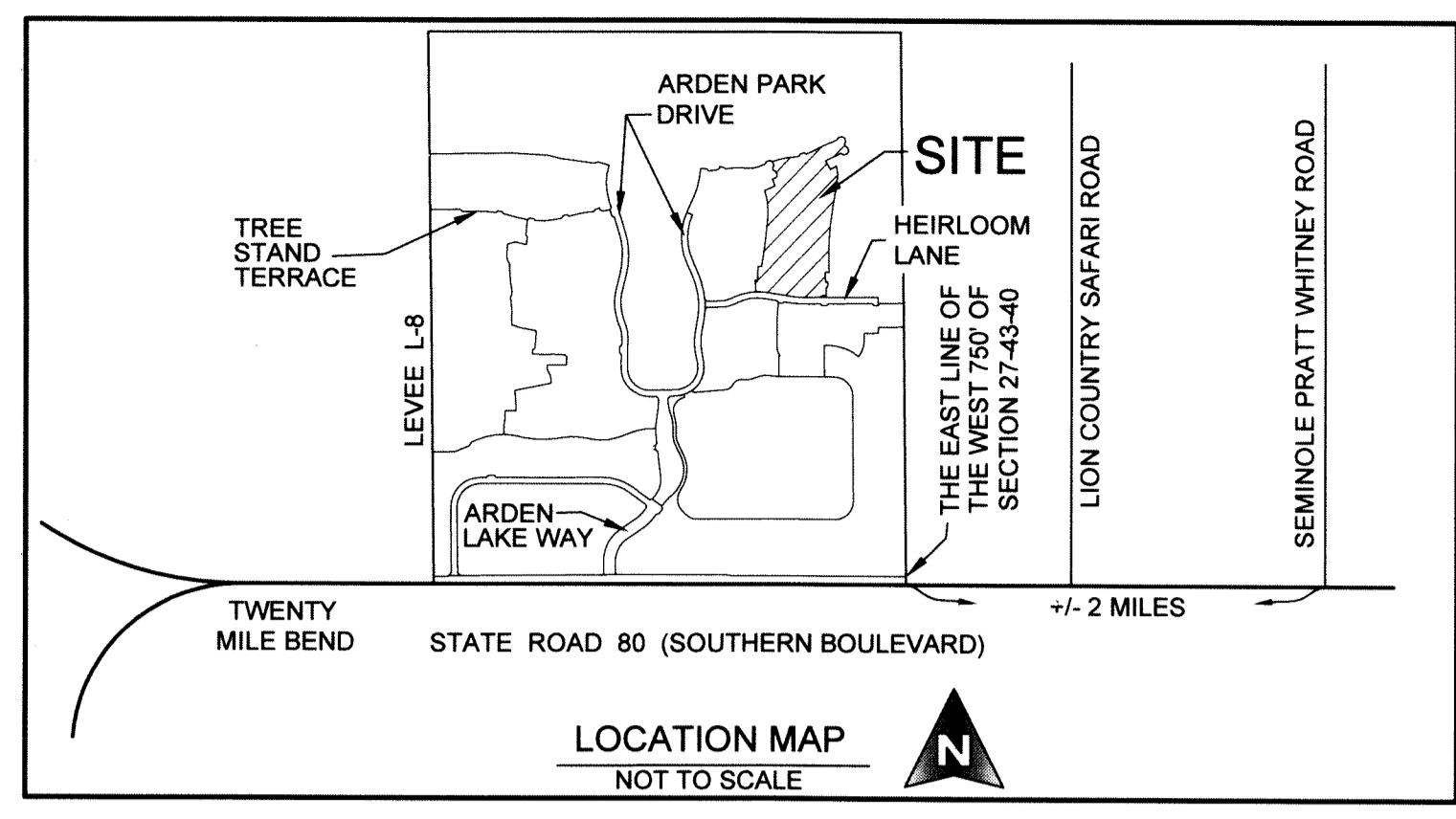


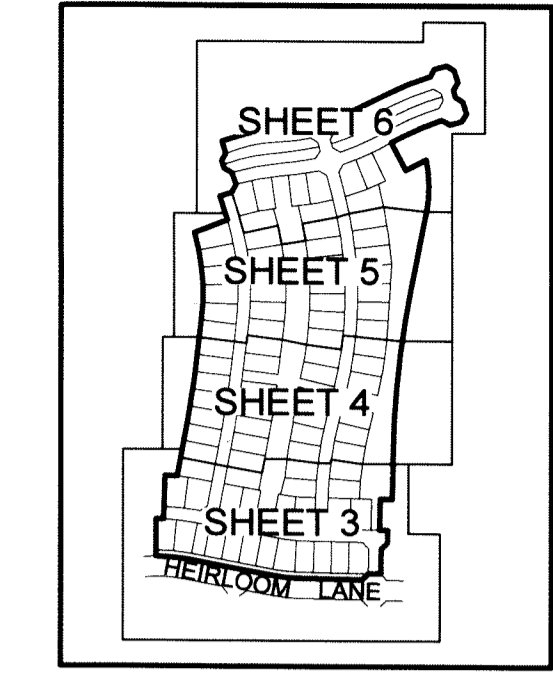
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96



