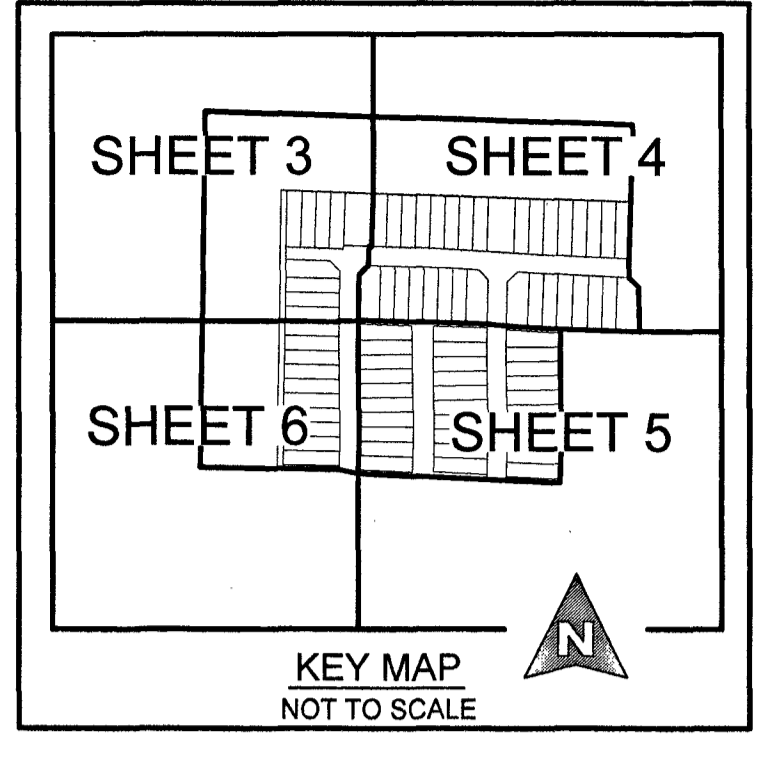
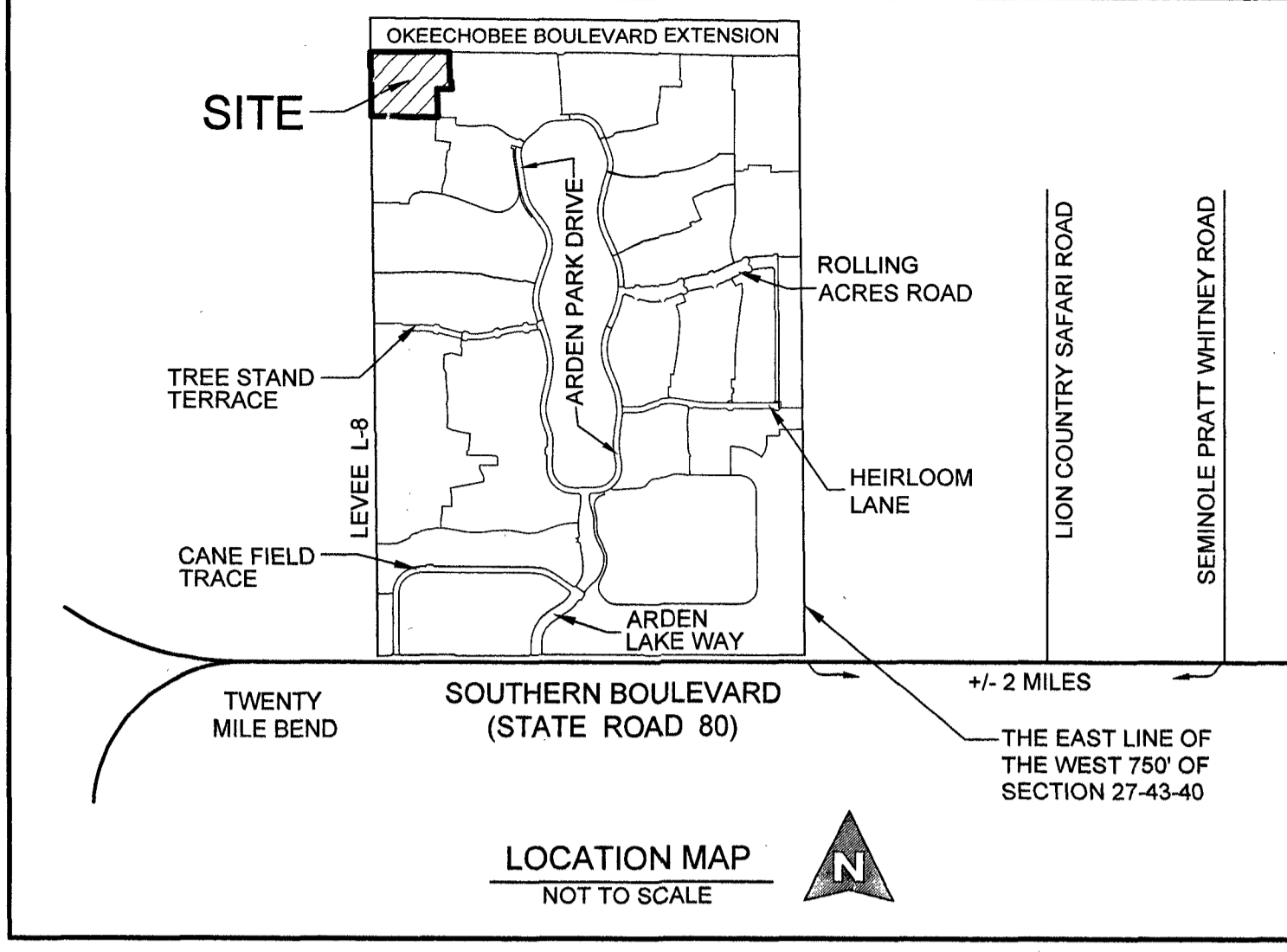


