

# WINDSOR PARK AT ABACOA - PLAT NO. 1

BEING A REPLAT OF A PORTION OF TRACT "A" OF THE PLAT OF TRACT RN3R AT ABACOA - REPLAT AS RECORDED IN PLAT BOOK 112, PAGES 116 THROUGH 119, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. LYING IN SECTION 14, TOWNSHIP 41 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA. AUGUST 2011 SHEET 1 OF 8

### DEDICATIONS AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT DIVOSTA HOMES, L.P., A DELAWARE LIMITED PARTNERSHIP, LICENSED TO DO BUSINESS IN FLORIDA, OWNER OF THE LAND SHOWN HEREON AS "WINDSOR PARK AT ABACOA - PLAT NO. 1", LYING IN SECTION 14, TOWNSHIP 41 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING A PORTION OF TRACT "A", AS SHOWN ON THE PLAT OF TRACT RN3R AT ABACOA - REPLAT, RECORDED IN PLAT BOOK 112, PAGES 116 THROUGH 119, PUBLIC RECORDS OF PALM BEACH COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT NORTHWEST CORNER OF SAID TRACT "A"; THENCE ALONG THE NORTH LINE OF SAID TRACT "A", SOUTH 88°08'56" EAST, A DISTANCE OF 495.50 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID NORTH LINE FOR THE FOLLOWING THREE COURSES, SOUTH 88°08'56" EAST, A DISTANCE OF 885.74 FEET; THENCE SOUTH 00°03'43" EAST, A DISTANCE OF 25.01 FEET; THENCE SOUTH 88°08'56" EAST, A DISTANCE OF 259.31 FEET TO THE NORTHWEST CORNER OF THE PLAT OF "TRACT RN3R AT ABACOA - REPLAT NO. 2" AS RECORDED IN PLAT BOOK 113, PAGES 10 THROUGH 12, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF SAID PLAT OF "TRACT RN3R AT ABACOA - REPLAT NO. 2" FOR THE FOLLOWING 22 COURSES, SOUTH 01°51'04" WEST, A DISTANCE OF 10.01 FEET TO A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 100.50 FEET AND A CHORD BEARING OF SOUTH 58°26'56" EAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 59°24'00", A DISTANCE OF 104.19 FEET TO A POINT OF TANGENCY; THENCE SOUTH 28°44'56" EAST, A DISTANCE OF 53.69 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 550.50 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°47'53", A DISTANCE OF 199.83 FEET TO A NON-TANGENT LINE; THENCE SOUTH 82°02'02" WEST, A DISTANCE OF 50.50 FEET TO A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 500.00 FEET, AND A CHORD BEARING OF SOUTH 07°40'27" EAST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°33'00", A DISTANCE OF 4.80 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 13.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 99°15'00", A DISTANCE OF 22.52 FEET TO A POINT OF TANGENCY; THENCE NORTH 88°08'56" WEST, A DISTANCE OF 28.86 FEET; THENCE SOUTH 01°51'04" WEST, A DISTANCE OF 50.57 FEET TO A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 1764.00 FEET AND A CHORD BEARING OF SOUTH 87°02'33" EAST; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°09'22", A DISTANCE OF 35.59 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 13.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 98°38'48", A DISTANCE OF 20.11 FEET TO A POINT OF TANGENCY; THENCE SOUTH 02°10'57" WEST, A DISTANCE OF 213.45 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 13.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 87°49'03", A DISTANCE OF 19.93 FEET TO A POINT OF TANGENCY; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 27.74 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 50.50 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 24.82 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 13.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 92°10'57", A DISTANCE OF 20.32 FEET TO A POINT OF TANGENCY; THENCE SOUTH 02°10'57" WEST, A DISTANCE OF 214.16 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 13.