



**MINDY T. CUMMINGS, ESQ.**  
305-379-2400 Ext. 121  
mcummings@haber.law

March 30, 2026

Mr. Andrew J. Meyers, Esq.  
Broward County Attorney  
115 South Andrews Avenue, Suite 423  
Ft. Lauderdale, Florida 33301

**Hand Delivered**

**RE:** Request for Approval on Covenant Amendment  
Inverrary Community – Commission District 9

Dear Mr. Meyers:

Broward County is receiving this letter because it holds a real property interest in the Inverrary Community. For the past several years, the Inverrary Association, Inc., Concord Wilshire, the developer, in coordination with community leaders have been discussing a plan of redevelopment that involves revitalizing the Inverrary Golf Course Property that will include redeveloping a portion of the Golf Course Property. The Golf Course Property is subject to certain recreational covenants<sup>1</sup> originally adopted in 1971 (see **Attachment A**, the “**Original Declaration**”), that need to be amended to realize this revitalization plan for the Inverrary Community.

The Original Declaration can be amended by the affirmative vote of not less than two-thirds (2/3) of the land area described in Exhibit B of the Original Declaration. Enclosed is an illustrative map that shows the land area of the Inverrary Community that is subject to the Original Declaration (see **Attachment B**). The areas in yellow are the Golf Course Property, the areas in aqua are the properties that would vote on any amendment and the areas shown in yellow with blue cross hatching are the lands that are proposed to be released from the restrictive covenants with the amendment to the Original Declaration. As of the date of this letter, Broward County has a real property interest in the lands listed in **Attachment C**, approximately **6.63 acres**. I have also included with Attachment C the full Property Data Sheets from the Broward County Property Appraiser’s website.

The proposed First Amendment is included with this letter in **Attachment D**. Every landowner’s vote is necessary to amend the Original Declaration. We are requesting that the County Attorney’s office review the attached materials and prepare the requisite package for the Commission’s consideration. To vote on the First Amendment, the attached joinder would need to be approved by the Board of County Commissioners for Broward County and executed by the County Administrator (see **Attachment E**). Once approved, this joinder would be included with the recording of the First Amendment. A vote in favor of the First Amendment does not approve

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<sup>1</sup> Declaration of Use Restrictions Inverrary Golf Course and Clubhouse Lands recorded on July 23, 1971, in Official Records Book 4560, Page 670, of the Public Records of Broward County, Florida.

Letter to Broward County Attorney  
Inverrary Community  
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any redevelopment, it merely makes it possible for the owner of the Golf Course Property to continue working with the jurisdictional governmental entities to seek the required approvals for redevelopment.

We are happy to coordinate a call or meeting to discuss the specifics of this request to answer any questions you may have or provide additional information that may be needed for an agenda package. We recognize the time it takes to review and put forth this item for approval; and we appreciate your attention to this matter. Please note that we have a deadline to provide the joinder to the Inverrary Association, Inc. on or before April 30<sup>th</sup>, we would appreciate having this matter on the Commission's agenda at the soonest available meeting to ensure this deadline is met.

Sincerely,  
**HABER LAW, LLP**

/s/ Mindy T. Cummings, Esq.  
MINDY T.CUMMINGS, ESQ.

Encl.

Letter to Broward County Attorney  
Inverrary Community  
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**ATTACHMENT A**  
**ORIGINAL DECLARATION**

[See attached 12 pages,  
O.R. Book 4560, Page 670 recorded in the Official Records of Broward County, Florida]

71-104008

DECLARATION OF USE RESTRICTIONS

INVERRARY GOLF COURSE AND CLUBHOUSE LANDS

1. Restrictions. The undersigned, HAFT-GAINES COMPANY, a Delaware corporation, (hereinafter referred to as Developer) being the fee owner and developer of the lands described in Exhibit "A" ("Inverrary Golf Course and Clubhouse Lands") annexed hereto and made part hereof, which lands, together with the lands described in Exhibit "B" hereto are being developed as a fine residential community including commercial and recreational areas therein (all of said lands being hereby collectively referred to as "INVERRARY"), does hereby make the following Declaration of the limitations and uses to which the subject lands may be put, hereby specifying that said Declaration shall constitute covenants to run with said lands, as provided by law, and shall be binding on the Developer and all persons and parties claiming by, through and under the Developer:

71 JUL 23 PM 2:41  
 RECORDED  
 COUNTY OF DADE  
 FLORIDA

A. The property described in Exhibit "A" shall henceforth be used solely for recreational purposes, including all sports as defined herein, and for the facilities and amenities appurtenant thereto, such as clubhouses and recreational, maintenance and storage facilities and equipment. For purposes of this Declaration, the term "sports" shall be deemed to include, by way of illustration and not in limitation thereof, the following: Golf, tennis, horseback riding, swimming and all such other recreational activities as may be appropriate and in keeping with the overall development of Inverrary. Nothing herein contained shall prevent the maintenance and operation of those commercial ventures such as, without limitation, food, beverage and restaurant operations; golf cart rental services; and golf, tennis, and other professional shop operations reasonably appurtenant to the foregoing recreational purposes. Developer hereby reserves the rights to impose henceforth rules and regulations for the use and enjoyment in conformity with the foregoing purposes of the said property; to establish and collect fees and charges; and to establish and implement membership classifications and policies.

B. Developer agrees that henceforth, when at any time Inverrary Golf and Country Club has a roster of Fifteen Hundred (1500) Golf Memberships (i.e. any membership entitling the family holding same to use the golf courses) it will not at any such time offer, sell, or admit to golf membership any persons or families not then bona fide residents of Inverrary.

C. Notwithstanding the foregoing, Developer agrees that all categories of membership in Inverrary Golf and Country Club shall be equally available to all bona fide residents in Inverrary, in accordance with, and subject to the rules and regulations and By-Laws of the Club.

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2. Duration. The foregoing Restrictions shall run with, and be binding upon, the property described in Exhibit "A" as an obligation and charge against the same, running with the land for the benefit of the owners of the property described in Exhibit "B" hereto, and enforceable as herein provided, for a term of twenty-five (25) years from the date this Declaration is recorded, after which time the said restrictions shall be automatically renewed for successive ten (10) year periods; provided however that at the expiration of the initial term or any renewal thereof, the foregoing restrictions may be amended, modified or terminated by the affirmative

*Ret 15.*  
 This instrument Was Prepared By:  
 RICHARD J. HAFT  
 627 -- 71st Street, Miami Beach, Fla.

LAW OFFICES - RICHARD J. HAFT - MIAMI, FLORIDA

26100

vote of the owners of not less than two-thirds (2/3) of the land area described in Exhibit "B", as reflected in a duly executed instrument filed for record among the Public Records of Broward County, Florida; and provided further that the effect of any such modification shall not discriminate against, or in favor of, bona fide owners and/or residents of any type of Dwelling Unit within Inverrary, whether condominium, rental, or other.

3. Enforcement. The foregoing Restrictions may be enforced by any Condominium Corporation or Association formed in connection with the development of the lands in Exhibit "B" or, with respect to any portion of lands not subject to any condominium ownership, by an owner of not less than one (1) acre of land of the property described in Exhibit "B" in any judicial proceeding, seeking any remedy cognizable in law or in equity including damages, injunction, or other mandatory relief. Failure to enforce any breach or violation hereof shall not be deemed a waiver of this right of enforcement as to any other breach or violation.

IN WITNESS WHEREOF, the Developer has executed the foregoing Declaration and caused its corporate seal to be affixed hereto as of the 26th day of February, 1971.

HAFI-GAINES COMPANY

By

ATTEST:

STATE OF FLORIDA )  
COUNTY OF BROWARD ) SS:

I HEREBY CERTIFY that on this 26th day of July, 1971, before me personally appeared JACK W. GAINES and BURT S. HAFI, President and Secretary respectively of HAFI-GAINES COMPANY, a corporation under the laws of the State of Delaware, to me known to be the persons who executed the foregoing Declaration of Restrictive Covenants therein expressed, and that they were duly authorized to do so, as such officers and severally acknowledged the execution thereof to be their free act and deed as such officers for the uses and purposes therein mentioned and that they affixed thereto the official seal of said corporation, and that the said instrument is the act and deed of said corporation.

WITNESS my hand and official seal at Fort Lauderdale in the County of Broward, State of Florida, the day and year last aforesaid.

Harold A. Baird  
NOTARY PUBLIC

MY COMMISSION EXPIRES:

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE  
MY COMMISSION EXPIRES NOV. 15, 1974  
BARRIED THRU FRED W. HESTERHURST

REC 4560 MAR 07 1971

EXHIBIT "A" TO THAT CERTAIN  
DECLARATION OF USE RESTRICTIONS:  
INVERRARY GOLF COURSE AND CLUBHOUSE LANDS  
dated as of February 26, 1971

Tract "A" of Inverrary Country Club according to the  
Plat recorded in Plat Book 70, Page 46, of the Public  
Records of Broward County, Florida

Together with those parcels of land described in legal  
descriptions annexed hereto entitled "Executive Golf  
Course", "East Golf Course", and "West Golf Course",  
all of which comprise this Exhibit "A".

REF 4560 PART 672

EXECUTIVE GOLF COURSE

LEGAL DESCRIPTION

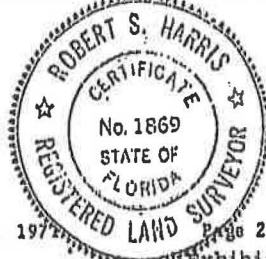
1 A Tract of land in Section 23, Township 49 South, Range 41 East, Plat of  
2 FORT LAUDERDALE TRUCK FARMS, as recorded in Plat Book 4, at Page 31, of  
3 the Public Records of Broward County, Florida, more particularly described  
4 as follows: Commence at the Southeast corner of said Section 23, the  
5 Standard Plane Rectangular Grid Coordinates for the East Zone of Florida  
6 for said point being, X=756,015.68, Y=666,185.77; thence run  $889^{\circ}29'25''$ W  
7 on a true grid bearing along the South line of said Section 23, 1219.99 feet  
8 to an intersection with the Westerly boundary of the Westerly 20 foot anchor  
9 easement as recorded in Deed Book 826, Page 622 of the Public Records of  
10 Broward County, Florida; thence run  $N1^{\circ}25'21''$ W along said Westerly boundary,  
11 100.01 feet to the POINT OF BEGINNING of the following described tract;  
12 thence continue  $N1^{\circ}25'21''$ W along the last described line, 359.99 feet; thence  
13 run  $889^{\circ}39'53''$ W, 474.33 feet; thence run  $N76^{\circ}53'44''$ W, 820.36 feet; thence  
14 run  $S75^{\circ}52'28''$ W, 168.03 feet to a point on a curve concave to the Southwest,  
15 said point bearing  $N61^{\circ}29'58''$ E from the center of said curve; thence run  
16 Northwesterly along the arc of said curve, having for its elements, a radius  
17 of 1127.43 feet and a central angle of  $21^{\circ}23'58''$  for 421.08 feet to a point  
18 of tangency; thence run  $N49^{\circ}54'00''$ W, 22.00 feet to a point of curvature of  
19 a curve concave to the Southwest; thence run along the arc of said curve,  
20 having for its elements a radius of 2588.45 feet and a central angle of  
21  $2^{\circ}07'20''$ , for 95.88 feet to a point of reverse curvature of a circular curve,  
22 concave to the Southeast; thence run along the arc of said curve, having  
23 for its elements a radius of 30.00 feet and a central angle of  $101^{\circ}29'19''$ ,  
24 for 53.14 feet to a point of compound curvature of a circular curve, concave  
25 to the Southeast; thence run along the arc of said curve, having for its  
26 elements a radius of 586.94 feet and a central angle of  $59^{\circ}56'50''$ , for  
27 614.10 feet to a point of tangency; thence run  $S70^{\circ}35'11''$ E, 489.22 feet to  
28 a point of curvature of a curve concave to the Northwest; thence run along  
29 the arc of said curve, having for its elements, a radius of 538.84 feet and  
30 a central angle of  $116^{\circ}55'18''$  for 1099.59 feet to a point of tangency; thence  
31 run  $N7^{\circ}30'29''$ W, 681.19 feet to a point of curvature of a curve concave to the  
32 Southeast; thence run along the arc of said curve, having for its elements a

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1 radius of 419.60 feet and a central angle of 44°02'07" for 322.49 feet to  
 2 a point on said curve, said point bearing N53°28'22"W from the center of said  
 3 curve; thence run N89°20'18"E, 140.18 feet to an intersection with the Easterly  
 4 boundary of the Easterly 20 foot anchor easement as recorded in said Deed Book  
 5 826, Page 622; thence run N1°25'21"W along said Easterly boundary, 256.16 feet  
 6 to an intersection with the Southerly right-of-way line of Central and  
 7 Southern Florida Flood Control District Canal C-13 as recorded in Deed Book  
 8 824, Page 332 of the Public Records of Broward County, Florida; thence run  
 9 N89°20'18"E along said Southerly right-of-way line, 652.71 feet; thence run  
 10 S1°27'12"E, 1788.22 feet to a point of curvature of a circular curve, concave  
 11 to the Northwest; thence run along the arc of said curve, having for its  
 12 elements a radius of 402.47 feet and a central angle of 63°28'58", for  
 13 445.93 feet to a point of tangency; thence run S62°01'46"W, 195.08 feet to  
 14 a point of curvature of a circular curve, concave to the Southeast; thence  
 15 run along the arc of said curve, having for its elements a radius of 552.47  
 16 feet and a central angle of 57°50'21" for 557.71 feet to a point of reverse  
 17 curvature of a curve, concave to the Northwest; thence run along the arc of  
 18 said curve, having for its elements a radius of 25.00 feet and a central  
 19 angle of 85°18'00", for 37.22 feet to a point of tangency; thence run  
 20 S89°29'25"W along a line that is parallel to and 100.00 feet Northerly of,  
 21 as measured at right angles to, the South line of said Section 23 for 68.35  
 22 feet to the "Point of Beginning," containing 62.79 Acres, more or less and  
 23 subject to a 100 foot-wide Florida Power and Light Company Utility Easement  
 24 as recorded in Deed Book 826, Page 622 of the Public Records of Broward  
 25 County, Florida.

SURVEYOR'S CERTIFICATE

26  
 27  
 28 I HEREBY CERTIFY: That the attached legal description and acreage content  
 29 were prepared under my direction and that said legal description and acre-  
 30 age content are true and correct to the best of my knowledge and belief.



