

**LEXINGTON CLUB
CONDOMINIUM
ASSOCIATION, INC.**

NOV 19 1999

NOW THEREFORE, the President and Secretary of the Association hereby certify the following:

1. A meeting duly called and noticed for the purpose of amending the Declaration, the By-Laws and the Rules and Regulations was held on NOV. 19, 1999 1999, in accordance with the Declaration, the Articles and the Bylaws of the Association.

2. That at said meeting, affirmative votes or written consents were given from Voting Members representing a majority of the total votes of the Association, consenting to the Amendment of the Declaration attached hereto as Exhibit "A".

3. That at said meeting, affirmative votes or written consents were given from Voting Members to which seventy-five (75%) percent of the total votes of the Association are allocated, consenting to the Amendment of the By-Laws and Rules and Regulations attached hereto as Exhibit "B" and Exhibit "C".

4. The adoption of the Amendments appears in the minutes of the Association and said approval is unrevoked.

IN WITNESS WHEREOF the undersigned has set their hand and seal this 20 day of November, 1999.

SIGNED, SEALED AND DELIVERED

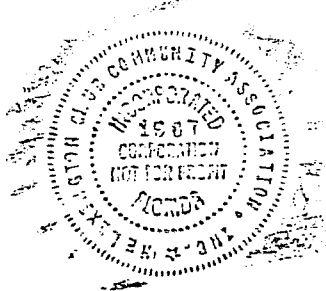
THE LEXINGTON CLUB COMMUNITY
ASSOCIATION, INC., a Florida corporation
not-for-profit

Lester Krokoff
BY: Lester Krokoff, President

ATTEST:

Erwin Sieger
BY: Erwin Sieger, Secretary

CORPORATE SEAL



James N. Reyer, P.A.
5301 N. Federal Highway, Ste. 200
Boca Raton, FL 33487

ORB 11535 Pg 1392

James N. Reyer, P.A.
5301 N. Federal Highway, Ste. 200
Boca Raton, FL 33487

CERTIFICATE OF AMENDMENT TO THE DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS FOR THE LEXINGTON CLUB AND THE BY-LAWS
AND RULES AND REGULATIONS OF THE LEXINGTON CLUB COMMUNITY
ASSOCIATION, INC.

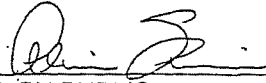
WITNESSETH:

WHEREAS, pursuant to Article VI, Section 6 of the By-Laws, the By-Laws and Rules and Regulations may be amended by approval by seventy-five percent (75%) of the Association in attendance at a meeting at which a quorum is present.

STATE OF FLORIDA)
) SS
COUNTY OF PALM BEACH)

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared Lester Krokoff and Erwin Sieger, President and Secretary, respectively of Lexington Club Community Association, Inc. , a Florida corporation not for profit, [☒] who are known to me, or [] who have produced _____ as identification and are the persons described in and who executed the foregoing instrument, [☒] who took [] did not take an oath, and acknowledged before me that they executed the same on behalf of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 20 day of November, 1999.



NOTARY PUBLIC
STATE OF FLORIDA
Print Name: ALVIN SIMON

My Commission Expires:

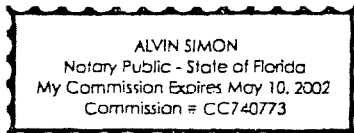


EXHIBIT "A"

AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND
RESTRICTIONS FOR THE LEXINGTON CLUB AND THE BY-LAWS AND RULES AND
REGULATIONS OF THE LEXINGTON CLUB COMMUNITY ASSOCIATION, INC.

(additions indicated by underlining, deletions by "_____"
and unaffected language by "...")

AS TO THE DECLARATION

ARTICLE I.
DEFINITIONS

Section 13. ~~"Neighborhood"~~ shall mean and refer to separately designated, developed residential areas comprised of similar types of housing which initially or by amendment are made subject to this Declaration, for example, and by way of illustration and not limitation, club homes and condominiums. There are two (2) Neighborhoods, as shown on Exhibit "B" attached hereto. In the absence of specific designation of separate Neighborhood status, all Properties made subject to this Declaration shall be considered a part of the same Neighborhood; provided, however, the Declarant may designate in any Subsequent Amendment adding property to the terms and conditions of this Declaration that such Properties shall be a part of an existing Neighborhood or Neighborhoods or shall constitute a separate Neighborhood or Neighborhoods; and provided, further, by a two-thirds (2/3) vote, the Board of Directors may also designate Neighborhood status to any area so requesting. Where the context permits or requires, the term Neighborhood shall also refer to the Neighborhood Committee (established in accordance with the Bylaws) or association having jurisdiction over the Neighborhood.

Section 14. ~~"Neighborhood Assessments"~~ shall mean assessments for common expenses provided for herein or by any Subsequent Amendment, which shall be used for the purposes of promoting the recreation, health, safety, welfare, common benefit, and enjoyment of the Owners and occupants of the Units against which the specific Neighborhood Assessment is levied and of maintaining the Properties within a given Neighborhood, all as may be specifically authorized from time to time by the Board of Directors and as more particularly authorized below.

The Neighborhood Assessment shall be levied equally against Owners of Units in a Neighborhood for such purposes as are authorized by this Declaration or by the Board of Directors from time to time, provided that in the event of assessments for exterior maintenance of structures, or insurance on structures, or replacement reserves which pertain to particular structures (pursuant to an amendment to this Declaration), such assessments (that are for the use and benefit of particular Units) shall be levied on a pro rata basis among benefitted Owners.

Section 22. ~~"Village Assessment"~~ shall mean special assessments voted on and approved by a majority of Owners of Units in a particular Village. The purpose for which the special assessment is levied must be approved by a majority of the Board of Directors.

The Village Assessments shall be levied equally against Owners of Units in a Village, provided that assessments that are for the use and benefit of particular Units shall be levied on a pro rata basis among benefitted Owners.

Section 23. "Voting Member" shall mean and refer to the representative of the Members in each Village, and shall be responsible for amending this Declaration or the Bylaws, and all other matters provided for in this Declaration and in the Bylaws. The Voting Member from each Village shall be the senior elected officer (e.g., Village Committee chairperson or association president) from the component; an alternate Voting Member may be appointed from the Committee or Board of Directors of the Village by the Committee or Board or by the Voting Member, in situations where the Voting Member is not able to attend a meeting or participate in a matter which is the responsibility of Voting Members. Each Voting Member or his or her alternate shall be entitled to cast as many votes as equals the number of Units he or she represents shall mean and refer to a person who is a unit owner and who has one (1) vote in all matters calling for voting in this Declaration and the By-Laws. One unit shall equal one vote in all matters referred to in this Declaration which calls for voting.

ARTICLE II PROPERTY RIGHTS

Every Owner shall have a right and easement of enjoyment in and to the Common Area subject to this Declaration and to any restrictions or limitations contained in any deed or amendment to this Declaration conveying to the Association or subjecting to this Declaration such property. Any Owner may delegate his or her right of enjoyment to the members of his or her family, tenants, and social invitees subject to reasonable regulation by the Board and in accordance with procedures it may adopt.

The Board of Directors by resolution may extend permission to recognized community leagues, or religious or school groups to use certain of the recreation facilities within the Properties subject to such terms and conditions as the Board may impose.

Declarant reserves the right to amend this Declaration unilaterally at any time, without prior notice and without the consent of any person or entity, for the purpose of removing certain portions of the Properties then owned by the Declarant or its affiliates or the Association from the provisions of this Declaration to the extent included originally in error or as a result of any changes whatsoever in the plans for The Lexington Club desired to be effected by the Declarant, provided, however, such withdrawal is not unequivocally contrary to the overall, uniform scheme of development for The Lexington Club.

ARTICLE III MEMBERSHIP AND VOTING RIGHTS

Section 1. Membership. Every Owner shall be deemed to have a membership in the

Association. No Owner, whether one or more persons, shall have more than one (1) membership per Unit owners. In the event the Owner of a Unit is more than one person or entity, votes and rights of use and enjoyment shall be as provided herein. The rights and privileges of membership may be exercised by a Member of the Member's spouse. The membership rights of a Unit owned by a corporation or partnership shall be exercised by the individual designated in a written instrument provided to the Secretary.

Section 2. Voting. The Association shall have two (2) classes of membership, Class "A" and Class "B", as follows:

(a) Class "A" Class "A" Members shall be all Owners with the exception of the Class "B" Members, if any:

Class "A" Members shall be entitled to one (1) vote for each Unit in which they hold the interest required for membership by Section 1 hereof; there shall be only one (1) vote per Unit. Unless otherwise specified in this Declaration or the Bylaws, the vote for each Unit shall be exercised by the Voting Member (defined in Article I) representing the Unit.

In any situation where a Member is entitled personally to exercise the vote for his or her Unit, and more in any situation where than one person or entity holds such interest in any Unit, the vote for such Unit shall be exercised as those persons or entities themselves determine and advise the Secretary of the Association prior to any meeting. In the absence of such advice, the Unit's vote shall be suspended in the event more than one person or entity seeks to exercise it.

Any Owner of Units which are leased may, in the lease or other written instrument, assign the voting right appurtenant to that Unit to the lessee, provided that a copy of such instrument is furnished to the Secretary prior to any meeting. Such an assignment shall entitle the lessee to exercise the vote for the Unit only in situations where a Member is entitled personally to exercise the vote for his or her Unit.

Representation of Class "A" Members on the Board of Directors prior to the termination of Class "B" status as provided for in subsection (b) below is governed by Article III, Section 6, of the Bylaws.

(b) Class "B" The Class "B" Member shall be the Declarant and any successor of Declarant who

(c) _____ takes title for the purpose of development and sale, and who is designated as such in a recorded instrument executed by the Declarant. The rights of the Class "B" Member, including the right to approve actions taken under this Declaration and the Bylaws, are specified elsewhere in this Declaration and the Bylaws. The Class "B" membership shall terminate and become converted to Class "A" membership upon the happening of the earlier of the following:

(i) when the total outstanding Class "A" votes equal or exceed seventy-five (75%) percent of the Units permitted by the Master Land Use Plan for the property described on Exhibit "A";

(ii) January 1, 1997, or

(iii) when, prior to January 1, 1997, in its discretion, the Declarant so determines.

From and after the happening of these events, whichever occurs earlier, the Class "B" Member shall be deemed to be a Class "A" Member entitled to one (1) vote for each Unit in which it holds the interest required for membership under Section 1 hereof. Within one hundred twenty (12) days thereafter, the Declarant shall call a meeting, as provided in the Bylaws of the Association for Special meetings, to advise the membership of the termination of Class "B" status.

ARTICLE XI ARCHITECTURAL STANDARDS

The Board of Directors shall have the authority and standing, on behalf of the Association, to enforce in courts of competent jurisdiction decisions of the committees established in this Article. This Article may not be amended without the Declarant's written consent so long as the Declarant retains a veto power over the actions of the Board of Directors pursuant to Article III of the Bylaws.

No construction, which term shall include within its definition staking, clearing, excavation, grading, and other site work, and no plantings or removal of plants, trees, or shrubs shall take place except in strict compliance with this Article, until the requirements thereof have been fully met, and until the approval of the appropriate committee has been obtained:

Section 1. New Construction Committee. The New Construction Committee (NCC) shall have exclusive jurisdiction over all original construction on any portion of the Properties, including, but not limited to, construction of docks and other structures on or adjacent to the lakes located within the Properties. Until one hundred (100%) percent of the Properties have been developed and conveyed to purchasers in the normal course of development and sale, the Declarant retains the right to appoint all members of the NCC, which shall consist of at least three (3), but no more than five (5) persons. There shall be no surrender of this right prior to that time, except in a written instrument in recordable form executed by Declarant. Upon the expiration of such right, the Board of Directors shall appoint the members of the NCC in the same manner as provided in Section 2 of this Article for the Modifications Committee.

Section 2. Modifications Committee.

The Modifications Committee (MC) shall consist of at least three (3) and no more than five (5) members, all of whom shall be appointed by the Board of Directors. The MC shall have exclusive jurisdiction over modifications, additions, or alterations made on or to existing Units or structures containing Units and the open space, if any, appurtenant thereto; provided, however, the MC may delegate this authority to the appropriate board or committee of any Neighborhood subsequently created or subsequently subjected to this Declaration so long as the MC has determined that such board or committee has in force review and enforcement practices, procedures and appropriate standards at least equal to those of the MC. Such delegation may be revoked and jurisdiction reassumed at any time by written notice.

The MC shall promulgate detailed standards and procedures governing its areas of responsibility and practice. In addition thereto, the following shall apply. Plans and specifications showing the nature, kind, shape, color, size, materials, and location of such modifications, additions, or alterations, shall be submitted to the MC for approval as to quality of workmanship and design and harmony of external design with existing structures, and as to location in relation to surrounding structures, topography, and finish grade elevation. No permission or approval shall be required to repaint in accordance with an originally approved color scheme, or to rebuild in accordance with originally approved plans and specifications. Nothing contained herein shall be construed to limit the right of an owner to remodel the interior of his Unit, or to paint the interior of his Unit any color desired. In the event that the MC fails to approve or disapprove such plans or to request additional information reasonably required within forty-five (45) days after submission, the plans shall be deemed approved.

Section 3. No Waiver of Future Approvals. The approval of either the NCC or MC of any proposals or plans and specifications or drawings for any work done or proposed, or in connection with any other matter requiring the approval and consent of such committee, shall not be deemed to constitute a waiver of any right to withhold approval or consent as to any similar proposals, plans and specifications, drawings or matters whatever subsequently or additionally submitted for approval or consent.

Section 2. Architectural Standards. The Architectural Review Committee shall be composed of unit owners appointed by the Board of Directors. The Architectural Review shall have jurisdiction over requests for modifications, additions or alterations to existing units. Plans and specifications showing the nature, kind, shape, color, size, materials and location of the modification, addition, or alteration shall be submitted to the Architectural Review Committee by the unit owner. In determining approval or disapproval of the request by the unit owner for modification, addition or alteration, the Architectural Review Committee shall take into account quality of workmanship, design and harmony of external features of the modifications, additions or alterations with the surrounding unit, structures, topography and elevation. The request shall then be researched and studied by the members of the Architectural Review Committee who shall then make a recommendation on each individual request for modifications, additions or alterations which recommendation shall be forwarded on to the Board of Directors immediately for their decision which shall be the sole binding authority on all requests for modifications, additions or alterations by unit owners. The Board of Directors shall be guided by the Architectural Standards first published to the members in November 1992 and any revisions thereof.

These Standards have been promulgated in accordance with the requirement set forth in Article XI, of the Declaration of Covenants, Conditions and Restrictions for The Lexington Club. These standards apply only to the duplex owners. Standards for the condominium owners will be published under separate cover.

Simply stated, anything on, in or around any unit which is visible to other residents or passersby, is subject to the approval of the Board of Directors, which approval shall not be unreasonably withheld.

In accordance with the Association's By-Laws, failure to obtain such approval may result in the imposition of monetary fines and the commencement of such legal proceedings as may be necessary and appropriate including, but not limited to, an action at law to compel the removal of an unapproved installation.

The process for obtaining approval requires that the unit owner make written application and submit a copy of all pertinent plans, specifications, blue prints, etc., showing the nature, kind, shape, color, size, materials and location of the modification together with the name, address and telephone number of the

proposed contractor and such other information as the ARC may request. The Board of Directors will consider the application and give written notice of its decision within forty-five (45) days of its receipt of all required information. Failure of the Board of Directors to act within said 45 days shall constitute approval.

Even if approval for a project is granted by the Board of Directors, the unit owner remains responsible for insuring that any construction is in compliance with all applicable building, zoning, health, fire and safety codes. The unit owner will be responsible for any damage to the common areas caused by his/her contractors, agents, employees, etc., in the course of installation or construction. In this regard, the unit owners are required to use appropriate licenses and insured persons where applicable.

ARTICLE XII USE RESTRICTIONS

Section 5. Animals and Pets. No animals, livestock, or poultry of any kind may be raised, bred, kept, or permitted on any Unit, with the exception of dogs, cats, or other usual and common household pets but no more than a total of two (2). The keeping of a dog or other domestic pet at the condominium is not a right of an Owner but is a conditional license. This conditional license is subject to termination at any time by the Board of Directors upon a finding that a dog or other pet is vicious, is annoying to other residents, or has in any way become a nuisance. The Owner of a pet assumes liability for all damage to persons or property caused by the pet or resulting from its presence at the Condominium:

This license is subject to the following conditions:

- A. ~~Pets shall be kept on a leash at all times when outside the Unit.~~
- B. ~~Pets are permitted to have excrements upon the Common Elements provided that the Owner shall immediately remove such excrement from the Common Elements with a "Pooper Scooper" or other appropriate tool and deposit said waste in an approved trash receptacle.~~
- C. ~~The Owner of a pet shall be responsible, and by virtue of ownership, assumes responsibility for any damage to persons or property caused by his pet(s).~~
- D. ~~Any pet whose Owner violates the provisions and intent of this Rule shall be deemed a nuisance in accordance with Article 30 of the Declaration and subject to removal in accordance with the provisions of the Declaration.~~

A. In no event shall animals be permitted in any of the public portions of The Lexington Club unless on a leash and under positive control. However, in no event shall pets be allowed in the pool area, clubhouse, tennis courts, and the parking areas. Residents harboring in The Lexington Club dogs or cats or other pets, shall indemnify the Association and hold it harmless against any loss or liability of any kind or character whatsoever arising from or growing out of harboring such animals in The Lexington Club.

B. If a dog or any other animal becomes a nuisance to other residents by barking or otherwise, the unit owner must cause the problem to be corrected within seven days; and if not corrected within seven days, the unit owner, upon written notice from the Association will be required to remove their animal from The Lexington Club. The resident must assure that pets do not create a nuisance or unreasonable disturbances.

C. Keeping of a dog or other domestic pet at The Lexington Club is not the right of a resident but is a conditional license, which is subject to termination, at any time by the Board of Directors upon finding that a dog or other pet is vicious, and is annoying to other residents or has in any way become a nuisance. Animal excrement shall immediately be removed with a "Pooper-Scooper" or other appropriate tool and shall immediately be deposited in a trash receptacle at the owner's unit which is properly enclosed. Storm drains and sewers are not to be used as waste matter receptacles. Failure to comply with this condition shall lead to proceedings to remove the animal from The Lexington Club. Should the animal soil the common areas, the Association shall engage the services of a janitorial company to remove the droppings and the cost of that service will be assessed against the unit owner at the rate of \$50.00 per occurrence or the then prevailing rate for said service whichever is higher.

D. No breed of dog or animal known to be vicious including, but not limited to, Pit Bull, Rottweiler, German Shepherd, or Doberman Pinscher shall be allowed in The Lexington Club Community. However, all pets or animals presently harbored by residents as of the date of the recording of this document shall be allowed to remain.

E. In addition, no animal or pet brought into The Lexington Club Community subsequent to the date of this declaration whether by a "new" unit owner or an "old" unit owner shall weigh more than thirty (30) pounds at maturity.

F. In the event the resident harbors more than one pet and one of them dies, it cannot be replaced after death or removal from the unit so that eventually a resident shall not be allowed to harbor more than one pet in his, her, or their unit.

ARTICLE XII

Leases and Sales

~~Section 25. Rental or Lease. A Unit shall not be leased or rented without the prior written approval of the Association, which approval shall not be unreasonably withheld, except that the Developer may lease or rent Developer-owned units without the approval of the Association. Approval or disapproval shall be given by the board within thirty (30) days from receipt of all information requested by the Board in connection with the proposed lease. The Board of Directors shall have the right to require that a substantially uniform form of lease be used. No lease may be made for less than a twelve (12) month period, nor shall any transient accommodations be provided. No Unit may be leased more than twice during any twelve-month period.~~

In the event that the Board of Directors approves a rental or lease, such approval of a lease or rental shall not release the member from any obligation under this Declaration. Further, such approved lease may not be modified, amended, extended, or assigned, nor may the Unit be sublet to any other party without the Board's prior written consent.

Section 25. Leases. The leasing or renting of any unit shall be subject to the prior written approval of the Association, which approval shall not be unreasonably withheld. In the event that the Association disapproves a proposed lease, the lease may not be made. The Association requires a non-refundable application fee, in the amount of \$100.00. In addition, the Association may require a security deposit against damage to the common areas in an amount not to exceed the greater of \$500.00 or the equivalent of one (1) month's rent. The process for obtaining Association approval is as follows:

(a) The Association may require that leases be drawn on a standard lease form. The Association may accept an alternative lease form provided that the lessor(s) and the lessee(s) execute such addendum or addenda to said lease form as the Board of Directors may from time to time require for the protection of the Association's interests. Any lease approved by the Board of Directors shall not be modified, amended, extended, or assigned, nor may the unit be sublet to any other party without the prior written consent of the Board of Directors.

(b) Applications must be accompanied by a copy of the bona-fide, fully executed lease form, together with the non-refundable transfer fee as set forth above and such other information as the Association may require. Should the Association require a security deposit as set forth above, said deposit must be received by the Association, at least five (5) business days prior to the commencement date of the lease agreement.

(c) No unit shall be leased more than once during any twelve (12) month period. A unit must be leased to a family of not more than two adults. Any of their children residing with them shall be eighteen (18) years of age or older. No unit shall be occupied by a family with more than two (2) children so that no more than two (2) people occupy any one bedroom.

(d) The Association may require a personal interview with all prospective tenants at a time and place to be determined by the Board of Directors.

(e) All renewal leases shall be subject to re-approval by the Board of Directors; however, an application fee shall not be required.

(f) Upon receipt of all required documents and fees, the Association shall have thirty (30) days in which to consider the application and render its decision.

(g) The Association's approval shall be by an instrument in writing executed by an officer of the Association.

Section 26. Sales. The sale of any unit shall be subject to the prior written approval of the Association, which approval shall not be unreasonably withheld. The Association may require a non-refundable application fee, in an amount which is fair and reasonable as determined by the Board of Directors. The process for obtaining the Association's approval is as follows:

(a) Any owner intending to transfer a unit by sale shall give written notice to the Association of such intention together with a copy of the bona-fide contract for sale including the name and address of the intended purchaser and such other information as the Association may reasonably require. The giving of such notice shall constitute a warranty and representation by the unit owner to the Association and any purchaser produced by the Association, as hereinafter provided, that the unit owner believes the proposal to be bona-fide in all respects. The notice just described shall be sent by certified mail, return-receipt requested, or delivered by hand to the Secretary or designated agent of the Association who shall give a receipt therefor.

(b) Within thirty (30) days after receipt of said notice and other required documents and fees, the Association, by its Board of Directors, shall either approve the sale or furnish a purchaser approved by the Association and give notice thereof to the unit owner who will accept the sale to the substitute purchaser furnished by the Association upon terms as favorable to the owner as the terms first stated in the bona-fide contract for sale; except that the purchaser furnished by the Association shall have at least thirty (30) days subsequent to the date of his approval within which to complete the sale. The owner shall be bound to consummate the transaction with such purchaser as may be approved and furnished by the Association. If the Association approves the original sale, such approval shall be in writing and in recordable form, signed by any officer of the Association, and shall be delivered to the unit owner. Failure of the Board of Directors to grant approval or to furnish a substitute purchaser within thirty (30) days after the notice and all required documents and fees are received shall constitute approval and the Association shall be required to prepare and deliver to the owner a written approval in recordable form, signed by any officer of the Association.

Section 27. Additional Provisions. No unit owner or his, her, or their spouse shall own more than one unit in The Lexington Club. A unit owner who owns more than one unit as of the recording date of this Declaration shall have three (3) years to sell such unit or units.

There shall be no time-sharing of units in The Lexington Club and time sharing estates shall not be allowed. Neither shall there be corporate ownership or multi-estate ownership of any unit in The Lexington Club. Lessees shall not be entitled to receive an I.D. Card or have access to or use any of the common facilities until required forms have been completed and approved by the Board of Directors.

EXHIBIT "B"

AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND
RESTRICTIONS FOR THE LEXINGTON CLUB AND THE BY-LAWS AND RULES AND
REGULATIONS OF THE LEXINGTON CLUB COMMUNITY ASSOCIATION, INC.

(additions indicated by underlining, deletions by "-----"
and unaffected language by "...")

AS TO THE BY-LAWS

ARTICLE II

~~Section 1. Membership. The Association shall have two (2) classes of membership, Class "A" and Class "B", as more fully set forth in the Declaration, the terms of which pertaining to membership are specifically incorporated herein by reference.~~

Section 1. Membership. The Association shall have one class of membership.

Section 2. Every unit owner shall be deemed to have a membership in the Association. No unit owner, whether one or more persons, shall have more than one (1) membership. In the event more than one person owns the unit the rights and privileges of membership except voting may be exercised by both of the unit owners.

Section 3. "Voting" The members shall be entitled to one (1) vote for each unit in which they hold the interest required for membership in the Association. There shall be only one (1) vote per unit. In any situation where more than one person owns any unit, the vote for such unit shall be exercised by only one of such persons as they themselves determine. The unit may be owned and voted by a trustee of a revocable trust.

ARTICLE III

~~Section 5. Election and Term of Office. Notwithstanding any other provision contained herein:~~

(a) Within thirty (30) days from the time Class "A" Members other than the Declarant own twenty (20%) percent of the Units permitted in the Master Land Use or whenever the Declarant earlier determines, the Association shall call a special meeting to be held at which Voting Members other than the Declarant shall elect one of the Directors. The Director so elected, and his or her successors if successors are necessary, shall not be subject to removal by the Declarant acting alone and shall be elected a term of one (1) year or until the happening of the event described in Subsection (b) below, whichever is shorter:

(b) Within thirty (30) days after the time Class "A" Members other than the Declarant own forty (40%) percent of the Units permitted in the Master Land Use Plan or whenever the Declarant earlier determines, the number of Directors shall be increased to five (5) and the Association shall call a special meeting to be held at which Voting Members other than the Declarant shall elect two (2) of the Directors. The Directors so elected, and his or her successors if successors are necessary, shall not be subject to removal by Declarant acting alone and shall be elected for a term of one (1) year or until the first annual meeting after termination of the Class "B" membership, whichever is shorter.

(c) At the first annual meeting after the termination of the Class "B" membership, the Voting Members representing each of the Villages shall elect all five (5) of the Directors. Directors shall serve for the same term for which they are elected as the senior elected officer of the Village as described in Article I, Section 23 of the Declaration.

~~Section 6. Vacancies. A vacancy on the Board of Directors shall be declared in the event of the death, disability, or resignation of a Director, or the removal of the Director as the senior elected officer of the Village which he or she represents. If a vacancy on the Board occurs for any reason then that vacancy shall be filled by the election of a successor senior elected Officer for the Village. However, if for any reason the Village fails to elect a successor or if such a successor is not elected for a period of time, then the Board of Directors may appoint a Member, or the spouse of a member, from that Village as an acting Director, which acting Director shall be a member of the Board of Directors until a successor is elected by the Village.~~

Section 5. Vacancy. In the event a vacancy is created on the Board of Directors by the death, disability or resignation of one of its members, the remaining directors shall, by majority vote, appoint a successor for the unexpired term, or until the next annual election, whichever comes first. In the event a director misses three (3) consecutive regularly scheduled board meetings, it shall constitute an automatic resignation which the remaining directors, by majority vote, may accept or reject. The Board of Directors may declare a vacancy by the failure of a board member to fulfill his/her duties. In such event, the Board of Directors shall appoint a replacement to fill the vacancy until the next election.

If an Association fails to fill vacancies on the Board of Directors sufficient to constitute a quorum in accordance with the By-Laws, any member may apply to the circuit court that has jurisdiction over the community served by the Association for the appointment of a receiver to manage the affairs of the Association. At least 30 days before applying to the circuit court, the member shall mail to the Association, by certified or registered mail, and post, in a conspicuous place on the property of the community served by the Association, a notice describing the intended action, giving the Association 30 days to fill the vacancies. If during such time the Association fails to fill a sufficient number of vacancies so that a quorum can be assembled, the member may proceed with the petition. If a receiver is appointed, the Homeowners' Association shall be responsible for the salary of the receiver, court costs, attorney's fees and all other expenses of the receivership. The receiver has all the powers and duties of a duly constituted Board of Directors and shall serve until the Association fills a sufficient number of vacancies on the Board so that a quorum can be assembled.

Section 21. Enforcement. The Board shall have the Power to impose reasonable fines, which shall constitute a lien upon the property of the violating Owner, and to suspend an Owner's right to vote or to use the Common Area for violation of any duty imposed under the Declaration, these By-Laws, or any rules and regulations duly adopted hereunder; provided, however, nothing herein shall authorize the Association or the Board of Directors to limit ingress and egress to or from a Unit. In the event that any occupant of a Unit violates the Declaration, By-Laws, or a rule or regulation and a fine is imposed, the fine shall first be assessed against the occupant; provided, however, if the fine is not paid by the occupant within the time period set by the Board, the fine shall constitute a lien upon the Unit in which the occupant resides, and the Owner shall pay the fine upon notice from the Association. The failure of the Board to enforce any provision of the Declaration, By-Laws, or any rule or regulation shall not be deemed a waiver of the right of the Board to do so thereafter.

(a) Notice. Prior to imposition of any sanction hereunder, the Board or its delegate shall serve the alleged violator with written notice describing (i) the nature of the alleged violation; (ii) the proposed sanction to be imposed; (iii) a period of not less than ten (10) days within which the alleged violator may present a written request to the committee designated by the Board, if any, or Board of Directors for a hearing; and (iv) a statement that the proposed sanction shall be imposed as contained in the notice unless a challenge is begun within ten (10) days of the notice. If a timely challenge is not made, the sanction stated in the notice shall be imposed.

(b) Hearing. If a hearing is requested in a timely manner, the hearing shall be held in executive session before the body specified in the notice which shall afford the Owner a reasonable opportunity to be heard. Prior to the effectiveness of any sanction hereunder, proof of proper notice shall be placed in the minutes of the meeting. Such proof shall be deemed adequate if a copy of the notice, together with a statement of the date and manner of delivery, is entered by the officer, Director, or agent who delivered such notice. The notice requirement shall be deemed satisfied if the alleged violator appears at the meeting. The minutes of the meeting shall contain a written statement of the results of the hearing and the sanction, if any, imposed.

(c) Appeal. If the hearing is held before a body other than the Board, then the violator shall have the right to appeal the decision to the Board of Directors. To perfect this right, a written notice of appeal must be received by the Manager, President, or Secretary of the Association within thirty (30) days after the hearing date.

(d) Additional Enforcement Rights. Notwithstanding anything to the contrary herein contained, the Association, acting through its Board of Directors, may elect to enforce any Provision of the Declaration, these By-Laws, or the rules and regulations of the Association or by suit at law or in equity to enjoin any violation or to recover monetary damages or both without the necessity for compliance with the procedure set forth above. In any such action, to the maximum extent permissible, the Owner or occupant responsible for the violation for which abatement is sought shall pay all costs, including reasonable attorney's fees actually incurred.

Section 21. Penalties and Collections. The Board of Directors, on behalf of the Association may levy reasonable fines, not to exceed \$100.00 per day up to ten (10) days per violation against any unit owner. However, this does not impair the right of a unit owner, tenant, guest or invitee to the rights of ingress and egress to and from the Lexington Club. The Association may not suspend the voting rights of a unit owner.

(a) Notice. Prior to the imposition of any sanction hereunder, the Board of Directors or its agents shall serve the alleged violator with written notice describing (i) the nature of the alleged violation, (ii) the proposed sanction to be imposed, (iii) a period of not less than fourteen (14) days within which the alleged violator may present a written request to the mediation committee designated by the Board of Directors, for a hearing; and (iv) a statement that the proposed sanction shall be imposed as contained in the notice unless a challenge is made. The sanction shall be imposed as contained in the notice unless a challenge is begun within fourteen (14) days of the notice. If a timely challenge is not made, the sanction stated in the notice shall be imposed.

