

PREPARED BY: Siegfried, Kipnis, et al
1570 Madruga Avenue, Suite 300
Coral Gables, FL 33146
REAL: SUP, DEC

→ RETURN TO:
TITLE EXAMINERS, INC.
Dadeland Executive Office Park
10691 North Kendall Drive
Suite # 106
Miami, Florida 33176

SUPPLEMENTAL DECLARATION

87415702

THIS AMENDMENT, made and entered into this 17th day of September, 1987, by SOUTHPOINTE II ASSOCIATES, a Florida General Partnership, hereinafter referred to as "DECLARANT".

W I T N E S S E T H :

WHEREAS, the DECLARANT caused that certain Declaration of Covenants, Restrictions and Easements for SOUTHPOINTE II (the "DECLARATION OF SOUTHPOINTE II HOMEOWNERS"), to be recorded on June 10, 1985, in Official Records Book 12596, Page 371, of the Public Records of Broward County, Florida; and

WHEREAS, pursuant to Article II of the Declaration of Southpointe II Homeowners (hereinafter referred to as the "Declaration") DECLARANT has been granted the authority to annex all or portions of the real property described in Exhibit "A" and Exhibit "A1" to the lands already subject to the provisions of said Declaration of Restrictions by a supplemental declaration to said Declaration;

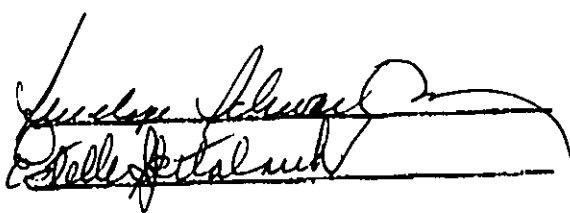
NOW, THEREFORE, DECLARANT hereby declares that:

1. All the real property as herainabove described, shall be held, sold, and conveyed subject to all the easements, restrictions, covenants and conditions included within all provisions of the Declaration as hereinabove described, which provisions shall run with the real property and shall be binding upon all parties having any right, title, or interest in the property or any part thereof, their heirs, personal representatives, successors and assigns, and shall inure to the benefit of each thereof.

IN WITNESS WHEREOF, DECLARANT, a Florida General Partnership, has caused this instrument to be executed on this 17 day of September, 1987.

Signed, Sealed and Delivered
In The Presence Of:

SOUTHPOINTE II ASSOCIATES, a
Florida General Partnership
By: 2385, INC., a Florida Corp-
oration, its General Partner



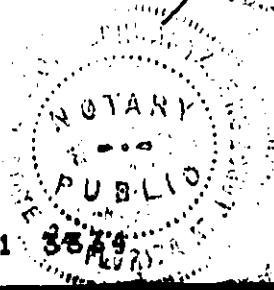
By: 
JOSEPH M. FELDMAN, President

STATE OF FLORIDA)
) SS:
COUNTY OF DADE)

BEFORE ME, the undersigned authority, duly authorized to administer oaths and take acknowledgments, personally appeared JOSEPH M. FELDMAN, as President of 2385, INC., a Florida Corporation, General Partner of SOUTHPOINTE II ASSOCIATES, a Florida General Partnership, and acknowledged the foregoing in his capacity as same for the purposes herein described this 17 day of September, 1987.


NOTARY PUBLIC, State of Florida

My Commission Expires:
PENELOPE SCHWARTZBERG
NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXPIRES OCT. 5, 1987.
BONDED THRU GENERAL INSURANCE UND.
#83R296857



SEP 29 3 16 PM '87

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REAL JOINDER

JOINDER

VILLA WELLEBY ASSOCIATES, a New Jersey General Partnership, the Owner of the real property described in Exhibit "A" to this Supplemental Declaration, hereby joins in this Supplemental Declaration to the Declaration of Covenants, Restrictions and Easements for SOUTHPOINTE II, and agrees to accept all of the benefits, all of the duties, all of the responsibilities of said Declaration, its Exhibits and the Amendments to same.