*Robert S. Harris*  
 Robert S. Harris  
 Registered Land Surveyor #1869  
 State of Florida

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EAST GOLF COURSE

LEGAL DESCRIPTION

1 A Tract of land lying in the N 1/2 of Section 23 and extending West into  
2 Section 22, Township 49 South, Range 41 East, Plat of PORT LAUDERDALE TRUCK  
3 FARMS, as recorded in Plat Book 4, at Page 31, of the Public Records of  
4 Broward County, Florida, more particularly described as follows:  
5 Commence at the Northwest corner of said Section 23, the Standard Plane  
6 Rectangular Grid Coordinates for the East Zone of Florida for said point  
7 being, X=750,601.78, Y=671,417.19; thence run S1°23'24"E on a true grid  
8 bearing along the West line of said Section 23, for 40.01 feet to the  
9 "Point of Beginning" of the following described Tract; thence run N89°32'02"E  
10 along a line that is 40.00 feet Southerly, as measured at a right angle  
11 to the North line of said Section 23, for 274.63 feet; thence run  
12 S10°18'17"E, 294.18 feet; thence run S82°01'49"E, 50.49 feet; thence run  
13 N82°00'00"E, 186.82 feet; thence run N67°39'07"E, 291.93 feet; thence run  
14 S88°08'34"E, 771.41 feet; thence run N82°29'16"E, 91.79 feet; thence run  
15 S62°26'50"E, 129.71 feet; thence run S42°04'30"E, 194.00 feet; thence run  
16 S57°04'49"E, 391.93 feet; thence run N64°11'03"E, 649.86 feet; thence run  
17 S88°49'11"E, 631.13 feet; thence run S10°37'11"E, 162.79 feet; thence run  
18 S83°03'08"E, 310.99 feet; thence run N27°02'38"E, 232.57 feet; thence run  
19 N89°32'02"E, 403.53 feet; thence run S23°03'38"E, 658.00 feet; thence run  
20 S11°55'28"E, 329.10 feet; thence run S74°52'34"E, 153.31 feet; thence run  
21 N42°44'44"E, 176.49 feet to a point on a curve concave to the Southeast, said  
22 point bearing N85°38'43"W from the center of said curve; thence run Southwest-  
23 erly and thence Southeasterly along the arc of said curve, having for its  
24 elements, a radius 7889.44 feet and a central angle of 5°48'29", for  
25 799.75 feet to a point of tangency; thence run S1°27'12"E, 279.53 feet, to  
26 a point on the North right-of-way line of Central and Southern Florida Flood  
27 Control District Canal C-13 as shown on the Right-of-Way Map of said Canal C-13,  
28 last revised date 9-12-55; thence run S89°20'18"W along the said North  
29 right-of-way line of Canal C-13, 4786.83 feet to the Easterly most corner  
30 of Tract "A", "INVERRARY COUNTRY CLUB", according to the plat thereof, as  
31 recorded in Plat Book 70, Page 46 of the Public Records of Broward County,  
32 Florida; thence run N52°37'29"W, along the Northeasterly boundary of said

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1 Tract "A", 460.00 feet; thence run S78°07'48"W along the Northerly boundary  
2 of said Tract "A", 351.49 feet; thence run N17°17'15"E, 65.27 feet; thence  
3 run N10°13'04"W, 411.53 feet; thence run N24°42'09"W, 275.18 feet; thence  
4 run N1°14'43"E, 138.03 feet; thence run N67°41'38"W, 84.31 feet; thence run  
5 N21°30'05"W, 354.68 feet; thence run N28°26'35"E, 54.59 feet; thence run  
6 S80°47'51"E, 181.33 feet; thence run N43°56'38"E, 306.94 feet; thence run  
7 N24°32'41"E, 675.81 feet; thence run N89°27'26"E along a line that is 40.00  
8 feet Southerly, measured at right angles to the North line of said Section 22,  
9 for 259.03 feet to the "Point of Beginning".  
10 EXCLUDING therefrom the plat of "THE FALLS OF INVERRARY SECTION ONE", Plat  
11 Book 71, Page 16 and that portion of Inverrary Drive and the Canal as shown  
12 on the plat of "INVERRARY COUNTRY CLUB", Plat Book 70, Page 46, Sheet 4,  
13 that lies within the previously described tract, said plats being recorded in  
14 the Public Records of Broward County, Florida.  
15 AND EXCLUDING therefrom the following described Tract; Commence at the said  
16 Northwest corner of Section 23; thence run S1°23'24"E along the West line  
17 of said Section 23, 793.83 feet; thence run N88°36'36"E, 264.04 feet to the  
18 "Point of Beginning" of the following described Tract; thence run N85°11'11"E,  
19 667.35 feet; thence run S83°18'09"E, 548.75 feet; thence run S77°49'12"E,  
20 516.63 feet; thence run S83°41'20"E, 325.08 feet; thence run S69°07'33"E,  
21 273.91 feet; thence run N70°30'52"E, 354.19 feet; thence run N83°20'44"E,  
22 140.80 feet; thence run N63°00'39"E, 692.11 feet; thence run S82°03'08"E,  
23 150.00 feet; thence run S8°33'37"W, 208.77 feet; thence run S21°05'42"E,  
24 85.44 feet; thence run S9°45'57"W, 111.80 feet; thence run S11°42'14"E,  
25 387.33 feet; thence run S10°14'43"W, 213.78 feet; thence run S60°51'02"W,  
26 125.30 feet; thence run S68°25'25"W, 417.85 feet; thence run N85°24'38"W,  
27 391.57 feet; thence run N89°30'57"W, 280.05 feet; thence run S76°51'09"W,  
28 389.39 feet; thence run S81°49'59"W, 597.88 feet; thence run N69°51'49"W,  
29 479.30 feet; thence run N86°23'19"W, 508.01 feet; thence run S65°37'25"W,  
30 281.06 feet; thence run N82°08'02"W, 153.44 feet; thence run N33°05'45"W,  
31 267.38 feet; thence run N13°49'52"E, 338.82 feet; thence run N14°35'20"W,  
32 301.73 feet; thence run N22°50'44"E, 234.39 feet to the "Point of Beginning"

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1 The above described Tract contains therein all of the previously excluded  
2 plat of "THE FALLS OF INVERRARY SECTION ONE" and portions of the previously  
3 excluded portions of Inverrary Drive and Canal, according to said plat of  
4 "INVERRARY COUNTRY CLUB".

5  
6 The Tract of land as described herein contains 157.29 Acres, more or less.

7  
8 SURVEYOR'S CERTIFICATE

9 I HEREBY CERTIFY: That the attached legal description and acreage content  
10 were prepared under my direction and that said legal description and acre-  
11 age content are true and correct to the best of my knowledge and belief.



*Robert S. Harris*

Robert S. Harris  
Registered Land Surveyor #1869  
State of Florida

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16  
17 March 10, 1971

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WEST GOLF COURSE

LEGAL DESCRIPTION

1 A Tract of land in Section 22, Township 49 South, Range 41 East, Plat of  
2 FORT LAUDERDALE TRUCK FARMS, as recorded in Plat Book 4, at Page 31, of  
3 the Public Records of Broward County, Florida, more particularly described  
4 as follows: Commence at the South 1/4 corner of said Section 22, the Standard  
5 Plane Rectangular Grid Coordinates for the East Zone of Florida for said point  
6 being X=748,089.97, Y=666,117.19; thence run S89°31'56"W along the South line  
7 of said Section 22 for 439.55 feet; thence run N0°28'04"W, 672.73 feet to a  
8 point of curvature of a curve concave to the Southwest; thence run along the  
9 arc of said curve, having for its elements a radius of 1575.00 feet and a  
10 central angle of 30°31'03", for 838.89 feet to a point of tangency; thence  
11 run N30°59'07"W, 1658.18 feet to a point of curvature of a curve concave to  
12 the East; thence run N59°00'53"E on a line radial to said curve for 50.00 feet  
13 to a point of curvature of a curve concentric to the last described curve,  
14 said point being the "Point of Beginning" of the following described Tract;  
15 thence run Northwesterly, Northerly and Northeasterly along the arc of said  
16 curve having for its elements, a radius of 1525.00 feet and a central angle of  
17 78°15'57", for 2083.14 feet to a point on said curve bearing N42°43'10"W from  
18 the center of said curve; thence run S62°18'31"E, 122.82 feet; thence run  
19 N80°26'54"E, 210.92 feet; thence run S59°59'07"E, 289.87 feet; thence run  
20 N89°14'10"E, 375.03 feet; thence run N78°27'31"E, 339.87 feet; thence run  
21 S67°59'19"E, 304.17 feet; thence run S60°28'43"E, 667.68 feet; thence run  
22 N86°21'20"E, 150.68 feet; thence run S0°32'40"E, 31.22 feet to a point of  
23 curvature of a curve concave to the Northeast; thence run along the arc of  
24 said curve, having for its elements a radius of 1706.21 feet and a central  
25 angle of 17°17'45", for 515.05 feet to a point of reverse curvature to a  
26 curve concave to the Northwest; thence run along the arc of said curve, having  
27 for its elements a radius of 25.00 feet and a central angle of 87°42'52", for  
28 38.27 feet to a point of tangency; thence run S69°52'27"W, 294.11 feet to a  
29 point of curvature of a curve concave to the Northwest; thence run along the  
30 arc of said curve, having for its elements a radius of 1260.00 feet and a  
31 central angle of 39°21'43", for 865.61 feet to a point on said curve, said  
32 point bearing S19°14'10"W from the center of said curve; thence N46°28'08"E

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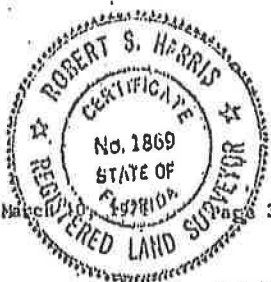
1 294.67 feet; thence run N11°49'41"E, 195.14 feet; thence run N72°11'19"W,  
2 784.61 feet; thence run S84°05'37"W, 204.08 feet; thence run N35°09'15"W,  
3 173.68 feet; thence run S86°01'14"W, 230.56 feet; thence run S22°31'14"W,  
4 665.77 feet; thence run S9°01'39"E, 541.71 feet; thence run S65°03'22"E,  
5 315.19 feet to a point on a curve bearing S61°39'03"W from the center of  
6 said curve; thence run along the arc of said curve, having for its elements  
7 a radius of 480.00 feet and a central angle of 49°16'29" for 412.80 feet to  
8 a point on said curve, bearing S12°22'34"W from the center of said curve; thence  
9 run S39°22'06"E, 551.24 feet; thence run S48°59'16"E, 589.74 feet; thence run  
10 N78°15'27"E, 181.81 feet; thence run S57°26'22"E, 393.91 feet; thence run  
11 N78°44'42"E, 218.03 feet to a point on a curve concave to the West, said  
12 point bearing N83°54'19"E from the center of said curve; thence run along  
13 the arc of said curve, having for its elements a radius of 488.12 feet,  
14 and a central angle of 17°02'58", for 145.25 feet to a point of reverse  
15 curvature of a curve concave to the Southeast; thence run along the arc of said  
16 curve, having for its elements a radius of 1505.00 feet and a central angle of  
17 14°16'08", for 374.80 feet to a point on said curve, bearing S86°41'09"W  
18 from the center of said curve; thence run S88°51'35"W, 852.96 feet; thence  
19 run N52°01'42"W, 832.15 feet; thence run N9°20'13"W 375.98 feet; thence run  
20 N34°31'55"W, 377.51 feet; thence run N61°55'39"W, 289.00 feet; thence run  
21 N83°26'39"W, 227.14 feet; thence run N30°59'07"W, 250.38 feet to the "Point  
22 of Beginning". AND a Tract of land in said Section 22, Plat of FORT LAUDERDALE  
23 TRUCK FARMS more particularly described as follows: Commence at the S1/4 corner  
24 of said Section 22; thence run N89°31'56"E along the South line of said Sec-  
25 tion 22 for 295.41 feet to a point of intersection with the Northwestery  
26 right-of-way line of the Central and Southern Florida Flood Control District  
27 Canal C-13, as shown on the Right-of-Way Map of said Canal, last revised  
28 date 9/12/55; thence run N37°22'31"E along said last described Northwestery  
29 right-of-way line for 1049.37 feet to the "Point of Beginning" of the following  
30 described Tract; thence continue N37°22'31"E on the last described course  
31 1943.83 feet to a point on a curve concave to the Northeast, said point bear-  
32 ing S38°40'10"W from the center of said curve; thence run Northwestery along

REC 4560  
PAGE 679

1 the arc of said curve, having for its elements a radius of 2904.79 feet and a  
 2 central angle of 10°49'47" for 549.05 feet to a point on said curve, said  
 3 point bearing S49°29'57"W from the center of said curve; thence run S55°32'21"W,  
 4 161.95 feet; thence run N83°07'23"W 601.33 feet; thence run N53°36'56"W,  
 5 236.01 feet; thence run N20°33'22"W, 341.76 feet; thence run N3°32'27"E, 308.70  
 6 feet to a point on a curve concave to the North, said point bearing S11°17'09"E  
 7 from the center of said curve; thence run westerly along the arc of said curve,  
 8 having for its elements a radius of 1320.00 feet and a central angle of  
 9 22°21'26", for 515.07 feet, to a point on said curve, bearing S11°04'17"W  
 10 from the center of said curve; thence run S6°52'54"W for 411.12 feet; thence  
 11 run S19°13'11"W for 230.87 feet; thence run S40°48'12"E, 338.20 feet; thence  
 12 S18°06'27"E, 260.17 feet to a point on a curve concave to the Northeast, said  
 13 point bearing S17°52'56"W from the center of said curve; thence run along the  
 14 arc of said curve, having for its elements a radius of 1220.00 feet and a  
 15 central angle of 3°36'25", for 76.80 feet to a point of tangency; thence run  
 16 S75°43'29"E for 6.18 feet to a point of curvature of a curve concave to the  
 17 Southwest; thence run along the arc of said curve, having for its elements a  
 18 radius of 548.12 feet and a central angle of 86°40'46" for 829.22 feet to a  
 19 point of reverse curvature of a curve concave to the East; thence run along  
 20 the arc of said curve having for its elements a radius of 1445.00 feet and a  
 21 central angle of 23°02'58", for 581.31 feet to a point of reverse curvature of  
 22 a curve concave to the Northwest; thence run along the arc of said curve, hav-  
 23 ing for its elements a radius of 376.27 feet and a central angle of 49°44'42",  
 24 for 326.68 feet to a point on said curve, said point bearing S52°20'59"E from  
 25 the center of said curve; thence run S92°37'29"E, 0.02 feet to the "Point of  
 26 Beginning" containing a total of 126.5 acres more or less.

