POLO TRACE II PUD PLAT NO. 5

BEING A REPLAT OF A PORTION OF PARCEL "A" AND ALL OF THE WATER MANAGEMENT TRACT ACCORDING TO POLO TRACE II GOLF COURSE, AS RECORDED IN PLAT BOOK 88 AT PAGES 160 THROUGH 170, A REPLAT OF A PORTION OF TRACT 0-2 AND ALL OF TRACT S-1 (POLO TRACE DRIVE) ACCORDING TO POLO TRACE II PLAT NO. 1, AS RECORDED IN PLAT BOOK 75 AT PAGES 193 THROUGH 204, A REPLAT OF ALL OF TRACTS "A", "B" AND "C" ACCORDING TO POLO TRACE II PLAT NO. 2, AS RECORDED IN PLAT BOOK 77 AT PAGES 76 THROUGH 77 AND A REPLAT OF ALL OF TRACTS R-1 AND O-1 ACCORDING TO POLO TRACE II PLAT NO. 3. AS RECORDED IN PLAT BOOK 83 AT PAGES 1 THROUGH 3, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND LYING IN SECTION 9, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA,

DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT POLO TRACE ASSOCIATES, LLLP, A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP AND POLO TRACE HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, OWNERS OF THE LAND SHOWN HEREON AS "POLO TRACE II PUD PLAT NO. 5", BEING A REPLAT OF A PORTION OF PARCEL "A" AND ALL OF THE WATER MANAGEMENT TRACT ACCORDING TO POLO TRACE II GOLF COURSE, AS RECORDED IN PLAT BOOK 88 AT PAGES 160 THROUGH 170. A REPLAT OF A PORTION OF TRACT 0-2 AND ALL OF TRACT S-1 (POLO TRACE DRIVE) ACCORDING TO POLO TRACE II PLAT NO. 1, AS RECORDED IN PLAT BOOK 75 AT PAGES 193 THROUGH 204, A REPLAT OF ALL OF TRACTS "A", "B" AND "C" ACCORDING TO POLO TRACE II PLAT NO. 2, AS RECORDED IN PLAT BOOK 77 AT PAGES 76 THROUGH 77 AND A REPLAT OF ALL OF TRACTS R-1 AND O-1 ACCORDING TO POLO TRACE II PLAT NO. 3. AS RECORDED IN PLAT BOOK 83 AT PAGES 1 THROUGH 3, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND LYING IN SECTION 9, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID PARCEL "A"; THENCE NORTH 89°12'15" EAST, ALONG THE NORTH LINE OF SAID PARCEL "A", A DISTANCE OF 127.14 FEET; THENCE SOUTH 03°13'57" WEST, ALONG THE EAST LINE OF LAKE WORTH DRAINAGE DISTRICT E-2E EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 6128, PAGE 1763, SAID PUBLIC RECORDS. A DISTANCE OF 658.77 FEET; THENCE NORTH 89°12'15" EAST, A DISTANCE OF 444.20 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 125.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 91°37'01", A DISTANCE OF 199.88 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 1848.00 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 3°19'47", A DISTANCE OF 107.40 FEET TO A POINT OF INTERSECTION WITH A RADIAL LINE; THENCE SOUTH 85°50'57" EAST, ALONG SAID RADIAL LINE, A DISTANCE OF 127.00 FEET; THENCE SOUTH 85°20'33" EAST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 85°15'32" EAST, A DISTANCE OF 127.10 FEET; THENCE SOUTH 48°27'07" EAST, A DISTANCE OF 7.47 FEET TO A POINT OF RADIAL INTERSECTION WITH A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 30.00 FEET FROM WHICH A RADIAL LINE BEARS SOUTH 48°27'07" EAST; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 45°24'07", A DISTANCE OF 23.77 FEET TO THE POINT OF TANGENCY; THENCE NORTH 86°57'00" EAST, A DISTANCE OF 378.69 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 35.00 FEET; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 84°24'29", A DISTANCE OF 51.56 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 1152.00 FEET: THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 5°43'55", A DISTANCE OF 115.25 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 14°22'26" EAST. A DISTANCE OF 123.38 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 30.00 FEET: THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 36°32'22". A DISTANCE OF 19.13 FEET TO THE POINT OF INTERSECTION WITH A NON-RADIAL LINE; THENCE NORTH 75°37'34" EAST, A