Nov-27-2000 08:21am 60-44924.

COUNTY OF PALM BEACH) ss

on page 17 11

STATE OF FLORIDA

This Plat was filed for record at 8.21 A. M. This 2 day of 2000 and duly recorded in Plat Book No. 8 9

DOROTHYA. WILKEN, Clerk of Circuit Court

COUNTY ENGINEER

SURVEYOR

NOTARY FOR

EFFERY M. ROSENBERO

JEFFERY M. ROSENBERG

NOTARY FOR

STONEHAVEN

ESTATES

HOMEOWNERS

ASSOCIATION, INC.

STONEHAVEN

ESTATES

HOMEOWNERS

ASSOCIATION, INC.

NOTARY FOR

A **N**EVADA

CORPORATION

MANAGING

GENERAL PARTNER

EXPIRES: June 12, 2001

Bonded Thru Notary Public Underwrite

CENTEX REAL ESTATE

A NEVADA

CORPORATION

MANAGING :

GENERAL PARTNER

CENTEX REAL ESTATE

DIANE S. COLEY MX COMMISSION # CC 871169 EXPIRES: June 12, 2001 Bonded Thru Notary Public Underwriters

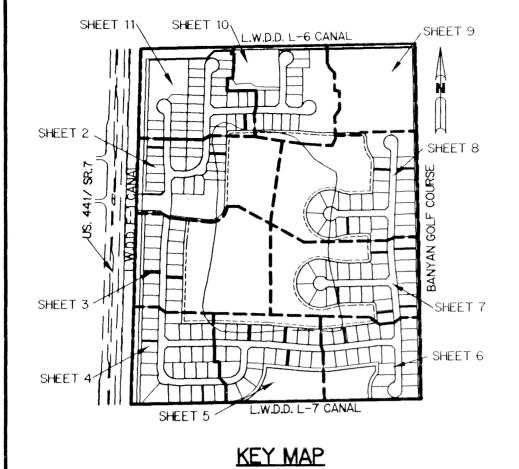
DENISE M. SCHERER

EXPIRES: December 8, 2002

MY COMMISSION # CC 796102

Just & Mar D

LOCATION MAP



STONEHAVEN, P.U.D.

BEING A REPLAT OF A PORTION OF TRACTS 4, 5, 6, AND ALL OF TRACTS 7, 9, 16, 17, 18, 19, 20 AND 21, BLOCK 17, TOGETHER WITH THE PLATTED RIGHT-OF-WAY ADJACENT TO TRACTS 5, 4, 7, 8, 9, 16, 17, 18, 20 AND 21, BLOCK 17, ACCORDING TO THE PLAT OF PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. LYING IN SECTION 7, TOWNSHIP 44 SOUTH, RANGE 42 EAST.

SHEET 1 OF 11

STONEHAVEN ESTATES HOMEOWNERS ASSOCIATION, INC., HEREBY ACCEPTS THE

DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED HEREON, AND

HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS DAY OF JULY , 2000.

BEFORE ME PERSONALLY APPEARED DAVID ABRAMS, <u>WHO IS PERSONALLY KNOW</u>

TO ME OR HAS PRODUCED AS IDENTIFICATION, WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF STONEHAVEN ESTATES

HOMEOWNERS ASSOCIATION, INC., AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME

THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION AND

THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL

OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE

AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE

WITNESS MY HAND AND OFFICIAL SEAL THIS 5 DAY OF JULY , 2000.

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE

UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT

TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER

THEREOF AND AGREES THAT ITS MORTGAGE, WHICH IS RECORDED IN OFFICIAL RECORD BOOK 10617, AT PAGE 1606 OF THE PUBLIC RECORDS OF PALM BEACH

COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, I JEFFERY M. ROSENBERG DO HEREUNTO SET MY HAND AND SEAL THIS _/SP DAY OF __SEPTEMBER, 2000.

ACCEPTANCE OF RESERVATIONS

STONEHAVEN ESTATES HOMEOWNERS ASSOCIATION, INC.

STATE OF FLORIDA

ACKNOWLEDGMENT

COUNTY OF PALM BEACH

ACT AND DEED OF SAID CORPORATION.

