

DEDICATION AND RESERVATIONS

0778-061

KNOW ALL MEN BY THESE PRESENTS that CENTEX HOMES, a Nevada General Partnership, owners of the lands shown hereon, being a Subdivision of a portion of the Northeast 1/4 of Section 2, Township 46 South, Range 42 East, Palm Beach County, Florida, being more particularly described as follows:

PARCEL 1: COMMENCING at the Northeast corner of said Section 2; thence S.02°11'09"E., along the East line of said Section 2, a distance of 335.36 feet; thence S.89°02'58"W., a distance of 60.01 feet to the POINT of BEGINNING of the hereinafter described Parcel of Land; thence S.02°11'09"E., along the West Right-of-Way line of MILITARY TRAIL (State Rd. No. 809), a distance of 1006.12 feet; thence S.89°05'12"W., along the South line of the North 1/2 of the Northeast 1/4 of said Section 2, a distance of 398.47 feet; thence N.02°02'23"W., a distance of 30.01 feet; thence S.89°05'12"W., a distance of 200.04 feet; thence S.02°02'23"E., a distance of 30.01 feet; thence S.89°05'12"W., along the South line of the North 1/2 of the Northeast 1/4 of said Section 2, a distance of 987.79 feet; thence S.01°49'13"E., a distance of 1324.60 feet; thence S.89°08'10"W., along a line 15.18 feet North of and parallel with the South line of the Northeast 1/4 of said Section 2, a distance of 952.49 feet; thence N.01°36'06"W., along a line 40.26 feet East of and parallel with the West line of the Northeast 1/4 of said Section 2, a distance of 2502.76 feet; thence N.89°02'14"E., along the South Right-of-Way line of PIPERS GLEN BOULEVARD, per the Plat of "PIPER'S GLEN PLAT NO. 1 (P.U.D.)", as recorded in Plat Book 43, Page 97 through 101, of the Public Records of Palm Beach, Florida, a distance of 1926.16 feet; thence S.02°02'23"E., along the West line of Tract "S", of the said Plat of "PIPER'S GLEN PLAT NO. 1 (P.U.D.)", a distance of 175.17 feet; thence N.89°02'58"E., along the South Line of said Tract "S", a distance of 595.94 feet to the POINT of BEGINNING.

TOGETHER WITH, PARCEL 2: A Portion of the Northwest 1/4 of Section 2, Township 46 South, Range 42 East, being more particularly described as follows:

COMMENCING at the Northeast corner of the Northwest 1/4 of said Section 2; thence S.01°36'06"E., along the West line of the Northeast 1/4 of said Section 2, a distance of 1339.03 feet; thence S.89°05'12"W., a distance of 40.26 to the POINT of BEGINNING of the hereinafter described Parcel of Land (the next 3 courses being along the Easterly boundary of Recreation Tract 2, of "PIPER'S GLEN PLAT NO. 1 (P.U.D.)", as recorded in Plat Book 43, Page 97 through 101, of the Public Records of Palm Beach, Florida); thence S.89°05'12"W., a distance of 289.00 feet; thence S.01°31'43"E., a distance of 669.32 feet; thence N.89°06'40"E., a distance of 289.85 feet; thence N.01°36'06"W., along a line 40.26 feet West of and parallel with the West line of the Northeast 1/4 of said Section 2, a distance of 669.45 feet to the POINT of BEGINNING.

