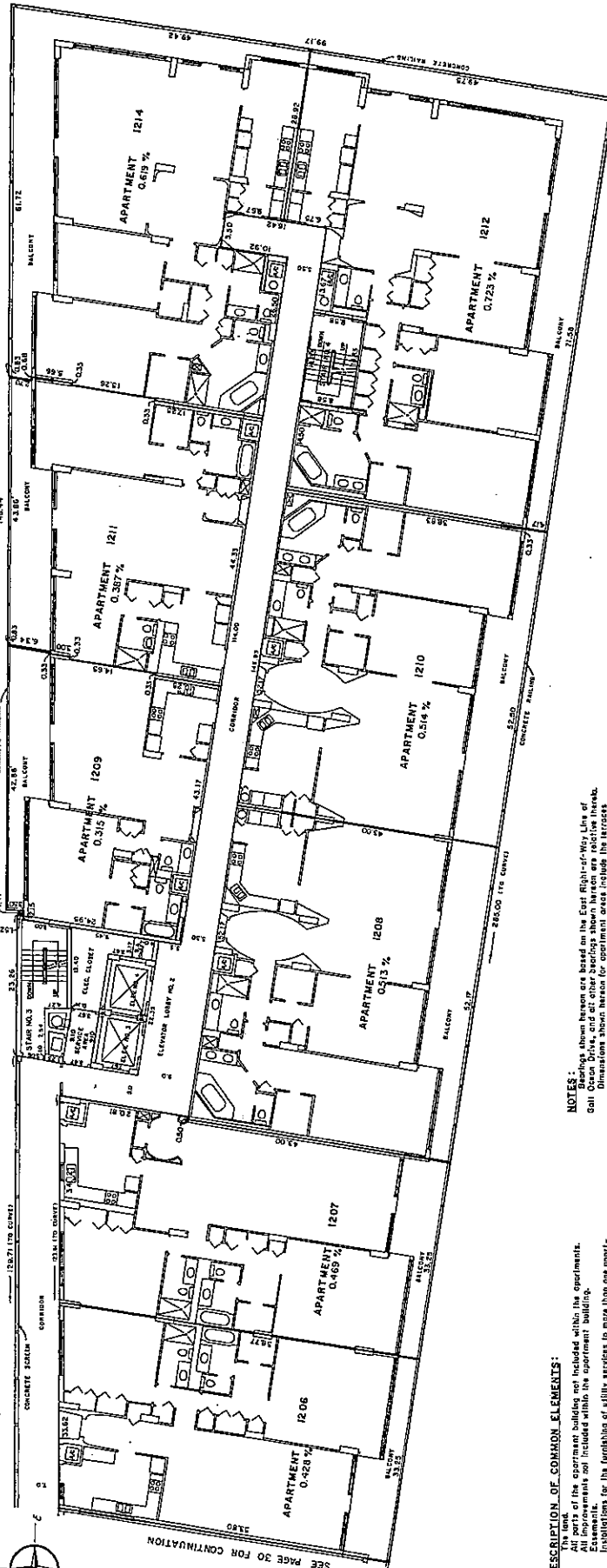
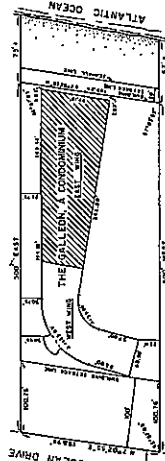
EXHIBIT A

PAGE 29

ANNEXED TO AND MADE A PART OF
"DECLARATION"
BY CEDAR LANE DEVELOPERS, INC.
DATED 29th DAY OF JULY 1966

LEGAL DESCRIPTION OF PROPERTY
NO. 2, according to the plat thereof recorded in Plat Book
56, Page 24, of the public records of Broward County,
Florida.

LOCATION SKETCH
SCALE: 1" = 40'



DESCRIPTION OF COMMON ELEMENTS:

The land of the apartment building and included within the apartments.
All improvements included within the apartment building.
Essentials.

Insulation for the furnishing of utility services to more than one apartment, including, but not limited to, electric power, gas, hot and cold water, heating, refrigeration, air conditioning, garbage and sewage disposal, which are to be provided by the developer, and the maintenance and repair of the same.

The personal property and installations in connection therewith required for the furnishing of services to more than one apartment, such as, but not limited to, elevators, escalators, stairs, and other common elements, and the maintenance and repair of the same.

The Galleon, a Condominium, Twelfth Floor Plan, as shown on Pages 1 and 2 of Exhibit A.

NOTES:

Readings shown herein are based on the East Right-of-Way Line of Galt Ocean Drive, and all other bearings shown herein are relative thereto. The dimensions shown herein are the actual dimensions of the building and not the dimensions of the lot. The dimensions shown herein are the actual dimensions of the building and not the dimensions of the lot.

The dimensions shown herein are the actual dimensions of the building and not the dimensions of the lot. The dimensions shown herein are the actual dimensions of the building and not the dimensions of the lot.

CERTIFICATION:

Condominium is a correct representation of the Declaration of Condominium, and there can be determined therefrom the identity, location, dimensions, and size of the common elements, and the same are shown on the Declaration of Condominium, as recorded in the public records of Broward County, Florida, at Fort Lauderdale, Florida, this 29th day of July, 1966.

