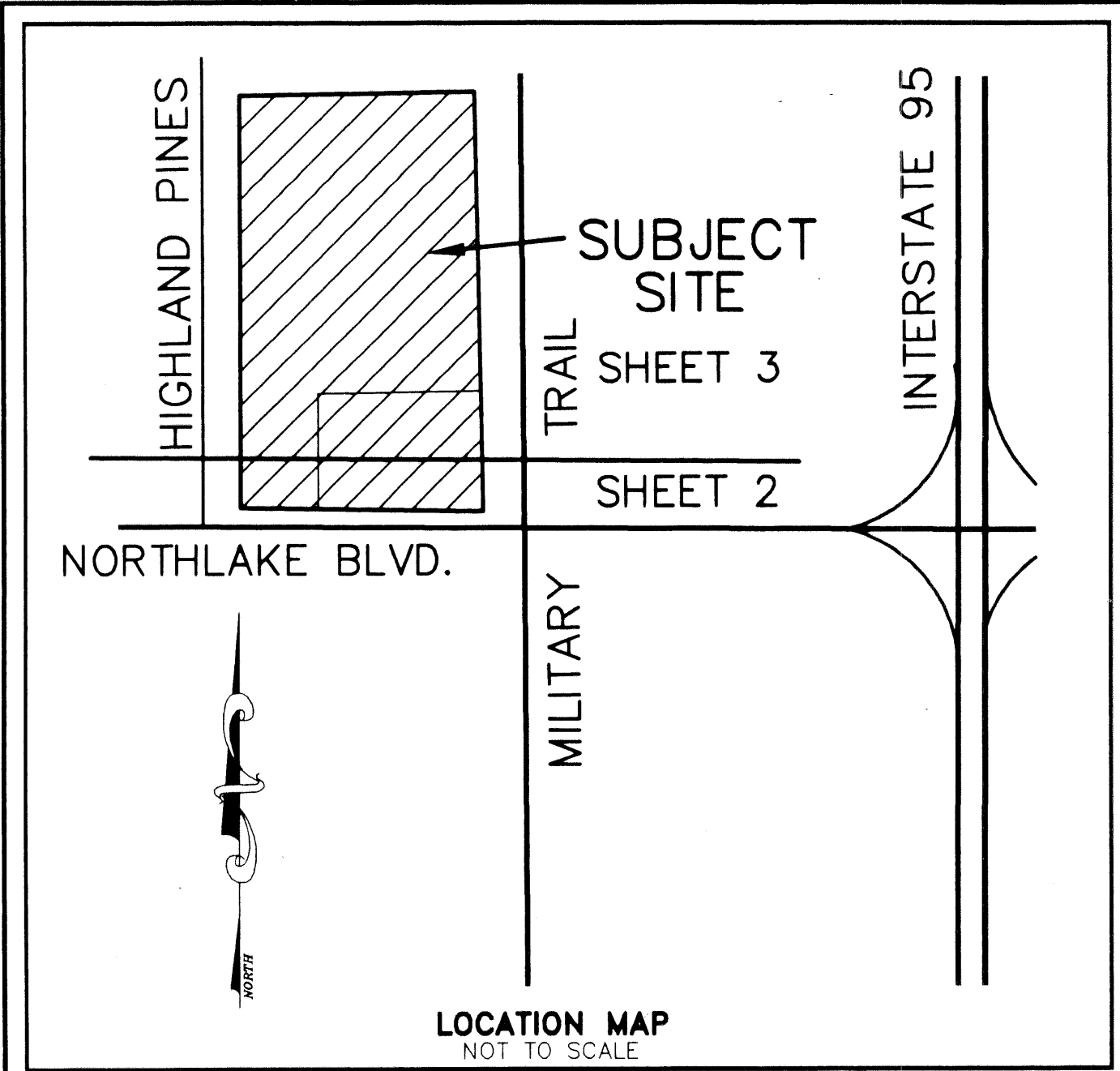


20040171723

0838-001

141



VILLA PALMA AT NORTHLAKE

BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 13,
TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA
JULY 2003 SHEET 1 OF 3

THIS INSTRUMENT WAS PREPARED BY
JOHN H. MANUCY, JR. P.S.M. 5158 STATE OF FLORIDA
FORD, ARMENTEROS & MANUCY, INC. (LB 6557)
1695 W. INDIANTOWN ROAD, SUITE 14
JUPITER, FLORIDA 33458
561-743-2210

STATE OF FLORIDA
COUNTY OF PALM BEACH
This plat was filed for
record at 12:29 p.m. this 30th
day of March 2004, and duly recorded in
Plat Book No. 141 through 143
on Pages 141 through 143.
DOROTHY H. WILKEN
Clerk Circuit Court
By: *[Signature]* D.C.