Said lands contain 99.264 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-4" (Private Streets), as shown hereon, are hereby reserved for the TUSCANY BAY HOMEOWNERS ASSOCIATION, INC., a Florida Corporation, Not-for-Profit, 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. A Utility Easement for potable water and sanitary sewer only is hereby granted over the aforementioned Tracts for the maintenance of said utilities by the CITY of BOYTON BEACH.
2. TRACTS "A-2" and "A-3" (Residential Access Streets), as shown hereon, are hereby reserved for the TUSCANY BAY HOMEOWNERS ASSOCIATION, INC., a Florida Corporation, Not-for-Profit, its Successors and Assigns, as a Residential Access Street 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. A Utility Easement for potable water and sanitary sewer only is hereby granted over the aforementioned Tracts for the maintenance of said utilities by the CITY of BOYTON BEACH.
3. TRACTS "A-5", "A-6" and "A-7" (Steiner Road 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. TRACT "A-8" (Military Trail Right-of-Way Dedication), 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.
5. TRACTS "B-1", "B-2", "B-3", "B-4" and "B-5" (Landscape Buffer Tracts), as shown hereon, are hereby reserved for the TUSCANY BAY HOMEOWNERS ASSOCIATION, INC., a Florida Corporation, Not-for-Profit, its Successors and Assigns, for Buffer purposes and is the perpetual maintenance obligation of said Association, its Successors and Assigns, without recourse to Palm Beach County.
6. TRACTS "C-1", "C-2", "C-3", "C-4", "C-5", "C-6", "C-7", "C-8", "C-9", "C-10", "C-11" and "C-12" (Open Space), as shown hereon, are hereby reserved for the TUSCANY BAY HOMEOWNERS ASSOCIATION, INC., a Florida Corporation, Not-for-Profit, its Successors and Assigns, for Open Space purposes and is the perpetual maintenance obligation of said Association, its Successors and Assigns, without recourse to Palm Beach County.
7. TRACTS "D-1", "D-2", "D-3", "D-4", "D-5", "D-6", "D-7" and "D-8" (Open Space), as shown hereon, are hereby reserved for the TUSCANY BAY HOMEOWNERS ASSOCIATION, INC., a Florida Corporation, Not-for-Profit, its Successors and Assigns, for Open Space purposes and is the perpetual maintenance obligation of said Association, its Successors and Assigns, without recourse to Palm Beach County.
8. The BUS SHELTER EASEMENT, for MILITARY TRAIL, 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 bus shelter purposes.
9. TRACTS "E-1", "E-2" and "E-3", as shown hereon, are hereby reserved for the TUSCANY BAY HOMEOWNERS ASSOCIATION, INC., a Florida Corporation, Not-for-Profit, its Successors and Assigns, for Open Space purposes and is the perpetual maintenance obligation of said Association, its Successors and Assigns, without recourse to Palm Beach County, subject to easements of record in favor of the LAKE WORTH DRAINAGE DISTRICT, recorded in Official Records Book 12910, Page 085 of the Public Records of Palm Beach County, Florida.
10. TRACTS "L-1", "L-2" and "L-3" (Water Management Tracts), as shown hereon, are reserved for the TUSCANY BAY HOMEOWNERS ASSOCIATION, INC., a Florida Corporation, Not-for-Profit, its Successors and Assigns, for storm water management and drainage purposes and is 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 12422 at Page 1995, Public Records of Palm Beach County, Florida.
11. TRACTS "R-1", "R-2", "R-3", "R-4", "R-5" and "R-6" (Recreation Tracts), as shown hereon, are hereby reserved for the TUSCANY BAY HOMEOWNERS ASSOCIATION, INC., a Florida Corporation, Not-for-Profit, 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.
12. TRACT "R-7" (Private Civic Tract), as shown hereon, is hereby reserved for the TUSCANY BAY HOMEOWNERS ASSOCIATION, INC., a Florida Corporation, Not-for-Profit, its Successors and Assigns, for Private Civic purposes and is the perpetual maintenance obligation of said Association, its Successors and Assigns, without recourse to Palm Beach County.
13. LAKE MAINTENANCE EASEMENTS: The Lake Maintenance Easements as shown hereon are hereby reserved for the TUSCANY BAY HOMEOWNERS ASSOCIATION, INC., a Florida Corporation, Not-for-Profit, 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.

LEIDER, P.U.D. TUSCANY BAY

A Subdivision of a Portion of the Northeast 1/4 of Section 2, Township 46 South, Range 42 East, and a Portion of the Northwest 1/4 of Section 2, Township 46 South, Range 42 East, Palm Beach County, Florida.

DEDICATION AND RESERVATIONS (Cont.)