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 87°49'03", A DISTANCE OF 19.93 FEET TO A POINT OF TANGENCY; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 5.23 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 57.00 FEET TO A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 13.00 FEET AND A CHORD BEARING OF SOUTH 44°59'57" EAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'06", A DISTANCE OF 20.42 FEET TO A NON-TANGENT LINE AND TO THE SOUTHWEST CORNER OF AFORESAID PLAT OF "TRACT RN3R AT ABACOA - REPLAT NO. 2"; THENCE ALONG THE SOUTH LINE OF SAID PLAT OF "TRACT RN3R AT ABACOA - REPLAT NO. 2", NORTH 90°00'00" EAST, A DISTANCE OF 150.51 FEET; THENCE DEPARTING SAID SOUTH LINE, SOUTH 00°00'00" EAST, A DISTANCE OF 11.00 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 50.50 FEET; THENCE NORTH 00°00'00" WEST, A DISTANCE OF 10.00 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 332.39 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 415.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 16°37'54", A DISTANCE OF 120.47 FEET TO A POINT OF TANGENCY; THENCE SOUTH 73°22'06" WEST, A DISTANCE OF 39.12 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 485.75 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 09°18'28", A DISTANCE OF 78.91 FEET TO A NON-TANGENT LINE; THENCE NORTH 25°56'23" WEST, A DISTANCE OF 20.00 FEET TO A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 20.00 FEET AND A CHORD BEARING OF NORTH 08°36'39" WEST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 145°20'33", A DISTANCE OF 50.73 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 740.25 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°39'20", A DISTANCE OF 47.23 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 20.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 72°27'16", A DISTANCE OF 25.29 FEET TO POINT OF TANGENCY; THENCE SOUTH 29°55'08" WEST, A DISTANCE OF 16.30 FEET; THENCE NORTH 60°04'52" WEST, A DISTANCE OF 20.00 FEET TO A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 20.00 FEET AND A CHORD BEARING OF NORTH 21°30'37" WEST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 102°51'30", A DISTANCE OF 35.90 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 740.25 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°43'03", A DISTANCE OF 86.79 FEET TO A NON-TANGENT LINE; THENCE SOUTH 29°55'08" WEST, A DISTANCE OF 12.00 FEET; THENCE NORTH 60°04'52" WEST, A DISTANCE OF 136.00 FEET; THENCE NORTH 29°55'08" EAST, A DISTANCE OF 13.57 FEET TO A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 896.50 FEET AND A CHORD BEARING OF NORTH 52°30'02" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°24'48", A DISTANCE OF 84.70 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 20.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°17'14", A DISTANCE OF 35.01 FEET TO A NON-TANGENT LINE; THENCE NORTH 60°04'52" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 29°55'08" EAST, A DISTANCE OF 12.98 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 20.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 75°52'28", A DISTANCE OF 26.49 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 896.50 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°04'12", A DISTANCE OF 63.68 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 20.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°07'18", A DISTANCE OF 46.59 FEET TO A POINT OF CUSP OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 474.75 FEET AND A CHORD BEARING OF SOUTH 30°10'40" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°29'50", A DISTANCE OF 12.41 FEET TO A NON-TANGENT LINE; THENCE NORTH 60°34'15" WEST, A DISTANCE OF 50.50 FEET TO A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 525.25 FEET AND A CHORD BEARING OF NORTH 30°33'09" EAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°14'49", A DISTANCE OF 20.60 FEET TO A POINT OF TANGENCY; THENCE NORTH 31°40'34" EAST, A DISTANCE OF 120.46 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 13.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 93°01'00", A DISTANCE OF 21.10 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 1175.75 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 17°11'00", A DISTANCE OF 352.61 FEET TO A NON-TANGENT LINE; THENCE NORTH 13°07'40" EAST, A DISTANCE OF 589.07 FEET TO THE POINT OF BEGINNING.