NOTARY PUBLIC: Diane S. Coly

PRINT NAME: Diane S. Coley

MY'COMMISSION EXPIRES: 6/12/01

MORTGAGEE'S CONSENT

JEFFERY M. ROSENBERG, TRUSTEE

PRINT NAME: DENISE M. SCHERER

STATE OF FLORIDA COUNTY OF PALM BEACH

STATE OF FLORIDA

COUNTY OF PALM BEACH

JANUARY, 2000

THIS INSTRUMENT PREPARED BY WILBUR F. DIVINE, P.S.M. 4190, STATE OF FLORIDA LAWSON, NOBLE AND WEBB, INC. ENGINEERS PLANNERS SURVEYORS 420 COLUMBIA DRIVE WEST PALM BEACH, FLORIDA

TITLE CERTIFICATION

STATE OF FLORIDA COUNTY OF PALM BEACH

WE. METROPOLITAN TITLE AND GUARANTY COMPANY, A TITLE INSURANCE COMPANY AS DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN CENTEX HOMES, A NEVADA GENERAL PARTNERSHIP, THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

METROPOLITAN TITLE AND GUARANTY COMPANY

B WINTERS, EXECUTIVE VICE PRESIDENT

DATE: 10.26.00

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33 AND IN ACCORDANCE WITH SECTION 177.071(2), FLORIDA STATUTES, THIS 20 DAY OF NO DE MORE, 2000, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.081 (1) FLORIDA STATUTES.

COUNTY ENGINEER

SURVEYOR'S NOTES:

- 1. BEARINGS SHOWN HEREON ARE BASED ON THE AN ASSUMED BEARING OF NO1°38'57"E FOR THE WEST LINE OF TRACT 19, BLOCK 17, PALM BEACH FARMS COMPANY PLAT NO. 3
- 2. NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- 3. ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED AS FOLLOWS:

(N.R.) = NON-RADIAL(R.F.) = RADIAL TO FRONT LOT LINE (R.R.) = RADIAL TO REAR LOT LINE

- 4. "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 THIS PALM BEACH
- 5. 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. THERE WILL BE NO ABOVE GROUND ENCROACHMENTS WHERE LAKE MAINTENANCE EASEMENTS AND
- UTILITY EASEMENTS OVERLAP. 6. COORDINATES SHOWN ARE GRID COORDINATES DATUM = NAD 83 (1990 ADJUSTMENT) ZONE = FLORIDA EAST ZONE

LINEAR UNIT = U.S. SURVEY FEET COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION ALL DISTANCES ARE GROUND SCALE FACTOR = 1.0000193

N 01°38'57" W (PLAT BEARING N 01°35'48" W (GRID BEARING)

(PLAT TO GRID 00°03'09" COUNTERCLOCKWISE) COORDINATES SHOWN ON THE GEODETIC CONTROL MEET OR EXCEED THE LOCAL

ACCURACY REQUIREMENTS OF A 2 CENTIMETER GEODETIC CONTROL SURVEY (SEE SHEETS 4 AND 11 FOR GEODETIC CONTROL POINT TIES).

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 KNOWLEDGE 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 PALM BEACH COUNTY, LORIDA.

WILBUR F. DIVINE, PROFESSIONAL SURVEYOR AND MAPPER LICENSE NO. 4190, STATE OF FLORIDA

DATE: 6-26-00

DEDICATION KNOW ALL MEN BY THESE PRESENTS THAT CENTEX HOMES, A NEVADA GENERAL PARTNERSHIP, OWNER OF THE LAND SHOWN HEREON, AS STONEHAVEN P.U.D., BEING A REPLAT OF A PORTION OF TRACTS 4, 5 AND 6, BLOCK 17 AND ALL OF TRACTS 7, 8, 9, 16, 17, 18, 19, 20 AND 21, BLOCK 17, PALM BEACH FARMS PLAT NO. 3 AS RECORDED IN PLAT BOOK 2. PAGES 45. WITH RIGHT-OF-WAY QUIT-CLAIMED PER OFFICIAL RECORDS BOOK 7866, PAGE 1497 INCLUSIVE ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND LYING IN SECTION 7, TOWNSHIP 44 SOUTH, RANGE 42 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT 19; THENCE NORTH 01°38'57" EAST, ALONG THE WEST LINE OF SAID TRACTS 6, 7, 18 & 19, A DISTANCE OF 2,644.61 FEET; THENCE NORTH 89°06'14" EAST, ALONG A LINE PARALLEL WITH AND 28 FEET SOUTH OF THE NORTH LINE OF SAID TRACT 6, A DISTANCE OF 679.05 FEET; THENCE NORTH 00°57'34" WEST, ALONG THE EAST LINE OF SAID TRACT 6, A DISTANCE OF 0.28 FEET; THENCE NORTH 89°06'14" EAST, ALONG A LINE PARALLEL WITH AND 27.72 FEET SOUTH OF THE NORTH LINE OF SAID TRACTS 4 & 5, A DISTANCE OF 1,347.59 FEET; THENCE SOUTH 00°56'02" EAST, ALONG THE EAST LINE OF SAID TRACTS 4, 9, 16 & 21, A DISTANCE OF 2,642.28 FEET; THENCE SOUTH 89°06'14" WEST, ALONG THE SOUTH LINE OF SAID TRACTS 19, 20 & 21, A DISTANCE OF 2,145.82 FEET TO THE POINT OF BEGINNING.