ARDEN P.U.D. POD D NORTHWEST

BEING A REPLAT OF A PORTION OF TRACT "FD", ARDEN P.U.D. PLAT 1, AS RECORDED IN PLAT BOOK 122, PAGES 32 THROUGH 51, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND LYING IN SECTION 28, TOWNSHIP 43 SOUTH, RANGE 40 EAST, PALM BEACH COUNTY, FLORIDA.



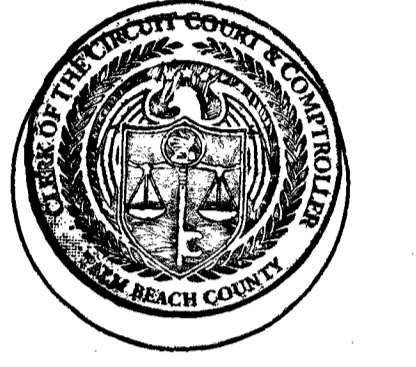
COUNTY OF PALM BEACH)
 STATE OF FLORIDA) SS

THIS PLAT WAS FILED FOR RECORD AT 3:02 P.M. THIS 24 DAY OF September 2023 AND DULY RECORDED IN PLAT BOOK NO. 137 ON PAGE 52 THRU 53

JOSEPH ABRUZZO,
 CLERK OF THE CIRCUIT COURT AND COMPTROLLER

BY: [Signature], D.C.

CLERK OF THE CIRCUIT COURT AND COMPTROLLER



THE UTILITY EASEMENTS RUNNING ADJACENT AND PARALLEL TO THE TRACTS FOR PRIVATE ROAD PURPOSES, 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. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. IF OTHERWISE APPROVED BY PALM BEACH COUNTY, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT, AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS MEMBERS, THIS 21 DAY OF September 2023.

WITNESS: [Signature]
 PRINTED NAME: Luis Carcamo

WITNESS: [Signature]
 PRINTED NAME: Chris T. Cutler

LENNAR HOMES, LLC,
 A FLORIDA LIMITED LIABILITY COMPANY

BY: [Signature]
 MICHAEL MEYERS, VICE PRESIDENT

ALL TRACTS FOR PRIVATE STREET PURPOSES, 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, STORMWATER FACILITIES, POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATION 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. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. IF OTHERWISE APPROVED BY PALM BEACH COUNTY, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE TRACTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

STATE OF FLORIDA
 COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 21 DAY OF September, 2023, BY MICHAEL MEYERS AS VICE PRESIDENT FOR LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY ON BEHALF OF THE COMPANY, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED [Signature] AS IDENTIFICATION.

