

DECLARATION OF RESTRICTIONS

MIAMI LAKES-LAKE CAROL REPLAT NO. TWO  
Plat Book 132, Page 5  
(Block 1 Only)

AMENDING  
DECLARATION OF RESTRICTIONS  
MIAMI LAKES-LAKE CAROL  
Plat Book 127, at Page 31  
(Block 1 Only)

AND  
DECLARATION OF RESTRICTIONS  
MIAMI LAKES-LAKE CAROL REPLAT NO. ONE  
PLAT BOOK 131, at Page 55  
(Block 1 Only)

THIS INSTRUMENT is executed as of August 12, 1987, by THE GRAHAM COMPANIES, a Florida corporation ("Developer"), the "Other Owners" and the "Mortgagee" identified below and CAROL G. WYLLIE, CARMEL CREACH, and LESLIE T. WUERTZ, as and constituting the Architectural Control Committee (the "Committee") under the Declaration of Restrictions for Miami Lakes-Lake Carol, Plat Book 127, at Page 31, Block 1, Only, and Miami Lakes-Lake Carol Replat No. One, Plat Book 131, at Page 55, Block 1 Only, which declaration was recorded June 1, 1987, in Official Records Book 13296, at Page 3756, of the Public Records of Dade County, Florida (the "Old Restrictions").

WHEREAS:

A. Lots 11-A, 14-A, 16-A, 18-A, 19-A, 20-A, 21-A, 23-A, 25-A, 26-A, 29-A, 31-A, 33-A, 36-A, 37-A, 40-A, 42-A, 43-A, 46-A, all inclusive, Block 1, of MIAMI LAKES-LAKE CAROL REPLAT NO. ONE, Plat Book 131, at Page 55, have been replatted respectively as and now comprise Lots 11-B, 14-B, 16-B, 18-B, 19-B, 20-B, 21-B, 23-B, 25-B, 26-B, 29-B, 31-B, 33-B, 36-B, 37-B, 40-B, 42-B, 43-B, 46-B, all inclusive, of Block 1, of MIAMI LAKES-LAKE CAROL REPLAT NO. TWO, according to the plat thereof, as recorded in Plat Book 132, at Page 5, of the Public Records of Dade County, Florida ("Replat No. Two"). The purpose of the replat was to close, vacate and abandon those various portions of utility easements which had been improperly shown on the earlier plats and which are relocated on Replat No. Two.

B. Developer, who was formerly named THE SENGRA CORPORATION, is the declarant under the Old Restrictions and is the owner of the fee simple title to all of the lots in Replat No. Two except Lots 11-B and 20-B.

C. Richard D. Fretwell and Terri Fretwell, his wife and Robert A. Piscione and Joan Piscione, his wife, (the "Other Owners") are the owners of Lots 11-B and 20-B respectively and First Federal Savings Bank and Trust (the "Mortgagee") is the mortgagee of Lot 11-B. The Other Owners and the Mortgagee have each executed a Special Power of Attorney recorded in Official Records Book 13340, at Pages 3572, 3574, and 3573 respectively

THIS INSTRUMENT WAS PREPARED BY  
WALLACE L. LEWIS, JR.  
ATTORNEY AT LAW  
2401 N.W. 11TH ST.  
MIAMI LAKES, FL. 33114

1987

8-12-1987 Dade County Florida  
I hereby certify that the above described instrument is a true and correct copy of the original instrument and was recorded in the Public Records of Dade County, Florida, and that the photostatic copies used for recording were prepared in a manner and on a medium which meet the requirements of the National Bureau of Standards for permanent recording.

of the Public Records of Dade County, Florida, ("Special Powers of Attorney"), giving Developer the authority to act as their Attorney-in-fact to amend the Declaration of Restrictions.

D. The Committee has the power and authority as set forth in Part D, paragraph 4, of the Old Restrictions to modify, amend, derogate, or add to the Old Restrictions.

E. The Committee, joined by Developer on behalf of Developer and as Attorney-in-Fact for the Other Owners and Mortgagee pursuant to the Special Powers of Attorney, desires to amend the Old Restrictions and to declare that as amended they are applicable to Replat No. Two.

NOW, THEREFORE, in consideration of the premises, Developer, the Other Owners, Mortgagee and Committee take the following action:

1. The easements referred to in the Old Restrictions, Part B, paragraph 8, shall refer with respect to lots 11-B, 14-B, 16-B, 18-B, 19-B, 20-B, 21-B, 23-B, 25-B, 26-B, 29-B, 31-B, 33-B, 35-B, 37-B, 40-B, 42-B, 43-B and 46-B (the "Replatted Lots") in Block 1 of Replat No. Two only to those easements shown on Replat No. Two. All easements shown on Replat No. One as affecting the Replatted Lots which are not shown on Replat No. Two are hereby vacated and abandoned. The reference in said paragraph 8 to Miami Lakes-Lake Carol Replat No. One is hereby changed to Miami Lakes-Lake Carol Replat No. One and as to the lots thereby replatted Miami Lakes-Lake Carol Replat No. Two. The easements intended to be referred to in said paragraph 8 are therefore those affecting the lots described in paragraph 2 of this instrument.