(b) Hearing. If a hearing is requested in a timely manner, the hearing shall be held in executive session before the mediation committee which shall afford the unit owner a reasonable opportunity to be heard. Prior to the effective date of any sanction hereunder, proof of proper notice shall be placed in the minutes of the meeting. Such proof shall be deemed adequate if a copy of the notice, together with a statement of the date and manner of delivery, is entered by the officer, Director, or agent who delivered such notice. The notice requirement shall be deemed satisfied if the alleged violator appears at the meeting. The minutes of the meeting shall contain a written statement of the results of the hearing and the sanction, if any, imposed. The Committee shall consist of members appointed by the Board of Directors who are not Officers, Directors or employees of the Lexington Club Community Association, Inc. or the spouse, parent, child, brother or sister of an Officer, Director or employee of the Lexington Club Community Association, Inc. This Section must conform to any newly adopted provisions of 617.305 of the Florida Statutes.

Appeal. The unit owner shall have the right to appeal the decision to the Board of Directors. To perfect this right, a written notice of appeal must be received by the President, or Secretary of the Association within ten (10) days after the hearing date. The Board of Directors shall then give the Unit Owners at least fourteen (14) days notice of a hearing.

(c) Additional Enforcement Rights. Notwithstanding anything to the contrary herein contained, the Association, acting through the Board of Directors, may elect to enforce any provision of Declaration, these By Laws, or the Rules & Regulations of the Association by self-help (specifically including, but not limited to, the towing of vehicles that are in violation of parking Rules & Regulations) or by suit at law or in equity to enjoin any violation or to recover monetary damages or both without the necessity for compliance with the procedure set forth above. In any such action, the Association, as prevailing party, shall be entitled to recover all costs, expenses and disbursements, including attorney's fees actually incurred.

"Assessments" If an assessment is not paid when due, such assessment shall become delinquent and shall be subject to a late fee of \$25.00, together with interest at the highest rate allowable by law. The cost of collection thereof as hereinafter provided become a continuing lien on the unit, which shall bind such unit, the unit owner, his/her or their heirs, representatives, devisees, successors, and/or assigns. The Association may bring an action at law against the unit owner personally obligated to pay the same or may record a lien against the unit on which the assessment is unpaid, or may foreclose the lien against the unit on which the assessment is unpaid or may pursue one or more of such remedies at the same time.

The Association shall be entitled to recover costs of filing a claim and of attorneys fees. In the event a judgement is obtained, such judgement shall include a late charge on the assessment as above provided and reasonable attorney fees to be fixed by the Court together with the cost and disbursement and the Association shall be entitled to attorney's fees in connection with any appeal of any such action. It shall be the responsibility of the Association to enforce payment of the assessments hereunder. Any payment received by the Association shall be applied first to any interest accrued by the Association, then to any administrative late fee, then to any costs, disbursements and reasonable attorney's fees incurred in collection, and then to the delinquent assessment. The foregoing shall be applicable notwithstanding any restrictive endorsement, designation, or instruction placed on or accompanying a payment. A quarterly installment of the assessment shall be considered to be delinquent on the fifteenth (15th) day of each month in which it is due.

"Liens" Each unpaid assessment against a unit together with interest at the highest rate allowed by law and cost of collection thereof, including attorney's fees, shall be the personal obligation of the unit owner owning the unit so assessed.

The Association's lien for Assessment shall be effective only from and after the time of recordation among the public records of the County of Palm Beach of a written acknowledged statement by the Association setting forth the amount due the Association as of the date the statement is signed. Upon full payment of all sums secured by such lien or liens the party making payments shall be entitled to a recordable satisfaction of a statement of lien upon payment of a proper fee set forth in Section 1.

The Association, at the request of the Board of Directors, acting on behalf of the unit owners shall have the power to bid for a unit at a foreclosure sale and to acquire and hold, lease, mortgage and convey the same. During the period in which a unit is owned by the Association following foreclosure, no right to vote shall be exercised on its behalf and no assessment shall be assessed or levied on it and each of the unit owners shall be charged in addition to his/her usual assessment his/her equal pro rata share of the assessment that would have been charged had it not been acquired by the Association as a result of foreclosure. Suit to recover a money judgement for unpaid common expenses and attorney's fees shall be maintainable without foreclosing or waiving the liens securing the same.

"Subordination of the Lien to First Deeds of Trust and First Mortgages" The lien of assessments, including interest, late charges (subject to the limitations of Florida laws), and costs (including attorney's fees) provided for herein, shall be subordinate to the lien of any first Mortgage upon any unit. The sale or transfer of any unit shall not affect the assessment lien. However, the sale or transfer of any unit pursuant to judicial or nonjudicial foreclosure of a first Mortgage shall extinguish the lien of such assessments as to payments which became due prior to such sale or transfer. No sale or transfer shall relieve such unit from lien rights for any assessments thereafter becoming due. Where the Mortgagee of a first Mortgage of a record or other purchaser of a unit obtains title, its successors and assigns shall not be liable for the share of the common expenses or assessments by the Association chargeable to such unit which became due prior to the acquisition of title to such unit by such acquirer. Such unpaid share of common expenses or assessments shall be deemed to be common expenses collectible from all of the units, including such acquirer, its successors and assigns. Any exemption for assessments proposed in the Section shall be subject to revision by "Statute" as it may be amended from time

to time.

ARTICLE VI

~~Section 6. Amendment. Prior to the sale of the first Unit, Declarant may amend these By-Laws. After such sale, the Declarant may amend these By-Laws so long as it still owns property described in Exhibit "B" to the Declaration for development as part of the Properties and so long as the amendment has no adverse effect upon any right of any Member. Thereafter and otherwise, these By-Laws may be amended only by the affirmative vote (in person or by alternate) or written consent of Voting Members representing seventy-five (75%) Percent of the total votes of the Association, including seventy-five (75%) percent of Members other than the Declarant. However, the percentage of votes necessary to amend a specific clause shall not be less than the prescribed percentage of affirmative votes required for action to be taken under that clause. Any amendment must be recorded in the Public Records of Palm Beach County, Florida. So long as there is a Class "B" membership, any amendment to these By-Laws shall require the prior approval of the Veterans Administration.~~

Section 6. Amendments. These By-Laws may be amended by the affirmative vote in person or written consent of a majority of the unit owners. However, the provisions which are governed by the Articles of Incorporation of the Association may not be amended except as provided in the Articles of Incorporation or applicable law.

~~Section 7. Rules & Regulations. All members of the Association shall abide by the Rules & Regulations contained in Exhibit "A", attached hereto, as amended from time to time by the Board of Directors.~~

EXHIBIT "C"

AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE LEXINGTON CLUB AND THE BY-LAWS AND RULES AND REGULATIONS OF THE LEXINGTON CLUB COMMUNITY ASSOCIATION, INC.

(additions indicated by underlining, deletions by "-----"
and unaffected language by "...")

AS TO THE RULES AND REGULATIONS

6. ANIMALS AND PETS: ~~The keeping of a dog or other domestic pet at the Unit is not a right of an Owner but is a conditional license. This conditional license is subject to termination at any time by the Board of Directors upon a finding that a dog or other pet is vicious, is annoying to other residents, or has in any way become a nuisance. The Owner of a pet assumes liability for all damage to persons or property caused by the pet or resulting from its presence at the Condominium.~~

This license is subject to the following conditions:

A. ~~Pets shall be kept on a leash at all times when outside the Unit.~~

B. ~~Pets are permitted to have excrements upon the Common Areas provided that the Owner shall immediately remove such excrement from the Common Areas with a "Pooper-Scooper" or other appropriate tool and deposit said waste in an approved trash receptacle.~~

C. ~~The Owner of a pet shall be responsible, and by virtue of ownership, assumes responsibility for any damage to persons or property caused by his pet(s).~~

D. ~~Any pet whose Owner violates the provisions and intent of this Rule shall be deemed a nuisance in accordance with Article 30 of the Declaration and subject to removal in accordance with the provisions of the Declaration.~~

Animals and Pets. No animals, snakes, livestock, poultry, etc., of any kind may be raised, bred, harbored, or permitted on or in any unit, with the exception of dogs, cats, or other household pets, such as: fish or very small birds provided they do not become a nuisance or annoyance, subject to Rules & Regulations promulgated by the Board of Directors. Pets are permitted to be harbored with the permission of the Board of Directors. Such permission in one instance shall not be deemed blanket permission in any other instance and any such permission may be revoked at any time at the sole discretion of the Board of Directors who may, in their discretion, promulgate such Rules & Regulations from time to time concerning the harboring of pets.

25. RENTAL OR LEASE. ~~A Unit shall not be leased or rented without the prior written approval of the Association, which approval shall not be unreasonably withheld, except that the Developer may lease or rent Developer-owned units without the approval of the Association.~~

~~Approval or disapproval shall be given by the Board within thirty (30) days from receipt of all information requested by the Board in connection with the proposed lease. The Board of Directors shall have the right to require that a substantially uniform form of lease be used. No lease may be made for less than a twelve (12) month period, nor shall any transient accommodations be provided. No Unit may be leased more than twice during any twelve (12) month period.~~

Address:

KAYE & ROGER, P.A.
CORPORATE SQUARE
1500 W. CYPRESS CREEK ROAD
SUITE 207
FORT LAUDERDALE, FLORIDA 33309

FEB-12-1993 8:56am 93-042722
ORB 7586 Pg 1406

Property Appraisers Parcel Identification (Folio) Number(s):

CERTIFICATE OF AMENDMENT
OF
DECLARATION OF CONDOMINIUM
FOR
THE LEXINGTON CLUB VILLAS CONDOMINIUM

WE HEREBY CERTIFY THAT the attached amendments to Declaration of Condominium of The Lexington Club Villas Condominium, as described in Official Records Book 5617 at Page 332 of the Public Records of Palm Beach County, Florida were duly adopted in accordance with Section 8 of the Declaration of Condominiummm.

IN WITNESS WHEREOF, we have affixed our hands this 26th day of January, 1993, at Delray Beach, FL County, Florida.

By: M. M. Rego

Print: ~~TOP SECRET~~

Attest: W. T. K. L. Sec 7

Print: ALBANI SATHI

STATE OF FLORIDA
COUNTY OF

The foregoing instrument was acknowledged before me this 26th day of January, 1992, by Bruce Leger as President of The Lexington Club Community Association, Inc., a Florida corporation, on behalf of the corporation. He or she is personally known to me or has produced as identification and did take an oath.

NOTARY PUBLIC:

sign *Bernard Herman*

print ROSENE PITMAN
State of Florida at Large

My Commission Expires:

ORB 7586 Pg 1407
RECORD VERIFIED DOROTHY H WILKEN
CLERK OF THE COURT - PB COUNTY, FL

Property Appraisers Parcel Identification (Folio) Number(s):

AMENDMENT TO THE
DECLARATION OF CONDOMINIUM
FOR
THE LEXINGTON CLUB VILLAS CONDOMINIUM

(additions indicated by underlining, deletions by "----",
and unaffected language by ". . .")

8. Amendment to Declaration

A. Except as herein or elsewhere provided, this Declaration may be amended in the following manner:

. . . .

2. An amendment may be proposed by either the unanimous vote of the Board of Directors of the Association, or by 75% of the members of the Association holding 75% of the total vote of the entire membership. Directors and members not present in person or by proxy at the meeting considering the amendment may express their approval in writing, provided such approval is delivered to the Secretary within 10 days after the meeting. Except as elsewhere provided, a resolution adopting the proposed amendment must be approved by either:

(a) Not less than ~~two-thirds (2/3)~~ a majority of the entire membership of the Board of Directors and by not less than ~~two-thirds (2/3)~~ of the vote of a majority of the entire membership of the Association; or

. . . .

33. Additional Provisions.

. . . .

~~B. The Board of Directors of the Association must obtain the approval of seventy-five percent (75%) of the Unit Owners prior to instigating any legal action other than actions dealing with the collection of assessments or the protestation of taxes. Notwithstanding the amendment provisions of Article 8 of the Declaration, this paragraph cannot be amended without the approval of seventy-five percent (75%) of the Unit Owners.~~

. . . .

SUMMARY

1. THE NAME OF THE CONDOMINIUM IS THE LEXINGTON CLUB VILLAS CONDOMINIUM.
2. THIS PROSPECTUS CONTAINS IMPORTANT MATTERS TO BE CONSIDERED IN ACQUIRING A CONDOMINIUM UNIT.
3. THE STATEMENTS CONTAINED HEREIN ARE ONLY SUMMARY IN NATURE. A PROSPECTIVE PURCHASER SHOULD REFER TO ALL REFERENCES, ALL EXHIBITS HERETO, THE CONTRACT DOCUMENTS AND SALES MATERIALS.
4. ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. REFER TO THIS PROSPECTUS AND ITS EXHIBITS FOR CORRECT REPRESENTATIONS.
5. THIS CONDOMINIUM IS CREATED AND BEING SOLD ON A FEE SIMPLE BASIS.
6. THERE IS A LIEN OR LIEN RIGHT AGAINST EACH UNIT TO SECURE THE PAYMENT OF ASSESSMENTS OR OTHER EXACTIONS COMING DUE FOR THE USE, MAINTENANCE, UPKEEP OR REPAIR OF THE RECREATIONAL OR COMMONLY USED FACILITIES. THE UNIT OWNER'S FAILURE TO MAKE THESE PAYMENTS MAY RESULT IN FORECLOSURE OF THE LIENS.

Please refer to Article X of the Declaration of Covenants, Conditions and Restrictions for The Lexington Club, (see Exhibit No. 6 to this Prospectus) and Article 13 of the Declaration of Condominium of The Lexington Club Villas Condominium (See Exhibit No. 1 to this Prospectus).

7. THERE IS NO RECREATIONAL FACILITIES LEASE ASSOCIATED WITH THIS CONDOMINIUM.
8. THE UNITS MAY BE TRANSFERRED SUBJECT TO A LEASE.
9. THE DEVELOPER HAS THE RIGHT TO RETAIN CONTROL OF THE ASSOCIATION AFTER A MAJORITY OF THE UNITS HAVE BEEN SOLD.

The provisions relating to such control are found in Article III of the Bylaws of The Lexington Club Villas Condominium Association, Inc. See Exhibit "D" to the Declaration of Condominium attached to this Prospectus.

10. THE SALE, LEASE OR TRANSFER OF UNITS IS RESTRICTED OR CONTROLLED.

Please refer to Article 18 of the Declaration of Condominium attached to this Prospectus as Exhibit "1."

11. THIS IS A PHASE CONDOMINIUM. ADDITIONAL LAND AND UNITS MAY BE ADDED TO THIS CONDOMINIUM.

Please refer to Paragraph B of Article 1 of the Declaration of Condominium attached to this Prospectus as Exhibit "1."

TABLE OF CONTENTS
TO THE
PROSPECTUS
FOR
THE LEXINGTON CLUB VILLAS CONDOMINIUM

<u>Article</u>	<u>Page</u>
1. Description of the Condominium	1
2. Ownership Offered for Sale	2
3. Ownership, Operation and Administration of the Common Property of The Lexington Club	2
4. Leasing of Units	3
5. Management, Maintenance and Operation of the Condominium Property	3
6. Control of the Condominium Association	3
7. Restrictions upon Sale, Transfer, Conveyance or Leasing of a Unit	4
8. Summary of Restrictions upon Use of the Condominium Property	4
9. Utility and Other Services	4
10. Apportionment of Common Expenses and Ownership of Common Elements	5
11. Estimated Operating Budget for the Condominium and the Condominium Association	5
12. Closing Expenses	5
13. Developer Identification	5
14. Restrictions of Record	5
15. Warranty Deed	5
16. Escrow Agreement	5
17. Purchase and Sale Agreement	5
Exhibit "1"	Declaration of Condominium
Exhibit "2"	Estimated Operating Budget for The Lexington Club Villas Condominium Association, Inc.
Exhibit "3"	Form of Warranty Deed
Exhibit "4"	Escrow Agreement
Exhibit "5"	Restrictions of Record
Exhibit "6"	Declaration of Covenants, Conditions and Restrictions for The Lexington Club

Exhibit "7"

Articles of Incorporation of
The Lexington Club Community
Association, Inc.

Exhibit "8"

Bylaws of The Lexington Club
Community Association, Inc.

Exhibit "9"

Form of Purchase and Sale
Agreement

PROSPECTUS
FOR
THE LEXINGTON CLUB VILLAS CONDOMINIUM

1. DESCRIPTION OF THE CONDOMINIUM:

A. NAME AND DESCRIPTION OF THE CONDOMINIUM. The name of the Condominium described herein is THE LEXINGTON CLUB VILLAS CONDOMINIUM (herein sometimes referred to as the "Condominium"). The Condominium is located upon certain real property, the legal description of which appears in Exhibit "A" of the Declaration of Condominium (the "Declaration") attached to this Prospectus as Exhibit "1". The Condominium comprises a portion of the residential community known as The Lexington Club. The Lexington Club has been divided into areas containing or planned to contain condominiums, single family attached homes and recreational facilities serving the entire development. The plan for development of The Lexington Club Villas Condominium is governed by the Declaration of Covenants, Conditions and Restrictions for The Lexington Club and the Articles of Incorporation and Bylaws of The Lexington Club Community Association, Inc., ("The Lexington Club Community Association"). Copies of the Declaration of Covenants, Conditions and Restrictions for The Lexington Club and the Articles of Incorporation and Bylaws of The Lexington Club Community Association, Inc. are annexed to this Prospectus as Exhibits "6", "7" and "8" respectively.

B. DECLARATION OF CONDOMINIUM. The Declaration of Condominium for THE LEXINGTON CLUB VILLAS CONDOMINIUM is attached hereto as Exhibit "1". In Exhibits "B" and "C" to the Declaration of Condominium there can be found a plot plan, survey and graphic description of the improvements of the Condominium.

C. PHASE CONDOMINIUM. THIS IS A PHASE CONDOMINIUM. ADDITIONAL LAND AND UNITS MAY BE ADDED TO THIS CONDOMINIUM. The Phasing Plan can be found in Section 1.B. of the Declaration of Condominium for The Lexington Club Villas Condominium, attached hereto as Exhibit "1". BUILDINGS AND UNITS WHICH ARE ADDED TO THE CONDOMINIUM MAY BE SUBSTANTIALLY DIFFERENT FROM THE OTHER BUILDINGS AND UNITS IN THE CONDOMINIUM. The phasing plan and description of potential differences in the buildings and units in the Condominium can be found in Section 1.B. of the Declaration of Condominium for The Lexington Club Villas Condominium attached hereto as Exhibit "1".

The general scheme of phasing the Condominium is the submission of the parcel of property to condominium ownership and the proposed addition of subsequent parcels to condominium ownership with such subsequent parcels becoming part and parcel of this condominium and governed by the same condominium association. The addition of a residential phase to this Condominium, thereby adding additional units, will reduce the share of common elements, common surplus and common expenses attributable to each previously created unit.

In the event that all phases of this Condominium are added, there will be a maximum of 188 units. The maximum number of buildings that may be contained within the condominium is 47. There will be 4 units constructed in each building. Residential buildings and units which are added to the condominium may be substantially different from the residential buildings and units originally in the condominium. Each building may contain any mix of the types of units set forth herein.

The maximum number of residential phases which may be included in this Condominium is forty-seven (47).

The Developer will submit Phase 1 to condominium ownership upon recording the Declaration. The latest date of completion of Phase 1 is November, 1988. Phase 1 will consist of one (1) building which will have the following number and types of units:

<u>Type of Unit</u>	<u>Number of Units in Building</u>	<u>Square Footage min/max</u>	<u>Number of Bedrooms</u>	<u>Number of Bathrooms</u>
"A" (downstairs)	2	1,390	2	2
"B" (upstairs)	2	1,645	3	2

The number of buildings, number and type of units, and the estimated dates of completion of Phases 2 through 47 are set forth in Exhibit "C" to the Declaration. A copy of the legal description, plot plan, survey and graphic description of the Condominium showing the location of Phases 2 through 47 are contained in Exhibit "C". The estimated latest date of completion is based upon projections, but in no event shall exceed seven (7) years from the date of recording of the Declaration.

The Developer, in its sole discretion, reserves the right to add to condominium ownership the residential phases hereinabove described in such numerical, and/or chronological order as Developer deems appropriate. The construction and addition of additional phases is within the sole discretion of the Developer. The decision by Developer not to submit some of these phases to condominium ownership for this Condominium shall not be construed as preventing the Developer from developing other condominiums thereon at a later time.

D. MAXIMUM NUMBER OF UNITS THAT WILL USE ELEMENTS IN COMMON WITH THE CONDOMINIUM. The maximum number of units that will use common elements in the Condominium is 188. The maximum number of units may vary depending on the number of phases completed by the Developer. In the event the Developer terminates the plan of phasing described in the Declaration of Condominium and constructs and develops other condominium buildings on the property described in Exhibit "C" to said Declaration, the owners of units in said other condominiums shall have the right to use the common elements of The Lexington Club Villas Condominium, including the roadways, if any.

2. OWNERSHIP OFFERED FOR SALE. THIS CONDOMINIUM IS CREATED AND BEING SOLD ON A FEE SIMPLE BASIS.

3. OWNERSHIP, OPERATION AND ADMINISTRATION OF THE COMMON PROPERTY OF THE LEXINGTON CLUB. The common property of The Lexington Club ("The Lexington Club Common Property") will be owned, maintained and administered by The Lexington Club Community Association for the use and benefit of the owners of property in The Lexington Club, including the owners of units in The Lexington Club Villas Condominium.

The purpose of The Lexington Club Community Association is to promote the recreation, health, safety and welfare of all property owners in The Lexington Club and, in particular, for the improvement and maintenance of the properties, services and facilities within the property, including, but not limited to, payment for maintenance of The Lexington Club Common Property and drainage facilities and roadways dedicated to The Lexington Club Community Association and payment of taxes and insurance upon property owned by the Community Association.

The Lexington Club Community Association has the powers, rights and responsibilities established by the Articles of Incorporation and Bylaws of The Lexington Club Community Association, copies of which are attached to this Prospectus as Exhibits "8" and "9", respectively. The Articles of Incorporation of The Lexington Club Community Association provide it with the power to own, maintain and administer The Lexington Club Common Property pursuant to and in accordance with the Declaration of Covenants, Conditions and Restrictions for The Lexington Club (the "Community Declaration") and to administer and enforce the covenants and restrictions created by said declaration. The Lexington Club Community Association may request, and the Association shall provide within fifteen days of the request, a current list of unit owners. The Lexington Club Community Association also has the power to levy assessments against the owners of property within The Lexington Club (including the owners of condominium units in The Lexington Club Villas Condominium) to defray the costs and expenses of performing its duties.

The Lexington Club Condominium Association shall be considered a Neighborhood of The Lexington Club, as defined in the Community Declaration attached hereto as Exhibit "6". As such, unit owners shall be responsible for the payment of a neighborhood assessment for common expenses incurred by the Neighborhood.

Additionally, certain groups of condominium units shall comprise a Village, as defined in the Community Declaration. Unit owners within a particular Village shall be responsible for the payment of special assessments voted on and approved by a majority of unit owners in the Village and approved by the Board of Directors of The Lexington Club Community Association, Inc. One representative from each Village shall be the Voting Member (as defined in the Community Declaration) for The Lexington Club Community Association. Each Voting Member shall be entitled to cast as many votes as equals the number of units he or she represents.

The Lexington Club Community Association assessments provided herein are in addition to the assessments levied against the owners of units in The Lexington Club Villas Condominium by the Condominium Association. THERE IS A LIEN OR LIEN RIGHT AGAINST EACH UNIT TO SECURE THE PAYMENT OF ASSESSMENTS OR OTHER EXACTIONS COMING DUE FOR THE USE, MAINTENANCE, UPKEEP, OR REPAIR OF THE COMMON PROPERTY OF THE LEXINGTON CLUB. THE UNIT OWNERS FAILURE TO MAKE THESE PAYMENTS MAY RESULT IN FORECLOSURE OF THE LIEN. (Please refer to Article X of the Community Declaration, Exhibit "6" to this Prospectus).

4. LEASING OF UNITS. Developer reserves the right for all unoccupied units, depending upon appropriate market conditions, to initiate a lease or lease-option-to-purchase or early occupancy program or any combination thereof for individual units without the consent of the Condominium Association, although Developer has no present intention of implementing any of the foregoing programs. THE UNITS MAY BE TRANSFERRED SUBJECT TO A LEASE.

5. MANAGEMENT, MAINTENANCE AND OPERATION OF THE CONDOMINIUM PROPERTY. Arrangements for the management, maintenance and operation of the Condominium Property are and will be administered by the Board of Directors of the Condominium Association. There are no management agreements or management contracts presently in effect.

6. CONTROL OF THE CONDOMINIUM ASSOCIATION. At the present time, the Board of Directors of the Condominium Association is controlled by the Developer. Section 718.301(1) Florida Statutes provides:

"(1) When unit owners other than the developer own 15 percent or more of the units in a condominium that will be operated ultimately by an association, the unit owners other than the developer shall be entitled to elect no less than one-third of the members of the board of administration of the association. Unit owners other than the developer are entitled to elect not less than a majority of the members of the board of administration of an association:

(a) Three years after 50 percent of the units that will be operated ultimately by the association have been conveyed to purchasers;

(b) Three months after 90 percent of the units that will be operated ultimately by the association have been conveyed to purchasers;

(c) When all the units that will be operated ultimately by the association have been completed, some of them have been conveyed to purchasers, and none of the others are being offered for sale by the developer in the ordinary course of business; or

(d) When some of the units have been conveyed to purchasers and none of the others are being constructed or offered for sale by the developer in the ordinary course of business, whichever occurs first. The Developer is entitled to elect at least one member of the board of administration of an association as long as the developer holds for sale in the ordinary course of business at least 5 percent, in condominiums with fewer than 500 units, and 2 percent, in condominiums with more than 500 units, in a condominium operated by the association."

THE DEVELOPER HAS THE RIGHT TO RETAIN CONTROL OF THE ASSOCIATION AFTER A MAJORITY OF THE UNITS HAVE BEEN SOLD.

For details concerning the matters set forth in this Paragraph, please see Exhibit "D" to the Declaration of Condominium and Section 718.301 Florida Statutes, generally.

7. RESTRICTIONS UPON SALE, TRANSFER, CONVEYANCE OR LEASING OF A UNIT. THE SALE, LEASE, OR TRANSFER OF UNITS IS RESTRICTED OR CONTROLLED. Please refer to Article 18 of the Declaration of Condominium, Exhibit "1" to this Prospectus.

8. SUMMARY OF RESTRICTIONS UPON USE OF THE CONDOMINIUM PROPERTY. The following is a summary of certain restrictions upon the use which may be made of units in the Condominium:

A. ANIMALS AND PETS: No animals, livestock, or poultry of any kind may be raised, bred, kept, or permitted on any unit, with the exception of dogs, cats, or other usual and common household pets but no more than a total of two (2); provided, however, those pets which are permitted to roam free, or, in the sole discretion of the Association, endanger the health, make objectionable noise, or constitute a nuisance or inconvenience to the owners of other units or the owner of any property located adjacent to the Condominium properties may be removed by the Board. No pets shall be kept, bred, or maintained for any commercial purpose. Dogs which are household pets shall at all times whenever they are outside a unit be confined on a leash. Dogs shall be walked only in those areas designated by the Association.

B. CHILDREN: No unit may be occupied by any person under sixteen (16) years of age, except that any relative (child, grandchild, niece, nephew, brother or sister) of an owner under sixteen (16) years of age may be permitted to visit for reasonable periods not to exceed three (3) consecutive weeks and not to exceed eight (8) weeks in any calendar year. Any such visitor

under sixteen (16) years of age may only use the residence in accordance with and subject to rules and regulations concerning such use as may be established by the Association. Reasonable adult supervision must be exercised when children are playing on the grounds.

Please also see Paragraph 22 and Exhibit "G" to the Declaration of Condominium as to additional restrictions, rules and regulations.

9. UTILITY AND OTHER SERVICES. The following are the utilities and other services available to the Condominium:

<u>Service</u>	<u>Supplier</u>
Water and Sewage	Palm Beach County
Electric	Florida Power and Light Co.
Telephone	Southern Bell Telephone and Telegraph Co.
Storm Drainage	Lake Worth Drainage District
Trash and Garbage	County Sanitation

10. APPORTIONMENT OF COMMON EXPENSES AND OWNERSHIP OF COMMON ELEMENTS. Both the percentage of ownership of the common elements and the responsibility for payment of the common expenses were apportioned equally to each unit based on the total number of units in the condominium. Said percentage will change as the subsequent phase to the Condominium is added. Assessments are levied by the Condominium Association in accordance with Article 13 of the Declaration of Condominium. Exhibit "F" to the Declaration sets forth the percentages or fractions and the changes as subsequent phases are added.

11. ESTIMATED OPERATING BUDGET FOR THE CONDOMINIUM AND THE CONDOMINIUM ASSOCIATION. An estimated operating budget for the Condominium and the Condominium Association and a schedule of unit owner's expenses is attached to this Prospectus as Exhibit No. "2".

12. CLOSING EXPENSES. A summary of closing expenses appears at Paragraph 9 of the Purchase and Sale Agreement attached to this Prospectus as Exhibit "9".

13. DEVELOPER IDENTIFICATION. The Developer of The Lexington Club Villas Condominium is the Lexington Development Corporation, a Delaware corporation. Lexington Development Corporation, as a general partner of Lexington Town Place Joint Venture and The Lexington Green Joint Venture, has also been involved in the development of The Coach Houses of Town Place Condominium and Lexington Green, A Condominium, in Florida. The principal of the Developer is Charles Wagenheim.

14. RESTRICTIONS OF RECORD. Attached hereto as Exhibit "5" is a summary of the Restrictions of Record that affect the Condominium Property.

15. WARRANTY DEED. Attached hereto as Exhibit "3" is the form of Warranty Deed by which the Developer will convey units in the Condominium to purchasers.

16. ESCROW AGREEMENT. Attached hereto as Exhibit "4" is a copy of the executed Escrow Agreement between the Developer and Broad and Cassel, Attorneys at Law, as Escrow Agent, which Escrow Agreement provides for the escrow of payments made to the Developer prior to closing.

17. PURCHASE AND SALE AGREEMENT. Attached hereto as Exhibit "9" is the form of Purchase and Sale Agreement to be used in connection with the sale of units in the Condominium.

