

EXHIBIT 3

Return to: (enclose self-addressed stamped envelope)

Name: Elizabeth Adler, Esq.

Address:

Greenspoon Marder LLP
200 E. Broward Boulevard, Suite 1800
Fort Lauderdale, FL 33301

This Instrument Prepared by:

Elizabeth Adler, Esq.
Greenspoon Marder LLP
200 E. Broward Boulevard, Suite 1800
Fort Lauderdale, FL 33301

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DECLARATION OF RESTRICTIVE COVENANTS

THIS DECLARATION OF RESTRICTIVE COVENANTS ("Declaration") made this ___ day of _____, 2023, by **WINDSOR INVESTMENTS (SUNRISE GOLF & COUNTRY CLUB), LLC**, a Florida limited liability company and **WINDSOR INVESTMENTS (FAIRWAY ISLES), LLC**, a Florida limited liability company (collectively, "Declarant"), which shall be for the benefit of **BROWARD COUNTY, FLORIDA**, a political subdivision of the State of Florida ("County").

WITNESSETH:

WHEREAS, Declarant is the fee simple owner of land known located in the City of Sunrise ("City"), more particularly described in **Exhibit "A"** ("Property"); and

WHEREAS, Declarant made an application to the County Planning Council requesting that the land use plan designation on the Property be changed on the County Land Use Plan from Low-Medium (10) Residential, Medium-High (25) Residential, and Commercial Recreation to Irregular (9) Residential and Commercial Recreation in conjunction with redevelopment of the Property (collectively, "Application"); and

WHEREAS, the land use designation change increases the maximum permitted development on the Property from 433 dwelling units to 900 dwelling units, an increase of 467 units; and

WHEREAS, in connection with the Application, Declarant has voluntarily agreed to place a restriction on the development of the Property as set forth below in favor of the County.

NOW, THEREFORE, in consideration of the foregoing premises and the promises and covenants herein contained, Declarant hereby declares that the Property shall be subject to the covenants, restrictions, and regulations hereinafter set forth, all of which shall run with the land and which shall be binding upon all parties having any right, title or interest in the Property or any part thereof, their heirs, successors and assigns.

1. Recitations. The recitals set forth above are true and correct and are incorporated into this Declaration by this reference.

2. Covenants. The Declarant, its successors and assigns hereby covenant that prior to the issuance of the certificate of occupancy for the four hundred and thirty fourth (434) residential unit on the Property, subject to permit approval from the applicable governmental entity(ies), Declarant shall construct and complete as evidenced by County certification by Broward County Traffic Engineering Division (“TED”) the following roadway improvements (collectively, the “Roadway Improvements”):

- A. Widening the Inverrary Boulevard bridge (the “Bridge”) from two to four lanes with a sidewalk on both sides, including shared lane markings in accordance with Section 9C.07 of the FHWA Manual on Uniform Traffic Control Devices;
- B. Convert the signal at the intersection of Oakland Park Boulevard and Inverrary Boulevard West from “split phase” (which provides a uniform green light phase for all vehicle movements in one direction[through, right and left], then the same green light phase for all movements in the opposite direction) to “dual ring” (which varies the phase length of certain lights based on demand, subject to approval of the Broward County Traffic Engineering Division);
- C. Widen the northbound approach to provide maximum vehicle storage allowable within RW consistent with BCTED, FDOT, and City of Lauderhill design standards;
- D. Construct a southbound left turn lane and a southbound right turn lane at the intersection of East Aragon Boulevard and NW 30th Place (over Bridge);
- E. Extend existing westbound left turn lane storage by reducing taper length to 50 feet per FDOT standard;
- F. Construct eastbound right turn lane at the Intersection; and
- G. Restripe southbound approach lane configuration.

3. Amendments. Except as to a release or termination of the Declaration as set forth in Section 4, this Declaration shall not be modified or amended or released as to any portion of the Property except by written instrument, executed by the then Declarant or Declarants(s) of the portion of the Property affected by such modification, amendment, or release and approved by the County Commission. Any amendment, modification or release of this Declaration shall be recorded in the Public Records of Broward County, Florida, at the then Declarant’s sole expense.