# ARDEN P.U.D. POD F EAST

BEING A REPLAT OF A PORTION OF TRACT "FD", ARDEN P.U.D. PLAT 1, AS RECORDED IN PLAT BOOK 122, PAGES 32 THROUGH 51, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND LYING IN SECTIONS 27 AND 28, TOWNSHIP 43 SOUTH, RANGE 40 EAST, PALM BEACH COUNTY, FLORIDA.



KEY MAP NOT TO SCALE

COUNTY OF PALM BEACH )  
STATE OF FLORIDA ) SS  
THIS PLAT WAS FILED FOR RECORD AT 3:02 P.M. THIS 14th DAY OF May 2020, AND DUPLICATED AND RECORDED IN PLAT BOOK NO. 130 ON PAGE 96 THRU 104  
SHARON R. BOCK, CLERK AND COMPTROLLER  
BY: [Signature] D.C.



### DEDICATIONS AND RESERVATIONS

KNOW ALL MEN BY THESE PRESENTS THAT HIGHLAND DUNES ASSOCIATES PROPERTY LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, OWNER OF THE LAND SHOWN HEREON AS ARDEN P.U.D. POD F EAST, BEING A REPLAT OF A PORTION OF TRACT "FD", ARDEN P.U.D. PLAT 1, AS RECORDED IN PLAT BOOK 122, PAGES 32 THROUGH 51, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND LYING IN SECTION 27 AND 28, TOWNSHIP 43 SOUTH, RANGE 40 EAST, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 28, THENCE NORTH 88°17'31" WEST ALONG THE SOUTH LINE OF SAID SECTION 28, A DISTANCE OF 209.42 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF WINDING REEL ROAD (TRACT "RW") AS SHOWN ON ARDEN P.U.D. POD E NORTH, AS RECORDED IN PLAT BOOK 122, PAGES 152 THROUGH 155, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, THENCE NORTH 1°02'49" EAST ALONG SAID EAST RIGHT-OF-WAY LINE AND THE NORTHERLY EXTENSION THEREOF, A DISTANCE OF 250.74 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF HEIRLOOM LANE (TRACT "RW-4") AS SHOWN ON SAID ARDEN P.U.D. PLAT 1, SAID POINT BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL, THENCE NORTH 1°02'49" EAST, A DISTANCE OF 100.00 FEET; THENCE NORTH 46°02'49" EAST, A DISTANCE OF 35.36 FEET; THENCE NORTH 1°02'49" EAST, A DISTANCE OF 58.00 FEET; THENCE NORTH 88°57'11" WEST, A DISTANCE OF 32.50 FEET; THENCE NORTH 1°02'49" EAST, A DISTANCE OF 125.00 FEET; THENCE SOUTH 88°57'11" EAST, A DISTANCE OF 48.08 FEET; THENCE NORTH 1°02'49" EAST, A DISTANCE OF 189.26 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 372.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°12'17", A DISTANCE OF 663.62 FEET TO THE POINT OF TANGENCY; THENCE NORTH 11°15'05" EAST, A DISTANCE OF 309.65 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 524.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 22°43'38", A DISTANCE OF 207.85 FEET TO A NON-TANGENT POINT ON A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 850.00 FEET AND WHOSE CENTER POINT BEARS SOUTH 25°17'16" EAST, FROM SAID POINT, THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 2°24'04", A DISTANCE OF 35.82 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 62°18'39" WEST, A DISTANCE OF 55.90 FEET; THENCE NORTH 27°41'21" WEST, A DISTANCE OF 125.00 FEET; THENCE NORTH 62°18'39" EAST, A DISTANCE OF 55.90 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 975.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 9°38'19", A DISTANCE OF 163.44 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 61°39'15" EAST, A DISTANCE OF 36.23 FEET; THENCE NORTH 75°05'17" EAST, A DISTANCE OF 50.00 FEET; THENCE NORTH 31°21'48" EAST, A DISTANCE OF 36.32 FEET; THENCE NORTH 18°13'43" WEST, A DISTANCE OF 50.28 FEET; THENCE NORTH 58°47'18" WEST, A DISTANCE OF 34.46 FEET; THENCE NORTH 15°13'25" WEST, A DISTANCE OF 29.58 FEET; THENCE NORTH 31°11'04" EAST, A DISTANCE OF 36.21 FEET; THENCE NORTH 17°54'37" WEST, A DISTANCE OF 50.22 FEET; THENCE NORTH 58°55'59" WEST, A DISTANCE OF 34.55 FEET; THENCE SOUTH 75°09'48" WEST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 28°40'44" WEST, A DISTANCE OF 34.67 FEET TO A NON-TANGENT POINT ON A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 1175.00 FEET AND WHOSE CENTER POINT BEARS SOUTH 17°25'07" EAST, FROM SAID POINT, THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 9°18'04", A DISTANCE OF 190.74 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 63°16'50" WEST, A DISTANCE OF 140.99 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 725.