

TOWN COLONY CONDOMINIUM ASSOCIATION, INC.

AMENDED & RESTATED

DECLARATION OF CONDOMINIUM

EXHIBITS LIST

EXHIBIT "A"

Land & Legal Descriptions

EXHIBIT "B"

Typical First & Second Floor Plan

EXHIBIT "C"

Restated & Amended Articles of Incorporation

EXHIBIT "D"

By-Laws

EXHIBIT "E"

Structural & Non Structural Common Elements' Common Expenses

Exhibit "A"

1084

OFF REC. 3014 PAGE 725

E. & W. 1350'
FUNSTON STREET

S & W 1350'
PAVED PARKING AREA

N.W. COR. 1/2 LOTS
BLOCK 4 SEC. 21-54-2

N 0° 03' 15" E

R=69620.3'
Δ=00° 41' 40.5"
Area=36.544'

EASEMENT

LIMITED COMMON ELEMENTS
BOTH FLOORS

2 STY. CBS. UNIT "A"

LIMITED COMMON ELEMENTS
BOTH FLOORS

EASEMENT

S 0° 03' 15" W

15 FT.

71124

S 78° 52' 33" W 140.00'



Shaded Area denotes Limited Common Elements
Cuts to Building taken from Architect's plan

Exhibit: A
2 of 4
LEGAL DESCRIPTION

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PARCEL "A"

Begin at the NW corner of the East $\frac{1}{2}$ of Lot 3, Block 4, of Section 21, Township 51 South, Range 42 East according to the map of "TOWN OF HALLANDALE" as recorded in plat book "B" at page 13 of the public records of Dade County, Florida; Thence due East along the North line of the East $\frac{1}{2}$ of the said lot 3 for a distance of 135 feet; Thence South 00 degrees 03 minutes 15 seconds West, parallel to the West line of the East $\frac{1}{2}$ of the said Lot 3 for a distance of 90 feet; Thence South 11 degrees 07 minutes 27 seconds East for a distance of 71.12 feet; Thence South 78 degrees 52 minutes 33 seconds West for a distance of 140.11 feet to a point on the Easterly right-of-way of State Road No. 9 and a point on a circular curve whose center bears North 83 degrees 11 minutes 55.2 seconds East from said point; Thence Northerly along the right-of-way of State Road No. 9 and along the said circular curve having a radius of 6,962.03 feet through a central angle of 00 degrees 47 minutes 40.3 seconds for an arc distance of 96.54 feet to the intersection thereof with the West line of the East $\frac{1}{2}$ of the said Lot 3; Thence North 00 degrees 03 minutes 15 seconds East, along the West line of the East $\frac{1}{2}$ of the said Lot 3, for a distance of 90.24 feet to the point of beginning, LESS the North 15 feet of the above described parcel of land.

NOTE:

1. Numbered parking spaces have unity of title with corresponding numbered apartments.
2. Limited common element includes shaded area and all that portion of Parcel "A" outside of building except parking areas and easements.
3. All easements are general common elements.
4. Unnumbered parking area is a general common element.

Exhibit "A"

4 of 4

OFF REC 3014 PAGE 728

LEGAL DESCRIPTION

PARCEL "B"

Commence at the NW corner of the East $\frac{1}{4}$ of Lot 3, Block 4, of Section 21, Township 51 South, Range 42 East according to the map of "TOWN OF HALLANDALE" as recorded in plat book "B" at page 13 of the public records of Dade County, Florida; Thence due East along the North line of the East $\frac{1}{4}$ of the said Lot 3 for a distance of 135 feet; Thence South 00 degrees 03 minutes 15 seconds West parallel to the West line of the East $\frac{1}{4}$ of the said Lot 3 for a distance of 90 feet; Thence South 11 degrees 07 minutes 27 seconds East for a distance of 71.12 feet to the point of beginning of the tract of land herein described; Thence continue South 11 degrees 07 minutes 27 seconds East for a distance of 94.39 feet to a point which is located 251.84 feet South of the North line of the said Lot 3 and 167.42 feet West of the East line of the said Lot 3; Thence South 00 degrees 12 minutes 30 seconds West, parallel to the East line of the said Lot 3, a distance of 65.92 feet; Thence North 89 degrees 57 minutes 30 seconds West for a distance of 65 feet; Thence North 79 degrees 32 minutes 39 seconds West for a distance of 77.39 feet to a point on the Easterly right-of-way of State Road No. 9 and a point on a circular curve whose center bears North 82 degrees 13 minutes 26 seconds East from said point; Thence Northerly along the right-of-way of State Road No. 9 and along the said circular curve having a radius of 6,962.03 feet through a central angle of 00 degrees 58 minutes 29.2 seconds for an arc distance of 111.08 feet; Thence North 78 degrees 52 minutes 33 seconds East for a distance of 140.11 feet to the point of beginning.