4. Release and Termination. From time to time Declarant may request, and County shall cause, a release in the form substantially in compliance with the form attached hereto as **Exhibit “B”** to be executed and recorded in the Public Records of Broward County, Florida (“Partial Release”), evidencing the partial release of this Declaration from the subject parcels. The approval of the partial release shall not require County Commission approval and may be executed by the County Administrator. Once the Roadway Improvements are completed, the County shall promptly cause to be executed and recorded a Partial Release for the balance of the Property.

5. Recordation and Effective Date. This Declaration shall not become effective and shall not be recorded in the Public Records of Broward County, Florida, until after approval by the County of the requested Application and the expiration of all appeal periods or, if an appeal is filed, the conclusion of such appeal in a manner that does not affect the County's approval of the Application. Once recorded, this Declaration shall run with the land for the sole benefit of the County and shall bind all successors-in-interest with respect to the Property. This Declaration shall not give rise to any other cause of action by any parties other than the County, and no parties other than the County shall be entitled to enforce this Declaration. Any failure by the County to enforce this Declaration shall not be deemed a waiver of the right to do so thereafter.

6. Severability; Venue. If any court of competent jurisdiction shall declare any section, paragraph or part of this Declaration invalid or unenforceable, then such judgment or decree shall have no effect on the enforcement or validity of any other section, paragraph or part hereof, and the same shall remain in full force and effect. The agreed upon venue shall be Broward County, Florida.

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

8. Context. Whenever the context requires or admits, any pronoun used herein may be deemed to mean the corresponding masculine, feminine or neuter form thereof, and the singular form of any nouns or pronouns herein may be deemed to mean the corresponding plural form thereof and vice versa.

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**EXHIBIT A
LEGAL DESCRIPTION
PROPERTY**

[LEGAL DESCRIPTION ON NEXT PAGE]

FOR: C.C. HOMES

SKETCH & DESCRIPTION
LUPA (LAND USE PLAN AMENDMENT)

LEGAL DESCRIPTION: SUNRISE GOLF COURSE - LUPA BOUNDARY

ALL OF PARCEL "B" OF REGENCY HOMES AT SUNRISE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 159, PAGE 15, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

TOGETHER WITH,

A PORTION OF BLOCKS 1 AND 4 OF SECTION 28, AND BLOCKS 2 AND 3 OF SECTION 27, TOWNSHIP 49 SOUTH, RANGE 41 EAST, "EVERGLADES PLANTATION COMPANY SUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 7 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A POINT ON THE BOUNDARY OF PARCEL "A" OF SAID REGENCY HOMES AT SUNRISE PLAT, SAID POINT DELINEATED AS PRM NO. 48 ON SAID PLAT; THENCE SOUTH 89°32'52" WEST ALONG THE BOUNDARY LINE OF PARCEL "A" OF SAID PLAT, A DISTANCE OF 297.43 FEET; THENCE SOUTH 01°28'35" EAST A DISTANCE OF 275.96 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 01°28'35" EAST, A DISTANCE OF 90.00 FEET; THENCE NORTH 88°31'25" EAST A DISTANCE OF 2.38 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 65.00 FEET, THROUGH A CENTRAL ANGLE OF 67°22'48", AN ARC DISTANCE OF 76.44 FEET TO A POINT OF NON-TANGENCY WITH A LINE PARALLEL WITH AND 235.00 FEET WEST OF THE BOUNDARY OF SAID PARCEL "A"; THENCE SOUTH 01°28'35" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 891.48 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 188.37 FEET, THROUGH A CENTRAL ANGLE OF 44°51'45", FOR AN ARC DISTANCE OF 147.49 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 884.13 FEET, THROUGH A CENTRAL ANGLE OF SOUTH 12°47'24", FOR AN ARC DISTANCE OF 197.36 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 33°39'46" WEST, A DISTANCE OF 56.77 FEET TO A POINT ON THE NORTH BOUNDARY OF SAID PARCEL "B", BEING 6.35 FEET NORTHEASTERLY OF A POINT DELINEATED AS PRM NO. 44 ON SAID PLAT; THENCE NORTH 54°19'52" EAST ALONG SAID NORTH BOUNDARY, A DISTANCE OF 96.70 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE NORTHEASTERLY, EASTERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID NORTH BOUNDARY, HAVING A RADIUS OF 175.00 FEET, THROUGH A CENTRAL ANGLE OF 57°11'05", FOR AN ARC DISTANCE OF 174.66 FEET TO A POINT OF TANGENCY; THENCE SOUTH 68°29'03" EAST, ALONG SAID NORTH BOUNDARY, A DISTANCE OF 84.55 FEET TO A POINT DELINEATED AS PRM NO. 46 ON SAID PLAT, SAID POINT LYING ON THE ARC OF A CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 423.37 FEET FROM WHICH THE RADIUS POINT BEARS NORTH 47°08'49" WEST FROM THE LAST DESCRIBED POINT, SAID POINT ALSO BEING A COMMON CORNER OF PARCELS "A" AND "B" OF SAID "REGENCY HOMES AT SUNRISE" PLAT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 423.37 FEET, THROUGH A CENTRAL ANGLE OF 00°31'58", FOR AN ARC DISTANCE OF 3.94 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 649.13 FEET, THROUGH A CENTRAL ANGLE OF 04°20'44", FOR AN ARC DISTANCE OF 49.23 FEET, THE LAST DESCRIBED CURVE LYING ALONG THE EAST BOUNDARY OF SAID PARCEL "B"; THENCE NORTH 68°29'03" WEST, A DISTANCE OF 66.51 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 125.00 FEET, THROUGH A CENTRAL ANGLE OF 57°11'05", FOR AN ARC DISTANCE OF 124.76 FEET TO A POINT OF TANGENCY;

