DEDICATIONS

KNOW ALL MEN BY THESE PRESENTS THAT, BOYNTON BEACH ASSOCIATES XXI, LLLP, A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP, AND XXI, LLLP, A FLORIDA LIMITED LIABILITY LIMITED PARTMERSHIP, AND THE SCHOOL BOARD OF PALM BEACH COUNTY, FLORIDA, A CORPORATE BODY POLITIC PURSUANT TO THE CONSTITUTION OF THE STATE OF FLORIDA, OWNERS OF THE LAND SHOWN HEREON, BEING IN SECTION 28, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF A PORTION OF TRACTS 73, 74, 75, 76, 85, 86, 87, AND 88, BLOCK 55, PALM BEACH FARMS COMPANY PLAT NO. 3, RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA, SHOWN HEREON AS "MINI ASSEMBLAGE P.U.D. PLAT EIGHT", MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF TRACT 56, BLOCK 55 OF SAID PALM BEACH FARMS COMPANY PLAT NO. 3, WITH THE WEST RIGHT-OF-WAY LINE OF HAGEN RANCH ROAD AS DESCRIBED IN DEED BOOK 1133, PAGE 563 OF THE AFOREMENTIONED PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, SOUTH 00'23'06" EAST A DISTANCE OF 331.20 FEET TO THE POINT OF DEGINNING; THENCE CONTINUE ALONG THE SAID WEST RIGHT-OF-WAY LINE OF HAGEN RANCH ROAD, SOUTH 00'23'06" EAST, A DISTANCE OF 966.76 FEET; THENCE DEPARTING SAID WEST RIGHT-OF-WAY LINE OF HAGEN RANCH ROAD, SOUTH 89'36'50" WEST, A DISTANCE OF 115.00 FEET; THENCE SOUTH LINE OF THE AFOREMENTIONED TRACT 85; THENCE NORTH 00'23'04" WEST ALONG THE SAID WEST LINE OF AFOREMENTIONED TRACTS 85 AND 76, A DISTANCE OF 1105.07 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF LW.D.D. L-25 CANAL AS RECORDED IN OFFICIAL RECORDS BOOK 6495, PAGE 761 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, RIGHT-OF-WAY LINE, NORTH 89'37'08" EAST, A DISTANCE OF 100.00 FEET; THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, NORTH 89'37'08" EAST, A DISTANCE OF 100.00 OO'23'04" EAST, A DISTANCE OF 253.20 FEET; THENCE NORTH 89'37'08" FAST. A DISTANCE OF 100.00 FEET; THENCE NORTH 89'37'08" EAST, A DISTANCE OF 100.00 FEET; THENCE NORTH 89'37'08" EAST, A DISTANCE OF 100.00 FEET; THENCE NORTH 89'37'08" EAST, A DISTANCE OF 100.00 FEET; THENCE NORTH 89'37'08" EAST, A DISTANCE OF 100.00 FEET; THENCE NORTH 89'37'08" EAST, A DISTANCE OF 100.00 FEET; THENCE NORTH 89'37'08" EAST, A DISTANCE OF 100.00 FEET; THENCE NORTH 89'37'08" EAST, A DISTANCE OF 100.00 FEET; THENCE NORTH 89'37'08" EAST, A DISTANCE OF 100.00 FEET; THENCE NORTH 89'37'08" EAST, A DISTANCE OF 100.00 FEET; THENCE NORTH 89'37'08" EAST, A DISTANCE OF 100.00 FEET; THENCE NORTH 89'37'08" EAST, A DISTANCE OF 100.00 FEET; THENCE NORTH 89'37'08" 00°23'04" EAST, A DISTANCE OF 253.20 FEET; THENCE NORTH 89°37'08" EAST, A DISTANCE OF 1195.42 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,197,207.02 SQUARE FEET, 27.48 ACRES, MORE OR LESS. HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATED AS FOLLOWS:

1. TRACT A, AS SHOWN HEREON, IS HEREBY RESERVED FOR GREYSTONE AT BOYNTON BEACH 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 BEACH COUNTY, SUBJECT TO RESTRICTIONS SET FORTH IN OFFICIAL RECORDS BOOK 21570, PAGE 20 OF THE PUBLIC RECORD OF PALM BEACH COUNTY, FLORIDA, IN FAVOR OF LAKE WORTH DRAINAGE DISTRICT.

