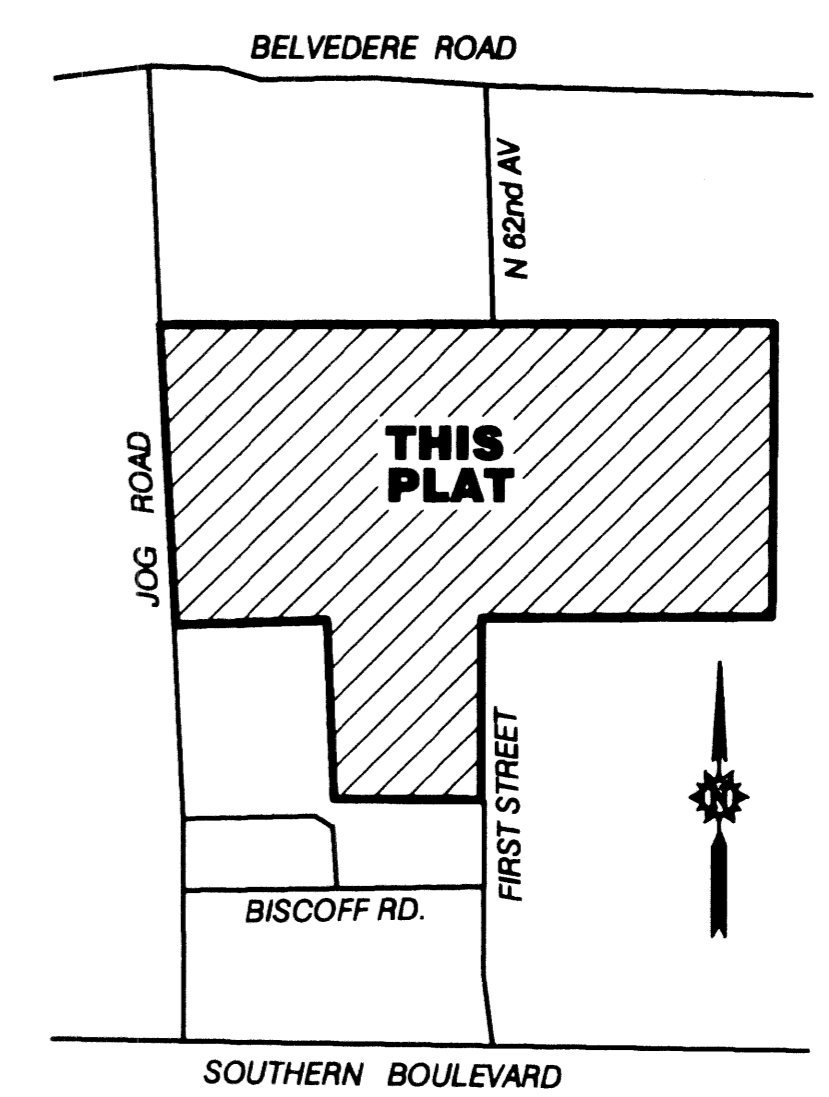


STATE OF FLORIDA COUNTY OF PALM BEACH } SS THIS PLAT WAS FILED FOR RECORD AT AM THIS 18th DAY OF Feb. 2004, AND DULY RECORDED IN PLAT BOOK 101 ON PAGES 40 THROUGH 49.