CONTAINING 30.087 ACRES OR 1,310,582 SQUARE FEET MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

1.) TRACTS "A" AND "I" (RIGHT-OF-WAY), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE TOWN OF JUPITER IN FEE SIMPLE ABSOLUTE, AS ROAD RIGHT-OF-WAY FOR THE PERPETUAL USE OF THE PUBLIC FOR ACCESS, UTILITY AND DRAINAGE PURPOSES.

THE WINDSOR PARK DEVELOPER (PULTE HOMES) AND THE WINDSOR PARK ABACOA HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, ITS SUCCESSORS AND ASSIGNS, SHALL HAVE THE RIGHT TO INSTALL PAVEMENT BRICK SYSTEMS, LANDSCAPING, (PLANTINGS AND SOO) AND IRRIGATION FACILITIES WITHIN TRACTS "A" AND "I", AS SHOWN HEREON, PROVIDED PLANS ARE SUBMITTED, APPROVED AND PERMITTED PER THE TOWN OF JUPITER AND SAID FACILITIES ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT OR THE TOWN OF JUPITER.

2.) TRACTS "B" THROUGH "H" (RIGHT-OF-WAY), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE WINDSOR PARK ABACOA HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, ITS SUCCESSORS AND ASSIGNS, AS ALLEY RIGHT-OF-WAY FOR THE PERPETUAL USE OF THE PUBLIC FOR ACCESS, UTILITY AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT OR THE TOWN OF JUPITER.

3.) TRACTS "OST-1" THROUGH "OST-19" (OPEN SPACE), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE WINDSOR PARK ABACOA HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE, LANDSCAPING, IRRIGATION, TEMPORARY SURFACE WATER RETENTION, DRAINAGE AND PUBLIC PEDESTRIAN ACCESS PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT OR THE TOWN OF JUPITER. NO IMPROVEMENTS IN ADJUTING PRIVATE LOTS SHALL ENCROACH INTO THE OPEN SPACE TRACTS, INCLUDING, DECKS, PATIOS, FENCES, AND SIMILAR IMPROVEMENTS.

4.) TRACT "WMT-1" (WATER MANAGEMENT TRACT), AS SHOWN HEREON, IS HEREBY DEDICATED, IN FEE SIMPLE ABSOLUTE, TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR STORM WATER MANAGEMENT AND OTHER LAWFUL PURPOSES, SAID WATER MANAGEMENT TRACT BEING THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DISTRICT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.

5.) THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE WINDSOR PARK ABACOA HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT OR THE TOWN OF JUPITER.

6.) THE PUBLIC DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE TOWN OF JUPITER FOR CONSTRUCTION, OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES.

7.) THE TOWN OF JUPITER SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM WITHIN THE LIMITS OF THIS PLAT, INCLUDING THE RIGHT TO UTILIZE FOR PUBLIC PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, LAKE MAINTENANCE ACCESS EASEMENTS, ROADS PRIVATE OR PUBLIC AND PARKING AND ACCESS TRACTS ASSOCIATED WITH SAID DRAINAGE SYSTEM. SHOULD THE TOWN DEEM IT NECESSARY TO MAINTAIN ANY PORTION OF THE DRAINAGE WITHIN THE LIMITS OF THIS PLAT, FOR PUBLIC PURPOSES, THE TOWN MAY REQUIRE THE PROPERTY OWNERS, ASSIGNS OR SUCCESSORS TO PAY ALL OR PART OF THE MAINTENANCE COST.

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

9.) THE SAFE SIGHT EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE TOWN OF JUPITER FOR THE CONTROL AND JURISDICTION OF THE CONSTRUCTION RIGHTS WITHIN SAID EASEMENTS. NO CONSTRUCTION, BUILDINGS, DECORATIVE SIGNS, OPAQUE FENCING, MONUMENTS OR ANY KIND OF LANDSCAPING SHALL BE PLACED IN SAID EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL FROM THE TOWN ENGINEER. THE CONSTRUCTION AND MAINTENANCE OF STREET SIGNS AND OTHER INFORMATIONAL TRAFFIC SIGNS ARE PERMITTED WITHIN THE SAFE SIGHT EASEMENTS.

10.) THE SIDEWALK EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE TOWN OF JUPITER FOR PUBLIC PEDESTRIAN ACCESS PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE TOWN OF JUPITER.

11.) THE LIMITED ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE TOWN OF JUPITER, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

12.) THE RAW WATER LINE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE TOWN OF JUPITER, FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF RAW WATER LINES.