McLAUGHLIN ENGINEERING CO.

By *George W. McLaughlin*

Registered Engineer No. 1713

State of Florida



THE GALLEON, A CONDOMINIUM
TWELFTH FLOOR PLAN
EAST WING

4000 GALT OCEAN DRIVE
FORT LAUDERDALE, FLORIDA

CEDAR LANE DEVELOPERS, INC.

McLAUGHLIN ENGINEERING CO.

FORT LAUDERDALE, FLORIDA

DATE: 7-29-66

JOB NO. E-657

SCALE: 1" = 4'

DWG. NO. C.C. 33

EXHIBIT A

PAGE 30

ANNEXED TO AND MADE A PART OF
"DECLARATION"
BY CEDAR LANE DEVELOPERS, INC.
DATED 2ND DAY OF JULY, 1966

DESCRIPTION OF COMMON ELEMENTS:

The land,
All parts of the apartment building not included within the apartments,
Common elements not included within the apartment buildings.
Examples:
Installations for the furnishing of utility services to more than one apartment,
or to an entire floor, or to the entire building, including but not limited to,
such as water supply, sewer, gas, electric, telephone, cable television, and
refrigeration, or conditioning, garbage and sewage disposal, which installations
shall include ducts, plumbing, wiring and other facilities for the rendering of such
services.
The personal property and installations in connection therewith required
for the furnishing of services to more than one apartment, such as, but not limited
to, water supply, sewer, gas, electric, telephone, cable television, and
refrigeration, or conditioning, garbage and sewage disposal, which installations
shall include ducts, plumbing, wiring and other facilities for the rendering of such
services.
The long-term personal property required for the maintenance and operation
of the condominium property.
The common elements of the property which are necessary to the enjoyment of the
condominium, and such other
common elements provided by statute.

DESCRIPTION OF LIMITED COMMON ELEMENTS:

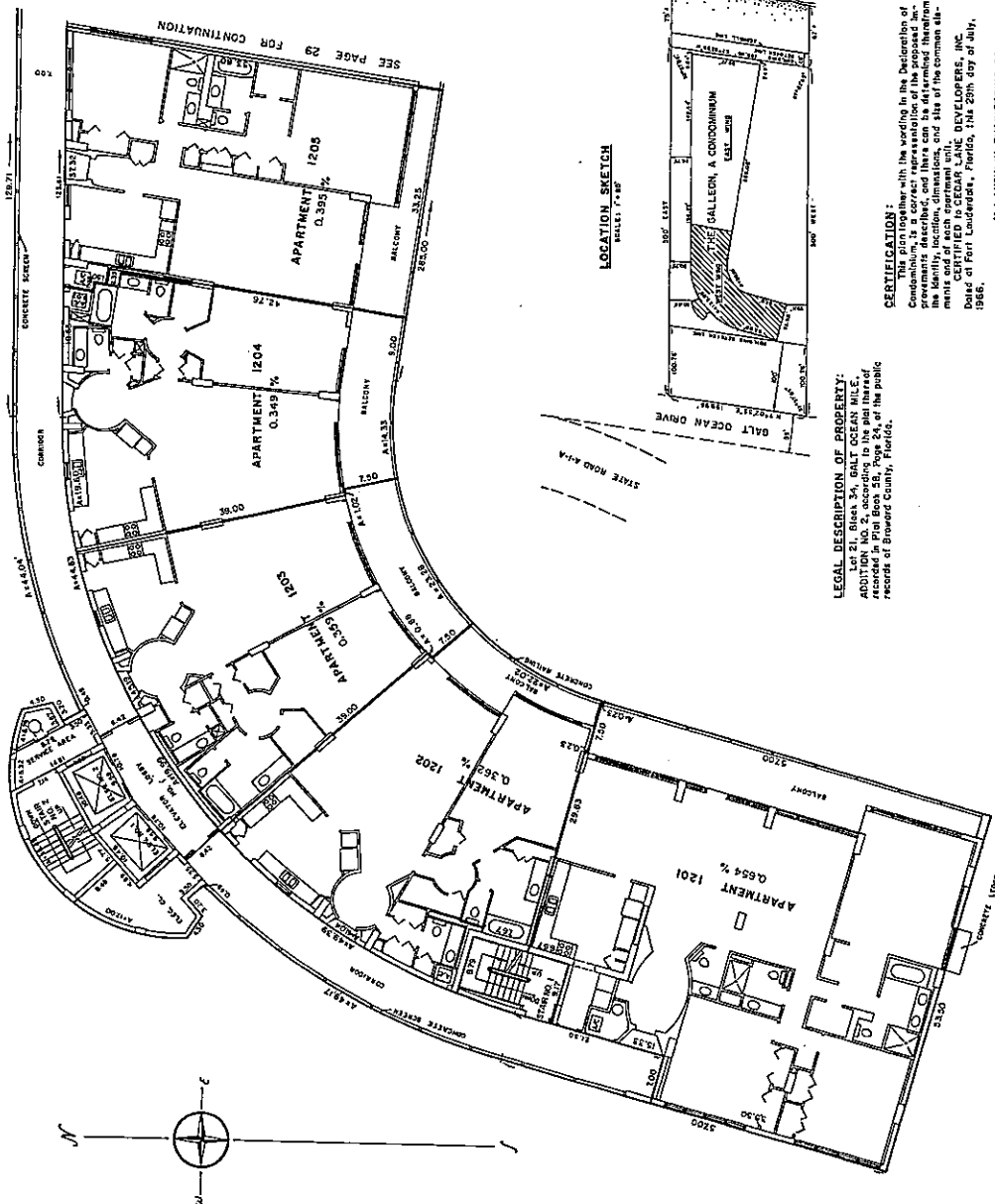
These 222 numbered parking spaces as set forth in 7-7 and 7-8 of Exhibit A.
of the Declaration of Condominium and shown on Pages 1 and 3 of Exhibit A.