SURVEYOR'S CERTIFICATE

29 I HEREBY CERTIFY: That the attached legal description and acreage content  
 30 were prepared under my direction and that said legal description and acre-  
 31 age content are true and correct to the best of my knowledge and belief.



*Robert S. Harris*  
 Robert S. Harris  
 Registered Land Surveyor #1869  
 State of Florida

Date: March 20, 1980 3 of 3

REC-4560 PART 680

EXHIBIT "B"  
TO THAT CERTAIN DECLARATION OF USE RESTRICTIONS - INVERRARY GOLF COURSE and CLUBHOUSE LANDS

dated as of February 26, 1971

- A. All of Section 23, Township 49 South, Range 41 East, Broward County, Florida

LESS:

1. Right-of-way of Sunshine State Parkway (Florida's Turnpike) pursuant to Warranty Deed dated May 15, 1956, recorded in Official Records Book 636, page 96 of the Public Records of Broward County, Florida, and
2. That part of the East 470.0 feet of the West 570.0 feet of Tract 1 of Section 23, Township 49 South, Range 41 East, plat of "Fort Lauderdale Truck Farms" as recorded in Plat Book 4 Page 31 of the Public Records of Broward County, Florida, which lies South of a line that is 40.0 feet South of and parallel to the North line of said Section 23, and which lies North of a line that is 385.0 feet South of and parallel to the said North line of Section 23;

- B. And a portion of FORT LAUDERDALE TRUCK FARMS SUBDIVISION of Section 22, Township 49 South, Range 41 East, Broward County, Florida, according to the Plat thereof recorded in Plat Book 4, Page 31 of the Public Records of Broward County, Florida, being more particularly described as follows:

COMMENCE at the S.E. Corner of Section 22, Township 49 South, Range 41 East and run on a true grid bearing of  $N1^{\circ}23'24''W$  along the East line of said Section 22 for 50.01 feet to the POINT OF BEGINNING; thence run  $S89^{\circ}31'56''W$  along a line parallel to and 50 feet north of as measured at right angles to the South line of said Section 22, for 2640.00 feet; thence run  $S1^{\circ}24'24''E$  along the West line of the East 1/2 of said Section 22 for 50.01 feet; thence run  $S89^{\circ}31'56''W$  along the aforesaid South line of Section 22 for 439.55 feet; thence run  $N0^{\circ}28'04''W$ , 672.73 feet to a point of curvature; thence run Northerly and Northwesterly along a circular curve to the left having a radius of 1575 feet and a central angle of  $30^{\circ}31'03''$  for an arc distance of 839.89 feet to a point of tangency; thence run  $N30^{\circ}59'07''W$  for 1658.18 feet to a point of curvature; thence run Northwesterly, Northerly and Northeasterly along a circular curve to the right having a radius of 1575 feet and a central angle of  $120^{\circ}26'33''$  for an arc distance of 3310.84 feet to a point of tangency; thence run  $N89^{\circ}27'26''E$  along the North line of aforesaid Section 22 for 2700 feet; thence run  $S1^{\circ}23'24''E$  along the East line of aforesaid Section 22 for 5229.99 feet to the POINT OF BEGINNING.

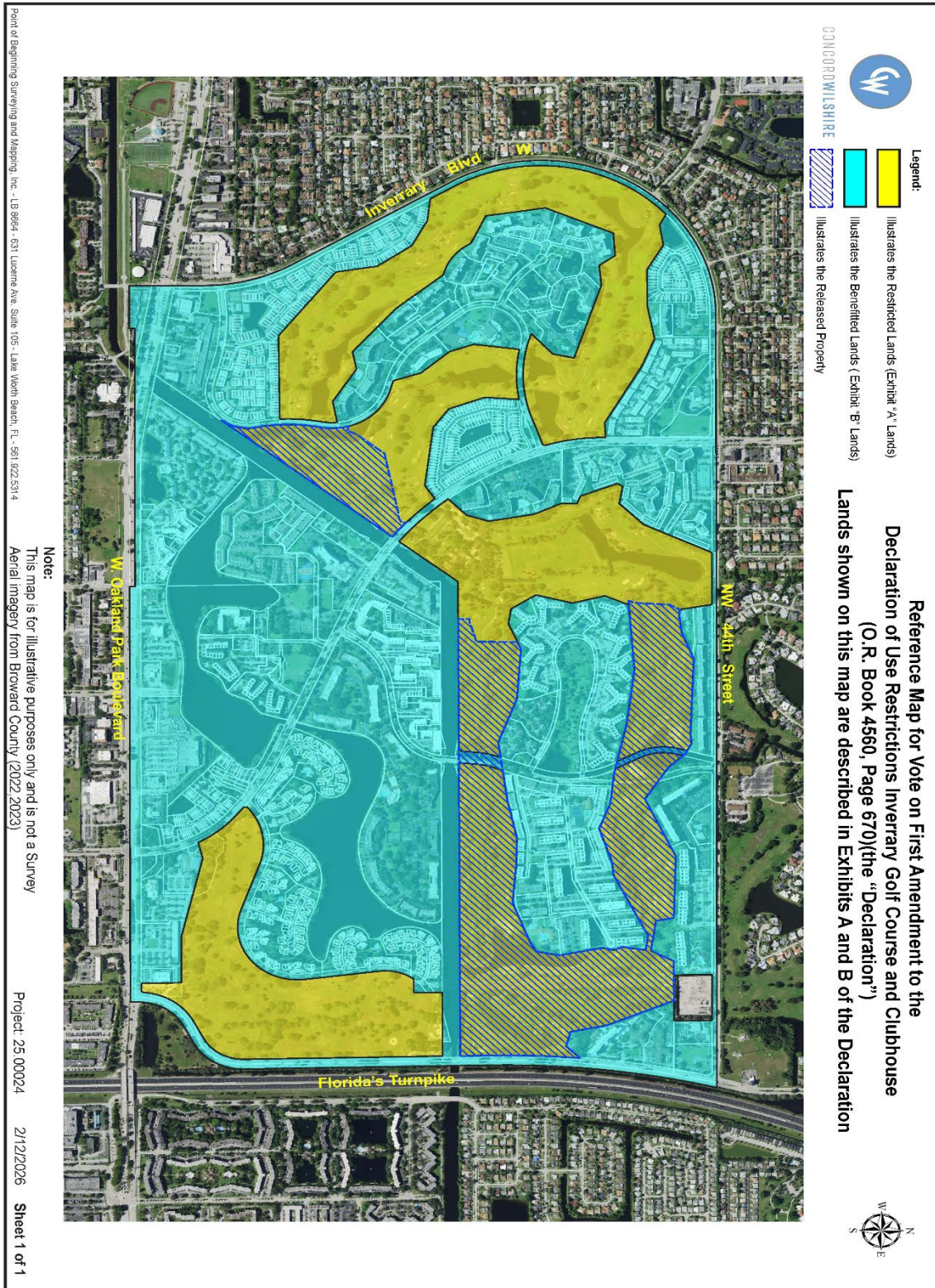
Excepting from A. and B. above all the property described in Exhibit "A" hereto.

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

OFF: 4560 PAGE 681

Letter to Broward County Attorney  
Inverrary Community  
March 30, 2026  
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### ATTACHMENT B ILLUSTRATIVE MAP

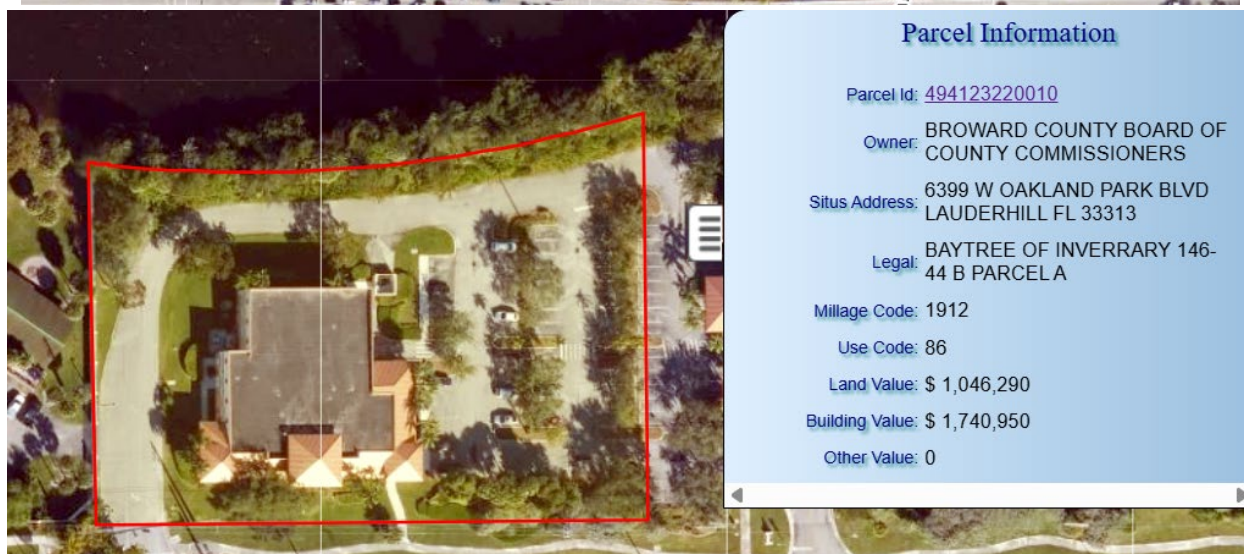


Letter to Broward County Attorney  
Inverrary Community  
March 30, 2026  
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**ATTACHMENT C  
OWNERSHIP INTEREST**

Folio ID	Interest Type	How Interest Was Acquired	Recording Information	Square Footage	Acreage
4941 23 01 0140	Fee Simple	QCD	7167/663	40,680	0.93
4941 23 22 0010	Fee Simple	QCD	45975/1311	87,191	2.00
4941 23 01 0030	Fee Simple	Order of Taking	19518/651	44,431	1.02
4941 23 01 0055	Fee Simple	Order of Taking	19518/651	116,740	2.68
<b>TOTAL</b>				<b>289,042 SF</b>	<b>6.63 acres</b>

All property is located within Commission District 9.



Letter to Broward County Attorney  
Inverrary Community  
March 30, 2026  
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<b>Property Address</b>	ROCK ISLAND ROAD, LAUDERHILL FL 33319	<b>ID #</b>	4941 23 01 0030
<b>Property Owner</b>	BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS	<b>Millage</b>	1912
<b>Mailing Address</b>	115 S ANDREWS AVE RM 501-RP FORT LAUDERDALE FL 33301-1801	<b>Use</b>	94
<b>Abbr Legal Description</b>	FORT LAUDERDALE TRUCK FARMS 4-31 B 23-49-41 PT OF TR 1 & 8 DESC'D AS,BEG AT SE COR OF "THE EXECUTIVE HOUSE OF INVERRARY",SLY 797.44,S 279.54 TO PT ON N/L OF C-13 CANAL,WLY 47.55,NLY 125.33,E 10, N 154.21,NLY 801.23,ELY 37.35 TO POB AKA: PARCEL 102 OF CA 92-06097 FOR ROCK ISLAND ROAD PROJECT		

The just values displayed below were set in compliance with **Sec. 193.011, Fla. Stat.,** and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8).**

\* 2026 values are considered "working values" and are subject to change.

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2026*	\$22,220		\$22,220	\$22,220	
2025	\$22,220		\$22,220	\$22,220	
2024	\$22,220		\$22,220	\$22,220	

2026* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
<b>Just Value</b>	\$22,220	\$22,220	\$22,220	\$22,220
<b>Portability</b>	0	0	0	0
<b>Assessed/SOH</b>	\$22,220	\$22,220	\$22,220	\$22,220
<b>Homestead</b>	0	0	0	0
<b>Add. Homestead</b>	0	0	0	0
<b>Wid/Vet/Dis</b>	0	0	0	0
<b>Senior</b>	0	0	0	0
<b>Exempt Type</b> 04	\$22,220	\$22,220	\$22,220	\$22,220
<b>Taxable</b>	0	0	0	0

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type

5/19/1992	OR*		<b>19518 / 651</b>	\$21,780	1.02	AC
				<b>Adj. Bldg. S.F.</b>		

\* Denotes Multi-Parcel Sale (See Deed)

<b>Special Assessments</b>								
<b>Fire</b>	<b>Garb</b>	<b>Light</b>	<b>Drain</b>	<b>Impr</b>	<b>Safe</b>	<b>Storm</b>	<b>Clean</b>	<b>Misc</b>
19								
X								
1								



<b>Property Address</b>	ROCK ISLAND ROAD, LAUDERHILL FL 33319	<b>ID #</b>	4941 23 01 0055
<b>Property Owner</b>	BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS	<b>Millage</b>	1912
<b>Mailing Address</b>	115 S ANDREWS AVE RM 501-RP FORT LAUDERDALE FL 33301-1801	<b>Use</b>	94
<b>Abbr Legal Description</b>	FORT LAUDERDALE TRUCK FARMS 4-31 B 23-49-41 PT OF TRS 8,9 & 16 DESC'D AS, COMM AT INTERSEC OF W R/W/L FOR ROCK ISLAND RD WITH S/L OF SEC 23,N 77.62 TO P/C,NE 548.52,NELY 194.46 TO POB,NLY 10,SWLY 198.53 NE 194.46,NLY 446.02,N 1783.64, ELY ALG S R/W/L OF C-13 FOR 50, SLY 1783.64,SW 501.43 TO POB AKA: PARCEL 101 OF CA 92-06097 (ROCK ISLAND ROAD PROJECT)		

The just values displayed below were set in compliance with **Sec. 193.011, Fla. Stat.**, and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

