

ASSIGNMENT OF CERTAIN RIGHTS AND OBLIGATIONS UNDER THE DECLARATION OF RESTRICTIVE COVENANTS FOR EASTPOINTE SUBDIVISION PUD TO EASTLAKES PROPERTY OWNERS' ASSOCIATION, INC.

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WHEREAS, EASTPOINTE DEVELOPMENT CORPORATION, a Florida corporation, and successor, GENERAL ELECTRIC CREDIT CORPORATION, a New York corporation authorized to do business in the State of Florida, hereafter "GECC", filed a certain Declaration of Restrictive Covenants, as recorded in Official Record Book 2733, Page 1230, and as amended in Official Record Book 2733, Page 1132, Official Record Book 2987, Page 1079, Official Record Book 3040, Page 1508, Official Record Book 3101, Page 614, Official Record Book 3198, Page 1725, and Official Record Book 3544, Page 765, all in the public records of Palm Beach County, Florida, hereafter "Declaration", which Declaration is applicable to certain property described in attached Exhibit A, hereafter "Eastpointe PUD", and

WHEREAS, the Declaration authorizes the creation of the Eastpointe Home Owners' Association, Inc., hereafter "Home Owners' Association", and empowers said Home Owners' Association to operate and maintain all common areas of Eastpointe PUD as well as to assess and impose liens on individual lots and units in Eastpointe PUD to fund its operation, and

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WHEREAS, the Declaration also grants unto Home Owners' Association the right to act as an Architectural Board, to enforce the Declaration, and to perform other acts as more specifically set out in the Declaration in order to benefit all property in Eastpointe PUD, and

WHEREAS, those areas identified in attached EXHIBIT B, hereafter "Eastpointe East", have been developed and most of the area sold by GECC, and

WHEREAS, those areas identified in attached EXHIBIT C, hereafter "Eastlakes" are now being developed by GECC, and

WHEREAS, those areas identified in attached EXHIBIT D, hereafter "Condominium Areas", are also being developed by GECC, but under a condominium form of ownership, and

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WHEREAS, GECC is desirous of creating or has created additional non-profit associations to govern certain portions of Eastpointe PUD; one to govern Eastpointe East, one to govern Eastlakes, and one or more to govern the condominium areas, and

WHEREAS, the Association which will govern Eastpointe East shall be known as the Eastpointe Property Owners' Association, hereafter "Eastpointe Association", and

WHEREAS, the Association which will govern Eastlakes will be known as the Eastlakes Property Owners' Association, hereafter "Eastlakes Association", and

WHEREAS, certain rights and obligations of the Home Owners' Association are being assigned and certain common areas deeded to the Eastlakes Association and the Eastpointe Association, and

WHEREAS, it is contemplated that after the various Assignments of Rights and transfer of ownership of property, the Home Owners' Association will own certain common areas used by all property owners in Eastpointe PUD, including roads, entrance ways and guard houses, and will be responsible for any matters which affect the Eastpointe PUD as a whole, such as underground storm drainage, sewer and roadway maintenance, and

WHEREAS, it is contemplated that the Home Owners' Association will also retain some assessment and lien rights in order to fund the responsibility retained by it, and

WHEREAS, the assignment is for the purpose of assigning all rights and obligations to the Eastlakes Association over all property in Eastlakes except those specifically reserved in this instrument, and

WHEREAS, a deed covering the property described in attached EXHIBIT E will be delivered for recording concurrently herewith, and

WHEREAS, a majority of the current membership of the Eastpointe Home Owners' Association has approved this assignment at a meeting held on June 7, 1982.

NOW, THEREFORE, in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, including

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acceptance of obligations hereunder, the Home Owners' Association hereby assigns unto the Eastlakes Association, its successors and assigns forever, all rights and obligations it has under the above referenced Declaration connected with the property in Eastlakes, except the following:

1. The obligation and right to regulate and maintain all areas in Eastlakes which are not being deeded to the Eastlakes Association. The property being transferred to the Eastlakes Association is outlined in attached EXHIBIT E.

2. The right to assess and lien lots or units in Eastlakes and the right to foreclose said liens for the purposes set forth in the Declaration relative to the cost associated with operating expenses and improvements to common areas retained by the Home Owners' Association. It is the intent of the Home Owners' Association that the Eastlakes Association will exercise its rights arising under the Declaration in order to maintain and operate the common areas in Eastlakes which have been deeded to the Eastlakes Association, and to fulfill its obligations hereunder.

3. The right to require automatic membership in the Home Owners' Association by virtue of ownership of a lot or unit at Eastlakes.

IN WITNESS WHEREOF, the Eastpointe Home Owners' Association, Inc. has caused these presents to be executed this 30th day of August, 1982, by its corporate officers.

Witnesses:

EASTPOINTE HOME OWNERS'
ASSOCIATION, INC.

Perry Halloran
Rachel Craig

By

Richard Nigro
Richard Nigro, President

Attest:

Jeanne Tichy
Jeanne Tichy, Secretary

STATE OF FLORIDA

COUNTY OF PALM BEACH

I HEREBY CERTIFY that on this day, before me, a notary public authorized in the State and County aforesaid to take acknowledgments, personally appeared RICHARD NIGRO and JEANNE TICHY, to me known to be the President and Secretary of EASTPOINTE HOME OWNERS' ASSOCIATION, INC., a Florida corporation not for profit, and they acknowledged before me the execution of the foregoing

instrument on behalf of the corporation for the uses and purposes therein stated.

WITNESS my hand and seal this 30th day of August, 1982.

(NOTARY SEAL)

Perry D. Sullivan
Notary Public, State of Florida
at Large
Notary Public, State of Florida
My Commission Expires April 30, 1986

ACCEPTANCE OF RIGHTS, OBLIGATIONS AND RESPONSIBILITIES

COMES NOW, the EASTLAKES PROPERTY OWNERS' ASSOCIATION, INC., and hereby accepts the foregoing assignment and all rights, obligations and responsibilities imposed thereunder.

EXECUTED this 30 day of August, 1982.

Witnesses:

EASTLAKES PROPERTY OWNERS' ASSOCIATION, INC.

Perry Sullivan
Richard Neger

By Richard Neger, Pres.

Attest: [Signature]

STATE OF FLORIDA

COUNTY OF PALM BEACH

I HEREBY CERTIFY that on this day, before me, a notary public authorized in the State and County aforesaid to take acknowledgments, personally appeared RICHARD NEGER and A.W. NIX, to me known to be the President and Secretary of EASTLAKES PROPERTY OWNERS' ASSOCIATION, INC., a Florida corporation not for profit, and they acknowledged before me the execution of the foregoing instrument on behalf of the corporation for the uses and purposes therein expressed.

WITNESS my hand and official seal this 30 day of August 1982.

(NOTARY SEAL)

Perry D. Sullivan
Notary Public, State of Florida
at Large
My Commission Expires: _____
Notary Public, State of Florida
My Commission Expires April 30, 1986
Based on the law of: Secretary, Inc.

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EXHIBIT A

DESCRIPTION OF EASTPOINTE PUD

TRACT 1

All that portion of Section 27, Township 41 South, Range 42 East, Palm Beach County, Florida, lying West of Florida's Turnpike (Formerly Sunshine State Parkway) as now laid out and in use excepting therefrom the South One-Half (S 1/2) of the Southeast One-Quarter (SE 1/4) of the Southeast One-Quarter (SE 1/4) of the Southeast One-Quarter (SE 1/4) of said Section 27, and also excepting the North 75.00 Feet of said Section 27 deeded to Palm Beach County for Right-of-Way of Donald Ross Road.

TRACT 2

The Northwest One-Quarter (NW 1/4) of the Northeast One-Quarter (NE 1/4) of Section 34, Township 41 South, Range 42 East, containing 40 acres, more or less; Also the West One-Half (W 1/2) of the Northeast One-Quarter (NE 1/4) of the Northeast One-Quarter (NE 1/4) of Section 34, Township 41 South, Range 42 East, containing 20 acres, more or less; Excepting therefrom a tract of land lying in said Section 34, Township 41 South, Range 42 East, Palm Beach County, Florida, being condemned by the Florida State Turnpike Authority, more particularly described as follows: Beginning at a point on the northerly Right-of-Way line of Hood Road, said Point lying S 01°16'03"W, a distance of 1,289.05 Feet, and N 88°40'48"W, a distance of 657.50 Feet from the Northeast corner of Section 34, Township 41 South, Range 42 East, Palm Beach County, Florida; Thence N 88°40'48"W, along said northerly Right-of-Way line of Hood Road, a distance of 657.60 Feet to a Point; Thence N 01°22'21"E, a distance of 33.58 Feet to a Point; Thence S 88°56'59"E, a distance of 288.39 Feet to a Point; Thence N 86°33'40"E, a distance of 370.47 Feet to a Point; Thence S 01°19'12"W, a distance of 65.68 Feet to the Point of Beginning. Containing 0.64 acre, more or less.

TRACT 3

The North One-Half (N 1/2) of the Northwest One-Quarter (NW 1/4), less County Road Right-of-Way, and less the West One-Quarter (W 1/4) of the Northwest One-Quarter (NW 1/4) of Section 34, Township 41 South, Range 42 East, Palm Beach County, Florida, containing approximately 68.75 acres.

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COMPOSITE EXHIBIT B

LEGAL DESCRIPTION OF EASTPOINTE EAST

All residential building lots shown on the following Plats of Eastpointe Country Club, all recorded in the Public Records of Palm Beach County, Florida:

Plat No. 1, EASTPOINTE COUNTRY CLUB, according to the Plat thereof recorded in Plat Book 32, Pages 7, 8 and 9.

Plat No. 2, EASTPOINTE COUNTRY CLUB, according to the Plat thereof recorded in Plat Book 33, Pages 130, 131 and 132.

Plat No. 3, EASTPOINTE COUNTRY CLUB, according to the Plat thereof recorded in Plat Book 34, Pages 16, 17 and 18.

Plat No. 4, EASTPOINTE COUNTRY CLUB, according to the Plat thereof recorded in Plat Book 34, Pages 73 through 77 inclusive.

Plat No. 5, EASTPOINTE COUNTRY CLUB, according to the Plat thereof recorded in Plat Book 34, Pages 128, 129 and 130.

Plat No. 5A, EASTPOINTE COUNTRY CLUB, according to the Plat thereof recorded in Plat Book 35, Pages 153 and 154.

Plat No. 6, EASTPOINTE COUNTRY CLUB, according to the Plat thereof recorded in Plat Book 35, Pages 155 through 158 inclusive.

Plat No. 7, EASTPOINTE COUNTRY CLUB, according to the Plat thereof recorded in Plat Book 35, Pages 195 through 200 inclusive.

Plat No. 7A, EASTPOINTE COUNTRY CLUB, according to the Plat thereof recorded in Plat Book 39, Pages 195, 196 and 197.

Plat No. 7B, EASTPOINTE COUNTRY CLUB, according to the Plat thereof recorded in Plat Book 40, Page 100.

Plat No. 8, EASTPOINTE COUNTRY CLUB, according to the Plat thereof recorded in Plat Book 36, Pages 11 through 18 inclusive.

AND LESS all areas to be deeded to The Northern Palm Beach County Water Control District described in attached Composite Schedule A, consisting of five (5) pages.

TOGETHER WITH the property described in attached Pages Two and Three of Exhibit B.

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ALL REFERENCES HEREIN ARE TO THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

A portion of property in Plat No. 1 of EASTPOINTE COUNTRY CLUB CLUB, according to the Plat thereof recorded in Plat Book 32, Pages 7, 8 and 9, more particularly described as follows:

Tract 1 as shown on said Plat No. 1, less lots 1 through 21 inclusive in said Tract.

TOGETHER WITH

A portion of the property in Plat No. 2 of EASTPOINTE COUNTRY CLUB, according to the Plat thereof recorded in Plat Book 33, Pages 130, 131 and 132, more particularly described as follows:

Tract 6, as shown on said Plat No. 2, less Lots 22 through 33 inclusive.

TOGETHER WITH

A portion of Plat No. 3 of EASTPOINTE COUNTRY CLUB, according to the Plat thereof recorded in Plat Book 34, Pages 16, 17 and 18, more particularly described as follows:

Tracts 8, 10 and 11 as shown on said Plat No. 3, less Lots 34 through 49 inclusive as shown on Tract 8 and Lots 40 through 65 inclusive as shown on Tract 10.

TOGETHER WITH

A portion of Plat No. 4 of EASTPOINTE COUNTRY CLUB, according to the Plat thereof recorded in Plat Book 34, Pages 73 through 77 inclusive, more particularly described as follows:

Tracts 3, 4 and 5 as shown on said Plat 4.

TOGETHER WITH

A portion of Plat No. 5 of EASTPOINTE COUNTRY CLUB, according to the Plat thereof recorded in Plat Book 34, Pages 128 through 130 inclusive, more particularly described as follows:

Tracts 11, 13 and 14, as shown on said Plat No. 5, less Lots 84 through 93 inclusive, as shown on Tract 11, and Lots 66 through 81 inclusive as shown on Tract 13, and less areas replatted by Plat No. 5A, EASTPOINTE COUNTRY CLUB, according to the Plat thereof recorded in Plat Book 35, Pages 153 and 154

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TOGETHER WITH

A portion of Plat No. 6 of EASTPOINTE COUNTRY CLUB, according to the Plat thereof recorded in Plat Book 35, Pages 155 through 158, inclusive, more particularly described as follows:

All areas designated as Recreation Areas and Open Spaces and Buffer Areas on said Plat No. 6.

TOGETHER WITH

A portion of Plat No. 7 of EASTPOINTE COUNTRY CLUB, according to the Plat thereof recorded in Plat Book 35, Pages 195 through 200 inclusive, more particularly described as follows:

Those areas designated as Recreation Areas and Open Spaces on said Plat No. 7, less areas replatted by Plat No. 7A, EASTPOINTE COUNTRY CLUB, according to the Plat thereof recorded in Plat Book 39, Pages 195 through 197 inclusive.

TOGETHER WITH

A portion of Plat No. 7A of EASTPOINTE COUNTRY CLUB, according to the Plat thereof recorded in Plat Book 39, Pages 195 through 197 inclusive, more particularly described as follows:

Tract 1 of said Plat No. 7A, less Parcels 1 through 60 inclusive as shown on said Tract 1, and less those areas replatted by Plat 7B, EASTPOINTE COUNTRY CLUB, according to the Plat thereof recorded in Plat Book 40, Page 100.

TOGETHER WITH

A portion of Plat No. 7B, EASTPOINTE COUNTRY CLUB, according to the Plat thereof recorded in Plat Book 40, Page 100, more particularly described as follows:

Tract 1 as shown on said Plat No. 7B, less Lots 10 and 11 as shown on said Tract 1.

TOGETHER WITH

A portion of Plat No. 8 of EASTPOINTE COUNTRY CLUB, according to the Plat thereof recorded in Plat Book 36, pages 11 through 18 inclusive, more particularly described as follows:

Those areas designated in said Plat No. 8 as Recreation Areas and Open Spaces, less the area designated "Open Space" adjacent to Block 3 of said Plat.

SUBJECT TO ALL EASEMENTS OF RECORD

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DESCRIPTION OF PROPERTY TO BE DEEDED TO NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT, TOGETHER WITH EASEMENTS IN PLATS 1, 2, 3, 4, 5, 5A, 6, 7, 7A, 8 AND 8A, OF EASTPOINTE COUNTRY CLUB, AND THE PLAT OF EASTPOINTE BOULEVARD.

PLAT 1

All of the property designated as Drainage Easements on Plat No. 1, EASTPOINTE COUNTRY CLUB, according to the Plat thereof, recorded in plat Book 32, Pages 7, 8 and 9, Public Records of Palm Beach County, Florida, less a portion of the Drainage Easement adjacent to the West boundary of Plat No. 1 described as follows:

Commencing at the Southwest corner of aforesaid Drainage Easement; run thence North $0^{\circ}07'11''$ East along the West line of said Plat No. 1, a distance of 85.90 feet to the point of Beginning of the herein described parcel; thence continue North $0^{\circ}07'11''$ East, a distance of 226.43 feet; thence North $36^{\circ}19'36''$ East, a distance of 57.93 feet; thence South $39^{\circ}48'20''$ East, a distance of 195.26 feet; thence South $46^{\circ}00'18''$ West, a distance of 30.75 feet; thence South $56^{\circ}20'11''$ East, a distance of 33.75 feet to a point in the southeasterly boundary of aforesaid Drainage Easement; thence South $26^{\circ}33'54''$ West and running along the boundary of said Drainage Easement, a distance of 20.05 feet; thence South $46^{\circ}06'36''$ West, a distance of 20.58 feet; thence North $56^{\circ}20'11''$ West and departing said Easement boundary, a distance of 40.54 feet; thence South $46^{\circ}00'18''$ West, a distance of 129.86 feet; thence North $41^{\circ}11'09''$ West, a distance of 22.45 feet to the Point of Beginning.

TOGETHER WITH a portion of Tract 2 of said Plat No. 1 described as follows:

A strip of land 12 feet wide lying 6 feet each side of the following described centerline:

Commencing at the Northeast corner of said Tract 2; run thence South $5^{\circ}30'59''$ East, along the East line of Tract 2, a distance of 12.67 feet to the Point of Beginning of the herein described centerline; thence North $81^{\circ}48'04''$ West, a distance of 52.46 feet to a point in the North line of said Tract 2 and the end of the herein described centerline.

TOGETHER WITH an easement 12 feet in width lying 6 feet each side of the following described centerline:

Commencing at the Southeast corner of Tract 1 of said Plat No. 1; run thence North $31^{\circ}29'22''$ West along the easterly line of Tract 1, a distance of 1.5 feet to the Point of Beginning of the herein described centerline; thence South $58^{\circ}30'38''$ East, a distance of 36.5 feet; thence South $2^{\circ}48'06''$ East, a distance of 74.0 feet; thence South $63^{\circ}23'46''$ East, a distance of 122.0 feet; thence North $67^{\circ}02'31''$ West, a distance of 5.5 feet to a point in the North right of way line of Eastpointe Way and the end of the herein described centerline.

ALL BEING SUBJECT TO EASEMENTS OF RECORD.

CONTAINING 2.876 ACRES, MORE OR LESS.

PLAT 2

All of the property designated as Drainage Easements on Plat No. 2, EASTPOINTE COUNTRY CLUB, according to the Plat thereof, recorded in Plat Book 33, Pages 130, 131 and 132, Public Records of Palm Beach County, Florida.

SCHEDULE A TO COMPOSITE EXHIBIT B

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TOGETHER WITH a strip of land 12 feet in width and lying 6 feet each side of the following described centerline.