NOTES:

1. The elevations shown herein are based on the East Right-of-Way Line of Gulf
Drive, and all other baselines shown herein are relative thereto.
2. Dimensions shown herein for apartment areas include the increase and/or
decrease in area due to the inclusion or exclusion of common elements.
3. Horizontal distances in each apartment are given along the exterior wall, where applicable.
4. Concrete floor slabs are shown in the plan view of the building, and the
elevation, in feet, are based on U.S.C. & G.S. Datum.
5. Includes thirteen apartments, having the following elevations:
Bottom of ceiling slab elevation: 13.017
Bottom of floor slab elevation: 13.017
The dimensions of shown herein are prior to actual construction and are
subject to change without notice.
These "Surveyor's Plans" and elevations are supplied, along and data
supplied by Latham, Libman & Associates, Architects, entitled "THE GALLEON",
400 So. 65th St., Fort Lauderdale, Florida, and subject to final survey upon completion of building and apportion-
ment.

THE GALLEON, A CONDOMINIUM
TWELFTH FLOOR PLAN
WEST WING
FOR
CEDAR LANE DEVELOPERS, INC.
4100 GALT OCEAN DRIVE
FORT LAUDERDALE, FLORIDA
McLAUGHLIN ENGINEERING CO.
100 N.E. 3rd AVENUE
FORT LAUDERDALE, FLORIDA

DRAWN: L.F.N.	DATE: 7-28-66	SCALE: 1" = 8'
CHECKED: U.E.N.	JOB NO. E-637	DWG. NO. C-6.13



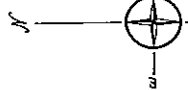
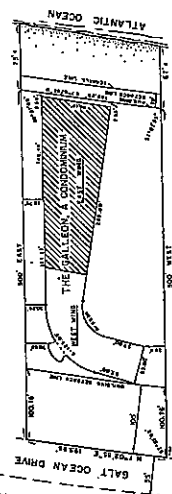
CERTIFICATION:
I, the undersigned, being a duly licensed Professional Engineer in the State of Florida, do hereby certify that the foregoing is a true and correct representation of the proposed improvements described, and there can be determined therefrom the location, dimensions, and area of the common elements and of each apartment unit.
WITNESSED BY ME IN THE CITY OF FORT LAUDERDALE, FLORIDA, this 28th day of July, 1966.

McLAUGHLIN ENGINEERING CO.
By: *[Signature]*
Registered Engineer No. 113
State of Florida
Surveyor No. 167