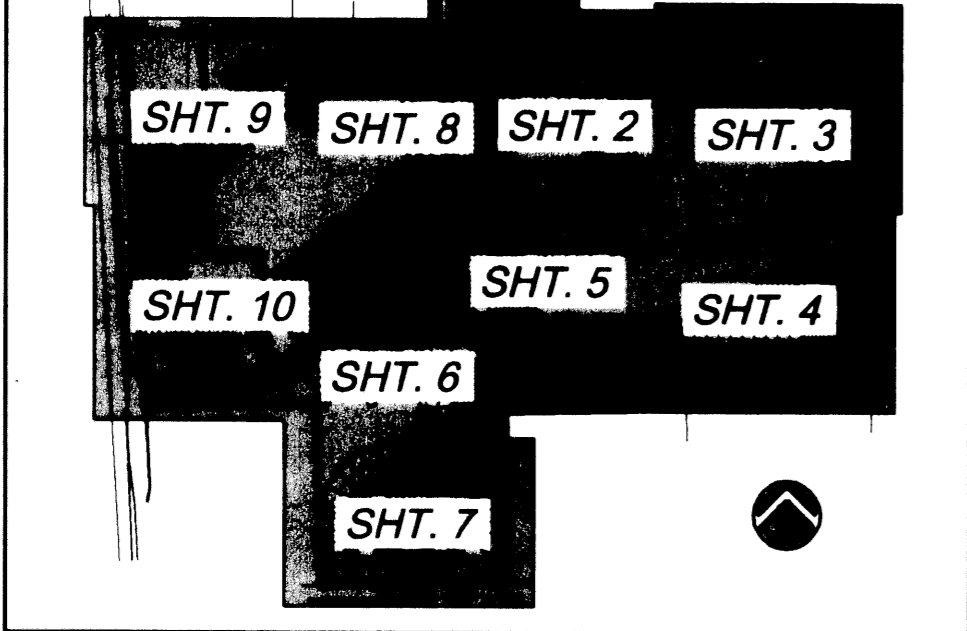
DOROTHY H. WILKEN CLERK OF THE CIRCUIT COURT BY: [Signature] DEPUTY CLERK

P.U.D. STATISTICS: TOTAL LOT AREA (4,067,419.356 SF) 93.38 AC. TOTAL NUMBER OF UNITS 466 ZERO LOT LINE = 260/56% TOWNHOUSE = 206/44% GROSS DENSITY 4.99 DU/AC. RECREATION REQUIRED (466 UNITS @ .006AC/UNIT=2.8 AC.) 2.8 AC. RECREATION PROVIDED REC AREAS 2.97 AC. TREE PRESERVE 2.43 AC. TOTAL 5.40 AC.



WATERWAYS TAHERI P.U.D.

A REPLAT OF TRACTS 18, 19, 20, 21, 22, AND 23, AND A PORTION OF TRACTS 16, 17, 24 AND 38 AND THE 30 FEET LYING BETWEEN TRACTS 17 AND 24, 18 AND 23, 19 AND 22, 20 AND 21, 22 AND 23 AND 18 AND 19 ALL IN BLOCK 5, OF "THE PALM BEACH FARMS CO. PLAT No. 3", PLAT BOOK 2, PAGES 45-54, P.B.C.R. LYING IN SECTION 34, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.



0749-003

DEDICATION AND RESERVATIONS CONTINUED:

11. DRAINAGE 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 INDEPENDENCE HOMEOWNERS ASSOCIATION, INC., a Florida not for profit corporation, its successors and assigns., without recourse to Palm Beach County.

12. The LAKE MAINTENANCE EASEMENTS as shown hereon are hereby reserved for the INDEPENDENCE HOMEOWNERS ASSOCIATION, INC., a Florida not for profit corporation, its successors and assigns, for access to storm water 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.

13. 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.

14. The utility easements running adjacent and parallel to 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. 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.

15. The Palm Beach County utility easements identified on the plat hereon are exclusive easements and 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. 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.

16. The lift station 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 wastewater lift stations and related appurtenances. These easements may be fenced in by Palm Beach County for access control purposes. The maintenance of the unfenced portions of the land underlying these easements shall be the perpetual obligation of the property owner. No buildings, structures, trees, walls or fences shall be installed within these lift station easements without the prior approval of the Palm Beach County Water Utilities Department, its successors and assigns.