- 14. LAKE ACCESS EASEMENT: The Lake Access Easement as shown hereon, are hereby reserved for the TUSCANY BAY HOMEOWNERS ASSOCIATION, INC., a Florida Corporation, Not-for-Profit, 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.
15. 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 TUSCANY BAY HOMEOWNERS ASSOCIATION, INC., a Florida Corporation, Not-for-Profit, its Successors and Assigns, without recourse to Palm Beach County.
16. 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 Easements, Drainage Tracts, Lake Maintenance and Lake Access Easements, Private Streets and Residential Access Streets associated with said Drainage System.
17. UTILITY EASEMENTS: 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 (there shall be no above ground encroachments where said utility easements overlap lake maintenance easements).
18. The LIFT STATION EASEMENT, as shown hereon, is hereby Dedicated in perpetuity to the CITY of BOYNTON BEACH, its Successors and Assigns, for Lift Station and related purposes.
19. THE LIMITED ACCESS EASEMENTS, as shown hereon, is hereby Dedicated to the BOARD OF COUNTY COMMISSIONERS of PALM BEACH COUNTY, Florida, for the purpose of control and jurisdiction over access rights.
20. Each OVERHANG EASEMENT, as shown hereon, is hereby Dedicated 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 purposes, without recourse to Palm Beach County.
21. The LANDSCAPE BUFFER EASEMENTS, as shown hereon, are hereby reserved for the TUSCANY BAY HOMEOWNERS ASSOCIATION, INC., a Florida Corporation, Not-for-Profit, 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.
22. The ACCESS EASEMENTS, the Access Easements as shown hereon are hereby dedicated in perpetuity for Purposes of Ingress & Egress. The maintenance of all Facilities located therein shall be the perpetual maintenance obligation of the TUSCANY BAY HOMEOWNERS ASSOCIATION, INC., a Florida Corporation, Not-for-Profit, its Successors and Assigns, without recourse to Palm Beach County.

IN WITNESS WHEREOF, CENTEX HOMES, the above named General Partnership, has caused these presents to be signed by its Managing General Partner, CENTEX REAL ESTATE CORPORATION, a Nevada Corporation, licensed to do business in the State of Florida, this 10 day of September, 2001.

CENTEX HOMES, a Nevada General Partnership

BY: CENTEX REAL ESTATE CORPORATION, a Nevada Corporation licensed to do business in the State of Florida, Managing General Partner.

BY: Trent Bass, Division President

WITNESS: MICHAEL J. NISENBAUM

ACKNOWLEDGEMENT

State of Florida } ss County of Palm Beach

BEFORE ME personally appeared Trent Bass, who is personally known to me and who executed the foregoing instrument as Division President of CENTEX REAL ESTATE CORPORATION, Managing General Partner, 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 10 day of September, 2001.

Notary Public - State of Florida

My Commission Expires: February 19, 2002

ACCEPTANCE OF RESERVATIONS

State of Florida } ss County of Palm Beach

The TUSCANY BAY 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 11 day of September, 2001.

TUSCANY BAY HOMEOWNERS ASSOCIATION, INC., a Florida Corporation not for profit

BY: David Abrams, President

WITNESS: MICHAEL J. NISENBAUM

ACKNOWLEDGEMENT

State of Florida } ss County of Palm Beach

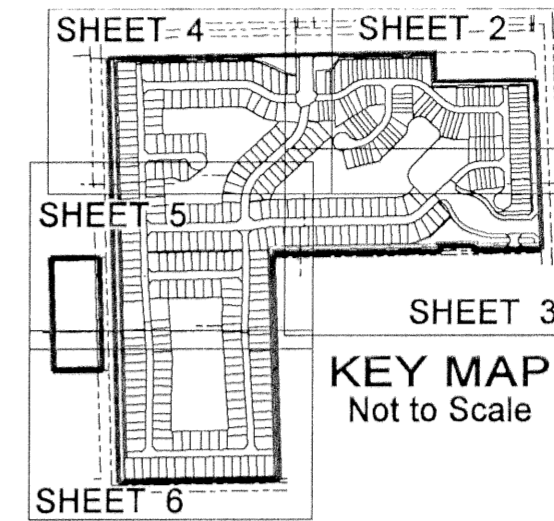
BEFORE ME personally appeared David Abrams who is personally known to me and who executed the foregoing instrument as President of TUSCANY BAY HOMEOWNERS ASSOCIATION, INC., a Florida Corporation, Not-for-Profit and severally acknowledged to and before me that he executed such as President of said Corporation, 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 11 day of September, 2001.

Notary Public - State of Florida

My Commission Expires: February 19, 2002

P.U.D. Statistics table with columns for Petition No., Gross Acreage, Recreation Area, Lake Area, Dwelling Units (1), Housing Type(1), Dwelling Units (2), Housing Type(2), Total Dwelling Units, Density.