ACKNOWLEDGMENT

MY COMMISSION EXPIRES: 4/19/25

[Signature]
 SIGNATURE
Haley Mall
 (PRINTED NAME) - NOTARY PUBLIC

THE WATER MANAGEMENT EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, FOR THE INSTALLATION, CONSTRUCTION, OPERATION, INSPECTION, REPAIR, REPLACEMENT, UPGRADE AND MAINTENANCE OF WATER MANAGEMENT AND OTHER NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FACILITIES, THE LANDS THEREIN AND THEREUNDER BEING THE PERPETUAL MAINTENANCE OBLIGATION OF ARDEN HOMEOWNERS ASSOCIATION, INC., ITS GRANTEEES, SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT AND WITHOUT RECOURSE TO PALM BEACH COUNTY. NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO CONSTRUCT, OPERATE, INSPECT, REPAIR, REPLACE, UPGRADE AND MAINTAIN WATER MANAGEMENT AND OTHER NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FACILITIES WITHIN THESE EASEMENT AREAS.

STATE OF FLORIDA
 COUNTY OF PALM BEACH

THE ARDEN HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, HEREBY ACCEPTS THE DEDICATIONS AND/OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 21 DAY OF September, 2023.

ACCEPTANCE OF RESERVATIONS

THE WATER MANAGEMENT ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FOR UNOBSTRUCTED EQUIPMENT, PEDESTRIAN OR VEHICULAR INGRESS AND EGRESS, INCLUDING TEMPORARY PARKING OR STORAGE USAGE THEREOF, TO AND FOR THE MAINTENANCE OF ADJACENT OR NEARBY WATER MANAGEMENT AND OTHER NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FACILITIES, SAID EASEMENTS BEING THE PERPETUAL MAINTENANCE OBLIGATION OF ARDEN HOMEOWNERS ASSOCIATION, INC., ITS GRANTEEES, SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT OR PALM BEACH COUNTY.

THE SIDEWALK EASEMENT, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE ARDEN HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, IN PERPETUITY FOR THE CONSTRUCTION OF THE SIDEWALK FOR PRIVATE PEDESTRIAN, BICYCLIST AND OTHER NON-VEHICULAR PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ARDEN HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

WITNESS: [Signature]
 PRINTED NAME: Chris T. Cutler

WITNESS: [Signature]
 PRINTED NAME: Luis Carcamo

ARDEN HOMEOWNERS ASSOCIATION, INC.,
 A FLORIDA CORPORATION NOT-FOR-PROFIT

BY: [Signature]
 T.R. BEER, PRESIDENT

STATE OF FLORIDA
 COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 21 DAY OF September, 2023, BY T.R. BEER AS PRESIDENT FOR ARDEN HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, ON BEHALF OF THE CORPORATION, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED [Signature] AS IDENTIFICATION.

ACKNOWLEDGMENT

MY COMMISSION EXPIRES: 4/19/25

[Signature]
 SIGNATURE
Haley Mall
 (PRINTED NAME) - NOTARY PUBLIC

IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS AUTHORIZED AGENT, ESSENTIAL HOUSING ASSET MANAGEMENT, LLC, AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS MEMBERS, THIS 15 DAY OF October, 2023.

AG EHC II (LEN) MULTI STATE 2, LLC,
 A DELAWARE LIMITED LIABILITY COMPANY
 AUTHORIZED TO DO BUSINESS IN FLORIDA

WITNESS: [Signature]
 PRINTED NAME: Jeanette Landage

WITNESS: [Signature]
 PRINTED NAME: Wendy Stroemel

BY: [Signature]
 ESSENTIAL HOUSING ASSET MANAGEMENT, LLC
 AN ARIZONA LIMITED LIABILITY COMPANY, ITS
 AUTHORIZED AGENT

BY: [Signature]
 STEVEN S. BENSON, MANAGER

ACKNOWLEDGMENT

STATE OF ARIZONA
 COUNTY OF MARICOPA

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 15 DAY OF October, 2023, BY STEVEN S. BENSON AS MANAGER FOR ESSENTIAL HOUSING ASSET MANAGEMENT, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA AS AUTHORIZED AGENT FOR AG EHC II (LEN) MULTI STATE 2, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, ON BEHALF OF THE COMPANY, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED [Signature] AS IDENTIFICATION.