DISTANCE OF 132.90 FEET; THENCE NORTH 74°24'37" EAST, A DISTANCE OF 50.01 FEET; THENCE NORTH 75°37'34" EAST, A DISTANCE OF 127.00 FEET; THENCE NORTH 14°22'26" WEST, A DISTANCE OF 140.18 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 848.60 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°22'21", A DISTANCE OF 155.52 FEET TO THE POINT OF TANGENCY: THENCE NORTH 04°00'05" WEST, A DISTANCE OF 77.53 FEET; THENCE NORTH 07"11'C1" WEST, A DISTANCE OF 90.07 FEET; THENCE NORTH 04°00'05" WEST, A DISTANCE OF 292.68 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 30.00 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 93°12'20", A DISTANCE OF 48.80 FEET TO THE POINT OF TANGENCY: THENCE NORTH 89°12'15" EAST. A DISTANCE OF 195.22 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 30.00 FEET; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°08'59", A DISTANCE OF 47.20 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 1147.00 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 5°32'47", A DISTANCE OF 111.03 FEET TO THE POINT OF TANGENCY: THENCE SOUTH 06°11'33" EAST. A DISTANCE OF 224.51 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 853.00 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 5°31°51", A DISTANCE OF 82.34 FEET TO A POINT OF INTERSECTION WITH A RADIAL LINE; THENCE NORTH 89°20'18" EAST, ALONG SAID RADIAL LINE, A DISTANCE OF 127.00 FEET: THENCE NORTH 64°52'40" EAST. A DISTANCE OF 43.77 FEET; THENCE NORTH 88°19'13" EAST, A DISTANCE OF 127.00 FEET TO A POINT OF RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 1147.00 FEET FROM WHICH A RADIAL LINE BEARS SOUTH 88°19'13" WEST: THENCE NORTHERLY. ALONG THE ARC OF SAID CURVE THRUGH A CENTRAL ANGLE OF 4°30'46", A DISTANCE OF 90.34 FEET TO THE POINT OF TANGENCY; THENCE NORTH 06°11'33" WEST, A DISTANCE OF 224.51 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 853.00 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 5°39'59", A DISTANCE OF 84.36 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 30.00 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 89°43'49", A DISTANCE OF 46.98 FEET TO THE POINT OF TANGENCY; THENCE NORTH 89°12'15" EAST, A DISTANCE OF 161.27 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 40.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 80°28'30", A DISTANCE OF 56.18 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 10°19'15" EAST, A DISTANCE OF 63.71 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 500.00 FEET: THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 7°30'44". A DISTANCE OF 65.56 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 1652.86 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 3°43'41", A DISTANCE OF 107.54 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 00°55'10" WEST, A DISTANCE OF 190.00 FEET; THENCE SOUTH 89°04'50" EAST, A DISTANCE OF 217.00 FEET; THENCE SOUTH 00°55'10" WEST, ALONG THE EAST LINE OF SAID PARCEL "A" AND THE WEST RIGHT-OF-WAY LINE OF HAGEN RANCH ROAD AS SHOWN ON SAID POLO TRACE II GOLF COURSE, A DISTANCE OF 1131.47 FEET TO THE NORTHEAST CORNER OF SAID POLO TRACE II PLAT NO. 2: THENCE SOUTH 00°54'32" WEST, ALONG THE EAST LINE OF SAID POLO TRACE II PLAT NO. 2 AND SAID POLO TRACE II PLAT NO. 1 AND SAID WEST RIGHT-OF-WAY LINE OF HAGEN RANCH ROAD. A DISTANCE OF 297.96 FEET: THENCE, ALONG THE SOUTHERLY LINE AND ITS EASTERLY EXTENSION OF TRACT O-2, SAID POLO TRACE II PLAT NO. 1 NORTH 89°08'04" WEST, A DISTANCE OF 142.89 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHEAST AND EAST HAVING A RADIUS OF 53.00 FEET FROM WHICH A RADIAL LINE BEARS SOUTH 51°43'04" WEST; THENCE ALONG THE SOUTHERLY AND EASTERLY BOUNDARY OF SAID TRACT 0-2 FOR THE FOLLOWING