TRACT B. AS SHOWN HEREON, IS HEREBY RESERVED FOR GREYSTONE AT BOYNTON BEACH HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AS A RESIDENTIAL ACCESS STREET FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCOMSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM

2. 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 POTABLE WATER PIPELINES, RECLAIMED WATER PIPELINES, PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATION LINES, CABLE TELEVISION LINES, GAS

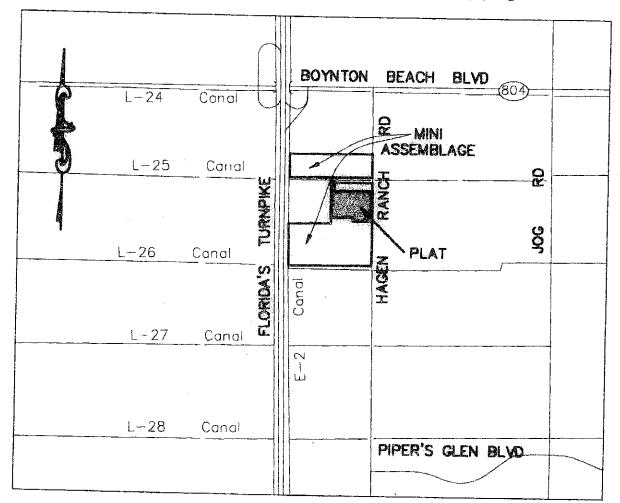
LINES, AND RELATED APPURTEMANCES. NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE TRACTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

THE 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, RECLAINED 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. NO 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.

3. TRACT LK-6, THE WATER MANAGEMENT TRACT, AS SHOWN HEREON, IS HEREBY RESERVED FOR GREYSTONE AT BOYNTON BEACH HOMEOWNERS
ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORMMATER
MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS.
WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA, AND IS SUBJECT TO
AN EXISTING LITTORAL ZONE RESTRICTIVE COVENANTS AGREEMENT AS RECORDED IN OFFICIAL RECORD BOOK 21166, PAGE 382, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

MINI ASSEMBLAGE P.U.D. PLAT EIGHT

ALSO KNOWN AS GREYSTONE P.U.D BEING A REPLAT OF A PORTION OF TRACTS 73, 74, 75, 76, 85, 86, 87, AND 88, BLOCK 55, PALM BEACH FARMS COMPANY PLAT NO. 3, RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA, BEING IN SECTION 28, TOWNSHIP 45 SOUTH, RANGE 42 EAST PALM BEACH COUNTY, STATE OF FLORIDA OCTOBER 2006 SHEET 1 OF 5



LOCATION MAP

4. TRACT BT1, AS SHOWN HEREON, IS HEREBY RESERVED FOR GREYSTONE AT BOYNTON BEACH HOWEDWIERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR BUFFER AND LANDSCAPE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, SUBJECT TO RESTRICTIONS SET FORTH IN OFFICIAL RECORDS BOOK 21570, PAGE 20 OF THE PUBLIC RECORD OF PALM BEACH COUNTY, FLORIDA, IN FAVOR OF LAKE WORTH DRAINAGE DISTRICT.

5. TRACTS 051, 052, 053 AND 054, AS SHOWN HEREON, ARE HEREBY RESERVED FOR GREYSTONE AT BOYNTON BEACH HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND ARE THE PERFETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

6. THE BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO GREYSTONE AT BOYNTON BEACH HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA. THERE SHALL BE NO LANDSCAPING IN THE PORTION OF A BUFFER EASEMENT THAT OVERLAPS ANOTHER EASEMENT EXCEPT IN ACCORDANCE WITH SURVEYOR'S

7. 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 DRAINAGE FACILITIES LOCATED IMEREIN SHALL BE THE PERPETUAL WAINTENANCE OBLIGATION OF GREYSTONE AT BOYNTON BEACH HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA. PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM EMCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF FUELIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE AND LAKE MAINTENANCE ACCESS EASEMENTS AND PRIVATE ROADS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

B. THE LAKE MAINTENANCE EASEMENTS AND LAKE MAINTENANCE ACCESS EASEMENTS, AS SHOWN HEREON ARE HEREBY RESERVED FOR GREYSTONE AT BOYNTON BEACH HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STOPMMATER 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,

9. 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 FACILITIES.

10. THE OVERHANG EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE LOT OWNER WHOSE DWELLING UNIT ABUTS SAID EASEMENT, ITS SUCCESSORS AND ASSIGNS, FOR ROOF OVERHANG, UTILITY SERVICES, AND BUILDING MAINTENANCE PURPOSES, WITHOUT RECOURSE TO PALM BEACH

11. THE 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

12. TRACT SS, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE SCHOOL BOARD OF PALM BEACH COUNTY, FLORIDA, A CORPORATE BODY POLITIC PURSUANT TO THE CONSTITUTION OF THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR SCHOOL PURPOSES AND IS THE PERPETUAL MAINTENANCE COLIGATION OF SAID OWNER, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

13. THE PALM BEACH COUNTY UTILITY EASEMENTS IDENTIFIED 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 APPURTEMANCES. 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 EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT ITS SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY BOYNTON BEACH XXI CORPORATION, ITS GENERAL PARTNER, THIS ZO DAY OF 2007.