Commencing at the PRM marking the Northwest corner of a Drainage Easement on said Plat 2; run thence South 55°36'31" East along the northerly line of said Drainage Easement, a distance of 44.69 feet to the Point of Beginning of the herein described centerline; run thence North 25°33'07" West, a distance of 80.56 feet to a point of the southerly boundary of a Drainage Easement and the end of herein described centerline.

TOGETHER WITH a strip of land 12 feet in width and lying 6 feet each side of the following described centerline.

Commencing at the Northwest corner of said Plat No. 2; run thence South 5°30'59" East, along the West line of said Plat No. 2, a distance of 12.67 feet to the Point of Beginning of the herein described centerline; thence South 81°48'04" East, a distance of 24.4 feet; thence South 86°23'01" East, a distance of 141.95 feet; thence South 30°29'51" East, a distance of 103.30 feet; thence South 77°44'21" East, a distance of 109.60 feet to a point in the northerly boundary of aforesaid Drainage Easement and the end of the herein described centerline. Said centerline end lying North 64°34'04" East, a distance of 3.53 feet from the West end of said Drainage Easement.

SUBJECT TO EASEMENT OF RECORD

CONTAINING 4.501 ACRES, MORE OR LESS

PLAT 3

All of the property designated as Drainage Easements on Plat No. 3, EASTPOINTE COUNTRY CLUB, according to the Plat thereof, recorded in Plat Book 34, Pages 16, 17 and 18, Public Records of Palm Beach County, Florida, except the 12 foot wide Drainage Easements.

TOGETHER WITH an easement over the 12 foot wide Drainage Easements centered on the line between Lots 62 and 63 and on the line between Lots 35 and 36, as shown on said Plat No. 3.

TOGETHER WITH a 12 foot wide easement across Whispering Lakes Lane connecting the aforesaid 12 foot wide Drainage Easements.

CONTAINING 3.485 ACRES, MORE OR LESS.

PLAT 4

All of the property designated as Drainage Easement on Plat No. 4, EASTPOINTE COUNTRY CLUB, according to the Plat thereof, recorded in Plat Book 34, Pages 73 through 77, inclusive, Public Records of Palm Beach County, Florida, except those Drainage Easements which are included within the boundary of Lots 1 through 40 of said Plat No. 4, and less a portion of Drainage Easement 2 of said Plat No. 4, described as follows:

Commencing at the Southeast corner of Drainage Easement 2; run thence North 0°07'11" East along the East line of Drainage Easement 2, a distance of 85.90 feet to the Point of Beginning of the herein described parcel; thence North 41°11'09" West, a distance of 137.00 feet; thence North 36°19'36" East, a distance of 153.08 feet to the East line of Drainage Easement 2; thence South 0°07'11" West along said East line, a distance of 226.43 feet to the Point of Beginning.

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TOGETHER WITH a portion of the Golf Course area of Plat No. 4 described as follows:

Commencing at the Southeasterly corner of Plat No. 4; run thence North $60^{\circ}18'39''$ West along the southerly line of Plat No. 4, a distance of 418.06 feet; thence North $49^{\circ}39'34''$ West, a distance of 461.58 feet; thence North $60^{\circ}36'14''$ West, a distance of 244.48 feet; thence North $69^{\circ}26'38''$ West, a distance of 248.46 feet; thence North $54^{\circ}40'36''$ West, a distance of 80.78 feet to the Point of Beginning of the herein described parcel; thence continue North $54^{\circ}40'36''$ West, a distance of 193.5 feet; thence North $35^{\circ}08'07''$ West, a distance of 174.08 feet; thence North $54^{\circ}06'02''$ East, and departing the said southerly line of Plat No. 4, a distance of 30 feet; thence South $35^{\circ}08'07''$ East, a distance of 169.31 feet; thence South $54^{\circ}40'36''$ East, a distance of 186.50 feet; thence South $30^{\circ}59'39''$ West, a distance of 30.09 feet to the Point of Beginning.

TOGETHER WITH a portion of the Golf Course area of Plat No. 4; bounded as follows:

On the North by the South right of way line of Donald Ross Road; bounded on the South by a line parallel with and 60 feet South of the said South line of Donald Ross Road; bounded on the East by the West line of Tract No. 6 of said Plat No. 4; and bounded on the West by the West line of Plat No. 4.

SUBJECT TO EASEMENTS OF RECORD.

TOGETHER WITH a 12 foot wide parcel lying 6 feet each side of the following described centerline:

Commencing at the Northwest corner of Tract 6 of said Plat No. 4; run thence South $4^{\circ}12'38''$ East along the West line of Tract 6, a distance of 22.32 feet to the Point of Beginning of the herein described centerline; thence North $74^{\circ}13'51''$ East, a distance of 125.35 feet to a Point in the North line of said Tract 6 and the end of the herein described centerline.

SUBJECT TO EASEMENTS OF RECORD.

TOGETHER WITH an easement over the aforesaid Drainage Easements which are included within the boundary of Lots 1 through 40 of said Plat No. 4.

TOGETHER WITH easements 12 feet wide across Greens View Drive and across Sand Crane Drive connecting the Drainage Easement between Lots 5 and 6 with the Drainage Easement in Tract 5 and connecting the Drainage Easement between Lots 21 and 22 with the Drainage Easement in Tract 3 and connecting the Drainage Easement between Lots 29 and 30 with the Drainage Easement between Lots 43 and 44.

CONTAINING 9.766 ACRES, MORE OR LESS.

PLAT 5

All of the property designated as Drainage Easements on Plat No. 5, EASTPOINTE COUNTRY CLUB, according to the Plat thereof, recorded in Plat Book 34, Pages 128, 129 and 130, Public Records of Palm Beach County, Florida, excepting therefrom the 12 foot wide Drainage Easements through Tracts 11 and 13 of said Plat No. 5, Together with the following described parcel:

Commencing at the Southeast corner of said Plat No. 5; run thence North $60^{\circ}18'39''$ West, along the southerly boundary of Plat No. 5, a distance of 347.56 feet to the Point of Beginning of the herein described parcel; thence continue North $60^{\circ}18'39''$ West, a distance of 238.55 feet; thence North $9^{\circ}05'26''$ East, a distance

of 60.81 feet to a point in the southerly boundary of an existing Drainage Easement; thence South 65°06'31" East along the southerly boundary of said Drainage Easement, a distance of 20.79 feet; thence South 9°05'26" West, a distance of 44.85 feet; thence South 57°43'29" East, a distance of 109.42 feet; thence East, a distance of 18.91 feet; thence South 60°06'04" East, a distance of 46.14 feet; thence South 38°12'40" East, a distance of 55.66 feet to the Point of Beginning.

CONTAINING 4.762 ACRES, MORE OR LESS.

PLAT 5-A

An easement over that certain 20 foot wide Drainage Easement in the westerly portion of Lot 1 of Plat No. 5A, EASTPOINTE COUNTRY CLUB, according to the Plat thereof, recorded in Plat Book 35, Pages 153 and 154, Public Records of Palm Beach County, Florida.

PLAT 6

All of the property designated as Drainage Easements on Plat No. 6, EASTPOINTE COUNTRY CLUB, according to the Plat thereof, recorded in Plat Book 35, Pages 155 through 158, Public Records of Palm Beach County, Florida, excepting therefrom those Drainage Easements as shown on Plat No. 6, having a width of 12 feet.

TOGETHER WITH a 12 foot wide Drainage Easement across Bonnette Drive lying 6 feet each side of the following described centerline:

Beginning at a point in the Southerly right of way of Bonnette Drive distant thereon 7.3 feet westerly from the Northwest corner of Lot 1, Block 1 of said Plat No. 6; thence North 25°38'28" West, a distance of 60.1 feet to the North line of Bonnette Drive and the end of the herein described centerline.

CONTAINING 5.723 ACRES, MORE OR LESS.

PLAT 7

All the property designated as Drainage Easements on Plat No. 7, EASTPOINTE COUNTRY CLUB, according to the Plat thereof, recorded in Plat Book 35, Pages 195 through 200, Public Records of Palm Beach County, Florida, excepting therefrom the 12 foot wide Drainage Easements, as shown on said Plat No. 7 and also excepting those Drainage Easements replatted by Plat No. 7A of EASTPOINTE COUNTRY CLUB.

TOGETHER WITH a 12 foot wide Drainage Easement across Bonnette Drive lying 6 feet each side of the following described centerline:

Beginning at a point in the westerly right of way line of Bonnette Drive distant thereon 133.3 feet southerly from the Southeast corner of Lot 1, Block 6 of said Plat No. 7; thence North 86°03'17" East, a distance of 62.9 feet to the easterly right of way of Bonnette Drive and the end of the herein described centerline.

CONTAINING 8.546 ACRES, MORE OR LESS.

SCHEDULE A TO COMPOSITE EXHIBIT B

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PLAT 7A

All of the property designated as Drainage Easements on Plat No. 7A, EASTPOINTE COUNTRY CLUB, according to the Plat thereof, recorded in Plat Book 39, Pages 195, 196 and 197, Public Records of Palm Beach County, Florida, excepting therefrom the 12 foot wide Drainage Easements as shown on said Plat No. 7A.

TOGETHER WITH a portion of Tract 1 of said Plat No. 7A being more particularly described as follows:

Commencing at the northeasterly corner of said Plat No. 7A; run thence North 60°18'39" West along the northerly boundary of said Plat No. 7A, a distance of 277.56 feet to the Point of Beginning of the herein described parcel; thence south 29°41'21" West, a distance of 10.23 feet to a point in the northerly line of an existing Drainage Easement as shown on said Plat 7A; thence North 61°45'45" West and running along the boundary of said Drainage Easement, a distance of 61.29 feet; thence North 68°11'55" West, a distance of 10.77 feet; thence South 26°33'54" West, a distance of 14.56 feet; thence North 60°35'04" West, a distance of 103.88 feet; thence North 11°18'36" West, a distance of 27.13 feet; thence North 57°43'29" West, a distance of 112.29 feet; thence North 9°05'26" East, a distance of 2.89 feet to a point of the northerly boundary of said Plat 7A; thence South 60°18'39" East, along the northerly boundary of said Plat No. 7A, a distance of 308.55 feet to the Point of Beginning.

CONTAINING 5.482 ACRES, MORE OR LESS.

PLAT 8

All the property designated as Drainage Easements on Plat No. 8, EASTPOINTE COUNTRY CLUB, according to the Plat thereof, recorded in Plat Book 36, Pages 11 through 18, Public Records of Palm Beach County, Florida, excepting therefrom the 12 foot wide Drainage Easements as shown on said Plat No. 8.

TOGETHER WITH 2 Easements 12 feet wide across Cross Pointe Drive lying 6 feet each side of the following described centerlines:

1) Beginning at a point in the northerly right of way of Cross Pointe Drive distant thereon 492.3 feet easterly from the southeasterly corner of Lot 1, Block 8 of said Plat No. 8; thence South 33°28'52" West, a distance of 60 feet to the southerly line of Cross Pointe Drive and the end of the herein described centerline.

2) Beginning at a point in the northerly right of way line of Cross Pointe Drive a distant thereon of 19.9 feet westerly from the southwesterly corner of Lot 1, Block 10 of said Plat No. 8; thence South 35°02'58" West, a distance of 60.2 feet to the southerly right of way line of Cross Pointe Drive and the end of the herein described centerline.

TOGETHER WITH an easement 12 feet wide across Eastpointe Pines Street lying 6 feet each side of the following described centerline:

Beginning a point in the northerly right of way of Eastpointe Pines Street distant thereon 20.2 feet northwesterly from the West line of Lot 1, Block 12 of said Plat No. 8; thence South 31°12'02" West, a distance of 60.1 feet to a point in the southerly right of way line of Eastpointe Pines Street and the end of the herein described centerline.

CONTAINING 2.690 ACRES, MORE OR LESS.

SCHEDULE A TO COMPOSITE EXHIBIT B

B3865 P0502

EXHIBIT C,
(EASTLAKES)

ALL REFERENCES HEREIN ARE TO THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

All of Plat No. 8A, EASTPOINTE COUNTRY CLUB SUBDIVISION, according to the Plat thereof recorded in Plat Book 39, Pages 86 and 87, less "Tract A" as shown on said Plat 8A.

TOGETHER WITH

All of Plat No. 9, EASTPOINTE SUBDIVISION, according to the plat thereof recorded in Plat Book 41, Pages 11, 12 and 13.

TOGETHER WITH

All of Plat No. 11, EASTPOINTE SUBDIVISION, according to the Plat thereof recorded in Plat Book 41, Pages 166 and 167.

TOGETHER WITH

All of Tract 2 as shown on proposed Plat No. 13 of EASTPOINTE SUBDIVISION.

TOGETHER WITH

All residential areas shown on proposed Plat No. 14 of EASTPOINTE SUBDIVISION, if any.

3865 P0503

EXHIBIT D

(CONDOMINIUM AREA)

The following Plats or portion of plats of EASTPOINTE SUBDIVISION recorded in the Public Records of Palm Beach County, Florida:

All of Plat No. 10, according to the Plat thereof recorded in Plat Book 41, Pages 65 through 68 inclusive.

TOGETHER WITH

All of Plat No. 12, according to the Plat thereof recorded in Plat Book 41, Pages 168 through 172 inclusive.

TOGETHER WITH

Tracts 3 and 4 as shown on proposed Plat 13.

LESS all areas on said Plats dedicated to the Eastpointe Home Owners' Association, Inc, shown on said Plats as Golf Course areas.

3865 P0504

EXHIBIT E

(COMMON PROPERTY TO BE DEEDED TO EASTLAKES
PROPERTY OWNERS' ASSOCIATION, INC.)

A portion of Plat 8A, EASTPOINTE SUBDIVISION, according to the Plat thereof recorded in Plat Book 39, Pages 96 and 97, Public Records of Palm Beach County, Florida, more particularly described as follows:

Blocks 1 and 2 as designated on said Plat 8A, less Lots 1 through 20 inclusive as shown on said Blocks 1 and 2.

TOGETHER WITH

A portion of Plat No. 9, EASTPOINTE SUBDIVISION, according to the Plat thereof recorded in Plat Book 41, Pages 11, 12 and 13, Public Records of Palm Beach County, Florida, more particularly described as follows:

That portion of Tract 1 as shown on Page 13 of said Plat No. 9, less Lots 25 through 49 inclusive.

00065 P0505

RECORD VERIFIED
PALM BEACH COUNTY, FLA
JOHN B. DUNKLE
CLERK CIRCUIT COURT

SUPPLEMENTAL ASSIGNMENT OF CERTAIN RIGHTS AND OBLIGATIONS UNDER THE DECLARATION OF RESTRICTIVE COVENANTS FOR EASTPOINTE SUBDIVISION TO EASTLAKES PROPERTY OWNERS' ASSOCIATION, INC.

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WHEREAS, EASTPOINTE DEVELOPMENT CORPORATION, a Florida corporation, and successor, GENERAL ELECTRIC CREDIT CORPORATION, a New York corporation authorized to do business in the State of Florida, hereafter "GECC", filed a certain Declaration of Restrictive Covenants, as recorded in Official Record Book 2733, Page 1230, and as amended in Official Record Book 2733, Page 1132, Official Record Book 2987, Page 1079, Official Record Book 3040, Page 1508, Official Record Book 3101, Page 614, Official Record Book 3198, Page 1725, and Official Record Book 3544, Page 765, all in the public records of Palm Beach County, Florida, hereafter "Declaration", which Declaration is applicable to certain property described in attached Exhibit A, hereafter "Eastpointe PUD", and

WHEREAS, the Declaration authorizes the creation of the Eastpointe Home Owners' Association, Inc., hereafter "Home Owners' Association", and empowers said Home Owners' Association to operate and maintain all common areas of Eastpointe PUD as well as to assess and impose liens on individual lots and units in Eastpointe PUD to fund its operation, and

Handwritten initials: JY, BO

WHEREAS, the Declaration also grants unto Home Owners' Association the right to act as an Architectural Board, to enforce the Declaration, and to perform other acts as more specifically set out in the Declaration in order to benefit all property in Eastpointe PUD, and

WHEREAS, by assignment dated August 30, 1982, and recorded in Official Record Book 3865, Page 490, Public Records of Palm Beach County, Florida, hereafter "the assignment", the undersigned assigned certain rights and obligations to the Eastlakes Property Owner's Association, Inc, hereafter "Eastlakes Association", over certain properties more particularly described therein, and

WHEREAS, it is the intent of this Supplemental Assignment to expand the properties to be governed by the Eastlakes Association to include certain properties previously designated in Exhibit D

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to the Eastlakes Assignment as potential condominium areas, and

WHEREAS, that portion of the properties previously designated as condominium areas which will be governed by the Eastlakes Association is legally described in Exhibit B attached hereto.

NOW, THEREFORE, in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, including acceptance of obligations hereunder, the Eastpointe Home Owners' Association hereby assigns unto the Eastlakes Association, its successors and assigns forever, all rights and obligations it has under the above referenced Declaration connected with the property outlined in attached Exhibit B, except the following:

1. The obligation and right to regulate and maintain all areas in attached Exhibit B which are not being deeded to the Eastlakes Association. The property currently being transferred to the Eastlakes Association is outlined in attached EXHIBIT C. Further, the common properties in proposed Plats 13 and 14 will be designated by dedication on said plats as they are recorded.

2. The right to assess and lien lots or units in attached Exhibit B and the right to foreclose said liens for the purposes set forth in the Declaration relative to the cost associated with operating expenses and improvements to common areas retained by the Home Owners' Association. It is the intent of the Home Owners' Association that the Eastlakes Association will exercise its rights arising under the Declaration in order to maintain and operate the common areas in Eastlakes which have been deeded to the Eastlakes Association, and to fulfill its obligations hereunder.

3. The right to require automatic membership in the Home Owners' Association by virtue of ownership of a lot or unit at Eastlakes.

IN WITNESS WHEREOF, the Eastpointe Home Owners' Association, Inc. has caused these presents to be executed this 30 day of August, 1982, by its corporate officers.

Witnesses:

EASTPOINTE HOME OWNERS' ASSOCIATION, INC.

Perry Wellman
Rachelle J. Craig

By Richard Nigro
Richard Nigro, President

Attest: Jeanne Tichy
Jeanne Tichy, Secretary

STATE OF FLORIDA

COUNTY OF PALM BEACH

I HEREBY CERTIFY that on this day, before me, a notary public authorized in the State and County aforesaid to take acknowledgments, personally appeared RICHARD NIGRO and JEANNE TICHY, to me known to be the President and Secretary of EASTPOINTE HOME OWNERS' ASSOCIATION, INC., a Florida corporation not for profit, and they acknowledged before me the execution of the foregoing instrument on behalf of the corporation for the uses and purposes therein stated.

WITNESS my hand and seal this 30 day of August, 1982.

(NOTARY SEAL)

Perry D. Wellman
Notary Public, State of Florida
at Large
My Commission Expires April 30, 1986
My Commission Expires April 30, 1986
Dated this 30th day of August, 1982.

