1000-866

TABULAR DATA

AREA OF TRACT R

TAL AREA THIS PLAT

AREA OF RESIDENTIAL LOT

NUMBER OF UNITS - 222 DENSITY 3.88 UNITS/ACRE CONTROL NO. 2005-00414 PROJECT NO. 01000-8661

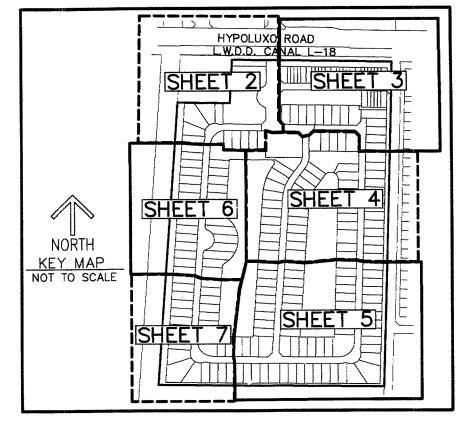
# SILVERWOOD ESTATES

MARQUEZ-JONES PUD, A PLANNED UNIT DEVELOPMENT BEING A PORTION OF SECTION 11, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

> THIS INSTRUMENT PREPARED BY DAVID P. LINDLEY

## CAULFIELD and WHEELER, INC.

SURVEYORS - ENGINEERS - PLANNERS 7900 GLADES ROAD, SUITE 100 BOCA RATON, FLORIDA 33434 - (561)392-1991 JULY - 2014



20150184157

STATE OF FLORIDA COUNTY OF PALM BEACH THIS PLAT WAS FILED FOR
RECORD AT 12/17 M.
THIS DAY OF A.D. 2015 AND DULY RECORDED
IN PLAT BOOK 19 ON
PAGES 17 AND 251

> SHARON R. BOCK CLERK AND COMPTROLLER

DEPUTY CLERK

SHEET 1 OF 7

# ACCEPTANCE OF RESERVATIONS:

THE CITY OF BOYNTON BEACH HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID CITY AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS DAY OF MARCH, 2015.

CITY OF BOYNTON BEACH WITNESS: Judittoti Tyle PRINT NAME JUDIT H AS PYLE

WITNESS: Cammy Stanzione PRINT NAME Tommy Storpione

#### **ACKNOWLEDGMENT:** STATE OF FLORIDA)

COUNTY OF PALM BEACH)

STATE OF FLORIDA)

COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED JERRY TAYLOR, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MAYOR OF THE CITY OF BOYNTON BEACH, FLORIDA., A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS MAYOR OF SAID M'UNICIPAL CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID MUNICIPAL CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND MUNICIPAL CORPORATION AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID MUNICIPAL CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 21 DAY OF MARCH NOTARY PUBLIC MY COMMISSION EXPIRES: 09-22-2019 COMMISSION NUMBER: #FF 142411

#### ACCEPTANCE OF RESERVATIONS:

STATE OF FLORIDA) COUNTY OF PALM BEACH)

THE SILVERWOOD ESTATES HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS \_\_\_\_\_\_\_ DAY OF

JANUARY , 2015 SILVERWOOD ESTATES HOMEOWNERS ASSOCIATION. INC. A FLORIDA CORPORATION NOT FOR PROFIT Texese Batul PRINT NAME HORACIO MONCADA WITNESS: \_ PRINT NAME YOU'RE MONZON

### **ACKNOWLEDGMENT:**

STATE OF FLORIDA) COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED TERESA BALLIA, WHO IS PERSONALLY KNOWN TO ME, OR HAS AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE SILVERWOOD ESTATES HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID ASSOCIATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID ASSOCIATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS MY COMMISSION EXPIRES: 11/4/2018

COMMISSION NUMBER: FF 173920

AMANDA M. NALDJIESE STY COMMISSION # FF 17/3920 14.79 ALS: November 4, 2018 decides Thre Notary Public Underwrite

#### SURVEY NOTES:

- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH
- COUNTY ZONING REGULATIONS. NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON AN EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR
- PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS APPROVAL OF LANDSCAPING ON UTILITY EASEMENT, (EXCLUDING WATER AND SEWER) SHALL ONLY BE WITH APPROVAL OF ALL UTILITIES OCCUPYING SAID EASEMENT.
- BEARINGS ARE RELATIVE TO A GRID BEARING OF \$8900'25"E ALONG THE NORTH LINE OF SECTION 11-45-42
- LINES INTERSECTING CURVES ARE NON-RADIAL UNLESS SHOWN OTHERWISE "NOTICE" THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.

#### TITLE CERTIFICATION:

STATE OF FLORIDA) COUNTY OF PALM BEACH)

1. Henry (3. Handler, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA. DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID: AND THAT ALL PALM BEACH COUNTY SPECIAL ASSESSMENT ITEMS, AND ALL OTHER ITEMS HELD AGAINST SAID LANDS HAVE BEEN SATISFIED: THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED

BY THIS PLAT.