* 2026 values are considered "working values" and are subject to change.					
Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2026*	\$58,370		\$58,370	\$58,370	
2025	\$58,370		\$58,370	\$58,370	
2024	\$58,370		\$58,370	\$58,370	
2026* Exemptions and Taxable Values by Taxing Authority					
	County	School Board	Municipal	Independent	
<b>Just Value</b>	\$58,370	\$58,370	\$58,370	\$58,370	
<b>Portability</b>	0	0	0	0	
<b>Assessed/SOH</b>	\$58,370	\$58,370	\$58,370	\$58,370	
<b>Homestead</b>	0	0	0	0	
<b>Add. Homestead</b>	0	0	0	0	
<b>Wid/Vet/Dis</b>	0	0	0	0	
<b>Senior</b>	0	0	0	0	
<b>Exempt Type</b> 04	\$58,370	\$58,370	\$58,370	\$58,370	
<b>Taxable</b>	0	0	0	0	
Sales History				Land Calculations	
Date	Type	Price	Book/Page or CIN	Price	Factor
				Type	

5/19/1992	OR*		<b>19518 / 651</b>	\$21,780	2.68	AC
				<b>Adj. Bldg. S.F.</b>		

\* Denotes Multi-Parcel Sale (See Deed)

<b>Special Assessments</b>								
<b>Fire</b>	<b>Garb</b>	<b>Light</b>	<b>Drain</b>	<b>Impr</b>	<b>Safe</b>	<b>Storm</b>	<b>Clean</b>	<b>Misc</b>
19								
X								
1								



<b>Property Address</b>	ROCK ISLAND ROAD, LAUDERHILL FL 33313	<b>ID #</b>	4941 23 01 0140
<b>Property Owner</b>	BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS	<b>Millage</b>	1912
<b>Mailing Address</b>	115 S ANDREWS AVE RM 501-RP FORT LAUDERDALE FL 33301-1801	<b>Use</b>	94
<b>Abbr Legal Description</b>	FT LAUDERDALE TRUCK FARMS 23-49-41 4-31 B PAR OF LAND IN TR 16 DESC AS:BEG AT SELY COR TR A INVERRARY SHOPPING CENTER 77-22 B, E 68.35 TO P/C, ELY & NLY ALG CUR 37.22 TO P/R/C, NLY & NELY ALG CUR 557.71, NELY 199.14, SELY 10, SWLY 195.08 TO P/C, SWLY & SLY ALG CUR 548.42 TO P/T, S 27.62, W 140.61, N 50.01 TO POB AKA:6-D		

The just values displayed below were set in compliance with **Sec. 193.011, Fla. Stat.**, and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

* 2026 values are considered "working values" and are subject to change.					
Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2026*	\$20,750		\$20,750	\$20,750	
2025	\$20,750		\$20,750	\$20,750	
2024	\$20,750		\$20,750	\$20,750	
2026* Exemptions and Taxable Values by Taxing Authority					
	County	School Board	Municipal	Independent	
<b>Just Value</b>	\$20,750	\$20,750	\$20,750	\$20,750	
<b>Portability</b>	0	0	0	0	
<b>Assessed/SOH</b>	\$20,750	\$20,750	\$20,750	\$20,750	
<b>Homestead</b>	0	0	0	0	
<b>Add. Homestead</b>	0	0	0	0	
<b>Wid/Vet/Dis</b>	0	0	0	0	
<b>Senior</b>	0	0	0	0	
<b>Exempt Type</b> 04	\$20,750	\$20,750	\$20,750	\$20,750	
<b>Taxable</b>	0	0	0	0	
Sales History				Land Calculations	
Date	Type	Price	Book/Page or CIN	Price	Factor
				Type	

8/19/1977	DRR	\$100	<b>7167 / 663</b>	\$0.51	40,680	SF
9/6/1976	QCD	\$100	<b>6744 / 293</b>			
8/20/1976	QCD	\$100	<b>6719 / 680</b>			
				<b>Adj. Bldg. S.F.</b>		

<b>Special Assessments</b>								
<b>Fire</b>	<b>Garb</b>	<b>Light</b>	<b>Drain</b>	<b>Impr</b>	<b>Safe</b>	<b>Storm</b>	<b>Clean</b>	<b>Misc</b>
19								
L								
1								



<b>Property Address</b>	6399 W OAKLAND PARK BOULEVARD, LAUDERHILL FL 33313	<b>ID #</b>	4941 23 22 0010
<b>Property Owner</b>	BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS	<b>Millage</b>	1912
<b>Mailing Address</b>	115 S ANDREWS AVE RM 501-RP FORT LAUDERDALE FL 33301-1801	<b>Use</b>	86-03
<b>Abbr Legal Description</b>	BAYTREE OF INVERRARY 146-44 B PARCEL A		

The just values displayed below were set in compliance with **Sec. 193.011, Fla. Stat.**, and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

\* 2026 values are considered "working values" and are subject to change.

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2026*	\$1,046,290	\$1,740,950	\$2,787,240	\$2,787,240	
2025	\$1,046,290	\$1,740,950	\$2,787,240	\$2,787,240	
2024	\$1,046,290	\$1,740,950	\$2,787,240	\$2,787,240	

2026* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
<b>Just Value</b>	\$2,787,240	\$2,787,240	\$2,787,240	\$2,787,240
<b>Portability</b>	0	0	0	0
<b>Assessed/SOH</b>	\$2,787,240	\$2,787,240	\$2,787,240	\$2,787,240
<b>Homestead</b>	0	0	0	0
<b>Add. Homestead</b>	0	0	0	0
<b>Wid/Vet/Dis</b>	0	0	0	0
<b>Senior</b>	0	0	0	0
<b>Exempt Type</b> 04	\$2,787,240	\$2,787,240	\$2,787,240	\$2,787,240
<b>Taxable</b>	0	0	0	0

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
9/8/2008	QCD-T		45975 / 1311	\$12.00	87,191	SF
12/8/1998	SW*	\$1,700,000	29070 / 1168			

					Adj. Bldg. S.F. (Card, Sketch)	14651
					Eff./Act. Year Built: 2005/2004	

\* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
19								
X								
14651								

Letter to Broward County Attorney  
Inverrary Community  
March 30, 2026  
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**ATTACHMENT D**  
**FIRST AMENDMENT**

**[See attached 27 pages]**

**This instrument was prepared  
by and should be returned to:**

Adam I. Bregman, Esq.  
Shutts & Bowen LLP  
525 Okeechobee Blvd., Suite 1100  
West Palm Beach, Florida 33401

**FORM OF FIRST  
AMENDMENT FOR VOTE  
MARCH 3, 2026**

**Cross Reference:**  
O.R. Book 4560, Page 670

**FIRST AMENDMENT TO DECLARATION OF USE RESTRICTIONS  
INVERRARY GOLF COURSE AND CLUBHOUSE LANDS**

THIS FIRST AMENDMENT TO DECLARATION OF USE RESTRICTIONS INVERRARY GOLF COURSE AND CLUBHOUSE LANDS (this "First Amendment"), is made by THE INVERRARY ASSOCIATION, INC., a Florida not-for-profit corporation (the "Master Association") effective as of July 23, 2026 (the "Effective Date").

**RECITALS**

WHEREAS, that certain Declaration of Use Restrictions Inverrary Golf Course and Clubhouse Lands was executed by Haft Gaines Company and recorded on July 23, 1971, in Official Records Book 4560, Page 670, of the Public Records of Broward County, Florida (the "Original Declaration" and, as amended by this First Amendment, the "Declaration"), encumbering the real property legally described in Exhibit "A" to the Original Declaration (the "Restricted Land").

WHEREAS, the Original Declaration provides for an initial term of twenty-five (25) years from the date that the Original Declaration was recorded and that the same "shall be automatically renewed for successive ten (10) year periods."

WHEREAS, the Original Declaration further provides that "at the expiration of the initial term or any renewal thereof, the foregoing restrictions may be amended, modified or terminated by the affirmative vote of the owners of not less than two-thirds (2/3) of the land area described in Exhibit "B", as reflected in a duly executed instrument filed for record in the Public Records of Broward County, Florida; ..."

WHEREAS, the real property legally described in Exhibit "B" to the Original Declaration is herein referred to as the "Benefitted Land" and the owners of the parcels comprising the Benefitted Land are herein referred to as the "Benefitted Owners".

WHEREAS, the land area of the Benefitted Land is comprises +/- 680 acres.

WHEREAS, the Benefitted Owners of over two-thirds (2/3) of the land area of the Benefitted Land have affirmatively voted to modify the Original Declaration to release the real property legally described in Exhibit 1 attached hereto (the "Released Property") from the encumbrance of the Original Declaration, as further set forth in this First Amendment. The evidence of such affirmative vote by the Benefitted

Owners is either (i) as described in Exhibit 2 attached hereto and incorporated herein by this reference and/or (ii) by the execution of this First Amendment by such Benefitted Owners.

WHEREAS, the Master Association was formed in connection with that Declaration of Protective Covenants and Restrictions recorded on July 23, 1971, in Official Records Book 4560, Page 682, as amended and restated by that Amendment and Restatement of Declaration of Protective Covenants and Restrictions recorded on January 25, 1984, in Official Records Book 11433, Page 703, as amended by that Certificate of Amendment to Declaration of Protective Covenants and Restrictions recorded on July 26, 2002, in Official Records Book 33523, Page 277, all of the Public Records of Broward County, Florida, as may be further amended from time to time (the “Master Declaration”) to, among other matters (quoting from its Amended and Restated Bylaws), “own, manage, operate and improve the properties, amenities, and facilities previously and hereafter created for the use and benefit of all residents of Inverrary...”

WHEREAS, those Benefitted Owners who have affirmatively voted to modify the Original Declaration pursuant to this First Amendment but who have not evidenced such affirmative vote by executing this First Amendment or a joinder thereto have instead authorized the Master Association to execute and record this First Amendment on their behalf, as evidenced in the instruments referenced under Exhibit 2 attached hereto.

WHEREAS, Victorville West Limited Partnership, a California limited partnership (“Victorville”), as the current fee simple owner of the Restricted Land, has joined in the execution of this First Amendment to acknowledge and consent to provisions hereof.

WHEREAS, V-Ville, LLC, a Florida limited liability company (“V-Ville”), as current the holder of the mortgage encumbering the Restricted Land, has joined in this First Amendment to acknowledge and consent to provisions hereof, and to subordinate the lien of its mortgage to this First Amendment.

NOW, THEREFORE, the Master Association hereby enters into this First Amendment to memorialize the modifications of the Original Declaration that have been affirmatively agreed upon by the Benefitted Owners of over two-thirds (2/3) of the land area of the Benefitted Land.

1. Recitals; Tri-Party Agreement; Defined Terms. The above Recitals are true and correct and are incorporated in this First Amendment. Reference is made to that certain Agreement Regarding Inverrary Golf Course dated March 3, 2026, by and among Inverrary IG, LLC, a Florida limited liability company (“IIG”), Pulte Home Company, LLC, a Michigan limited liability company (“Pulte”), and the Master Association, governing certain arrangements between IIG, Pulte, and the Master Association with respect to this First Amendment and the acquisition and development of the Released Property (as the same may have been amended, the “Tri-Party Agreement”). All capitalized terms used in this First Amendment that are not defined in this First Amendment shall have the meanings ascribed to them in the Tri-Party Agreement. An executed copy of the Tri-Party Agreement is retained by the Master Association as part of its official records and is available for inspection by the Benefitted Owners.

2. Amendment to Exhibit “A” of the Original Declaration; Conditions Subsequent. Effective as of the Effective Date, Exhibit “A” to the Original Declaration is hereby replaced in its entirety with the new Exhibit “A” that is attached under Exhibit 3 to this First Amendment, in order to effectuate the release and removal of the Released Property from the encumbrance and applicability of the Original Declaration (the “Release”). Notwithstanding the foregoing, this First Amendment and the Release is expressly subject to the Conditions Subsequent such that in the event any of the Conditions Subsequent is not timely satisfied or deemed satisfied pursuant to the terms of the Tri-Party Agreement by the CS Cut-Off Date, WITH TIME BEING OF THE ESSENCE, then the Release and this First Amendment shall be automatically rendered

null and void ab initio and of no further force or effect whatsoever. Pursuant to the terms of the Tri-Party Agreement, the Conditions Subsequent shall run solely in favor of the Master Association.

3. Satisfaction Acknowledgment. If all of the Conditions Subsequent are timely satisfied or deemed satisfied pursuant to the terms of the Tri-Party Agreement by the CS Cut-Off Date, then the Master Association will, promptly upon demand, execute and deliver to IIG or Pulte (or either of their successors, assigns, or designees) the Acknowledgement of Satisfaction of Conditions Subsequent attached under Exhibit 4 to this First Amendment (the "Satisfaction Acknowledgment"), to be recorded in the Public Records of Broward County, Florida. As the sole beneficiary of the Conditions Subsequent, the Master Association's execution of the Satisfaction Acknowledgment shall serve as complete and sufficient evidence that the Conditions Subsequent were timely satisfied without any other confirmation or undertaking by the Master Association or any other party.

4. Conflicts. In the event of any conflict between the terms and conditions of the Original Declaration and the terms of this First Amendment, then the terms of this First Amendment shall control. This First Amendment does not act to reimpose the original twenty-five year term as set forth in Paragraph 2 of the Original Declaration, nor does it extend or alter any time periods under the Florida's Marketable Record Title Act (Florida Statutes §§ 712.01–712.12).

5. Counterparts. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original and all of which, when taken together, shall constitute one and the same instrument.

*[remainder of page intentionally left blank]*



[PLACEHOLDER FOR INDIVIDUAL DIRECT SIGNATURES]

**JOINDER**

The undersigned, as the fee simple owner of the Restricted Land, hereby joins in this First Amendment to evidence its consent to the terms of this First Amendment and agreement to be bound by the terms thereof.

Witness 1:

**VICTORVILLE WEST LIMITED,  
PARTNERSHIP**, a California limited  
partnership

Print Name: \_\_\_\_\_

By: Victorville West Management, Inc.,  
a Florida corporation,  
its sole General Partner

Address:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

By: \_\_\_\_\_  
Andrew Plesko, President

Witness 2:

Print Name: \_\_\_\_\_

**Mailing Address:**  
6515 Grand Teton Plaza, Suite 300  
Madison, Wisconsin 53719

Address:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

STATE OF \_\_\_\_\_ )  
 ) ss:  
COUNTY OF \_\_\_\_\_ )

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this \_\_\_\_ day of \_\_\_\_\_, 2026, by Andrew Plesko, as President of Victorville West Management, Inc., a Florida corporation, which is the sole General Partner of **VICTORVILLE WEST LIMITED PARTNERSHIP**, a California limited partnership, on behalf of the partnership, who  is personally known to me or  has produced \_\_\_\_\_ as identification.