(CONTINUED ON SHEET 2 OF 9)

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THIS IS NOT A SKETCH OF SURVEY, but only a graphic depiction of the description shown hereon. There has been no field work, viewing of the subject property, or monuments set in connection with the preparation of the information shown hereon.
The undersigned and CRAVEN-THOMPSON & ASSOCIATES, INC. make no representations or guarantees as to the information reflected hereon pertaining to easements, rights-of-way, set back lines, reservations, agreements and other similar matters, and further, this instrument is not intended to reflect or set forth all such matters. Such information should be obtained and confirmed by others through appropriate title verification. Lands shown hereon were not abstracted for right-of-way and/or easements of record.

UPDATES and/or REVISIONS	DATE	BY	CK'D
REVISED BOUNDARY & LEGAL	11/8/21	RDP	RY



CRAVEN • THOMPSON & ASSOCIATES, INC.
ENGINEERS • PLANNERS • SURVEYORS
3883 N.W. 53RD STREET, PORT LAUDERDALE, FLORIDA 33409 FAX: (954) 739-8409 TEL.: (954) 739-8400
FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 277
MATERIAL SHOWN HEREON IS THE PROPERTY OF CRAVEN-THOMPSON & ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION. COPYRIGHT (C) 2021

JOB NO.: 14-0013	SHEET 1 OF 9 SHEETS
DRAWN BY: RDP	F.B. N/A PG. N/A
CHECKED BY: RY	DATED: 11/9/2021

LUPA BOUNDARY
SUNRISE GOLF & COUNTRY CLUB, LLC

LEGAL DESCRIPTION: (CONTINUED FROM SHEET 1 OF 9)