17. The public water supply well site 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, replacement and expansion of potable water supply wells and related appurtenances. These easements may be fenced in by Palm Beach County for access control purposes. The maintenance of the unfenced portions of the land underlying these easements shall be the perpetual obligation of the property owner. No buildings, structures, trees, walls or fences shall be installed within these lift station easements without the prior written approval of the Palm Beach County Water Utilities Department, its successors and assigns.

18. Each OVERHANG EASEMENT, as shown hereon, is hereby reserved to the Lot Owner, his and/or her successors and assigns, whose Dwelling Unit abuts said Easement for Roof Overhang purposes, Utility Services and Building Maintenance, without recourse to Palm Beach County.

19. The LANDSCAPE BUFFER EASEMENTS, as shown hereon, are hereby reserved for the INDEPENDENCE HOMEOWNERS ASSOCIATION, INC., a Florida not for profit corporation, its successors and assigns, for Buffering and Landscaping purposes and is the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County, Florida.

IN WITNESS WHEREOF, HOME DYNAMICS PBC, LLC, a Florida limited liability company has caused these presents to be signed by its manager, this 7th day of January, 2004.

WITNESS [Signature] HOME DYNAMICS PBC, LLC A FLORIDA LIMITED LIABILITY COMPANY BY: DAVID SCHACK, AS MANAGER

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF PALM BEACH } SS BEFORE ME personally appeared DAVID SCHACK who is personally known to me, and who executed the foregoing instrument as Manager of HOME DYNAMICS PBC, LLC, a Florida limited liability company, and severally acknowledged to and before me that he executed such instrument as such officer of said company, and that said instrument is the free act and deed of said limited liability company.

WITNESS my hand and Official seal this 7th day of January, 2004.

MY COMMISSION EXPIRES: 02-22-05 COMMISSION NUMBER: DD0037260 [Signature] DENISE PARKS NOTARY PUBLIC SEAL

ACCEPTANCE OF DEDICATIONS AND RESERVATIONS:

The INDEPENDENCE HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, 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 7th day of January, 2004.

INDEPENDENCE HOMEOWNERS ASSOCIATION, INC. A FLORIDA NOT-FOR-PROFIT CORPORATION

WITNESS [Signature] DENISE PARKS PRINT NAME: Denise Parks BY: [Signature] MICHAEL SCHACK, AS PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF PALM BEACH } SS

BEFORE ME personally appeared Michael Schack who is personally known to me and has not produced identification, and (did) (did not) take an oath, and who executed the foregoing as president, of the INDEPENDENCE 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 said instrument is the free act and deed of said corporation.

WITNESS my hand and Official seal this 7th day of January, 2004.

MY COMMISSION EXPIRES: 02-22-05 COMMISSION NUMBER: DD0037260

[Signature] DENISE PARKS NOTARY PUBLIC SEAL

MORTGAGEE'S CONSENT

STATE OF FLORIDA COUNTY OF PALM BEACH } SS

The undersigned hereby certifies that it is the holder of a mortgage, upon the property described hereon and does hereby join in and consent to the dedication of the land described in said dedication by the owner thereof and agrees that its mortgage which is recorded in Official Record Book 13866 at page 1874 of the Public Records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

IN WITNESS WHEREOF, the said corporation has caused these presents to be signed by its Vice President and its corporate seal to be affixed hereon by and with the authority of its Board of Directors this 7th day of January, 2004.

WITNESS [Signature] WACHOVIA BANK, N.A. A NATIONAL BANKING ASSOCIATION BY: [Signature] PHILIP LYEY, VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF PALM BEACH } SS

BEFORE ME personally appeared PHILIP LYEY who (is) (is not) personally known to me and (has not) (have) (have not) produced identification, and (did) (did not) take an oath, and who executed the foregoing as Vice President, of WACHOVIA BANK, N.A., 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 7th day of January, 2004.