[OFFICIAL NOTARIAL SEAL]

Print Name: \_\_\_\_\_  
Notary Public, State of \_\_\_\_\_  
My Commission Number: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

**CONSENT AND SUBORDINATION TO DECLARATION**

The undersigned, being the owner and holder of that certain (a) Mortgage and Security Agreement recorded on March 28, 2006, in Official Records Book 41704, Page 927 and (b) Assignment of Leases and Rents recorded on March 28, 2006 in Official Records Book 41704, Page 948, each as assigned by that Assignment of Mortgage and Security Agreement recorded on January 12, 2010 in Official Records Book 46797, Page 1, the foregoing recording references all being of the Public Records of Broward County, Florida (collectively, the “**Security Instruments**”), hereby joins in and consents to the foregoing this First Amendment and agrees that the Security Instruments shall be subordinate to this First Amendment.

Witness 1:

\_\_\_\_\_  
Print Name: \_\_\_\_\_

Address:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**V-VILLE, LLC,**  
a Florida limited liability company

By: Plesko Properties IV, LLC,  
a Wisconsin limited liability  
company, its sole Manager

By: \_\_\_\_\_  
Andrew Plesko, Manager

Witness 2:

\_\_\_\_\_  
Print Name: \_\_\_\_\_

Address:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Mailing Address:**  
6515 Grand Teton Plaza, Suite 300  
Madison, Wisconsin 53719

STATE OF \_\_\_\_\_ )  
 ) ss:  
COUNTY OF \_\_\_\_\_ )

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this \_\_\_\_ day of \_\_\_\_\_, 2026, by Andrew Plesko, as Manager of Plesko Properties IV, LLC, a Wisconsin limited liability company, which is the sole Manager of **V-VILLE, LLC**, a Florida limited liability company, on behalf of the company, who  is personally known to me or  has produced \_\_\_\_\_ as identification.

[OFFICIAL NOTARIAL SEAL]

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Notary Public, State of \_\_\_\_\_  
My Commission Number: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

**EXHIBIT 1**  
**RELEASED PROPERTY**

**PARCEL I**

A TRACT OF LAND IN SECTION 22, TOWNSHIP 49 SOUTH, RANGE 41 EAST, PLAT OF FORT LAUDERDALE TRUCK FARMS, AS RECORDED IN PLAT BOOK 4, PAGE 31, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTH QUARTER CORNER OF SAID SECTION 22, SAID CORNER HAVING STATE PLANE COORDINATES NORTHING=666,287.4278 AND EASTING=904,330.3217, RELATIVE TO THE NORTH AMERICAN DATUM OF 1983, FLORIDA EAST ZONE, THENCE ON A GRID BEARING OF N89°32'52"E ALONG THE SOUTH LINE OF SAID SECTION 22, SAID LINE BEING THE BASIS OF BEARINGS, ALL BEARINGS HEREIN BEING RELATIVE THERETO, A DISTANCE OF 294.26 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF THE CENTRAL AND SOUTHERN FLORIDA CONTROL DISTRICT CANAL C-13; THENCE N37°23'52"E ALONG SAID WEST LINE, A DISTANCE OF 1049.26 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N37°23'52"E, A DISTANCE OF 1944.03 FEET TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY OF INVERRARY BOULEVARD, SAID RIGHT-OF-WAY BEING A NON-TANGENT CURVE CONCAVE NORTHEAST WITH A RADIUS OF 2904.79 FEET, A CHORD BEARING OF N49°23'49"W, A CHORD DISTANCE OF 193.99 FEET, AND A CENTRAL ANGLE OF 3°49'37"; THENCE NORTHWESTERLY ALONG SAID CURVE, A DISTANCE OF 194.02 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY S00°24'20"E, A DISTANCE OF 38.95 FEET; THENCE S47°25'39"W, A DISTANCE OF 7.37 FEET TO A POINT OF CURVE TO THE RIGHT, SAID CURVE HAVE A RADIUS OF 100 FEET AND A CENTRAL ANGLE OF 45°36'42"; THENCE WESTERLY ALONG SAID CURVE, A DISTANCE OF 79.61 FEET TO A POINT OF REVERSE CURVE; SAID CURVE HAVING A RADIUS OF 65.00 FEET AND A CENTRAL ANGLE OF 15°00'11"; THENCE WESTERLY ALONG SAID CURVE, A DISTANCE OF 17.02 FEET; THENCE S78°02'10"W, A DISTANCE OF 622.22 FEET; THENCE S37°23'49"W, A DISTANCE OF 296.00 FEET TO A POINT OF CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 275.00 FEET AND A CENTRAL ANGLE OF 23°25'48"; THENCE SOUTHWESTERLY ALONG SAID CURVE, A DISTANCE OF 112.46 FEET; THENCE N76°01'59"W, A DISTANCE OF 28.12 FEET; THENCE S74°36'20"W, A DISTANCE OF 20.00 FEET TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY OF ENVIRON BOULEVARD; SAID RIGHT-OF-WAY BEING A NON-TANGENT CURVE CONCAVE WEST WITH A RADIUS OF 548.12 FEET, A CHORD BEARING OF S02°12'24"E, A CHORD DISTANCE OF 250.05 FEET, AND A CENTRAL ANGLE OF 26°22'11"; THENCE SOUTHERLY ALONG SAID CURVE, A DISTANCE OF 252.27 FEET TO A POINT OF REVERSE CURVE, SAID CURVE HAVING A RADIUS OF 1445.00 FEET AND A CENTRAL ANGLE OF 23°02'58"; THENCE SOUTHERLY ALONG SAID CURVE, A DISTANCE OF 581.31 FEET TO A POINT OF REVERSE CURVE, SAID CURVE HAVING A RADIUS OF 376.27 FEET AND A CENTRAL ANGLE OF 49°44'28"; THENCE SOUTHWESTERLY ALONG SAID CURVE, A DISTANCE OF 326.66 FEET; THE PREVIOUS THREE (3) COURSES BEING ALONG SAID EAST RIGHT-OF-WAY; THENCE DEPARTING SAID RIGHT-OF-WAY S52°36'08"E, A DISTANCE OF 0.03 FEET TO THE POINT OF BEGINNING.

**PARCEL II**

A TRACT OF LAND IN SECTION 23, TOWNSHIP 49 SOUTH, RANGE 41 EAST, PLAT OF FORT LAUDERDALE TRUCK FARMS, AS RECORDED IN PLAT BOOK 4, PAGE 31, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE EAST QUARTER CORNER OF SAID SECTION 23, SAID CORNER HAVING STATE PLANE COORDINATES NORTHING=668,990.2939 AND EASTING=912,189.2892, RELATIVE TO THE NORTH AMERICAN DATUM OF 1983, FLORIDA EAST ZONE, THENCE ON A GRID BEARING OF N01°24'32"W ALONG THE EAST LINE OF SAID SECTION 23, SAID LINE BEING THE BASIS OF BEARINGS, ALL BEARINGS HEREIN BEING RELATIVE THERETO, A DISTANCE OF 332.26 FEET TO A POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY

LINE OF THE CENTRAL AND SOUTHERN FLORIDA CONTROL DISTRICT CANAL C-13; THENCE S89°22'21"W ALONG SAID NORTH LINE, A DISTANCE OF 426.45 FEET TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY OF ROCK ISLAND ROAD, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUE S89°22'21"W ALONG SAID NORTH LINE, A DISTANCE OF 4,473.10 FEET; THENCE N00°37'39"W, A DISTANCE OF 100.00 FEET TO A POINT OF A NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 17°15'26", AND A CHORD BEARING OF N80°44'39"E; THENCE EASTERLY ALONG SAID CURVE A DISTANCE OF 60.24 FEET; THENCE N72°06'55"E, A DISTANCE OF 99.61 FEET TO A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 655.16 FEET AND A CENTRAL ANGLE OF 07°03'33"; THENCE EASTERLY ALONG SAID CURVE A DISTANCE OF 80.72 FEET; THENCE N00°00'11"W, A DISTANCE OF 371.27 FEET TO A POINT ON THE SOUTH LINE OF THE INVERRARY COUNTRY CLUB APARTMENTS SECTION TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 78, PAGE 49, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE N65°37'58"E ALONG SAID LINE, A DISTANCE OF 77.69 FEET; THENCE S86°22'46"E ALONG SAID LINE, A DISTANCE OF 508.01 FEET TO THE SOUTHWEST CORNER OF THE FALLS OF INVERRARY SECTION ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 71, PAGE 16, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE S69°51'16"E ALONG THE SOUTH LINE OF SAID PLAT, A DISTANCE OF 479.30 FEET; THENCE N81°50'32"E ALONG SAID LINE AND THE EASTERLY EXTENSION THEREOF, A DISTANCE OF 597.88 FEET TO A CORNER ON THE SOUTH LINE OF THE MANORS OF INVERRARY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 82, PAGE 48, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THE FOLLOWING FIFTEEN (15) CALLS BEING ALONG THE SOUTH, EAST AND NORTH LINES OF SAID PLAT; THENCE N76°51'42"E, A DISTANCE OF 389.39 FEET; THENCE S89°30'24"E, A DISTANCE OF 280.05 FEET; THENCE S85°24'05"E, A DISTANCE OF 391.57 FEET; THENCE N68°25'58"E, A DISTANCE OF 417.85 FEET; THENCE N60°51'35"E, A DISTANCE OF 125.30 FEET; THENCE N10°15'16"E, A DISTANCE OF 213.78 FEET; THENCE N11°41'41"W, A DISTANCE OF 387.33 FEET; THENCE N09°46'20"E, A DISTANCE OF 111.80 FEET; THENCE N21°05'09"W, A DISTANCE OF 85.44 FEET; THENCE N08°34'10"E, A DISTANCE OF 208.77 FEET; THENCE N82°02'35"W, A DISTANCE OF 150.00 FEET; THENCE S63°01'12"W, A DISTANCE OF 692.11 FEET; THENCE S83°21'17"W, A DISTANCE OF 140.80 FEET; THENCE S70°31'25"W, A DISTANCE OF 354.19 FEET; THENCE N69°07'00"W, A DISTANCE OF 273.91 FEET; THENCE N83°40'56"W ALONG THE NORTH LINE OF SAID PLAT AND THE WESTERLY EXTENSION THEREOF, A DISTANCE OF 325.13 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE NORTH LINE OF THE INVERRARY COUNTRY CLUB APARTMENTS SECTION THREE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 80, PAGE 2, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE N77°48'39"W ALONG SAID LINE AND EXTENSION, A DISTANCE OF 517.00 FEET TO A CORNER ON SAID NORTH LINE; THENCE N83°17'40"W ALONG SAID LINE, A DISTANCE OF 548.81 FEET; THENCE S85°11'09"W ALONG SAID LINE, A DISTANCE OF 666.85 FEET TO THE NORTHWEST CORNER OF SAID PLAT; THENCE S88°36'10"W, A DISTANCE OF 43.84 FEET; THENCE N22°50'12"E, A DISTANCE OF 55.90 FEET; THENCE N03°08'25"E, A DISTANCE OF 317.61 FEET; THENCE N28°07'49"E, A DISTANCE OF 106.09 FEET TO THE SOUTHWEST CORNER OF TRACT "B", THE GREENS OF INVERRARY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 80, PAGE 18, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE S81°59'46"E ALONG THE SOUTH LINE OF SAID TRACT, A DISTANCE OF 50.49 FEET; THENCE N82°02'03"E ALONG SAID LINE, A DISTANCE OF 186.82 FEET; THENCE N67°41'10"E ALONG SAID ALINE, A DISTANCE OF 291.93 FEET TO THE NORTHEAST CORNER OF SAID TRACT; THENCE S88°06'31"E ALONG THE SOUTH LINE OF TRACT "A" OF SAID PLAT, A DISTANCE OF 771.41 FEET; THENCE N82°31'19"E ALONG SAID LINE, A DISTANCE OF 91.79 FEET; THENCE S62°24'47"E ALONG SAID LINE AND THE EASTERLY EXTENSION

Exhibit 1

THEREOF, A DISTANCE OF 143.64 FEET; THENCE S42°02'27"E ALONG THE WESTERLY EXTENSION OF THE SOUTH LINE OF TRACT "B", THE GREENS OF INVERRARY FIRST ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 81, PAGE 16, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, A DISTANCE OF 194.00 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE SOUTH LINE OF TRACT "A" OF SAID PLAT; THENCE S57°02'46"E ALONG THE SOUTH LINE OF SAID TRACTS "A" AND "B", A DISTANCE OF 391.93 FEET; THE FOLLOWING FIVE (5) CALLS BEING ALONG THE SOUTH LINE OF SAID TRACT "A"; THENCE N64°13'06"E, A DISTANCE OF 649.86 FEET; THENCE S88°47'08"E, A DISTANCE OF 631.13 FEET; THENCE S10°35'08"E, A DISTANCE OF 162.79 FEET; THENCE S82°01'05"E, A DISTANCE OF 310.99 FEET; THENCE N27°04'41"E, A DISTANCE OF 232.57 FEET; THENCE N89°34'05"E ALONG SAID SOUTH LINE AND THE EASTERLY EXTENSION THEREOF, A DISTANCE OF 403.53 FEET TO THE NORTHWEST CORNER OF TRACT "A", THE EXECUTIVE HOUSE OF INVERRARY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 83, PAGE 14, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE S23°01'35"E ALONG THE WEST LINE OF SAID TRACT, A DISTANCE OF 658.00 FEET; THENCE S11°53'25"E ALONG SAID WEST LINE, A DISTANCE OF 329.10 FEET TO THE SOUTHWEST CORNER OF SAID TRACT; THENCE S74°50'31"E ALONG THE SOUTH LINE OF SAID TRACT, A DISTANCE OF 153.31 FEET TO THE SOUTHERNMOST CORNER OF SAID TRACT; THENCE N42°46'47"E ALONG SAID LINE, A DISTANCE OF 176.49 FEET TO A POINT ALONG THE WEST RIGHT-OF-WAY LINE OF ROCK ISLAND ROAD, SAID POINT BEING THE POINT OF A NON-TANGENT CURVE CONCAVE EAST, SAID CURVE HAVING A RADIUS OF 7,889.44 FEET, AND A CENTRAL ANGLE OF 05°48'29", AND A CHORD BEARING OF S01°29'06"W; THENCE SOUTHERLY ALONG SAID RIGHT-OF-WAY LINE AND SAID CURVE A DISTANCE OF 799.75 FEET; THENCE S01°25'09"E ALONG SAID LINE, A DISTANCE OF 279.53 FEET TO THE POINT OF BEGINNING.





