

DECLARATION OF CONDOMINIUM

-OF-

THE TOWN COLONY

Hollywood, Florida

MADE this 26th day of December 1963, by TOWN COLONY, INC., a Florida corporation, hereinafter called developer, for itself, its successors, grantees and assigns, to its grantees and assigns and their heirs, successors and assigns.

WHEREIN the developer makes the following declarations:

1. Purpose. The purpose of this Declaration is to submit the lands herein described and the improvements to be constructed thereon to the condominium form of ownership and use.

1. The land. The lands owned by developer which are hereby submitted to the condominium form of ownership are the following described lands lying in Broward County, Florida:

A Portion of the W $\frac{1}{2}$ of the E $\frac{1}{2}$ of Lot 3, Block 4, Section 21, Township 51 South, Range 42 East, according to the Map of Hallandale, as recorded in Plat Book "B", Page 13 of the Public Records of Dade County, Florida, said lands lying and being in Broward County, Florida, as more particularly described in Exhibit "A".

which lands are herein called "the land", and upon which developer proposes to construct a multi-family residential community designated as The Town Colony, a condominium, pursuant to Section 8 (1) (b) of the Florida Condominium Act, Chapter 63-35.

2. Condominium. Condominium is that form of ownership under which the units of a building intended for independent use are owned by different owners in fee simple, and the parts of the building other than such units, as well as the land, are owned by such owners in undivided shares as tenants in common, which undivided shares are appurtenances to the respective units of the building.

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