SDV/llc
09/11/87
101-3507-2

PREPARED BY AND RETURN TO:
James J. Wheeler, Esquire
Broad and Cassel
7777 Glades Rd., Suite 300
Boca Raton, FL 33434-4111

EXHIBIT NO. 1 TO THE
PROSPECTUS OF
THE LEXINGTON CLUB VILLAS CONDOMINIUM

DECLARATION OF CONDOMINIUM
OF
THE LEXINGTON CLUB VILLAS CONDOMINIUM

TABLE OF CONTENTS
TO
DECLARATION OF CONDOMINIUM
OF
THE LEXINGTON CLUB VILLAS CONDOMINIUM

	<u>Page</u>
1. Submission Statement and Phasing Plan.....	1
2. Definitions.....	2
3. Condominium Units; Appurtenances; Limited Common Elements; Possession and Enjoyment.....	4
4. Restraint Upon Separation and Partition of Limited Common Elements and Common Elements.....	6
5. Common Elements.....	6
6. Condominium Property and Identification of Units.....	6
7. Ownership of Common Elements and Shares of Common Surplus.....	7
8. Amendment to Declaration.....	7
9. The Association; Its Powers and Responsibilities.....	9
10. Maintenance, Alterations and Improvements.....	10
11. Enforcement of Maintenance.....	12
12. Common Expenses.....	12
13. Assessments: Liability, Lien, Priority, Interest and Collection.....	13
14. Exemption of Developer.....	15
15. Limitation of Liability.....	15
16. Liens.....	15
17. Easements.....	16
18. Conveyances, Sales, Rentals, Leases and Transfers.....	17
19. Obligations of Unit Owners.....	19
20. Insurance.....	20
21. Eminent Domain or Condemnation Proceedings.....	25
22. Rules and Regulations.....	25
23. Maintenance Contracts.....	26
24. Management Agreement.....	26
25. Termination of Condominium.....	27
26. Assignability of Rights of Developer.....	28

27.	Execution of Documents Required by Governmental Authorities.....	28
28.	Changes in Developer-Owned Units.....	28
29.	Pets and Animals.....	29
30.	Children.....	29
31.	Remedies.....	29
32.	Ownership in The Lexington Club.....	30
33.	Additional Provisions.....	32

Exhibit "A" - Legal Description of Phase 1

Exhibit "B" - Plot Plan, Survey and Graphic Description of
Phase 1

Exhibit "C" - Legal Descriptions of Phases 2 through 47
and Phasing Plan

Exhibit "D" - Articles of Incorporation

Exhibit "E" - Bylaws

Exhibit "F" - Undivided Shares in Common Elements, Common
Expenses and Common Surplus

Exhibit "G" - Rules and Regulations

DECLARATION OF CONDOMINIUM
OF
THE LEXINGTON CLUB VILLAS CONDOMINIUM

1. Submission Statement and Phasing Plan

A. Submission Statement. Lexington Development Corporation, a Delaware corporation (hereinafter called the "Developer"), owns the fee simple title to that certain real property in Palm Beach County, Florida, legally described in Exhibit "A" annexed hereto. Developer does hereby submit said real property, and the improvements thereon and the appurtenances thereto, to condominium ownership pursuant to Chapter 718 of the Florida Statutes and declares same a condominium known as THE LEXINGTON CLUB VILLAS CONDOMINIUM (the "Condominium").

All restrictions, reservations, covenants, conditions and easements contained herein shall constitute covenants running with the land or equitable servitudes upon the land, as the case may be, and shall be binding on each Unit Owner, his heirs, personal representatives, successors and assigns. In consideration of receiving and by acceptance of a grant, devise or mortgage, all grantees, devisees or mortgagees, their successors and assigns, and all parties claiming by, through or under such persons, agree to be bound by the provisions hereof, the Articles of Incorporation and the Bylaws of the Association hereinafter defined. Both the burdens imposed and the benefits provided shall run with the title to each Unit and their appurtenant interests in the Common Elements as defined herein.

B. Phasing Plan. This Condominium is a phase condominium as provided for in Florida Statute 718.403. Exhibits "A" and "B" to this Declaration set forth the legal description, plot plan, survey and graphic description of the real property submitted to condominium ownership for Phase 1 of the Condominium. Exhibit "C" to this Declaration sets forth the legal description of the real property for Phases 2 through 47 and the phasing plan. The estimated latest date of completion of the Condominium shall be seven (7) years from the date of recordation of this Declaration.

The general scheme of phasing the Condominium is the submission of the parcel of property to condominium ownership described as Phase 1 on Exhibit "A" and the proposed addition of subsequent parcels to condominium ownership with such subsequent parcels becoming part and parcel of this Condominium and governed by the same Condominium Association. It is not anticipated that the submission of any additional phase to the Condominium will have significant impact upon any Unit Owner's rights except as set forth in this Declaration. The addition of a phase to this Condominium, thereby adding additional Units, will reduce the share of Common Elements, Common Surplus and Common Expenses attributable to each previously created Unit, as specifically set forth in Exhibit "F". The adding of a subsequent phase to this Condominium will not affect the vote of any Unit Owner as a member of the Association. Each Unit Owner shall continue to have one vote for each Unit in the Condominium owned by such Unit Owner; provided, however, that the total number of votes entitled to be cast will increase by the number of Units contained in the phases so added. If Developer decides not to add additional phases to this Condominium, the number of Units in this Condominium will be as created by this Declaration and the Owners thereof shall comprise the complete membership of the Association and thereby be entitled to cast 100% of the votes of the Association and own 100% of the Common Elements.

The phasing plan of this Condominium may be terminated by the Developer in its sole discretion, upon the filing of a

termination statement which shall not require the execution, joinder or consent of the Association, the Unit Owners, or any Mortgagees of Units.

The construction and addition of a phase is within the sole discretion of the Developer. The decision by Developer not to submit a phase to condominium ownership for this Condominium shall not be construed as preventing the Developer from developing other condominiums thereon at a later time.

Unless otherwise prohibited by the Act, Developer reserves the right to alter the design, boundaries, configuration and arrangements of all buildings in the future phases as long as Developer has not conveyed Units in buildings so altered. Developer reserves the right to make non-material alterations in the legal description of a phase. Said alterations shall be accomplished by an amendment to this Declaration, which need only be signed by Developer without the approval of any other party. Developer shall unilaterally reapportion, if necessary, the shares of ownership in the Common Elements appurtenant to the Units concerned. Such alterations, however, shall not increase the maximum number of Units or materially increase a Unit Owner's maintenance expense. Additionally, Developer reserves the right to make non-material changes in the legal description of a phase.

Notwithstanding the respective locations and approximate dimensions of the buildings and Units which are shown on Exhibit "C" with respect to the future phases, the Developer expressly reserves the right to relocate the buildings and Units therein and to change the size and design thereof so long as the aggregate number of buildings and Units in each phase remains within the parameters as set forth herein.

Notwithstanding anything in the Declaration to the contrary, no amendment adding a phase to the Condominium shall require the execution of such amendment or any form of consent thereto by Unit Owners, the Association, any Mortgagees of Units, or by any party other than the Developer.

This condominium shall contain no time-share estates.

2. Definitions

As used herein and in the Bylaws attached hereto and in all amendments thereto, unless the context requires otherwise:

A. "Act" means and refers to the Condominium Act of the State of Florida in effect on the date of recordation of this Declaration of Condominium.

B. "Assessment" means a share of the funds required for the payment of Common Expenses which from time to time are assessed against a Unit Owner.

C. "Association" or "Corporation" means THE LEXINGTON CLUB VILLAS CONDOMINIUM ASSOCIATION, INC., a not for profit Florida corporation, the entity responsible for the operation of the Condominium.

D. "Board" means the Board of Directors of the Association.

E. "Bylaws" means the Bylaws of the Association.

F. "Condominium Documents" means this Declaration and all Exhibits attached hereto as the same, from time to time, may be amended.

G. "Condominium Property" means and includes the land and personal property submitted to condominium ownership, whether or not contiguous, all improvements thereon, and all easements and rights appurtenant thereto intended for use in connection with the Condominium.

H. "Unit" or "Condominium Unit" means a portion of the Condominium Property which is subject to exclusive ownership; said Unit being a Unit space designated as "Condominium Unit" on the Plot Plan, Survey and Graphic Description attached hereto as Exhibits "B" and "C".

I. "Common Elements" means the portion of the Condominium Property not included in the Units.

J. "Common Expenses" means (1) expenses of administration and management of the Condominium Property; (2) expenses of maintenance, operation, repair or replacement of Common Elements; (3) ~~expenses~~ declared Common Expenses by the provisions of this Declaration ~~on the~~ Bylaws; and (4) any valid expenses or debts against the Condominium as a whole.

K. "Common Surplus" means the excess of all receipts of the Association collected on behalf of the Condominium, including, but not limited to, Assessments, rents, profits and revenues on account of the Common Elements over and above the amount of money expended as Common Expenses.

L. "Community Association" means The Lexington Club Community Association, Inc. See Paragraph 32 herein for a description of ownership in The Lexington Club.

M. "Condominium" means that form of ownership of real property created pursuant to the provisions of the Act which is comprised of Units that may be owned by one or more persons or entities and there is appurtenant to each Unit, as part thereof, an undivided share in the Common Elements.

N. "Condominium Building" means the structures which comprise that part of the Condominium Property within which the Units are located.

O. "Condominium Parcel" means a Unit together with the undivided share in the Common Elements which is appurtenant to the Unit.

P. "Declaration" or "Declaration of Condominium" means this instrument, and all Exhibits attached hereto, as same may from time to time be amended.

Q. "Developer" means Lexington Development Corporation, a Delaware corporation, and its successors and assigns.

R. "Institutional Lender" or "Institutional Mortgagee" or "Mortgagee" means a bank, savings and loan association, insurance company, mortgage company, real estate investment trust, pension fund, pension trust, the Federal National Mortgage Association or any other generally recognized institutional-type lender or its loan correspondent, or any agency of the United States Government or any lender providing funds to the Developer for the purpose of constructing improvements upon the Condominium Property (and such lender's successors and assigns) or any other lender approved by the Association pursuant to the provisions of Article 18, holding a mortgage encumbering a Condominium Unit.

S. "Insurance Trustee" means that Florida Bank having trust powers, designated by the Board to receive proceeds on behalf of the Association, which proceeds are paid as a result of casualty or fire loss covered by insurance policies.

T. "Limited Common Elements" means those Common Elements which are reserved for the use of a certain Unit or Units to the exclusion of all other Units.

U. "Owner" or "Unit Owner" means that person or entity owning a Condominium Unit.

V. "Special Assessment" means any assessment levied against Unit Owners other than the assessment required by an annual budget.

3. Condominium Units; Appurtenances; Limited Common Elements; Possession and Enjoyment

A. A Condominium Unit is a separate parcel of real property, the ownership of which may be in fee simple, or any other estate in real property recognized by law. Each Unit is identified by an alphanumeric designation as set forth in Exhibits "B" and "C" attached hereto. The Units to be added and constructed in Phases 2 through 47 are set forth in Exhibit "C" attached hereto. The boundaries of the Unit and the garage portion of each Unit are as follows:

Lower Boundary - The undecorated, unfinished upper surface of the concrete floor.

Upper Boundary - The undecorated, unfinished lower surface of the ceiling, as extended to the perimetrical boundaries thereof.

Perimetrical Boundaries - The undecorated, unfinished interior surface of the perimeter walls of the Unit extended to their intersection with the upper and lower boundaries. Where a veranda, terrace, loggia, porch, storage room or other portion of the building has not been declared a Limited Common Element in Paragraph B below, and serves only the Unit being bounded, the perimetrical boundary shall vary with the exterior unfinished surface of any such structure extended in a vertical plane, where necessary, to the horizontal boundary.

Apertures - Where there is an aperture to any perimetrical boundary, including, but not limited to, windows and doors, the vertical boundary shall be extended at all such places at right angles to the dimension of such aperture so that the perimetrical boundary at such places shall be coincident with the exterior unfinished surface of such aperture, including the framework thereof. Exterior surfaces or walls made of glass, or glass fired to metal framing, exterior windows or frames, exterior glass sliding doors, frames and castings shall be included within the Units and shall not be deemed a Common Element.

Each Unit shall be deemed to exclude the area beneath the unfinished surface of any weightbearing structure, the undecorated and unfinished concrete slab between the first and second story of any second-story Unit with the garage portion of such Unit located on the first floor level, and shall exclude all pipes, ducts, wires, conduits and other facilities running through any interior walls or partitions for the maintenance of utility services to other Units or Common Elements or Limited

Common Elements. Mechanical equipment and appurtenances located within or without any Unit and for the exclusive use of that Unit including, but not limited to, the following shall be considered part of the Unit: air conditioning and heating system (air system), filters, coils, heating strips, water heaters, appliances, range hoods, non-bearing partition walls, outlets, electrical receptacles and outlets, fixtures and cabinets.

B. Limited Common Elements -- The Limited Common Elements for each Unit are depicted in Exhibits "B" and "C" and they shall be maintained as provided herein. All Limited Common Elements shall be an appurtenance to the designated Unit. Any veranda, terrace, loggia, patio, porch, sundeck, foyer, entranceway, courtyard, whether such areas are screened or open; together with any outside lighting fixtures and any trash enclosures, attached to the building and serving only a Unit adjacent to such area is a Limited Common Element appurtenant to such adjacent Unit.

C. Condominium Parcel -- There shall pass with each Unit as an appurtenance thereto:

1. An undivided interest in the Common Elements.
2. An undivided share in the Common Surplus.
3. An exclusive easement for the use of the air space occupied by the Unit as it exists at any particular time and as the Unit may lawfully be altered or reconstructed from time to time, which easement shall be terminated automatically in any air space which is vacated from time to time.
4. Such other easements, rights or privileges which, pursuant to the provisions to this Declaration and of law, are deemed appurtenances to the Condominium Unit.
5. Membership for the Unit Owner in the Association subject to the rights and obligations of membership therein.
6. The benefit, use and enjoyment of the Condominium Property and any improvements thereon, subject to the terms, conditions and limitations of this Declaration.
7. The use of assigned Limited Common Elements, subject to the provisions of this Declaration.
8. A non-exclusive easement for ingress and egress over the parking tracts, walks and other rights of way of the Common Elements necessary to provide access to the public ways.

D. The Owner of a Unit is entitled to the exclusive possession of his Unit. He shall be entitled to use the Common Elements in accordance with the purposes for which they are intended, but no such use shall hinder or encroach upon the lawful rights of owners of other Units. There shall be a joint use of the Common Elements (other than Limited Common Elements) and a joint mutual easement for that purpose is hereby created.

E. Each Owner shall pay the cost of maintaining all sliding glass doors or screening (including screening fixtures) contained within his Condominium Unit or any building, terrace or porch attached to his Unit; the replacement or repair of windows and window operators, screening, wiring, electrical outlets and fixtures which are wholly within the Unit; and of ordinary cleaning and maintenance of the balconies and terraces. Each Owner shall also pay the cost of maintaining the water heater and the heating and air conditioning unit servicing his Unit. Rules and regulations regarding the uniform maintenance and appearance of

all exterior facing parts of the improvements may be promulgated by the Association from time to time.

4. Restraint Upon Separation and Partition of Limited Common Elements and Common Elements

The appurtenant Limited Common Elements (which are shown on Exhibits "B" and "C" attached hereto) and the undivided share in the Common Elements which are appurtenant to a Unit shall not be separated therefrom and shall pass with the title to the Unit, whether or not separately described.

The share in the Common Elements and Limited Common Elements appurtenant to a Unit cannot be conveyed or encumbered except together with the Unit.

The share in the Common Elements and Limited Common Elements appurtenant to each Unit shall remain undivided, and no action for partition from the appurtenant Unit shall lie.

5. Common Elements

Common Elements includes within its meaning the following items:

A. All of the real property, other than the Units and Limited Common Elements as the same are defined herein, all of which are more particularly described and set forth in Exhibit "B". Exhibit "C" contains the Common Elements for Phases 2 through 47. Common Elements shall include easements through Units for all conduits, pipes, ducts, plumbing, wiring and all other facilities for the furnishing of utility services to Units and the Common Elements; all structural walls, beams and members located within the Units and easements of support in every portion of a Unit which contributes to the support of the improvements; and all personal property held and maintained for the joint use and enjoyment of all of the owners of all such Units.

B. Installations for the furnishing of utility services to more than one Unit or to the Common Elements or to a Unit other than the Unit containing the installation.

C. Easements for encroachments by the perimeter walls, ceilings, and floors surrounding each Condominium Unit caused by minor inaccuracies in construction, reconstruction, repair, shifting, settlement or movement of any portion of the improvements, which now exist or hereafter exist, and such easements shall continue until such encroachment no longer exists.

D. Easements for overhanging troughs or gutters, downspouts, and the discharge therefrom of rainwater and the subsequent flow thereof over Condominium Units.

6. Condominium Property and Identification of Units

A. Annexed hereto as Exhibit "B" is a sketch of the survey of the land being submitted to condominium ownership, together with a plot plan and graphic description of the improvements in which the Units are located. Exhibit "C" contains sketches of the survey of the land which may be added to the Condominium as Phases 2 through 47.

B. The identification, location and dimensions of each Unit, the Limited Common Elements and the Common Elements appear on Exhibits "B" and "C". Each Unit has been given an alphanumeric designation for purposes of identification so that no Unit has the same designation as any other Unit. Each Unit is

described in Exhibits "B" and "C" in such a manner that there can be determined therefrom the identification, location and approximate dimensions of each Unit and the Limited Common Elements and Common Elements appurtenant thereto. The legend and notes contained in Exhibits "B" and "C" are incorporated herein and made a part hereof by reference.

7. Ownership of Common Elements and Shares of Common Surplus

The owner of each Unit shall own a share and certain interest in the Condominium Property which is appurtenant to Unit Owner's Unit which includes, but is not limited to, the following items which are appurtenant to the several Units as indicated:

A. Common Elements -- The undivided shares, stated as fractions, in the Common Elements appurtenant to each of the Condominium Units are set forth on the schedule attached hereto and made a part hereof as Exhibit "F". Said Exhibit also sets forth the changes in the ownership of Common Elements as each subsequent Phase is added.

B. Common Surplus -- Each Unit Owner shall own any Common Surplus of the Association in the same percentage as the Common Expenses appurtenant to each Unit are shared, as set forth in Exhibit "F". This ownership, however, does not include the right to withdraw or require payment or distribution of said Common Surplus. The percentages of Common Expenses and Common Surplus shall change in the same percentages as changes in the Common Elements as each subsequent Phase is added.

8. Amendment to Declaration

A. Except as herein or elsewhere provided, this Declaration may be amended in the following manner:

1. Notice of the subject matter of a proposed amendment shall be included in the notice of any meeting at which a proposed amendment is to be considered.

2. An amendment may be proposed by either the unanimous vote of the Board of Directors of the Association, or by 75% of the members of the Association holding 75% of the total vote of the entire membership. Directors and members not present in person or by proxy at the meeting considering the amendment may express their approval in writing, provided such approval is delivered to the Secretary within 10 days after the meeting. Except as elsewhere provided, a resolution adopting the proposed amendment must be approved by either:

(a) Not less than two-thirds (2/3) of the entire membership of the Board of Directors and by not less than two-thirds (2/3) of the vote of the entire membership of the Association; or

(b) Not less than 90% of the vote of the entire membership of the Association; or

(c) Until the first election of Directors by the Unit Owners as provided for in the Bylaws of the Association, by two-thirds (2/3) of the Directors.

B. No amendment shall change any Condominium Parcel nor a Unit Owner's share of the Common Elements, its Common Expenses or Common Surplus, nor the voting rights appurtenant to any Unit, unless the record owner(s) thereof and all record owners of mortgages or other liens thereon shall join in the execution of the amendment.

C. No amendment shall be passed which shall impair or prejudice the rights and priorities of mortgagees.

D. 1. Notwithstanding the foregoing paragraphs, but subject to the provisions of Florida Statute 718.113(3) and 718.403, the Developer reserves the right to change the interior designs and arrangement of all Units and to alter the boundaries between Units, as long as the Developer owns the Units so altered; however, no such change shall increase the number of Units, alter the boundaries of the Common Elements, except the party wall between any Units, or materially increase a Unit Owner's maintenance expense without amendment of this Declaration in the manner hereinbefore set forth. If the Developer shall make any changes in Units, as provided in this paragraph, such changes shall be reflected by an amendment to this Declaration with a survey attached reflecting such authorized alteration of Units, and said amendment need only be executed and acknowledged by the Developer and any Institutional Mortgagee whose mortgage encumbers the said altered Units, and need not be approved by the Association, Unit Owners, lienors or mortgagees, whether or not their joinder is elsewhere required for amendments. The survey shall be certified in the manner required by the Act.

2. Notwithstanding anything to the contrary herein, and unless otherwise prohibited by the Act, the Developer reserves the right to amend the Declaration and its Exhibits so as to correct any errors or omissions, or any legal description contained herein, which legal description may have been incorrect by reason of a scrivener's or surveyor's error, so long as such amendments do not increase the maximum number of Units or materially affect the rights of Unit Owners, lienors or mortgagees. Such amendment need be executed and acknowledged by the Developer only, and need not be approved by the Association, Unit Owners, lienors or Mortgagees of Units, whether or not elsewhere required for amendments.

E. In the event it shall appear that there is an error or omission in this Declaration or the Exhibits thereto, as described in sub-paragraph D.2, then and in that event, the Association may correct such error and/or omission by amendment to this Declaration in the following manner:

1. Notice of the subject matter of a proposed amendment to cure a defect, error or omission shall be included in the notice of any meeting at which such amendment is to be considered.

2. A resolution for the adoption of such a proposed amendment may be proposed by either the Board of Directors of the Association or by the members of the Association, and members not present in person or by proxy at the meeting considering the amendment may express their approval by writing delivered to the Secretary at or prior to the meeting. Such approvals to amend this Declaration must be either by:

(a) Not less than 33-1/3% of the entire membership of the Board of Directors and by not less than 10% of the votes of the entire membership of the Unit Owners; or

(b) Not less than 25% of the votes of the entire membership of the Unit Owners; or

(c) In the alternative, an amendment may be made by an agreement signed and acknowledged by all Unit Owners in the manner required for the execution of a deed, and such amendment shall be effective when recorded in the Public Records of Palm Beach County, Florida.

F. Notwithstanding anything in the Declaration to the contrary, no amendment adding a Phase to the Condominium shall require the execution of such amendment or any form of consent thereto by Unit Owners, the Association, any Mortgagees of Units, or by any party other than the Developer.

G. Until the last Unit within the Condominium Property is delivered to purchasers, no amendment to this Declaration shall be made or shall be effective without the written consent of the Developer, if such amendment would adversely affect the sale of any Unit(s) by the Developer.

H. Except as otherwise provided in this Declaration, a copy of each amendment shall be attached to a certificate, executed by the officers of the Association, certifying that the amendment was duly adopted. The amendment aforesaid shall be effective when the certificate and copy of the amendment are recorded in the Public Records of Palm Beach County, Florida.

9. The Association; Its Powers and Responsibilities

A. The Condominium is governed and administered by The Lexington Club Villas Condominium Association, Inc., a Florida not for profit corporation. A copy of the Articles of Incorporation of the Association is annexed hereto and made a part hereof as Exhibit "D". Amendments to the Articles of Incorporation shall be valid when adopted in accordance with its provisions and filed with the Secretary of State or as otherwise required by Chapter 617, Florida Statutes, as same may be amended from time to time. Article 8 of this Declaration, regarding amendments to this Declaration, shall not pertain to amendments to the Articles of Incorporation, the recording of which shall not be required among the Public Records to be effective unless such recording is otherwise required by law. Except as provided above in Paragraph 8, no amendment to the Articles of Incorporation shall, however, change any Condominium Parcel or the share of Common Elements, Common Expenses or Common Surplus attributable to a Unit nor the voting rights appurtenant to a Unit unless the record owner or owners thereof and all record owners of mortgages upon such Unit or Units shall join in the execution of such amendment.

B. The powers and duties of the Association shall include those set forth in the Bylaws annexed hereto and made a part hereof as Exhibit "E". No modification of or amendment to these Bylaws shall be deemed valid unless duly adopted as provided in the Bylaws and set forth in or annexed to a duly recorded amendment to this Declaration executed in accordance with the provisions of the Condominium Act. In addition thereto, the Association shall have all of the powers and duties set forth in the Act, as well as all powers and duties granted to or imposed upon it by this Declaration, including:

1. The irrevocable right to have access to each Unit from time to time during reasonable hours as may be necessary for the maintenance, repair or replacement of any Common Elements therein, or for making emergency repairs therein necessary to prevent damage to the Common Elements or to any Unit. In the case of emergency such as, but not limited to, fire or hurricane, entry may be made without notice or permission. Each Unit Owner does hereby appoint the Association as his or her agent for the purposes herein provided and agrees that the Association shall not be liable for any alleged property damage or theft caused to or occurring on account of any such entry.

2. The power to levy and collect Assessments from Unit Owners and to lease, maintain, repair and replace the Common Elements.

3. The duty to maintain accounting records according to good accounting practices, which shall be open to inspection by Unit Owners at reasonable times during normal business hours.

4. The power to enter into contracts with others, for a valuable consideration, for maintenance and management, including the normal maintenance and repair of the Common Elements. The duty and responsibility to maintain and preserve the painting, repairing and replacement of the Common Elements shall not relieve the Unit Owner of Unit Owner's personal responsibility to maintain and preserve the interior surface of his Unit and the Limited Common Elements appurtenant thereto, and to paint, clean, decorate, maintain and repair his Unit.

5. The power to adopt reasonable rules and regulations for the maintenance and conservation of the Condominium Property and for the health, comfort, safety and welfare of the condominium Unit Owners, all of whom shall be subject to such rules and regulations.

6. The power to purchase Units in the Condominium and to acquire, hold, lease, mortgage and convey the same.

7. If so requested by the Community Association, the duty to collect from all Condominium Unit Owners the annual, special and individual Assessments of the Community Association and to pay said Association all sums collected on a quarterly basis.

C. The Bylaws may be amended in the manner provided for therein, but no amendment to said Bylaws shall be adopted which would affect or impair the validity or priority of any institutional mortgage covering any Condominium Parcel(s), or which would change the provisions of the Bylaws with respect to the rights of Institutional Mortgagees, without the written approval of all Institutional Mortgagees of record.

D. Each Unit shall be entitled to one vote to be cast in accordance with the provisions of the Bylaws and Articles of Incorporation of the Association.

E. The Association or its designees shall maintain such records as required by Section 718.111, Florida Statutes.

F. In any legal action in which the Association may be exposed to liability in excess of insurance coverage protecting it and the Unit Owners, the Association shall give notice of the exposure within a reasonable time to all Unit Owners who may be exposed to the liability, so that such Unit Owners shall have the right to intervene and defend.

G. No Unit Owner, except an officer or director of the Association shall have any authority to act for the Association.

10. Maintenance, Alterations and Improvements

The responsibility for the maintenance of the Condominium Property and restrictions upon its alteration and improvement shall be as follows:

A. By the Association -- The Association shall maintain, repair and replace at the Association's own expense:

1. All Common Elements, except as provided in Paragraph 10.C. below.

2. All incidental damage caused to a Unit by such work shall be promptly repaired at the expense of the Association.

B. By the Condominium Unit Owner -- The responsibilities of the Condominium Unit Owner shall be as follows:

1. To maintain, repair and replace at Unit Owner's expense all portions of the Unit except the portions to be maintained, repaired and replaced by the Association. Included within the responsibility of the Unit Owner shall be any enclosure of any balcony, terrace or porch attached to his Unit, which shall include any screening, carpeting or other floor covering. All such maintenance, repairs and replacements shall be done without disturbing the rights of other Unit Owners.

2. To maintain, repair and replace at Unit Owner's expense, Unit Owner's individual air conditioning and heating system inside and outside Unit Owner's individual Condominium Unit.

3. Within the Unit to maintain, repair and replace at Unit Owner's expense all fans, stoves, refrigerators, dishwashers, or other appliances or equipment, including any fixtures and/or their connections required to provide water, light, power, telephone, sewage and sanitary service to Unit Owner's Condominium Unit.

4. Not to paint or otherwise decorate or change the appearance of any portion of the exterior of the building, including balconies, patios or terraces.

5. To promptly report to the Association any defects or need for repairs, the responsibility for the remedy of which is that of the Association.

6. No Condominium Unit Owner, other than the Developer, shall make any alterations in the portions of the building which are to be maintained by the Association, or remove any portion thereof or make any additions thereto or do any work which would jeopardize the safety or soundness of the building or impair any easement, without first obtaining approval from the Board of Directors of the Association.

C. By the Community Association -- While landscape maintenance and replacement of all landscaping surrounding each building is the ultimate responsibility of the Condominium Association, these services will be provided by the Community Association.

D. Alteration and Improvement of Common Elements -- There shall be no material alterations or substantial additions to the Common Elements, except as the same are authorized by the Board of Directors and ratified by the affirmative vote of voting members of the Association casting not less than 66-2/3% of the total votes of the members of the Association present at any regular or special meeting of the Association called for that purpose. The Community Association shall be given notice and a reasonable opportunity to respond to all architectural control matters prior to the approval of such matters by the Board of Directors and the members of the Association. The cost of the foregoing shall be assessed as Common Expenses of the Condominium.

E. Alteration of Unit -- Except as provided in Article 28 hereinafter, no owner of a Condominium Unit shall make or cause to be made any structural modifications or alterations or replacements in Unit Owner's Unit, or the exterior doors of Unit Owner's Unit, or in the water, gas, electrical, plumbing, air conditioning equipment or utilities therein, without the consent of the Board of Directors of the Association, which consent may be withheld in the event the Board of Directors determines that

such structural alteration, modification or replacement would in any manner endanger the building. If the modification, alteration or replacement desired by a Unit Owner involves the removal of any permanent interior partition, the Association may permit same if the same is not a load-bearing partition and if the same does not interfere with any common utility source. A Unit Owner making or causing to be made any structural modification, alteration or replacement to Unit Owner's Unit agrees, and shall be deemed to have agreed, to hold the Association and all other Unit Owners harmless from any liability arising therefrom, notwithstanding the fact that the Association may have consented to the changes. No Unit Owner shall cause any improvements or changes to be made to the exterior of the building, including, but not limited to, painting, installation of electrical wires, television antennae, or air conditioning Units which may protrude through the walls or roof of the building, or in any manner change the appearance of the exterior of the building or any portion of the building not totally within the Unit, without consent of the Association. No Unit Owner or any other person shall install upon the roof or exterior of the building upon the Condominium Property or upon the Common Elements of the Condominium, any television antennae, radio antennae, electric, electronic or electro-mechanical device, decorative item or affixed furnishing, without the consent of the Association.

F. Liability of Unit Owner -- Should a Unit Owner undertake unauthorized additions and modifications to his Unit, or refuse to make repairs as required, or should a Unit Owner cause damage to the Common Elements, the Association may make such repairs or replacements and the Association shall have the right to repair the same and to levy a special assessment for the cost thereof against the said Unit Owner. Each Unit Owner agrees that the Association shall not be liable for any alleged property damage caused to or occurring on account of any such repairs.

G. Insurance Proceeds -- Whenever any maintenance, replacement or repair of any items for which the owner of a Unit is responsible is made necessary by any loss covered by insurance maintained by the Association, the proceeds of the insurance received by the Association, or by the Insurance Trustee, shall be used for the purpose of accomplishing such maintenance, repair or replacement. The Unit Owner shall be required to pay all of the costs thereof that exceed the amount of the insurance proceeds.

11. Enforcement of Maintenance

In the event the owner of a Unit fails to maintain the Unit and the appurtenances thereto as required above, the Association, any management firm, the Developer, or any other Unit Owner shall have the right to proceed in a court of equity to seek compliance with the foregoing provisions, or the Association shall have the right to charge the Unit Owner and the Unit for the necessary sums to put the improvements within the Unit in good condition. After such charge, the Association shall have the right to have its employees or agents enter the Unit and do the necessary work to enforce compliance with the above provision.

Further, in the event a Unit Owner violates any of the provisions of Article 10 above, the Developer and/or the Association shall upon reasonable notice, have the right to take any and all such steps as may be necessary to remedy such violation, including, but not limited to, entry of the subject Unit with or without consent of the Unit Owner. Each Unit Owner agrees that the Association shall not be liable for any alleged property damage or theft caused to or occurring on account of any such entry.

12. Common Expenses

A. Common expenses shall include expenses of the operation, maintenance, repair or replacement of the Common Elements, costs of carrying out the powers and duties of the Association, and any other expenses designated as Common Expenses by the Condominium Act, this Declaration and the Bylaws.