<b>Total Acres / Percentage of Acres</b>			

**IV. PRIVATELY-OWNED NON-ASSOCIATION PROPERTIES**

<b>Name</b>	<b>Book and Page of Confirmation of Vote</b>	<b>Number of Acres</b>	<b>Percentage of 680 Acres</b>
<b>Total Acres / Percentage of Acres</b>			

**V. GOVERNMENT-OWNED PROPERTIES**

Name	Book and Page of Confirmation of Vote	Number of Acres	Percentage of 680 Acres
<b>Total Acres / Percentage of Acres</b>			

**VI. INDIVIDUAL PARCEL JOINDERS NOT CERTIFIED BY AN ASSOCIATION**

Name	Number of Acres	Percentage of 680 Acres
<b>Total Acres / Percentage of Acres</b>		

An affirmative requires approval of 2/3 of the total land area. 2/3 of 680 acres =                      acres.

Total Acres Voting in Favor of this First Amendment:                     .

Total Percentage of 680 Acres Voting in Favor of this First Amendment:                     .

*[NOTE: SIGNATURE BLOCKS AND JOINDERS MAY BE MODIFIED TO ACCOMMODATE ACTUAL SIGNATURES, REQUIREMENTS OF THE TITLE INSURANCE COMPANY AND REQUIREMENTS OF THE RECORDER'S OFFICE.]*

**EXHIBIT 3**

**REPLACEMENT EXHIBIT "A" TO ORIGINAL DECLARATION**

(See Attached)

Exhibit 3

**Exhibit "A"**

**Legal Description**

**PARCEL A (THE LANDS DESCRIBED IN EXHIBIT "A" TO DECLARATION OF USE RESTRICTIONS (OFFICIAL RECORDS BOOK 4560, PAGES 670 THROUGH 681, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA))**

TRACT "A" OF INVERRARY COUNTRY CLUB, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 70, PAGE 46, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH THE PARCELS OF LAND ENTITLED "EXECUTIVE GOLF COURSE", "EAST GOLF COURSE" AND "WEST GOLF COURSE" AS FOLLOWS:

**EXECUTIVE GOLF COURSE**

A TRACT OF LAND IN SECTION 23, TOWNSHIP 49 SOUTH, RANGE 41 EAST, PLAT OF FORT LAUDERDALE TRUCK FARMS, AS RECORDED IN PLAT BOOK 4, AT PAGE 31, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 23, THE STANDARD PLANE RECTANGULAR GRID COORDINATES FOR THE EAST ZONE OF FLORIDA FOR SAID POINT BEING, X=756,015.68, Y=666,185.77; THENCE RUN S89°29'25"W ON A TRUE GRID BEARING ALONG THE SOUTH LINE OF SAID SECTION 23, 1219.99 FEET TO AN INTERSECTION WITH THE WESTERLY BOUNDARY OF THE WESTERLY 20 FOOT ANCHOR EASEMENT AS RECORDED IN DEED BOOK 826, PAGE 622 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, THENCE RUN N1°25'21"W ALONG SAID WESTERLY BOUNDARY, 100.01 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED TRACT; THENCE CONTINUE N1°25'21"W ALONG THE LAST DESCRIBED LINE, 359.99 FEET; THENCE RUN S89°39'53"W, 474.33 FEET; THENCE RUN N76°53'44"W, 820.36 FEET; THENCE RUN S75°52'28"W, 168.03 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHWEST, SAID POINT BEARING N61°29'58"E FROM THE CENTER OF SAID CURVE, THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING FOR ITS ELEMENTS, A RADIUS OF 1127.43 FEET AND A CENTRAL ANGLE OF 21°23'58" FOR 421.08 FEET TO A POINT OF TANGENCY; THENCE RUN N49°54'00"W, 22.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST; THENCE RUN ALONG THE ARC OF SAID CURVE, HAVING FOR ITS ELEMENTS A RADIUS OF 2588.45 FEET AND A CENTRAL ANGLE OF 2°07'20", FOR 95.88 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE, CONCAVE TO THE SOUTHEAST; THENCE RUN ALONG THE ARC OF SAID CURVE, HAVING FOR ITS ELEMENTS A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 101°29'19" FOR 53.14 FEET TO A POINT OF COMPOUND CURVATURE OF A CIRCULAR CURVE, CONCAVE TO THE SOUTHEAST; THENCE RUN ALONG THE ARC OF SAID CURVE, HAVING FOR ITS ELEMENTS A RADIUS OF 586.94 FEET AND A CENTRAL ANGLE OF 59°56'50", FOR 614.10 FEET TO A POINT OF TANGENCY; THENCE RUN S70°35'11"E, 489.22 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST; THENCE RUN ALONG THE ARC OF SAID CURVE, HAVING FOR ITS ELEMENTS, A RADIUS OF 538.84 FEET AND A CENTRAL ANGLE OF 116°55'18" FOR 1099.59 FEET TO A POINT OF TANGENCY; THENCE RUN N7°30'29"W, 681.19 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST; THENCE RUN ALONG THE ARC OF SAID CURVE, HAVING FOR ITS ELEMENTS A RADIUS OF 419.60 FEET AND A CENTRAL ANGLE OF 44°02'07" FOR 322.49 FEET TO A POINT OF SAID CURVE, SAID POINT BEARING N53°28'22"W FROM THE CENTER OF SAID CURVE; THENCE RUN N89°20'18"E, 140.18 FEET TO AN INTERSECTION WITH THE EASTERLY BOUNDARY OF THE EASTERLY 20 FOOT ANCHOR EASEMENT AS RECORDED IN SAID DEED BOOK 826, PAGE 622; THENCE RUN N1°25'21"W ALONG SAID EASTERLY BOUNDARY, 256.16 FEET TO AN INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF CENTRAL

Exhibit 3

AND SOUTHERN FLORIDA FLOOD CONTROL CANAL C-13 AS RECORDED IN THE DEED BOOK 824, PAGE 332 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE RUN N89°20'18"E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 652.71 FEET; THENCE RUN S1°27'12"E, 1788.22 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE TO THE NORTHWEST; THENCE RUN ALONG THE ARC OF SAID CURVE, HAVING FOR ITS ELEMENTS A RADIUS OF 402.47 FEET AND A CENTRAL ANGLE OF 63°28'58", FOR 445.93 FEET TO A POINT OF TANGENCY; THENCE RUN S62°01'46"W, 195.08 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE TO THE SOUTHEAST; THENCE RUN ALONG THE ARC OF SAID CURVE, HAVING FOR ITS ELEMENTS A RADIUS OF 552.47 FEET AND A CENTRAL ANGLE OF 57°50'21" FOR 557.71 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE TO THE NORTHWEST; THENCE RUN ALONG THE ARC OF SAID CURVE, HAVING FOR ITS ELEMENTS A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 85°18'00", FOR 37.22 FEET TO A POINT OF TANGENCY; THENCE RUN S89°29'25"W ALONG A LINE THAT IS PARALLEL TO AND 100.00 FEET NORTHERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE SOUTH LINE OF SAID SECTION 23 FOR 68.35 FEET TO THE "POINT OF BEGINNING," CONTAINING 62.79 ACRES, MORE OR LESS AND SUBJECT TO A 100 FOOT-WIDE FLORIDA POWER AND LIGHT COMPANY UTILITY EASEMENT AS RECORDED IN DEED BOOK 826, PAGE 622 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

**EAST GOLF COURSE**

A TRACT OF LAND LYING IN THE N 1/2 OF SECTION 23 AND EXTENDING WEST INTO SECTION 22, TOWNSHIP 49 SOUTH, RANGE 41 EAST, PLAT OF FORT LAUDERDALE TRUCK FARMS, AS RECORDED IN PLAT BOOK 4, PAGE 31, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 23, THE STANDARD PLANE RECTANGULAR GRID COORDINATES FOR THE EAST ZONE OF FLORIDA FOR SAID POINT BEING X=750, 601.76, Y=671, 417.19; THENCE RUN S 1°23'24" E ON A TRUE GRID BEARING ALONG THE WEST LINE OF SAID SECTION 23, FOR 40.01 FEET TO THE "POINT OF BEGINNING" OF THE FOLLOWING DESCRIBED TRACT; THENCE RUN N 89°32'02" E ALONG A LINE THAT IS 40.00 FEET SOUTHERLY, AS MEASURED AT RIGHT ANGLES, TO THE NORTH LINE OF SAID SECTION 23, 274.63 FEET; THENCE RUN S 10°18'17" E, 294.18 FEET; THENCE RUN S 82°01'49" E, 50.49 FEET; THENCE RUN N 82°00'00" E, 186.82 FEET; THENCE RUN N 67°39'07" E, 291.93 FEET; THENCE RUN S 88°08'34" E, 771.41 FEET; THENCE RUN N 82°29'16" E, 91.79 FEET; THENCE RUN S 62°26'50" E, 129.71 FEET; THENCE RUN S 42°04'30" E, 194.00 FEET; THENCE RUN S 57°04'49" E, 391.93 FEET; THENCE RUN N 64°11'03" E, 649.86 FEET; THENCE RUN S 88°49'11" E, 631.13 FEET; THENCE RUN S 10°37'11" E, 162.79 FEET; THENCE RUN S 82°03'08" E, 310.99 FEET; THENCE RUN N 27°02'38" E, 232.57 FEET; THENCE RUN N 89°32'02" E, 403.53 FEET; THENCE RUN S 23°03'38" E, 658.00 FEET; THENCE RUN S 11°55'28" E, 329.10 FEET; THENCE RUN S 74°52'34" E, 153.31 FEET; THENCE RUN N 42°44'44" E, 176.49 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHEAST, SAID POINT BEARING N 85°38'43" W FROM THE CENTER OF SAID CURVE; THENCE RUN SOUTHWESTERLY AND THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING FOR ITS ELEMENTS, A RADIUS 7889.44 FEET AND A CENTRAL ANGLE OF 5°48'29", FOR 799.75 FEET TO A POINT OF TANGENCY; THENCE RUN S 1°27'12" E, 279.53 FEET, TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF CENTRAL AND SOUTHERN FLORIDA FLOOD CONTROL DISTRICT CANAL C-13 AS SHOWN ON THE RIGHT-OF-WAY MAP OF SAID CANAL C-13, LAST REVISED DATE 9-12-55; THENCE RUN S 89°20'18" W ALONG THE SAID NORTH RIGHT-OF-WAY LINE OF CANAL C-13, 4786.82 FEET TO THE EASTERLY MOST CORNER OF TRACT "A", "INVERRARY COUNTRY CLUB", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 70,

PAGE 46, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE RUN N 52°37'29" W ALONG THE NORTHEASTERLY BOUNDARY OF SAID TRACT "A", 460.00 FEET; THENCE RUN S 78°07'48" W ALONG THE NORTHERLY BOUNDARY OF SAID TRACT "A", 351.49 FEET; THENCE RUN N 17°17'15" E, 65.27 FEET; THENCE RUN N 10°13'04" W 411.53 FEET; THENCE RUN N 24°42'09" W, 275.18 FEET; THENCE RUN N 1°14'43" E, 138.03 FEET; THENCE RUN N 67°41'38" W, 84.31 FEET; THENCE RUN N 21°30'05" W, 354.68 FEET; THENCE RUN N 28°26'35" E, 54.59 FEET; THENCE RUN S 80°47'51" E, 181.33 FEET; THENCE RUN N 43°56'38" E, 306.94 FEET; THENCE RUN N 24°32'41" E, 675.80 FEET; THENCE RUN N 89°27'26" E ALONG A LINE THAT IS 40.00 FEET SOUTHERLY, MEASURED AT RIGHT ANGLES TO THE NORTH LINE OF SAID SECTION 22, FOR 259.03 FEET TO THE "POINT OF BEGINNING", EXCLUDING THEREFROM THE PLAT OF "THE FALLS OF INVERRARY SECTION ONE" PLAT BOOK 71, PAGE 16 AND THAT PORTION OF INVERRARY DRIVE AND THE CANAL AS SHOWN ON THE PLAT OF "INVERRARY COUNTRY CLUB", PLAT BOOK 70, PAGE 46, SHEET 4, THAT LIES WITHIN THE PREVIOUSLY DESCRIBED TRACT, SAID PLATS BEING RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LESS THAT PART THEREOF DESCRIBED AS PARCEL 102, FEE SIMPLE, VESTED IN BROWARD COUNTY BY ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 19518, PAGE 651, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

AND ALSO EXCLUDING THEREFROM THE FOLLOWING DESCRIBED TRACT:

COMMENCE AT THE SAID NORTHWEST CORNER OF SECTION 23, THENCE RUN S 1°23'24" E ALONG THE WEST LINE OF SAID SECTION 23, 793.83 FEET; THENCE RUN N 88°36'36" E, 264.04 FEET TO THE "POINT OF BEGINNING" OF THE FOLLOWING DESCRIBED TRACT; THENCE RUN N 85°11'11" E, 667.35 FEET; THENCE RUN S 83°18'09" E, 548.75 FEET; THENCE RUN S 77°49'12" E, 516.63 FEET; THENCE RUN S 83°41'20" E, 325.08 FEET; THENCE RUN S 69°07'33" E, 273.91 FEET; THENCE RUN N 70°30'52" E, 354.19 FEET; THENCE RUN N 83°20'44" E, 140.80 FEET; THENCE RUN N 63°00'39" E, 692.11 FEET; THENCE RUN S 82°03'08" E, 150.00 FEET; THENCE RUN S 8°33'37" W, 208.77 FEET; THENCE RUN S 21°05'42" E, 85.44 FEET; THENCE RUN S 9°45'47" W, 111.80 FEET; THENCE RUN S 11°42'14" E, 387.33 FEET; THENCE RUN S 10°14'43" W, 213.78 FEET; THENCE RUN S 60°51'02" W, 125.30 FEET; THENCE RUN S 68°25'25" W, 417.85 FEET; THENCE RUN N 85°24'38" W, 391.57 FEET; THENCE RUN N 89°30'57" W, 280.05 FEET; THENCE RUN S 76°51'09" W, 389.39 FEET; THENCE RUN S 81°49'59" W, 597.88 FEET; THENCE RUN N 69°51'49" W, 479.30 FEET; THENCE RUN N 86°23'19" W, 508.01 FEET; THENCE RUN S 65°37'25" W, 281.06 FEET; THENCE RUN N 82°08'02" W, 153.44 FEET; THENCE RUN N 33°05'45" W, 267.38 FEET; THENCE RUN N 13°49'52" E, 338.82 FEET; THENCE RUN N 14°35'20" W, 301.73 FEET; THENCE RUN N 22°50'44" E 234.39 FEET TO THE "POINT OF BEGINNING".