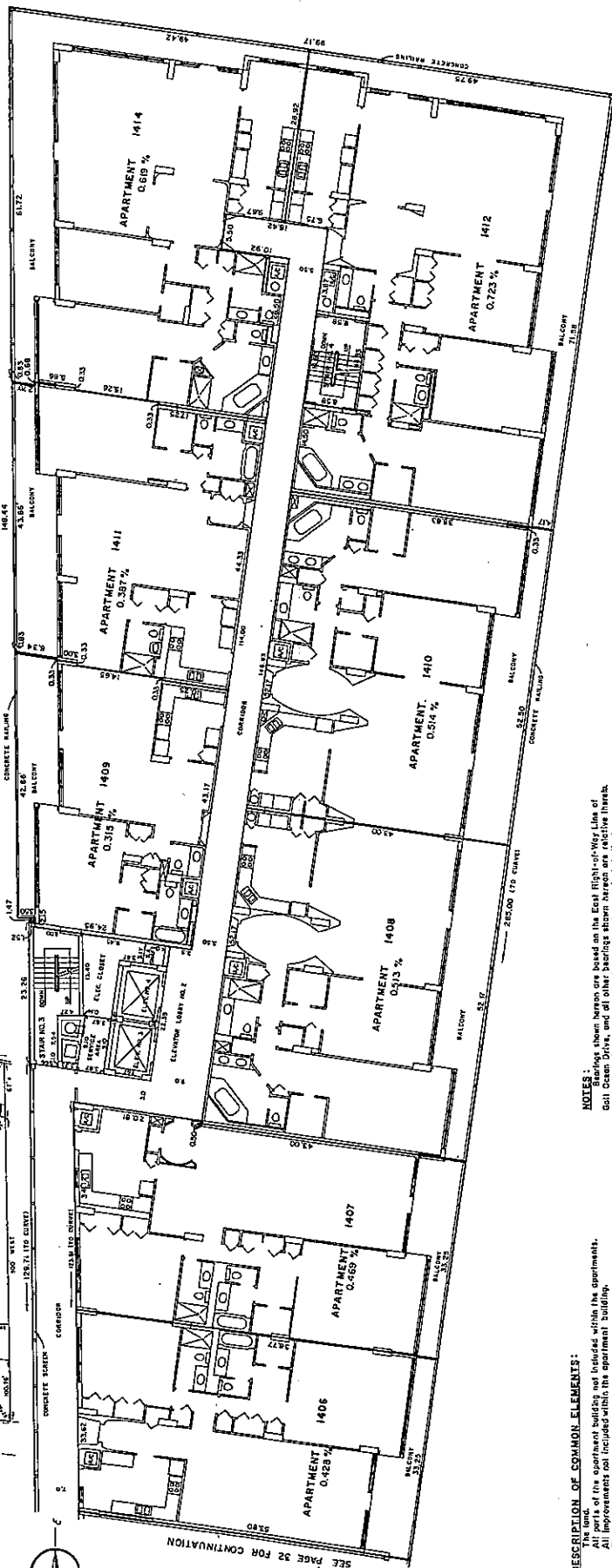
PAGE 31

"DECLARATION"

LEGAL DESCRIPTION OF PROPERTY
 Lot 21, Block 34, GALT OCEAN MILE, ADDITION
 NO. 2, according to the plat thereof recorded in Plat Book
 558, Page 24, of the public records of Broward County,
 Florida.



SEE PAGE 32 FOR CONTINUATION



The land.
All parts of the apartment building not included within the apartments.
All improvements not included within the apartment building.

[illegible]

Those 222 NUMBERED parking spaces as set forth in J-7 and IV-3(b) of the Declaration of Condominium and shown on Pages 1 and 3 of Exhibit A.

[illegible]

Bottom of ceiling and elevation: 138.83
The dimensions as shown herein are prior to actual construction and are approximate dimensions and are subject to slight variances which may occur during construction.

These "surveyor plans" and elevations are compiled from plans and data supplied by Liebsman, Liebsman & Associates, Architects, entitled "THE GALLEON", Job No. 6509, and subject to final survey upon completion of building and apparatuses.

This plan together with the wording in the Declaration of Condominium, is a correct representation of the proposed improvements described, and there can be determined therefrom the identity, location, dimensions, and size of the common elements and of each apartment unit.

McLAUGHLIN ENGINEERING CO.

By J. W. McFarlane
Registered Engineer No. 1713
Registered Land Surveyor No. 16
State of Florida



THE GALLEON, A CONDOMINIUM
FOURTEENTH FLOOR PLAN
EAST WING
1400 UNIT OCEAN DRIVE
FORT LAUDERDALE, FLORIDA
FOR
CEDAR LANE DEVELOPERS, INC.

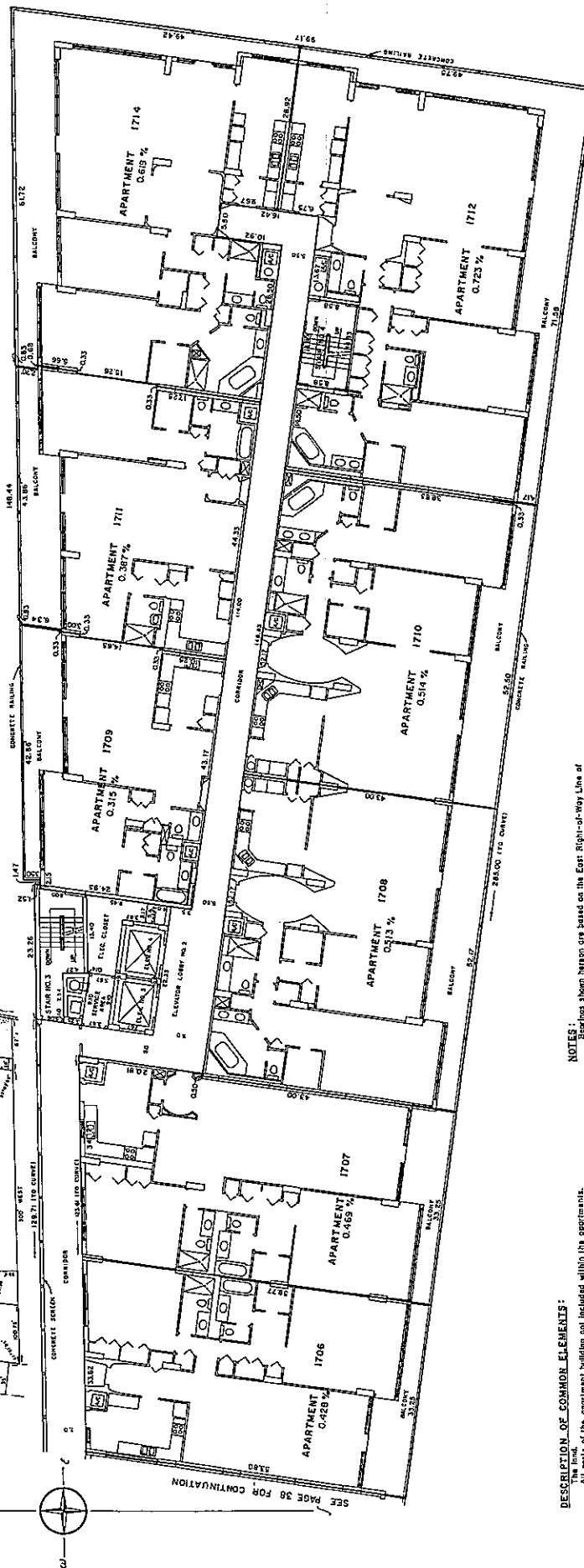
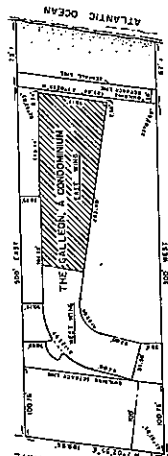
DRAWN: L.R.H.	DATE: 7-29-85	SCALE: 1" = 0'
CHECKED: D.F.B.	JOB NO. E-857	DWG. NO. C.E. 23