MY COMMISSION EXPIRES: 6/10/2025

[Signature]
 SIGNATURE
Juanne Marie Adams
 (PRINTED NAME) - NOTARY PUBLIC

DEDICATIONS AND RESERVATIONS

KNOW ALL MEN BY THESE PRESENTS THAT AG EHC II (LEN) MULTI STATE 2, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA AND LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNERS OF THE LAND SHOWN HEREON AS ARDEN P.U.D. POD D NORTHWEST, BEING A REPLAT OF A PORTION OF TRACT "FD", ARDEN P.U.D. PLAT 1, AS RECORDED IN PLAT BOOK 122, PAGES 32 THROUGH 51, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND LYING IN SECTION 28, TOWNSHIP 43 SOUTH, RANGE 40 EAST, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT "FD", SAID POINT BEING A POINT ON THE SOUTHERLY LINE OF OKEECHOBEE BOULEVARD EXTENSION (TRACT "RW-1"), AS SHOWN ON SAID ARDEN P.U.D. PLAT 1; THENCE SOUTH 88°17'38" EAST ALONG THE NORTHERLY LINE OF SAID TRACT "FD" AND SAID SOUTHERLY LINE OF OKEECHOBEE BOULEVARD EXTENSION (TRACT "RW-1"), A DISTANCE OF 1112.82 FEET; THENCE SOUTH 01°42'22" WEST, A DISTANCE OF 400.68 FEET; THENCE SOUTH 45°12'30" EAST, A DISTANCE OF 34.45 FEET; THENCE SOUTH 01°39'07" EAST, A DISTANCE OF 116.80 FEET; THENCE NORTH 88°17'38" WEST, A DISTANCE OF 176.82 FEET; THENCE NORTH 86°48'29" WEST, A DISTANCE OF 29.35 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 2034.79 FEET AND WHOSE CENTER BEARS SOUTH 88°27'07" EAST FROM SAID POINT; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 2°29'21", A DISTANCE OF 86.63 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00°53'28" EAST, A DISTANCE OF 119.15 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 3050.21 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 3°40'42", A DISTANCE OF 195.82 FEET TO A POINT OF NON-TANGENCY; THENCE NORTH 87°24'02" WEST, A DISTANCE OF 625.21 FEET; THENCE NORTH 77°48'54" WEST, A DISTANCE OF 50.69 FEET; THENCE NORTH 89°02'01" WEST, A DISTANCE OF 361.59 FEET TO A POINT ON THE WEST BOUNDARY LINE OF SAID TRACT "FD"; THENCE NORTH 00°57'59" EAST ALONG SAID WEST BOUNDARY LINE OF TRACT "FD", A DISTANCE OF 928.79 FEET TO THE AFOREMENTIONED POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 22.266 ACRES OR 969,924 SQUARE FEET, MORE OR LESS.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS

TRACTS

TRACT "B", AS SHOWN HEREON, IS HEREBY DEDICATED, IN FEE SIMPLE ABSOLUTE, TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FOR OPEN SPACE, PUBLIC PEDESTRIAN ACCESS, LANDSCAPE AND BUFFER PURPOSES, SAID TRACT "B" BEING THE PERPETUAL MAINTENANCE OBLIGATION OF NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACTS "O-1" THROUGH "O-8", AS SHOWN HEREON ARE HEREBY RESERVED FOR THE ARDEN HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE, LANDSCAPE, RECREATION COMMON ACCESS, STORM WATER INFILTRATION SPECIFICALLY FOR REAR LOT DRAINAGE PURPOSES AND OTHER APPROVED USES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACT "RW-1", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE ARDEN 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. TRACT "RW-1" IS HEREBY FURTHER RESERVED AS A WATER MANAGEMENT EASEMENT AND A WATER MANAGEMENT ACCESS EASEMENT AND IS DEDICATED AS SUCH TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, PURSUANT TO THE BELOW EASEMENT DEDICATION LANGUAGE FOR THE SAID WATER MANAGEMENT EASEMENT AND WATER MANAGEMENT ACCESS EASEMENT, RESPECTIVELY.