THE ABOVE DESCRIBED TRACT CONTAINS THEREIN ALL OF THE PREVIOUSLY EXCLUDED PLAT OF "THE FALLS OF INVERRARY SECTION ONE" AND PORTIONS OF THE PREVIOUSLY EXCLUDED PORTIONS OF INVERRARY DRIVE AND CANAL, ACCORDING TO SAID PLAT OF "INVERRARY COUNTRY CLUB".

#### **WEST GOLF COURSE**

A TRACT OF LAND IN SECTION 22, TOWNSHIP 49 SOUTH, RANGE 41 EAST, PLAT OF FORT LAUDERDALE TRUCK FARMS, AS RECORDED IN PLAT BOOK 4, PAGE 31, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH 1/4 CORNER OF SAID SECTION 22, THE STANDARD PLANE RECTANGULAR GRID COORDINATES FOR THE EAST ZONE OF FLORIDA FOR SAID POINT BEING X=748,089.97, Y=666,117.19; THENCE RUN S 89°31'56" W ALONG THE SOUTH LINE OF SAID SECTION 22 FOR 439.55 FEET; THENCE RUN N 0°28'04" W, 672.73 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST; THENCE RUN ALONG THE ARC OF SAID CURVE, HAVING FOR ITS ELEMENTS A RADIUS OF 1575.00 FEET AND A CENTRAL ANGLE OF 30°31'03", FOR 838.89 FEET TO A POINT OF TANGENCY; THENCE RUN N 30°59'07" W, 1658.18 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST; THENCE RUN N 59°00'53" E ON A LINE RADIAL TO SAID CURVE FOR 50.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCENTRIC TO THE LAST DESCRIBED CURVE, SAID POINT BEING THE "POINT OF BEGINNING" OF THE FOLLOWING DESCRIBED TRACT; THENCE RUN NORTHWESTERLY, NORTHERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING FOR ITS ELEMENTS, A RADIUS OF 1525.00 FEET AND A CENTRAL ANGLE OF 78°15'57", FOR 2083.14 FEET, TO A POINT ON SAID CURVE BEARING N 42°43'10" W FROM THE CENTER OF SAID CURVE; THENCE RUN S 62°18'31" E, 122.82 FEET THENCE RUN N 80°26'54" E, 210.92 FEET; THENCE RUN S 59°59'07" E, 289.87 FEET; THENCE RUN N 89°14'10" E, 375.03 FEET; THENCE RUN N 78°27'31" E, 339.87 FEET; THENCE RUN S 67°59'19" E, 304.17 FEET; THENCE RUN S 60°28'43" E, 667.68 FEET; THENCE RUN N 86°21'20" E, 150.68 FEET; THENCE RUN S 0°32'40" E, 31.22 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST; THENCE RUN ALONG THE ARC OF SAID CURVE, HAVING FOR ITS ELEMENTS A RADIUS OF 1706.21 FEET AND A CENTRAL ANGLE OF 17°17'45", FOR 515.05 FEET TO A POINT OF REVERSE CURVATURE TO A CURVE CONCAVE TO THE NORTHWEST; THENCE RUN ALONG THE ARC OF SAID CURVE, HAVING FOR ITS ELEMENTS A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 87°42'52" FOR 38.27 FEET TO A POINT OF TANGENCY; THENCE RUN S 69°52'27" W, 294.11 FEET TO A POINT OF CURVATURE CONCAVE TO THE NORTHWEST; THENCE RUN ALONG THE ARC OF SAID CURVE, HAVING FOR ITS ELEMENTS A RADIUS OF 1260.00 FEET AND A CENTRAL ANGLE OF 39°21'43", FOR 865.61 FEET TO A POINT ON SAID CURVE; SAID POINT BEARING S 19°14'10" W FROM THE CENTER OF SAID CURVE; THENCE N 46°28'08" E, 284.67 FEET; THENCE RUN N 11°49'41" E, 195.14 FEET; THENCE RUN N 72°11'19" W, 784.61 FEET; THENCE RUN S 84°05'37" W, 204.08 FEET; THENCE RUN N 35°09'15" W, 173.68 FEET; THENCE RUN S 86°01'14" W, 230.56 FEET; THENCE RUN S 22°31'14" W, 665.77 FEET; THENCE RUN S 9°01'39" E, 541.71 FEET; THENCE RUN S 65°03'22" E, 315.19 FEET TO A POINT ON A CURVE BEARING S 61°39'03" W FROM THE CENTER OF SAID CURVE; THENCE RUN ALONG THE ARC OF SAID CURVE, HAVING FOR ITS ELEMENTS A RADIUS OF 480.00 FEET AND A CENTRAL ANGLE OF 49°16'29" FOR 412.80 FEET TO A POINT ON SAID CURVE, BEARING S 12°22'34" W FROM THE CENTER OF SAID CURVE; THENCE RUN S 39°22'06" E, 551.24 FEET; THENCE S 48°59'16" E, 589.74 FEET; THENCE RUN N 78°15'27" E, 181.81 FEET; THENCE RUN S 57°26'22" E, 393.91 FEET; THENCE RUN N 78°44'42" E, 218.03 FEET TO A POINT ON A CURVE CONCAVE TO THE WEST, SAID POINT BEARING N 83°54'19" E FROM THE CENTER OF SAID CURVE; THENCE RUN ALONG THE ARC OF SAID CURVE, HAVING FOR ITS ELEMENTS A RADIUS OF 488.12 FEET, AND A CENTRAL ANGLE OF 17°02'58", FOR 145.25 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST; THENCE RUN ALONG THE ARC OF SAID CURVE, HAVING FOR ITS ELEMENTS A RADIUS OF 1505.00 FEET AND A CENTRAL ANGLE OF 14°16'08", FOR 374.80 FEET TO A POINT ON SAID CURVE, BEARING S 86°41'09" W FROM THE CENTER OF SAID CURVE; THENCE RUN S 88°51'35" W, 852.96 FEET; THENCE RUN N 52°01'42" W, 832.15 FEET; THENCE RUN N 9°20'13" W, 375.98 FEET; THENCE RUN N 34°31'55" W, 377.51 FEET; THENCE RUN N 61°55'39" W, 289.00 FEET; THENCE RUN N 83°26'39" W, 227.14 FEET; THENCE RUN N 30°59'07" W, 250.39 FEET TO THE "POINT OF BEGINNING". AND A TRACT OF LAND IN SAID SECTION 22, PLAT OF FORT LAUDERDALE TRUCK FARMS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE S 1/4 CORNER OF SAID SECTION 22;

Exhibit 3

THENCE RUN N 89°31'56" E ALONG THE SOUTH LINE OF SAID SECTION 22 FOR 295.41 FEET TO A POINT OF INTERSECTION WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF THE CENTRAL AND SOUTHERN FLORIDA FLOOD CONTROL DISTRICT CANAL C-13, AS SHOWN ON THE RIGHT-OF-WAY MAP OF SAID CANAL, LAST REVISED DATE 9/12/55; THENCE RUN N 37°22'31" E ALONG SAID LAST DESCRIBED NORTHWESTERLY RIGHT-OF-WAY LINE FOR 1049.36 FEET TO THE "POINT OF BEGINNING" OF THE FOLLOWING DESCRIBED TRACT; THENCE CONTINUE N 37°22'31" E ON THE LAST DESCRIBED COURSE 1943.83 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHEAST, SAID POINT BEARING S 38°40'10" W FROM THE CENTER OF SAID CURVE; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING FOR ITS ELEMENTS A RADIUS OF 2904.79 FEET AND A CENTRAL ANGLE OF 10°49'47" FOR 549.05 FEET TO A POINT ON SAID CURVE, SAID POINT BEARING S 49°29'57" W FROM THE CENTER OF SAID CURVE; THENCE RUN S 55°32'21" W, 161.95 FEET; THENCE RUN N 83°07'23" W, 601.33 FEET; THENCE RUN N 53°36'56" W, 236.01 FEET; THENCE RUN N 20°33'22" W, 341.76 FEET; THENCE RUN N 3°32'27" E, 308.70 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTH, SAID POINT BEARING S 11°17'09" E FROM THE CENTER OF SAID CURVE; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE, HAVING FOR ITS ELEMENTS A RADIUS OF 1320.00 FEET AND A CENTRAL ANGLE OF 22°21'26", FOR 515.07 FEET TO A POINT ON SAID CURVE BEARING S 11°04'17" W FROM THE CENTER OF SAID CURVE; THENCE RUN S 6°52'54" W FOR 411.12 FEET; THENCE RUN S 19°13'11" E FOR 230.87 FEET; THENCE RUN S 40°48'12" E, 338.20 FEET; THENCE S 18°06'27" E, 260.17 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHEAST, SAID POINT BEARING S 17°52'56" W FROM THE CENTER OF SAID CURVE; THENCE RUN ALONG THE ARC OF SAID CURVE, HAVING FOR ITS ELEMENTS A RADIUS OF 1220.00 FEET AND A CENTRAL ANGLE OF S 3°36'25", FOR 76.80 FEET TO A POINT OF TANGENCY; THENCE RUN S 75°43'26" E FOR 6.18 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST; THENCE ALONG THE ARC OF SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 548.12 FEET AND A CENTRAL ANGLE OF 86°40'46" FOR 829.22 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE EAST; THENCE RUN ALONG THE ARC OF SAID CURVE HAVING FOR ITS ELEMENTS RADIUS OF 1445.00 FEET AND A CENTRAL ANGLE OF 23°02'58", FOR 581.31 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST; THENCE RUN ALONG THE ARC OF SAID CURVE, HAVING FOR ITS ELEMENTS A RADIUS OF 376.27 FEET AND A CENTRAL ANGLE OF 49°44'42", FOR 326.68 FEET TO A POINT ON SAID CURVE, SAID POINT BEARING S 52°20'59" E FROM THE CENTER OF SAID CURVE; THENCE RUN S 52°37'29" E, 0.02 FEET TO THE "POINT OF BEGINNING".

**EXCEPTING FROM SAID PARCEL "A" THE FOLLOWING DESCRIBED PARCELS:**

**PARCEL I**

A TRACT OF LAND IN SECTION 22, TOWNSHIP 49 SOUTH, RANGE 41 EAST, PLAT OF FORT LAUDERDALE TRUCK FARMS, AS RECORDED IN PLAT BOOK 4, PAGE 31, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTH QUARTER CORNER OF SAID SECTION 22, SAID CORNER HAVING STATE PLANE COORDINATES NORTHING=666,287.4278 AND EASTING=904,330.3217, RELATIVE TO THE NORTH AMERICAN DATUM OF 1983, FLORIDA EAST ZONE, THENCE ON A GRID BEARING OF N89°32'52"E ALONG THE SOUTH LINE OF SAID SECTION 22, SAID LINE BEING THE BASIS OF BEARINGS, ALL BEARINGS HEREIN BEING RELATIVE THERETO, A DISTANCE OF 294.26 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF THE CENTRAL AND SOUTHERN FLORIDA CONTROL DISTRICT CANAL C-13; THENCE N37°23'52"E ALONG SAID WEST LINE, A DISTANCE OF 1049.26 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N37°23'52"E, A DISTANCE OF 1944.03 FEET TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY OF INVERRARY BOULEVARD, SAID

RIGHT-OF-WAY BEING A NON-TANGENT CURVE CONCAVE NORTHEAST WITH A RADIUS OF 2904.79 FEET, A CHORD BEARING OF N49°23'49"W, A CHORD DISTANCE OF 193.99 FEET, AND A CENTRAL ANGLE OF 3°49'37"; THENCE NORTHWESTERLY ALONG SAID CURVE, A DISTANCE OF 194.02 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY S00°24'20"E, A DISTANCE OF 38.95 FEET; THENCE S47°25'39"W, A DISTANCE OF 7.37 FEET TO A POINT OF CURVE TO THE RIGHT, SAID CURVE HAVE A RADIUS OF 100 FEET AND A CENTRAL ANGLE OF 45°36'42"; THENCE WESTERLY ALONG SAID CURVE, A DISTANCE OF 79.61 FEET TO A POINT OF REVERSE CURVE; SAID CURVE HAVING A RADIUS OF 65.00 FEET AND A CENTRAL ANGLE OF 15°00'11"; THENCE WESTERLY ALONG SAID CURVE, A DISTANCE OF 17.02 FEET; THENCE S78°02'10"W, A DISTANCE OF 622.22 FEET; THENCE S37°23'49"W, A DISTANCE OF 296.00 FEET TO A POINT OF CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 275.00 FEET AND A CENTRAL ANGLE OF 23°25'48"; THENCE SOUTHWESTERLY ALONG SAID CURVE, A DISTANCE OF 112.46 FEET; THENCE N76°01'59"W, A DISTANCE OF 28.12 FEET; THENCE S74°36'20"W, A DISTANCE OF 20.00 FEET TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY OF ENVIRON BOULEVARD; SAID RIGHT-OF-WAY BEING A NON-TANGENT CURVE CONCAVE WEST WITH A RADIUS OF 548.12 FEET, A CHORD BEARING OF S02°12'24"E, A CHORD DISTANCE OF 250.05 FEET, AND A CENTRAL ANGLE OF 26°22'11"; THENCE SOUTHERLY ALONG SAID CURVE, A DISTANCE OF 252.27 FEET TO A POINT OF REVERSE CURVE, SAID CURVE HAVING A RADIUS OF 1445.00 FEET AND A CENTRAL ANGLE OF 23°02'58"; THENCE SOUTHERLY ALONG SAID CURVE, A DISTANCE OF 581.31 FEET TO A POINT OF REVERSE CURVE, SAID CURVE HAVING A RADIUS OF 376.27 FEET AND A CENTRAL ANGLE OF 49°44'28"; THENCE SOUTHWESTERLY ALONG SAID CURVE, A DISTANCE OF 326.66 FEET; THE PREVIOUS THREE (3) COURSES BEING ALONG SAID EAST RIGHT-OF-WAY; THENCE DEPARTING SAID RIGHT-OF-WAY S52°36'08"E, A DISTANCE OF 0.03 FEET TO THE POINT OF BEGINNING.