ACCEPTANCE OF RIGHTS, OBLIGATIONS AND RESPONSIBILITIES

COMES NOW, the EASTLAKES PROPERTY OWNERS' ASSOCIATION, INC., and hereby accepts the foregoing assignment and all rights, obligations and responsibilities imposed thereunder.

EXECUTED this 30 day of August, 1982.

Witnesses:

EASTLAKES PROPERTY OWNERS' ASSOCIATION, INC.

Perry Wellman
Rachelle J. Craig

By Richard Nigro

Attest: [Signature]

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STATE OF FLORIDA

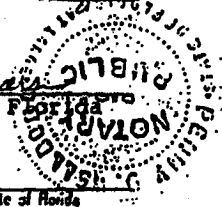
COUNTY OF PALM BEACH

I HEREBY CERTIFY that on this day, before me, a notary public authorized in the State and County aforesaid to take acknowledgments, personally appeared RICHARD NIGRO and A.W. MACIE, to me known to be the President and Secretary of EASTLAKES PROPERTY OWNERS' ASSOCIATION, INC., a Florida corporation not for profit, and they acknowledged before me the execution of the foregoing instrument on behalf of the corporation for the uses and purposes therein expressed.

WITNESS my hand and official seal this 30 day of August 1982.

(NOTARY SEAL)

Perry A. Wilbrey
Notary Public, State of Florida
at Large
My Commission Expires:
Notary Public, State of Florida
My Commission Expires April 30, 1986
Graded 1200 Low Form - Inman, Inc.



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EXHIBIT A

DESCRIPTION OF EASTPOINTE PUD

TRACT 1

All that portion of Section 27, Township 41 South, Range 42 East, Palm Beach County, Florida, lying West of Florida's Turnpike (Formerly Sunshine State Parkway) as now laid out and in use excepting therefrom the South One-Half (S 1/2) of the Southeast One-Quarter (SE 1/4) of the Southeast One-Quarter (SE 1/4) of the Southeast One-Quarter (SE 1/4) of said Section 27, and also excepting the North 75.00 Feet of said Section 27 deeded to Palm Beach County for Right-of-Way of Donald Ross Road.

TRACT 2

The Northwest One-Quarter (NW 1/4) of the Northeast One-Quarter (NE 1/4) of Section 34, Township 41 South, Range 42 East; containing 40 acres, more or less: Also the West One-Half (W 1/2) of the Northeast One-Quarter (NE 1/4) of the Northeast One-Quarter (NE 1/4) of Section 34, Township 41 South, Range 42 East; containing 20 acres, more or less: Excepting therefrom a tract of land lying in said Section 34, Township 41 South, Range 42 East, Palm Beach County, Florida, being condemned by the Florida State Turnpike Authority, more particularly described as follows: Beginning at a point on the northerly Right-of-Way line of Hood Road, said Point lying S 01°16'03"W, a distance of 1,289.05 Feet, and N 88°40'48"W, a distance of 657.50 Feet from the Northeast corner of Section 34, Township 41 South, Range 42 East, Palm Beach County, Florida; Thence N 88°40'48"W, along said northerly Right-of-Way line of Hood Road, a distance of 657.60 Feet to a Point; Thence N 01°22'21"E, a distance of 33.58 Feet to a Point; Thence S 88°56'59"E, a distance of 288.39 Feet to a Point; Thence N 86°33'40"E, a distance of 370.47 Feet to a Point; Thence S 01°19'12"W, a distance of 65.68 Feet to the Point of Beginning. Containing 0.64 acre, more or less.

TRACT 3

The North One-Half (N 1/2) of the Northwest One-Quarter (NW 1/4), less County Road Right-of-Way, and less the West One-Quarter (W 1/4) of the Northwest One-Quarter (NW 1/4) of Section 34, Township 41 South, Range 42 East, Palm Beach County, Florida, containing approximately 68.75 acres.

EXHIBIT B

ALL REFERENCES HEREIN ARE TO THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

Plat No. 10, EASTPOINTE COUNTRY CLUB, according to the plat thereof recorded in Plat Book 65, Page 41; LESS HOWEVER, all property known as "BRIARWOOD CONDOMINIUM", as recorded in Official Record Book 3566, Page 254, and as amended.

TOGETHER WITH:

Plat No. 12, EASTPOINTE COUNTRY CLUB, according to the plat thereof recorded in Plat Book 41, Page 168.

TOGETHER WITH:

Proposed Plat No. 13, EASTPOINTE COUNTRY CLUB, which is more particularly described as follows:

A certain parcel in Sections 27 and 34, Township 41 South, Range 42 East, Palm Beach County, Florida, more particularly described as follows:

Beginning at the Southeast corner of Plat No. 10, EASTPOINTE SUBDIVISION, according to the Plat thereof, recorded in Plat Book 41, Pages 11, 12 and 13, Public Records of Palm Beach County, Florida; run thence northerly along the boundary of said Plat No. 10 by the following courses:

NORTH a distance of 97.99 feet; thence North $14^{\circ}02'10''$ East, a distance of 412.31 feet; thence North $29^{\circ}44'42''$ West, a distance of 563.00 feet; thence North $5^{\circ}35'29''$ West, a distance of 212.19 feet to the Southeast corner of Plat No. 12, EASTPOINTE SUBDIVISION, according to the Plat thereof, recorded in Plat Book 41, Pages 168 through 172; run thence along the boundary of said Plat No. 12 by the following courses:

NORTH a distance of 60.00 feet to the beginning of a curve, concave southerly, having a radius of 490.00 feet; thence easterly along the arc of said curve, subtending a central angle of $6^{\circ}27'34''$ a distance of 55.24 feet; thence North $30^{\circ}45'28''$ East, a distance of 798.16 feet to a point in the westerly Right of Way line of Eastpointe Boulevard, according to the Plat thereof, recorded in Plat Book 35, Pages 133 and 134, Public Records of Palm Beach County, Florida, said point being in the arc of a curve, concave northerly, having a radius of 600.00 feet, local tangent passing through said point bears South $62^{\circ}53'11''$ East; thence southerly along the arc of said curve and along said Right of Way line, subtending a central angle of $1^{\circ}39'57''$, a distance of 17.44 feet to the end of said curve; thence South $64^{\circ}33'08''$ East, a distance of 434.24 feet to the beginning of a curve, concave southwesterly, having a radius of 1150.00 feet and a central angle of $51^{\circ}28'58''$; thence southerly along the arc of said curve, a distance of 1033.33 feet to the end of said curve; thence South $13^{\circ}04'09''$ East, a distance of 40.10 feet to the beginning of a curve, concave northeasterly, having a radius of 1250.00 feet and a central angle of $22^{\circ}57'18''$; thence southerly along the arc of said curve, a distance of 500.80 feet to the end of said curve; thence South $36^{\circ}01'28''$ East, a distance of 198.81 feet to the beginning of a curve, concave westerly, having a radius of 410.00 feet and a central angle of $36^{\circ}42'54''$; thence southerly along the arc of said curve, a distance of 262.73 feet to the end of said curve; thence South $0^{\circ}41'26''$ West, a distance of 63.06 feet; thence South $45^{\circ}41'42''$

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West, a distance of 35.36 feet; thence South 0°41'59" West, a distance of 20.00 feet to a point in the North line of the 80 foot wide Right of Way for Hood Road as described in Deed Book 1139, Page 415, Public Records of Palm Beach County, Florida; thence North 89°18'01" West along said Right of Way, a distance of 1481.97 feet; thence North a distance of 20.00 feet to the Point of Beginning.

TOGETHER WITH:

Proposed Plat No. 14, EASTPOINTE COUNTRY CLUB, which is more particularly described as follows:

A certain parcel in the northwest one-quarter (NW 1/4) of Section 27, Township 41 South, Range 42 East, Palm Beach County, Florida, being more particularly described as follows:

Beginning at the Northwest corner of Plat No. 12, EASTPOINTE SUBDIVISION, according to the Plat thereof, recorded in Plat Book 41, Pages 168 through 172, Public Records of Palm Beach County, Florida; run thence east along the north line of said Plat 12, a distance of 318.52 feet; thence South 8° 33' 39" East, a distance of 470.24 feet; thence east a distance of 250.00 feet; thence north 26° 33' 54" east, a distance of 122.98 feet; thence east a distance of 208.85 feet to a point in the westerly right of way line of Cross Pointe Drive, as shown on Plat No. 8, EASTPOINTE COUNTRY CLUB, according to the Plat thereof, recorded in Plat Book 36, pages 11 through 18, and Plat No. 11, EASTPOINTE SUBDIVISION, according to the Plat thereof, recorded in Plat Book 41, pages 166 and 167, Public Records of Palm Beach County, Florida, said right of way being in the arc of a curve, concave northeasterly, local tangent passing through said point bears north 38° 02' 06" West; thence Northerly along said right of way and along the arc of a curve, having a radius of 1,030 feet and subtending a central angle of 22° 35' 43", a distance of 406.19 feet to the end of said curve; thence north 15° 26' 23" west, a distance of 56.13 feet to the beginning of a curve, concave easterly, having a radius of 1,530.00 feet and a central angle of 9° 24' 35"; thence northerly along the arc of said curve, a distance of 251.27 feet to a point of compound curvature; thence northerly along the arc of a curve, concave easterly, having a radius of 350.00 feet and a central angle of 37° 23' 55", a distance of 228.46 feet to a point of reverse curvature; thence northerly along the arc of a curve, concave westerly, having a radius of 210 feet and a central angle of 28° 55' 33", a distance of 106.02 feet to a point of compound curvature, thence northerly along the arc of a curve concave westerly, having a radius of 645.00 feet and a central angle of 15° 06' 47", a distance of 170.13 feet to a point of reverse curvature; thence northerly along the arc of a curve, concave easterly, having a radius of 815.00 feet and a central angle of 17° 31' 20", a distance of 249.25 feet to a point of reverse curvature; thence northerly along the arc of a curve, concave westerly, having a radius of 640.00 feet and a central angle of 10° 22' 07", a distance of 115.82 feet to the end of said curve; thence north 5° 30' 59" West, a distance of 220.04 feet; thence north 50° 30' 59" west, a distance of 35.36 feet to a line parallel with and 75 feet southerly from the north line of the northwest one-quarter (NW 1/4) of said Section 27; thence south 84° 29' 01" West along said parallel line, a distance of 631.19 feet to the west line of the northwest one-quarter (NW 1/4) of said Section 27; thence south 1° 15' 32" west along the west line of said Section 27, a distance of 1338.91 feet to the Point of Beginning.

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EXHIBIT "Q"

(COMMON PROPERTY TO BE DEEDED TO EASTLAKES
PROPERTY OWNERS' ASSOCIATION, INC.)

A portion of Plat 8A, EASTPOINTE SUBDIVISION, according to the Plat thereof recorded in Plat Book 39, Pages 96 and 97, Public Records of Palm Beach County, Florida, more particularly described as follows:

Blocks 1 and 2 as designated on said Plat 8A, less Lots 1 through 20 inclusive as shown on said Blocks 1 and 2.

TOGETHER WITH

A portion of Plat No. 9, EASTPOINTE SUBDIVISION, according to the Plat thereof recorded in Plat Book 41, Pages 11, 12 and 13, Public Records of Palm Beach County, Florida, more particularly described as follows:

That portion of Tract 1 as shown on Page 13 of said Plat No. 9, less Lots 25 through 49 inclusive.

RECORD VERIFIED
PALM BEACH COUNTY, FLA
JOHN B. DINKLE
CLERK CIRCUIT COURT

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FIRST DECLARATION RESPECTING THE ASSIGNMENT OF CERTAIN RIGHTS AND OBLIGATIONS UNDER THE DECLARATION OF RESTRICTIVE COVENANTS FOR EASTPOINTE SUBDIVISION PUD TO EASTLAKES PROPERTY OWNERS' ASSOCIATION, INC.

THIS FIRST DECLARATION RESPECTING THE ASSIGNMENT OF CERTAIN RIGHTS AND OBLIGATIONS UNDER THE DECLARATION OF RESTRICTIVE COVENANTS FOR EASTPOINTE SUBDIVISION PUD TO EASTLAKES PROPERTY OWNERS' ASSOCIATION, INC. (this "First Declaration") is made as of this 5th day of February, 1991 by GENERAL ELECTRIC CAPITAL CORPORATION, a New York corporation, formerly known as General Electric Credit Corporation, for itself and its successors and assigns (collectively, "Declarant").

RECITALS

A. Eastpointe Development Company, a Florida corporation ("Development Company"), recorded a certain Declaration of Restrictive Covenants Eastpointe Country Club, Inc. in Official Records Book 2543 at Page 1230 in the Public Records of Palm Beach County, Florida (the "Original Declaration");

B. Declarant, as the successor in interest to Development Company, amended the Original Declaration as follows:

1. First Amendment to Declaration of Restrictive Covenants Eastpointe Country Club, Inc., as recorded in Official Records Book 2733 at Pages 1131 through 1134 of the Public Records of Palm Beach County, Florida;

2. Second Amendment to Declaration of Restrictive Covenants Eastpointe Country Club, Inc., as recorded in Official Records Book 2987 at Pages 1079 through 1082 of the Public Records of Palm Beach County, Florida;

3. Third Amendment to Declaration of Restrictive Covenants for the Eastpointe Home Owner's Association, Inc., as recorded in Official Records Book 3040 at Pages 1508 through 1511 of the Public Records of Palm Beach County, Florida;

4. Fourth Amendment to Declaration of Restrictive Covenants for the Eastpointe Home Owner's Association, Inc., as recorded in Official Records Book 3101 at Pages 614 through 618 of the Public Records of Palm Beach County, Florida;

5. Fifth Amendment to Declaration of Restrictive Covenants for the Eastpointe Home Owner's Association, Inc., as recorded in Official Records Book 3198 at Pages 1725 through 1729 of the Public Records of Palm Beach County, Florida;

6. Sixth Amendment to Declaration of Restrictive Covenants for Eastpointe Subdivision P.U.D., as recorded in Official Records Book 3544 at Pages 755 through 769 of the Public Records of Palm Beach County, Florida (the "Sixth Amendment");

7. Seventh Amendment to Declaration of Restrictive Covenants for Eastpointe Subdivision P.U.D., as recorded in Official Records Book 3865 at Pages 506 through 508 of the Public Records of Palm Beach County, Florida (the "Seventh Amendment"); and

8. Eighth Amendment to Declaration of Restrictive Covenants for Eastpointe Subdivision P.U.D., as recorded in Official Records Book 4669 at Pages 1040 through 1041 of the Public Records of Palm Beach County, Florida (the foregoing amendments together with the Original Declaration shall hereinafter be referred to as the "Declaration").

C. The Declaration affects the real property described on Exhibit 1 attached hereto (the "Eastpointe Subdivision").

D. Article XII of the Original Declaration, as amended by Paragraph 5 of the Sixth Amendment and Paragraph 3 of the Seventh Amendment, provides that the Declaration may not be amended unless such amendment is initiated by Declarant, so long as Declarant owns any unsold lots or condominium units within Eastpointe Subdivision.

E. Declarant presently owns lots and condominium units within Eastlakes (which comprises a portion of Eastpointe Subdivision) and, therefore, Declarant has the unilateral right to amend the Declaration.

F. This First Declaration shall apply only to Eastlakes, as hereinafter defined.

G. The Declaration makes the Eastpointe Home Owners' Association, Inc., a Florida not-for-profit corporation (the "Eastpointe HOA"), the entity responsible for the management and operation of Eastpointe Subdivision.

H. By the Assignment of Certain Rights and Obligations Under the Declaration of Restrictive Covenants for Eastpointe Subdivision PUD to Eastlakes Property Owners' Association, Inc. recorded in Official Records Book 3865 at Page 490 of the Public Records of Palm Beach County, Florida (the "Original Assignment"); and by Supplemental Assignment of Certain Rights and Obligations Under the Declaration of Restrictive Covenants for Eastpointe Subdivision PUD to Eastlakes Property Owners' Association, Inc. recorded in Official Records Book 3909 at Page 214 of the Public Records of Palm Beach County, Florida (the "Supplemental Assignment"; the Original Assignment and the Supplemental Assignment are hereinafter collectively referred to as the "Assignments"), the Eastpointe HOA assigned certain rights and obligations to the Eastlakes Property Owners' Association, Inc., a Florida not-for-profit corporation (the "Eastlakes POA"), with respect to portions of Eastpointe Subdivision more specifically described on Exhibit C to the Original Assignment (Official Records Book 3865 at Page 503) and Exhibit B to the Supplemental Assignment (Official Records Book 3909 at Pages 219 through 220) (collectively, "Eastlakes").

I. The Eastlakes POA is governed by and in accordance with the Articles of Incorporation of Eastlakes Property Owners' Association, Inc., as may be amended from time to time (the "Articles"), and by the By-Laws of Eastlakes Property Owners' Association, Inc., as may be amended from time to time (the "By-Laws").

J. The Assignments contemplated that certain real property within Eastlakes (the "Eastlakes Common Areas") would be conveyed by Declarant to the Eastlakes POA and would thereafter be the perpetual maintenance obligation of the Eastlakes POA.

K. Declarant has added parcels of property to Eastlakes and platted and/or replatted portions of Eastlakes described in the Assignments, therefore, Declarant intends to clarify by this First Declaration which property within the Eastpointe Subdivision now comprises Eastlakes.

L. By quit-Claim Deed recorded in Official Records Book 3865 at Page 509 of the Public Records of Palm Beach County, Florida, Declarant and the Eastpointe HOA conveyed to the Eastlakes POA the real property described on Exhibit 2 attached hereto (the "Initial Eastlakes Common Areas").

M. Declarant has conveyed or will convey to the Eastlakes POA the real property described on Exhibit 3 attached hereto (the "Additional Eastlakes Common Areas").

N. Declarant intends to clarify by this First Declaration which real property shall comprise the Eastlakes Common Areas; provided, however, Declarant reserves the right, but not the obligation, to (i) withdraw properties from Eastlakes prior to the time

such properties are conveyed to the Eastlakes POA and (ii) declare additional properties as comprising part of the Eastlakes Common Areas.

O. Declarant intends to clarify and declare certain perpetual easements over, under and upon certain areas within Eastlakes respecting certain maintenance and construction activities of the members of the Eastlakes POA (collectively, the "Members"), the Eastlakes POA and Declarant.

P. The portion of the Eastlakes Common Areas more particularly described on Exhibit 4 attached hereto is commonly referred to as the "Pinewood Pool Area".

Q. Declarant has conveyed or will convey to the Eastlakes POA the Pinewood Pool Area.

R. Declarant intends hereby to set forth the rights and obligations of certain members of the Eastlakes POA with respect to the Pinewood Pool Area.