DEDICATION AND RESERVATION (CONTINUED)

UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.

WATER AND SEWER EASEMENTS, AS SHOWN HEREON AND DESIGNATED AS W.S.E., ARE HEREBY DEDICATED IN PERPETUITY FOR THE INSTALLATION, CONSTRUCTION AND MAINTENANCE OF WATER AND SEWER FACILITIES.

LIMITED ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE VILLA PALMA AT NORTHLAKE HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

LAKE MAINTENANCE EASEMENT, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE VILLA PALMA AT NORTHLAKE HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACT "E", FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

LANDSCAPE BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE VILLA PALMA AT NORTHLAKE HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

OVERHANG EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED TO THE LOT OWNERS WHOSE BUILDING ABUTS SAID EASEMENT, ITS SUCCESSORS AND ASSIGNS, FOR ROOF OVERHANG AND BUILDING MAINTENANCE PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS Executive Vice President AND ATTESTED BY ITS Vice President AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 10th DAY OF FEBRUARY, 2004.

TOUSA HOMES, INC.
A FLORIDA CORPORATION

ATTEST: *[Signature]*
BY: *[Signature]*
PRINT: ARMANDO A. CAMEJO
TITLE: VICE-PRESIDENT

BY: *[Signature]*
PRINT: HARRY ENGELSTEIN
TITLE: Exec. V.P.

IN WITNESS WHEREOF, THE GIARDINA DI VILLA PALMA, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY EUGENE F. FRANCAVILLA, AS MANAGING MEMBER OF SAID COMPANY, AND ITS SEAL TO BE AFFIXED HERETO, THIS 18th DAY OF FEBRUARY, 2004.

GIARDINA DI VILLA PALMA, L.L.C.
A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: *[Signature]*
PRINT: LUCY ANN KELLER
WITNESS: *[Signature]*
PRINT: DIANE LOCHER

BY: *[Signature]*
PRINT: EUGENE FRANCAVILLA
TITLE: managing member

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Harvey Engelman and Armando A. Camejo WHO ARE PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Vice President AND Vice President, RESPECTIVELY, OF TOUSA HOMES, INC., A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 10th DAY OF February, 2004.
MY COMMISSION EXPIRES: April 4, 2007
MY COMMISSION NUMBER: DD190719
PRINT NAME: Tricia Dennis-Spongia

NOTARY PUBLIC
[Signature]
Patricia A. Marsh
Commission #DD190719
Expires: Mar 06, 2011
Bonds Thru
Atlantic Bonding Co., Inc.

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED EUGENE F. FRANCAVILLA, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGING MEMBER, OF THE GIARDINA DI VILLA PALMA, A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 18th DAY OF February, 2004.
MY COMMISSION EXPIRES: 2/6/11
MY COMMISSION NUMBER: DD190055
PRINT NAME: Patricia A. Marsh

NOTARY PUBLIC
[Signature]
Patricia A. Marsh
Commission #DD190055
Expires: Mar 06, 2011
Bonds Thru
Atlantic Bonding Co., Inc.

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE VILLA PALMA AT NORTHLAKE HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 10th DAY OF FEBRUARY, 2004.

WITNESS: *[Signature]* VILLA PALMA AT NORTHLAKE HOMEOWNERS ASSOCIATION, INC. A FLORIDA CORPORATION NOT-FOR-PROFIT
PRINT: JAMES R. ZELIS BY: RONALD L. YUTER
WITNESS: *[Signature]* PRINT: RONALD L. YUTER
PRINT: Thomas Kumbie TITLE: VICE-PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Ronald L. Yuter WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Vice President OF THE VILLA PALMA AT NORTHLAKE HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS A FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 10th DAY OF February, 2004.