NOTE:

1. Numbered parking spaces have unity of title with corresponding numbered apartments.
2. Limited common element includes shaded area and all that portion of Parcel "B" outside of building except parking areas and easements.
3. All easements are general common elements.

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

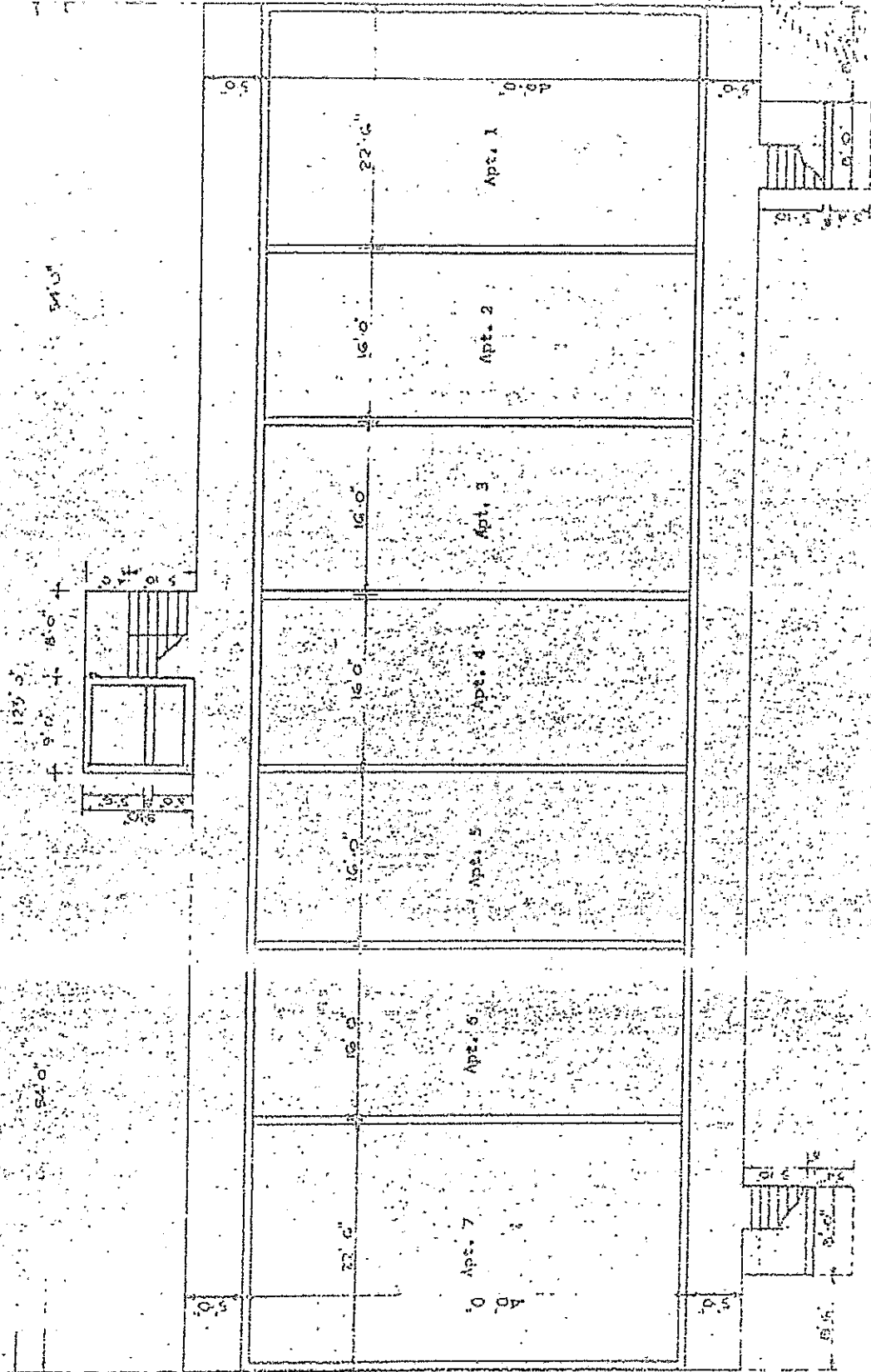


Exhibit "B"

1 of 2

TYPICAL FIRST FLOOR PLAN

Notes: Dimensions are to the finished exterior of the building.



Exhibit "B"

2 of 2

TYPICAL SECOND FLOOR PLAN

THIS PLAN IS A REPRODUCTION OF THE ORIGINAL PLAN AND IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

EXHIBIT "E"

The Structural Common Elements' Common Expenses

&

The Non-Structural Common Elements' Common Expenses

Shares of Ownership

The Condominium contains fifty-six (56) units. The owner of each unit shall also own a one fifty-sixth ($1/56^{\text{th}}$) undivided share in the common elements and the common surplus.