BOYNTON BEACH ASSOCIATES XXI, LLLP, A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP

BY: BOYNTON, BEACH XXI CORPORATION, ITS GENERAL PARTNER

BY: 1 (Mare Meneral Cox N. Maria Menendez V.A PRINT NAME AND TITLE WITHESS: Mooth Works

VCXINUM EINMENI

STATE OF FLORIDA COLANTY OF PALM BEACH

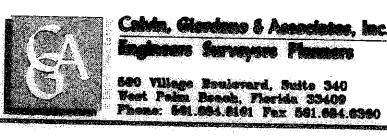
BEFORE HE PERSONALLY APPEARED N. WOLL Manaries WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE THEST OF BOYNTON BEACH XXI CORPORATION, THE GENERAL PARTNER OF BOYNTON BEACH ASSOCIATES XXI. ACKNOWLEDGED TO AND BEFORE WE THAT HE EXECUTED 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 ZND DAY 2007. | OF MAY |
|--|---|
| NOTARY PUBLIC: Lamela. D. Lenay | |
| PRINT MAKE: PAmela A. Duhaney | NOTARY PUBLIC-STATE OF FLORIDA Pamela A. Duhaney |
| MY COMMISSION NUMBER: DD413388 | Commission # DD413388 Expires: MAY 08, 2009 |
| MY COMMISSION EXPIRES: May 8, 2009 | Randed Thru Mantic Bonding Co., 18th SEAL NOTARY |
| | |

COUNTY OF PALM BEACH SS

THIS PLAT WAS FILED FOR RECORD AT \$37 THIS 13 DAY OF TUNE 2007, AND DULY RECORDED IN PLAT BOOK NO. #O ON PAGE 9-13 SHARON R. BOCK CLERK & COMPTROLLER BY

Below Daniel DC.

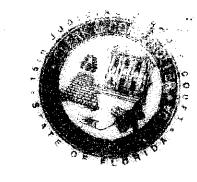


This lustrument Prepared By:

Certificate of Ambherication No. LB 6791

Kevin M. Beck. P.S.M.

OCTOBER 2006



SCHOOL ROADD OF PALM BEACH COUNTY

SCHOOL BOARD OF PALM BEACH COUNTY, FLORIDA A CORPORATE BODY POLITIC PURSUANT TO THE CONSTITUTION OF THE STATE OF FLORIDA

ARTHUR C JOHNSON, SUPERINTENDENT

BY: WILLIAM G. GRAHAM CHALRMAN PRINT NAME: GAROL KELLER BASS

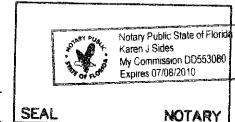
ACKNOWLEDWAENI

STATE OF FLORIDA COUNTY OF PALM BEACH

HEREBY CERTIFY THAT ON THIS DAY, BEFORE ME, AN OFFICER DULY AUTHORIZED IN THE STATE AFORESAID AND IN THE COUNTY AFORESAID TO TAKE ACKNOWLEDGMENTS, THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY WILLIAM G. GRAHAM, AS THE CHAIRMAN OF THE SCHOOL BOARD OF PALM BEACH COUNTY, FLORIDA, A CORPORATE BODY POLITIC, FREELY AND CONTABLE OF SAID CORPORATE BODY POLITIC, FREELY AND VOLUNTARILY ON BEHALF OF SAID CORPORATE BODY POLITIC. HE IS PERSONALLY KNOWN TO ME OR AS IDENTIFICATION

DAY OF 12007. NOTARY PUBLIC: Karen J. Dides

Koren J. Sides PRINT NAME: MY COMMISSION NUMBER: DD 553080 MY COMMISSION EXPIRES: 07/08/2010



TITLE CERTIFICATION

STATE OF FLORIDA COUNTY OF PALM BEACH

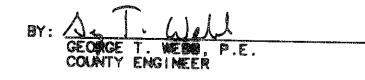
WE, LAWYERS TITLE INSURANCE CORPORATION, A TITLE INSURANCE COMPANY, AS DULY LICENSED IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN BOYNTON BEACH ASSOCIATES XXI, LLLP, A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP; AND THE THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED SCHOOL BOARD OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE OF FALM ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE STACK COUNTY SUBDIVISION DEPICTED BY THIS PLAT.

DATED <u>5-2-07</u>

COUNTY APPROVAL

STATE OF FLORIDA AND COUNTY OF PALM BEACH

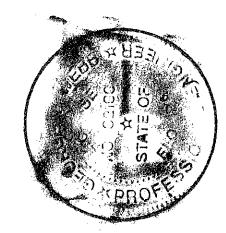
THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE



DATE: 6-11-07

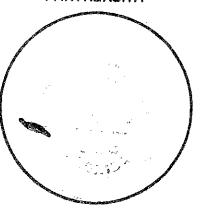
SCHOOL BOARD OF PALM BEACH COUNTY

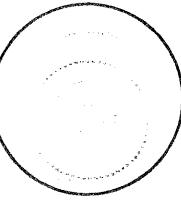
COUNTY ENGINEER



BOYNTON BEACH ASSOCIATES XXI LLLP, A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP

GREYSTONE AT BOYNTON BEACH HOMEOWNERS ASSOCIATION, INC.







ZONING PETITION No .: 2005-0008 (AKA GREYSTONE) MUMBER OF UNITS: 53

TOTAL ACREAGE: 27.48 ACRES, MORE OR LESS DENSITY: 1.93 UNITS PER ACRE

REVISED: 04-20-07