B. All costs of water, gas, trash and garbage collection and sewage service to the Condominium Property shall be a Common Expense of the Condominium.

C. Common Expenses shall be shared by the Unit Owners in accordance with their respective interests in the Common Elements and ownership of Common Surplus, as set forth in Exhibit "F". The foregoing ratio of sharing Common Expenses and assessments shall remain, regardless of the purchase price of the Condominium Units and regardless of the square footage of the Condominium Units, except as set forth in said Exhibit "C" as subsequent phases to the Condominium are added.

13. Assessments: Liability, Liens, Priority, Interest and Collections

A. The Association, through its Board of Directors, shall have the power to fix and determine from time to time the sums necessary to provide for the Common Expenses of the Condominium. A Unit Owner, regardless of how title is acquired, shall be liable for all assessments coming due while the Owner of a Unit, except as provided in Article 14 below. In a voluntary conveyance, the grantee shall be jointly and severally liable with the grantor for all unpaid assessments against the latter for the latter's share of the Common Expenses up to the time of such voluntary conveyance.

B. The Association shall estimate from time to time the amount of Common Expenses it expects to incur and the period of time involved therein and may assess sufficient monies from Unit Owners to meet this estimate. Assessments for Common Expenses shall be borne by Unit Owners in the proportions or shares set forth in Article 12 hereof pertaining thereto. Assessments shall be payable monthly or in such other installments and at such times as may be fixed by the Board of Directors. The Association shall, if requested by the Community Association, collect the Community Association assessments and shall remit such assessments directly to the Community Association.

C. Should the Association, through its Board of Directors, at any time determine that the assessments made are not sufficient to pay the Common Expenses or, in the event of emergencies, the Board of Directors shall have the authority to levy and collect special assessments to meet such needs of the Association, in accordance with the Act.

1. The Board of Directors of the Association, in assessing for Common Expenses, may include therein a sum to be collected and maintained as a reserve fund for replacement of Common Elements for the purpose of enabling the Association to replace structural elements and mechanical equipment constituting a part of the Common Elements, as well as the replacement of personal property which may be a portion of the Common Elements.

2. The Board of Directors of the Association, in assessing for Common Expenses, may include therein a sum to be collected and maintained as a general operating reserve which shall be used to provide a measure of financial security during periods of difficulty. Such sums may be used to meet deficiencies from time to time existing as a result of delinquent payment of assessments by Unit Owners or as a result of emergencies.

D. All monies collected by the Association shall, unless the same is collected for the benefit of others, be the separate property of the Association. Such monies may be applied by the Association to the payment of any expense of operating and managing the Condominium Property, or to the proper undertaking of all acts and duties imposed upon it by virtue of the provisions of this Declaration or the Condominium Act. All monies received from assessments may be commingled with other monies held by the Association. All assessments received by the Association shall be held for the benefit of the Unit Owners. No Unit Owner shall have the right to assign, hypothecate, pledge or in any manner transfer his interest therein, except as an appurtenance to his Unit. Such funds shall not be subject to attachment or levy by a creditor or judgment creditor of a Unit Owner. When the owner of a Unit shall cease to be a member of the Association by the divestment of his ownership of such Unit by whatever means, the Association shall not be required to account to such owner for any share of the funds or assets of the Association.

E. Liability for assessments may not be avoided by abandonment of a Unit, or by waiver of the use of any Common Elements or other property which an owner is entitled to use or enjoy.

F. Assessments not paid within ten (10) days of when due shall bear interest from the date when due until paid at the rate of eighteen percent (18%) per annum. Additionally, the failure to pay any assessment within ten (10) days from the date due shall entitle the Association to levy a \$25.00 late charge against the defaulting Unit Owner. Payments made shall be applied to interest first and then to principal. The Association shall furnish to the Mortgagee of any Unit upon its request, written notification of any default in assessment payments of the owner whose Unit is encumbered by that mortgage.

G. The Association shall have a lien upon each Condominium Parcel, which lien shall secure the payment of all monies due from each Unit Owner for which he is liable to the Association, including all assessments, interest and expenses provided for in this Declaration and reasonable attorneys' fees incurred as an incident to the enforcement of said lien. The lien shall be effective, have priority and be collected as provided by the Act unless, by the provisions of this Declaration, such liens would have a greater priority or dignity, in which event the lien right in favor of the Association having the highest priority and dignity shall be the lien of the Association.

H. Liens for assessments may be foreclosed by suit brought in the name of the Association in like manner as a foreclosure of a mortgage on real property, as more fully set forth in the Act. The Association may bid at any sale and apply as a cash credit against its bid all sums due the Association covered by the lien being enforced. In any suit for the foreclosure of said lien, the Association may be entitled, at the Court's discretion, to rental from the owner of any Condominium Unit from the date on which the payment of any assessment or installment thereof became delinquent, and shall be entitled to the appointment of a receiver for said Condominium Unit. The rental required to be paid shall be equal to the rental charged on comparable type of condominium Units in Palm Beach County, Florida. In addition, the Association shall be entitled to recoup all costs associated with the foreclosure, including, but not limited to, attorneys' fees.

I. Where the mortgagee of any mortgage of record or other purchaser of a Condominium Unit obtains title to the Condominium Unit as a result of foreclosure of the mortgage, or as a result of a deed given in lieu of foreclosure, such acquiror of title, acquiror's successors and assigns, shall not be liable for

the share of Common Expenses or assessments by the Association pertaining to such Condominium Unit or chargeable to the former Unit Owner of such Unit which became due prior to acquisition of title as a result of foreclosure (or acceptance of a deed in lieu thereof), unless such share is secured by a claim of lien for assessments that is recorded prior to the recording of the mortgagee. Such unpaid share of Common Expenses or assessments shall be deemed to be Common Expenses collectible from all of the Unit Owners, including such acquiror, acquiror's successors and assigns. It is understood that such acquiror shall be liable for acquiror's share of Common Expenses or assessments attributable to acquiror's Condominium Unit from the date of acquiring said Condominium Unit. Except as provided in this Declaration, no Unit Owner may be excused from the payment of Unit Owner's proportionate share of the Common Expenses of the Condominium unless all Unit Owners are likewise proportionately excused from such payment.

J. Nothing contained herein shall abridge or limit the rights and responsibilities of Mortgagees as set forth in the Condominium Act.

14. Exemption of Developer

The Developer shall be excused from the payment of Common Expenses as provided in the Act, for the period commencing from the date of recordation of the Declaration of Condominium and terminating thirty (30) months from the date of recordation of the Declaration (the "Guarantee Period"). During this time period, the Developer guarantees that the level of assessments for Common Expenses shall not exceed \$162.00 per month for each fiscal year of the Association until the Guarantee Period is terminated. During the Guarantee Period, the Developer shall pay the portion of Common Expenses incurred which exceed the amounts assessed against the other Unit Owners in the Condominium.

15. Limitation of Liability

A. The liability of the owner of a Unit for Common Expenses shall be limited to the amounts for which Unit Owner is assessed from time to time in accordance with the Condominium Act, this Declaration or the Bylaws (including any interest, penalties, costs or fees provided for therein in the event of delinquency).

B. The owner of a Unit shall have no personal liability for any damages caused by the Association on or in connection with the use of the Common Elements. A Unit Owner shall be liable for injuries or damages resulting from an accident in Unit Owner's Unit to the same extent and degree that the owner of a single-family detached dwelling would be liable for an accident occurring within Unit Owner's single-family detached dwelling.

C. In any legal action in which the Association may be exposed to liability in excess of the insurance coverage protecting it and the Unit Owners, the Association shall give notice of the exposure within a reasonable time to all Unit Owners, and they shall have the right to intervene and defend.

16. Liens

A. With the exception of liens which may result from the initial construction of this Condominium or are provided for in this Article 16, no liens of any nature may be created subsequent to the recording of this Declaration against the Condominium Property as a whole (as distinguished from individual Units) except with the unanimous consent of the Unit Owners.

B. Unless a Unit Owner has expressly requested or consented to work being performed or materials being furnished to Unit Owner's Unit, such labor or materials may not be the basis for the filing of a lien against same. No labor performed or materials furnished to the Common Elements shall be the basis for a lien thereon unless authorized by the Association, in which event same may be the basis for the filing of a lien against all Condominium Units in the proportions for which the owners thereof are liable for Common Expenses.

C. In the event a lien against two or more Condominium Units becomes effective, each owner thereof may relieve his Condominium Unit of the lien by paying the proportionate amount attributable to owner's Condominium Unit. Upon such payment, it shall be the duty of the lienor to release the lien of record against such Condominium Unit.

17. Easements

Each of the following easements is a covenant running with the land of the Condominium, to-wit:

A. Utility Services; Cable Television; Drainage and Governmental Services -- Easements are reserved under, through and over the Condominium Property as may be required for utility services, cable television, drainage and governmental services in order to serve the Condominium. An owner shall do nothing within or outside Unit Owner's Unit that interferes with or impairs the utility services or governmental services using these easements. The Board of Directors of the Association or its designee shall have a right of access to each Unit to inspect same, to maintain, repair or replace the pipes, wires, ducts, vents, cables, conduits and other utility service facilities and Common Elements contained in the Unit or elsewhere in the Condominium Property, and to remove any improvements interfering with or impairing the utility services or easements herein reserved; provided that such right of access shall not unreasonably interfere with the Unit Owner's permitted use of the Unit, and entry shall be made on not less than one day's notice, except in the event of an emergency. Governmental Services shall include police and fire protection, and postal service.

B. Pedestrian Traffic -- An easement shall exist for pedestrian traffic over, through and across sidewalks, paths, walks and other portions of the Common Elements as may be from time to time intended and designated for such purpose and use; and such easements shall be for the use and benefit of Owners, Institutional Mortgagees, or tenants, and those claiming by, through or under the aforesaid. Said easement shall also be for the use of the Community Association for the sole purpose of conducting such activities as may be required by the Declaration of Covenants, Conditions and Restrictions for The Lexington Club, as amended. The Common Elements contained within the Condominium Property shall be used in common by Unit Owners in this Condominium and their family members, guests, invitees and tenants for the purpose for which same are intended, subject to the provisions of the Declaration and the Bylaws.

C. Easement for Unintentional and Non-Negligent Encroachments -- If a Unit shall encroach upon any Common Element, Limited Common Element or upon any other Unit, by reason of original construction, reconstruction, repair, shifting, settlement, or movement of any portion of the improvements, or by the non-negligent or non-purposeful act of the Unit Owner or Developer, then an easement appurtenant to such encroaching Unit, to the extent of such encroachment, shall exist so long as such encroachment shall exist. If any Common Element or Limited Common Element shall encroach upon any Unit by reason of original

construction or the non-purposeful or non-negligent act of the Association or the Developer, then an easement appurtenant to such Common Element or Limited Common Element, to the extent of such encroachment, shall exist so long as such encroachment shall exist.

D. Support -- The Developer and Association hereby grant to each other, their heirs, successors, and assigns, and all third party beneficiaries, including condominium Unit Owners, their lessees, guests, invitees, servants, and employees, the right of support for all structures on any portion of the real property of the Condominium.

E. The Community Association -- An easement shall exist in favor of the Community Association to enter the Common Elements for maintenance purposes in the event the Association fails to maintain the Common Elements.

F. Termination of Phasing -- In the event Developer elects to terminate the phasing plan pursuant to Paragraph 1 herein, there shall exist an easement in favor of subsequent title holders of the undeclared property, their successors and assigns, over that portion of the Common Elements which provides access to the Community Association streets, for pedestrian and vehicular, ingress and egress purposes.

G. Additional Easements -- The Developer (during any period in which there are any unsold Units in the Condominium or any period in which subsequent phases are under construction) and the Association each shall have the right to grant such additional electric, telephone, gas or other utility easements, and to relocate any existing easements in any portion of the Condominium Property, and to grant access or other easements and relocate any existing access or other easements in any portion of the Condominium Property, as the Developer or the Association shall deem necessary or desirable for the proper operation and maintenance of the improvements, or any portion thereof, or for the general health or welfare of the Unit Owner, or for the purpose of carrying out any provisions of this Declaration; provided that such easements or the relocation of existing easements will not prevent or unreasonably interfere with the use of the Units for their intended purposes. The joinder of the Association, any Unit Owner or mortgagee shall not be required in the event the Developer declares an additional easement pursuant to the provisions hereof.

All easements, of whatever kind or character, whether heretofore or hereafter created, shall constitute a covenant running with the land, shall survive the termination of the Condominium, and, notwithstanding any other provisions of this Declaration, may not be substantially amended or revoked in a way which would unreasonably interfere with its proper and intended use and purpose. The Unit Owners do hereby designate Developer and/or Association as their lawful attorneys-in-fact to execute any and all instruments on their behalf for the purpose of creating all such easements as are contemplated by the provisions hereof.

18. Conveyances, Sales, Rentals, Leases and Transfers

In order to insure a community of congenial residents and occupants and protect the value of the Units and to further the continuous harmonious development of the Condominium community, the leasing and rental of Units, by any Owner shall be subject to the following provisions:

A. Transfers Subject to Approval

1. Lease -- No Unit owner may transfer possession or otherwise dispose of a Unit or any interest therein by lease

without approval of the Association except to another Unit owner, except as provided herein:

No portion of a Unit (other than an entire Unit) may be rented. All leases shall be on forms approved by the Association and shall provide that the Association shall have the right to terminate the lease upon default by the tenant in observing any of the provisions of this Declaration, the Articles of Incorporation and By-Laws of the Association, applicable rules and regulations, or other applicable provisions of any agreement, document or instrument governing the Condominium. Leasing of Units shall also be subject to the prior written approval of the Association. No Unit shall be leased for a term of less than twelve (12) months nor more than two times in one calendar year. The Unit Owner will be jointly and severally liable with the tenant to the Association for any amount in excess of such sum which is required by the Association to effect such repairs or to pay any claim for injury or damage to property caused by the negligence of the tenant.

B. Approval by Association -- The approval of the Association which is required for the leasing or rental of Units shall be obtained in the following manner:

1. Notice to Association

(a) Lease -- A Unit owner intending to make a bona fide lease of his Unit or any interest therein shall give to the Association notice pursuant to a form approved by the Association of such intention, together with the name and address of the intended lessee, such other information concerning the intended lessee as the Association may reasonably require, and an executed copy of the proposed lease, which lease shall provide that it is subject to approval by the Association.

(b) Failure to Give Notice -- If the notice to the Association herein required is not given, then at any time after receiving knowledge of a transaction or event transferring possession of a Unit, the Association at its election and without notice may approve or disapprove the transaction. If the Association disapproves the transaction, the Association shall proceed as if it had received the required notice on the date of such disapproval.

C. If the Association shall disapprove a lease of a Unit, the matter shall be disposed of in the following manner:

1. Lease -- If the proposed transaction is a lease, and if the notice of lease given by the Unit owner shall so demand, then, within ten (10) days after receipt of such notice and information, the Association shall deliver or mail by certified mail to the Unit owner an agreement to lease by the Association, or a lessee approved by the Association who will lease and to whom the Unit owner must lease the Unit, upon the following terms:

(a) The rental to be paid by the lessee, to be identified in the Agreement, shall be that stated in the disapproved lease.

(b) The rental shall be paid in cash.

(c) The lease term, and the other conditions and terms of the lease, shall be those stated in the disapproved lease.

(d) If the Association shall fail to provide a Lessee upon the demand of the Unit owner in the manner provided, or if a Lessee furnished by the Association shall default in his agreement to lease, the proposed transaction shall be

deemed to have been approved and the Association shall furnish a certificate of approval as elsewhere provided.

D. Unauthorized Transactions -- Any lease which is not authorized pursuant to the terms of this Declaration shall be void unless subsequently approved by the Association.

E. General Provisions -- The foregoing provisions of this Paragraph 18 shall not be applicable to a lease by a Unit Owner to any member of Unit Owner's immediate family (i.e., spouse, children or parents). The foregoing provisions of this Article shall also not be applicable to lease of Units from (1) a trustee to its beneficiary, (2) a beneficiary to its trustee and (3) a Unit Owner to a corporation where the Unit Owner is a principal shareholder.

19. Obligations of Unit Owners

In addition to other obligations and duties heretofore set out in this Declaration, each Unit Owner shall:

A. Promptly pay the assessments levied by the Association.

B. Maintain in good condition and repair, Unit Owner's Unit and Limited Common Elements and all interior surfaces within or surrounding Unit Owner's Unit (such as the surfaces of the walls, ceilings, floors), whether or not a part of the Unit or Common Elements, and maintain and repair the fixtures therein and pay for any utilities which are separately metered to Unit Owner's Unit.

C. Not permit or suffer anything to be done or kept in Unit Owner's Unit which will increase the insurance rates on Unit Owner's Unit or the Common Elements, or which will obstruct or interfere with the rights of other Unit Owners or annoy them by unreasonable noises or otherwise; nor shall a Unit Owner commit or permit any nuisance or illegal act in Unit Owner's Unit or on the Common Elements.

D. Conform to and abide by the Bylaws and uniform rules and regulations in regard to the use of the Unit and Common Elements which may be adopted in writing from time to time by the Board of Directors of the Association, and to see that all persons using owner's property by, through or under owner do likewise.

E. Make no alteration, decoration, repair, replacement or change of the Common Elements or Limited Common Elements, or to any outside or exterior portion of the building, except as set forth hereinbefore.

F. Show no sign, advertisement or notice of any type on the Common Elements or owner's Unit, except as may be provided for in the rules and regulations of the Association.

G. Make no repairs to any plumbing or electrical wiring except within a Unit. Plumbing and electrical repairs within a Unit shall be the financial obligation of the owner of the Unit and paid for forthwith. The Association shall pay for and be responsible for plumbing repairs and electrical wiring within the Common Elements.

H. Return the "Condominium Parcel" for the purpose of ad valorem taxes to the respective taxing authorities having jurisdiction over them for separate assessment against Unit Owner's Condominium Parcel. For the purposes of ad valorem taxation, the interest of the Unit Owner in owner's "Condominium Parcel" and in the "Limited Common Elements" appurtenant thereto and in the

"Common Elements" shall be considered as a Unit. The value of each Unit shall be equal to the percentage of the value of the entire Condominium, including land and improvements, as have been assigned to said Unit in this Declaration.

20. Insurance

A. Liability Insurance -- The Board of Directors of the Association shall obtain public liability and property damage insurance covering all property owned by the Association and all of the Common Elements of the Condominium, and insuring the Association, Unit Owners and Institutional Mortgagees, as it and their interests may appear, in such amounts as the Board of Directors of the Association may determine from time to time, provided that the minimum amount of coverage shall be at least \$1,000,000.00 per occurrence combined single limit bodily injury and property damage. Said insurance coverage shall include, but not be limited to, water damage, legal liability, hired automobile, non-owned automobile and all premises and operations. All liability insurance shall contain a cross-liability endorsement to cover the liability of all the Unit Owners, as a group, to any one Unit Owner. Premiums for the payment of such insurance shall be paid by the Association and charged as a Common Expense.

B. Casualty Insurance -- Purchase of Insurance -- The Association shall obtain "all risk" insurance and vandalism and malicious mischief insurance, insuring all of the insurable improvements within the Condominium, including personal property owned by the Association, in and for the interest of the Association, all Unit Owners and their mortgagees, as their interests may appear, with a company acceptable to the standards set by the Board of Directors of the Association in an amount equal to the maximum insurable replacement value, as determined annually. Insurable improvements shall not be deemed to include floor coverings, wall coverings or ceiling coverings of a Unit, which shall be the responsibility of the Unit Owner. The premiums for such coverage and other expenses in connection with said insurance placement shall be paid by the Association and charged as a Common Expense. The company or companies with whom the Association shall place its insurance coverage, as provided in this Declaration, must be good and responsible companies, authorized to do business in the State of Florida. Insurance shall be obtained from companies whose ratings meet the financial and policy holder's standards of the Institutional Mortgagee having the highest dollar value of mortgages encumbering Units in the Condominium.

C. Loss Payable Provisions -- All policies purchased by the Association shall be for the benefit of the Association, all Unit Owners and their mortgagees, as their interests may appear. Said policies shall provide that all insurance proceeds payable on account of loss or damage shall be payable to the Board, or at the opinion of the Board, to any banking institution having trust powers and doing business in the State of Florida (the "Insurance Trustee"). Should the Board so elect, the Insurance Trustee shall be designated by the Board and shall not be liable for the payment of premiums nor for the renewal or the sufficiency of policies, nor for the failure to collect any insurance proceeds, nor for the form or content of the policies. The sole duty of the Board or the Insurance Trustee shall be to receive such proceeds as are paid and hold the same in trust for the purposes elsewhere stated herein, and for the benefit of the Association, the Unit Owners and their respective mortgagees (sometimes hereinafter collectively referred to as "beneficial owners"), in the following shares, but such shares need not be set forth upon the records of the Board or the Insurance Trustee:

1. Common Elements -- Proceeds on account of damage to Common Elements shall be an undivided share for each Unit Owner, such share being the same as the undivided share in the Common Elements appurtenant to Unit Owner's Unit.

2. Condominium Units -- Proceeds on account of Condominium Units shall be in the following undivided shares:

(a) When the Condominium Building is to be repaired and restored, for the owners of the damaged Units, in proportion to the cost of repairing the damage suffered by each Unit Owner, which cost shall be determined by the Association.

(b) When the Condominium Building is not to be restored, as provided hereafter in this Article, for the owners of all Condominium Units, each Unit Owner's share being in proportion to Unit Owner's share in the Common Elements appurtenant to Unit Owner's Condominium Unit.

3. Mortgagees -- In the event a Mortgagee endorsement has been issued to a Unit, the share of the Unit Owner shall be held in trust for the mortgagee and the Unit Owner, as their interests may appear; provided, however, that no mortgagee, other than the Institutional Mortgagee having the highest dollar indebtedness secured by mortgages encumbering Units in the Condominium, shall have any right to determine or participate in the determination as to whether or not any damaged property shall be reconstructed or repaired. No mortgagee shall have any right to apply or have applied to the reduction of a mortgage debt any insurance proceeds except those proceeds paid to the Unit Owner and mortgagee pursuant to the provisions of this Declaration.

D. Distribution of Proceeds -- Proceeds of insurance policies received by the Board or the Insurance Trustee shall be distributed to or for the benefit of the beneficial owners and expended or disbursed after first paying or making provision for the payment of the expenses of the Board or the Insurance Trustee, in the following manner:

1. Reconstruction or Repair -- If the damage for which the proceeds were paid is to be repaired and restored, the remaining proceeds (insurance proceeds less the expenses of the Board or the Insurance Trustee) shall be paid to defray the cost thereof, as elsewhere provided. Any proceeds remaining after defraying such costs shall be distributed to the beneficial owners, all remittances to Unit Owners and their mortgagees being payable jointly to them. This is a covenant for the benefit of any mortgagee of a Unit and may be enforced by any mortgagee. Said remittance shall be made solely to an Institutional Mortgagee, when requested by such Institutional Mortgagee, whose mortgage provides that it has the right to require application of the insurance proceeds to the payment or reduction of its mortgage debt.

2. Failure to Reconstruct or Repair -- If the damage for which the proceeds were paid shall not be repaired and restored, any proceeds remaining after defraying such costs shall be distributed to the beneficial owners, all remittances to Unit Owners and their mortgagees being payable jointly to them. This is a covenant for the benefit of any mortgagee of a Unit and may be enforced by any mortgagee. Said remittance shall be made solely to an Institutional Mortgagee, when requested by such Institutional Mortgagee, whose mortgage provides that it has the right to require application of the insurance proceeds to the payment of its mortgage debt. In the event of the loss or damage to personal property belonging to the Association, and should the Board of Directors of the Association determine not to replace such personal property as may be lost or damaged, the proceeds shall be disbursed to the beneficial owners as surplus in the manner elsewhere stated.

3. Certificate -- In making distribution to Unit Owners and their mortgagees, the Board or the Insurance Trustee may rely upon a certificate of the Association, executed by the President or Vice President and the Secretary of the Association, as to the names of the Unit Owners and their respective shares of distribution. Upon request of the Board or the Insurance Trustee, the Association forthwith shall deliver such certificate. In addition, the Board or the Insurance Trustee may rely on such certificate as to whether or not the damaged property is to be repaired and restored and as to the payee and the amount to be paid from said proceeds.

E. Loss Within a Single Unit -- If loss shall occur within a single Unit or Units, without damage to the Common Elements, the insurance proceeds shall be distributed to the beneficial Unit Owner(s) of the damaged Units, remittance by the Board or the Insurance Trustee to said Unit Owners and their mortgagees being payable jointly to them. This is a covenant for the benefit of any mortgagee of a Unit and may be enforced by any mortgagee. Said remittance shall be made solely to an Institutional Mortgagee when requested by such Institutional Mortgagee whose mortgage provides that it has the right to require application of the insurance proceeds to the payment or reduction of its mortgage debt. The Unit Owner shall thereupon be fully responsible for the restoration of the Unit.

F. Loss Less Than "Very Substantial" -- Where a loss or damage occurs to more than one Unit and/or to the Common Elements, or to any Unit or Units and the Common Elements, but said loss is less than "very substantial" (as hereinafter defined), it shall be obligatory upon the Association and the Unit Owners to repair, restore and rebuild the damage caused by said loss. Where such loss or damage is less than "very substantial":

1. The Board of Directors of the Association shall promptly obtain reliable and detailed estimates of the cost of repairing and restoration.

2. If the damage or loss is limited to the Common Elements, with minimum or no damage or loss to any individual Unit, and if such damage or loss to the Common Elements is less than \$5,000.00, the insurance proceeds shall be endorsed by the Board or the Insurance Trustee over to the Association, and the Association shall promptly contract for the repair and restoration of the damage.

3. If the damage or loss involves individual Units encumbered by institutional mortgages, as well as the Common Elements, or if the damage is limited to the Common Elements alone but is in excess of \$5,000.00, the insurance proceeds shall be disbursed by the Board or the Insurance Trustee for the repair and restoration of the property upon the written direction and approval of the Association; provided, however, that upon the request of an Institutional Mortgagee, the written approval shall also be required of the Institutional Mortgagee owning and holding the first recorded mortgage encumbering a Condominium Unit, so long as it owns and holds any mortgage encumbering a Condominium Unit. At such time as the aforesaid Institutional Mortgagee is not the holder of a mortgage on a Unit, then its right to approval and designation shall pass to the Institutional Mortgagee having the highest dollar indebtedness secured by mortgages encumbering Units in the Condominium. Should written approval be required, as aforesaid, it shall be said mortgagee's duty to give written notice thereof to the Board or the Insurance Trustee. The Board or the Insurance Trustee may rely upon the certificate of the Association and the aforesaid Institutional Mortgagee, if said Institutional Mortgagee's written approval is required, as to the payee and the amount to be

paid from said proceeds. All payees shall deliver paid bills and waivers of mechanics' liens to the Board or the Insurance Trustee and execute any affidavit required by law or by the Association or the aforesaid Institutional Mortgagee. In addition to the foregoing, the Institutional Mortgagee whose approval may be required under this section, shall have the right to require the general contractor performing the reconstruction to obtain a performance and payment bond in an amount and with a bonding company authorized to do business in the State of Florida, which are acceptable to said mortgagee.

4. Subject to the foregoing, the Board of Directors shall have the right and obligation to negotiate and contract for the repair and restoration of the premises.

5. If the net proceeds of the insurance are insufficient to pay for the estimated cost of restoration and repair (or for the actual cost thereof if the work has actually been done), the Association shall promptly, upon determination of the deficiency, levy a special assessment against all Unit Owners in proportion to the Unit Owners' share in the Common Elements, for that portion of the deficiency as is attributable to the cost of restoration of the Common Elements, and against the individual Unit Owners for that portion of the deficiency as is attributable to Unit Owner's individual Unit; provided, however, that if the Board of Directors finds that it cannot determine with reasonable certainty the portion of the deficiency attributable to specific individually damaged Unit(s), then the Board of Directors shall levy the assessment for the total deficiency against all of the Unit Owners in proportion to the Unit Owners' share in the Common Elements, just as though all of said damage had occurred in the Common Elements. The special assessment funds shall be delivered by the Association to the Board or the Insurance Trustee and shall be added by said Board or the Insurance Trustee to the proceeds available for the repair and restoration of the property.

6. In the event the insurance proceeds are sufficient to pay for the cost of restoration and repair, or in the event the insurance proceeds are insufficient but additional funds are raised by special assessment within 90 days after the casualty, so that sufficient funds are on hand to fully pay for such restoration and repair, then no mortgagee shall have the right to require the application of insurance proceeds as to the payment of its loan; provided, however, that this provision may be waived by the Board of Directors in favor of any Institutional Mortgagee upon request therefor at any time. To the extent that any insurance proceeds are required to be paid over to such mortgagee, the Unit Owner shall be obliged to replenish the funds so paid over, and said Unit Owner and Unit Owner's Unit shall be subject to special assessment for such sum.

G. "Very Substantial" Damage -- As used in this Declaration, or any other context dealing with this Condominium, the term "very substantial" damage shall mean loss or damage whereby 75% or more of the total Unit space in the Condominium is found by the Board to be rendered untenable, or loss or damage whereby 75% or more of the total amount of insurance coverage placed becomes payable. Should such "very substantial" damage occur, then:

1. The Board of Directors of the Association shall promptly obtain reliable and detailed estimates of the cost of repair and restoration thereof and the net amount of insurance proceeds available for restoration and repair.

2. Thereupon, a membership meeting shall be called by the Board of Directors of the Association, to be held not later than 60 days after the casualty, to determine the wishes of the membership with reference to abandonment of the Condominium project, subject to the following:

(a) If the net insurance proceeds available for restoration and repair, together with the funds advanced by Unit Owners to replace insurance proceeds paid over to Institutional Mortgagees, are sufficient to cover the cost thereof, so that no special assessment is required, then the Condominium Property shall be restored and repaired, unless 2/3 of the total votes of the members of the Condominium shall vote to abandon the Condominium project, in which case the Condominium Property shall be removed from the provisions of the Act, in accordance with Section 718.117 of the Act.

(b) If the net insurance proceeds available for restoration and repair, together with funds advanced by Unit Owners to replace insurance proceeds paid over to Institutional Mortgagees, are not sufficient to cover the cost thereof, so that a special assessment will be required, then if a majority of the total votes of the members of the Condominium vote against such special assessment and vote to abandon the Condominium project then it shall be so abandoned and the property removed from the provisions of the Act in accordance with Section 718.117 of the Act. In the event a majority of the total votes of the members of the Condominium vote in favor of special assessment, the Association shall immediately levy such assessments, and thereupon, the Association shall proceed to negotiate and contract for such repairs. The special assessment funds shall be delivered by the Association to the Board or the Insurance Trustee and added by said Board or the Insurance Trustee to the proceeds available for the repair and restoration of the property. The proceeds shall be disbursed by the Board or the Insurance Trustee for the repair and restoration of the property, as provided above. To the extent that any insurance proceeds are paid over to such mortgagee, and in the event it is determined not to abandon the Condominium project and to vote a special assessment, the Unit Owner shall be obliged to replenish the funds so paid over to his mortgagee, and said Unit Owner and his Unit shall be subject to special assessment for such sum.

(c) In the event any dispute shall arise as to whether or not "very substantial" damage has occurred, it is agreed that such a finding made by the Board of Directors of the Association shall be binding upon all Unit Owners.