MY COMMISSION EXPIRES: April 4, 2007
MY COMMISSION NUMBER: DD190719
PRINT NAME: Tricia Dennis-Spongia

NOTARY PUBLIC
[Signature]
Tricia Dennis-Spongia
Patricia A. Marsh
Commission #DD190719
Expires: Mar 06, 2011
Bonds Thru
Atlantic Bonding Co., Inc.

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

WE, UNIVERSAL LAND TITLE, INC., A TITLE INSURANCE COMPANY, AS DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO TOUSA HOMES, INC., A FLORIDA CORPORATION AND GIARDINA DI VILLA PALMA, A FLORIDA LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

DATE: Jan 19, 2004 BY: Steven C. McQuay
[Signature]
Green Commercial Account Manager

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY ACKNOWLEDGES THAT THERE ARE NO DEDICATIONS TO, NOR ANY MAINTENANCE OBLIGATIONS BEING INCURRED BY, SAID NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ON THIS PLAT.

IN WITNESS WHEREOF, THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HAS CAUSED THESE PRESENTS TO BE SIGNED BY HUGO P. UNRUH, ITS PRESIDENT, BOARD OF SUPERVISORS AND ATTESTED BY O'NEAL BARDIN, JR., ITS SECRETARY, BOARD OF SUPERVISORS, THIS 17th DAY OF February, 2004.

BY: *[Signature]* HUGO P. UNRUH, PRESIDENT BOARD OF SUPERVISORS
ATTEST: *[Signature]* O'NEAL BARDIN, JR., SECRETARY BOARD OF SUPERVISORS

SURVEYOR'S NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, HAVING A BEARING OF SOUTH 88°33'46" EAST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY THE USE OF RIGHTS GRANTED.
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- ALL BEARINGS SHOWN HEREON ARE ASSUMED TO BE NON-RADIAL UNLESS OTHERWISE NOTED AS RADIAL (R.L.).
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- COORDINATES SHOWN HEREON ARE GRID DATUM AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, 1990 ADJUSTMENT, FLORIDA EAST ZONE, COORDINATE SYSTEM IS 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION, SCALE FACTOR = 1.000037713, ALL DISTANCES ARE GROUND DISTANCES. GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE, THE BEARINGS ARE ON THE SAME ALIGNMENT, NO ROTATION REQUIRED. LINEAR UNIT IS THE U.S. SURVEY FOOT.

SURVEYOR'S CERTIFICATE:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS IS TO CERTIFY THAT THE PLAT AS SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.s) HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT PERMANENT CONTROL POINTS (P.C.P.s), AND MONUMENTS ACCORDING TO SECTION 177.091(9), FLORIDA STATUTES WILL BE SET UNDER GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

BY: *[Signature]* JOHN H. MANUCY, JR., P.S.M. DATE: 2-9-04
PROFESSIONAL SURVEYOR AND MAPPER, REG. LS#5158
STATE OF FLORIDA

COUNTY APPROVAL - COUNTY ENGINEER

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SECTION 177.071(2), FLORIDA STATUTES, THIS 29 DAY OF March, 2004, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.081(1), FLORIDA STATUTES.

BY: *[Signature]* GEORGE T. WEBB, P.E.
COUNTY ENGINEER

LEGEND

- - DENOTES PERMANENT REFERENCE MONUMENT, LB 6557
- N.T.S. - DENOTES NOT TO SCALE
- P.B. - DENOTES PLAT BOOK
- O.R.B. - DENOTES OFFICIAL RECORD BOOK
- PGS. - DENOTES PAGES
- U.E. - DENOTES UTILITY EASEMENT
- P.S.M. - DENOTES PROFESSIONAL SURVEYOR & MAPPER
- (R.L.) - DENOTES RADIAL LINE
- ⊙ - DENOTES PERMANENT CONTROL POINT
- L.A.E. - DENOTES LIMITED ACCESS EASEMENT
- L.B.E. - DENOTES LANDSCAPE BUFFER EASEMENT
- W.S.E. - DENOTES WATER AND SEWER EASEMENT
- C.B. - DENOTES CHORD BEARING
- C.D. - DENOTES CHORD DISTANCE
- Δ - DENOTES DELTA OR CENTRAL ANGLE
- ⊘ - DENOTES RADIAL DISTANCE
- ⊘ - DENOTES LENGTH OF CURVE ARC
- ⊘ - DENOTES CENTERLINE
- A.K.A. - DENOTES ALSO KNOWN AS
- N - DENOTES NORTH
- S - DENOTES SOUTH
- E - DENOTES EAST
- W - DENOTES WEST
- O.E. - DENOTES OVERHANG EASEMENT