PAGE 37

ANNEXED TO AND MADE A PART OF
"DECLARATION"
BY CEDAR LANE DEVELOPERS, INC.
DATED 23 DAY OF JULY, 1965

LEGAL DESCRIPTION OF PROPERTY
 Lot 21, Block 34, GALT OCEAN MILE, ADDITION
 NO. 2, according to the plat thereof recorded in Plat Book
 189, Page 24, of the public records of Broward County,
 Florida.

LOCATION SKETCH



the land, the rest of the apartment building not included within the apartments.

[illegible]

Those 222 NUMBERED parking spaces set forth in I-7 and IV-3(b) of the Declaration of Condominium and shown on Pages 1 and 3 of Exhibit A.

This plan together with the wording in the Declaration of Condominium, is a correct representation of the proposed improvements described, and there can be determined therefrom the identity, location, dimensions, and size of the common elements and of each apartment unit.

McLAUGHLIN ENGINEERING CO.

By J. W. S. S. S. S.
Registered Engineer No. 713
Registered Land Surveyor No. 16
State of Florida

**THE GALLEON, A CONDOMINIUM
SEVENTEENTH FLOOR PLAN
EAST WING**

4100 GALT OCEAN DRIVE
FORT LAUDERDALE, FLORIDA

FOR
CEDAR LANE DEVELOPERS, INC.

METALFAST IN ENGINEERING CO.

100 N. E. 3rd Avenue

LAUDERDALE, FLORIDA

DATE: 7-29-66

JOB NO. E-637

61

EXHIBIT A

PAGE 38

ANNEXED TO AND MADE A PART OF
"DECLARATION"
BY CEDAR LANE DEVELOPERS, INC.
DATED 2ND JULY 1986

DESCRIPTION OF COMMON ELEMENTS:

The land.
All parts of the apartment building not included within the apartments.
All elements not included within the apartment building.
Common elements.
Installations for the furnishing of utility services to more than one apartment, such as, but not limited to electric power, gas, water, heating, ventilation, air conditioning, garbage and sewage disposal, which installations include ducts, plumbing, wiring and other facilities for the rendering of such services.
The structural property and installations in connection therewith required for the furnishing of services to more than one apartment, such as, but not limited to, structural steel, masonry, concrete, and other materials and work.
The tangible personal property required for the maintenance and operation of the common elements.
All other parts of the property which are necessary to the maintenance and safety of the condominium, and such other common elements provided by the State.

DESCRIPTION OF LIMITED COMMON ELEMENTS:

These 222 numbered parking spaces as set forth in 1-7 and 12-31(b) of the Declaration of Condominium and shown on Pages 1 and 3 of Exhibit A.

NOTES:

Backings shown herein are based on the East Right-of-Way Line of Galt Ocean Drive, and all other backings shown herein are relative thereto.
Dimensions shown herein for apartment areas include the terrace and/or balcony, and are not intended to represent the actual area of the apartment, and are not to be used for the purpose of determining the area of the apartment.
Horizontal dimensions in each apartment are given along the exterior wall where applicable.
The floor area and the bottom of the ceiling of each apartment are given in the following table:
Elevations, in feet, are based on U.S.C. & G.S. Datum. Screened floor includes finished surface.
Bottom of finished floor: 164.85
Bottom of ceiling slab elevation: 164.85
The dimensions as shown herein are prior to actual construction and are subject to change without notice.
These "survey" plans and elevations are compiled from data supplied by Lieberman-Liberman & Associates, Architects, entitled "THE GALLEON" dated 10/20/85, and subject to final survey upon completion of building and apartment.

THE GALLEON, A CONDOMINIUM SEVENTEENTH FLOOR PLAN WEST WING

4100 GALT OCEAN DRIVE
FORT LAUDERDALE, FLORIDA

CEDAR LANE DEVELOPERS, INC.