NOW, THEREFORE, Declarant declares the following:

1. Recitals. The foregoing recitals are true and correct and incorporated in this First Declaration.

2. Eastlakes. Eastlakes shall hereinafter be deemed to be comprised of the real property described on Exhibit 5 attached hereto.

3. Membership. The only Members are the record owners of the following real property:

(1) All platted Lots within Eastlakes;

(2) All Dwelling Units within Pinewood Condominium, as created by the Declaration of Condominium of Pinewood Condominium recorded in Official Records Book 3840 at Page 1259 of the Public Records of Palm Beach County, Florida, as amended from time to time; and

(3) All Dwelling Units within Pinewood Condominium II, as created by the Declaration of Condominium of Pinewood Condominium II recorded in Official Records Book 4822 at Page 1296 of the Public Records of Palm Beach County, Florida, as amended from time to time.

4. Eastlakes Common Areas. At this time, the Eastlakes Common Areas include the real property described on Exhibit 6 (which Eastlakes Common Areas are comprised of the Initial Eastlakes Common Areas plus the Additional Eastlakes Common Areas). Whenever the Articles, the By-Laws or the Assignments refer to "property of the Association," "the Eastlakes Common Property" or "the property of Eastlakes," such references shall be deemed to include the Eastlakes Common Areas.

5. Access Easements. There shall be non-exclusive perpetual easements, rights and privileges in and to, over, under, on and across all Lots (as such term is defined in the Original Declaration) within Eastlakes in favor of the Eastlakes POA and Declarant and their respective employees, officers, directors, independent contractors, agents, guests, tenants and invitees, without charge or the payment of fees, for the purpose of (a) the installation, construction, reconstruction, repair, replacement, operation, expansion, painting, plastering, and/or alteration of any improvements, facilities or buildings within Eastlakes and (b) access, ingress, egress and use as needed by the Eastlakes POA and Declarant; provided, however, that such access, ingress, egress and use shall not unreasonably interfere with the use of any improvements which are now, or hereafter will be, located on any of the Lots. The Eastlakes

POA or Declarant, as applicable, shall be required at their sole cost and expense to (a) repair any and all damage caused to any Lot as a result of the entry of the Eastlakes POA or the Declarant onto such Lot pursuant to the easements described herein and (b) remove any and all debris from such easement area.

6. Easement for Unintentional and Non-Negligent Encroachments. If any building or improvement on a Lot shall encroach upon (a) any portion of the Eastlakes Common Areas, (b) another Lot or (c) an easement, by reason of original construction or by the non-purposeful or non-negligent act of Declarant, then an easement for such encroachment shall exist so long as the encroachment exists. It is contemplated that each Lot shall contain an improvement with roof overhangs, eaves and other protrusions passing over an adjacent Lot. There shall be a perpetual nonexclusive easement to allow such roof overhangs, eaves and other protrusions and to permit any natural water run off from such overhangs, eaves and other protrusions onto the adjacent Lot.

7. Special Maintenance Easement. Without limiting any other easement which benefits Lots within Eastlakes, there shall also be nonexclusive perpetual easements in and to, over, under, on and across all Lots within Eastlakes, with the right of access, ingress and egress, in favor of each Member, the Eastlakes POA, Declarant and their respective agents, employees, directors, independent contractors, guests, tenants and invitees, without charge or the payment of fees, for construction and maintenance work necessary in order for each Member, the Eastlakes POA and Declarant to maintain and repair the improvements on any Lot, including but not limited to maintenance of roof overhangs. Any use of the easement provided herein shall be done in a manner as not to inconvenience the adjacent Lot owner and only shall be during business days from 8:00 a.m. to 6:00 p.m., with reasonable prior notice to the adjacent Lot owner. Moreover, after completion of its maintenance work, each Member, the Eastlakes POA, or Declarant, as applicable, shall be required at their sole cost and expense to (a) repair any and all damage caused to the adjacent Lot by such entry and (b) remove any and all debris from the easement area.

8. Minimum Floor Space. Notwithstanding anything to the contrary that may be contained in the Declaration, a residential structure that has liveable floor space of less than 1,700 square feet, exclusive of open or screened porches, terraces, garages, and/or carports, may be erected upon any Lot; provided, however, that no residential structure shall be erected on any Lot that has liveable floor space of less than 1,400 square feet, exclusive of open or screened porches, terraces, garages, and/or carports. Any residential structure already constructed that violates any requirements in the Declaration respecting minimum floor space prior to the recordation of this First Declaration shall be deemed to be relieved of such violation of the Declaration by virtue of the intent that this First Declaration be curative and retroactive in nature.

9. Zero Lot Lines. Notwithstanding anything to the contrary that may be contained in the Declaration, a residential structure may be erected on a Lot with one wall placed on a side Lot line without regard to requirements respecting "Building Lines" contained in the Declaration applicable to such side Lot line; provided, however, that all residential structures shall be erected in accordance with any set back requirements of the zoning code of Palm Beach County, Florida. Any residential structure already constructed that violates any requirements in the Declaration respecting "Building Lines" or setbacks prior to the recordation of this First Declaration shall be deemed to be relieved of such violation of the Declaration by virtue of the intent that this First Declaration be curative and retroactive in nature.

10. The Pinewood Pool Area. The Pinewood Pool Area shall hereinafter be deemed to include the pool, restrooms and other facilities located within the Pinewood Pool Area. The only Members

of the Eastlakes POA who are entitled to use the Pinewood Pool Area are the owners (the "Pinewood Owners") of the Lots and condominium units located within Eastlakes described on Exhibit 7 (the "Pinewood Lots and Units").

11. Pinewood Pool Area Assessments. Pursuant to the powers granted to it in (a) the Articles and the By-Laws, (b) the Assignments and (c) the Declaration, the Eastlakes POA has the authority and power to levy assessments against the Pinewood Lots and Units for all costs incurred by the Eastlakes POA respecting the operations of the Pinewood Pool Area, including, without limitation, maintaining, repairing, replacing and insuring such property, paying real estate and personal property taxes thereon and creating appropriate reserves for deferred maintenance thereof. The Board of Directors, as such term is defined from time to time in the Articles, has and shall continue to adopt a budget (the "Pinewood Pool Area Budget") for each calendar year for the Pinewood Pool Area in the same manner as for the "budget" described in the By-Laws. Each Pinewood Owner has paid and shall continue to pay an equal share of the Pinewood Pool Budget. The Eastlakes POA has and shall continue to have the right to lien the Pinewood Lots and Units for nonpayment of assessments due under this paragraph as well as all other rights and remedies currently available to the Eastlakes POA under the Declaration and the Assignments.

12. Rules and Regulations. The use and enjoyment of the Pinewood Pool Area shall be subject to the power of the Eastlakes POA to promulgate rules and regulations governing the use of such property from time to time.

13. Exhibits. All exhibits that are attached to this First Declaration shall be considered a part of this First Declaration as if incorporated herein.

14. Covenants Running with Land. The covenants and restrictions of this First Declaration shall run with and bind the property comprising Eastlakes and shall inure to the benefit of and be enforceable by the Eastlakes POA, Declarant and their respective successors and assigns, until January 1, 2010, after which time the terms of this First Declaration shall be automatically extended for successive periods of ten (10) years, unless an instrument approved by ninety percent (90%) of the owners of the Lots or condominium units within Eastlakes.

15. Amendments. So long as Declarant owns any Lots or condominium units within Eastlakes, this First Declaration may be amended by Declarant at any time or times without liability or notice to or consent or joinder of any person or entity for any purpose including, without limitation for the purpose of adding property to Eastlakes or the Eastlakes Common Areas or withdrawing property from Eastlakes or the Eastlakes Common Areas. Thereafter, this First Declaration may be amended by an instrument signed by a majority of the Members. Any amendment to this First Declaration shall be effective when such amendment has been recorded in the Public Records of Palm Beach County, Florida.

16. Severability and Limitation of Paragraph Headings. Invalidity of any one of the provisions in this First Declaration by judgment or by court order shall in no way affect any of the other provisions of this First Declaration, which shall remain in full force and effect. The paragraph headings shown herein are for reference purposes only and are not intended to limit the provisions of this First Declaration in any manner. In the event of any

EXHIBIT 1

Eastpointe Subdivision PUD

TRACT 1

All that portion of Section 27, Township 41 South, Range 42 East, Palm Beach County, Florida, lying West of Florida's Turnpike (Formerly Sunshine State Parkway) as now laid out and in use excepting therefrom the South One-Half (S 1/2) of the Southeast One-Quarter (SE 1/4) of the Southeast One-Quarter (SE 1/4) of the Southeast One-Quarter (SE 1/4) of said Section 27, and also excepting the North 75.00 Feet of said Section 27 deceded to Palm Beach County for Right-of-Way of Donald Ross Road.

TRACT 2

The Northwest One-Quarter (NW 1/4) of the Northeast One-Quarter (NE 1/4) of Section 34, Township 41 South, Range 42 East, containing 40 acres, more or less; Also the West One-Half (W 1/2) of the Northeast One-Quarter (NE 1/4) of the Northeast One-Quarter (NE 1/4) of Section 34, Township 41 South, Range 42 East, containing 20 acres, more or less; Excepting therefrom a tract of land lying in said Section 34, Township 41 South, Range 42 East, Palm Beach County, Florida, being condemned to the Florida State Turnpike Authority, more particularly described as follows: Beginning at a point on the northerly Right-of-Way line of Hood Road, said Point lying S 01°16'01"W, a distance of 1,289.93 Feet, and N 38°40'40"W, a distance of 637.50 Feet from the Northeast corner of Section 34, Township 41 South, Range 42 East, Palm Beach County, Florida; Thence N 08°40'40"W, along said northerly Right-of-Way line of Hood Road, a distance of 637.60 Feet to a Point; Thence N 01°22'21"E, a distance of 31.38 Feet to a Point; Thence S 08°34'59"E, a distance of 288.39 Feet to a Point; Thence N 04°33'40"E, a distance of 170.47 Feet to a Point; Thence S 01°19'12"W, a distance of 65.68 Feet to the Point of beginning. Containing 0.64 acre, more or less.

TRACT 3

The North One-Half (N 1/2) of the Northwest One-Quarter (NW 1/4), Jess County Road Right-of-Way, and less the West One-Quarter (W 1/4) of the Northwest One-Quarter (NW 1/4) of Section 34, Township 41 South, Range 42 East, Palm Beach County, Florida, containing approximately 68.75 acres.

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RECORDER'S MEMO: Legibility
of Writing, Typing or Printing
unsatisfactory in this document
when received.

EXHIBIT 2

Initial Eastlakes Common Areas

1. Block 1 and Block 2, Plat No. 8A, Eastpointe Subdivision, LESS AND EXCEPT Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19 and 20, Plat No. 8A, Eastpointe Subdivision, all as shown on Sheet 2 of the plat thereof, recorded in Plat Book 39 at Pages 86 through 87 of the Public Records of Palm Beach County, Florida; and

2. That portion of Tract 1 shown on Sheet 3 of Plat No. 9, Eastpointe Subdivision, LESS AND EXCEPT Lots 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48 and 49, Plat No. 9, Eastpointe Subdivision, as shown on Sheet 3 of the plat thereof, recorded in Plat Book 41 at Pages 11 through 13 of the Public Records of Palm Beach County, Florida.

EXHIBIT 3

Additional Eastlakes Common Areas

All of the plats and documents listed on this Exhibit 3 were recorded in the Public Records of Palm Beach County, Florida

1. Tracts 0-1, 0-2, 0-3, 0-4, 0-5 and 0-6 as shown on Sheet 2 of Plat No. 10A, Eastpointe Subdivision, as shown on the plat thereof, recorded in Plat Book 62 at Pages 170 through 171, as corrected by that certain Affidavit of Error, recorded in Official Records Book 6360 at Pages 151 through 155;
2. Tracts C, D and E as shown on Sheet 2 of Plat No. 11A, Eastpointe Subdivision, as shown on the plat thereof, recorded in Plat Book 59 at Pages 176 through 177, as corrected by that certain Affidavit of Scriveners Error, recorded in Official Records Book 5741 at Page 1995;
3. Tract A as shown on Sheet 4 of Plat No. 12, Eastpointe Subdivision, as shown on the plat thereof, recorded in Plat Book 41 at Pages 168 through 172, **LESS AND EXCEPT:**
 - (a) Parcel 1 as shown and described on Sheet 1 (Official Records Book 3840 at Page 1284) of Exhibit A to Declaration of Condominium of Pinewood Condominium, recorded in Official Records Book 3840 at Pages 1259 through 1335; and
 - (b) That portion of Tract A that was replatted by Plat No. 12A, Eastpointe Subdivision, as shown on the plat thereof, recorded in Plat Book 49 at Pages 124 through 126;
4. Tract B as shown on Sheet 4 of Plat No. 12, Eastpointe Subdivision, as shown on the plat thereof, recorded in Plat Book 41 at Pages 168 through 172, **LESS AND EXCEPT:**

Parcel 2 as shown and described on Sheet 1 (Official Records Book 3840 at Page 1284) of Exhibit A to Declaration of Condominium of Pinewood Condominium, recorded in Official Records Book 3840 at Pages 1259 through 1335;
5. Buffer Area as shown on lower right-hand corner of Sheet 1 of Plat No. 12, Eastpointe Subdivision, as shown on the plat thereof, recorded in Plat Book 41 at Pages 168 through 172;
6. Tract C as shown on Sheet 3 of Plat No. 12A, Eastpointe Subdivision, as shown on the plat thereof, recorded in Plat Book 49 at Pages 124 through 126, **LESS AND EXCEPT:**

Parcel 1 as shown and described on Sheet 1 (Official Records Book 4828 at Page 1317) of Exhibit A to Declaration of Condominium of Pinewood Condominium II, recorded in Official Records Book 4828 at Pages 1296 through 1349;
7. Tract D as shown on Sheet 2 of Plat No. 12A, Eastpointe Subdivision, as shown on the plat thereof, recorded in Plat Book 49 at Pages 124 through 126, **LESS AND EXCEPT:**

Parcel 2 as shown and described on Sheet 1 (Official Records Book 4828 at Page 1317) of Exhibit A to Declaration of Condominium of Pinewood Condominium II, recorded in Official Records Book 4828 at Pages 1296 through 1349;

8. Tracts E, F and H as shown on Sheet 2 of Plat No. 12A, Eastpointe Subdivision, as shown on the plat thereof, recorded in Plat Book 49 at Pages 124 through 126;
9. Tracts N and O as shown on Sheet 2 of Plat No. 12B, Eastpointe Subdivision, as shown on the plat thereof, recorded in Plat Book 53 at Pages 102 through 103, as corrected by that certain Affidavit of Correction, recorded in Plat Book 5113 at Page 1865;
10. Tract P as shown on Sheet 2 of Plat No. 12C, Eastpointe Subdivision, as shown on the plat thereof, recorded in Plat Book 61 at Pages 61 through 62;
11. Tracts B-1, B-2 and B-3 as shown on Sheet 3 of Plat No. 13A, Eastpointe Subdivision, as shown on the plat thereof, recorded in Plat Book 61 at Pages 99 through 103, as corrected by that certain Affidavit of Scrivener's Error, recorded in Official Records Book 5985 at Page 120, and by that certain Affidavit of Scriveners Error, recorded in Official Records Book 6072 at Pages 1680 through 1684, and by that certain Affidavit of Scriveners Error, recorded in Official Records Book 6176 at Pages 237 through 238, and by that certain Affidavit of Scrivener's Error Respecting Plat 13A, Eastpointe Subdivision, recorded in Official Records Book 6697 at Page 1059;
12. Tracts C, G, H, J, L, M and O as shown on Sheets 3, 4 and 5 of Plat No. 13A, Eastpointe Subdivision, as shown on the plat thereof, recorded in Plat Book 61 at Pages 99 through 103, as corrected by that certain Affidavit of Scriveners Error, recorded in Official Records Book 5985 at Page 120, and by that certain Affidavit of Scriveners Error, recorded in Official Records Book 6072 at Pages 1680 through 1684, and by that certain Affidavit of Scriveners Error, recorded in Official Records Book 6176 at Pages 237 through 238, and by that certain Affidavit of Scrivener's Error Respecting Plat 13A, Eastpointe Subdivision, recorded in Official Records Book 6697 at Page 1059; and
13. Tract H as shown on Sheet 2 of Plat No. 14A, Eastpointe Subdivision, as shown on the plat thereof, recorded in Plat Book 59 at Pages 136 through 137.

... EXHIBIT 4

Pinewood Pool Area

TRACT E as shown on Plat No. 12A, Eastpointe
Subdivision, as shown on the plat thereof,
recorded in Plat Book 49 at Pages 124 through
126 of the Public Records of Palm Beach County,
Florida.

EXHIBIT 5

Legal Description of Eastlakes

plats¹: All of the real property described on each of the following

1. Plat No. 8A, Eastpointe Country Club, as shown on the plat thereof, recorded in Plat Book 39 at Pages 86 through 87;
2. Plat No. 9, Eastpointe Subdivision, as shown on the plat thereof, recorded in Plat Book 41 at Pages 11 through 13;
3. Plat No. 9A, Eastpointe Subdivision, as shown on the plat thereof, recorded in Plat Book 49 at Pages 3 through 4;
4. Plat No. 10, Eastpointe Subdivision, as shown on the plat thereof, recorded in Plat Book 41 at Pages 65 through 68, as corrected by that certain Affidavit, recorded in Official Records Book 3471 at Page 540 ("Plat No. 10") LESS AND EXCEPT:

Tracts A, B, C, D, E, F, G, H, I, J, K and L and Recreation Areas 1 and 2 as shown on Sheets 3 and 4 of Plat No. 10 (which Tracts and Recreation Areas comprise real property known as Briarwood Condominium, as created pursuant to the following documents:

- (1) Declaration of Condominium of Briarwood Condominium, recorded in Official Records Book 3566 at Pages 254 through 342 of the Public Records of Palm Beach County, Florida;
- (2) First Amendment to Declaration of Condominium of Briarwood Condominium, recorded in Official Records Book 3610 at Pages 451 through 460 of the Public Records of Palm Beach County, Florida;
- (3) Second Amendment to Declaration of Condominium of Briarwood Condominium, recorded in Official Records Book 3616 at Pages 554 through 559 of the Public Records of Palm Beach County, Florida;
- (4) Third Amendment to Declaration of Condominium of Briarwood Condominium, recorded in Official Records Book 3626 at Pages 140 through 145 of the Public Records of Palm Beach County, Florida;
- (5) Fourth Amendment to Declaration of Condominium of Briarwood Condominium, recorded in Official Records Book 3642 at Pages 1635 through 1640 of the Public Records of Palm Beach County, Florida;
- (6) Fifth Amendment to Declaration of Condominium of Briarwood Condominium, recorded in Official Records Book 3662 at Pages 81 through 86 of the Public Records of Palm Beach County, Florida;
- (7) Sixth Amendment to Declaration of Condominium of Briarwood Condominium, recorded in Official Records Book 6273 at Pages 1692 through 1697 of the Public Records of Palm Beach County, Florida;

¹All of the plats and documents listed on this Exhibit 5 were recorded in the Public Records of Palm Beach County, Florida.