H. Surplus -- It shall be presumed that the first monies disbursed in payment of costs of repair and restoration shall be from the insurance proceeds; and if there is a balance in the funds held by the Board or the Insurance Trustee after the payment of all costs of the repair and restoration, such balance may be retained as a reserve, or wholly or partly distributed, at the discretion of the Board of Directors, unless the Institutional Mortgagee having the highest dollar indebtedness secured by mortgages encumbering Units in the Condominium shall require distribution. In the event of distribution, then the Insurance Trustee shall distribute any such balance to the beneficial owners of the fund in the manner elsewhere stated.

I. Plans and Specifications -- Any repair and restoration must be substantially in accordance with the plans and specifications for the original building, or as the building was last constructed, or according to the plans approved by the Board of Directors of the Association and the Community Association, which approval shall not be unreasonably withheld. If any material or substantial change is contemplated, the approval of all Institutional Mortgagees shall also be required. The Board or the Insurance Trustee is not obligated or required to inquire into or determine any matters concerning the plans or specifications of any repairs, restorations or rebuilding.

J. Association's Power to Compromise Claim -- The Association is hereby irrevocably appointed agent for each Unit

Owner for the purpose of compromising and settling claims arising under insurance policies purchased by the Association, and to execute and deliver releases therefor upon the payment of claims.

K. Worker's Compensation -- A workmen's compensation policy shall be obtained by the Association to meet the requirements of law. Such policy shall have a minimum of \$500,000.00 Employer's Liability Coverage.

L. Unit Owner's Responsibility to Insure -- Each individual Unit Owner shall purchase at Unit Owner's expense, liability insurance to cover accidents occurring within Unit Owner's Unit, and shall purchase insurance upon Unit Owner's personal property, and living expense insurance, and such insurance, where applicable, shall contain waiver of subrogation, if available.

M. Subrogation -- If available, and where applicable, the Board of Directors of the Association shall endeavor to obtain policies which provide that the insurance company waives its right of subrogation as to any claims against Unit Owners, the Association and their respective servants, agents and guests. Each Unit Owner and the Association hereby agree to waive any claim against each other and against other Unit Owners for loss or damage for which insurance hereunder is carried, provided the coverage is adequate to compensate for the loss, where the insurer has waived its rights of subrogation as aforesaid.

N. Failure to Insure -- If the Association fails to procure any of the insurance coverages required under this Declaration, and to pay the premiums therefor, the Institutional Mortgagee having the highest dollar value of mortgages encumbering Units in the Condominium shall have the right to obtain and pay for the policies and be subrogated to the assessment and lien rights of the Association with respect to said payments.

O. Other Insurance -- The Board of Directors may, in their discretion, obtain such other types of insurance for the Association as they deem necessary.

21. Eminent Domain or Condemnation Proceedings.

The Association is hereby irrevocably appointed agent for each Unit owned for the purpose of representing the Unit Owners in any condemnation proceedings or in negotiating settlements or agreements with the condemning authority for acquisition of the common areas, or part thereof.

If eminent domain or condemnation proceedings are successfully litigated against all or any part of the Condominium Property, the entire eminent domain or condemnation award is to be secured to the Association in accordance with the ratio of ownership herein provided as it pertains to the Common Elements, and disbursed to Unit Owners and their mortgagees as their interests appear of record. The Association shall give prompt written notice to each holder of a mortgage of record of any such eminent domain or condemnation proceedings, and shall take no action in any such proceedings that will disturb any mortgagee's first lien priority.

22. Rules and Regulations

A. As to Common Elements -- The Board of Directors may, from time to time, adopt or amend previously adopted administrative rules and regulations governing the details of the operation, use, maintenance and control of the Common Elements of the Condominium and any facilities or services made available to the Unit Owners. The Board of Directors shall, from time to time, mail to owners or post in a conspicuous place on the Condominium Property, a copy of the rules and regulations adopted, from time to time, by the Board of Directors.

B. As to Condominium Units -- The Board of Directors may, from time to time, adopt or amend previously adopted rules and regulations governing and restricting the use and maintenance of the Condominium Unit(s) provided, however, that copies of such rules and regulations are furnished to each Unit Owner prior to the time the same become effective, and where applicable or desirable, copies thereof shall be posted in a conspicuous place on the Condominium Property.

C. Rules and Regulations -- The rules and regulations shall be deemed in effect until amended by the Board of Directors, and shall apply to and be binding upon all Unit Owners. The Unit Owners shall obey said rules and regulations and shall use their best efforts to see that they are faithfully observed by their families, guests, invitees, servants, lessees and persons over whom they exercise control or supervision. In order to change, amend or vary old or present rules and regulations and/or adopt new rules and regulations, the same shall be duly passed by at least a 51% majority vote or consent of the Board of Directors; however, no vote of the membership is required. A change, amendment or adoption of a rule and regulation does not require an amendment to the Declaration of Condominium or of the Bylaws. The rules and regulations, in full force and effect as of the date of this Declaration are attached hereto as Exhibit "F" and made a part hereof as though set out in full.

23. Maintenance Contracts

If there shall become available to the Association a program of contract maintenance for all appliances and/or all air-conditioning compressors serving individual Condominium Units which the Association determines is for the benefit of the Condominium Unit Owners to consider, then, upon resolution of the Unit Owners by a majority of those voting at a special meeting of the Association at which a quorum is present, or by a majority of their whole number in writing, the Association may enter into such contractual undertakings. The expenses of such contractual undertakings to the Association shall be a Common Expense. If, on the other hand, the Association determines that the program may be undertaken by the Association for the benefit of Condominium Unit Owners who elect to be included in the program, then the Association may undertake the program without consent of the membership being required as aforesaid, and the costs of such contractual undertakings shall be borne exclusively by the Unit Owners electing to be included in the program, and shall not be a Common Expense of the Association, but the Association may arrange for the collection of the contract costs from the individual owners electing to be included therein, may execute the contractual undertaking involved upon such terms and conditions as the Association deems proper and require from the Unit Owners electing in such written undertakings, as the Association shall deem proper, to evidence the said Unit Owners' obligations to the Association for their proportionate share of the costs of such program.

24. Management Agreement

The Board of Directors of the Association may enter into a contract with any firm, person or corporation in contracting for the management, maintenance and repair of the Condominium Property. However, the Association shall retain at all times the powers and duties to be exercised by or under the authority of the Board of Directors.

25. Termination of Condominium

The Condominium may be terminated in the following manner:

A. Destruction -- If it is determined in the manner provided in Article 20 that the Condominium Property shall not be reconstructed, the Condominium will be terminated.

B. Agreement -- As provided in Section 718.117 of the Act, the Condominium may be terminated at any time by the approval in writing of all Unit Owners and all holders of recorded liens affecting any of the Condominium Parcels.

If the proposed termination is submitted to a meeting of the Association, and if the approval of 75% of the owners and their mortgagees is obtained, in writing, not later than sixty (60) days from the date of such meeting, then the approving Unit Owners (through the Association) shall have an option to buy all of the Units of the disapproving Unit Owners for the period of 120 days from the date of such meeting. The vote of those Unit Owners approving the termination shall be irrevocable until the expiration of the option. Any Unit Owner voting against the termination, or not voting, may within fifteen (15) days from the date the vote was taken, change or cast his vote in favor of termination by delivering written notification thereof to the Secretary of the Association. The option shall be upon the following terms:

1. Exercise of Option -- The option shall be exercised by delivery, or the mailing by registered mail, of an agreement to purchase, signed by the Association, to each of the Unit Owners. The agreement shall be subject to the purchase of all Units owned by Unit Owners not approving the termination.

2. Price -- The sales price for each Condominium Unit shall be the fair market value as determined between the Seller and the Association within thirty (30) days from the delivery of said agreement. In the absence of agreement on the price of any Condominium Unit, the price shall be determined by an appraiser appointed by the Chairman of the Local Board of Realtors. A judgment of specific performance of the sale, at the price determined by the appraiser, may be entered by any court of competent jurisdiction.

3. Payment -- The purchase price shall be paid in cash.

4. Form -- The contract shall be in the form of the Standard Deposit Receipt and Contract for Sale and Purchase then in use in Palm Beach County, Florida.

5. The sale of all Condominium Units shall be closed simultaneously and within thirty (30) days following the determination of the sales price of the last Condominium Unit to be purchased.

C. Certificate -- The termination of the Condominium in either of the foregoing manners shall be evidenced by a certificate of the Association, executed by its President and Secretary, certifying the fact of the termination, which shall become effective upon the certificate being recorded in the Public Records of Palm Beach County, Florida.

D. Shares of Owners After Termination -- After termination of the Condominium, the Unit Owners shall own the Condominium Property and all assets of the Association as tenants in common of undivided shares that shall be equal to the sum of the undivided shares in the Common Elements appurtenant to the Units prior to termination, so that the sum total of the ownership shall equal 100%. If the Condominium is terminated, the Owners

of the Units shall continue to be responsible for their share of the Common Expenses attributable to the Condominium Property and all other Association expenses, as set forth in this Declaration and the Bylaws.

E. Amendment -- This Article 25 concerning termination cannot be amended without the written consent of all Unit Owners, all record owners of mortgages upon the Condominium Units and the Developer (so long as it holds at least one Unit in the Condominium for sale in the ordinary course of business).

F. The Community Association. The Community Association shall be allowed to maintain all Common Areas and assess the Unit Owners for such maintenance in the event of termination of the Association.

26. Assignability of Rights of Developer.

The rights and privileges reserved in this Declaration of Condominium and the Exhibits hereto in favor of the Developer are freely assignable, in whole or in part, by the Developer to any party who may be hereafter designated by the Developer to have and exercise such rights, and such rights may be exercised by the nominee, assignee or designee of the Developer and/or exercised by the successor or successors-in-interest of the Developer and/or the successor or successors-in-interest of the nominees, assignees or designees of the nominees, assignees or designees of the Developer.

27. Execution of Documents Required by Governmental Authorities.

The Developer's plan for the development of this Condominium may require, from time to time, the execution of certain documents required by governmental authorities (including the County of Palm Beach and the State of Florida). To the extent that said documents require the joinder of any or all unit owners in this Condominium, each of said owners, does irrevocably give and grant to the Developer, or any of its officers, individually, full power-of-attorney to execute said documents as his agent and in his place and stead.

28. Changes in Developer-Owned Units.

Developer shall have the right, without the vote or consent of the Association, subject to Florida Statute 718.113(3) and 718.403, to do the following modifications provided such modifications do not increase the maximum number of Units or materially increase a Unit Owner's maintenance obligation, except as provided herein:

A. Make alterations, additions or improvements in, to and upon Units owned by the Developer, whether structural or non-structural, interior or exterior, ordinary or extraordinary.

B. Change the layout or number of rooms in any Developer-owned Units.

C. Change the size and/or number of Developer-owned Units by subdividing one or more Developer-owned Units into two or more separate Units, combining separate Developer-owned Units (including those resulting from such subdivision or otherwise) into one or more Units, or otherwise.

D. Reapportion among Developer-owned Units affected by such change in size or number pursuant to the preceding clause, their appurtenant interests in the Common Elements and share of the Common Expenses; provided, however, that the percentage interest in the Common Elements of any Units (other than Developer-owned Units) shall not be changed by reason thereof unless the

owners of such Units shall consent thereto and, provided further, that Developer shall comply with all laws, ordinances and regulations of all governmental authorities having jurisdiction.

The provisions of this paragraph may not be added to, amended or deleted without the prior written consent of the Developer so long as the Developer holds at least one Unit in the Condominium for sale in the ordinary course of business.

29. Children

No Unit may be occupied by any person under sixteen (16) years of age, except that any relative (child, grandchild, niece, nephew, brother or sister) of an Owner under sixteen (16) years of age may be permitted to visit for reasonable periods not to exceed three (3) consecutive weeks and not to exceed eight (8) weeks in any calendar year. Any such visitor under sixteen (16) years of age may only use the residence in accordance with and subject to rules and regulations concerning such use as may be established by the Association.

30. Animals and Pets

No animals, livestock, or poultry of any kind may be raised, bred, kept, or permitted on any Unit, with the exception of dogs, cats, or other usual and common household pets but no more than a total of two (2); provided, however, those pets which are permitted to roam free, or, in the sole discretion of the Association, endanger the health, make objectionable noise, or constitute a nuisance or inconvenience to the Owners of other Units or the Owner of any property located adjacent to the Properties, may be expelled and removed from the Properties by the Board. No pets shall be kept, bred, or maintained for any commercial purpose. Dogs which are household pets shall at all times whenever they are outside a Unit be confined on a leash.

31. Remedies

A. Relief -- Each Unit Owner and the Association shall be governed by and shall comply with the provisions of this Declaration as they may exist from time to time. A violation thereof shall entitle the appropriate party to the following relief: An action to recover sums due for damages, injunctive relief, foreclosure of lien or any combination thereof, or any other action available pursuant to the Act or law. Suit may be brought by Developer, the Association, the Community Association, the management firm, or, if appropriate, by one or more Unit Owners and the prevailing party shall be entitled to recover reasonable attorneys' fees. Each Unit Owner acknowledges that the failure to comply with any of the provisions of this Declaration shall or may constitute an injury to the Association or to other Unit Owners and that such injury may be irreparable.

B. Costs and Attorneys' Fees -- In any proceeding arising because of an alleged default, act, failure to act, or violation by the Unit Owner or the Association, including the enforcement of any lien granted pursuant to this Declaration or its Exhibits, the Association (if it is not a Defendant) or any management firm, whichever is appropriate, shall be entitled to recover the costs of the proceeding, including reasonable attorneys' fees. Further, in the event the proceedings are instituted by or against the Developer or any management firm or any affiliated company of the same or any individual connected with the same (including, but not limited to, the general and limited partners of the Developer or the initial directors of the Association) for any reason whatsoever, including, but not limited to, (i) actions for declaratory judgment, (ii) any claim that any of the above have not complied with their obligations under the Of-

fering Circular, this Declaration and its Exhibits, or (iii) that any provision of the same is unconscionable, unfair (or the like) or violates any State or Federal Law or regulation, and if the Developer or any management firm and affiliated companies and individuals connected with the same are the prevailing party or parties then, and in that event, they shall be entitled to recover all costs of the proceedings. Said recoverable costs shall include, but are not limited to, reasonable attorneys' fees at all levels of the proceedings, including appeals, together with all costs, including those not normally allowable in actions at law such as, but not limited to, copies of depositions, whether or not used at trial; travel expenses for witnesses traveling from without Palm Beach County for the purpose of testifying at trial or deposition; expert witnesses' fees for testifying at trial or deposition, together with such additional fees as the expert witness may charge the said party in connection with his preparation for giving such testimony; and witness subpoenas issued to insure the presence of witnesses at deposition or at trial whether or not the witness shall actually appear or be called upon to testify.

C. No Waiver -- The failure of the Association, the Community Association, any management firm, the Developer or Unit Owners to enforce any right, provision, covenant or condition created or granted by this Declaration, the Act, the Articles of Incorporation, the Bylaws and/or, the rules and regulations shall not constitute a waiver of the right of said party to enforce such right, provision, covenant or condition in the future.

D. Rights Cumulative -- All rights, remedies and privileges granted to Association, the Community Association, any management firm, the Developer and Unit Owners pursuant to the provisions of this Declaration shall be deemed to be cumulative and the exercise of any one or more shall not be deemed to constitute an election of remedies, nor shall it preclude the party thus exercising the same from exercising such other and additional rights, remedies or privileges as may be available to such party at law or in equity. Each Unit Owner agrees in any proceeding brought pursuant to the provisions hereof not to plead or defend the same on the theory of "election of remedies."

E. Venue; Waiver of Trial by Jury -- Every Unit Owner or occupant and all persons claiming any interest in a Condominium Unit do hereby agree that in any suit or proceeding brought pursuant to the provisions of this Declaration, such suit shall be brought in the Circuit Court of the 15th Judicial Circuit, in and for Palm Beach County, Florida or the United States District Court, Southern District of Florida, as the same is now constituted or any court in the future that may be the successor to the courts contemplated herein. All such parties, except the Developer and any management firm do hereby waive the right to trial by jury and consent to a trial by the court without a jury.

F. Appointment of Agent -- Should suit be instituted, the Unit Owners or occupants do hereby irrevocably appoint the Secretary of State of the State of Florida as their Agent for the acceptance of service of process should, at the time of such service of process, any such person not be residing in Palm Beach County, Florida. The provisions of this subparagraph F shall not be applicable to the Developer or any management firm.

32. Ownership in The Lexington Club.

The Lexington Club Villas Condominium comprises a portion of the residential development known as The Lexington Club. By taking title to a Condominium Unit, each Owner becomes subject to the terms and conditions of the Declaration of Covenants, Conditions and Restrictions for The Lexington Club, filed in Official Records Book ____, Page ____, Public Records of Palm Beach County, Florida. Among other things, the document provides

that an Owner shall become a member of The Lexington Club Community Association, Inc.; shall acquire certain property rights to common areas within The Lexington Club; and shall become subject to the assessments of The Lexington Club Community Association, Inc. Copies of all amendments to this Declaration, the Articles of Incorporation and Bylaws of the Association, and any easements or conveyances affecting the Common Areas, shall be promptly forwarded to The Lexington Club Community Association, Inc. for approval prior to recordation.

The Lexington Club Condominium Association shall comprise a Neighborhood Association of the Lexington Club, as defined in the Declaration of Covenants, Conditions and Restrictions for The Lexington Club. As such, Unit Owners shall be responsible for the payment of a neighborhood assessment for the payment of common expenses incurred only by the neighborhood.

Additionally, certain groups of Units shall comprise a Village, as defined in the Declaration of Covenants, Conditions and Restrictions for The Lexington Club. Unit Owners within a particular Village shall be responsible for the payment of special assessments voted on and approved by a majority of Unit Owners in the Village and approved by the Board of Directors of The Lexington Club Community Association, Inc. One representative from each Village shall be the Voting Member (as defined in the Declaration of Covenants, Conditions and Restrictions for The Lexington Club) for The Lexington Community Association. Each Voting Member shall be entitled to cast as many votes as equals the number of Units he or she represents. Separate Villages are identified in the Declaration of Covenants, Conditions and Restrictions for The Lexington Club.

33. Additional Provisions.

A. Should any dispute or litigation arise between any of the parties whose rights and/or duties are affected or determined by this Declaration or any of the Exhibits attached hereto, said dispute or litigation shall be determined pursuant to the laws of the State of Florida.

B. The Board of Directors of the Association must obtain the approval of seventy-five percent (75%) of the Unit Owners prior to instigating any legal action other than actions dealing with the collection of assessments or the protestation of taxes. Notwithstanding the amendment provisions of Article 8 of the Declaration, this paragraph cannot be amended without the approval of seventy-five percent (75%) of the Unit Owners.

C. In the event that any of the terms, provisions or covenants of this Declaration or any of the Exhibits attached hereto are held to be partially or wholly invalid or unenforceable for any reason whatsoever, such holdings will not affect, alter, modify, or impair in any manner whatsoever any of the other terms, provisions or covenants hereof or the remaining portions of any terms, provisions or covenants held to be partially invalid or unenforceable herein.

D. Notwithstanding anything to the contrary herein contained, unless Institutional Mortgagees have given their prior written approval, the Association shall not be entitled to: (1) change the prorata interest or obligations of any Unit for purposes of levying assessments and charges and determining shares of Common Elements and Common Surplus of the Condominium; (2) partition or subdivide any Unit or the Common Elements of the Condominium; nor (3) by act or omission seek to abandon the Condominium regime, except as may be provided by statute in case of substantial loss to the Units and Common Elements of the Condominium.

E. Upon written request to the Association, an Institutional Mortgagee is entitled to timely written notice of:

1. Any condemnation or casualty loss that affects a material portion of the Condominium Property or of the Unit encumbered by its mortgage;

2. Any 60-day delinquency in the payment of assessments or charges owned by the Unit Owner of any Unit on which it holds a Mortgage;

3. A lapse, cancellation or material modification of any insurance policy or fidelity bond maintained by the Association; and

4. Any proposed action that requires the consent of a specified percentage of Institutional Mortgagees.

F. Notwithstanding anything to the contrary herein, nothing shall prevent the combining of Units in the Condominium, by appropriate amendment to the Declaration, but said combined Units shall retain their original appurtenant shares of the Common Elements, Common Expenses, Common Surplus and voting rights.

G. Whenever the context so permits, the use of the plural shall include the singular, and any gender shall be deemed to include all genders.

H. Captions used in these documents are inserted solely as a matter of convenience and shall not be relied upon or used in construing the effect or meaning of any of the text of the documents.

I. Upon written request, Institutional Mortgagees shall have the right to examine the books and records of the Association.

J. As long as the Developer holds at least one (1) Unit for sale in the ordinary course of business, neither the Association nor the Unit Owners shall interfere with the sale of Units by the Developer. The Developer (or its duly authorized agents or assigns) may make such use of the unsold Units and the Common Elements as may facilitate such sales including, but not limited to, the maintenance of sales offices for the showing of the Units and display of signs, billboards, placards and visual promotional materials. The Developer may use unsold Units as sales offices and/or model Units and the Developer shall have the right to use unassigned parking spaces for prospective purchasers and such other parties as the Developer may determine. Any sales offices and/or model Units and all personal property, furnishings and signs contained therein shall not be considered Common Elements, but shall remain the property of the Developer.

K. In the event of a conflict between the provisions of this Declaration and the Declaration of Covenants, Conditions

and Restrictions for The Lexington Club, the latter shall be superior and shall prevail.

IN WITNESS WHEREOF, the Developer has caused these presents to be signed in its name this ____ day of _____, 19__.

Signed, sealed and delivered
in the presence of:

DEVELOPER:

LEXINGTON DEVELOPMENT
CORPORATION, a Delaware
corporation

By: _____,
_____, President

(CORPORATE SEAL)

STATE OF FLORIDA)
 SS:
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this ____ day of _____, 198__, by _____, as President of Lexington Development Corporation, a Delaware corporation on behalf of the corporation.

Notary Public
State of Florida at Large
My Commission Expires:

JJW/djs
04/29/87
101-350713

EXHIBIT "A" TO THE
DECLARATION OF CONDOMINIUM OF
THE LEXINGTON CLUB VILLAS CONDOMINIUM

LEGAL DESCRIPTION OF PHASE 1

Exhibit "A"
To The Declaration Of Condominium Of
The Lexington Club Villas Condominium, A Condominium

Legal Description For Phase I

A parcel of land lying in The Lexington Club Plat No. 2, according to the Plat thereof, as recorded in Plat Book _____, Pages _____ through _____, Public Records, Palm Beach County, Florida, and being more particularly described as follows:

Commencing at the Northwest corner of said The Lexington Club Plat No. 2; Thence, South 01°52'26" East, along the West line of said The Lexington Club Plat No. 2, a distance of 594.40 feet; Thence, North 88°07'34" East, a distance of 493.13 feet for a point of beginning (P.O.B.)

Thence, South 69°02'27" East, a distance of 128.00 feet; Thence, South 20°57'33" West, a distance of 124.00 feet; Thence, North 70°34'23" West, a distance of 103.97 feet to the point of curvature of a curve to the left, having a radius of 162.26 feet; Thence, Southerly along said curve, through a central angle of 04°04'53", a distance of 11.56 to the end of said curve; Thence, North 15°20'44" East, radial to the previously described curve, a distance of 128.11 feet to the point of beginning (P.O.B.)

Containing 0.35 acres, more or less.

Subject to easements, reservations, restrictions and rights of way of record.

Sheet 1 Of 1

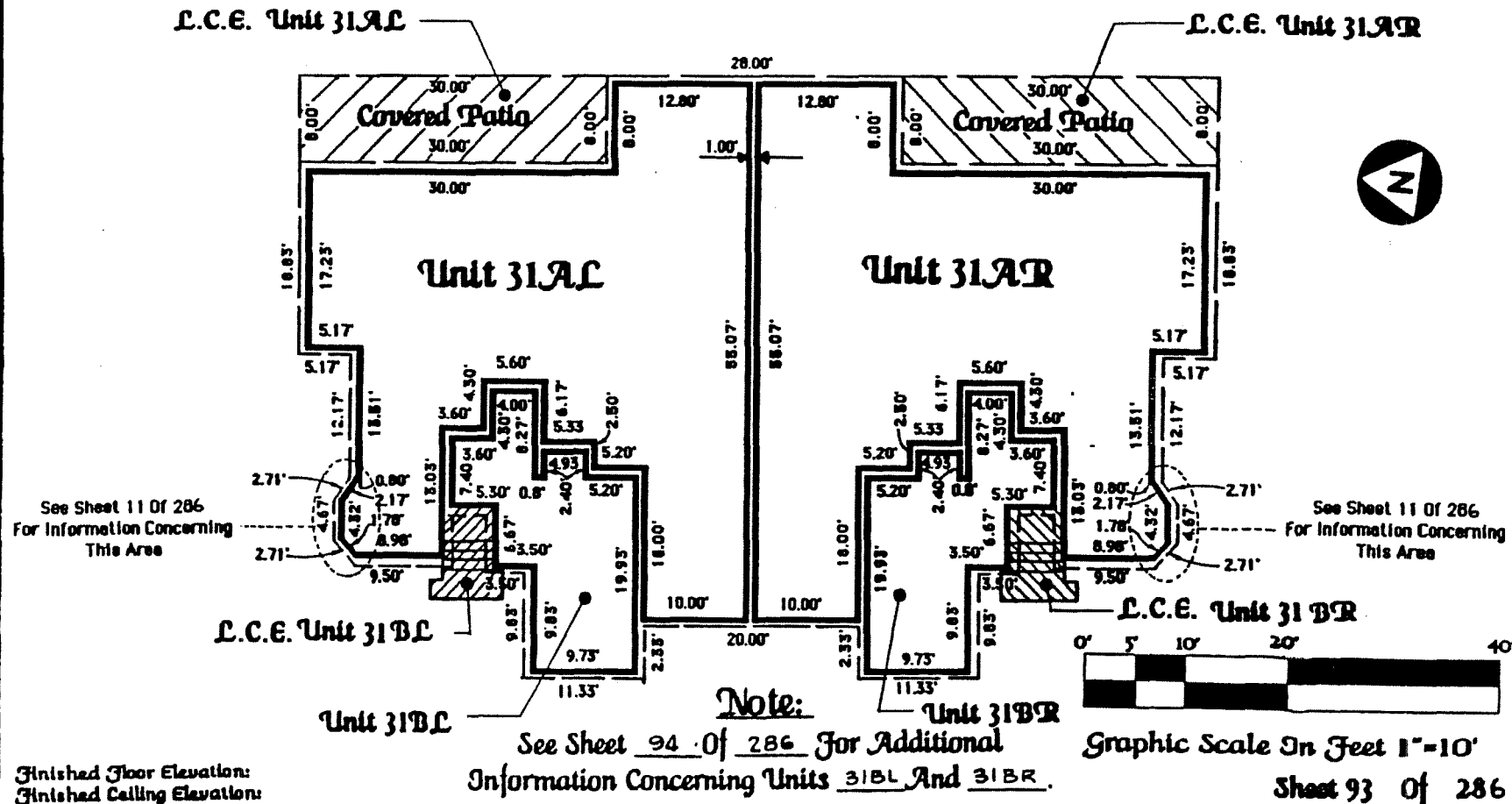
Bench Mark Land Surveying & Mapping, Riviera Beach, Fl. West Palm Beach, Fl

All Improvements Shown Hereon Are Proposed

(P-4900)

Exhibit "C"
 To The Declaration Of Condominium Of
The Lexington Club Villas Condominium, A Condominium

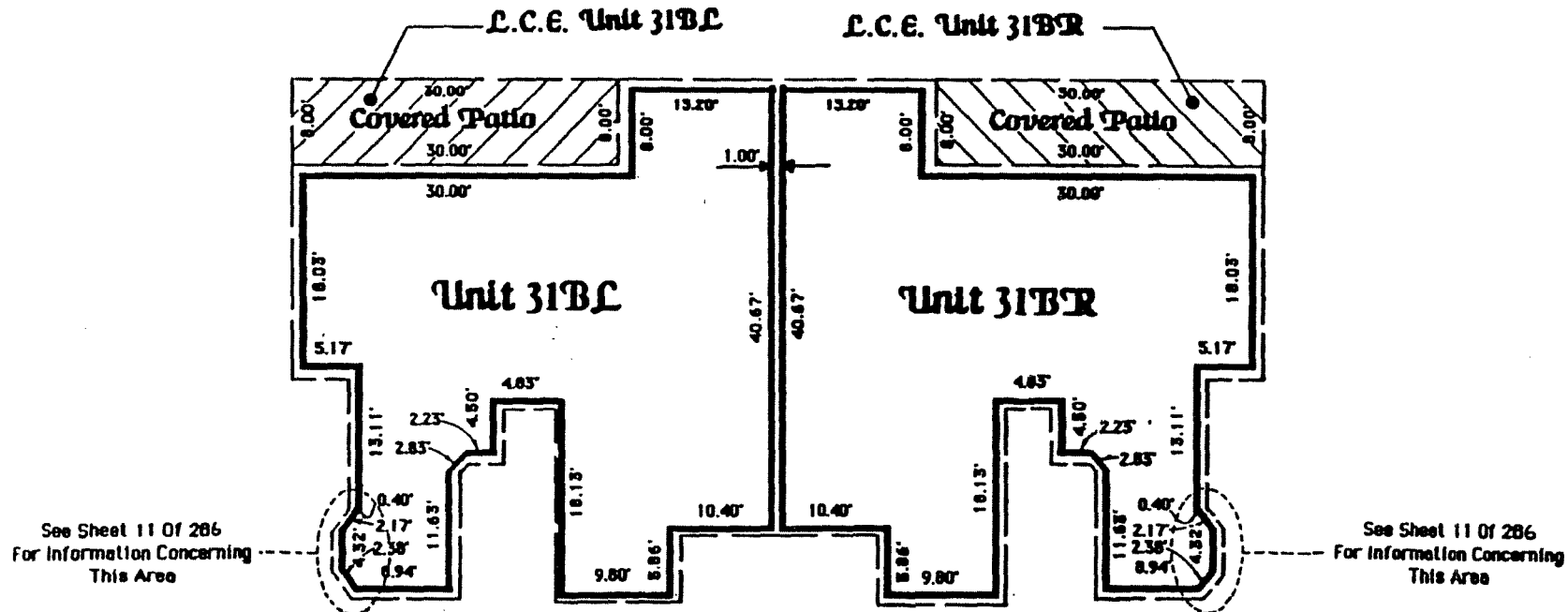
Phase 15



Bench Mark Land Surveying & Mapping, Riviera Beach, Fl. West Palm Beach, Fl

Exhibit "C"
To The Declaration Of Condominium Of
The Lexington Club Villas Condominium, A Condominium

Phase 15



Notes:

1. All exterior walls of the second floor units are 0.40', unless otherwise noted.

Finished Floor Elevation:
Finished Ceiling Elevation:

Note:

See Sheet 93 Of 286 For Additional
Information Concerning Units 31BL And 31BR.

Sheet 94 Of 286

Bench Mark Land Surveying & Mapping, Riviera Beach, Fl. West Palm Beach, Fl.

Exhibit "C"
To The Declaration Of Condominium Of
The Lexington Club Villas Condominium, A Condominium

Surveyor's Certification :

Before me, the undersigned authority, duly authorized to administer oaths, and take acknowledgements, personally appeared Wm. R. Van Campen, R.L.S., who, after being duly cautioned and sworn, deposes and says the following :

1. That he is a duly Registered Land Surveyor under the laws of the State of Florida, being Surveyor number 2424.
2. That the boundaries of the Real Property, shown and described herein, attached hereto and made a part hereof, are true and correct to the best of my knowledge and belief, the same being based on a Boundary Survey, performed under my personal direction and completed on _____, A.D., 1987, and that the Survey meets the minimum technical standards, as set forth by the Florida Board of Land Surveyors, pursuant to Section 472.027, Florida Statutes.
3. That the construction of the Improvements for The Lexington Club Villas Condominium, A Condominium, Phase 1/6, are substantially complete so that the attached Survey, Site Plan and Graphic Description of the improvements, describing the Condominium Property, together with the provisions of said declaration of Condominium, describing the Condominium property, present an accurate representation of the location and dimensions of the improvements, and the identification, location and dimensions of the common elements, and each unit, can be determined from said materials.