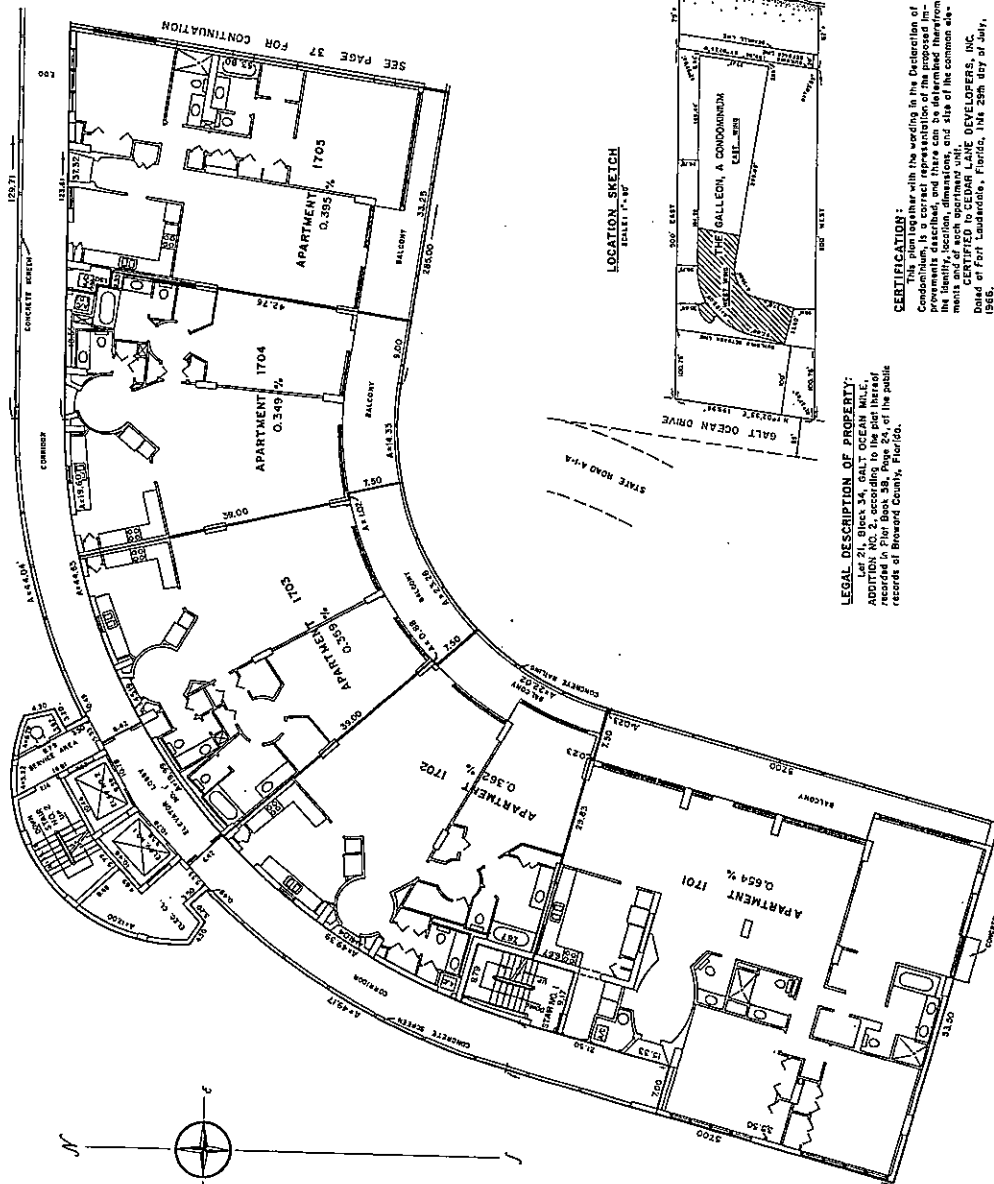
McLAUGHLIN ENGINEERING CO.

400 N. E. 3rd AVENUE

FORT LAUDERDALE, FLORIDA

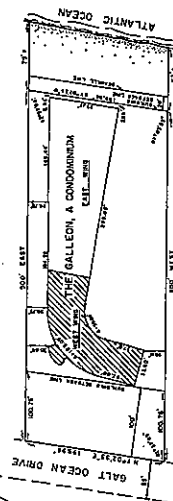
DRAWN: LJA DATE: 7-28-86 SCALE: 1" = 8'

CHECKED: DEB JOB NO. E-157 DWG. NO. C.E.33



LOCATION SKETCH

SCALE: 1" = 8'



LEGAL DESCRIPTION OF PROPERTY:

Lot 21, Block 34, GALT OCEAN WING, ADDITION, NO. 2, according to the plat thereof recorded in Public Records of Broward County, Florida.

CERTIFICATION:
This plan together with the wording in the Declaration of Condominium, is a correct representation of the proposed condominium and there can be determined therefrom the identity, location, dimensions and size of the common areas and of each apartment unit.
Dated at Fort Lauderdale, Florida, this 28th day of July, 1986.

McLAUGHLIN ENGINEERING CO.