- (8) Seventh Amendment to Declaration of Condominium of Briarwood Condominium, recorded in Official Records Book 6273 at Pages 1698 through 1700 of the Public Records of Palm Beach County, Florida;
 - (9) Eighth Amendment to Declaration of Condominium of Briarwood Condominium, recorded in Official Records Book 6273 at Pages 1701 through 1706 of the Public Records of Palm Beach County, Florida;
 - (10) Ninth Amendment to Declaration of Condominium of Briarwood Condominium, recorded in Official Records Book 6273 at Pages 1717 through 1712 of the Public Records of Palm Beach County, Florida);
5. Plat No. 10A, Eastpointe Subdivision, as shown on the plat thereof, recorded in Plat Book 62 at Pages 170 through 171, as corrected by that certain Affidavit of Error, recorded in Official Records Book 6360 at Pages 151 through 155;
 6. Plat No. 11, Eastpointe Subdivision, as shown on the plat thereof, recorded in Plat Book 41 at Pages 166 through 167;
 7. Plat No. 11A, Eastpointe Subdivision, as shown on the plat thereof, recorded in Plat Book 59 at Pages 176 through 177, as corrected by that certain Affidavit of Scriveners Error, recorded in Official Records Book 5741 at Page 1995;
 8. Plat No. 12, Eastpointe Subdivision, as shown on the plat thereof, recorded in Plat Book 41 at Pages 168 through 172;
 9. Plat No. 12A, Eastpointe Subdivision, as shown on the plat thereof, recorded in Plat Book 49 at Pages 124 through 126;
 10. Plat No. 12B, Eastpointe Subdivision, as shown on the plat thereof, recorded in Plat Book 53 at Pages 102 through 103, as corrected by that certain Affidavit of Correction, recorded in Official Records Book 5113 at Page 1865;
 11. Plat No. 12C, Eastpointe Subdivision, as shown on the plat thereof, recorded in Plat Book 61 at Pages 61 through 62;
 12. Plat No. 13A, Eastpointe Subdivision, as shown on the plat thereof, recorded in Plat Book 61 at Pages 99 through 103, as corrected by that certain Affidavit of Scriveners Error, recorded in Official Records Book 5985 at Page 120, and by that certain Affidavit of Scriveners Error, recorded in Official Records Book 6072 at Pages 1680 through 1684, and by that certain Affidavit of Scriveners Error, recorded in Official Records Book 6176 at Pages 237 through 238, and by that certain Affidavit of Scrivener's Error Respecting Plat 13A, Eastpointe Subdivision, recorded in Official Records Book 6697 at Page 1059;
 13. Plat No. 14, Eastpointe Subdivision, as shown on the plat thereof, recorded in Plat Book 56 at Pages 29 through 30;
 14. Plat No. 14A, Eastpointe Subdivision, as shown on the plat thereof, recorded in Plat Book 59 at Pages 136 through 137; and
 15. Plat No. 14B, Eastpointe Subdivision, as shown on the plat thereof, recorded in Plat Book 61 at Pages 116 through 117.

EXHIBIT 6

Legal Description of Eastlakes Common Areas
(Composite)

All of the plats and documents listed on this Exhibit 6 were recorded in the Public Records of Palm Beach County, Florida

1. Block 1 and Block 2, Plat No. 8A, Eastpointe Subdivision, LESS AND EXCEPT Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19 and 20, Plat No. 8A, Eastpointe Subdivision, all as shown on Sheet 2 of the plat thereof, recorded in Plat Book 39 at Pages 86 through 87;
2. That portion of Tract 1 shown on Sheet 3 of Plat No. 9, Eastpointe Subdivision, LESS AND EXCEPT Lots 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48 and 49, Plat No. 9, Eastpointe Subdivision, as shown on Sheet 3 of the plat thereof, recorded in Plat Book 41 at Pages 11 through 13;
3. Tracts 0-1, 0-2, 0-3, 0-4, 0-5 and 0-6 as shown on Sheet 2 of Plat No. 10A, Eastpointe Subdivision, as shown on the plat thereof, recorded in Plat Book 62 at Pages 170 through 171, as corrected by that certain Affidavit of Error, recorded in Official Records Book 6360 at Pages 151 through 155;
4. Tracts C, D and E as shown on Sheet 2 of Plat No. 11A, Eastpointe Subdivision, as shown on the plat thereof, recorded in Plat Book 59 at Pages 176 through 177, as corrected by that certain Affidavit of Scriveners Error, recorded in Official Records Book 5741 at Page 1995;
5. Tract A as shown on Sheet 4 of Plat No. 12, Eastpointe Subdivision, as shown on the plat thereof, recorded in Plat Book 41 at Pages 168 through 172, LESS AND EXCEPT:
 - (a) Parcel 1 as shown and described on Sheet 1 (Official Records Book 3840 at Page 1284) of Exhibit A to Declaration of Condominium of Pinewood Condominium, recorded in Official Records Book 3840 at Pages 1259 through 1335; and
 - (b) That portion of Tract A that was replatted by Plat No. 12A, Eastpointe Subdivision, as shown on the plat thereof, recorded in Plat Book 49 at Pages 124 through 126;
6. Tract B as shown on Sheet 4 of Plat No. 12, Eastpointe Subdivision, as shown on the plat thereof, recorded in Plat Book 41 at Pages 168 through 172, LESS AND EXCEPT:

Parcel 2 as shown and described on Sheet 1 (Official Records Book 3840 at Page 1284) of Exhibit A to Declaration of Condominium of Pinewood Condominium, recorded in Official Records Book 3840 at Pages 1259 through 1335;
7. Buffer Area as shown on lower right-hand corner of Sheet 3 of Plat No. 12, Eastpointe Subdivision, as shown on the plat thereof, recorded in Plat Book 41 at Pages 168 through 172;
8. Tract C as shown on Sheet 2 of Plat No. 12A, Eastpointe Subdivision, as shown on the plat thereof, recorded in Plat Book 49 at Pages 124 through 126, LESS AND EXCEPT:

Parcel 1 as shown and described on Sheet 1 (Official Records Book 4828 at Page 1317) of Exhibit A to Declaration of Condominium of Pinewood Condominium II, recorded in Official Records Book 4828 at Pages 1296 through 1349;

9. Tract D as shown on Sheet 2 of Plat No. 12A, Eastpointe Subdivision, as shown on the plat thereof, recorded in Plat Book 49 at Pages 124 through 126, LESS AND EXCEPT:

Parcel 2 as shown and described on Sheet 1 (Official Records Book 4828 at Page 1317) of Exhibit A to Declaration of Condominium of Pinewood Condominium II, recorded in Official Records Book 4828 at Pages 1296 through 1349;

10. Tracts E, F and H as shown on Sheet 2 of Plat No. 12A, Eastpointe Subdivision, as shown on the plat thereof, recorded in Plat Book 49 at Pages 124 through 126;
11. Tracts N and O as shown on Sheet 2 of Plat No. 12B, Eastpointe Subdivision, as shown on the plat thereof, recorded in Plat Book 53 at Pages 102 through 103, as corrected by that certain Affidavit of Correction, recorded in Plat Book 5113 at Page 1865;
12. Tract P as shown on Sheet 2 of Plat No. 12C, Eastpointe Subdivision, as shown on the plat thereof, recorded in Plat Book 61 at Pages 61 through 62;
13. Tracts B-1, B-2 and B-3 as shown on Sheet 3 of Plat No. 13A, Eastpointe Subdivision, as shown on the plat thereof, recorded in Plat Book 61 at Pages 99 through 103, as corrected by that certain Affidavit of Scriveners Error, recorded in Official Records Book 5985 at Page 120, and by that certain Affidavit of Scriveners Error, recorded in Official Records Book 6072 at Pages 1680 through 1684, and by that certain Affidavit of Scriveners Error, recorded in Official Records Book 6176 at Pages 237 through 238, and by that certain Affidavit of Scrivener's Error Respecting Plat 13A, Eastpointe Subdivision, recorded in Official Records Book 6697 at Page 1059;
14. Tracts C, G, H, J, L, M and O as shown on Sheets 3, 4 and 5 of Plat No. 13A, Eastpointe Subdivision, as shown on the plat thereof, recorded in Plat Book 61 at Pages 99 through 103, as corrected by that certain Affidavit of Scriveners Error, recorded in Official Records Book 5985 at Page 120, and by that certain Affidavit of Scriveners Error, recorded in Official Records Book 6072 at Pages 1680 through 1684, and by that certain Affidavit of Scriveners Error, recorded in Official Records Book 6176 at Pages 237 through 238, and by that certain Affidavit of Scrivener's Error Respecting Plat 13A, Eastpointe Subdivision, recorded in Official Records Book 6697 at Page 1059; and
15. Tract H as shown on Sheet 2 of Plat No. 14A, Eastpointe Subdivision, as shown on the plat thereof, recorded in Plat Book 59 at Pages 136 through 137.

EXHIBIT 7

Pinewood Lots and Units

1. Unit 101, Building C; Unit 102, Building C; Unit 103, Building C; Unit 104, Building C; Unit 201, Building C; Unit 202, Building C; Unit 203, Building C; Unit 204, Building C; Unit 101, Building D; Unit 102, Building D; Unit 103, Building D; Unit 104, Building D; Unit 201, Building D; Unit 202, Building D; Unit 203, Building D; and Unit 204, Building D; Pinewood Condominium II, as created by that certain Declaration of Condominium of Pinewood Condominium II, recorded in Official Records Book 4828 at Pages 1296 through 1349 of the Public Records of Palm Beach County, Florida, as amended from time to time;

2. Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61 and 62, Plat No. 12A, Eastpointe Subdivision, as shown on the plat thereof, recorded in Plat Book 49 at Pages 124 through 126 of the Public Records of Palm Beach County, Florida;

3. Lots 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 63, 64, 65, 66, 67, 68 and 69, Plat No. 12B, Eastpointe Subdivision, as shown on the plat thereof, recorded in Plat Book 53 at Pages 102 and 103 of the Public Records of Palm Beach County, Florida, as corrected by that certain Affidavit of Correction, recorded in Official Records Book 5113 at Page 1865 of the Public Records of Palm Beach County, Florida;

4. Lots 32, 33, 34, 35, 36, 37, 38 and 39, Plat No. 12C, Eastpointe Subdivision, as shown on the plat thereof, recorded in Plat Book 61 at Pages 61 and 62 of the Public Records of Palm Beach County, Florida; and

5. Unit 102, Building A; Unit 104, Building A; Unit 105, Building A; Unit 106, Building A; Unit 202, Building A; Unit 203, Building A; Unit 204, Building A; Unit 205, Building A; Unit 101, Building B; Unit 102, Building B; and Unit 201, Building B; Pinewood Condominium, as created by that certain Declaration of Condominium of Pinewood Condominium, recorded in Official Records Book 3840 at Pages 1259 through 1335 of the Public Records of Palm Beach County, Florida, as amended from time to time. The owners of the Units in Pinewood Condominium did not previously have vested rights to use the Pinewood Pool Area, therefore, they have joined in this First Declaration by executing the attached Declarations Regarding Pool Rights as set forth as composite Exhibit 8 attached hereto.

DECLARATION REGARDING POOL RIGHTS

THIS DECLARATION is made and entered into as of this 15 day of November, 1990,
by Jerome S. Cullen and Carmen Cullen ("Owner"),
as Owner(s) of Unit No. 102 in Building No. A of PINEWOOD CONDOMINIUM I
as created by that certain Declaration of Condominium of Pinewood Condominium, recorded in Official Records
Book 3840 at Page 1259 of the Public Records of Palm Beach County, Florida, as amended (the "Property").

RECITALS

1. General Electric Capital Corporation, f/k/a General Electric Credit Corporation, a New York corporation ("Developer"), constructed a pool, together with related facilities on Tract E of Plat No. 12A, EASTPOINTE SUBDIVISION, as recorded in Plat Book 49 on Pages 124 through 126 of the Public Records of Palm Beach County, Florida (the "Pool"); and

2. Developer has or will convey the Pool to the Eastlakes Property Owners' Association, Inc., a Florida not-for-profit corporation (the "Association"). The Association is responsible for governing Eastlakes, as provided in that Assignment of Certain Rights and Obligations under the Declaration of Restrictive Covenants for Eastpointe Subdivision PUD to Eastlakes Property Owners' Association, Inc., recorded in Official Records Book 3865 at Page 490, in the Public Records of Palm Beach County, Florida, as amended (the "Assignment"); and

3. The Property is within Eastlakes and subject to the jurisdiction of the Association; and

4. Owner wishes to use the Pool in connection with the ownership of the Property.

NOW, THEREFORE, Owner hereby declares and agrees as follows:

1. The foregoing recitals are true and correct and are incorporated herein.

2. Owner hereby elects to pay for the right to use the Pool, and hereby agrees to pay its pro rata share of expenses and fees in connection with the operation and maintenance of the Pool in each fiscal year, as assessed by the Association.

3. This Declaration shall be irrevocable, and Owner agrees, for himself and all such successors, assigns and heirs of such Owner, that all of the terms and provisions of this Declaration shall be a covenant running with the Property.

IN WITNESS WHEREOF, the parties hereto have executed this Declaration as of the day and year first above written.

Jerome S. Cullen
OWNER

Carmen Cullen
OWNER

MARYLAND
STATE OF FLORIDA)
COUNTY OF Baltimore) SS.:

The foregoing instrument was acknowledged before me this 15 day of November, 1990
by Jerome S. Cullen and Carmen Cullen

My commission expires: Nov. 1, 1991

Robert E. Green
NOTARY PUBLIC, State of MARYLAND
at Large

7001.001 11090111.47
(P.440.5.7)



Jerry & Carmen Cullen
13403 Touchstone Place
810g A, Apt 102
Palm Bch Gardens, FL 33418

Dr. Jerome S. Cullen
3417 Janelen Drive
Baltimore, Maryland
U. S. A. - 21208

DECLARATION REGARDING POOL RIGHTS

THIS DECLARATION is made and entered into as of this 19 day of November, 1990,
by Jay R. Stoneifer ("Owner"),
as Owner(s) of Unit No. A-104 in Building No. _____ of PINWOOD CONDOMINIUM
as created by that certain Declaration of Condominium of Pinewood Condominium, recorded in Official Record's
Book 3840 at Page 1259 of the Public Records of Palm Beach County, Florida, as amended (the "Property").

RECITALS

1. General Electric Capital Corporation, f/k/a General Electric Credit Corporation, a New York corporation ("Developer"), constructed a pool, together with related facilities on Tract E of Plat No. 12A, EASTPOINTE SUBDIVISION, as recorded in Plat Book 49 on Pages 124 through 126 of the Public Records of Palm Beach County, Florida (the "Pool"); and

2. Developer has or will convey the Pool to the Eastlakes Property Owners' Association, Inc., a Florida not-for-profit corporation (the "Association"). The Association is responsible for governing Eastlakes, as provided in that Assignment of Certain Rights and Obligations under the Declaration of Restrictive Covenants for Eastpointe Subdivision PUD to Eastlakes Property Owners' Association, Inc., recorded in Official Records Book 3865 at Page 490, in the Public Records of Palm Beach County, Florida, as amended (the "Assignment"); and

3. The Property is within Eastlakes and subject to the jurisdiction of the Association; and

4. Owner wishes to use the Pool in connection with the ownership of the Property.

NOW, THEREFORE, Owner hereby declares and agrees as follows:

1. The foregoing recitals are true and correct and are incorporated herein.

2. Owner hereby elects to pay for the right to use the Pool, and hereby agrees to pay its pro rata share of expenses and fees in connection with the operation and maintenance of the Pool in each fiscal year, as assessed by the Association.

3. This Declaration shall be irrevocable, and Owner agrees, for himself and all such successors, assigns and heirs of such Owner, that all of the terms and provisions of this Declaration shall be a covenant running with the Property.

IN WITNESS WHEREOF, the parties hereto have executed this Declaration as of the day and year first above written.

Jay R. Stoneifer
OWNER

OWNER

STATE OF FLORIDA New York)
) SS.:
COUNTY OF Schenectady)

The foregoing instrument was acknowledged before me this 19th day of Nov., 1990
by Jay R. Stoneifer

My commission expires: 6/30/92

Gloria F. Budgett
NOTARY PUBLIC, State of N.Y.

at Large
Gloria F. Budgett
Notary Public, State of New York
Qualified in Saratoga County
My Commission Expires Mar 30, 1992
#4723108

201.001 (FORM 11-87)
19.000.1.7

(Composite)
DECLARATION REGARDING POOL RIGHTS

THIS DECLARATION is made and entered into as of this 26th day of November, 1990,
by Charles J. Vaughan & Maryann P. Vaughan ("Owner"),
as Owner(s) of Unit No. A-105 in Building No. A of PINEWOOD CONDOMINIUM
as created by that certain Declaration of Condominium of Pinewood Condominium, recorded in Official Records
Book 3840 at Page 1259 of the Public Records of Palm Beach County, Florida, as amended (the "Property").

RECITALS

1. General Electric Capital Corporation, f/k/a General Electric Credit Corporation, a New York corporation ("Developer"), constructed a pool, together with related facilities on Tract E of Plat No. 12A, EASTPOINTE SUBDIVISION, as recorded in Plat Book 49 on Pages 124 through 126 of the Public Records of Palm Beach County, Florida (the "Pool"); and

2. Developer has or will convey the Pool to the Eastlakes Property Owners' Association, Inc., a Florida not-for-profit corporation (the "Association"). The Association is responsible for governing Eastlakes, as provided in that Assignment of Certain Rights and Obligations under the Declaration of Restrictive Covenants for Eastpointe Subdivision PUD to Eastlakes Property Owners' Association, Inc., recorded in Official Records Book 3865 at Page 490, in the Public Records of Palm Beach County, Florida, as amended (the "Assignment"); and

3. The Property is within Eastlakes and subject to the jurisdiction of the Association; and

4. Owner wishes to use the Pool in connection with the ownership of the Property.

NOW, THEREFORE, Owner hereby declares and agrees as follows:

1. The foregoing recitals are true and correct and are incorporated herein.

2. Owner hereby elects to pay for the right to use the Pool, and hereby agrees to pay its pro rata share of expenses and fees in connection with the operation and maintenance of the Pool in each fiscal year, as assessed by the Association.

3. This Declaration shall be irrevocable, and Owner agrees, for himself and all such successors, assigns and heirs of such Owner, that all of the terms and provisions of this Declaration shall be a covenant running with the Property.