13.) NO STRUCTURE OR BUILDING OR ANY KIND OF LANDSCAPING, EXCEPT DRIVEWAYS, SIDEWALKS, AND SIMILAR SURFACE CONSTRUCTION SHALL BE PLACED ON OR WITHIN ANY EASEMENT WITHOUT THE PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND THE TOWN ENGINEER.

IN WITNESS WHEREOF, DIVOSTA HOMES, L.P., A DELAWARE LIMITED PARTNERSHIP, LICENSED TO DO BUSINESS IN FLORIDA, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS LAND DEVELOPMENT MANAGER AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 31<sup>ST</sup> DAY OF AUGUST, 2011.

DIVOSTA HOMES, L.P., A DELAWARE LIMITED PARTNERSHIP

BY:

WITNESS: *Mark Smiley*  
PRINT NAME: MARK SMILEY

WITNESS: *Gay R. Rockstrom*  
PRINT NAME: Gay R. Rockstrom

DIVOSTA HOMES HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY ITS GENERAL PARTNER

BY: *Michael Hueniken*  
MICHAEL HUENIKEN, LAND DEVELOPMENT MANAGER

### ACKNOWLEDGEMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED MICHAEL HUENIKEN, LAND DEVELOPMENT MANAGER OF DIVOSTA HOMES HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND GENERAL PARTNER OF DIVOSTA HOMES, L.P., A DELAWARE LIMITED PARTNERSHIP, ON BEHALF OF THE PARTNERSHIP. WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS LAND DEVELOPMENT MANAGER OF DIVOSTA HOMES HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID LIMITED LIABILITY COMPANY, 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 COMPANY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 31<sup>ST</sup> DAY OF August, 2011.

MY COMMISSION EXPIRES: 9-14-2014 *Kathryn A. Bowes*  
NOTARY PUBLIC STATE OF FLORIDA

PRINT NAME: KATHRYN A. BOWES  
COMMISSION NUMBER: EE026052

(SEAL)

### ACCEPTANCE OF DEDICATION WINDSOR PARK ABACOA HOMEOWNERS ASSOCIATION, INC.

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE WINDSOR PARK ABACOA HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT HEREBY ACCEPTS THE DEDICATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 2<sup>ND</sup> DAY OF SEPTEMBER, 2011.

WINDSOR PARK ABACOA HOME OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT

BY: *Jordan Goldman*  
JORDAN GOLDMAN - PRESIDENT

WITNESS: *Michael Hueniken*  
PRINT NAME: Michael Hueniken

WITNESS: *Joan Larson*  
PRINT NAME: JOAN LARSON

### ACKNOWLEDGEMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JORDAN GOLDMAN, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF WINDSOR PARK ABACOA HOMEOWNERS ASSOCIATION, INC. AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH 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 COMPANY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 2<sup>ND</sup> DAY OF September, 2011.