MY COMMISSION EXPIRES: 6/04/04 COMMISSION NUMBER: CC921624

[Signature] VIRGINIA L. VALENTINE NOTARY PUBLIC SEAL VIRGINIA L. VALENTINE PRINT NAME:

TITLE CERTIFICATION:

STATE OF FLORIDA COUNTY OF PALM BEACH } SS

I, EDWARD J. SCHACK, a duly licensed attorney in the State of Florida, do hereby certify that I have examined the title to the hereon described property; that I find the title to the property is vested in HOME DYNAMICS PBC, LLC, a Florida limited liability company, that the current taxes have been paid; that all mortgages not satisfied or released of record nor otherwise terminated by law are shown hereon; and that there are no encumbrances of record but those encumbrances do not prohibit the creation of the subdivision depicted by this plat.

DATE: JANUARY 6, 2004 BY: [Signature]

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.

COUNTY APPROVAL COUNTY ENGINEER

This plat is hereby approved for record pursuant to Palm Beach County Ordinance 95-33, and in accordance with Sec. 177.071 (2), F.S., this 17th day of February, 2004, and has been reviewed by a Professional Surveyor & Mapper employed by Palm Beach County in accordance with Sec. 177.081 (1), F.S.

[Signature] GEORGET T. WEBB, P.E., COUNTY ENGINEER

PREPARING SURVEYOR & MAPPER'S STATEMENT

This instrument was prepared by Alexander G. Duchart P.S.M. 1600 West Oakland Park Boulevard Fort Lauderdale Florida 33311

SURVEYOR'S CERTIFICATE

This is to certify that the plat 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 Sec. 177.091 (9), F.S., 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 the requirements of Chapter 177, Florida Statutes, as amended, and the Ordinances of Palm Beach County, Florida.

ALEXANDER G. DUCHART [Signature] LICENSE No.: 5998

Sun-Tech Engineering, Inc. Engineers - Planners - Surveyors Certificate of Authorization Number LB 7019 1600 West Oakland Park Boulevard Ft. Lauderdale, FL 33311 Phone (954) 777-3123 Fax (954) 777-3114 E-Mail: suntech@suntechengineering.com

Table with 6 columns: WACHOVIA BANK, N.A., INDEPENDENCE HOMEOWNERS ASSOCIATION, INC, HOME DYNAMICS PBC, LLC, CLERK OF THE CIRCUIT COURT, COUNTY ENGINEER, SURVEYOR. Each cell contains a circular seal.

Subdivision Waterways Taheri Book 101 Page 40 Flood Zone B Flood Map # 150 A Zoning PPD Quad # 51 TAZ # 14 PUD Name