Further affiant sayeth naught :

By : _____
Wm. R. Van Campen, R.L.S.
Florida certificate number 2424

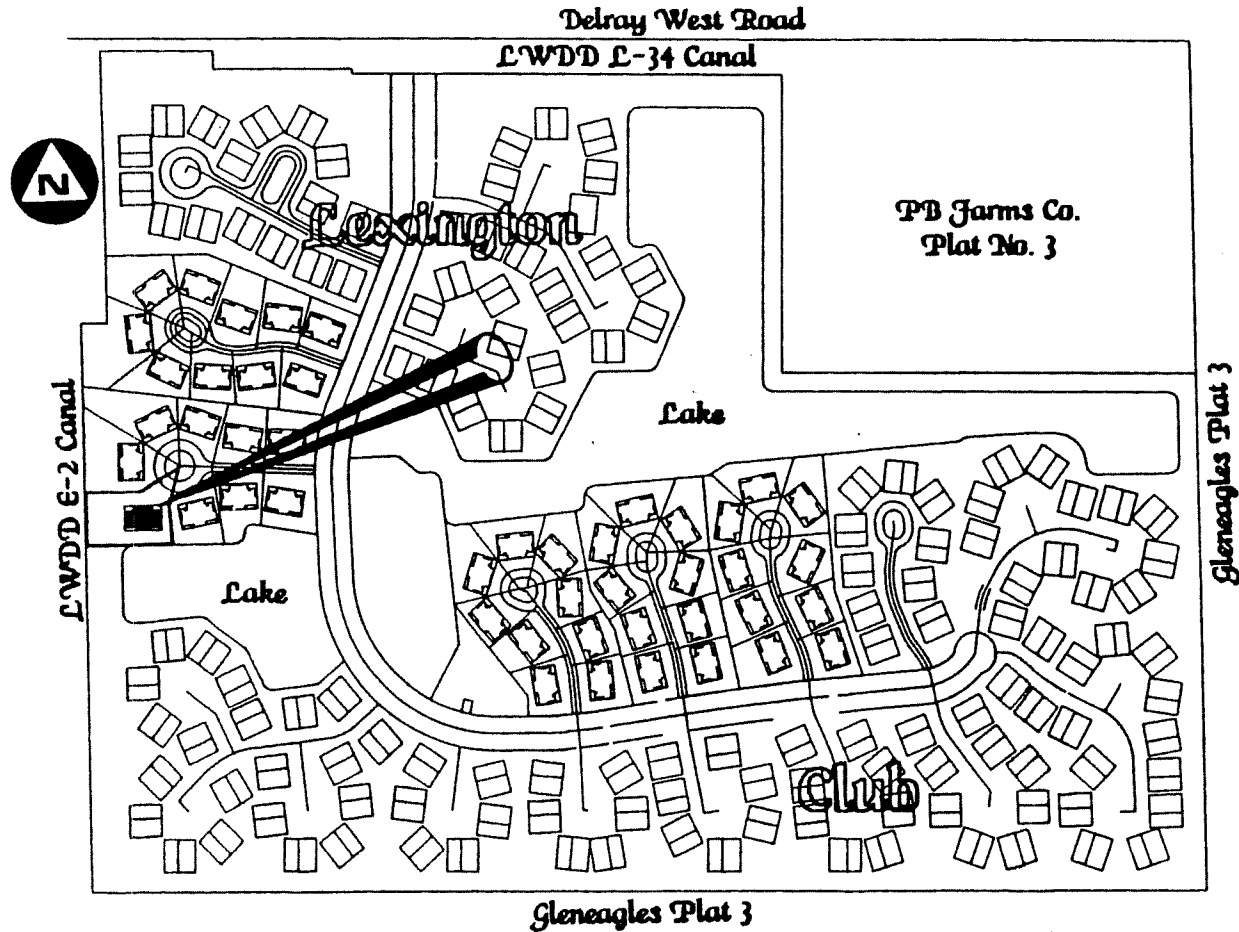
Sworn to, and subscribed before me
this _____ day of _____ A.D., 1986

Gene D. Bowling, Jr.
Notary Public, State of Florida at large
My commission expires: 26-February-1991

Sheet 95 of 286

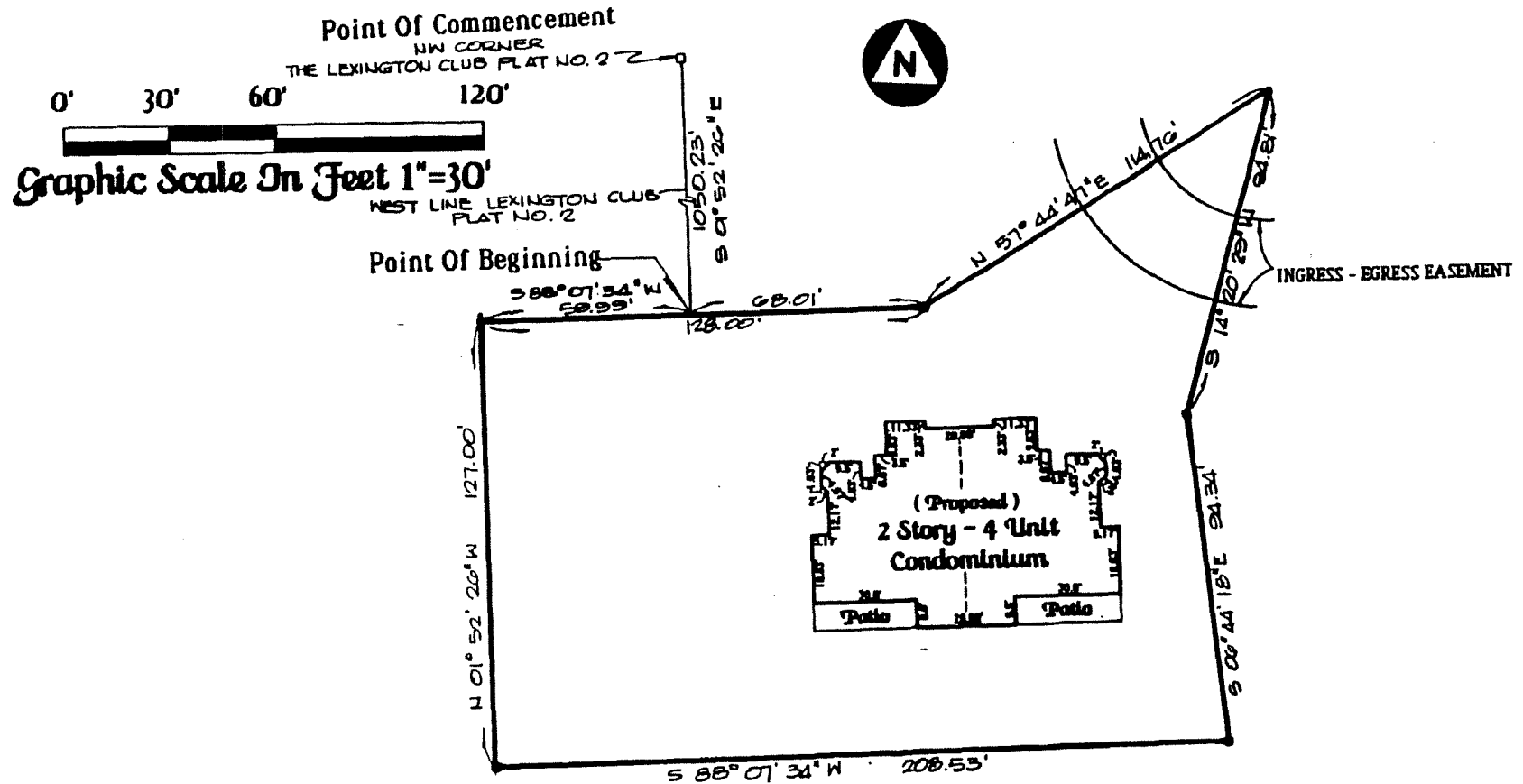
Bench Mark Land Surveying & Mapping, Riviera Beach, Fl. West Palm Beach, Fl

Exhibit "C"
To The Declaration Of Condominium Of
The Lexington Club Villas Condominium, A Condominium



Sheet 96 of 286

Exhibit "C" To The Declaration Of Condominium Of **The Lexington Club Villas Condominium, A Condominium**



Sheet 97 of 286

Exhibit "C"
To The Declaration Of Condominium Of
The Lexington Club Villas Condominium, A Condominium

Legal Description For Phase 16

A parcel of land lying in The Lexington Club Plat No. 2, according to the Plat thereof, as recorded in Plat Book _____, Pages _____ through _____, Public Records, Palm Beach County, Florida, and being more particularly described as follows:

Commencing at the Northwest corner of said The Lexington Club Plat No. 2; Thence, South 01°52'26" East, along the West line of said The Lexington Club Plat No. 2, a distance of 1050.23 feet; Thence, South 88°07'34" West, a distance of 59.99 feet for a point of beginning (P.O.B.)

Thence, North 88°07'34" East, a distance of 128.00 feet; Thence, North 57°44'47" East, a distance of 114.76 feet; Thence, South 14°20'29" West, a distance of 94.81 feet; Thence, South 06°44'18" East, a distance of 94.34 feet; Thence, South 88°07'34" West, a distance of 208.53 feet; Thence, North 01°52'26" West, a distance of 127.00 feet to the point of beginning (P.O.B.).

Containing 0.65 acres, more or less.

Subject to easements, reservations, restrictions and rights of way of record.

Sheet 98 of 286

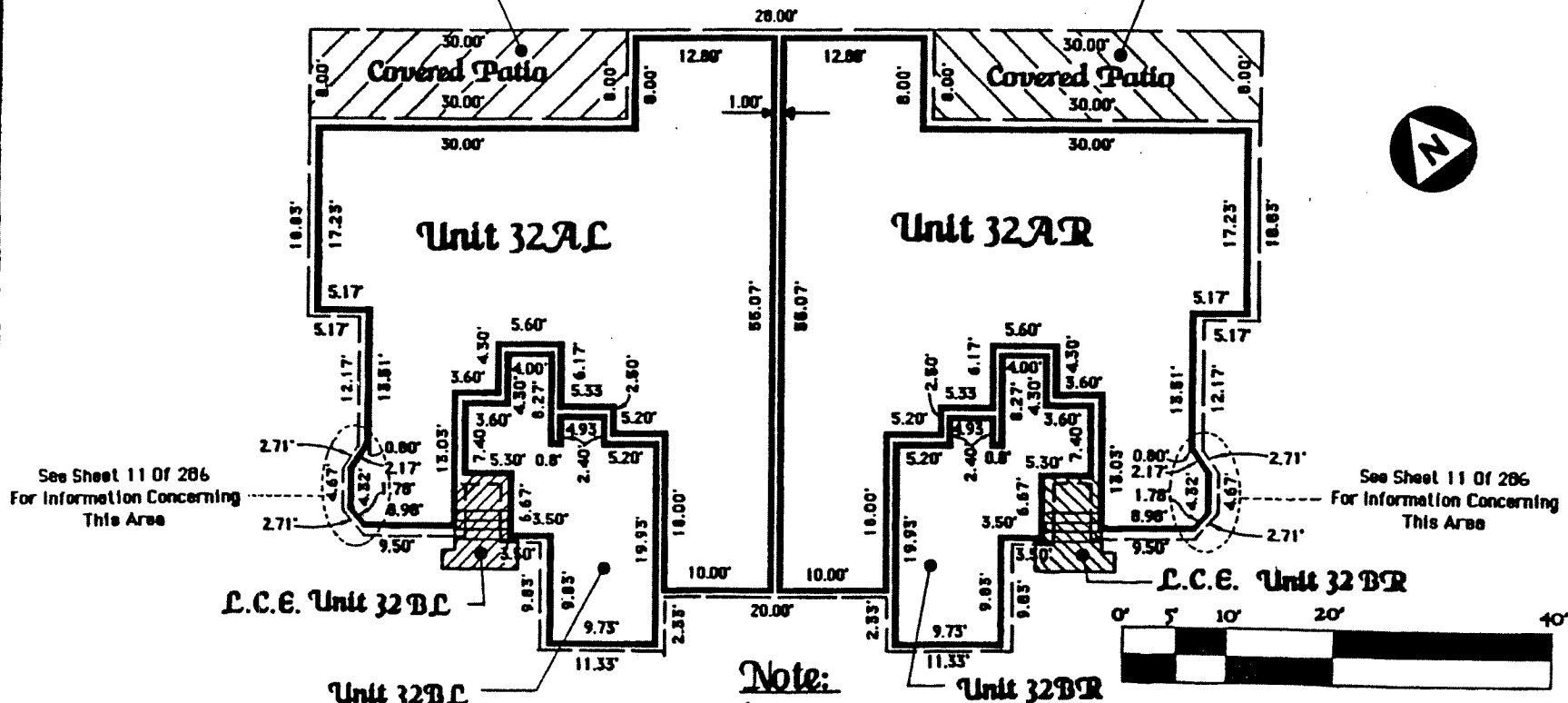
Bench Mark Land Surveying & Mapping, Riviera Beach, Fl. West Palm Beach, Fl

Exhibit "C"
 To The Declaration Of Condominium Of
The Lexington Club Villas Condominium, A Condominium

Phase 16

L.C.E. Unit 32AL

L.C.E. Unit 32AR



See Sheet 11 Of 286
For Information Concerning
This Area

See Sheet 11 Of 286
For Information Concerning
This Area

Note:

See Sheet 100 Of 286 For Additional
Information Concerning Units 32BL And 32BR.

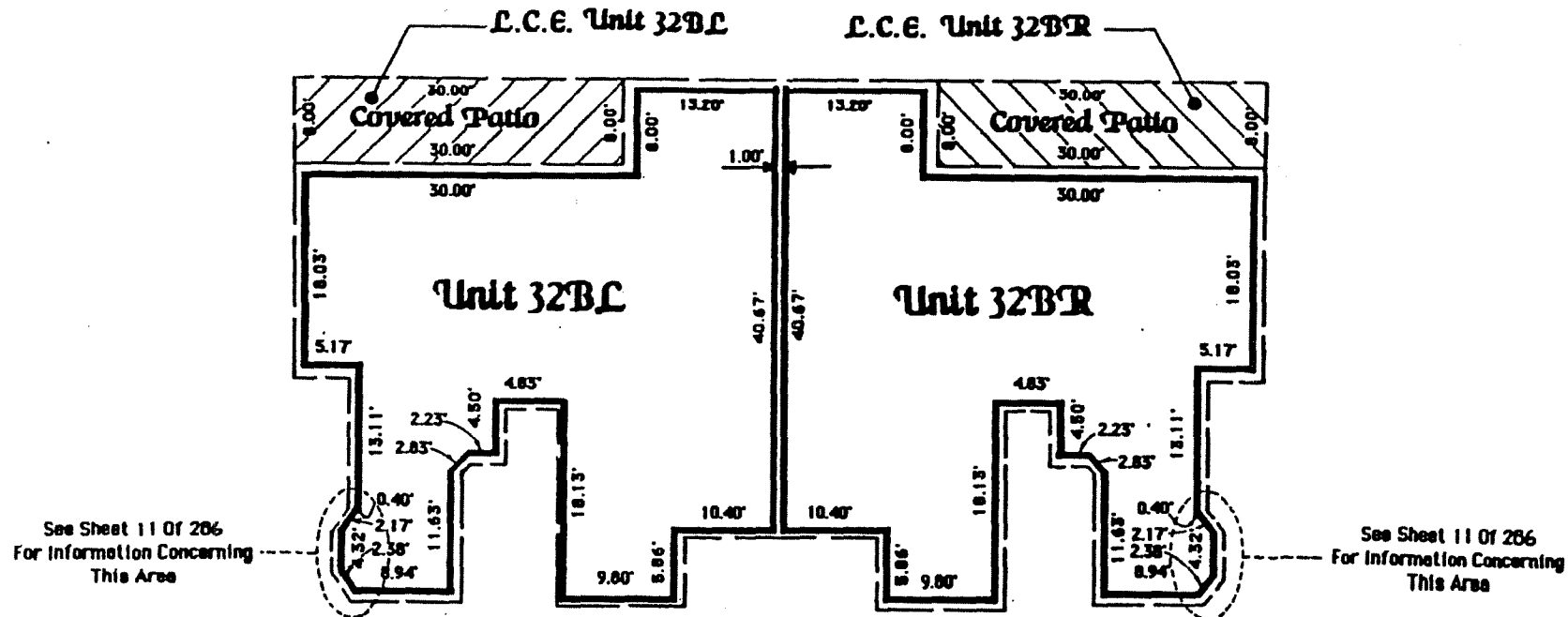
Finished Floor Elevation:
Finished Ceiling Elevation:

Graphic Scale In Feet 1"=10'
 Sheet 99 Of 286

Bench Mark Land Surveying & Mapping, Riviera Beach, Fl. West Palm Beach, Fl

Exhibit "C"
To The Declaration Of Condominium Of
The Lexington Club Villas Condominium, A Condominium

Phase 16



Notes:

1. All exterior walls of the second floor units are 0.40', unless otherwise noted.

Finished Floor Elevation:
Finished Ceiling Elevation:

Note:

See Sheet 99 Of 286 For Additional
Information Concerning Units 32BL And 32BR.

Sheet 100 Of 286

Exhibit "C"
To The Declaration Of Condominium Of
The Lexington Club Villas Condominium, A Condominium

Surveyor's Certification :

Before me, the undersigned authority, duly authorized to administer oaths, and take acknowledgements, personally appeared Wm. R. Van Campen, R.L.S., who, after being duly cautioned and sworn, deposes and says the following :

1. That he is a duly Registered Land Surveyor under the laws of the State of Florida, being Surveyor number 2424.
2. That the boundaries of the Real Property, shown and described herein, attached hereto and made a part hereof, are true and correct to the best of my knowledge and belief, the same being based on a Boundary Survey, performed under my personal direction and completed on _____, A.D., 1987, and that the Survey meets the minimum technical standards, as set forth by the Florida Board of Land Surveyors, pursuant to Section 472.027, Florida Statutes.
3. That the construction of the Improvements for The Lexington Club Villas Condominium, A Condominium, Phase **17**, are substantially complete so that the attached Survey, Site Plan and Graphic Description of the Improvements, describing the Condominium Property, together with the provisions of said declaration of Condominium, describing the Condominium property, present an accurate representation of the location and dimensions of the improvements, and the identification, location and dimensions of the common elements, and each unit, can be determined from said materials.

Further affiant sayeth naught :

By : _____
Wm. R. Van Campen, R.L.S.
Florida certificate number 2424

Sworn to, and subscribed before me
this _____ day of _____ A.D., 1986

Gene D. Bowling, Jr.
Notary Public, State of Florida at large
My commission expires: 26-February-1991

Sheet 101 of 286

Bench Mark Land Surveying & Mapping, Riviera Beach, Fl. West Palm Beach, Fl

Exhibit "C" To The Declaration Of Condominium Of The Lexington Club Villas Condominium, A Condominium

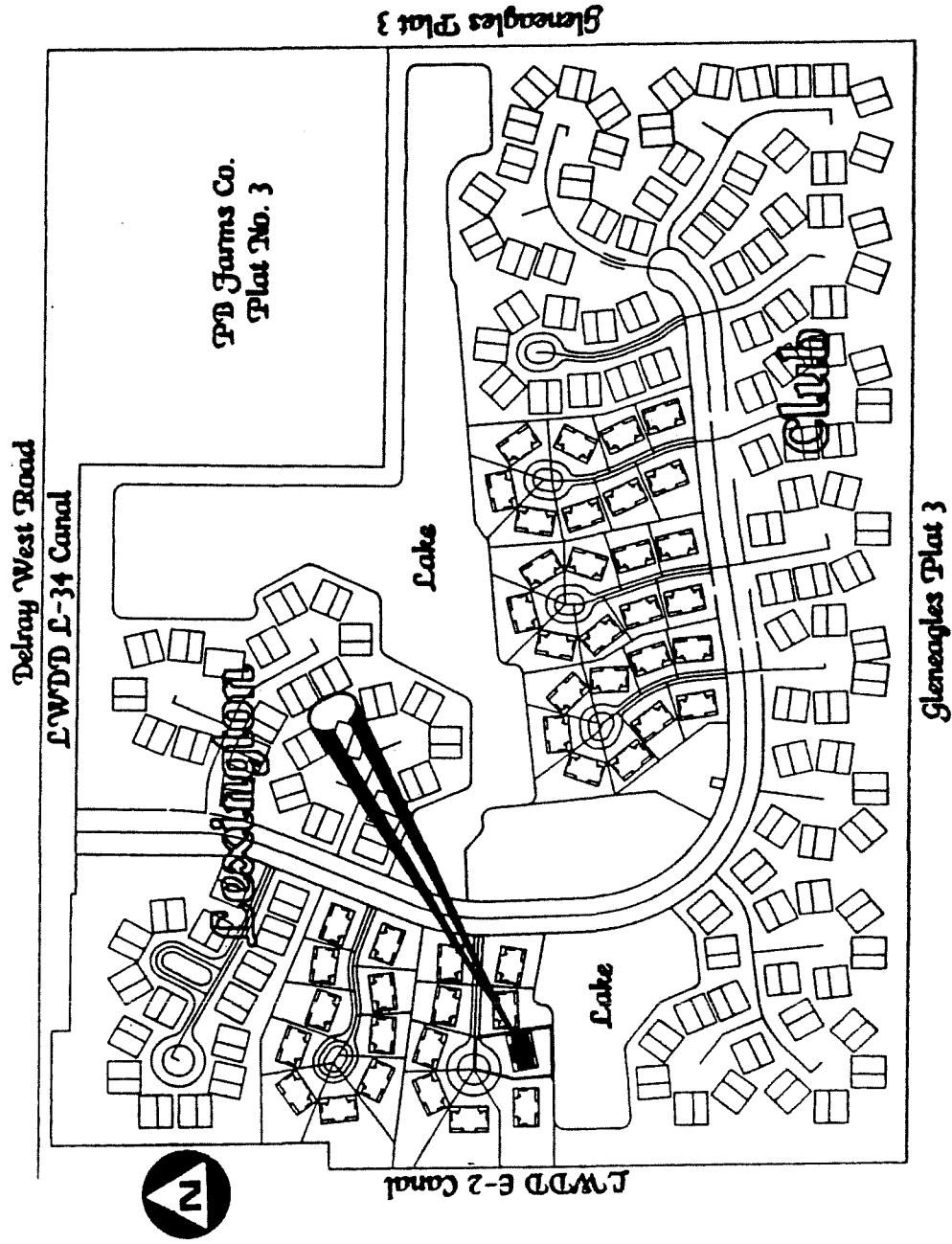
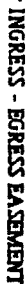


Exhibit "C"

To The Declaration Of Condominium Of

The Lexington Club Villas Condominium, A Condominium



0° 30' 60' 120'

Graphic Scale on Feet 1"=30'

Sheet 103 of 286

[illegible]

Exhibit "C"
To The Declaration Of Condominium Of
The Lexington Club Villas Condominium, A Condominium

Legal Description For Phase 17

A parcel of land lying in The Lexington Club Plat No. 2, according to the Plat thereof, as recorded in Plat Book _____, Pages _____ through _____, Public Records, Palm Beach County, Florida, and being more particularly described as follows:

Commencing at the Northwest corner of said The Lexington Club Plat No. 2; Thence, South 01°52'26" East, along the West line of said The Lexington Club Plat No. 2, a distance of 1177.23 feet; Thence, North 88°07'34" East, a distance of 148.53 feet for a point of beginning (P.O.B.)

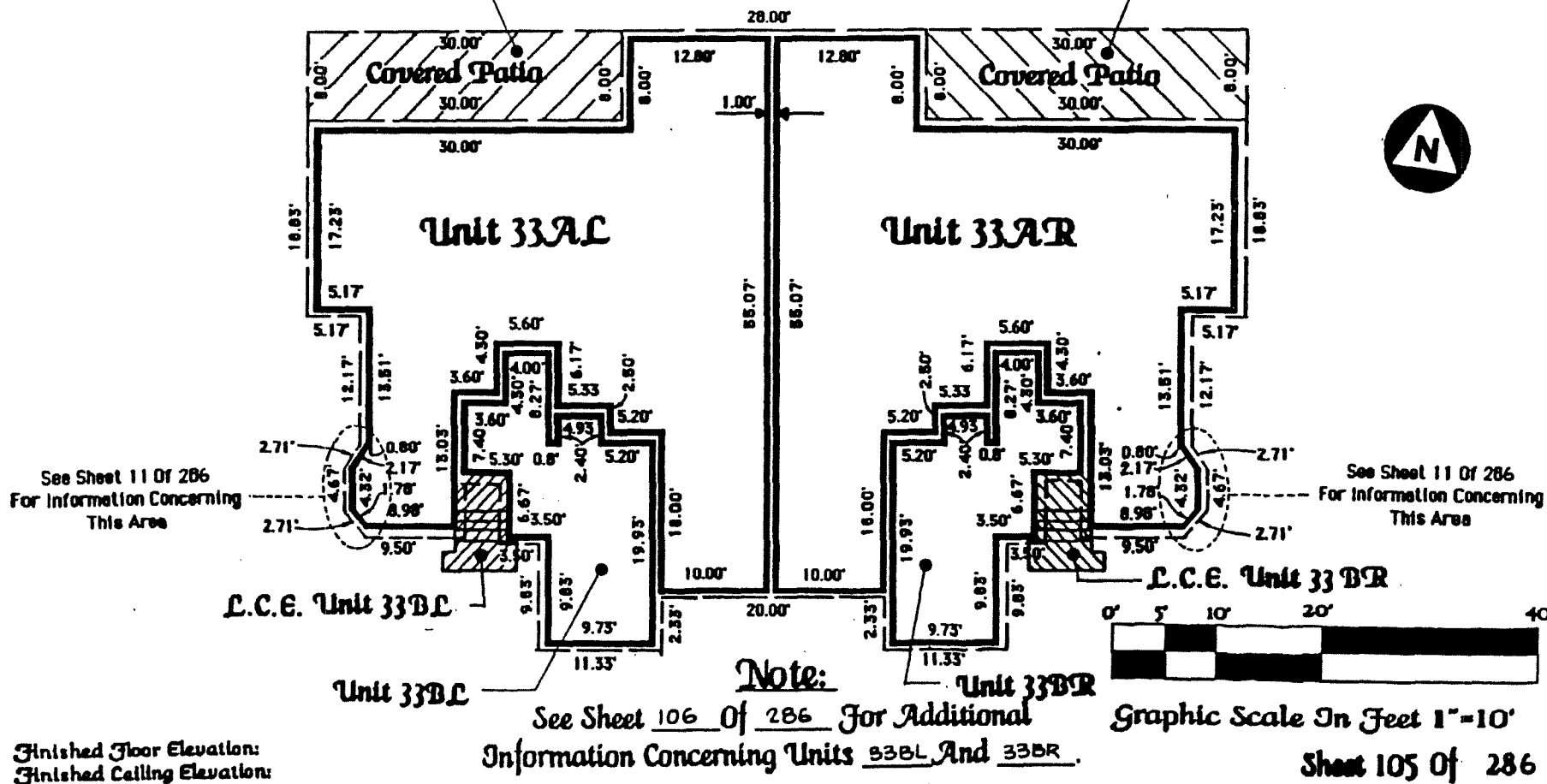
Thence, North 06°44'18" West, a distance of 94.34 feet; Thence, North 14°20'29" East, a distance of 94.81 feet; Thence, South 89°06'21" East, a distance of 78.00 feet; Thence, South 10°32'09" East, a distance of 183.36 feet; Thence, South 88°07'34" West, a distance of 124.00 feet to the point of beginning (P.O.B.).

Containing 0.46 acres, more or less.

Subject to easements, reservations, restrictions and rights of way of record.

Phase 17

-L.C.E. Unit 33A2



Finished Floor Elevation:
Finished Ceiling Elevation:

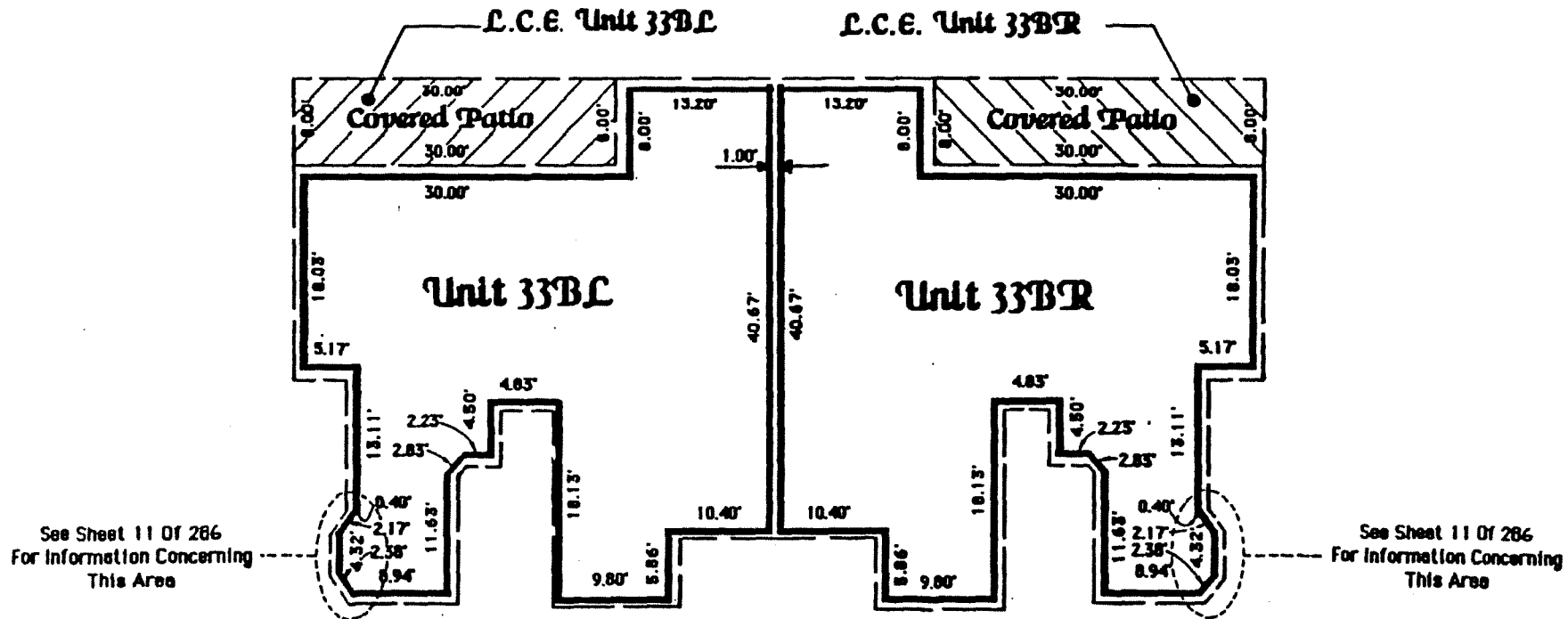
Note: See Sheet 106 Of 286 For Additional Information Concerning Units 33BL And 33BR

Graphic Scale In Feet 1"=10'

Sheet 105 of 286

Phase 17

**To The Declaration Of Condominium Of
The Lexington Club Villas Condominium, A Condominium**



Note:

See Sheet 105 Of 286 For Additional
Information Concerning Units 338L And 338R.