IN WITNESS WHEREOF, the parties hereto have executed this Declaration as of the day and year first above written.

Charles J. Vaughan
OWNER

Maryann P. Vaughan
OWNER

STATE OF FLORIDA)
COUNTY OF Palm Beach) SS.:

The foregoing instrument was acknowledged before me this 26 day of November, 1990
by Paul D. Wage

My commission expires: 7/15/94

Paul D. Wage
NOTARY PUBLIC, State of California
at Large



7001.001 1109X(11.87)
12-040 3-7

DECLARATION REGARDING POOL RIGHTS

THIS DECLARATION is made and entered into as of this 10th day of December, 1990, by Eugene J. Salerno as General Partner of BAGS REALTY CO., a New York general partnership on behalf of said partnership ("Owner"), as Owner(s) of Unit No. 106 in Building No. A of PINEWOOD CONDOMINIUM as created by that certain Declaration of Condominium of Pinewood Condominium, recorded in Official Records Book 3840 at Page 1259 of the Public Records of Palm Beach County, Florida, as amended (the "Property").

RECITALS

1. General Electric Capital Corporation, f/k/a General Electric Credit Corporation, a Florida not-for-profit corporation, ("Pool") is located at 1000 Eastlake Blvd., Suite 100, Palm Beach, Florida 33480. The Pool is located on the Eastlakes Property, a subdivision located in Eastlake Subdivision, recorded in Official Records Book 1264 at Pages 124 through 126 of the Public Records of Palm Beach County, Florida (the "Pool"); and

2. Developer has or will convey the Pool to the Eastlakes Property Owners' Association, Inc., a Florida not-for-profit corporation (the "Association"). The Association is responsible for governing Eastlakes, as provided in that Assignment of Certain Rights and Obligations under the Declaration of Restrictive Covenants for Eastlake Subdivision to Eastlakes Property Owners' Association, Inc., recorded in Official Records Book 1265 at Page 490, in the Public Records of Palm Beach County, Florida, as amended (the "Assignment"); and

3. The Property is within Eastlakes and subject to the jurisdiction of the Association; and

4. Owner wishes to use the Pool in connection with the ownership of the Property.

NOW, THEREFORE, Owner hereby declares and agrees as follows:

1. The foregoing recitals are true and correct and are incorporated herein.

2. Owner hereby elects to pay for the right to use the Pool, and hereby agrees to pay its pro rata share of expenses and fees in connection with the operation and maintenance of the Pool in each fiscal year as assessed by the Association.

3. This Declaration shall be enforceable, and Owner agrees, for himself and all such successors, assigns and heirs of such Owner, that all of the terms and provisions of this Declaration shall be a covenant running with the Property.

IN WITNESS WHEREOF, the parties hereto have executed this Declaration as of the day and year first above written.

WITNESSES:

[Handwritten signatures of witnesses]

BAGS REALTY CO., a New York general partnership

By: *[Signature]*
Eugene J. Salerno
General Partner

[Signature]
LINDA FARRIS
Notary Public, State of New York
No. 82-461612
Qualified in Suffolk County
Commission Expires 12/31/92

RECORDER'S MEMO: Legibility of Writing, Typing or Printing unsatisfactory in this document when received.

STATE OF *New York*
COUNTY OF *Suffolk*

ORB 6723 Pg 832

SS.:

The foregoing instrument was acknowledged before me this 10th day of December, 1990 by Eugene J. Salerno as General Partner of BAGS REALTY CO., a New York general partnership on behalf of the partnership.

My commission expires:

Linda Lavale
NOTARY PUBLIC, State of *New York*
at Large

LINDA LAVALE
Notary Public, State of New York
No. 82-4818132
Qualified in Suffolk County
Commission Expires 1-1-92

9099.001 120790(19.40)
10rs\E254(5)10

RECORDER'S MEMO: Legibility
of Writing, Typing or Printing
unsatisfactory in this document
when received.

(Composite)
DECLARATION REGARDING POOL RIGHTS

THIS DECLARATION is made and entered into as of this 12 day of December, 1990,
by John & Barbara Prohaska ("Owner"),
as Owner(s) of Unit No. A202 in Building No. A of PINEWOOD CONDOMINIUM
as created by that certain Declaration of Condominium of Pinewood Condominium, recorded in Official Records
Book 3840 at Page 1259 of the Public Records of Palm Beach County, Florida, as amended (the "Property").

RECITALS

1. General Electric Capital Corporation, f/k/a General Electric Credit Corporation, a New York corporation ("Developer"), constructed a pool, together with related facilities on Tract E of Plat No. 12A, EASTPOINTE SUBDIVISION, as recorded in Plat Book 49 on Pages 124 through 126 of the Public Records of Palm Beach County, Florida (the "Pool"); and

2. Developer has or will convey the Pool to the Eastlakes Property Owners' Association, Inc., a Florida not-for-profit corporation (the "Association"). The Association is responsible for governing Eastlakes, as provided in that Assignment of Certain Rights and Obligations under the Declaration of Restrictive Covenants for Eastpointe Subdivision PUD to Eastlakes Property Owners' Association, Inc., recorded in Official Records Book 3865 at Page 490, in the Public Records of Palm Beach County, Florida, as amended (the "Assignment"); and

3. The Property is within Eastlakes and subject to the jurisdiction of the Association; and

4. Owner wishes to use the Pool in connection with the ownership of the Property.

NOW, THEREFORE, Owner hereby declares and agrees as follows:

1. The foregoing recitals are true and correct and are incorporated herein.

2. Owner hereby elects to pay for the right to use the Pool, and hereby agrees to pay its pro rata share of expenses and fees in connection with the operation and maintenance of the Pool in each fiscal year, as assessed by the Association.

3. This Declaration shall be irrevocable, and Owner agrees, for himself and all such successors, assigns and heirs of such Owner, that all of the terms and provisions of this Declaration shall be a covenant running with the Property.

IN WITNESS WHEREOF, the parties hereto have executed this Declaration as of the day and year first above written.

Barbara A. Prohaska
OWNER

John Prohaska
OWNER

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS.:

The foregoing instrument was acknowledged before me this 12 day of DECEMBER, 1991
by John and Barbara Prohaska

My commission expires:

Jeannette Parry Bowen
NOTARY PUBLIC, State of Florida
at Large



JEANNETTE PARRY BOWEN
My Comm. Expires JAN. 25, 1992
Notary and Notary Public Licensee

DECLARATION REGARDING POOL RIGHTS

THIS DECLARATION is made and entered into as of this 19 day of Nov, 1990, by Larry and Jane Coleman ("Owner"), as Owner(s) of Unit No. 203 in Building No. A of PINWOOD CONDOMINIUM as created by that certain Declaration of Condominium of Pinewood Condominium, recorded in Official Records Book 3840 at Page 1259 of the Public Records of Palm Beach County, Florida, as amended (the "Property").

RECITALS

- 1. General Electric Capital Corporation, f/k/a General Electric Credit Corporation, a New York corporation ("Developer"), constructed a pool, together with related facilities on Tract E of Plat No. 12A, EASTPOINTE SUBDIVISION, as recorded in Plat Book 49 on Pages 124 through 126 of the Public Records of Palm Beach County, Florida (the "Pool"); and
- 2. Developer has or will convey the Pool to the Eastlakes Property Owners' Association, Inc., a Florida not-for-profit corporation (the "Association"). The Association is responsible for governing Eastlakes, as provided in that Assignment of Certain Rights and Obligations under the Declaration of Restrictive Covenants for Eastpoints Subdivision PUD to Eastlakes Property Owners' Association, Inc., recorded in Official Records Book 3865 at Page 490, in the Public Records of Palm Beach County, Florida, as amended (the "Assignment"); and

- 3. The Property is within Eastlakes and subject to the jurisdiction of the Association; and
- 4. Owner wishes to use the Pool in connection with the ownership of the Property.

NOW, THEREFORE, Owner hereby declares and agrees as follows:

- 1. The foregoing recitals are true and correct and are incorporated herein.
- 2. Owner hereby elects to pay for the right to use the Pool, and hereby agrees to pay its pro rata share of expenses and fees in connection with the operation and maintenance of the Pool in each fiscal year, as assessed by the Association.
- 3. This Declaration shall be irrevocable, and Owner agrees, for himself and all such successors, assigns and heirs of such Owner, that all of the terms and provisions of this Declaration shall be a covenant running with the Property.

IN WITNESS WHEREOF, the parties hereto have executed this Declaration as of the day and year first above written.

Larry Coleman
OWNER

Jane Coleman
OWNER

STATE OF FLORIDA)
COUNTY OF Palm Beach) SS.:

The foregoing instrument was acknowledged before me this 21 day of NOV, 1990 by Larry and Jane Coleman

My commission expires:

[Signature]
NOTARY PUBLIC, State of Florida
at Large

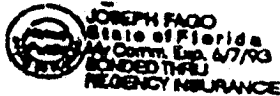


EXHIBIT 8

(Composite)
DECLARATION REGARDING POOL RIGHTS

THIS DECLARATION is made and entered into as of this 14 day of November, 1990,
by IRVING + CHARLOTTE MARKOWITZ ("Owner"),
as Owner(s) of Unit No. A204 in Building No. 1 of PINEWOOD CONDOMINIUM
as created by that certain Declaration of Condominium of Pinewood Condominium, recorded in Official Records
Book 3840 at Page 1259 of the Public Records of Palm Beach County, Florida, as amended (the "Property").

RECITALS

1. General Electric Capital Corporation, f/k/a General Electric Credit Corporation, a New York corporation ("Developer"), constructed a pool, together with related facilities on Tract E of Plat No. 12A, EASTPOINTE SUBDIVISION, as recorded in Plat Book 49 on Pages 124 through 126 of the Public Records of Palm Beach County, Florida (the "Pool"); and

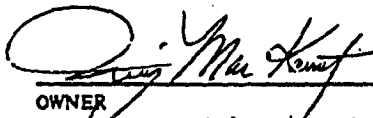
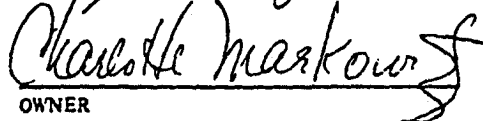
2. Developer has or will convey the Pool to the Eastlakes Property Owners' Association, Inc., a Florida not-for-profit corporation (the "Association"). The Association is responsible for governing Eastlakes, as provided in that Assignment of Certain Rights and Obligations under the Declaration of Restrictive Covenants for Eastpointe Subdivision PUD to Eastlakes Property Owners' Association, Inc., recorded in Official Records Book 3865 at Page 490, in the Public Records of Palm Beach County, Florida, as amended (the "Assignment"); and

- 3. The Property is within Eastlakes and subject to the jurisdiction of the Association; and
- 4. Owner wishes to use the Pool in connection with the ownership of the Property.

NOW, THEREFORE, Owner hereby declares and agrees as follows:

- 1. The foregoing recitals are true and correct and are incorporated herein.
- 2. Owner hereby elects to pay for the right to use the Pool, and hereby agrees to pay its pro rata share of expenses and fees in connection with the operation and maintenance of the Pool in each fiscal year, as assessed by the Association.
- 3. This Declaration shall be irrevocable, and Owner agrees, for himself and all such successors, assigns and heirs of such Owner, that all of the terms and provisions of this Declaration shall be a covenant running with the Property.

IN WITNESS WHEREOF, the parties hereto have executed this Declaration as of the day and year first above written.

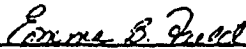

OWNER

OWNER

STATE OF ~~FLORIDA~~ New York)
) SS.:
COUNTY OF Suffolk)

The foregoing instrument was acknowledged before me this 14th day of November, 1990
by IRVING + CHARLOTTE MARKOWITZ

My commission expires:

EMMA B. FIELD
NOTARY PUBLIC, State of New York
No. 324656722 Qualified in Suffolk County
To Expire December 31, 1991


NOTARY PUBLIC, State of New York
at Large

DECLARATION REGARDING POOL RIGHTS

THIS DECLARATION is made and entered into as of this 5th day of Dec, 1990,
by Ernest Olshchan ("Owner"),
as Owner(s) of Unit No. 205 in Building No. H of PINWOOD CONDOMINIUM
as created by that certain Declaration of Condominium of Pinewood Condominium, recorded in Official Records
Book 3840 at Page 1259 of the Public Records of Palm Beach County, Florida, as amended (the "Property").

RECITALS

1. General Electric Capital Corporation, f/k/a General Electric Credit Corporation, a New York corporation ("Developer"), constructed a pool, together with related facilities on Tract E of Plat No. 12A, EASTPOINTE SUBDIVISION, as recorded in Plat Book 49 on Pages 124 through 126 of the Public Records of Palm Beach County, Florida (the "Pool"); and
2. Developer has or will convey the Pool to the Eastlakes Property Owners' Association, Inc., a Florida not-for-profit corporation (the "Association"). The Association is responsible for governing Eastlakes, as provided in that Assignment of Certain Rights and Obligations under the Declaration of Restrictive Covenants for Eastpointe Subdivision PUD to Eastlakes Property Owners' Association, Inc., recorded in Official Records Book 3865 at Page 490, in the Public Records of Palm Beach County, Florida, as amended (the "Assignment"); and

3. The Property is within Eastlakes and subject to the jurisdiction of the Association; and
4. Owner wishes to use the Pool in connection with the ownership of the Property.

NOW, THEREFORE, Owner hereby declares and agrees as follows:

1. The foregoing recitals are true and correct and are incorporated herein.
2. Owner hereby elects to pay for the right to use the Pool, and hereby agrees to pay its pro rata share of expenses and fees in connection with the operation and maintenance of the Pool in each fiscal year, as assessed by the Association.
3. This Declaration shall be irrevocable, and Owner agrees, for himself and all such successors, assigns and heirs of such Owner, that all of the terms and provisions of this Declaration shall be a covenant running with the Property.

IN WITNESS WHEREOF, the parties hereto have executed this Declaration as of the day and year first above written.

OWNER

Ernest Olshchan
OWNER

STATE OF FLORIDA)
COUNTY OF Folk) SS.:

The foregoing instrument was acknowledged before me this 5 day of Dec, 1990
by Ernest Olshchan

My commission expires:
Nov 31, 1992

Ernest Olshchan
NOTARY PUBLIC, State of California
at Large

EXHIBIT B
(Composite)

ORB 6723 Pg 837

DECLARATION REGARDING POOL RIGHTS

THIS DECLARATION is made and entered into as of this 26 day of November, 1990,
by P. J. Worsley ("Owner"),
as Owner(s) of Unit No. B101 in Building No. T. W. WOOD of PINWOOD CONDOMINIUM
as created by that certain Declaration of Condominium of Pinwood Condominium, recorded in Official Records
Book 3840 at Page 1259 of the Public Records of Palm Beach County, Florida, as amended (the "Property").

RECITALS


- 1. General Electric Capital Corporation, f/k/a General Electric Credit Corporation, a New York corporation ("Developer"), constructed a pool, together with related facilities on Tract E of Plat No. 12A, EASTPOINTE SUBDIVISION, as recorded in Plat Book 49 on Pages 124 through 126 of the Public Records of Palm Beach County, Florida (the "Pool"); and
- 2. Developer has or will convey the Pool to the Eastlakes Property Owners' Association, Inc., a Florida not-for-profit corporation (the "Association"). The Association is responsible for governing Eastlakes, as provided in that Assignment of Certain Rights and Obligations under the Declaration of Restrictive Covenants for Eastpointe Subdivision PUD to Eastlakes Property Owners' Association, Inc., recorded in Official Records Book 3865 at Page 490, in the Public Records of Palm Beach County, Florida, as amended (the "Assignment"); and


- 3. The Property is within Eastlakes and subject to the jurisdiction of the Association; and
- 4. Owner wishes to use the Pool in connection with the ownership of the Property.

NOW, THEREFORE, Owner hereby declares and agrees as follows:

- 1. The foregoing recitals are true and correct and are incorporated herein.
- 2. Owner hereby elects to pay for the right to use the Pool, and hereby agrees to pay its pro rata share of expenses and fees in connection with the operation and maintenance of the Pool in each fiscal year, as assessed by the Association.
- 3. This Declaration shall be irrevocable, and Owner agrees, for himself and all such successors, assigns and heirs of such Owner, that all of the terms and provisions of this Declaration shall be a covenant running with the Property.

IN WITNESS WHEREOF, the parties hereto have executed this Declaration as of the day and year first above written.


OWNER



OWNER

Georgia)
STATE OF FLORIDA)
COUNTY OF DEKALB) SS.:

The foregoing instrument was acknowledged before me this 26 day of Nov, 1990
by Peter J. Worsley & Shelby Worsley

My commission expires:

My Commission Expires May 14, 1991


NOTARY PUBLIC, State of Georgia
at Large

DECLARATION REGARDING POOL RIGHTS

THIS DECLARATION is made and entered into as of this 27th day of November, 1990, by WALTER O. KEMM III and Elizabeth A. Kemm ("Owner"), as Owner(s) of Unit No. 102 in Building No. B of PINWOOD CONDOMINIUM as created by that certain Declaration of Condominium of Pinewood Condominium, recorded in Official Records Book 3840 at Page 1259 of the Public Records of Palm Beach County, Florida, as amended (the "Property").

RECITALS

1. General Electric Capital Corporation, f/k/a General Electric Credit Corporation, a New York corporation ("Developer"), constructed a pool, together with related facilities on Tract E of Plat No. 12A, EASTPOINTE SUBDIVISION, as recorded in Plat Book 49 on Pages 124 through 126 of the Public Records of Palm Beach County, Florida (the "Pool"); and
2. Developer has or will convey the Pool to the Eastlakes Property Owners' Association, Inc., a Florida not-for-profit corporation (the "Association"). The Association is responsible for governing Eastlakes, as provided in that Assignment of Certain Rights and Obligations under the Declaration of Restrictive Covenants for Eastpointe Subdivision PUD to Eastlakes Property Owners' Association, Inc., recorded in Official Records Book 3865 at Page 490, in the Public Records of Palm Beach County, Florida, as amended (the "Assignment"); and
3. The Property is within Eastlakes and subject to the jurisdiction of the Association; and
4. Owner wishes to use the Pool in connection with the ownership of the Property.

NOW, THEREFORE, Owner hereby declares and agrees as follows:

1. The foregoing recitals are true and correct and are incorporated herein.
2. Owner hereby elects to pay for the right to use the Pool, and hereby agrees to pay its pro rata share of expenses and fees in connection with the operation and maintenance of the Pool in each fiscal year, as assessed by the Association.
3. This Declaration shall be irrevocable, and Owner agrees, for himself and all such successors, assigns and heirs of such Owner, that all of the terms and provisions of this Declaration shall be a covenant running with the Property.