By J. McLaughlin, Engineer

Registered Engineer No. 1713

State of Florida

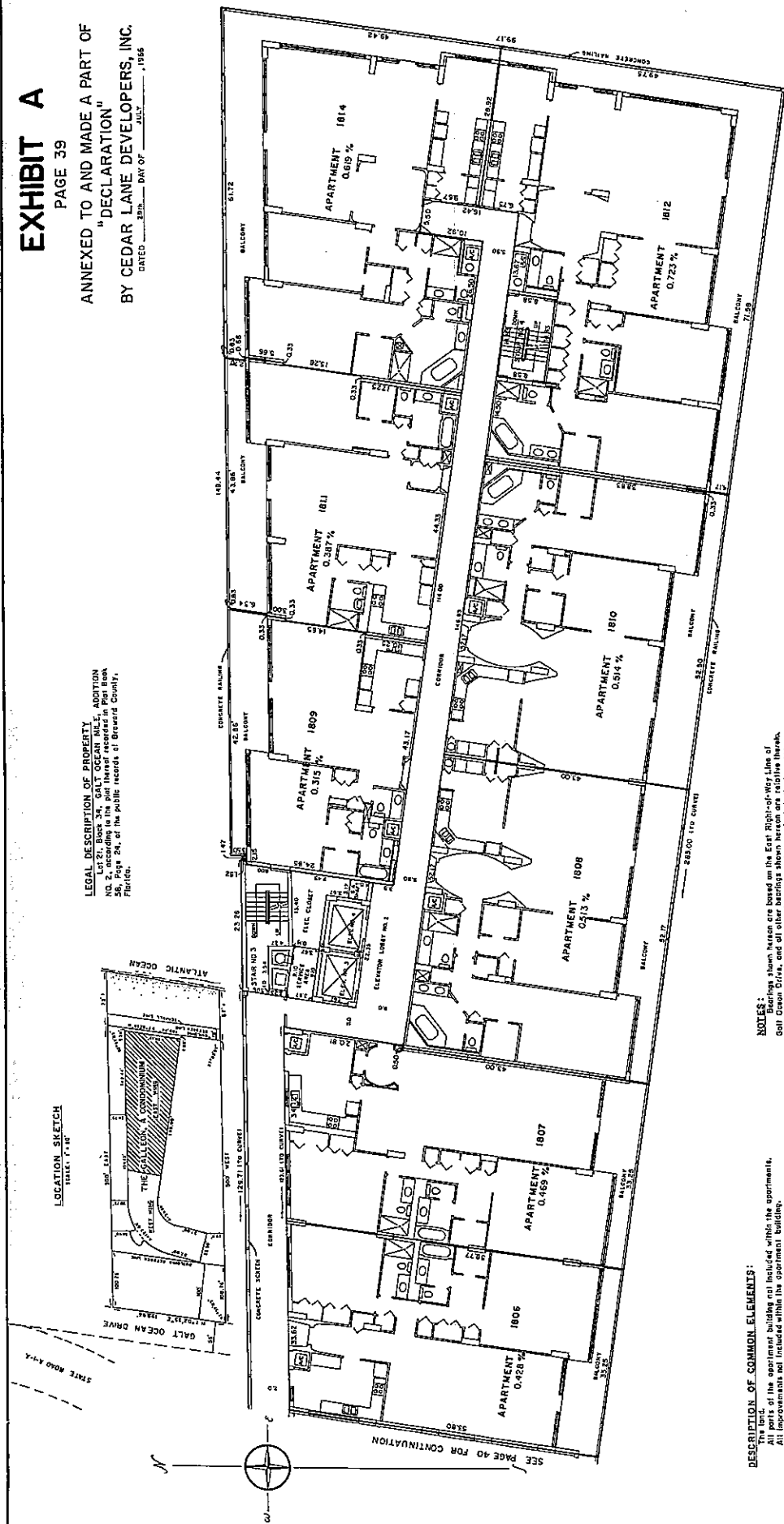


PAGE 39

ANNEXED TO AND MADE A PART OF
"DECLARATION"
BY CEDAR LANE DEVELOPERS, INC.
DATED 3RD DAY OF JULY 1956

LEGAL DESCRIPTION OF PROPERTY
 Lot 21, Block 34, GALT OCEAN NILE, ADDITION
 NO. 2, according to the plat thereof recorded in Plat Book
 58, Page 24, of the public records of Broward County,
 Florida.

LOCATION SKETCH



**THE GALLEON, A CONDOMINIUM
EIGHTEENTH FLOOR PLAN
EAST WING**

4100 GALT OCEAN DRIVE
FORT LAUDERDALE, FLORIDA

FOR

CEDAR LANE DEVELOPERS, INC.

McLAUGHLIN ENGINEERING CO.



McLAUGHLIN ENGINEERING CO.
J. W. McLaughlin
Registered Engineer No. 1713
Registered Land Surveyor No. 167
State of Illinois

CERTIFICATION:
This plan together with the wording in the Declaration of Condominium, is a correct representation of the proposed improvements described, and there can be determined therefrom the identity, location, dimensions, and size of the common elements and of each apartment unit.

CERTIFIED TO CEDAR LAKE DEVELOPERS, INC.
Cedar Lake, Wis. 53008 dated July 19, 1966

NOTES:

1. Dimensions shown herein are based on the East Right-of-Way line of the project. Dimensions shown herein are relative thereto.