THENCE SOUTH 54°19'52" WEST, A DISTANCE OF 102.15 FEET TO A POINT DELINEATED AS PRM NO. 24 ON SAID PLAT; THENCE SOUTH 52°15'49" WEST, A DISTANCE OF 129.07 FEET, THE LAST FOUR (4) DESCRIBED COURSES LYING ALONG A SOUTH BOUNDARY OF SAID PARCEL "B"; THENCE SOUTH 33°39'46" WEST, A DISTANCE OF 312.73 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 468.87 FEET, THROUGH A CENTRAL ANGLE OF 28°08'39", FOR AN ARC DISTANCE OF 230.31 FEET TO A POINT OF TANGENCY; THENCE SOUTH 05°31'08" WEST, A DISTANCE OF 208.39 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 201.36 FEET, THROUGH A CENTRAL ANGLE OF 09°34'48", FOR AN ARC DISTANCE OF 33.67 FEET, THE LAST FOUR (4) DESCRIBED COURSES LYING 231.31 FEET WESTERLY OF AND PARALLEL AND CONCENTRIC WITH THE BOUNDARY OF SAID PARCEL "A"; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 381.58 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 172.01 FEET; THENCE SOUTH 82°22'59" WEST, A DISTANCE OF 389.58 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 725.00 FEET, THROUGH A CENTRAL ANGLE OF 20°59'46", FOR AN ARC DISTANCE OF 265.68 FEET TO A POINT OF TANGENCY; THENCE SOUTH 61°23'13" WEST, A DISTANCE OF 234.80 FEET; THENCE SOUTH 88°54'55" WEST, A DISTANCE OF 672.28 FEET, THE LAST FOUR (4) DESCRIBED COURSES LYING 235.00 FEET NORTHERLY OF AND PARALLEL AND CONCENTRIC WITH THE BOUNDARY OF SAID PARCEL "A"; THENCE NORTH 12°18'24" WEST, A DISTANCE OF 309.74 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 835.00 FEET, THROUGH A CENTRAL ANGLE OF 09°52'00", FOR AN ARC DISTANCE OF 143.79 FEET TO A POINT ON A LINE NON-TANGENT TO THE LAST DESCRIBED CURVE, THE LAST TWO (2) DESCRIBED COURSES LYING 235.00 FEET EAST OF AND PARALLEL AND CONCENTRIC WITH THE EAST PLAT BOUNDARY OF ARAGON SECTION ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 82, PAGE 42 OF SAID BROWARD COUNTY PUBLIC RECORDS; THENCE NORTH 02°50'12" WEST ALONG SAID NON-TANGENT LINE, A DISTANCE OF 671.74 FEET, SAID NON-TANGENT LINE LYING 235.00 FEET EAST OF AND PARALLEL WITH, WHEN MEASURED AT RIGHT ANGLES TO, SAID EAST PLAT BOUNDARY AND A PORTION OF THE EAST BOUNDARY OF PARCEL "A", THE FAIRWAYS OF SUNRISE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 101, PAGE 1 OF SAID BROWARD COUNTY PUBLIC RECORDS; THENCE NORTH 23°31'15" EAST, A DISTANCE OF 300.98 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 365.00 FEET, THROUGH A CENTRAL ANGLE OF 42°57'20", FOR AN ARC DISTANCE OF 273.65 FEET TO A POINT OF TANGENCY; THENCE NORTH 66°28'35" EAST, A DISTANCE OF 485.41 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THE LAST THREE (3) DESCRIBED COURSES LYING 235.00 FEET EASTERLY AND SOUTHEASTERLY OF THE EASTERLY BOUNDARY OF PARCEL "A" OF SAID FAIRWAYS OF SUNRISE, AND THE EASTERLY BOUNDARY OF UNIT THREE OF "QUAIL RUN OF SUNRISE, UNITS ONE, TWO & THREE", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 81, PAGE 1 OF SAID BROWARD COUNTY PUBLIC RECORDS; THENCE NORTHEASTERLY AND PARALLEL TO SAID UNIT THREE, ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 835.00 FEET, THROUGH A CENTRAL ANGLE OF 22°09'39", FOR AN ARC DISTANCE OF 322.96 FEET; THENCE NORTH 55°53'55" WEST, A DISTANCE OF 240.32 FEET TO A POINT ON EAST BOUNDARY OF SAID UNIT THREE, SAID POINT LYING ALONG THE ARC OF A CIRCULAR CURVE TO THE LEFT FROM WHICH THE RADIUS POINT BEARS NORTH 41°36'40" WEST FROM THE LAST DESCRIBED POINT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AND THE EAST BOUNDARY OF SAID UNIT THREE, HAVING A RADIUS OF 600.00 FEET, THROUGH A CENTRAL ANGLE OF 12°56'36", FOR AN ARC DISTANCE OF 135.54 FEET TO A POINT OF TANGENCY;

(CONTINUED ON SHEET 3 OF 9)