FOUR (4) DESCRIBED COURSES, NORTHWESTERLY, SOUTHERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 206°27'53", A DISTANCE OF 190.98 FEET TO A POINT OF INTERSECTION WITH A NON-RADIAL LINE; THENCE ALONG SAID NON-RADIAL LINE, NORTH 89°08'04" WEST, A DISTANCE OF 77.12 FEET; THENCE SOUTH 00°51'56" WEST, A DISTANCE OF 170.55 FEET; THENCE NORTH 45°02'49" WEST, A DISTANCE OF 27.84 FEET; THENCE SOUTH 00°51'56" WEST. ALONG THE EAST LINE OF SAID TRACT S-1, POLO TRACE II PLAT NO. 1, A DISTANCE OF 186.46 FEET; THENCE, SOUTH 89°02'25" WEST, ALONG THE SOUTH LINE OF SAID TRACT S-1, A DISTANCE OF 80.04 FEET; THENCE NORTH 00°51'56" EAST, ALONG THE WEST LINE OF SAID TRACT S-1, A DISTANCE OF 184.87 FEET; THENCE SOUTH 44°57'11" WEST, ALONG THE SOUTH LINE OF SAID TRACT O-1, A DISTANCE OF 34.79 FEET; THENCE CONTINUE ALONG SAID SOUTH LINE, SOUTH 89°02'25" WEST, A DISTANCE OF 8.84 FEET; THENCE NORTH 00°57'35" WEST, ALONG THE WEST LINE OF SAID TRACT O-1, A DISTANCE OF 113.72 FEET; THENCE ALONG THE SOUTH LINE OF SAID TRACT R-1, POLO TRACE II PLAT NO. 3 FOR THE FOLLOWING FIVE (5) DESCRIBED COURSES, SOUTH 89°02'25" WEST, A DISTANCE OF 111.12 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 861.00 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 5°23'29", A DISTANCE OF 81.02 FEET TO THE POINT OF TANGENCY; THENCE NORTH 85°34'06" WEST, A DISTANCE OF 218.95 FEET: THENCE SOUTH 00°57'35" EAST. A DISTANCE OF 114.51 FEET; THENCE NORTH 85°34'06" WEST, A DISTANCE OF 94.11 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 1025.00 FEET; THENCE WESTERLY, ALONG THE SOUTH LINE OF SAID TRACT R-1 AND THE SOUTH LINE OF SAID PARCEL "A", POLO TRACE II GOLF COURSE, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°19'14", A DISTANCE OF 184.63 FEET TO THE POINT OF TANGENCY; THENCE ALONG THE SOUTH LINE OF SAID PARCEL "A", POLO TRACE II GOLF COURSE FOR THE FOLLOWING NINE (9) DESCRIBED COURSES, SOUTH 84°06'40" WEST, A DISTANCE OF 212.39 FEET; THENCE NORTH 00°57'35" WEST, A DISTANCE OF 114.42: THENCE SOUTH 84°06'40" WEST, A DISTANCE OF 119.25 FEET; THENCE NORTH 60°01'41" WEST, A DISTANCE OF 10.24 FEET; THENCE SOUTH 84°06'40" WEST, A DISTANCE OF 17.34 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 855.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 4°55'45", A DISTANCE OF 73.56 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 89°02'25" WEST, A DISTANCE OF 183.64 FEET; THENCE SOUTH 58°19'26" WEST, A DISTANCE OF 19.58 FEET; THENCE SOUTH 89°02'25" WEST, A DISTANCE OF 507.58 FEET; THENCE NORTH 00°43'57" WEST, ALONG THE WEST LINE OF SAID WATER MANAGEMENT TRACT, POLO TRACE II GOLF COURSE, A DISTANCE OF 404.62 FEET TO A POINT OF NON-RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 163.00 FEET FROM WHICH A RADIAL LINE BEARS NORTH 53°54'31" WEST; THENCE NORTHEASTERLY ALONG THE WEST LINE OF SAID WATER MANAGEMENT TRACT AND SAID PARCEL "A", ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 84°09"11" A DISTANCE OF 239.41 FEET TO A POINT OF INTERSECTION WITH A NON-RADIAL LINE; THENCE ALONG THE WESTERLY BOUNDARY OF SAID PARCEL "A", POLO TRACE II GOLF COURSE FOR THE FOLLOWING SEVEN (7) DESCRIBED COURSES, NORTH 00°43"57" WEST, A DISTANCE OF 569.66 FEET TO A POINT NON-RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 175.00 FEET FROM WHICH A RADIAL LINE BEARS NORTH 33°37'41" WEST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 111°18'31", A DISTANCE OF 339.97 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE ALONG SAID NON-TANGENT LINE, NORTH 76°51'47" WEST. A DISTANCE OF 137.90 FEET; THENCE SOUTH 89°16'03" WEST, A DISTANCE OF 143.45 FEET; THENCE SOUTH 00°43'57" EAST, A DISTANCE OF 178.95 FEET; THENCE SOUTH 89°16'03" WEST, A DISTANCE OF 80.00 FEET;