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 7°38'57", A DISTANCE OF 96.79 FEET TO A POINT OF NON-TANGENCY; THENCE NORTH 61°59'45" WEST, A DISTANCE OF 36.61 FEET; THENCE SOUTH 74°58'23" WEST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 32°08'00" WEST, A DISTANCE OF 36.58 FEET TO A NON-TANGENT POINT ON A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 725.00 FEET AND WHOSE CENTER POINT BEARS NORTH 10°52'42" WEST, FROM SAID POINT, THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 6°29'56", A DISTANCE OF 82.23 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 85°37'14" WEST, A DISTANCE OF 52.25 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 665.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°36'58", A DISTANCE OF 158.04 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 72°00'16" WEST, A DISTANCE OF 52.53 FEET; THENCE SOUTH 17°59'44" EAST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 27°00'16" WEST, A DISTANCE OF 35.36 FEET; THENCE SOUTH 17°59'44" EAST, A DISTANCE OF 31.03 FEET; THENCE SOUTH 61°50'14" EAST, A DISTANCE OF 34.63 FEET; THENCE SOUTH 20°24'26" EAST, A DISTANCE OF 43.18 FEET; THENCE SOUTH 28°15'58" WEST, A DISTANCE OF 36.13 FEET; THENCE SOUTH 71°56'03" WEST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 17°59'44" EAST, A DISTANCE OF 71.81 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1035.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 1°30'57", A DISTANCE OF 27.38 FEET TO A NON-TANGENT POINT ON A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 1020.00 FEET AND WHOSE CENTER POINT BEARS SOUTH 19°27'32" EAST, FROM SAID POINT, THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 2°31'59", A DISTANCE OF 45.09 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 68°00'29" WEST, A DISTANCE OF 55.72 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 850.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 2°40'48", A DISTANCE OF 39.76 FEET TO A NON-TANGENT POINT ON A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 895.00 FEET AND WHOSE CENTER POINT BEARS SOUTH 74°15'42" WEST, FROM SAID POINT, THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 22°30'50", A DISTANCE OF 351.68 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 06°46'32" WEST, A DISTANCE OF 235.48 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 2549.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 3°44'19", A DISTANCE OF 166.33 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 10°30'51" WEST, A DISTANCE OF 233.82 FEET TO A NON-TANGENT POINT ON A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 1005.00 FEET AND WHOSE CENTER POINT BEARS SOUTH 04°33'13" WEST, FROM SAID POINT, THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 2°43'33", A DISTANCE OF 47.81 FEET TO A POINT ON A LINE RADIAL TO SAID CURVE, THENCE SOUTH 01°49'40" WEST ALONG SAID RADIAL LINE, A DISTANCE OF 175.00 FEET TO A NON-TANGENT POINT ON A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 830.00 FEET AND WHOSE CENTER POINT BEARS SOUTH 01°49'40" WEST, FROM SAID POINT; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 2°08'07", A DISTANCE OF 30.93 FEET TO A POINT ON A LINE RADIAL TO SAID CURVE, THENCE SOUTH 00°18'27" EAST ALONG SAID RADIAL LINE, A DISTANCE OF 150.00 FEET TO A POINT ON SAID NORTHERLY RIGHT-OF-WAY LINE OF HEIRLOOM LANE (TRACT "RW-4"), SAID POINT ALSO BEING A NON-TANGENT POINT ON A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 680.00 FEET AND WHOSE CENTER POINT BEARS SOUTH 00°18'34" EAST, FROM SAID POINT, THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°49'28", A DISTANCE OF 128.46 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 79°29'09" EAST, A DISTANCE OF 352.80 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 560.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 9°28'03", A DISTANCE OF 92.53 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 88°57'11" EAST, A DISTANCE OF 251.99 FEET; THENCE NORTH 46°02'49" EAST, A DISTANCE OF 35.36 FEET; THENCE SOUTH 88°57'11" EAST, A DISTANCE OF 50.00 FEET (THE PRECEDING SIX COURSES BEING COINCIDENT WITH SAID NORTHERLY RIGHT-OF-WAY LINE OF HEIRLOOM LANE) TO THE AFOREMENTIONED POINT OF BEGINNING.