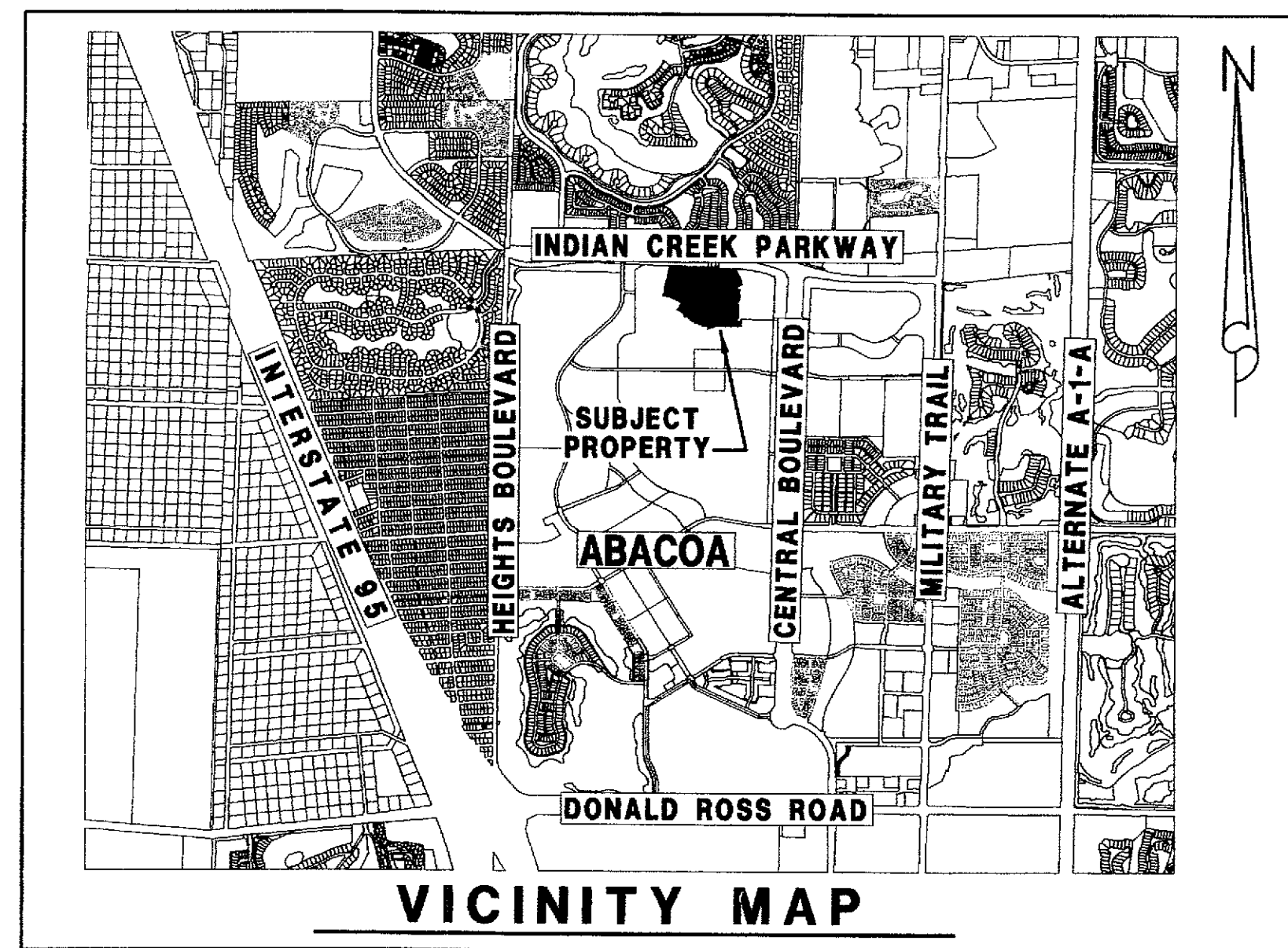
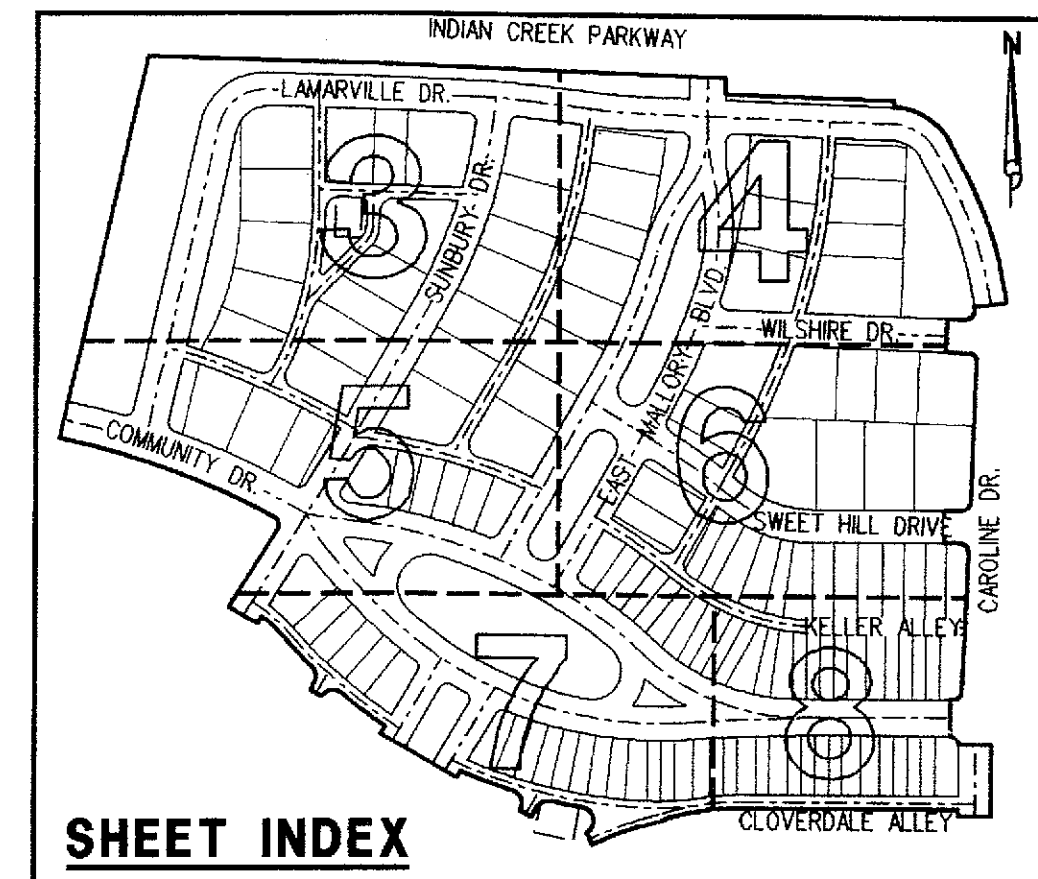
MY COMMISSION EXPIRES: 9-14-2014 *Kathryn A. Bowes*  
NOTARY PUBLIC STATE OF FLORIDA