2. Dimensions shown herein for apartment areas are relative thereto and/or balconies where shown, the ceiling apartment wall where it does not abut another apartment, and the exterior wall of each apartment are shown along the exterior wall, where applicable.

3. The lower and upper limits of the apartment spaces are the bottom of the concrete floor slab and the bottom of the ceiling slab respectively. Elevations in feet, are based on the following elevations:

4. The upper limit of the apartment spaces is the ceiling elevations.

The dimensions as shown herein are prior to actual construction and are approximate. Dimensions and are subject to slight variances which may occur during construction.

These "survey plans" and elevations are compiled from plans and data supplied by Lieberman-Lieberman & Associates, Architects, entitled "THE GALLEON," Job No. 6509, and subject to flood survey upon completion of building and/or furnishings.

DESCRIPTION OF COMMON ELEMENTS:

The best of the apartment buildings not included, whether apartment, townhouse, condominium or detached within the apartment buildings. Estimated.

Installations for the furnishing of utility services to more than one apartment building, such as, but not limited to, electric power, gas, hot and cold water, heating, ventilation, air conditioning, sewage and waste disposal, and other services. Estimated.

Installations that include ducts, plumbing, wiring and other facilities for the furnishing of utility services to more than one apartment, such as, but not limited to, electric power, gas, hot and cold water, heating, ventilation, air conditioning, sewage and waste disposal, and other services. Estimated.

The personal property and furnishings in connection herewith required for the furnishing of services to more than one apartment, such as, but not limited to, electric power, gas, hot and cold water, heating, ventilation, air conditioning, sewage and waste disposal, and other services. Estimated.

Estimated, and these UNNUMBERED parking areas as shown on Pages 1 and 3 of Exhibit A.

The tangible personal property required for the maintenance and operation of the building property.

All other portions of the property which are rationally of common use, and necessary to the attainment of the primary purpose of the condominium, and such other portions of the property as may be required for the same. Significant.

DESCRIPTION OF LIMITED COMMON ELEMENTS:

THOSE 222 NUMBERED parking spaces as set forth in I-7 and IV-3(b) of the Declaration of Condominium and shown on Pages 1 and 3 of Exhibit A.

ANNEXED TO AND MADE A PART OF
"DECLARATION"
BY CEDAR LANE DEVELOPERS, INC.
DATED 28th DAY OF JULY 1968

ART. 10. - CONTRACTOR'S OBLIGATIONS.

All parts of the apartment building not included within the apartments. Concessions and annexments not included within the apartment building.

Installations for the furnishing of utility services to more than one apartment, or to an apartment other than the apartment containing the installation concerned, such as the power, gas, hot and cold water, heating and refrigeration, air conditioning, gas, electric, telephone, television, cable television, fire, burglar, and burglar alarm, and other facilities for the residents of all the apartments.

The person providing and installing in its connection therewith required installations for the furnishing of services to more than one apartment, such as, to elevators, trunk pumps, meters, fans, compressors, manometer, apartment meter, and other installations, shall be responsible for the maintenance and operation of the condominium property.

All other portions of the property which are rationally of common use or common interest, and the safety of the condominium, and such other accessories. Materials provided by the person providing the services.

DESCRIPTION OF LIMITED COMMON ELEMENTS:

Those 222 NUMBERED parking spaces as set forth in 1-7 and IV-3(b) of the Declaration of Condominium and shown on Pages 1 and 3 of Exhibit A.

NOTES:

Examiners above herein are based on the East Right-of-Way Like of Galt Ocean Drive, and all other bearings shown herein are relative thereto.

The dimensions shown herein are prior to actual construction and are subject to slight variations which may occur during construction.

These "surveyor" plans and variations are compiled from plans and data supplied by Liebherr, Liebherr & Associates, Architects, "THE GALLERIE," Job No. 6569, and subject to final survey upon completion of building and approval.

CERTIFICATION:

This plan together with the wording in the Declaration of Condominium, is a correct representation of the proposed improvements described, and there can be determined therefrom the identity, location, dimensions, and size of the common elements and of each apartment unit.

McLAUGHLIN ENGINEERING CO.

By J. M. McQuinn
Registered Engineer No. 1713
Registered Land Surveyor No. 167
State of Florida

LEGAL DESCRIPTION OF PROPERTY:

LOI 21, Block 34, GALT OCEAN MILE.
ADDITION NO. 2, according to the plat thereof
recorded in Plat Book 58, Page 24, of the public
records of Broward County, Florida.

**THE GALLEON, A CONDOMINIUM
MAIN ROOF PLAN
WEST WING
4100 GALT OCEAN DRIVE
FORT LAUDERDALE, FLORIDA
FOR
CEDAR LANE DEVELOPERS, INC.**

McLAUGHLIN ENGINEERING CO.

400 N.E. 3rd Avenue
Fort Lauderdale, Florida

DRAWN: L.R.H.	DATE: 7-29-66	SCALE: 1" = 8'
CHECKED: R.F.B.	JOB NO. E-657	QWG, M.E., C.E. 23