### EASEMENTS

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 ARDEN HOMEOWNERS ASSOCIATION, INC., 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.

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, TELECOMMUNICATIONS 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.

ALL TRACTS FOR PRIVATE STREET PURPOSES, AND DRIVEWAY/PARKING TRACTS, AS SHOWN HEREON, ARE HEREBY SUBJECT TO AN OVERLYING NON-EXCLUSIVE EASEMENT 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, STORMWATER FACILITIES, 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 TRACTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

THE WATER MANAGEMENT EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, FOR THE INSTALLATION, CONSTRUCTION, OPERATION, INSPECTION, REPAIR, REPLACEMENT, UPGRADE AND MAINTENANCE OF WATER MANAGEMENT AND OTHER NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FACILITIES, THE LANDS THEREIN AND THEREUNDER BEING THE PERPETUAL MAINTENANCE OBLIGATION OF ARDEN HOMEOWNERS ASSOCIATION, INC., ITS GRANTEEES, SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT OR PALM BEACH COUNTY NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO CONSTRUCT, OPERATE, INSPECT, REPAIR, REPLACE, UPGRADE AND MAINTAIN WATER MANAGEMENT AND OTHER NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FACILITIES WITHIN THESE EASEMENT AREAS.

THE WATER MANAGEMENT ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FOR PEDESTRIAN OR VEHICULAR INGRESS AND EGRESS, INCLUDING TEMPORARY PARKING OR STORAGE USAGE THEREOF, TO AND FOR THE MAINTENANCE OF ADJACENT OR NEARBY WATER MANAGEMENT AND OTHER NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FACILITIES, SAID EASEMENTS BEING THE PERPETUAL MAINTENANCE OBLIGATION OF ARDEN HOMEOWNERS ASSOCIATION, INC., ITS GRANTEEES, SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT OR PALM BEACH COUNTY.

### TRACTS

TRACTS "O-1" THROUGH "O-10", AS SHOWN HEREON ARE HEREBY RESERVED FOR THE ARDEN HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE, LANDSCAPE, RECREATION, COMMON ACCESS, STORM WATER INFILTRATION SPECIFICALLY FOR REAR LOT DRAINAGE PURPOSES AND OTHER APPROVED USES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATIONS OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACT "RW-F3", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE ARDEN HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCIDENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. A WATER MANAGEMENT EASEMENT AND A WATER MANAGEMENT ACCESS EASEMENT OVER ALL OF TRACT "RW-F3" AS SHOWN HEREON, IS HEREBY DEDICATED TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.

IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS AM REPRESENTATIVE, AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS MEMBERS, THIS 5th DAY OF September 2018.

HIGHLAND DUNES ASSOCIATES PROPERTY LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA

WITNESS: [Signature] PRINTED NAME: Sean Maloney  
WITNESS: [Signature] PRINTED NAME: Samantha Ward  
BY: [Signature] JESSE R. BAKER, AM REPRESENTATIVE

### ACKNOWLEDGEMENT

COMMONWEALTH OF MASSACHUSETTS COUNTY OF SUFFOLK

BEFORE ME PERSONALLY APPEARED JESSE R. BAKER WHO IS PERSONALLY KNOWN TO ME, OR WHO HAS PRODUCED [Signature] AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS AM REPRESENTATIVE OF HIGHLAND DUNES ASSOCIATES PROPERTY LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY SEAL (IF AVAILABLE) OF SAID COMPANY 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 COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 5th DAY OF September 2018.

MY COMMISSION EXPIRES: 1/27/2021 [Signature] NOTARY PUBLIC  
COMMISSION NUMBER: [Signature] HANNAHEA HOWELL PRINTED NAME

### ACCEPTANCE OF RESERVATIONS

COMMONWEALTH OF MASSACHUSETTS COUNTY OF SUFFOLK

THE ARDEN 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 5th DAY OF September 2018.