CONTAINING 87.618 ACRES MORE OR LESS.

THENCE NORTH 00°43'57" WEST, A DISTANCE OF 1034.50 FEET TO THE POINT OF BECINNING.

DEDICATION AND RESERVATIONS (CONTINUED)

ALL OF THE ABOVE SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA. HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- 1. TRACT "A", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE POLO TRACE SWIM & RACQUET CLUB CORP., 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
- 2. TRACT "B", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE LAKES AT POLO TRACE HOMEOWNERS ASSOCIATION, INC., 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
- 3. TRACTS "C" AND "D", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE LAKES AT POLO TRACE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS AS RESIDENTIAL ACCESS STREETS FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSOR AND . SSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 4. TRACT "E". AS SHOW, HEREON, IS HEREBY RESERVED FOR THE POLO TRACE SWIM & RACQUET CLUB C TRP., ITS SUCCESSORS AND ASSIGNS, AS RESIDENTIAL ACCESS STREETS FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSOR AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 5. TRACT "OS1", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE POLO TRACE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND IS THE PERPETUAL MAINTENANCE OF LIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND A SIGNS, WITHOUT RECOURSE TO PALM
- 6. TRACTS "OS2" THROUGH "OS16", AS SHOV! HEREON, ARE HEREBY RESERVED FOR THE LAKES AT POLO TRACE HOMEOWNER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID AUSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PAL BEACH COUNTY, TRACT "OS6" IS SUBJECT TO THE RESTRICTIONS CET FOR H IN OFFICIAL RECORDS BOOK 6128, PAGE 1763 OF THE PUBLIC REFORDS OF PALM BEACH COUNTY, FLORIDA, IN FAVOR OF LAKE WORTH DRAIN GE DISTRIC
- 7. TRACTS "OS17" THROUGH " JS22", AS SHO N HEREON, ARE HEREBY RESERVED FOR THE POLO TRACE SI IM & RACQUET LUB CORP., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND RE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID AS OCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEAC + COUNTY.
- 8. THE BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY PISERVED FOR THE LAKES AT POLO TRACE HOMEOWNERS ASSOC. TION, INC., IT: SUCCESSORS AND ASSIGNS, FOR BUFFER PURPOSES A 'D ARE THE PERPET' AL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUC ESSORS AN" ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 9. ALL TRACTS FOR PRIVATE STREET PURPOSES, AND DRIVEWAY/PARKING TRACTS, AS SHOWN HEREON ARE HEREBY SHE JECT TO AN OVERLAYING NON-EXCLUSIVE EASEMENT DEDICATED IN PERPETRITY TO THE PUBLIC FOR THE INSTALLATION. OPERATION. MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO STORMWATER FACILITIES, PO" ABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATION LINES, CABLE TELEVISION LINES. GAS LINES. AND RELATED APPURTENANCES. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. IF OTHERWISE APPROVED BY PALM BEACH COUNTY, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE TRACTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.
- 10. TRACT "L4", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE POLO TRACE SWIM & RACQUET CLUB CORP., ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY, AND IS SUBJECT TO AN EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 30055, PAGE 1256, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- 11. TRACTS "L6" THROUGH "L10", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE LAKES AT POLO TRACE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY, AND ARE SUBJECT TO AN EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 30055, PAGE 1256, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- 12. MAINTENANCE AND ROOF OVERHANG EASEMENTS ARE HEREBY RESERVED IN PERPETUITY TO THE OWNER OF THE LOT ABUTTING THE EASEMENT AND THE LAKES AT POLO TRACE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR THE PURPOSE OF ACCESS TO AND MAINTENANCE OF IMPROVEMENTS, THE ROOF OVERHANG, EAVE, GUTTERS, DRAINAGE AND UTILITY SERVICES, DECORATIVE ARCHITECTURAL TREATMENT, AND IMPACT SHUTTERS. WITHIN AND ADJACENT TO SAID EASEMENT WITHOUT RECOURSE TO PALM
- 13. THE 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 LAKES AT POLO TRACE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE LAKE MAINTENANCE EASEMENTS LYING WITHIN TRACTS "L6 THROUGH "L10" AND ALL LAKE MAINTENANCE ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE LAKES AT POLO TRACE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACTS 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.

PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO CONSTRUCT AND 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.

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DEDICATION AND RESERVATIONS (CONTINUED)

- 14. THE 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. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.
- 15. THE LAKE MAINTENANCE EASEMENTS LYING WITHIN TRACT "L4", AS SHOWN HEREON. IS HEREBY RESERVED FOR THE POLO TRACE SWIM & RACQUET CLUB CORP. ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACTS 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.

PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO CONSTRUCT AND 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.

- 16. THE UTILITY EASEMENTS RUNNING ADJACENT AND PARALLEL TO PUBLIC STREETS. THE TRACTS FOR PRIVATE ROAD PURPOSES AND DRIVEWAY/PARKING TRACTS, AS SHOWN HEREON, ARE NON-EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES. BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO, POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATION LINES. CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. IF OTHERWISE APPROVED BY PALM BEACH COUNTY, NO BUILDINGS, STRUCTURES, IMPROVEMENTS. TREES. WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.
- 17. THE PALM BEACH COUNTY UTILITY EASEMENTS IDENTIFIED ON THE PLAT HEREON ARE EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, AND RELATED APPURTENANCES. THE MAINTENANCE OF THE LAND UNDERLYING THESE EASEMENTS SHALL BE A PERPETUAL OBLIGATION OF THE PROPERTY OWNER. IF OTHERWISE APPROVED BY PALM BEACH COUNTY. NO BUILDINGS. STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.
- 18. THE LIFT STATION EASEMENT IDENTIFIED ON THE PLAT HEREON IS AN EXCLUSIVE EASEMENT AND IS HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COULTY, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF WASTEWATER LIFT STATION AND RELATED APPURTENANCES. THE EASEMENT MAY BE FENJED BY PALM BEACH COUNTY FOR ACCESS CONTROL PURPOSES. THE MAINTENANCE OF THE UNFENCED PORTIONS OF THE LAND UNDERLYING THE EASEMENT SHALL BE THE PERPETUAL OBLIGATION OF THE PROPERTY OWNER. IF OTHERWISE APPROVED BY PALM BEACH COUNTY, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THIS EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.
- 19. TRACT "RW" AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.
- 20. TRACT "R" AS SHOWN HEREON, IS HEREBY RESERVED FOR THE POLO TRACE SWIM & RACQUET CLUB CORP., 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.
- 21. THE LIMITED ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- 22. THE MASS TRANSIT EASEMENT AS SHOWN HEREON IS DEDICATED IN PERPETUITY, BY OWNER, TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS (HEREAFTER "COUNTY"), FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND USE OF A PUBLIC TRANSIT BOARDING AND ALIGHTING AREA, WHICH USE INCLUDES BUT IS NOT LIMITED TO A PUBLIC TRANSIT BUS SHELTER, TRANSFER STATION, AND ADVERTISING. POLO TRACE ASSOCIATES, LLLP, A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS (HEREAFTER "OWNER"), SHALL MAINTAIN THE EASEMENT AREA UNTIL SUCH TIME AS THE COUNTY CONSTRUCTS IMPROVEMENTS IN THE EASEMENT AREA FOR ITS INTENDED USE AND PURPOSES, AT WHICH TIME THE COUNTY WILL ASSUME MAINTENANCE OF THE EASEMENT AREA SO LONG AS THE IMPROVEMENTS ARE LOCATED THEREON AND COUNTY USES THE EASEMENT AREA FOR ITS INTENDED PURPOSES. THE MAINTENANCE OBLIGATION SHALL AUTOMATICALLY REVERT TO THE OWNER UPON COUNTY'S TEMPORARY OR PERMANENT CESSATION OF USE OF THE IMPROVEMENTS OR REMOVAL OF THE IMPROVEMENTS.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, POLO TRACE GENPAR CORPORATION, A FLORIDA CORPORATION, THIS JOH DAY OF December , 2018.