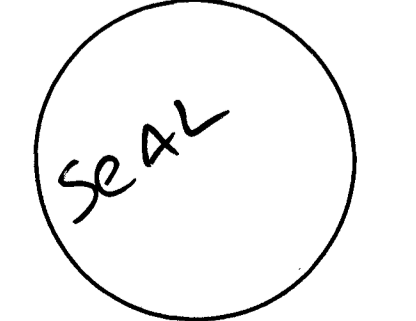
TRACT "RW-2", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE ARDEN HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AS A RESIDENTIAL ACCESS STREET FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. TRACT "RW-2" IS HEREBY FURTHER RESERVED AS A WATER MANAGEMENT EASEMENT AND A WATER MANAGEMENT ACCESS EASEMENT AND ARE DEDICATED AS SUCH TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, PURSUANT TO THE BELOW EASEMENT DEDICATION LANGUAGE FOR THE SAID WATER MANAGEMENT EASEMENT AND WATER MANAGEMENT ACCESS EASEMENT, RESPECTIVELY.

EASEMENTS

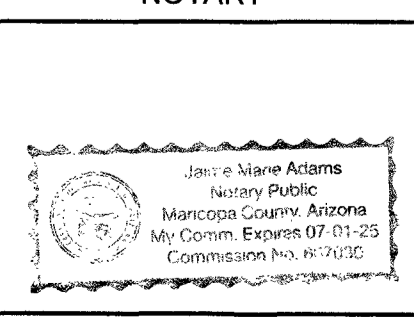
THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE ARDEN HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH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

PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO CONSTRUCT AND 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.

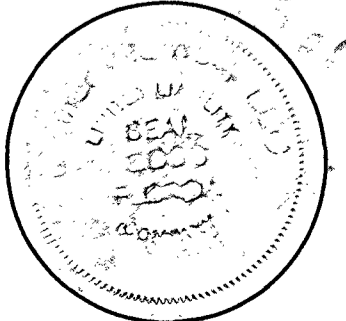
ESSENTIAL HOUSING ASSET MANAGEMENT, LLC



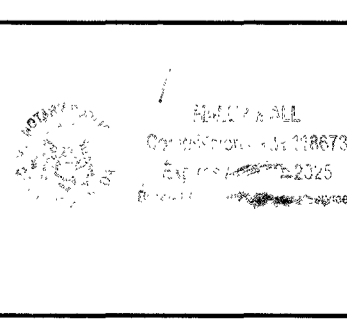
ESSENTIAL HOUSING ASSET MANAGEMENT, LLC NOTARY



LENNAR HOMES, LLC



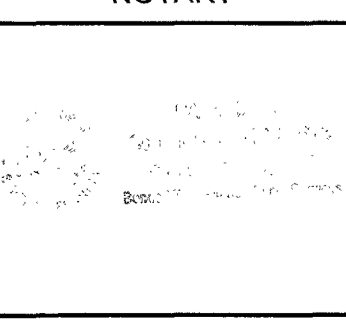
LENNAR HOMES, LLC NOTARY



ARDEN HOMEOWNERS ASSOCIATION, INC



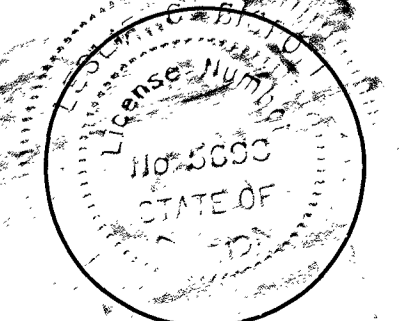
ARDEN HOMEOWNERS ASSOCIATION, INC NOTARY



COUNTY ENGINEER



PROFESSIONAL SURVEYOR AND MAPPER



MICHAEL B. SCHORAH & ASSOCIATES, INC.
 1850 FOREST HILL BLVD., SUITE 206
 WEST PALM BEACH, FLORIDA 33406
 EB# 2438 TEL. (561) 968-0080 FAX. (561) 642-9726 LB# 2438

ARDEN P.U.D. POD D NORTHWEST