ARDEN HOMEOWNERS ASSOCIATION, INC. A FLORIDA CORPORATION NOT-FOR-PROFIT  
WITNESS: [Signature] PRINTED NAME: Sean Maloney  
WITNESS: [Signature] PRINTED NAME: Samantha Ward  
BY: [Signature] THOMAS C. TISCHER, PRESIDENT

### ACKNOWLEDGEMENT

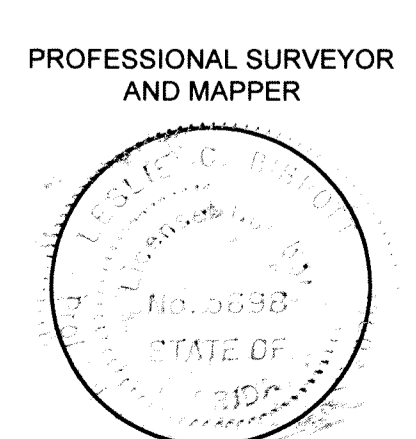
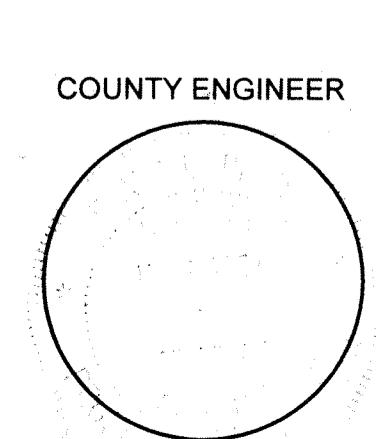
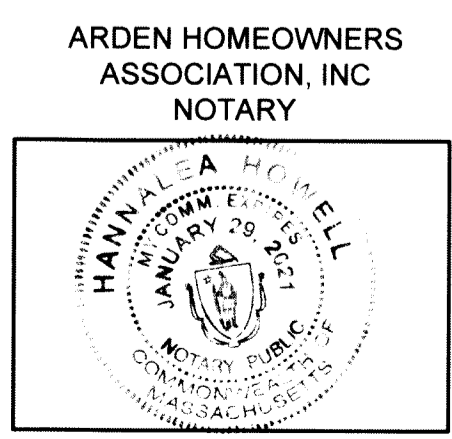
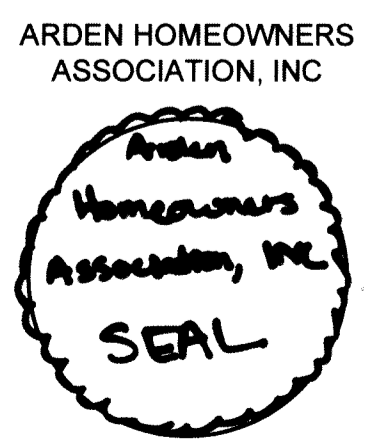
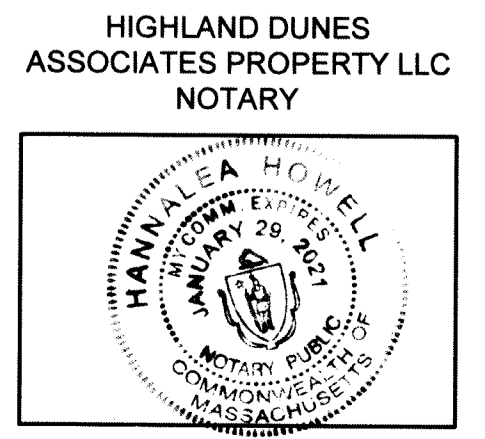
COMMONWEALTH OF MASSACHUSETTS COUNTY OF SUFFOLK

BEFORE ME PERSONALLY APPEARED THOMAS C. TISCHER WHO IS PERSONALLY KNOWN TO ME, OR WHO HAS PRODUCED [Signature] AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF ARDEN HOMEOWNERS ASSOCIATION, 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 (IF AVAILABLE) 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 5th DAY OF September 2018.

MY COMMISSION EXPIRES: 1/27/2021 [Signature] NOTARY PUBLIC  
COMMISSION NUMBER: [Signature] HANNAHEA HOWELL PRINTED NAME

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 1,543,217 SQUARE FEET OR 35.427 ACRES, MORE OR LESS.  
HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:



SHEET 1 OF 6  
MICHAEL B. SCHORAH & ASSOCIATES, INC.  
1850 FOREST HILL BLVD., SUITE 206  
WEST PALM BEACH, FLORIDA 33406  
EB# 2438 TEL. (561) 968-0080 FAX. (561) 642-9726 LB# 2438  
ARDEN P.U.D. POD F EAST