IN WITNESS WHEREOF, VILLA WELLEBY ASSOCIATES has caused these presents to be signed in its name and by its proper officer this 11th day of September, 1987.

Signed, Sealed and Delivered
In The Presence Of:

VILLA WELLEBY ASSOCIATES, a
New Jersey General Partnership

By: VILLA WELLEBY, INC., a
Florida Corporation,
its General Partner

Lina Lopez
and G.M. [unclear]

By: [Signature]
ROBERT NOTTE, President

STATE OF FLORIDA)
COUNTY OF BROWARD) SS:

The foregoing Joinder for VILLA WELLEBY ASSOCIATES, a New Jersey General Partnership, was acknowledged before me this 11th day of September, 1987 by ROBERT NOTTE, as President of VILLA WELLEBY, INC., a Florida Corporation, General Partner of VILLA WELLEBY ASSOCIATES, a New Jersey General Partnership, on behalf of said partnership.

[Signature]
NOTARY PUBLIC

My Commission Expires:

Notary Public, State of Florida
My Commission Expires March 14, 1991
Bonded thru Frym - Insurance Inc.

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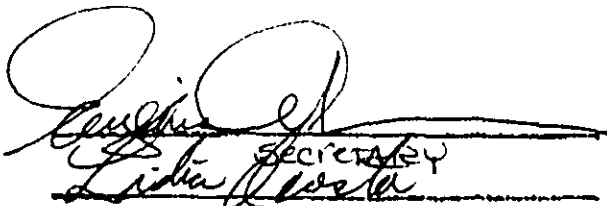
REAL JOINDER

JOINDER


S.E.T.L.D. CO., INC., a Florida corporation, the Owner of the real property described in Exhibit "A1" to this Supplemental Declaration, hereby joins in this Supplemental Declaration to the Declaration of Covenants, Restrictions and Easements for SOUTHPOINTE II, and agrees to accept all of the benefits, all of the duties, all of the responsibilities of said Declaration, its Exhibits and the Amendments to same.

IN WITNESS WHEREOF, S.E.T.L.D. CO., INC. has caused these presents to be signed in its name and by its proper officer and its corporate seal to be affixed, this 2 day of September 1987.

Signed, Sealed and Delivered
In The Presence Of:


Secretary


S.E.T.L.D. CO., INC., a
Florida Corporation

By: 
Vice President

(corporate seal)

STATE OF FLORIDA)
) SS:
COUNTY OF Dade)

The foregoing Joinder for S.E.T.L.D. CO., INC., a Florida Corporation, was acknowledged before me this 3rd day of September 1987 by Robert A. Vale, as Vice President of S.E.T.L.D. CO., INC., a Florida Corporation, on behalf of said corporation.


NOTARY PUBLIC

My Commission Expires:
Notary Public, State of Florida at Large
My Commission Expires July 27, 1991.
Bonded thru Huckleberry & Associates

BN 14835PG0807

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EXHIBIT "A"