CONTAINING 126.542 ACRES, MORE OR LESS.

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

- 1. TRACT "A", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE STONEHAVEN 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. TRACT "A" IS SUBJECT TO THE LAKE WORTH DRAINAGE DISTRICT PROVISIONS SET FORTH IN OFFICIAL RECORD BOOK 11498, PAGE 850 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- 2. TRACTS "OS1" THROUGH "OS8", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE STONEHAVEN 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 "OS6" THROUGH "OS8" ARE SUBJECT TO THE LAKE WORTH DRAINAGE DISTRICT PROVISIONS SET FORTH IN OFFICIAL RECORD BOOK 11498, PAGE 850 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- 3. TRACTS "BT1" THROUGH "BT3", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE STONEHAVEN ESTATES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH
- 4. TRACT "L", THE WATER MANAGEMENT TRACT, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE STONEHAVEN ESTATES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY, AND IS SUBJECT TO AN EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT AS RECORDED IN OFFICIAL RECORD BOOK 11615, PAGE 1555, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- 5. TRACT "WI", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE STONEHAVEN ESTATES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRESERVATION PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 6. TRACT "W2", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE STONEHAVEN ESTATES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR VEGETATION PRESERVATION PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. THIS PERPETUAL MAINTENANCE OBLIGATION IS SET FORTH IN THE PRESERVATION MANAGEMENT PLAN REQUIRED BY THE PALM BEACH COUNTY UNIFIED LAND DEVELOPMENT CODE, SECTION 9.5.
- 7. TRACTS "B" AND "C", AS SHOWN HEREON, ARE HEREBY RESERVED FOR CENTEX HOMES FOR OPEN SPACE, SAID TRACTS ARE THE PERPETUAL MAINTENANCE OBLIGATION OF CENTEX HOMES, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM
 BEACH COUNTY. THE CONSERVATION EASEMENT LYING WITHIN TRACT B'AND DEDICATED IN DEDICATION NO. 19 AS SHOWN HEREON HAS THE POTENTIAL TO BE EXTINGUISHED UPON RELEASE BY SOUTH
 FLORIDA WATER MANAGEMENT DISTRICT AND STONEHAVEN ESTATES HOMEOWNERS ASSOCIATION, INC.
 - 8. TRACT "D", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE STONEHAVEN ESTATES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. TRACT'D" IS SUBJECT TO POTENTIAL FUTURE RIGHT-OF-WAY DESCRIBED IN THE DECLARATION OF COVENANT AND AMENDMENTS THERETO, AS RECORDED IN OFFICIAL RECORD BOOK 8582 PAGE 506, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
 - 9. TRACT "R", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE STONEHAVEN ESTATES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
 - 10. 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 STONEHAVEN ESTATES 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 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 ROADS ASSOCIATED WITH SAID DRAINAGE SYSTEM.
 - 11. 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.