Sheet 106 of 286

Exhibit "C"
To The Declaration Of Condominium Of
The Lexington Club Villas Condominium, A Condominium

Surveyor's Certification :

Before me, the undersigned authority, duly authorized to administer oaths, and take acknowledgements, personally appeared Wm. R. Van Campen, R.L.S., who, after being duly cautioned and sworn, deposes and says the following :

1. That he is a duly Registered Land Surveyor under the laws of the State of Florida, being Surveyor number 2424.
2. That the boundaries of the Real Property, shown and described herein, attached hereto and made a part hereof, are true and correct to the best of my knowledge and belief, the same being based on a Boundary Survey, performed under my personal direction and completed on _____, A.D., 1987, and that the Survey meets the minimum technical standards, as set forth by the Florida Board of Land Surveyors, pursuant to Section 472.027, Florida Statutes.
3. That the construction of the improvements for The Lexington Club Villas Condominium, A Condominium, Phase 18, are substantially complete so that the attached Survey, Site Plan and Graphic Description of the improvements, describing the Condominium Property, together with the provisions of said declaration of Condominium, describing the Condominium property, present an accurate representation of the location and dimensions of the improvements, and the identification, location and dimensions of the common elements, and each unit, can be determined from said materials.

Further affiant sayeth naught :

By : _____
Wm. R. Van Campen, R.L.S.
Florida certificate number 2424

Sworn to, and subscribed before me
this _____ day of _____ A.D., 1986

Gene D. Bowling, Jr.
Notary Public, State of Florida at large
My commission expires: 26-February-1991

Sheet 107 of 286

Exhibit "C"

To The Declaration Of Condominium Of
The Lexington Club Villas Condominium, A Condominium

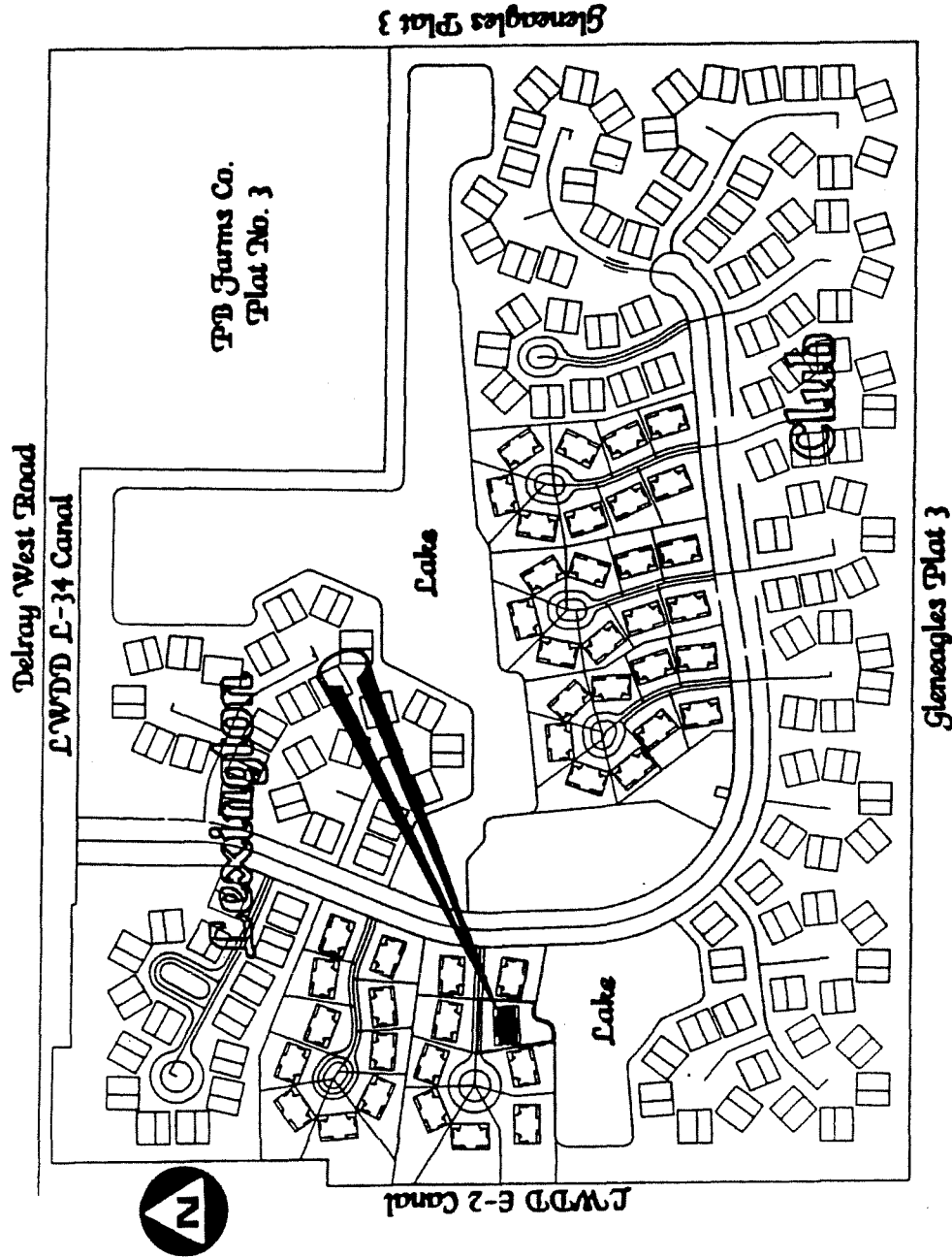


Exhibit "C"

To The Declaration Of Condominium Of The Lexington Club Villas Condominium, A Condominium

0' 30' 60' 120'

Graphic Scale In Feet 1"=30'



Point Of Commencement

NW CORNER
THE LEXINGTON CLUB FLAT NO. 2

WEST LINE LEXINGTON CLUB FLAT NO. 2
S 01° 52' 22" E 1177.23'

Point Of Beginning

N 88° 01' 34" E 272.53'

S 88° 01' 35" N 24.00'

183.30' N 110° 32' 08" W

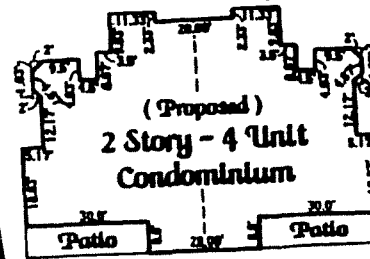
S 89° 00' 21" E 125.66'

136.71' N 81° 37' 25" W 15.00'

R= 20.44', L= 35.76'
Δ= 100° 15' 00"

R= 24.47', L= 38.44'
Δ= 90° 00' 00"

INGRESS - EGRESS EASEMENT



Sheet 109 of 286

Bench Mark Land Surveying & Mapping, Riviera Beach, Fl. West Palm Beach, Fl

Exhibit "C"
To The Declaration Of Condominium Of
The Lexington Club Villas Condominium, A Condominium

Legal Description For Phase 18

A parcel of land lying in The Lexington Club Plat No. 2, according to the Plat thereof, as recorded in Plat Book _____ Pages _____ through _____, Public Records, Palm Beach County, Florida, and being more particularly described as follows:

Commencing at the Northwest corner of said The Lexington Club Plat No. 2; Thence, South 01°52'26" East, along the West line of said The Lexington Club Plat No. 2, a distance of 1177.23 feet; Thence, North 88°07'34" East, a distance of 272.53 feet for a point of beginning (P.O.B.)

Thence, North 10°32'09" West, a distance of 183.36 feet; Thence, South 89°06'21" East, a distance of 125.66 feet; Thence, South 02°40'13" West, a distance of 133.71 feet; Thence, North 81°37'25" West, a distance of 15.00 feet to the point of curvature of a curve to the left, having a radius of 20.44 feet; Thence, Westerly and Southerly along said curve, through a central angle of 100°15'00", a distance of 35.76 feet to the point of reverse curvature of a curve to the right, having a radius of 24.47 feet; Thence, Southerly and Westerly along said curve, through a central angle of 90°00'00", a distance of 38.44 feet to the point of tangency; Thence, South 88°07'35" West, a distance of 24.00 feet to the point of beginning (P.O.B.).

Containing 0.39 acres, more or less.

Subject to easements, reservations, restrictions and rights of way of record.

Exhibit "C"

Phase 18

To The Declaration Of Condominium Of The Lexington Club Villas Condominium, A Condominium

L.C.E. Unit 34AL

L.C.E. Unit 34AR

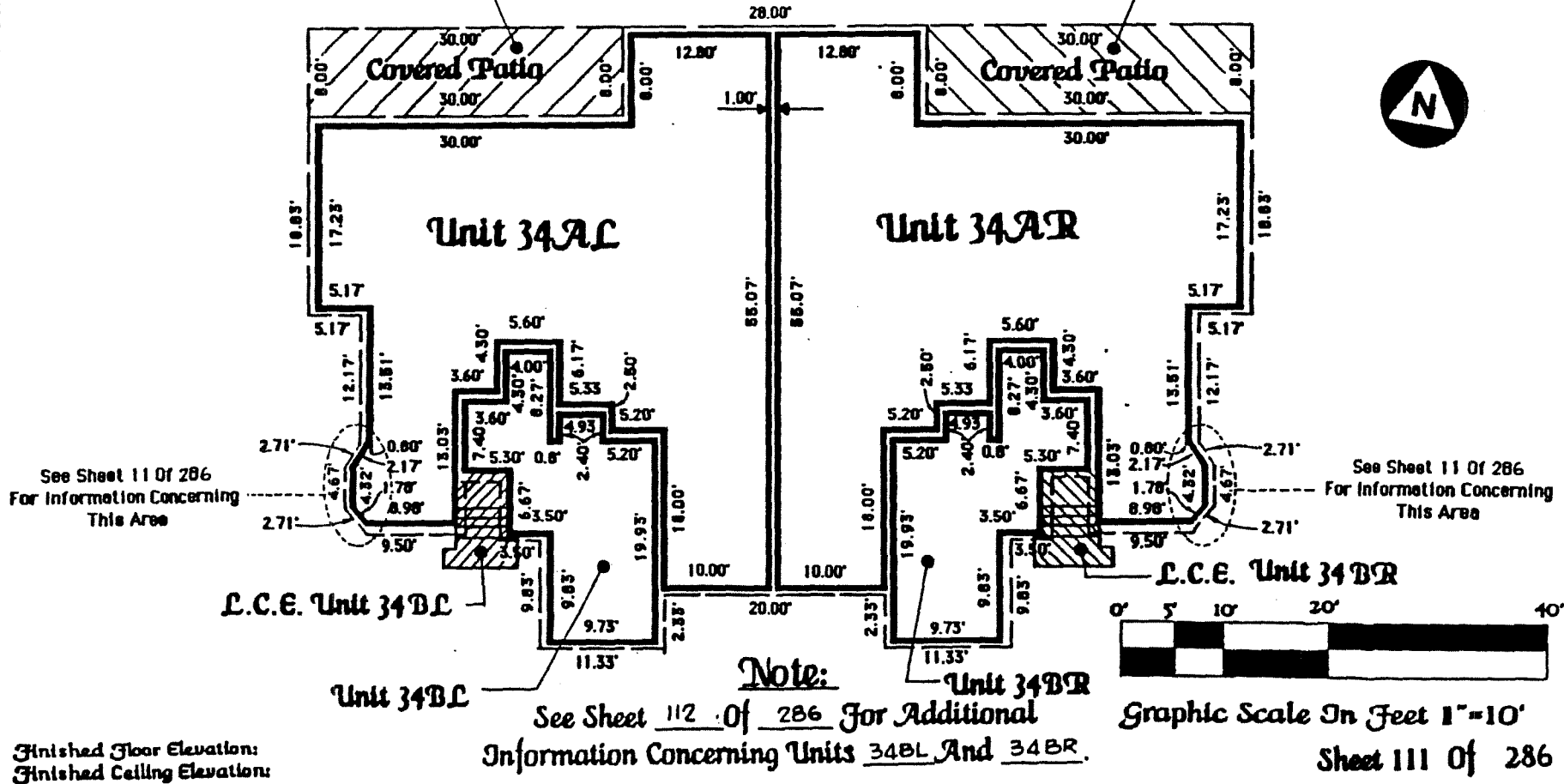
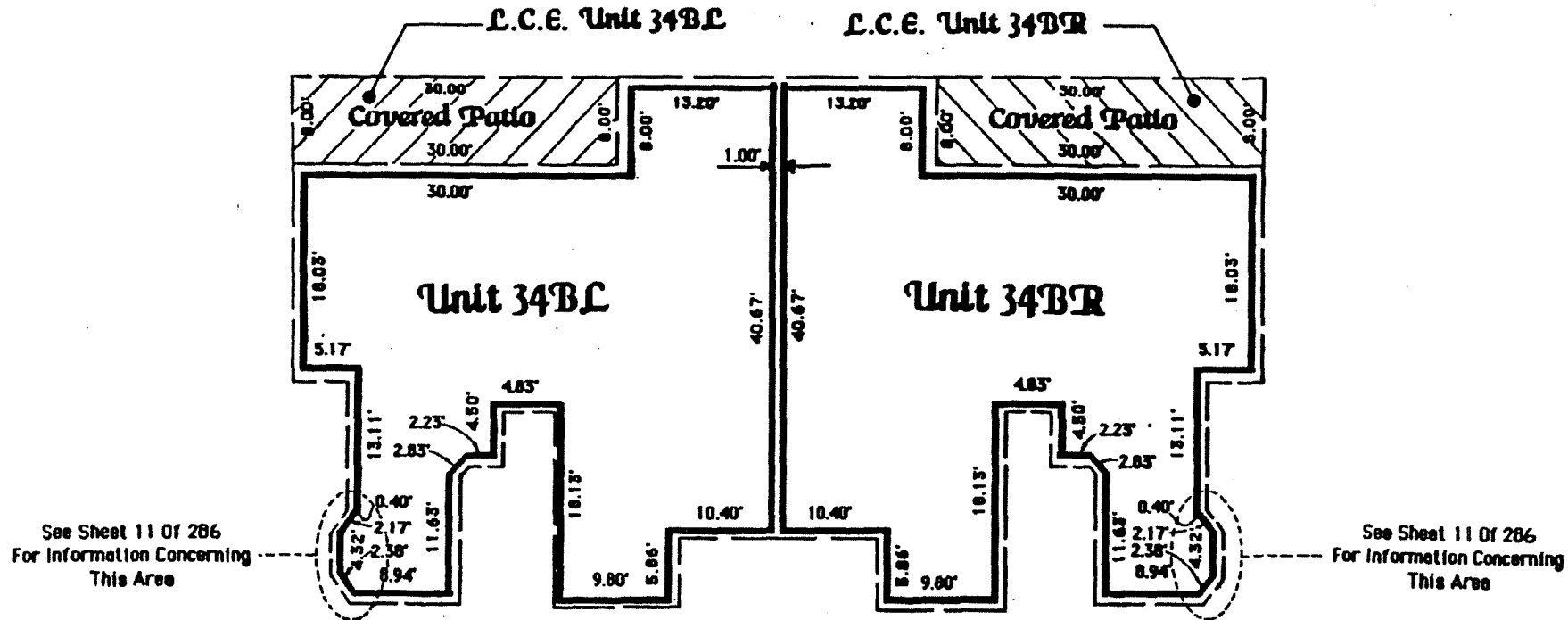


Exhibit "C"
 To The Declaration Of Condominium Of
The Lexington Club Villas Condominium, A Condominium

Phase 18



Notes:

1. All exterior walls of the second floor units are 0.40', unless otherwise noted.

Finished Floor Elevation:
 Finished Ceiling Elevation:

Note:

See Sheet 111 Of 286 For Additional
 Information Concerning Units 34BL And 34BR.

Sheet 112 Of 286

Architect: Mark Sand Surveilling & Mannino, Riviera Beach, Fl. West Palm Beach, Fl

Exhibit "C"
To The Declaration Of Condominium Of
The Lexington Club Villas Condominium, A Condominium

Surveyor's Certification :

Before me, the undersigned authority, duly authorized to administer oaths, and take acknowledgements, personally appeared Wm. R. Van Campen, R.L.S., who, after being duly cautioned and sworn, deposes and says the following :

1. That he is a duly Registered Land Surveyor under the laws of the State of Florida, being Surveyor number 2424.
2. That the boundaries of the Real Property, shown and described herein, attached hereto and made a part hereof, are true and correct to the best of my knowledge and belief, the same being based on a Boundary Survey, performed under my personal direction and completed on _____, A.D., 1987, and that the Survey meets the minimum technical standards, as set forth by the Florida Board of Land Surveyors, pursuant to Section 472.027, Florida Statutes.
3. That the construction of the Improvements for The Lexington Club Villas Condominium, A Condominium, Phase **19**, are substantially complete so that the attached Survey, Site Plan and Graphic Description of the improvements, describing the Condominium Property, together with the provisions of said declaration of Condominium, describing the Condominium property, present an accurate representation of the location and dimensions of the improvements, and the identification, location and dimensions of the common elements, and each unit, can be determined from said materials.

Further affiant sayeth naught :

By : _____
Wm. R. Van Campen, R.L.S.
Florida certificate number 2424

Sworn to, and subscribed before me
this _____ day of _____ A.D., 1986

Gene D. Bowling, Jr.
Notary Public, State of Florida at large
My commission expires: 26-February-1991

Sheet 113 of 286

Bench Mark Land Surveying & Mapping, Riviera Beach, Fl. West Palm Beach, Fl

Exhibit "C"

To The Declaration Of Condominium Of
The Lexington Club Villas Condominium, A Condominium

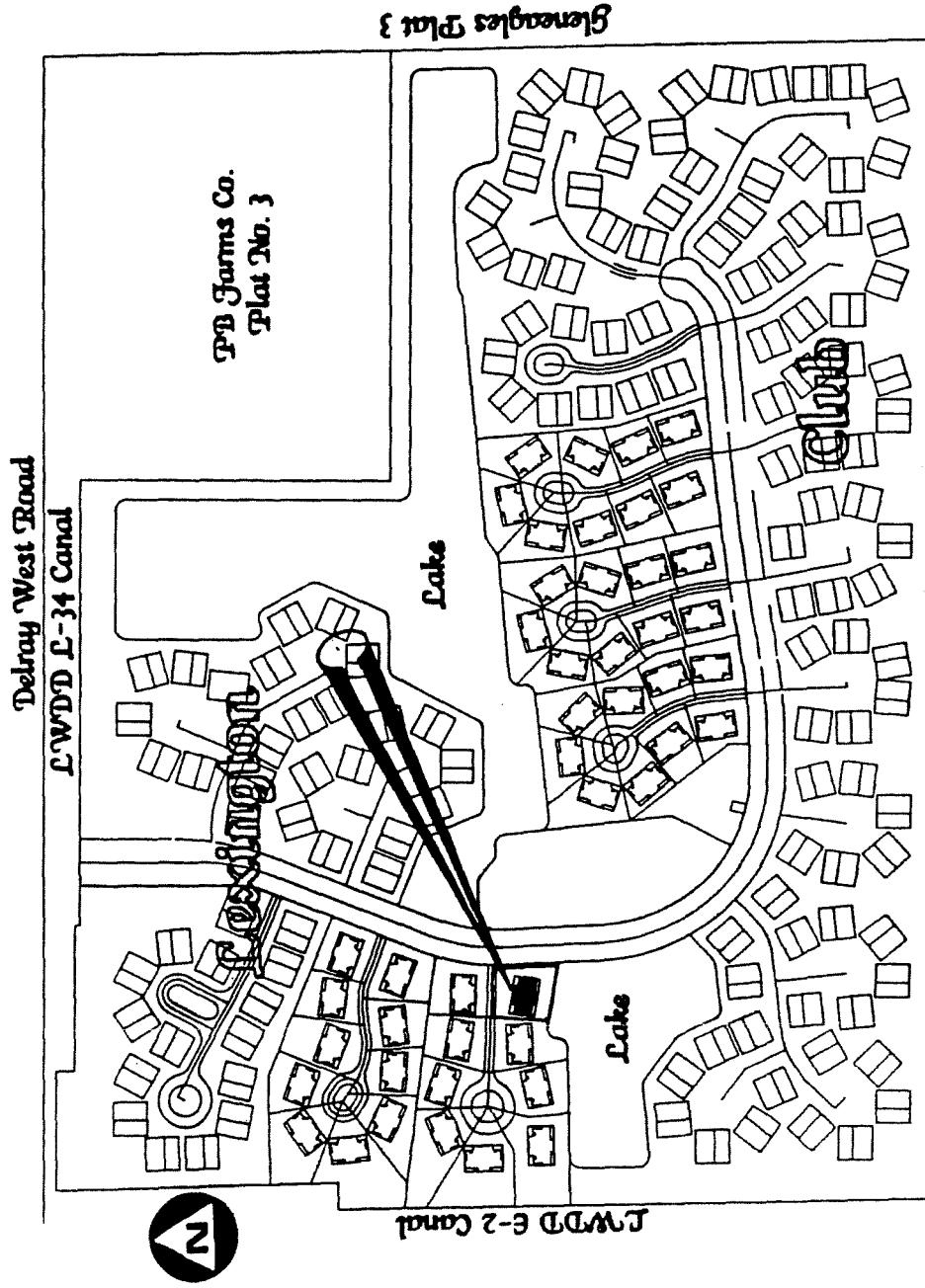


Exhibit "C"

To The Declaration Of Condominium Of
The Lexington Club Villas Condominium, A Condominium

0' 30' 60' 120'



Graphic Scale In Feet 1"=30'

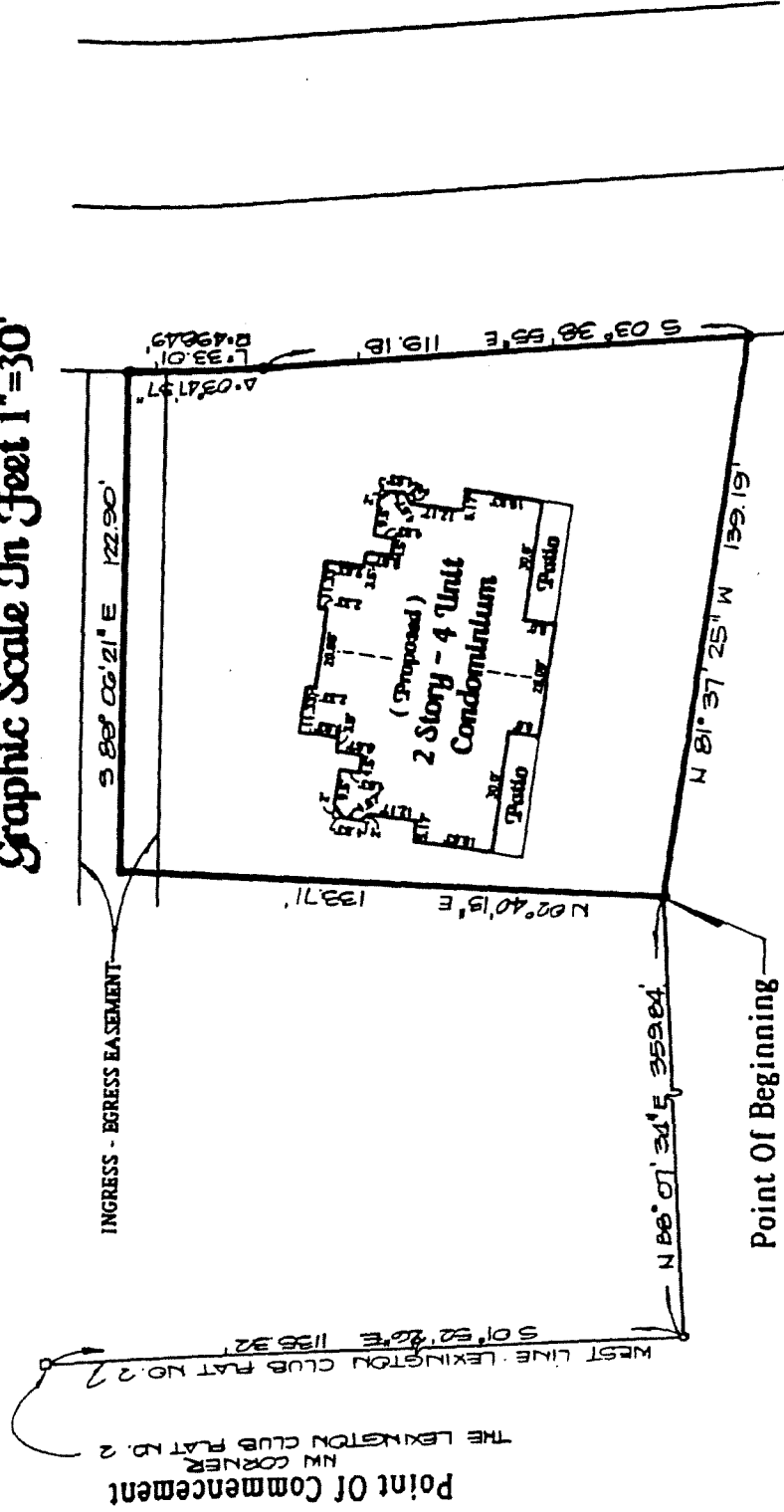


Exhibit "C"
To The Declaration Of Condominium Of
The Lexington Club Villas Condominium, A Condominium

Legal Description For Phase 19

A parcel of land lying in The Lexington Club Plat No. 2, according to the Plat thereof, as recorded in Plat Book _____, Pages _____ through _____, Public Records, Palm Beach County, Florida, and being more particularly described as follows:

Commencing at the Northwest corner of said The Lexington Club Plat No. 2; Thence, South $01^{\circ}52'26''$ East, along the West line of said The Lexington Club Plat No. 2, a distance of 1135.32 feet; Thence, North $88^{\circ}07'34''$ East, a distance of 359.84 feet for a point of beginning (P.O.B.)

Thence, North $02^{\circ}40'13''$ East, a distance of 133.71 feet; Thence, South $89^{\circ}06'21''$ East, a distance of 122.90 feet to a point on a curve, concave Southerly, having a radius of 498.49, and whose radius point bears South $89^{\circ}51'18''$ East; Thence, Southerly along said curve, through a central angle of $03^{\circ}47'37''$, a distance of 33.01 feet to the point of tangency; Thence, South $03^{\circ}38'55''$ East, a distance of 119.18 feet; Thence, North $81^{\circ}37'25''$ West, a distance of 139.19 feet to the point of beginning (P.O.B.).

Containing 0.43 acres, more or less.

Subject to easements, reservations, restrictions and rights of way of record.

Exhibit "C"

Phase 19

To The Declaration Of Condominium Of The Lexington Club Villas Condominium, A Condominium

L.C.E. Unit 35AL

L.C.E. Unit 35AR

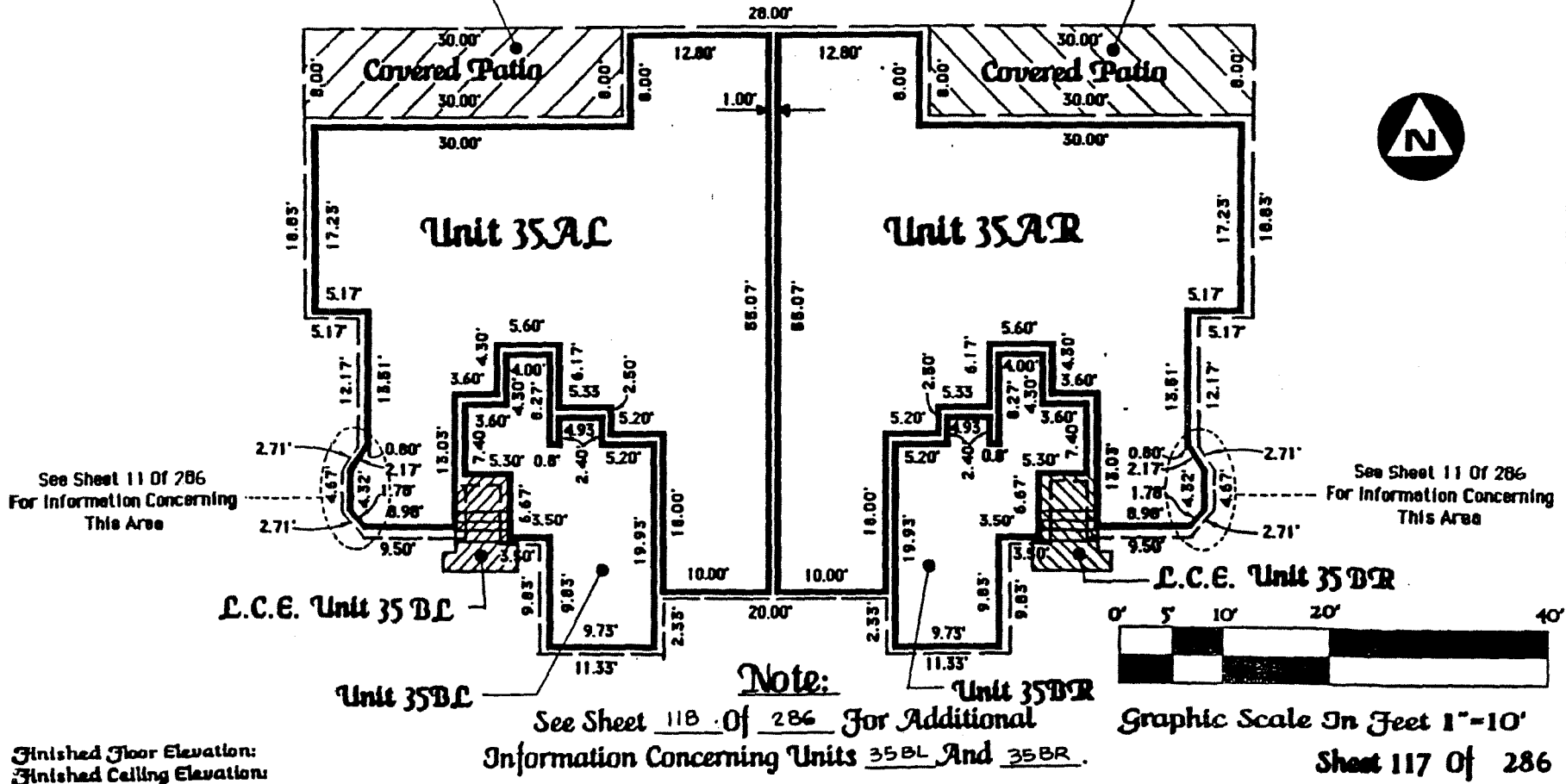
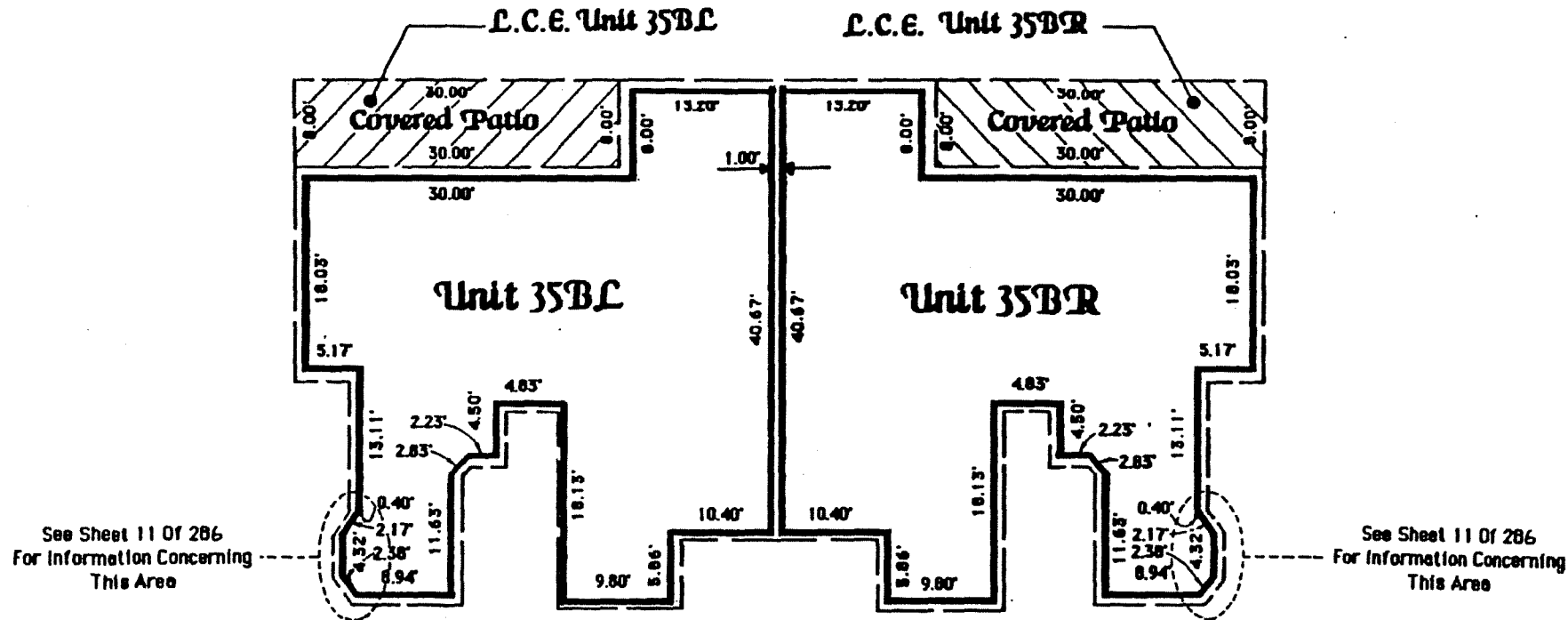


Exhibit "C"
 To The Declaration Of Condominium Of
The Lexington Club Villas Condominium, A Condominium

Phase 19



Notes:

1. All exterior walls of the second floor units are 0.40', unless otherwise noted.

Finished Floor Elevation:
 Finished Ceiling Elevation:

Note:

See Sheet 117 Of 286 For Additional
 Information Concerning Units 35BL And 35BR.