**COUNTY ENGINEER:** 

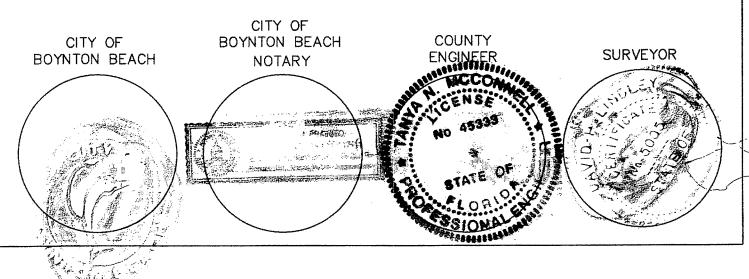
THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SEC. 177.071(2). F.S., THIS DAY OF \_\_\_\_\_\_\_\_\_, 201\_, AND HAS BEEN \_\_\_\_\_, 201\_, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1), F.S.

filleconnell

#### SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY K. OWLEDGE AND BELIEF: THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT PERMANENT CONTROL POINTS (P.C.P.'S) AND MONUMENTS ACCORDING TO SEC. 177.091(9), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF RALM BEACH COUNTY, FLORIDA. DATED: 2-19-15 10

DAVID P. LINDLEY REG. LAND SURVEYOR #5005 STATE OF FLORIDA LB #3591



# **DEDICATION AND RESERVATIONS:**

KNOW ALL MEN BY THESE PRESENTS THAT LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY OWNER OF THE LAND SHOWN HEREON AS SILVERWOOD ESTATES, MARQUEZ-JONES PUD, A PLANNED UNIT DEVELOPMENT, BEING A PORTION OF SECTION 11, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 11; THENCE S.04°06'44"W., ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 11, A DISTANCE OF 342.65 FEET: THENCE S.89°04'29"E., A DISTANCE OF 42.31 FEET TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT CANAL E-3. AS RECORDED IN OFFICIAL RECORDS BOOK 6495, PAGE 761 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND THE POINT OF BEGINNING; THENCE CONTINUE S89°04'29"E., A DISTANCE OF 313.91 FEET; THENCE N.03°30'26"E., A DISTANCE OF 261.97 FEET; THENCE S.89°00'25"E., ALONG A LINE 80.00 FEET SOUTH OF (AS MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 11, A DISTANCE OF 954.60 FEET TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF HYPOLUXO FARMS ROAD, AS RECORDED IN OFFICIAL RECORD BOOK 1057, PAGE 225 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S.01°41'15"W., ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 1,961,95 FEET; THENCE N.89"27"42"W., A DISTANCE OF 1,349.48 FEET TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SAID LAKE WORTH DRAINAGE DISTRICT CANAL E-3; THENCE N.04°06'44"E., ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 1,712.96 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,490,023 SQUARE FEET OR 57.1631 ACRES MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON, AND DC HEREBY DEDICATE AS FOLLOWS:

#### 1. RESIDENTIAL ACCESS STREETS

TRACTS R-1 AND R-2. AS SHOWN HEREON ARE HEREBY RESERVED FOR THE SILVERWOOD ESTATES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AS RESIDENTIAL ACCESS STREETS FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

2. PRIVATE STREET TRACT R, AS SHOWN HEREON IS HEREBY RESERVED FOR THE SILVERWOOD ESTATES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

3. OPEN SPACE TRACTS TRACTS 0S-1 THROUGH OS-10, AS SHOWN HEREON ARE HEREBY RESERVED FOR THE SILVERWOOD ESTATES HOMEOWNERS ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS. WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACTS R. OS-3 AND OS-4 ARE SUBJECT TO THE RESTRICTIONS SET FORTH IN OFFICIAL RECORD BOOK 21345, PAGE 1664, IN FAVOR OF THE LAKE WORTH DRAINAGE DISTRICT.

TRACT 0S-6 IS SUBJECT TO THE RESTRICTIONS SET FORTH IN OFFICIAL RECORD BOOK 27345, PAGE 1656, IN FAVOR OF THE LAKE WORTH DRAINAGE DISTRICT.

#### 4. UTILITY EASEMENTS THE UTILITY EASEMENTS, AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND

MAINTENANCE OF OTHER UTILITIES. 5. LIMITED ACCESS EASEMENTS THE LIMITED ACCESS EASEMENTS. AS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION

#### OVER ACCESS RIGHTS.

6. OVERHANG/MAINTENANCE EASEMENTS OVERHANG/MAINTENANCE EASEMENTS. AS SHOWN HEREON ARE HEREBY RESERVED IN PERPETUITY TO THE OWNER OF THE LOT BUTTING THE EASEMENT, AND THE HOMEOWNERS ASSOCIATION, FOR THE PURPOSE OF ACCESS TO AND MAINTENANCE OF IMPROVEMENTS, THE ROOF OVERHANG, EAVE, GUTTERS, DRAINAGE AND UTILITY SERVICES, DECORATIVE ARCHITECTURAL TREATMENT AND IMPACT SHUTTERS WITHIN AND ADJACENT TO SAID EASEMENT WITHOUT RECOURSE TO PALM BEACH COUNTY.