PRINT NAME: KATHRYN A. BOWES  
COMMISSION NUMBER: EE026052

(SEAL)

DIVOSTA HOMES HOLDINGS, LLC  
A DELAWARE LIMITED LIABILITY COMPANY

WINDSOR PARK ABACOA HOMEOWNERS ASSOCIATION, INC.



### ACCEPTANCE OF DEDICATION ABACOA PROPERTY OWNERS' ASSEMBLY, INC.

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE ABACOA PROPERTY OWNERS' ASSEMBLY, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT HEREBY ACKNOWLEDGES THAT THERE ARE NO DEDICATIONS AND/OR RESERVATIONS TO SAID ASSOCIATION SHOWN HEREON, DATED THIS 13<sup>TH</sup> DAY OF SEPTEMBER, 2011.

ABACOA PROPERTY OWNERS' ASSEMBLY, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT

BY: *Peter R. Lippman*  
PETER R. LIPPMAN, PRESIDENT

WITNESS: *Louise S. Lippman*  
PRINT NAME: Louise S. Lippman

WITNESS: *Barbara Bretan*  
PRINT NAME: BARBARA BRETTAN

### ACKNOWLEDGEMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED PETER R. LIPPMAN WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF ABACOA PROPERTY OWNERS' ASSEMBLY, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH 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 THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 13<sup>TH</sup> DAY OF September, 2011.

MY COMMISSION EXPIRES: 7/25/2014 *Barbara Bretan*  
NOTARY PUBLIC STATE OF FLORIDA

PRINT NAME: BARBARA BRETTAN  
COMMISSION NUMBER: EE4421

(SEAL)

**LIDBERG LAND SURVEYING, INC.**  
765 West Indiantown Road, Suite 200, Jupiter, Florida 33458 TEL: 561-746-8454

CAD	K:\JUST \ 144142 \ WINDSOR \ 10-025-306 \ 10-025-306.DGN
REF.	
FLD.	
OFF.	R.J.W. & E.C.
CKD.	D.C.L.
FB.	PG.
SHEET	1 OF 8
JOB	10-025-306
DATE	AUGUST 2011
DWG.	D10-025P

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