POLO TRACE ASSOCIATES, LLLP, A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP BY: POLO TRACE GENPAR CORPORATION, A FLORIDA CORPORATION, ITS GENERAL ALAN FANT, VICE PRESIDENT

ACKNOWLEDGMENT STATE OF FLORIDA

COUNTY OF BROWARD

BEFORE ME PERSONALLY APPEARED ALAN FANT, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF POLO TRACE GENPAR CORPORATION, A FLORIDA CORPORATION, GENERAL PARTNER OF POLO TRACE ASSOCIATES, LLLP, 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 10th DAY OF December, 2018.

NOTARY PUBLIC: STEVEN M. MELFMAN PRINT NAME: Steven Hellman Commission # 66 211469 MY COMMISSION EXPIRES: \$\(\frac{130\l2022}{20\l2022} \) COMMISSION RUMBER: \(\frac{130\l2022}{11489} \)

IN WITNESS WHEREOF, THE ABOVE NAMED NOT FOR PROFIT CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 110 DAY OF DECEMBER., 2018.

POLO TRACE HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION

ACKNOWLEDGMENT

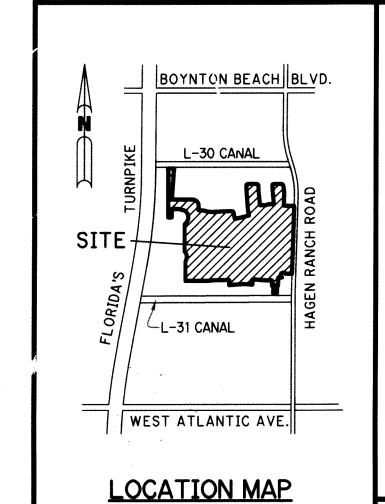
COUNTY OF BROWARD

BEFORE ME PERSONALLY APPEARED ROBERT CUSKADEN, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF POLO TRACE HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, 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.

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WITNESS MY HAND AND OFFICE 2018.	IAL SEAL THIS	5 11 DAY OF 1X	Swaa
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MY COMMISSION EXPIRES: 317	151	COMMISSION NUMBER:60	1183

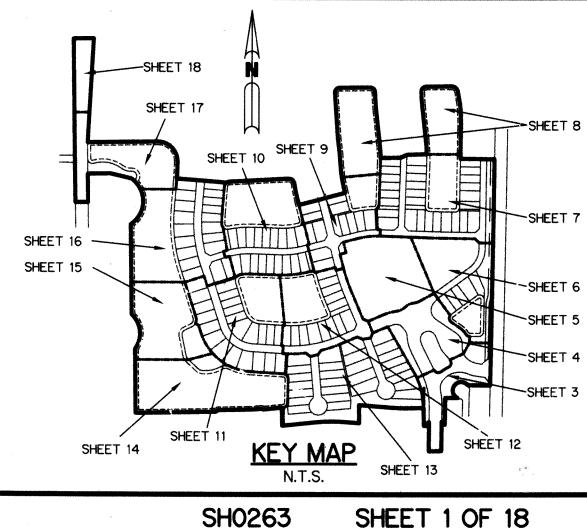
THIS INSTRUMENT WAS PREPARED BY PERRY C. WHITE, P.S.M. 4213, STATE OF FLORIDA SAND & HILLS SURVEYING, INC. 8461 LAKE WORTH ROAD, SUITE 410 LAKE WORTH, FLORIDA 33467 LB-7741



SITE FLAN DATA

POLO TRACE II PUD PLAT NO. 5

CONTROL NO. 1993-0057



STATE OF FLORIDA COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD AT 10:13 Am, THIS 25 th DAY OF Tankey 2019, AND DULY RECORDED IN PLAT BOOK NO. 127 ON PAGE(S) 112-129 SHARON R. BOCK CLERK & COMPTROLLER