IN WITNESS WHEREOF, the parties hereto have executed this Declaration as of the day and year first above written.

Walter O. Kemm III
OWNER

Elizabeth A. Kemm
OWNER

STATE OF FLORIDA New York)
COUNTY OF Starr) SS.:

The foregoing instrument was acknowledged before me this 27th day of November, 1990, by Walter O. Kemm III and Elizabeth A. Kemm.

My commission expires: 2/28/92

Beverly A. Ross
NOTARY PUBLIC, State of New York
at Large

BEVERLY A. ROSS
Notary Public, State of New York
Residing in Warren County
My Commission Expires 2-28-92

SD-1 (01) (1090)(11-87)
18-AUG-87

(Composite)
DECLARATION REGARDING POOL RIGHTS

THIS DECLARATION is made and entered into as of this 13 day of NOVEMBER, 1990, by MARGARET WOLINETS AND TERRY TRIADIS ("Owner"), as Owner(s) of Unit No. 201 in Building No. 13 of PINEWOOD CONDOMINIUM as created by that certain Declaration of Condominium of Pinewood Condominium, recorded in Official Records Book 3840 at Page 1259 of the Public Records of Palm Beach County, Florida, as amended (the "Property").

RECITALS

1. General Electric Capital Corporation, f/k/a General Electric Credit Corporation, a New York corporation ("Developer"), constructed a pool, together with related facilities on Tract E of Plat No. 12A, EASTPOINTE SUBDIVISION, as recorded in Plat Book 49 on Pages 124 through 126 of the Public Records of Palm Beach County, Florida (the "Pool"); and

2. Developer has or will convey the Pool to the Eastlakes Property Owners' Association, Inc., a Florida not-for-profit corporation (the "Association"). The Association is responsible for governing Eastlakes, as provided in that Assignment of Certain Rights and Obligations under the Declaration of Restrictive Covenants for Eastpointe Subdivision PUD to Eastlakes Property Owners' Association, Inc., recorded in Official Records Book 3865 at Page 490, in the Public Records of Palm Beach County, Florida, as amended (the "Assignment"); and

3. The Property is within Eastlakes and subject to the jurisdiction of the Association; and

4. Owner wishes to use the Pool in connection with the ownership of the Property.

NOW, THEREFORE, Owner hereby declares and agrees as follows:

1. The foregoing recitals are true and correct and are incorporated herein.

2. Owner hereby elects to pay for the right to use the Pool, and hereby agrees to pay its pro rata share of expenses and fees in connection with the operation and maintenance of the Pool in each fiscal year, as assessed by the Association.

3. This Declaration shall be irrevocable, and Owner agrees, for himself and all such successors, assigns and heirs of such Owner, that all of the terms and provisions of this Declaration shall be a covenant running with the Property.

IN WITNESS WHEREOF, the parties hereto have executed this Declaration as of the day and year first above written.

Margaret Wolinets
OWNER

Terry Triadis
OWNER

STATE OF NEW YORK)
~~FLORIDA~~)
COUNTY OF QUEENS) SS.:

The foregoing instrument was acknowledged before me this 14 day of November, 1990 by Margaret Wolinets & Terry Triadis.

My commission expires:

Jill Bussman
NOTARY PUBLIC, State of New York
at Large

JILL BUSSMAN
Notary Public, State of New York
No. 4004738
Qualified in New York County
Commission Expires March 30, 1992

7001.01 (10/90)(1:47)
18VADJ:1

JOINDER TO FIRST DECLARATION

THE EASTLAKES PROPERTY OWNERS' ASSOCIATION, INC., a Florida not-for-profit corporation, does hereby join in and consent to the attached First Declaration Respecting the Assignment of Certain Rights and Obligations Under the Declaration of Restrictive Covenants for Eastpointe Subdivision PUD to Eastlakes Property Owners' Association, Inc.

EASTLAKES PROPERTY OWNERS' ASSOCIATION, INC., a Florida not-for-profit corporation

WITNESSES:

Sharon Michaels Kelly
Sheena Garcia

By: J. D. Luzuriaga President

Attest: Frank Roza Secretary

STATE OF FLORIDA)
) SS.:
COUNTY OF Dade)

The foregoing instrument was acknowledged before me this 6th day of February, 1991 by J. D. Luzuriaga as President of Eastlakes Property Owners' Association, Inc., a Florida not-for-profit corporation, on behalf of the corporation.

My commission expires:

Claudia R. Fernandez
NOTARY PUBLIC, State of Florida
at Large



CLAUDIA R. FERNANDEZ
MY COMMISSION EXPIRES
July 9, 1994
BONDED THRU TROY FARM INSURANCE, INC.

7001.004 (20691) (9-4)
181A19(8) 20

RECORD VERIFIED
PALM BEACH COUNTY, FLA
JOHN B. DUNKLE
CLERK CIRCUIT COURT

JAN-30-1995 4:03PM 95-029025
ORE 8600 P# 803

THIS INSTRUMENT PREPARED BY:

PATRICIA KIMBALL FLETCHER, ESQ.
SHAPO, FREEDMAN & FLETCHER, P.A.
4750 First Union Financial Center
200 South Biscayne Boulevard
Miami, Florida 33131

**SECOND DECLARATION RESPECTING THE ASSIGNMENT
OF CERTAIN RIGHTS AND OBLIGATIONS UNDER THE
DECLARATION OF RESTRICTIVE COVENANTS
FOR EASTPOINTE SUBDIVISION PUD TO
EASTLAKES PROPERTY OWNERS' ASSOCIATION, INC.**

THIS SECOND DECLARATION RESPECTING THE ASSIGNMENT OF CERTAIN RIGHTS AND OBLIGATIONS UNDER THE DECLARATION OF RESTRICTIVE COVENANTS FOR EASTPOINTE SUBDIVISION PUD TO EASTLAKES PROPERTY OWNERS' ASSOCIATION, INC. (this "Second Declaration") is made as of the 27th day of January, 1995 by GENERAL ELECTRIC CAPITAL CORPORATION, formerly known as General Electric Credit Corporation ("Declarant").

RECITALS:

- A. Eastpointe Development Company, a Florida corporation ("Development Company"), was the original developer of that certain residential project known as Eastpointe Subdivision.
- B. In connection with Eastpointe Subdivision, Development Company recorded that certain Declaration of Restrictive Covenants Eastpointe Country Club, Inc., as recorded in Official Records Book 2543 at Pages 1230 through 1249 of the Public Records of Palm Beach County, Florida (the "Original Declaration").
- C. GECC, as successor in interest to Development Company, subsequently amended the Original Declaration as follows:
1. First Amendment to Declaration of Restrictive Covenants Eastpointe Country Club, Inc., as recorded in Official Records Book 2733 at Pages 1131 through 1134 of the Public Records of Palm Beach County, Florida;
 2. Second Amendment to Declaration of Restrictive Covenants Eastpointe Country Club, Inc., as recorded in Official Records

Book 2987 at Pages 1079 through 1082 of the Public Records of Palm Beach County, Florida;

3. Third Amendment to Declaration of Restrictive Covenants for the Eastpointe Home Owner's Association, Inc., as recorded in Official Records Book 3040 at Pages 1508 through 1511 of the Public Records of Palm Beach County, Florida;

4. Fourth Amendment to Declaration of Restrictive Covenants for the Eastpointe Home Owner's Association, Inc., as recorded in Official Records Book 3101 at Pages 614 through 618 of the Public Records of Palm Beach County, Florida;

5. Fifth Amendment to Declaration of Restrictive Covenants for the Eastpointe Home Owner's Association, Inc., as recorded in Official Records Book 3198 at Pages 1725 through 1729 of the Public Records of Palm Beach County, Florida;

6. Sixth Amendment to Declaration of Restrictive Covenants for Eastpointe Subdivision P.U.D., as recorded in Official Records Book 3544 at Pages 765 through 769 of the Public Records of Palm Beach County, Florida;

7. Seventh Amendment to Declaration of Restrictive Covenants for Eastpointe Subdivision P.U.D., as recorded in Official Records Book 3865 at Pages 506 through 508 of the Public Records of Palm Beach County, Florida; and

8. Eighth Amendment to Declaration of Restrictive Covenants for Eastpointe Subdivision P.U.D., as recorded in Official Records Book 4669 at Pages 1040 through 1041 of the Public Records of Palm Beach County, Florida.

The foregoing amendments, together with the Original Declaration, shall hereinafter be collectively referred to as the "Declaration".

D. The homeowners association referenced in the Original Declaration is the Eastpointe Home Owner's Association, Inc. (the "Homeowners Association").

E. By virtue of:

1. that certain Assignment of Certain Rights and Obligations under the Declaration of Restrictive Covenants for Eastpointe Subdivision PUD to Eastlakes Property Owners Association, Inc., as recorded in Official Records Book 3865 at Pages 490 through 505 of the Public Records of Palm Beach County, Florida; and

2. that certain Supplemental Assignment of Certain Rights and Obligations under the Declaration of Restrictive Covenants for Eastpointe Subdivision PUD to Eastlakes Property Owners' Association, Inc., as recorded in Official Records Book 3909 at Pages 214 through 221 of the Public Records of Palm Beach County, Florida (collectively, the "Assignments"),

the Homeowners Association assigned "all rights and obligations" it had under the Declaration to the Eastlakes Property Owners' Association, Inc. ("ELPOA") with respect Eastlakes including, without limitation, the right operate and maintain the Eastlakes common areas, the right to establish the Architectural Control Committee referenced in the Declaration with respect to Eastlakes, and the obligation to enforce the covenants, conditions and restrictions set forth in the Declaration as the same relate to Eastlakes; provided, however, the Homeowners Association reserved unto itself (or its assigns) the "obligation and right to regulate and maintain all areas in Eastlakes" which are not owned by ELPOA (e.g., the roadway, storm drainage and sewer systems within Eastpointe Subdivision owned by the Homeowners Association), to impose assessments and liens on lots and units, and to require that all owners of lots and units within Eastlakes also be members of the Homeowners Association.

F. Eastlakes includes the real property described in Exhibit A attached hereto. This Second Declaration is intended to encumber only the property within Eastlakes and shall not affect any other portion of Eastpointe Subdivision.

G. Declarant subsequently recorded that certain First Declaration Respecting the Assignment of Certain Rights and Obligations Under the Declaration of Restrictive Covenants for Eastpointe Subdivision PUD to Eastlakes Property Owners' Association, Inc. (the "First Declaration") recorded in Official Records Book 6723 at Page 812 of the Public Records of Palm Beach County, Florida, which modified and clarified the provisions of the Assignments and the Declaration as such documents affect Eastlakes.

H. Declarant presently owns a lot within Eastpointe Subdivision and, therefore, has the unilateral right to amend the Declaration.

I. Declarant intends to clarify by this Second Declaration which real property comprises the Eastlakes Common Areas (as such term is defined in the First Declaration). To the extent this Second Declaration conflicts with any of the terms of the First Declaration, this Second Declaration shall control.

J. Declarant has or shall convey to ELPOA Lot 1 of Plat No. 10A Eastpointe Subdivision, according to the thereof, recorded in Plat

Book 62 at Page 170 in the Public Records of Palm Beach County, Florida ("Lot 1"). This Second Declaration is intended to clarify the Association's rights with respect to such Lot 1.

NOW, THEREFORE, Declarant hereby declares the following:

1. RECITALS. All of the foregoing Recitals are true and correct and hereby incorporated herein.

2. DEFINED TERMS. All of the initially capitalized terms not defined herein shall have the meanings set forth in the First Declaration, or the Declaration, as applicable.

3. EASTLAKES COMMON AREAS. The Eastlakes Common Areas presently consist of the real property described on Exhibit B attached hereto. Whenever the Declaration, the First Declaration, the Articles of Incorporation for ELPOA, the By-Laws of ELPOA or the Assignments refer to "property of Association", the "Eastlakes Common Property", or the "property of Eastlakes", such references shall be deemed to include the Eastlakes Common Areas, and such other properties owned or leased by ELPOA from time to time.

4. LOT 1. Notwithstanding the inclusion of Lot 1 within the Eastlakes Common Areas, this Second Declaration is intended to clarify that ELPOA may convey such Lot 1 to a third party pursuant to a resolution adopted by the Board of Directors without the joinder of any other person or entity. This provision is not intended to restrict or otherwise limit the rights of the Board of Directors to sell or lease any other property comprising part of the Eastlakes Common Areas.

5. Exhibits. All exhibits that are attached to this Second Declaration shall be considered a part of this Second Declaration as if incorporated herein.

6. Covenants Running with Land. The covenants and restrictions of this Second Declaration shall run with and bind the property comprising Eastlakes and shall inure to the benefit of and be enforceable by ELPOA, Declarant and their respective successors and assigns, until January 1, 2010, after which time the terms of this Second Declaration shall be automatically extended for successive periods of ten (10) years, unless an instrument approved by ninety percent (90%) of the owners of the Lots or condominium units within Eastlakes.

7. Severability and Limitation of Paragraph Headings. In- validity of any one of the provisions in this Second Declaration by

EXHIBIT A

Legal Description of Eastlakes

All of the real property described on each of the following plats:

1. Plat No. 8A, Eastpointe Country Club, as shown on the plat thereof, recorded in Plat Book 39 at Pages 86 through 87;
2. Plat No. 9, Eastpointe Subdivision, as shown on the plat thereof, recorded in Plat Book 41 at Pages 11 through 13;
3. Plat No. 9A, Eastpointe Subdivision, as shown on the plat thereof, recorded in Plat Book 49 at Pages 3 through 4;
4. Plat No. 10, Eastpointe Subdivision, as shown on the plat thereof, recorded in Plat Book 41 at Pages 65 through 68, as corrected by that certain Affidavit, recorded in Official Records Book 3471 at Page 540 ("Plat No. 10")
LESS AND EXCEPT:

Tracts A, B, C, D, E, F, G, H, I, J, K and L and Recreation Areas 1 and 2 as shown on Sheets 3 and 4 of Plat No. 10 (which Tracts and Recreation Areas comprise real property known as the Briarwood Condominium, as created pursuant to the following documents:

- (1) Declaration of Condominium of Briarwood Condominium, recorded in Official Records Book 3566 at Pages 254 through 342 of the Public Records of Palm Beach County, Florida;
- (2) First Amendment to Declaration of Condominium of Briarwood Condominium, recorded in Official Records Book 3610 at Pages 451 through 460 of the Public Records of Palm Beach County, Florida;
- (3) Second Amendment to Declaration of Condominium of Briarwood Condominium, recorded in Official Records Book 3616 at Pages 554 through 559 of the Public Records of Palm Beach County, Florida;
- (4) Third Amendment to Declaration of Condominium of Briarwood Condominium, recorded in Official Records Book 3626 at Pages 140 through 145 of the Public Records of Palm Beach County, Florida;

- (5) Fourth Amendment to Declaration of Condominium of Briarwood Condominium, recorded in Official Records Book 3642 at Pages 1635 through 1640 of the Public Records of Palm Beach County, Florida;
 - (6) Fifth Amendment to Declaration of Condominium of Briarwood Condominium, recorded in Official Records Book 3662 at Pages 81 through 86 of the Public Records of Palm Beach County, Florida;
 - (7) Sixth Amendment to Declaration of Condominium of Briarwood Condominium, recorded in Official Records Book 6273 at Pages 1692 through 1697 of the Public Records of Palm Beach County, Florida;
 - (8) Seventh Amendment to Declaration of Condominium of Briarwood Condominium, recorded in Official Records Book 6273 at Pages 1698 through 1700 of the Public Records of Palm Beach County, Florida;
 - (9) Eighth Amendment to Declaration of Condominium of Briarwood Condominium, recorded in Official Records Book 6273 at Pages 1701 through 1706 of the Public Records of Palm Beach County, Florida;
 - (10) Ninth Amendment to Declaration of Condominium of Briarwood Condominium, recorded in Official Records Book 6273 at Pages 1707 through 1712 of the Public Records of Palm Beach County, Florida;
- 5. Plat No. 10A, Eastpointe Subdivision, as shown on the plat thereof, recorded in Plat Book 62 at Pages 170 through 171, as corrected by that certain Affidavit of Error, recorded in Official Records Book 6360 at Pages 151 through 155;
 - 6. Plat No. 11, Eastpointe Subdivision, as shown on the plat thereof, recorded in Plat Book 41 at Pages 166 through 167;
 - 7. Plat No. 11A, Eastpointe Subdivision, as shown on the plat thereof, recorded in Plat Book 59 at Pages 176 through 177, as corrected by that certain Affidavit of Scriveners Error, recorded in Official Records Book 5741 at Page 1995;

8. Plat No. 12, Eastpointe Subdivision, as shown on the plat thereof, recorded in Plat Book 41 at Pages 168 through 172;
9. Plat No. 12A, Eastpointe Subdivision, as shown on the plat thereof, recorded in Plat Book 49 at Pages 124 through 126;
10. Plat No. 12B, Eastpointe Subdivision, as shown on the plat thereof, recorded in Plat Book 53 at Pages 102 through 103, as corrected by that certain Affidavit of Correction, recorded in Official Records Book 5113 at Page 1865;
11. Plat No. 12C, Eastpointe Subdivision, as shown on the plat thereof, recorded in Plat Book 61 at Pages 61 through 62;
12. Plat No. 13A, Eastpointe Subdivision, as shown on the plat thereof, recorded in Plat Book 61 at Pages 99 through 103, as corrected by that certain Affidavit of Scriveners Error, recorded in Official Records Book 5985 at Page 120, and by that certain Affidavit of Scriveners Error, recorded in Official Records Book 6072 at Pages 1680 through 1684, and by that certain Affidavit of Scriveners Error, recorded in Official Records Book 6176 at Pages 237 through 238, and by that certain Affidavit of Scrivener's Error Respecting Plat 13A, Eastpointe Subdivision, recorded in Official Records Book 6697 at Page 1059;
13. Plat No. 14, Eastpointe Subdivision, as shown on the plat thereof, recorded in Plat Book 56 at Pages 29 through 30;
14. Plat No. 14A, Eastpointe Subdivision, as shown on the plat thereof, recorded in Plat Book 59 at Pages 136 through 137; and
15. Plat No. 14B, Eastpointe Subdivision, as shown on the plat thereof, recorded in Plat Book 61 at Pages 116 through 117.

NOTE: ALL OF THE PLATS AND DOCUMENTS LISTED ON THIS EXHIBIT A WERE RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

EXHIBIT B

1. A portion of Plat No. 8A, EASTPOINTE COUNTRY CLUB, according to the Plat thereof, as recorded in Plat Book 39 at Page 86, more particularly described as follows:

Blocks 1 and 2 as designated on said Plat No. 8A, less Lots 1 through 20 inclusive, as shown on said Blocks 1 and 2.