**PARCEL II**

A TRACT OF LAND IN SECTION 23, TOWNSHIP 49 SOUTH, RANGE 41 EAST, PLAT OF FORT LAUDERDALE TRUCK FARMS, AS RECORDED IN PLAT BOOK 4, PAGE 31, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE EAST QUARTER CORNER OF SAID SECTION 23, SAID CORNER HAVING STATE PLANE COORDINATES NORTHING=668,990.2939 AND EASTING=912,189.2892, RELATIVE TO THE NORTH AMERICAN DATUM OF 1983, FLORIDA EAST ZONE, THENCE ON A GRID BEARING OF N01°24'32"W ALONG THE EAST LINE OF SAID SECTION 23, SAID LINE BEING THE BASIS OF BEARINGS, ALL BEARINGS HEREIN BEING RELATIVE THERETO, A DISTANCE OF 332.26 FEET TO A POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF THE CENTRAL AND SOUTHERN FLORIDA CONTROL DISTRICT CANAL C-13; THENCE S89°22'21"W ALONG SAID NORTH LINE, A DISTANCE OF 426.45 FEET TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY OF ROCK ISLAND ROAD, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUE S89°22'21"W ALONG SAID NORTH LINE, A DISTANCE OF 4,473.10 FEET; THENCE N00°37'39"W, A DISTANCE OF 100.00 FEET TO A POINT OF A NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 17°15'26", AND A CHORD BEARING OF N80°44'39"E; THENCE EASTERLY ALONG SAID CURVE A DISTANCE OF 60.24 FEET; THENCE N72°06'55"E, A DISTANCE OF 99.61 FEET TO A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 655.16 FEET AND A CENTRAL ANGLE OF 07°03'33"; THENCE EASTERLY ALONG SAID CURVE A DISTANCE OF 80.72 FEET; THENCE N00°00'11"W, A DISTANCE OF 371.27 FEET TO A POINT ON THE SOUTH LINE OF THE INVERRARY COUNTRY CLUB APARTMENTS SECTION TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 78, PAGE 49, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE N65°37'58"E ALONG SAID LINE, A DISTANCE OF 77.69 FEET; THENCE S86°22'46"E ALONG SAID LINE, A DISTANCE OF 508.01 FEET TO THE SOUTHWEST CORNER OF THE FALLS OF INVERRARY SECTION ONE,

ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 71, PAGE 16, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE S69°51'16"E ALONG THE SOUTH LINE OF SAID PLAT, A DISTANCE OF 479.30 FEET; THENCE N81°50'32"E ALONG SAID LINE AND THE EASTERLY EXTENSION THEREOF, A DISTANCE OF 597.88 FEET TO A CORNER ON THE SOUTH LINE OF THE MANORS OF INVERRARY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 82, PAGE 48, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THE FOLLOWING FIFTEEN (15) CALLS BEING ALONG THE SOUTH, EAST AND NORTH LINES OF SAID PLAT; THENCE N76°51'42"E, A DISTANCE OF 389.39 FEET; THENCE S89°30'24"E, A DISTANCE OF 280.05 FEET; THENCE S85°24'05"E, A DISTANCE OF 391.57 FEET; THENCE N68°25'58"E, A DISTANCE OF 417.85 FEET; THENCE N60°51'35"E, A DISTANCE OF 125.30 FEET; THENCE N10°15'16"E, A DISTANCE OF 213.78 FEET; THENCE N11°41'41"W, A DISTANCE OF 387.33 FEET; THENCE N09°46'20"E, A DISTANCE OF 111.80 FEET; THENCE N21°05'09"W, A DISTANCE OF 85.44 FEET; THENCE N08°34'10"E, A DISTANCE OF 208.77 FEET; THENCE N82°02'35"W, A DISTANCE OF 150.00 FEET; THENCE S63°01'12"W, A DISTANCE OF 692.11 FEET; THENCE S83°21'17"W, A DISTANCE OF 140.80 FEET; THENCE S70°31'25"W, A DISTANCE OF 354.19 FEET; THENCE N69°07'00"W, A DISTANCE OF 273.91 FEET; THENCE N83°40'56"W ALONG THE NORTH LINE OF SAID PLAT AND THE WESTERLY EXTENSION THEREOF, A DISTANCE OF 325.13 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE NORTH LINE OF THE INVERRARY COUNTRY CLUB APARTMENTS SECTION THREE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 80, PAGE 2, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE N77°48'39"W ALONG SAID LINE AND EXTENSION, A DISTANCE OF 517.00 FEET TO A CORNER ON SAID NORTH LINE; THENCE N83°17'40"W ALONG SAID LINE, A DISTANCE OF 548.81 FEET; THENCE S85°11'09"W ALONG SAID LINE, A DISTANCE OF 666.85 FEET TO THE NORTHWEST CORNER OF SAID PLAT; THENCE S88°36'10"W, A DISTANCE OF 43.84 FEET; THENCE N22°50'12"E, A DISTANCE OF 55.90 FEET; THENCE N03°08'25"E, A DISTANCE OF 317.61 FEET; THENCE N28°07'49"E, A DISTANCE OF 106.09 FEET TO THE SOUTHWEST CORNER OF TRACT "B", THE GREENS OF INVERRARY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 80, PAGE 18, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE S81°59'46"E ALONG THE SOUTH LINE OF SAID TRACT, A DISTANCE OF 50.49 FEET; THENCE N82°02'03"E ALONG SAID LINE, A DISTANCE OF 186.82 FEET; THENCE N67°41'10"E ALONG SAID ALINE, A DISTANCE OF 291.93 FEET TO THE NORTHEAST CORNER OF SAID TRACT; THENCE S88°06'31"E ALONG THE SOUTH LINE OF TRACT "A" OF SAID PLAT, A DISTANCE OF 771.41 FEET; THENCE N82°31'19"E ALONG SAID LINE, A DISTANCE OF 91.79 FEET; THENCE S62°24'47"E ALONG SAID LINE AND THE EASTERLY EXTENSION THEREOF, A DISTANCE OF 143.64 FEET; THENCE S42°02'27"E ALONG THE WESTERLY EXTENSION OF THE SOUTH LINE OF TRACT "B", THE GREENS OF INVERRARY FIRST ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 81, PAGE 16, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, A DISTANCE OF 194.00 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE SOUTH LINE OF TRACT "A" OF SAID PLAT; THENCE S57°02'46"E ALONG THE SOUTH LINE OF SAID TRACTS "A" AND "B", A DISTANCE OF 391.93 FEET; THE FOLLOWING FIVE (5) CALLS BEING ALONG THE SOUTH LINE OF SAID TRACT "A"; THENCE N64°13'06"E, A DISTANCE OF 649.86 FEET; THENCE S88°47'08"E, A DISTANCE OF 631.13 FEET; THENCE S10°35'08"E, A DISTANCE OF 162.79 FEET; THENCE S82°01'05"E, A DISTANCE OF 310.99 FEET; THENCE N27°04'41"E, A DISTANCE OF 232.57 FEET; THENCE N89°34'05"E ALONG SAID SOUTH LINE AND THE EASTERLY EXTENSION THEREOF, A DISTANCE OF 403.53 FEET TO THE NORTHWEST CORNER OF TRACT "A", THE EXECUTIVE HOUSE OF INVERRARY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 83, PAGE 14, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE S23°01'35"E ALONG THE WEST LINE OF SAID TRACT, A DISTANCE OF 658.00 FEET; THENCE S11°53'25"E ALONG SAID WEST LINE, A

Exhibit 3

DISTANCE OF 329.10 FEET TO THE SOUTHWEST CORNER OF SAID TRACT; THENCE S74°50'31"E ALONG THE SOUTH LINE OF SAID TRACT, A DISTANCE OF 153.31 FEET TO THE SOUTHERNMOST CORNER OF SAID TRACT; THENCE N42°46'47"E ALONG SAID LINE, A DISTANCE OF 176.49 FEET TO A POINT ALONG THE WEST RIGHT-OF-WAY LINE OF ROCK ISLAND ROAD, SAID POINT BEING THE POINT OF A NON-TANGENT CURVE CONCAVE EAST, SAID CURVE HAVING A RADIUS OF 7,889.44 FEET, AND A CENTRAL ANGLE OF 05°48'29", AND A CHORD BEARING OF S01°29'06"W; THENCE SOUTHERLY ALONG SAID RIGHT-OF-WAY LINE AND SAID CURVE A DISTANCE OF 799.75 FEET; THENCE S01°25'09"E ALONG SAID LINE, A DISTANCE OF 279.53 FEET TO THE POINT OF BEGINNING.

Exhibit 3

**EXHIBIT 4**

**FORM OF SATISFACTION ACKNOWLEDGMENT**

(See Attached)

This instrument was prepared  
by and should be returned to:

Adam I. Bregman, Esq.  
Shutts & Bowen LLP  
525 Okeechobee Blvd., Suite 1100  
West Palm Beach, Florida 33401

**Cross Reference:**

O.R. Book 4560, Page 670,  
as amended by O.R. Book \_\_\_\_\_, Page \_\_\_\_\_

**ACKNOWLEDGMENT OF SATISFACTION OF CONDITIONS SUBSEQUENT**

THIS ACKNOWLEDGMENT OF SATISFACTION OF CONDITIONS SUBSEQUENT (this "Acknowledgment"), is made by THE INVERRARY ASSOCIATION, INC., a Florida not-for-profit corporation (the "Master Association") as of \_\_\_\_\_, 20\_\_\_\_.

**RECITALS**

WHEREAS, that certain Declaration of Use Restrictions Inverrary Golf Course and Clubhouse Lands was executed by Haft Gaines Company and recorded on July 23, 1971, in Official Records Book 4560, Page 670, of the Public Records of Broward County, Florida (the "Original Declaration"), encumbering the real property legally described in Exhibit "A" to the Original Declaration (the "Original Restricted Land").

WHEREAS, the Original Declaration was amended by that First Amendment to Declaration of Use Restrictions Inverrary Golf Course and Clubhouse Lands executed by the Master Association effective as of July 23, 2026 and recorded on \_\_\_\_\_, 2026, in Official Records Book \_\_\_\_\_, Page \_\_\_\_\_, of the Public Records of Broward County, Florida (the "First Amendment"), which replaced Exhibit "A" of the Original Declaration with a new Exhibit "A" attached under the First Amendment in order to effectuate the release and removal of the Released Property (as defined in the First Amendment) from the encumbrance and applicability of the Original Declaration, subject to the satisfaction of certain Conditions Subsequent by the CS Cut-Off Date as more particularly provided therein.

WHEREAS, the Conditions Subsequent were timely satisfied by the CS Cut-Off Date.

NOW, THEREFORE, the Master Association hereby enters into this Acknowledgment to memorialize and provide public notice that all of the Conditions Subsequent were timely satisfied by the CS Cut-Off Date.

1. Recitals; Defined Terms. The above Recitals are true and correct and are incorporated in this Acknowledgment. The Original Declaration, as amended by the First Amendment, and as may be further amended from time to time is referred to herein as the "Declaration"). All capitalized terms used in this Acknowledgment that are not defined in this Acknowledgment shall have the meanings ascribed to them in the First Amendment.

2. Acknowledgement; Waiver. The Master Association hereby acknowledges and confirms that all of the Conditions Subsequent were timely satisfied by the CS Cut-Off Date, and thus, the First Amendment and the Release (as defined in the First Amendment) shall remain in full force and effect, in perpetuity, without any remaining condition thereto. The First Amendment and the Release thereunder shall under no circumstance be rendered null and void, and the Released Property shall forever remain unencumbered by the Declaration. The Master Association waives and releases any and all rights or claims it may have to render the First Amendment and the Release void or to otherwise impose or enforce the terms of the Declaration against the Released Parcel.

*[remainder of page intentionally left blank]*



Letter to Broward County Attorney  
Inverrary Community  
March 30, 2026  
Page 8 of 8

**ATTACHMENT E**  
**FORM JOINDER**

[See attached 2 pages]

**JOINDER BY GOVERNMENTAL INTEREST**  
(Broward County)

The undersigned being the owner of certain lands within the area entitled to vote on an amendment to the Declaration of Use Restrictions Inverrary Golf Course and Clubhouse Lands recorded on July 23, 1971, in Official Records Book 4560, Page 670, of the Public Records of Broward County, Florida (the “**Original Declaration**”) does hereby approve and join in to this First Amendment to Declaration of Use Restrictions Inverrary Golf Course and Clubhouse Lands to amend the Original Declaration to release the Released Property as described therein on behalf of the following lands:

Folio ID	Interest Type	How Interest Was Acquired	Recording Information	Square Footage	Acreage
4941 23 01 0140	Fee Simple	QCD	7167/663	40,680	0.93
4941 23 22 0010	Fee Simple	QCD	45975/1311	87,191	2.00
4941 23 01 0030	Fee Simple	Order of Taking	19518/651	44,431	1.02
4941 23 01 0055	Fee Simple	Order of Taking	19518/651	116,740	2.68
<b>TOTAL</b>				<b>289,042 SF</b>	<b>6.63 acres</b>

*IN WITNESS WHEREOF*, these presents have been executed this \_\_ day of \_\_\_\_\_, 2026.

Signed, sealed and delivered in the presence of these witnesses:

**Broward County**, a political subdivision of the State of Florida, by and through its County Administrator

Witness #1: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Address: \_\_\_\_\_

Witness #2: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Address: \_\_\_\_\_

By: \_\_\_\_\_  
Monica Cepero  
County Administrator

Approved as to form by:  
Andrew J. Meyers, Esq.  
Broward County Attorney  
115 South Andrews Avenue, Suite 423  
Ft. Lauderdale, Florida 33301  
Telephone: (954) 357-7600

By: \_\_\_\_\_  
[NAME] [DATE]  
[TITLE]

By: \_\_\_\_\_  
[NAME] [DATE]  
[TITLE]