DEDICATION AND RESERVATIONS STATE OF FLORIDA COUNTY OF PALM BEACH } SS KNOW ALL MEN BY THESE PRESENTS that HOME DYNAMICS PBC, LLC, a Florida limited liability company owner of the land shown hereon as WATERWAYS TAHERI P.U.D., being more particularly described as follows: PARCEL 1: That part of Tract 16, lying East of the parcel conveyed for Jog Road in Official Record Book 7188, Page 378, Public Records of Palm Beach County, Florida; Tracts 17 through 24 and Tract 38, Less that part of Tracts 17 and 24 conveyed for Jog Road in Official Record Book 7188, Page 378, all in Block 5, THE PALM BEACH FARMS CO. PLAT NO. 3, Plat Book 2, Pages 45-54, Public Records of Palm Beach County, Florida. PARCEL II: The following described parcels being road right-of-way as shown on THE PALM BEACH FARMS CO. PLAT NO. 3, recorded in Plat Book 2, Page 45, of the public records of Palm Beach County, Florida. The 30 feet lying between Tracts 17 and 24, 18 and 23, 19 and 22, and 20 and 21 of Block 5, ALSO Beginning at the Northeast corner of Tract 18, Block 5; thence South to the Southeast corner of Tract 23; thence East to the Southwest corner of Tract 22; thence North to the Northwest corner of Tract 19; thence West to the Northeast corner of Tract 18 and the Point of Beginning. LESS AND EXCEPT the Right-of-way for Jog Road, and LESS AND EXCEPT the south 20' of Tract 38, Block 5, THE PALM BEACH FARMS CO. PLAT NO. 3, recorded in Plat Book 2, Page 45, of the public records of Palm Beach County, Florida. ALSO DESCRIBED AS: 20 Begin at the Northeast corner of said Tract 23; thence south 01°28'33" west 1350.19 feet; thence south 89°03'55" west 1350.86 feet; thence south 00°57'06" east 639.67 feet; thence south 89°03'55" west 659.79 feet; thence north 00°57'06" west 639.67 feet; thence south 89°03'55" west 626.63 feet; thence north 03°13'49" west 1350.08 feet; thence north 89°03'55" east 2747.94 feet to the point of beginning. said lands situate, lying, and being in Palm Beach County, Florida and containing 4,054,232 square feet (93.072 acres) more or less. Have caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows: 1. TRACTS 'A-1' and 'A-7' (Private Streets), as shown hereon, is hereby reserved for the INDEPENDENCE HOMEOWNERS ASSOCIATION, INC., a Florida not for profit corporation, its successors and assigns, for private street purposes and other purposes not inconsistent with this reservation and are the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County. and 2. TRACTS 'A-2', 'A-4', 'A-5', 'A-6' (Residential Access Streets), as shown hereon, is hereby reserved for the INDEPENDENCE HOMEOWNERS ASSOCIATION, INC., a Florida not for profit corporation, 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 successors and assigns, without recourse to Palm Beach County. 3. TRACT 'A-3' (62nd DRIVE NORTH Right-of-Way Dedication), as shown hereon are hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the perpetual use of the public for public street purposes. 4. TRACTS 'B-1' to 'B-4' both inclusive, (Landscape Buffer Tracts), as shown hereon are hereby reserved for the INDEPENDENCE HOMEOWNERS ASSOCIATION, INC., a Florida not for profit corporation, its successors and assigns, for Buffering purposes and are the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County, Florida. 5. TRACTS 'C-1' to 'C-31' both inclusive (Open Space), as shown hereon are hereby reserved for the INDEPENDENCE HOMEOWNERS ASSOCIATION, INC., a Florida not for profit corporation, its successors and assigns, for Open Space purposes and are the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County, Florida. 6. TRACTS 'L-1' AND 'L-2', (Water Management Tracts), as shown hereon are hereby reserved for the INDEPENDENCE HOMEOWNERS ASSOCIATION, INC., a Florida not for profit corporation, its successors and assigns, for storm water management and drainage purposes and are the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County. Subject to existing Littoral Zone Restrictive Covenant Agreement as Recorded in Official Record Book 15746 at Page 1915, Public Records of Palm Beach County, Florida. 7. TRACTS 'R-1' to 'R-4' both inclusive (Recreation Tracts), as shown hereon, are reserved for the INDEPENDENCE HOMEOWNERS ASSOCIATION, INC., a Florida not for profit corporation, its successors and assigns, for recreation purposes and are the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County, Florida. 8. TRACT 'P-1' (Tree Preserve), as shown hereon are hereby reserved for the INDEPENDENCE HOMEOWNERS ASSOCIATION, INC., a Florida not for profit corporation, its successors and assigns, for tree preservation and recreation purposes and is the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County, Florida. 9. TRACT 'CS-1' (Civic Site), as shown hereon is hereby reserved for the INDEPENDENCE HOMEOWNERS ASSOCIATION, INC., a Florida not for profit corporation, its successors and assigns, for civic site purposes and is the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County, Florida. 10. All Tracts for private street purposes, and driveway/parking tracts, as shown hereon, are hereby subject to an overriding 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 potable water pipelines, raw water pipelines, wastewater pipelines, reclaimed water pipelines, electric power lines, telecommunication lines, cable television lines, gas lines, and related appurtenances. 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.