LEGAL DESCRIPTION

A PORTION OF PARCEL 3b, "WELLEBY N.W. QUADRANT", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 110 AT PAGE 48 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE EASTERLY CORNER OF SAID PARCEL 3b; SAID POINT LYING ON THE WESTERLY RIGHT-OF-WAY LINE OF HIATUS ROAD AND ON THE ARC OF A CURVE WITH A RADIAL LINE THRU SAID POINT BEARING NORTH 37°07'04" WEST; THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY BOUNDARY LINE OF SAID PARCEL 3b AND THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 1732.25 FEET AND A CENTRAL ANGLE OF 07°26'34" FOR AN ARC DISTANCE OF 225.02 FEET; THENCE NORTH 46°03'57" WEST FOR 168.85 FEET; THENCE SOUTH 43°56'03" WEST FOR 91.97 FEET; THENCE NORTH 46°03'57" WEST FOR 110.00 FEET; THENCE NORTH 43°56'03" EAST FOR 110.90 FEET; THENCE NORTH 46°03'57" WEST FOR 130.80 FEET; THENCE SOUTH 43°56'03" WEST FOR 20.90 FEET; THENCE NORTH 46°03'57" WEST FOR 107.56 FEET; THENCE NORTH 43°56'03" EAST FOR 111.80 FEET; THENCE NORTH 47°28'05" WEST FOR 71.33 FEET; THENCE NORTH 10°11'04" WEST FOR 22.84 FEET; THENCE NORTH 42°07'53" EAST FOR 102.51 FEET TO A POINT ON THE NORTHEASTERLY BOUNDARY LINE OF SAID PARCEL 3b; THENCE SOUTH 46°03'57" EAST ALONG SAID NORTHEASTERLY BOUNDARY LINE FOR 630.75 FEET TO THE EASTERLY CORNER OF SAID PARCEL 3b AND THE POINT OF BEGINNING.

SAID LAND LYING AND BEING IN THE CITY OF SUNRISE, BROWARD COUNTY, FLORIDA.

BK 14835PG0808

ATTACHMENT "A-1"
LAND DESCRIPTION

A PORTION OF PARCEL 3b, "WELLEBY N.W. QUADRANT", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 110, AT PAGE 48, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID PARCEL 3b; THENCE NORTH 00° 01' 55" WEST ALONG THE WESTERLY BOUNDARY LINE OF SAID PARCEL 3b FOR 357.19 FEET; THENCE NORTH 89° 58' 05" EAST FOR 607.88 FEET; THENCE SOUTH 46° 03' 57" EAST ALONG THE NORTHEASTERLY BOUNDARY LINE OF SAID PARCEL 3b FOR 69.25 FEET; THENCE SOUTH 42° 07' 53" WEST FOR 102.51 FEET; THENCE SOUTH 10° 11' 04" EAST FOR 22.84 FEET; THENCE SOUTH 47° 28' 05" EAST FOR 71.33 FEET; THENCE SOUTH 43° 56' 03" WEST FOR 185.26 FEET; THENCE NORTH 57° 24' 58" WEST FOR 123.66 FEET; THENCE NORTH 88° 54' 55" WEST FOR 1.62 FEET; THENCE NORTH 00° 01' 55" WEST FOR 147.35 FEET; THENCE SOUTH 89° 58' 05" WEST FOR 75.56 FEET; THENCE SOUTH 00° 01' 55" EAST FOR 20.00 FEET; THENCE SOUTH 89° 58' 05" WEST FOR 109.44 FEET; THENCE SOUTH 00° 01' 55" EAST FOR 20.00 FEET; THENCE SOUTH 89° 58' 05" WEST FOR 32.00 FEET; THENCE SOUTH 00° 01' 55" EAST FOR 68.99 FEET; THENCE SOUTH 89° 58' 05" WEST FOR 55.83 FEET; THENCE SOUTH 00° 01' 55" EAST FOR 44.00 FEET; THENCE NORTH 89° 58' 05" EAST FOR 52.50 FEET; THENCE SOUTH 00° 01' 55" EAST FOR 90.10 FEET TO A POINT ON THE SOUTHERLY BOUNDARY LINE OF SAID PARCEL 3b; THENCE SOUTH 89° 58' 05" WEST ALONG SAID SOUTHERLY BOUNDARY LINE FOR 120.67 FEET; THENCE NORTH 00° 01' 55" WEST FOR 85.10 FEET; THENCE SOUTH 39° 26' 51" WEST FOR 110.25 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE CITY OF SUNRISE, BROWARD COUNTY, FLORIDA AND CONTAINING 3.4846 ACRES ± (151788.2 SQUARE FEET) MORE OR LESS.

RECORDED IN THE PUBLIC RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
L. A. HESTER
COUNTY ADMINISTRATOR

BK 14835 PG 0809