2. A portion of Plat No. 9, EASTPOINTE SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 41 at Pages 11, 12 and 13, more particularly described as follows:

That portion of Tract 1 as shown on Page 13 of said Plat No. 9, less Lots 23 through 49 inclusive.

3. Portions of Tract 1 and Tract 2 of Plat No. 9A, EASTPOINTE SUBDIVISION, recorded in Plat Book 49 at Page 3, more particularly described as follows:

All of Tract 1 and Tract 2 of Plat No. 9A, including, without limitation, those portions of Tract 1 and Tract 2 more particularly described as follows:

Portions of Tract 1 of Plat No. 9A described in the attached legal description attached hereto as Exhibit B-1, and

The portion of Tract 2 of Plat No. 9A described in the attached legal description attached hereto as Exhibit B-2.

LESS AND EXCEPT the portions of Tract 1 and Tract 2 of Plat No. 9A conveyed to EASTPOINTE HOME OWNERS' ASSOCIATION, INC. by virtue of the Quitclaim Deed recorded in Official Records Book 8314 at Page 972.

4. Lot 1 of Plat No. 10A, Eastpointe Subdivision, as shown on the plat thereof, recorded in Plat Book 62 at Pages 170 through 171.
5. Tracts 0-1, 0-2, 0-3, 0-4, 0-5 and 0-6 as shown on Sheet 2 of Plat No. 10A, Eastpointe Subdivision, as shown on the plat thereof, recorded in Plat Book 62 at Pages 170 through 171, as corrected by that certain Affidavit of Error, recorded in Official Records Book 6360 at Pages 151 through 155.

6. Tracts C, D and E as shown on Sheet 2 of Plat No. 11A, Eastpointe Subdivision, as shown on the plat thereof, recorded in Plat Book 59 at Pages 176 through 177, as corrected by that certain Affidavit of Scriveners Error, recorded in Official Records Book 5741 at Page 1995, of the Public Records of Palm Beach County, Florida.
7. Buffer Area as shown on lower right-hand corner of Sheet 3 of Plat No. 12, Eastpointe Subdivision, as shown on the plat thereof, recorded in Plat Book 41 at Pages 168 through 172.
8. Tract A, Plat No. 12, EASTPOINTE SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 41, Pages 168 through 172 inclusive, less the following described parcel of land:

 Commencing at the Northeast corner of said Tract A; run thence North 57°45'09" West along the Northerly line of said Tract A, a distance of 198.09 feet, thence South 31°55'10" West, a distance of 3.74 feet to the point of beginning of the herein described parcel, thence continue South 31°55'10" West, a distance of 67.00 feet; thence North 58°04'50" West, a distance of 199.37 feet, thence North 31°55'10" East, a distance of 67.00 feet; thence South 58°04'50" East, a distance of 199.37 to the point of beginning.

 Also, less that portion of said Tract A replatted by Plat No. 12A, Eastpointe Subdivision, according to the Plat thereof, recorded in Plat Book 49, at Pages 124 through 126, inclusive.
9. Tract B, Plat No. 12, EASTPOINTE SUBDIVISION, according to the Plat thereof, recorded in Plat Book 41, at Pages 168 through 172, inclusive, less the following described parcel of land:

 Commencing at the Northeast corner of said Tract B; run thence North 57°45'09" West along the Northerly line of said Tract B, a distance of 51.32 feet; thence South 03°24'54" West, a distance of 16.06 feet to the point of beginning of the herein described parcel; thence continue South 03°24'54" West, a distance of 60.00 feet; thence North 86°35'06" West, a distance of 109.18 feet; thence North 03°24'34" East, a distance of 60.00 feet; thence South 86°35'06" East, a distance of 109.18 feet to the point of beginning.
10. Tract E as shown on Plat No. 12A, EASTPOINTE SUBDIVISION, as shown on the plat thereof, recorded in Plat Book 49 at Pages 124 through 126.

11. Portions of Tract C and Tract D of Plat No. 12A, Eastpointe Subdivision, as shown on the plat thereof, recorded in Plat Book 49 at Pages 124 through 126, more particularly described as follows:

All of Tract C and Tract D as shown on Sheet 2 of Plat No. 12A;

LESS AND EXCEPT:

Parcel 1 and Parcel 2 as shown and described on Sheet 1 (Official Records Book 4828 at Page 1317) of Exhibit A to Declaration of Condominium of Pinewood Condominium II, recorded in Official Records Book 4828 at Pages 1296 through 1349.

12. Tracts F and H as shown on Sheet 2 of Plat No. 12A, Eastpointe Subdivision, as shown on the plat thereof, recorded in Plat Book 49 at Pages 124 through 126.
13. Tracts N and O as shown on Sheet 2 of Plat No. 12B, Eastpointe Subdivision, recorded in Plat Book 53 at Pages 102 through 103, as corrected by that certain Affidavit of Correction, recorded in Plat Book 5113 at Page 1865.
14. Tracts O and P as shown on Sheet 2 of Plat No. 12C, Eastpointe Subdivision, as shown on the plat thereof, recorded in Plat Book 61 at Pages 61 through 62.
15. Tracts B-1, B-2 and B-3 as shown on Sheet 3 of Plat No. 13A, Eastpointe Subdivision, as shown on the plat thereof, recorded in Plat Book 61 at Pages 99 through 103, as corrected by that certain Affidavit of Scriveners Error, recorded in Official Records Book 5985 at Page 120, and by that certain Affidavit of Scriveners Error, recorded in Official Records Book 6072 at Pages 1680 through 1684, and by that certain Affidavit of Scriveners Error, recorded in Official Records Book 6176 at Pages 237 through 238, and by that certain Affidavit of Scrivener's Error Respecting Plat No. 13A, Eastpointe Subdivision, recorded in Official Records Book 6697 at Page 1059.
16. Tracts C, G, H, J, L, M and O as shown on Sheets 3, 4 and 5 of Plat No. 13A, Eastpointe Subdivision, as shown on the plat thereof, recorded in Plat Book 61 at Pages 99 through 103, as corrected by that certain Affidavit of Scriveners Error, recorded in Official Records Book 5985 at Page 120, and by that certain Affidavit of Scriveners Error, recorded in Official Records Book 6072 at Pages 1680 through 1684, and by that certain Affidavit of Scriveners Error, recorded in Official Records Book 6176 at Pages 237 through 238, and by that certain Affidavit of Scrivener's Error Respecting Plat No. 13A, Eastpointe Subdivision, recorded in Official Records Book 6697 at Page 1059.

17. Tract H as shown on Sheet 2 of Plat No. 14A, Eastpointe Subdivision, as shown on the plat thereof, recorded in Plat Book 59 at Pages 136 through 137, as shown on Exhibit B-3 attached hereto,

LESS AND EXCEPT that Lots 6, 7, 8, 9 10 and 11 of Plat No. 14B, Eastpointe Subdivision, as shown on the plat thereof, recorded in Plat Book 61 at Pages 116 through 117, as more particularly shown on Exhibit B-4.

NOTE: ALL THE DOCUMENTS REFERENCED ABOVE WERE RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

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EXHIBIT B-1

parcel of land being a part of TRACT 1, PLAT NO. 9A EASTPOINTE SUBDIVISION, as same is recorded in Plat Book 49 at pages 3 and 4, Public Records of Palm Beach County, Florida, said 0.0560 acre parcel being more particularly described as follows: Commencing at the Northwest corner of LOT 6 of said PLAT NO. 9A, run (bearings cited herein are in a meridian assuming North 72-15-19 East along the North line of LOT 1 of said PLAT NO. 9A and are in the meridian of said PLAT NO. 9A EASTPOINTE SUBDIVISION) North 56-46-09 East, a distance of 22.53 feet to the POINT OF BEGINNING of the herein described parcel of land; and from said POINT OF BEGINNING run, by the following numbered courses... (1A) northeasterly, along the arc of a 3.00 foot radius curve, concave southeasterly and whose radial line, passing through the said point of beginning bears North 82-19-51 East, through a central angle of 134-26-12, an arc distance of 7.04 feet to a point of reverse curvature; thence... (2A) southeasterly, along the arc of a 150.00 foot radius curve, concave northeasterly and being tangent with the last described curve, through a central angle of 17-34-00, an arc distance of 45.99 feet, more or less, to a point in the westerly line of TRACT 2 as shown on said PLAT NO. 9A; thence... (3A) South 23-37-07 West, along the said westerly line of TRACT 2 and along a line radial to the next described curve, a distance of 3.27 feet; thence... (4A) easterly, along the southerly line of said TRACT 2 and along the arc of a 140.00 foot radius curve, concave northerly and whose radial line passing through the last described point bears North 23-37-07 East, through a central angle of 19-35-15, an arc distance of 47.86 feet to the end of said curve; thence... (5A) southerly, departing the said southerly line of TRACT 2 and along the arc of a 12.22 foot radius curve, concave southwesterly and whose radial line passing through the last described point bears South 48-20-06 West, through a central angle of 45-19-26, an arc distance of 9.67 feet to a point of compound curvature; thence... (6A) southwesterly, along the arc of a 21.78 foot radius curve, concave northwesterly and being tangent with the last described curve, through a central angle of 97-41-22, an arc distance of 37.13 feet to the end of said curve; thence... (7A) South 11-20-53 West, along a line radial to the last described and to the next described curve, a distance of 1.00 feet; thence... (8A) northwesterly, along the arc of a 53.00 foot radius curve, concave northeasterly and whose radial line passing through the last described point bears North 11-20-53 East, through a central angle of 29-58-57, an arc distance of 27.75 feet to a point of compound curvature; thence... (9A) northwesterly, along the arc of a 331.00 foot radius curve, concave northeasterly and being tangent with the last described curve, through a central angle of 09-12-41, an arc distance of 53.22 feet to a point of compound curvature; thence... (10A) northwesterly, along the arc of a 25.00 foot radius curve, concave easterly and being tangent with the last described curve, through a central angle of 31-47-20, an arc distance of 13.87 feet, more or less, to the POINT OF BEGINNING. Containing 0.0560 acres, more or less.

that certain 0.1118 acre parcel of land being a portion of TRACT 1, as shown on PLAT NO. 9A EASTPOINTE SUBDIVISION, as same is recorded in Plat Book 49 at pages 3 and 4, Public Records of Palm Beach County, Florida, said 0.1118 acre parcel of land being more particularly described as follows: Commencing at the Northwest corner of LOT 10 as shown on said PLAT NO. 9A, run (bearings cited herein are in a meridian assuming North 72-15-19 East along the North line of LOT 1 as shown on said PLAT NO. 9A and are in the meridian of said PLAT NO. 9A EASTPOINTE SUBDIVISION) North 23-53-47 East, a distance of 34.26 feet to the POINT OF BEGINNING of the herein described parcel; and from said POINT OF BEGINNING run, by the following numbered courses... (18) northeasterly, along the arc of a 14.00 foot radius curve, concave southeasterly and whose radial line passing through the said point of beginning bears North 68-24-34 East, through a central angle of 139-27-14, an arc distance of 34.08 feet to the end of said curve; thence... (28) North 27-51-48 East, along a line radial to the last described and to the next described curve, a distance of 1.00 feet; thence... (38) easterly, along the arc of a 268.00 foot radius curve, concave southwesterly and whose radial line passing through the last described point bears South 27-51-48 West, through a central angle of 24-39-49, an arc distance of 115.36 feet to the end of said curve; thence... (48) South 52-31-24 West, along a line not tangent nor radial with the last described curve nor tangent nor radial with the next described curve, a distance of 1.00 feet to a point; thence... (58) southerly, southwesterly, and westerly, along the arc of a 19.03 foot radius curve, concave northwesterly and whose radial line passing through the last described point bears South 53-27-22 West, through a central angle of 163-38-03, an arc distance of 54.26 feet to the end of said curve; thence... (68) North 44-05-09 West, along a line not tangent with the last described curve, a distance of 114.92 feet, more or less, to the POINT OF BEGINNING. Containing 0.1118 acres, more or less.

circular parcel of land being a part of TRACT 1 as shown on PLAT NO. 9A EASTPOINTE SUBDIVISION, as same is recorded in Plat Book 49 at pages 3 and 4, Public Records of Palm Beach County, Florida, said circular parcel of land being more particularly described as follows: Commencing at the Northwest corner of LOT 14 as shown on said PLAT NO. 9A, run (bearings cited herein are in a meridian assuming a bearing of North 72-15-19 East along the North line of LOT 1 as shown on said PLAT NO. 9A and are in the meridian of said PLAT NO. 9A EASTPOINTE SUBDIVISION) North 42-16-27 East, along a line radial to the next described curve, a distance of 25.00 feet to the POINT OF BEGINNING of the herein described circular parcel of land; and from said POINT OF BEGINNING run, in a clockwise direction, along the arc of a 35.00 foot radius circle, through a central angle of 360-00-00, an arc distance of 219.91 feet, more or less, to the POINT OF BEGINNING. Containing 0.0883 acres, more or less.

RECORDER'S MEMO: Legibility of document unsatisfactory when received.

parcel of land being a portion of TRACT 2, PLAT NO. 9A EASTPOINTE SUBDIVISION, as same is recorded in Plat Book 49, at pages 3 and 4, Public Records of Palm Beach County, Florida, said 0.0201 acre parcel of land being more particularly described as follows: COMMENCING at the Northwest corner of LOT 1 as shown on said PLAT 9A run (bearings cited herein are in a meridian assuming North 72-15-19 East along the North line of said LOT 1 and are in the meridian of said PLAT NO. 9A EASTPOINTE SUBDIVISION) North 72-15-19 East, along the said North line of LOT 1, a distance of 4.66 feet; thence North 23-36-42 West, along a line radial to the next described curve, a distance of 64.39 feet to the POINT OF BEGINNING of the herein described 0.0201 acre parcel of land; and from said POINT OF BEGINNING run, by the following numbered courses ... (1A) westerly, northwesterly, northeasterly, and easterly, along the arc of a 5.00 foot radius curve, concave easterly and whose radial line passing through the last described point bears North 23-36-42 West, through a central angle of 180-00-00, an arc distance of 15.71 feet to a point of tangency; thence... (2A) North 66-23-18 East, along a line tangent to the last described course, a distance of 79.91 feet to a point of curvature; thence... (3A) easterly, southeasterly, southwesterly and westerly, along the arc of a 5.00 foot radius curve, concave westerly and being tangent with the last described course, through a central angle of 180-00-00, an arc distance of 15.71 feet to a point of tangency; thence... (4A) South 66-23-18 West, along a line tangent with the last described course, a distance of 79.91 feet, more or less, to the POINT OF BEGINNING. Containing 0.0201 acres, more or less.

RECORDER'S MEMO: Legibility of document unsatisfactory when received.

PLAT NO. 14A EASTPOINTE SUBDIVISION

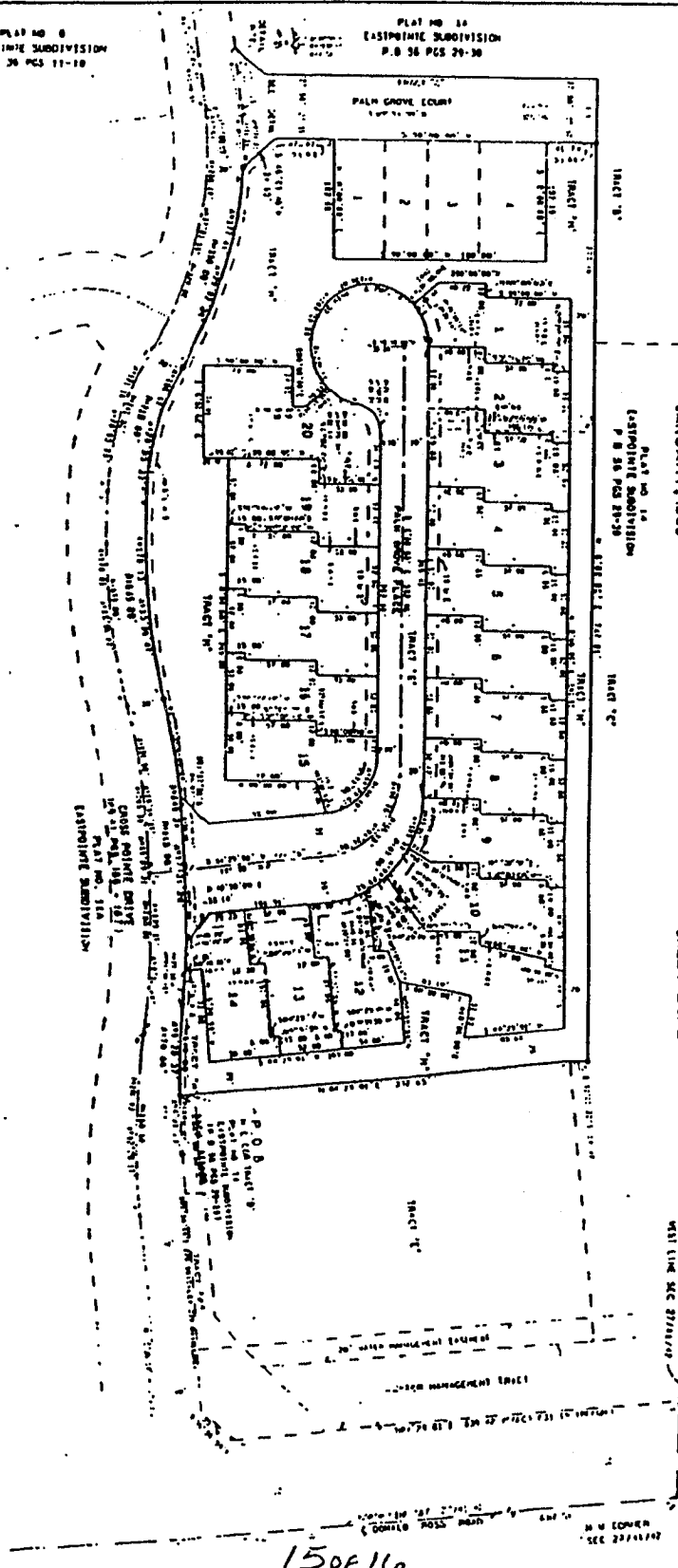
(A PLANNED UNIT DEVELOPMENT)

BEING A PORTION OF SECTION 27, TOWNSHIP 41 SOUTH, RANGE 48 EAST, ALSO BEING A RE-PLAT OF TRACT 'D' OF PLAT NO. 14 EASTPOINTE SUBDIVISION AS RECORDED IN PLAT BOOK 56, PAGES 29 AND 30, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. JANUARY, 1988

SHEET 2 OF 2

PLAT NO. 6
EASTPOINTE SUBDIVISION
P. B. 36 PGS. 11-18

PLAT NO. 14
EASTPOINTE SUBDIVISION
P. B. 56 PGS. 29-30



RECORDER'S MEMO: Legibility of document
unsatisfactory when received.

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