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Craven • Thompson & Associates, Inc.
 ENGINEERS PLANNERS SURVEYOR'S
 3583 N.W. 35th STREET, FORT LAUDERDALE, FLORIDA 33309 FAX: (954) 738-8459 TEL: (954) 738-8400
 FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS NO. 277
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JOB NO.: 14-0013	SHEET 2 OF 9 SHEETS
DRAWN BY: RDP	F.B. N/A PG. N/A
CHECKED BY: RY	DATED: 11/9/2021

SKETCH & DESCRIPTION
LUPA (LAND USE PLAN AMENDMENT)

LEGAL DESCRIPTION: (CONTINUED FROM SHEET 2 OF 9)

THENCE NORTH 35°26'43" EAST ALONG THE EAST BOUNDARY OF SAID UNITS THREE AND TWO, A DISTANCE OF 46.13 FEET; THENCE SOUTH 38°48'59" EAST, A DISTANCE OF 127.95 FEET; THENCE SOUTH 52°04'58" EAST, A DISTANCE OF 68.56 FEET; THENCE NORTH 70°15'21" EAST, A DISTANCE OF 157.99 FEET; THENCE NORTH 52°16'06" EAST, A DISTANCE OF 481.52 FEET; THENCE SOUTH 09°03'12" EAST, A DISTANCE OF 255.91 FEET, THENCE SOUTH 53°41'53" WEST, A DISTANCE OF 115.36 FEET; THENCE SOUTH 70°14'00" WEST, A DISTANCE OF 295.22 FEET; THENCE SOUTH 76°08'54" WEST, A DISTANCE OF 95.96 FEET; THENCE SOUTH 54°13'09" EAST, A DISTANCE OF 51.19 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 45.80 FEET, THROUGH A CENTRAL ANGLE OF 28°40'59", AN ARC DISTANCE OF 22.93 FEET TO A POINT OF TANGENCY; THENCE SOUTH 82°54'08" EAST, A DISTANCE OF 28.62 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 30.00 FEET, THROUGH A CENTRAL ANGLE OF 55°53'34", AN ARC DISTANCE OF 29.27 FEET TO A POINT OF TANGENCY; THENCE NORTH 41°12'18" EAST, A DISTANCE OF 28.78 FEET; THENCE NORTH 58°13'17" EAST, A DISTANCE OF 18.02 FEET; THENCE NORTH 71°56'18" EAST, A DISTANCE OF 163.69 FEET; THENCE NORTH 83°37'40" EAST, A DISTANCE OF 71.12 FEET; THENCE NORTH 70°26'19" EAST, A DISTANCE OF 56.17 FEET; THENCE NORTH 78°24'12" EAST, A DISTANCE OF 40.47 FEET, THENCE NORTH 76°19'02" EAST, A DISTANCE OF 76.01 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 78°37'49", AN ARC DISTANCE OF 34.31 FEET TO A POINT OF TANGENCY; THENCE NORTH 01°35'18" WEST A DISTANCE OF 53.87 FEET, THENCE NORTH 05°46'32" WEST A DISTANCE OF 49.48 FEET; THENCE NORTH 13°39'57" WEST A DISTANCE OF 42.62 FEET; THENCE NORTH 00°05'55" WEST A DISTANCE OF 33.72 FEET; THENCE NORTH 04°43'59" WEST A DISTANCE OF 40.07 FEET, THE LAST SIXTEEN (16) COURSES BEING CONTIGUOUS WITH THE BOUNDARY OF THE CONSERVATION EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 24612, PAGE 670, BROWARD COUNTY RECORDS; THENCE NORTH 88°31'25" EAST A DISTANCE OF 28.76 FEET; THENCE NORTH 01°28'35" WEST A DISTANCE OF 134.22 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 140.00 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 219.91 FEET TO A POINT OF TANGENCY; THENCE NORTH 88°31'25" EAST A DISTANCE OF 623.00 FEET TO THE POINT OF BEGINNING;

SAID LANDS LYING IN THE CITY OF SUNRISE, BROWARD COUNTY, FLORIDA AND CONTAINING 4,495,049 SQUARE FEET OR (103.192 ACRES), MORE OR LESS.

RICHARD D. PRYCE - FOR THE FIRM
FLORIDA PROFESSIONAL SURVEYOR MAPPER NO. 4038
CRAVEN THOMPSON & ASSOCIATES, INC.
LICENSED BUSINESS NUMBER NO. 271

THIS SKETCH AND DESCRIPTION OR COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR A UNIQUE ELECTRONIC SIGNATURE OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER UNDER CHAPTER RULES 5J-17 FLORIDA ADMINISTRATIVE CODE.