7. WATER MANAGEMENT TRACTS TRACTS L-1 AND L-2. AS SHOWN HEREON ARE HEREBY RESERVED FOR THE SILVERWOOD ESTATES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACT COUNTY AND THE CITY OF BOYNTON

#### BEACH, FLORIDA. SUBJECT TO EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 27355, PAGE 68 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

8. DRAINAGE, LAKE MAINTENANCE AND LAKE MAINTENANCE ACCESS EASEMENTS THE DRAINAGE EASEMENTS, AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE SILVERWOOD ESTATES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY AND THE CITY OF BOYNTON BEACH.

THE LAKE MAINTENANCE AND LAKE MAINTENANCE ACCESS EASEMENTS, AS SHOWN HEREON ARE HEREBY RESERVED FOR THE SILVERWOOD ESTATES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACT FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION. TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE AND LAKE MAINTENANCE ACCESS EASEMENTS AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

#### DEDICATION AND RESERVATIONS CONTINUED:

30.4894 ACRES

9. RECREATIONAL AREAS TRACTS REC-1 THROUGH REC-4, AS SHOWN HEREON ARE HEREBY RESERVED FOR THE SILVERWOOD ESTATES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

10. LIFT STATION EASEMENT THE LIFT STATION EASEMENT IDENTIFIED ON THE PLAT HEREON IS AN EXCLUSIVE EASEMENT AND IS HEREBY DEDICATED IN PERPETUITY TO THE CITY OF BOYNTON BEACH, FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF A WASTEWATER LIFT STATION AND RELATED APPURTENANCES. THIS EASEMENT MAY BE FENCED IN BY THE CITY OF BOYNTON BEACH FOR ACCESS CONTROL PURPOSES. THE MAINTENANCE OF THE UNFENCED PORTIONS OF THE LAND UNDERLYING THIS EASEMENT SHALL BE THE PERPETUAL OBLIGATION OF THE PROPERTY OWNER. NO BUILDINGS, STRUCTURES, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THIS LIFT STATION EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF THE CITY OF BOYNTON BEACH ENGINEERING DEPARTMENT ITS SUCCESSORS AND ASSIGNS.

11. BUFFER DRAINAGE EASEMENTS THE BUFFER DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR BUFFER AND YARD DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE SILVERWOOD ESTATES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

12. UTILITY EASEMENTS (UE) ALL TRACTS FOR PRIVATE STREET PURPOSES, AND DRIVEWAY/PARKING TRACTS, AS SHOWN HEREON ARE HEREBY SUBJECT TO AN OVERLYING NON-EXCLUSIVE EASEMENT DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATION LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES. IF OTHERWISE APPROVED BY THE CITY OF BOYNTON BEACH, PALM BEACH COUNTY FLORIDA, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE TRACTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY OF BOYNTON BEACH, PALM BEACH COUNTY FLORIDA, ITS SUCCESSORS AND ASSIGNS.

THE UTILITY EASEMENTS RUNNING ADJACENT AND PARALLEL TO THE TRACTS FOR PRIVATE ROAD PURPOSES AND DRIVEWAY/PARKING TRACTS, AS SHOWN HEREON, ARE NON-EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO, POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATIONS LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES. IF OTHERWISE APPROVED BY THE CITY OF BOYNTON BEACH, PALM BEACH COUNTY, FLORIDA, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE TRACTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY OF ROYNTON BEACH, PALM BEACH COUNTY, FLORIDA, ITS SUCCESSORS AND ASSIGNS.

LENNAR HOMES, LLC A FLORIDA LIMITED LIABILITY COMPANY CARLOS GONZALEZ VICE PRESIDENT

PRINT NAME I Tan John

ACKNOWLEDGMENT: STATE OF FLORIDA) COUNTY OF BROWARD

COMMISSION NUMBER:

BEFORE ME PERSONALLY APPEARED CARLOS GONZALEZ, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS VICE PRESIDENT OF SAID COMPANY, AND THAT SID INSTRUMENT IS THE FREE ACT AND DEED

OF SAID COMPANY. WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ 13th DAY OF MY COMMISSION EXPIRES: 11/4/2018 FF 173920

> AMANDA M. WALDJEFF MY COMMISSION # FF 173920 EXPIRES: November 4, 2018

LENNAR HOMES, LLC NOTARY AMANDA M. NALDJI MY COMMISSION # FF 1739

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SILVERWOOD ESTATES SILVERWOOD ESTATES HOMEOWNERS ASSOCIATION HOMEOWNERS ASSOCIATION NOTARY AMANDA M. NALDJIEFF SEAL MY COMMISSION # FF 17392 EXPIRES: November 4, 201

PRINT NAME

EXPIRES: November 4, 20 Bondeti Thru Notary Public Uj

LENNAR HOMES, LLC