TABULAR DATA

PROJECT AREA: 14.195 ACRES
PETITION NUMBER: DR001-073
NAME OF DEVELOPMENT: VILLA PALMA SUBDIVISION
PROJECT USE: RESIDENTIAL 11.89 ACRES AND FUTURE 2.305 ACRES
TIER: URBAN / SUBURBAN TIER
ZONING: RM
NATURE LAND USE: HR-8
NPBCID UNIT OF DEVELOPMENT NO. 12
ROADWAY (TRACT "A"): 2.85 ACRES
OPEN SPACE (TRACT "B"): 0.10 ACRES
RECREATION AREA (TRACT "C"): 0.42 ACRES
RETENTION TRACT (TRACT "D"): 0.48 ACRES
LAKE AREA (TRACT "E"): 1.32 ACRES
LANDSCAPE BUFFER TRACT (TRACT "F"): 0.71 ACRES
ACCESS TRACT (TRACT "G"): 0.04 ACRES
FUTURE DEVELOPMENT (TRACT "H"): 2.31 ACRES
DENSITY: 5.97 DU/AC.
TOTAL DWELLING UNITS: 71 D.U.
UNIT TYPE: 13 D.U ZERO LOT LINE AND 58 D.U TOWNHOUSES

DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT TOUSA HOMES, INC., A FLORIDA CORPORATION AND GIARDINA DI VILLA PALMA, A FLORIDA LIMITED LIABILITY COMPANY, BOTH LICENSED TO DO BUSINESS IN FLORIDA, OWNERS OF THE LAND SHOWN HEREON, BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "VILLA PALMA AT NORTHLAKE", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 42 SOUTH, RANGE 42 EAST, LESS THE WEST 507 FEET, TOGETHER WITH THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 13, LESS THE RIGHT-OF-WAY FOR LAKE PARK WEST ROAD (STATE ROAD 809A), CONTAINING 14.195 ACRES, MORE OR LESS.

SUBJECT TO AN INGRESS AND EGRESS EASEMENT 65 FEET IN WIDTH, LYING IN THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SAID EASEMENT BOUNDED ON THE SOUTH BY THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD 809A, ALSO KNOWN AS NORTHLAKE BOULEVARD; BOUNDED ON THE NORTH BY A LINE 196.26 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 13; BOUNDED ON THE EAST BY THE EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 13; BOUNDED ON THE WEST BY A LINE 65 FEET WEST OF SAID EAST LINE.

HAS CAUSED THESE PRESENTS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

TRACT "A", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE VILLA PALMA AT NORTHLAKE HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA. TRACT "B", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE VILLA PALMA AT NORTHLAKE HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

TRACT "C", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE VILLA PALMA AT NORTHLAKE HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

TRACTS "D" AND "E", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE VILLA PALMA AT NORTHLAKE HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

TRACT "E" IS SUBJECT TO EXISTING LITTORAL RESTRICTIVE COVENANT AGREEMENT AS RECORDED IN O.R.B. 16159, PAGE 0595, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS, AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

TRACT "F", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE VILLA PALMA AT NORTHLAKE HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE BUFFER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

TRACT "G", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE VILLA PALMA AT NORTHLAKE HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR DRAINAGE PURPOSES AND ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACT "E", FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

TRACT "H", AS SHOWN HEREON, IS HEREBY RESERVED TO THE FEE SIMPLE OWNER FOR FUTURE DEVELOPMENT IN ACCORDANCE WITH APPLICABLE ZONING APPROVAL AND SHALL BE REPLATTED PRIOR TO COMMENCEMENT OF ANY SUCH DEVELOPMENT.

SUBDIVISION VILLA PALMA AT NORTHLAKE-
PAGE 141
BOOK 191
FLOOD ZONE B
ZONING AR
QUAD# 28
SECTION 33-41B
SHEET 3
TRAC 97
FUD NAME