12. 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. 13. THE LAKE MAINTENANCE EASEMENTS AND LAKE MAINTENANCE ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE STONEHAVEN 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,

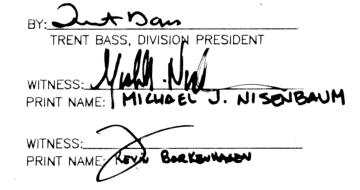
ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

- 14. THE LIFT STATION EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS FOR LIFT STATION AND RELATED PURPOSES.
- 15. THE ACCESS EASEMENTS, AS SHOWN HEREON ARE HEREBY RESERVED FOR THE STONEHAVEN ESTATES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO OPEN SPACE AND BUFFER TRACTS 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.
- 16. THE PEDESTRIAN ACCESS EASEMENTS, AS SHOWN HEREON ARE HEREBY RESERVED FOR THE STONEHAVEN ESTATES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PEDESTRIAN ACCESS. THE MAINTENANCE OF ALL PEDESTRIAN FACILITIES INSTALLED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 17. BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE STONEHAVEN ESTATES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY. THERE SHALL BE NO LANDSCAPING IN THE PORTION OF A BUFFER EASEMENT THAT OVERLAPS ANOTHER EASEMENT EXCEPT IN ACCORDANCE WITH SURVEYOR'S NOTE 2.
- 18. THE WETLAND PRESERVE BUFFERS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE STONEHAVEN ESTATES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 19. THE CONSERVATION EASEMENTS, AS SHOWN ON THIS PLAT AS TRACTS "BT3" AND "WI"ARE HEREBY RESERVED FOR THE STONEHAVEN ESTATES HOMEOWNERS ASSOCIATION, INC. AND SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID ASSOCIATION, AND MAY IN NO WAY BE ALTERED FROM ITS NATURAL OR PERMITTED STATE, EXCEPT AS MAY BE MODIFIED BY PERMIT THROUGH SOUTH FLORIDA WATER MANAGEMENT DISTRICT. ACTIVITIES PROHIBITED WITHIN CONSERVATION EASEMENTS INCLUDE, BUT ARE NOT LIMITED TO, CONSTRUCTION OR PLACING OF BUILDINGS ON OR ABOVE THE GROUND; DUMPING OR PLACING SOIL OR OTHER SUBSTANCES SUCH AS TRASH; REMOVAL OR DESTRUCTION OF TREES, SHRUBS, OR OTHER VEGETATION - WITH THE EXCEPTION OF EXOTIC/ NUISANCE VEGETATION REMOVAL; EXCAVATION, DREDGING OR REMOVAL OF SOIL MATERIAL: DIKING OR FENCING: ANY OTHER ACTIVITIES DETRIMENTAL TO DRAINAGE, FLOOD CONTROL, WATER CONSERVATION, EROSION CONTROL, OR FISH AND WILDLIFE HABITAT CONSERVATION OR PRESERVATION.

IN WITNESS WHEREOF, CENTEX HOMES, THE ABOVE NAMED GENERAL PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING GENERAL PARTNER, CENTEX REAL ESTATE CORPORATION, A NEVADA CORPORATION LICENSED TO DO BUSINESS IN FLORIDA THIS 5th DAY OF ________, 2000.

CENTEX HOMES, A NEVADA GENERAL PARTNERSHIP

BY: CENTEX REAL ESTATE CORPORATION, A NEVADA CORPORATION LICENSED TO DO BUSINESS IN FLORIDA, MANAGING GENERAL



ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED TRENT BASS, WHO IS PERSONALLY AND WHO EXECUTED THE FOREGOING INSTRUMENT AS DIVISION PRESIDENT OF CENTEX REAL EASTATE CORPORATION, MANAGING GENERAL PARTNER, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IS WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID

WITNESS MY HAND AND OFFICIAL SEAL THIS 5th Day of JULY, 2000.

NOTARY PUBLIC: Diane S. Coley

PRINT NAME: Diane S. Coley

MY COMMISSION EXPIRES: 6/12/01

SITE PLAN DATA

OPEN SPACE....

ZONING PETITION NO.96-084, A.K.A. WELLINGTON GLEN P.U.D. TOTAL AREA... ..126.54 ACRES TOTAL DWELLING UNITS ...195 DENSITY..... ..1.54 DU/ACRE RECREATION TRACT. ..1.94 ACRES ..48.34 ACRES

ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JEFFERY M. ROSENBERG, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED ______ AS IDENTIFICATION, KNOWN TO ME OR HAS PRODUCED _ AND WHO EXECUTED THE FOREGOING INSTRUMENT AS TRUSTEE AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT FOR THE PURPOSE EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 15th DAY OF SEPTEMBER, 2000.

NOTARY PUBLICATION OF PRINT NAME: DENISE M. SCHERER

A274 SHEET 1 OF 11