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 CRAVEN • THOMPSON & ASSOCIATES, INC. ENGINEERS PLANNERS SURVEYORS <small>3883 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33409 FAX: (954) 738-8459 TEL: (954) 738-8400 FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS NO. 271 MATERIAL SHOWN HEREON IS THE PROPERTY OF CRAVEN-THOMPSON & ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION. COPYRIGHT (C) 2021</small>	JOB NO.: 14-0013	SHEET 3 OF 9 SHEETS	
	DRAWN BY: RDP	F.B. N/A	PG. N/A
	CHECKED BY: RY	DATED: 11/9/2021	

EXHIBIT B
Partial Release

Return to: (enclose self-addressed stamped envelope)

Name: Elizabeth Adler, Esq.

Address:

Greenspoon Marder LLP
200 E. Broward Boulevard, Suite 1800
Fort Lauderdale, FL 33301

This Instrument Prepared by:

Elizabeth Adler, Esq.
Greenspoon Marder LLP
200 E. Broward Boulevard, Suite 1800
Fort Lauderdale, FL 33301

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**PARTIAL RELEASE OF
DECLARATION OF RESTRICTIVE COVENANTS**

This Partial Release of Declaration of Restrictive Covenant (“Partial Release”) is made by **BROWARD COUNTY, FLORIDA**, a political subdivision of the State of Florida (“County”).

WHEREAS, **WINDSOR INVESTMENTS (SUNRISE GOLF & COUNTRY CLUB), LLC**, a Florida limited liability company and **WINDSOR INVESTMENTS (FAIRWAY ISLES), LLC**, a Florida limited liability company (collectively, “Declarant”), as the then fee simple title Declarant of the property described on **Exhibit A**, attached hereto (“Property”), entered into that certain Declaration of Restrictive Covenant dated _____ (“Declaration”) in favor of the County, that is recorded at Instrument # _____ in Public Records of Broward County, Florida; and

WHEREAS, pursuant to the terms and provisions of Section 2 of the Declaration, the Declarant was required to perform certain roadway improvements (“Obligations”); and

WHEREAS, pursuant to the Declaration, the County is required, at the request and expense of the Declarant, to execute a partial release of the Declaration provided that the Declarant is performing the Obligations in conformance with the terms of the Declaration; and

WHEREAS, Declarant desires that the County as beneficiary of the Declaration release the Declaration as to a portion of the Property by executing this Partial Release to be recorded in the Public Records of Broward County, Florida, pursuant to the terms and conditions as hereinafter set forth; and

WHEREAS, County has found that the Declarant is currently in compliance with the Obligations pursuant to the Declaration and accordingly has agreed to execute this Partial Release.

NOW, THEREFORE, County, intending to be legally bound, hereby states and declares as

follows:

1. The above recitals are true and correct and are incorporated herein. Terms not otherwise defined herein shall have the same meaning set forth in the Declaration.

2. The portion of the Property described in **Exhibit “B”** hereto is hereby released from the Declaration.

3. This Partial Release shall be construed and governed in accordance with laws of the State of Florida and in the event of any litigation hereunder, the venue for any such litigation, shall be in Broward County, Florida.

4. This Partial Release shall be recorded in the Public Records of Broward County, Florida, whereby recording fees are to be paid by Declarant and shall run with the Property and shall be effective upon recording and binding upon and inure to the benefit of the respective successors and assigns of the County, and the respective successors and assigns of Declarant.

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IN WITNESS WHEREOF, County has executed this Partial Release on the day first above written.

WITNESSES:

BROWARD COUNTY ADMINISTRATOR

By: _____
Printed Name: _____
Title: _____

_____ day of _____, 202__

Approved as to form by
Office of County Attorney
Broward County, Florida
Governmental Center, Suite 423
115 South Andrews Avenue
Fort Lauderdale, FL 33301
Telephone: (954) 357-7600
Telecopier: (954) 357-6968

By _____
Assistant County Attorney

_____ day of _____ 202__