LOCATION MAP: Not to Scale

ACCEPTANCE OF RESERVATIONS

State of Florida } ss County of Palm Beach

The City of Boynton Beach Utility Department hereby accepts the dedications or reservations to said Department as stated and shown hereon, and hereby accepts its maintenance obligations for same as stated hereon, this 17th day of September, 2001.

CITY of BOYNTON BEACH

BY: John A. Guidry, Director of Utilities

WITNESS: Peter V. Mazzella

ACKNOWLEDGEMENT

State of Florida } ss County of Palm Beach

BEFORE ME personally appeared John A. Guidry who is personally known to me and who executed the foregoing instrument and acknowledged to and before me that he executed said instrument for the purposes expressed therein.

WITNESS my hand and Official seal this 17th day of September, 2001.

Notary Public - State of Florida

My Commission Expires:

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 Section 177.091 (9), Florida Statutes, will be set under the 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.

Thomas R. Palbicke, Professional Land Surveyor, Florida Registration No. 5061

TITLE CERTIFICATION

State of Florida } ss County of Palm Beach

We Metropolitan Title Guaranty, a Title Insurance Company, 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 to Centex Homes, a Nevada General Partnership; that current taxes have been paid; that there are no mortgages of record; and that there are encumbrances of record but those encumbrances do not prohibit the creation of the subdivision depicted by this Plat.

BY: Rebecca B. Winters, Exec. Vice Pres. Dated: 12-12-01

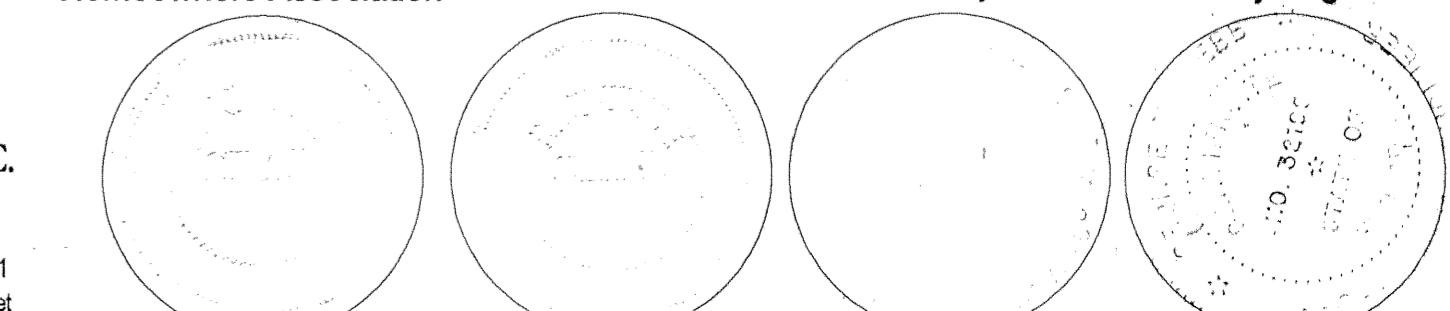
COUNTY APPROVAL COUNTY ENGINEER

This Plat is hereby approved for record pursuant to Palm Beach County Ordinance 95-33, and in accordance with Section 177.071(2), Florida Statutes, this 10 day of January, 2002, and has been reviewed by a Professional Surveyor and Mapper employed by Palm Beach County in accordance with Section 177.081 (1), Florida Statutes.

George T. Webb, P.E., County Engineer

Tuscany Bay Homeowners Association, Managing General Partner, Surveyor, County Engineer

This Instrument Prepared by Thomas R. Palbicke of HAGER PALBICKE AND ASSOCIATES, INC. Professional Land Surveyors Certificate of Authorization No. 6772 3850 N.W. Boca Raton Blvd. Boca Raton, Florida 33431 Phone: (561) 395-3000 Fax: (561) 395-2237 E-Mail: twain@bellsouth.net



State of Florida } ss County of Palm Beach } This Plat was Filed for Record at 9:35 am this 11th day of January, 2002, and duly Recorded in Plat Book 93 on Pages 001 and 006 Dorothy H. Wilken, Clerk By: Sherri M. Wilken, D.C.

Sheet 1 of 6 Sheets

STREETINGS: TUSCANY BAY PAGE 1 REVISION: REVISION MAP # 205 B ZONING: ZONING PLAT QUAD # 30 ZIR CODE: 99437 TEL: 455 LEIDER PUD NAME: LEIDER

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