2. The Old Restrictions as herein amended shall continue to be applicable with respect to the following described land in Dade County, Florida:

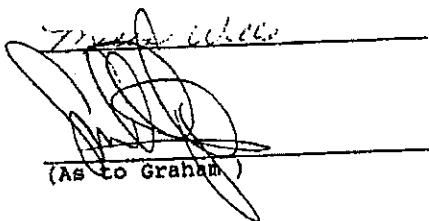
Lots 1 through 10 and 47 through 118, all inclusive, of Block 1, of MIAMI LAKES-LAKE CAROL, according to the plat thereof, as recorded in Plat Book 127, at Page 31, of the Public Records of Dade County, Florida; and


Lots 12-A, 13-A, 15-A, 17-A, 22-A, 24-A, 27-A, 28-A, 30-A, 32-A, 34-A, 35-A, 38-A, 39-A, 41-A, 44-A, 45-A, all inclusive, of Block 1, of Miami Lakes-Lake Carol Replat No. One, according to the plat thereof, as recorded in Plat Book 131, at Page 55, of the Public Records of Dade County, Florida; and

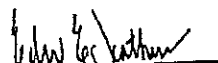
Lots 11-B, 14-B, 16-B, 18-B, 19-B, 20-B, 21-B, 23-B, 25-B, 26-B, 29-B, 31-B, 33-B, 36-B, 37-B, 40-B, 42-B, 43-B, 46-B, all inclusive, of Block 1, of Miami Lakes-Lake Carol Replat No. Two, according to the plat thereof, as recorded in Plat Book 132, at Page 5, of the Public Records of Dade County, Florida.

Signed in the presence of:

THE GRAHAM COMPANIES,  
a Florida corporation

  
(As to Graham)

By:   
President

Attest:   
Secretary

RECORD COPY OF THE ABOVE INSTRUMENT IS A TRUE COPY OF THE ORIGINAL DOCUMENT AS FILED IN THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA. THE INSTRUMENT HAS BEEN RECORDED IN ACCORDANCE WITH THE STANDARDS FOR THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA. 8-12-1987 Dade County Clerk

Richard D. Fretwell and  
Terri Fretwell, his wife  
Robert A. Piscione and  
Joan Piscione, his wife  
First Federal Savings  
Bank and Trust

BY: THE GRAHAM COMPANIES,  
a Florida corporation

By: [Signature]  
President

Attest: [Signature]  
Secretary

[Signature]  
[Signature]  
(As to Graham, Attorney-in-Fact)

As and constituting the Attorney-in-Fact:

- (1) as to Lot 11-A, Replat No. One, under the Special Power of Attorney recorded in Official Records Book 13340, at page 3572, of the Public Records of Dade County, Florida, and
- (2) as to Lot 20-A, Replat No. One, under the Special Power of Attorney recorded in Official Records Book 13340, at Page 3574, of the Public Records of Dade County, Florida, and
- (3) as to Lot 11-A, Replat No. One, under the Spacial Power of Attorney recorded in Official Records Book 13340, at page 3573, of the Public Records of Dade County, Florida.

[Signature]  
Carol G. Wyllie  
[Signature]  
Carmel Creach  
[Signature]  
Leslie D. Wuertz

[Signature]  
[Signature]  
(As to the Committee)

As and constituting the Architectural Control Committee under the Declaration of Restrictions for Miami Lakes-Lake Carol Plat Book 127, at Page 31 (Block 1 Only) and Miami Lakes-Lake Carol Replat No. One, Plat Book 131, at Page 55, (Block 1 only), recorded June 1, 1987, in Official Records Book 13296, at Page 3756, of the Public Records of Dade County, Florida.

RECORDS DEPARTMENT OF THE COUNTY OF DADE, FLORIDA  
THIS INSTRUMENT HAS BEEN RECORDED IN THE OFFICE OF THE COUNTY CLERK OF DADE COUNTY, FLORIDA, AND IS FILED IN THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.  
RECORDED IN OFFICIAL RECORDS BOOK 13340, PAGE 3572, 3574, 3573.  
DATE RECORDED: 8-12-1987

STATE OF FLORIDA

COUNTY OF DADE

The foregoing instrument was acknowledged before me, this 12<sup>th</sup> day of August, 1987, by WILLIAM E. GRAHAM, President, and EDWIN E. FEATHERS, Secretary of THE GRAHAM COMPANIES, a Florida corporation, on behalf of the corporation.

*[Signature]*  
Notary Public, State of Florida  
at Large

My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA  
MY COMMISSION EXP. DEC 27, 1993  
BONDED THRU GENERAL INS. CO.

STATE OF FLORIDA

COUNTY OF DADE

The foregoing instrument was acknowledged before me, this 12<sup>th</sup> day of August, 1987, by WILLIAM E. GRAHAM, President, and EDWIN E. FEATHERS, Secretary of THE GRAHAM COMPANIES, a Florida corporation, on behalf of the corporation, as "Attorney-in-Fact" for Richard D. Fretwell and Terri Fretwell, his wife, (as to Lot 11-A), and First Federal Savings Bank and Trust (as to Lot 11-A), and Robert A. Piscione and Joan Piscione, his wife (as to Lot 20-A).

*[Signature]*  
Notary Public, State of Florida  
at Large

My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA  
MY COMMISSION EXP. DEC 27, 1993  
BONDED THRU GENERAL INS. CO.

STATE OF FLORIDA

COUNTY OF DADE

The foregoing instrument was acknowledged before me, this 12<sup>th</sup> day of August, 1987, by CAROL G. WYLLIE, CARMEL CREACH, and LESLIE T. WUERTZ, as and constituting the Architectural Control Committee as aforesaid, on behalf of the Committee.

*[Signature]*  
Notary Public, State of Florida  
at Large

My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA  
MY COMMISSION EXP. DEC 27, 1993  
BONDED THRU GENERAL INS. CO.

REC'D BY THE STATE ARCHIVES  
IN THE COUNTY OF DADE  
RICHARD P. BRINER  
- BY -