Sheet 118 Of 286

Exhibit "C"
To The Declaration Of Condominium Of
The Lexington Club Villas Condominium, A Condominium

Surveyor's Certification :

Before me, the undersigned authority, duly authorized to administer oaths, and take acknowledgements, personally appeared Wm. R. Van Campen, R.L.S., who, after being duly cautioned and sworn, deposes and says the following :

1. That he is a duly Registered Land Surveyor under the laws of the State of Florida, being Surveyor number 2424.
2. That the boundaries of the Real Property, shown and described herein, attached hereto and made a part hereof, are true and correct to the best of my knowledge and belief, the same being based on a Boundary Survey, performed under my personal direction and completed on _____, A.D., 1987, and that the Survey meets the minimum technical standards, as set forth by the Florida Board of Land Surveyors, pursuant to Section 472.027, Florida Statutes.
3. That the construction of the Improvements for The Lexington Club Villas Condominium, A Condominium, Phase 20, are substantially complete so that the attached Survey, Site Plan and Graphic Description of the improvements, describing the Condominium Property, together with the provisions of said declaration of Condominium, describing the Condominium property, present an accurate representation of the location and dimensions of the improvements, and the identification, location and dimensions of the common elements, and each unit, can be determined from said materials.

Further affiant sayeth naught :

By : _____
Wm. R. Van Campen, R.L.S.
Florida certificate number 2424

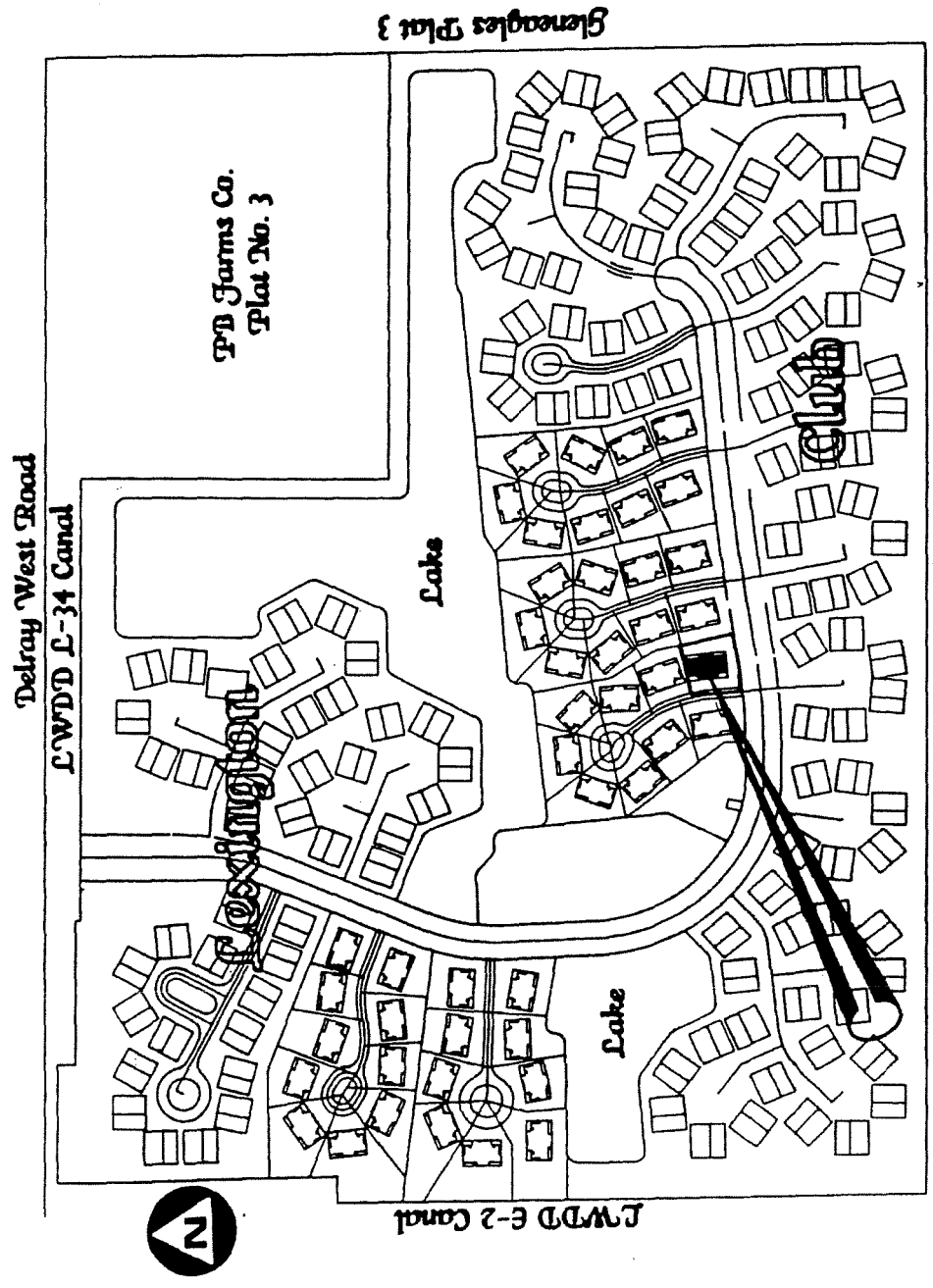
Sworn to, and subscribed before me
this _____ day of _____ A.D., 1986

Gene D. Bowling, Jr.
Notary Public, State of Florida at large
My commission expires: 26-February-1991

Sheet 119 of 286

Beach, Mark Sand, Surveilling & Mannino, Riviera Beach, Fl. West Palm Beach, Fl

Exhibit "C" To The Declaration Of Condominium Of The Lexington Club Villas Condominium, A Condominium



**To The Declaration Of Condominium Of
The Lexington Club Villas Condominium, A Condominium**

THE LEXINGTON CLUB FLAT NO. 2



INGRESS - EGRESS EASEMENT



Graphic Scale In Feet 1"=30'

Exhibit "C"
To The Declaration Of Condominium Of
The Lexington Club Villas Condominium, A Condominium

Legal Description For Phase 20

A parcel of land lying in The Lexington Club Plat No. 2, according to the Plat thereof, as recorded in Plat Book _____, Pages _____ through _____, Public Records, Palm Beach County, Florida, and being more particularly described as follows:

Commencing at the Northwest corner of said The Lexington Club Plat No. 2; Thence, South 01°52'26" East, along the West line of said The Lexington Club Plat No. 2, a distance of 1452.87 feet; Thence, North 88°07'34" East, a distance of 1222.19 feet for a point of beginning (P.O.B.)

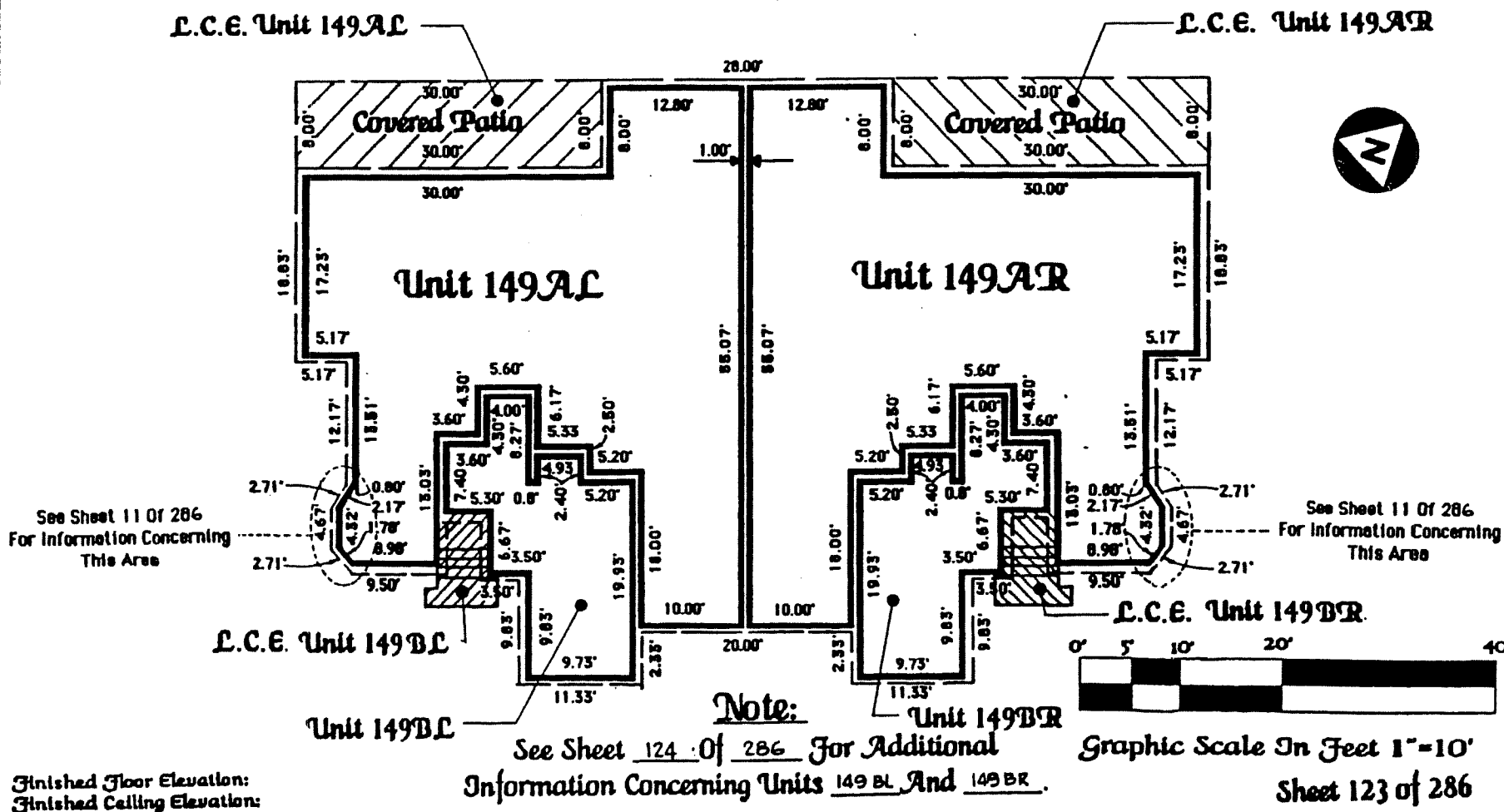
Thence, South 14°41'38" East, a distance of 125.00 feet; Thence, South 79°47'13" West, a distance of 61.02 feet to the point of curvature of a curve to the right, having a radius of 1238.70 feet; Thence, Westerly along said curve, through a central angle of 03°29'16", a distance of 75.40 feet to the end of said curve; Thence, North 06°43'31" West, a distance of 77.00 feet to the point of curvature of a curve to the left, having a radius of 272.35 feet; Thence, Northerly along said curve, through a central angle of 07°41'06", a distance of 36.53 feet to the end of said curve; Thence, North 75°35'23" East, a distance of 122.48 feet to the point of beginning (P.O.B.).

Containing 0.35 acres, more or less.

Subject to easements, reservations, restrictions and rights of way of record.

Exhibit "C"
 To The Declaration Of Condominium Of
The Lexington Club Villas Condominium, A Condominium

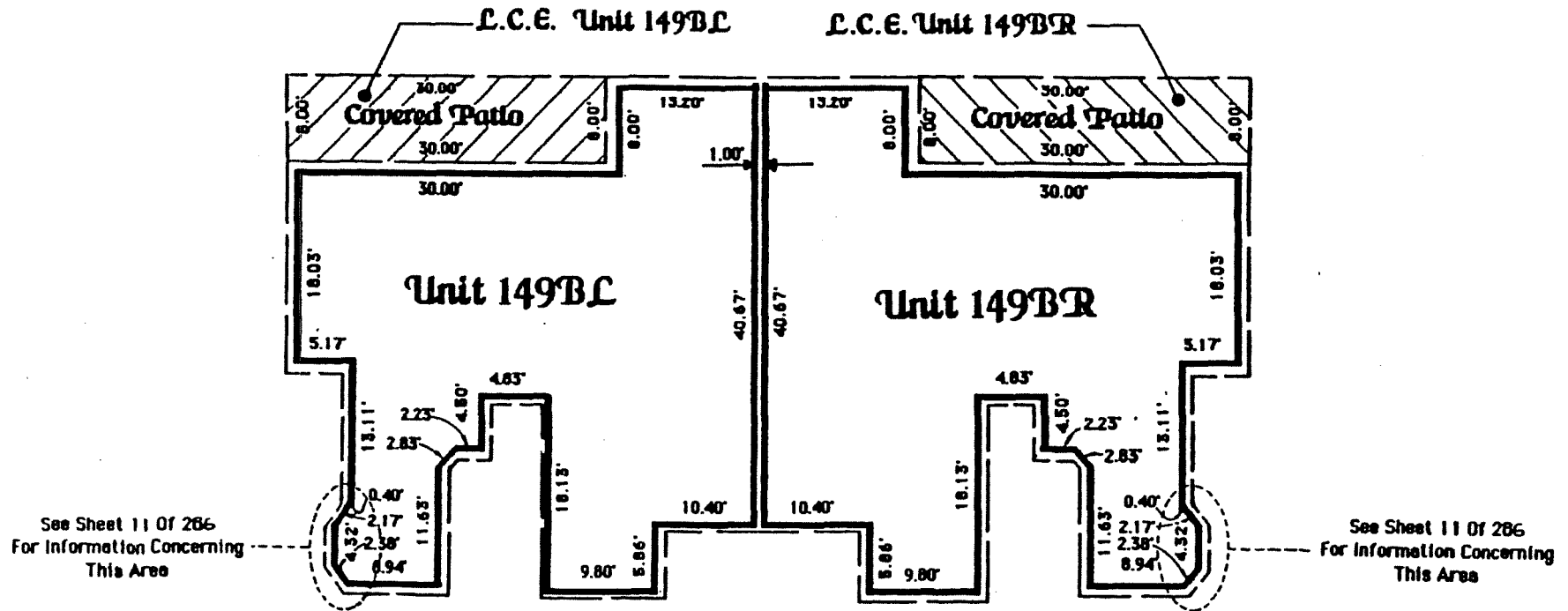
Phase 20



12345678910111213141516171819202122232425262728293031323334353637383940414243444546474849505152535455565758596061626364656667686970717273747576777879808182838485868788899091929394959697989910010110210310410510610710810911011111211311411511611711811912012112212312412512612712812913013113213313413513613713813914014114214314414514614714814915015115215315415515615715815916016116216316416516616716816917017117217317417517617717817918018118218318418518618718818919019119219319419519619719819920020120220320420520620720820921021121221321421521621721821922022122222322422522622722822923023123223323423523623723823924024124224324424524624724824925025125225325425525625725825926026126226326426526626726826927027127227327427527627727827928028128228328428528628728828929029129229329429529629729829930030130230330430530630730830931031131231331431531631731831932032132232332432532632732832933033133233333433533633733833934034134234334434534634734834935035135235335435535635735835936036136236336436536636736836937037137237337437537637737837938038138238338438538638738838939039139239339439539639739839940040140240340440540640740840941041141241341441541641741841942042142242342442542642742842943043143243343443543643743843944044144244344444544644744844945045145245345445545645745845946046146246346446546646746846947047147247347447547647747847948048148248348448548648748848949049149249349449549649749849950050150250350450550650750850951051151251351451551651751851952052152252352452552652752852953053153253353453553653753853954054154254354454554654754854955055155255355455555655755855956056156256356456556656756856957057157257357457557657757857958058158258358458558658758858959059159259359459559659759859960060160260360460560660760860961061161261361461561661761861962062162262362462562662762862963063163263363463563663763863964064164264364464564664764864965065165265365465565665765865966066166266366466566666766866967067167267367467567667767867968068168268368468568668768868969069169269369469569669769869970070170270370470570670770870971071171271371471571671771871972072172272372472572672772872973073173273373473573673773873974074174274374474574674774874975075175275375475575675775875976076176276376476576676776876977077177277377477577677777877978078178278378478578678778878979079179279379479579679779879980080180280380480580680780880981081181281381481581681781881982082182282382482582682782882983083183283383483583683783883984084184284384484584684784884985085185285385485585685785885986086186286386486586686786886987087187287387487587687787887988088188288388488588688788888989089189289389489589689789889990090190290390490590690790890991091191291391491591691791891992092192292392492592692792892993093193293393493593693793893994094194294394494594694794894995095195295395495595695795895996096196296396496596696796896997097197297397497597697797897998098198298398498598698798898999099199299399499599699799899910001001100210031004100510061007100810091010101110121013101410151016101710181019102010211022102310241025102610271028102910301031103210331034103510361037103810391040104110421043104410451046104710481049105010511052105310541055105610571058105910601061106210631064106510661067106810691070107110721073107410751076107710781079108010811082108310841085108610871088108910901091109210931094109510961097109810991100110111021103110411051106110711081109111011111112111311141115111611171118111911201121112211231124112511261127112811291130113111321133113411351136113711381139114011411142114311441145114611471148114911501151115211531154115511561157115811591160116111621163116411651166116711681169117011711172117311741175117611771178117911801181118211831184118511861187118811891190119111921193119411951196119711981199120012011202120312041205120612071208120912101211121212131214121512161217121812191220122112221223122412251226122712281229123012311232123312341235123612371238123912401241124212431244124512461247124812491250125112521253125412551256125712581259126012611262126312641265126612671268126912701271127212731274127512761277127812791280128112821283128412851286128712881289129012911292129312941295129612971298129913001301130213031304130513061307130813091310131113121313131413151316131713181319132013211322132313241325132613271328132913301331133213331334133513361337133813391340134113421343134413451346134713481349135013511352135313541355135613571358135913601361136213631364136513661367136813691370137113721373137413751376137713781379138013811382138313841385138613871388138913901391139213931394139513961397139813991400140114021403140414051406140714081409141014111412141314141415141614171418141914201421142214231424142514261427142814291430143114321433143414351436143714381439144014411442144314441445144614471448144914501451145214531454145514561457145814591460146114621463146414651466146714681469147014711472147314741475147614771478147914801481148214831484148514861487148814891490149114921493149414951496149714981499150015011502150315041505150615071508150915101511151215131514151515161517151815191520152115221523152415251526152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Exhibit "C"
To The Declaration Of Condominium Of
The Lexington Club Villas Condominium, A Condominium

Phase 20



Notes:

1. All exterior walls of the second floor units are 0.40', unless otherwise noted.

Finished Floor Elevation:
 Finished Ceiling Elevation:

Note:

See Sheet 123 Of 286 For Additional
 Information Concerning Units 149BL And 149BR.

Sheet 124 of 286

Exhibit "C"
To The Declaration Of Condominium Of
The Lexington Club Villas Condominium, A Condominium

Surveyor's Certification :

Before me, the undersigned authority, duly authorized to administer oaths, and take acknowledgements, personally appeared Wm. R. Van Campen, R.L.S., who, after being duly cautioned and sworn, deposes and says the following :

1. That he is a duly Registered Land Surveyor under the laws of the State of Florida, being Surveyor number 2424.
2. That the boundaries of the Real Property, shown and described herein, attached hereto and made a part hereof, are true and correct to the best of my knowledge and belief, the same being based on a Boundary Survey, performed under my personal direction and completed on _____, A.D., 1987, and that the Survey meets the minimum technical standards, as set forth by the Florida Board of Land Surveyors, pursuant to Section 472.027, Florida Statutes.
3. That the construction of the Improvements for The Lexington Club Villas Condominium, A Condominium, Phase **21**, are substantially complete so that the attached Survey, Site Plan and Graphic Description of the Improvements, describing the Condominium Property, together with the provisions of said declaration of Condominium, describing the Condominium property, present an accurate representation of the location and dimensions of the improvements, and the identification, location and dimensions of the common elements, and each unit, can be determined from said materials.

Further affiant sayeth naught :

By : _____
Wm. R. Van Campen, R.L.S.
Florida certificate number 2424

Sworn to, and subscribed before me
this _____ day of _____ A.D., 1986

Gene D. Bowling, Jr.
Notary Public, State of Florida at large
My commission expires: 26-February-1991

Sheet 125 of 286

Donch Mark Land Surveying & Mapping, Riviera Beach, Fl. West Palm Beach, Fl

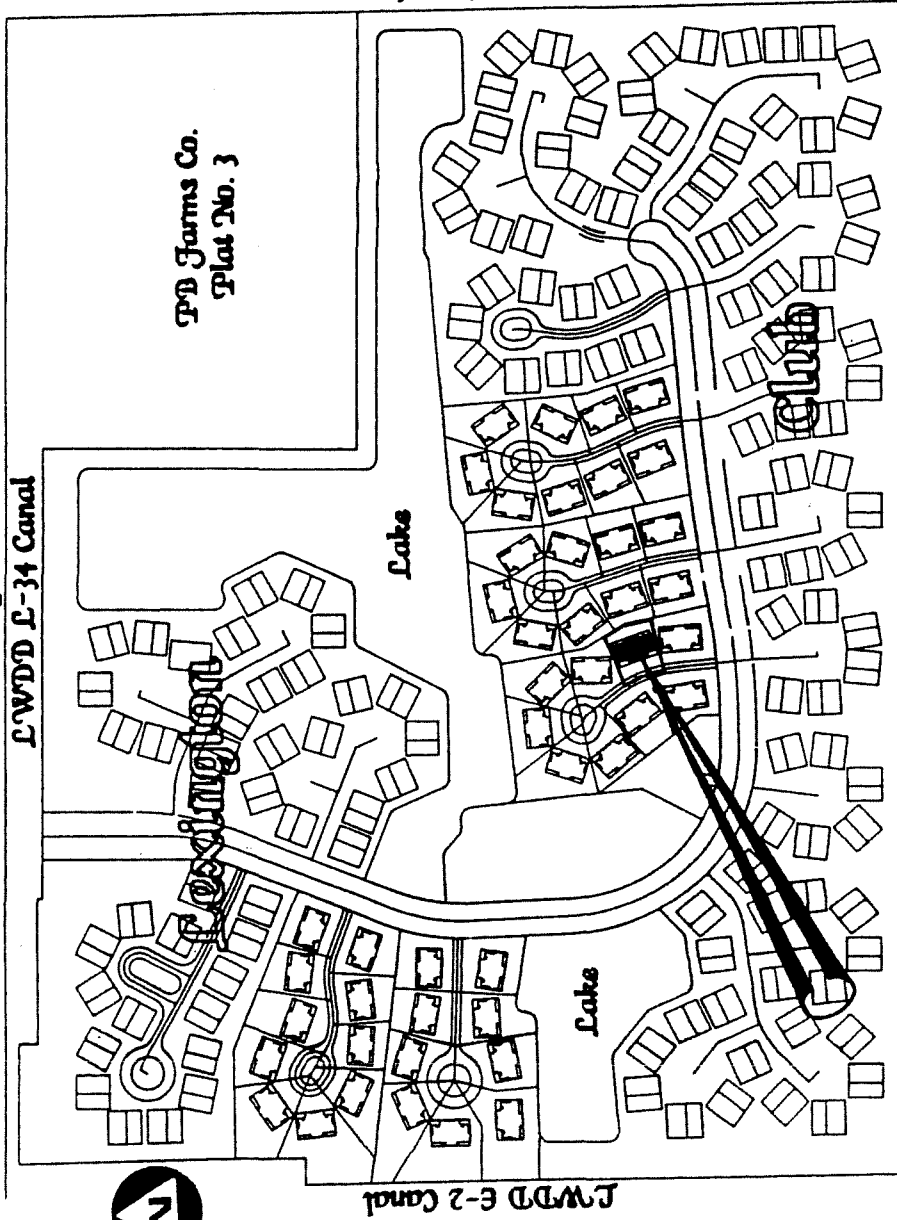
Exhibit "C"

To The Declaration Of Condominium Of

The Lexington Club Villas Condominium, A Condominium

Delroy West Road

LWDD E-2 Canal



LWDD E-2 Canal

Glennsles Plot 3

Glennsles Plot 3

Exhibit "C"

To The Declaration Of Condominium Of The Lexington Club Villas Condominium, A Condominium

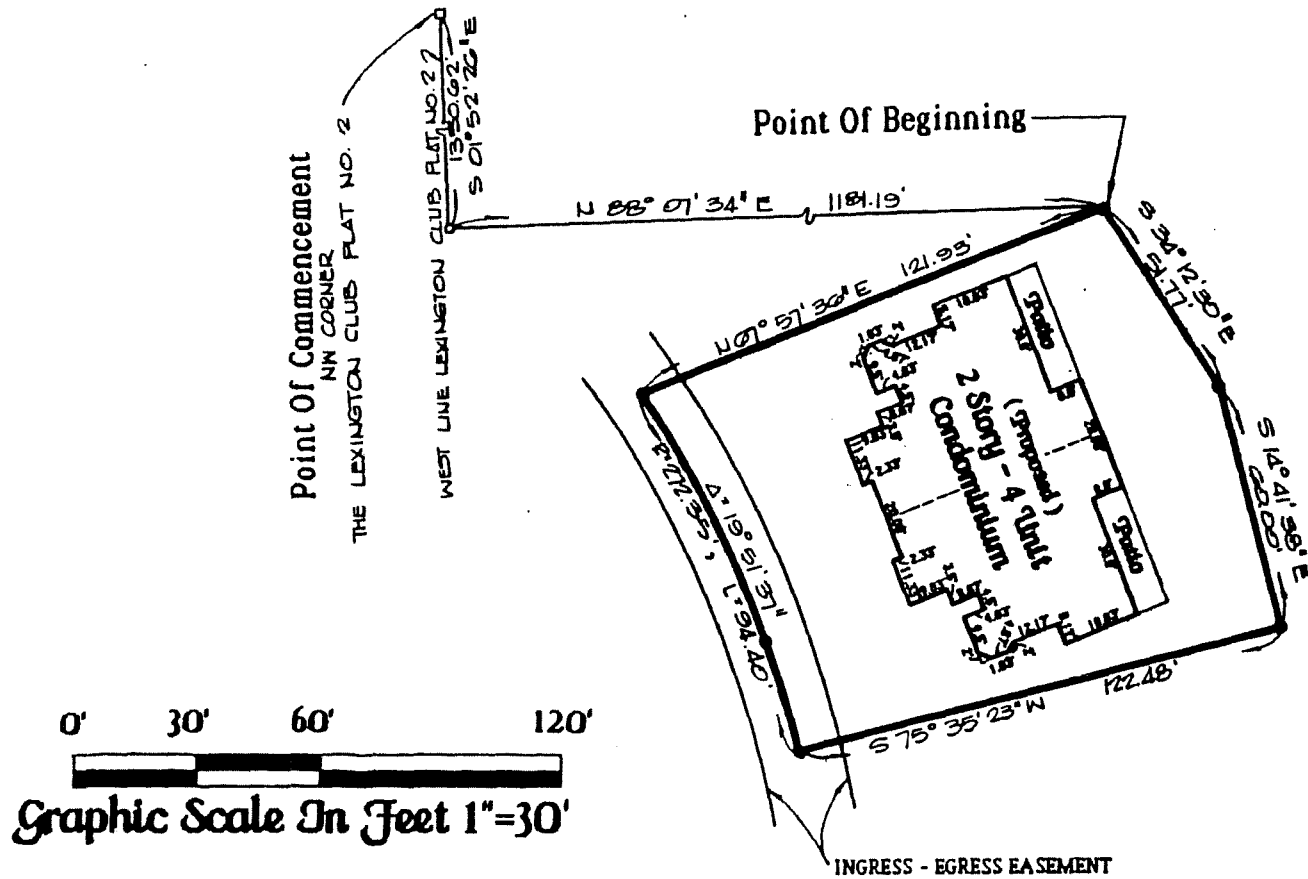


Exhibit "C"
To The Declaration Of Condominium Of
The Lexington Club Villas Condominium, A Condominium

Legal Description For Phase 21

A parcel of land lying in The Lexington Club Plat No. 2, according to the Plat thereof, as recorded in Plat Book _____, Pages _____ through _____, Public Records, Palm Beach County, Florida, and being more particularly described as follows:

Commencing at the Northwest corner of said The Lexington Club Plat No. 2; Thence, South 01°52'26" East, along the West line of said The Lexington Club Plat No. 2, a distance of 1350.62 feet; Thence, North 88°07'34" East, a distance of 1181.19 feet for a point of beginning (P.O.B.)

Thence, South 34°12'30" East, a distance of 51.77 feet; Thence, South 14°41'36" East, a distance of 60.00 feet; Thence, South 75°35'23" West, radial to the following described curve, a distance of 122.48 feet to a point on a curve, concave Westerly, having a radius of 272.35 feet; Thence, Northerly along said curve, through a central angle of 19°51'37", a distance of 94.40 feet to the end of said curve; Thence, North 67°57'36" East, a distance of 121.93 feet to the point of beginning (P.O.B.).

Containing 0.29 acres, more or less.

Subject to easements, reservations, restrictions and rights of way of record.

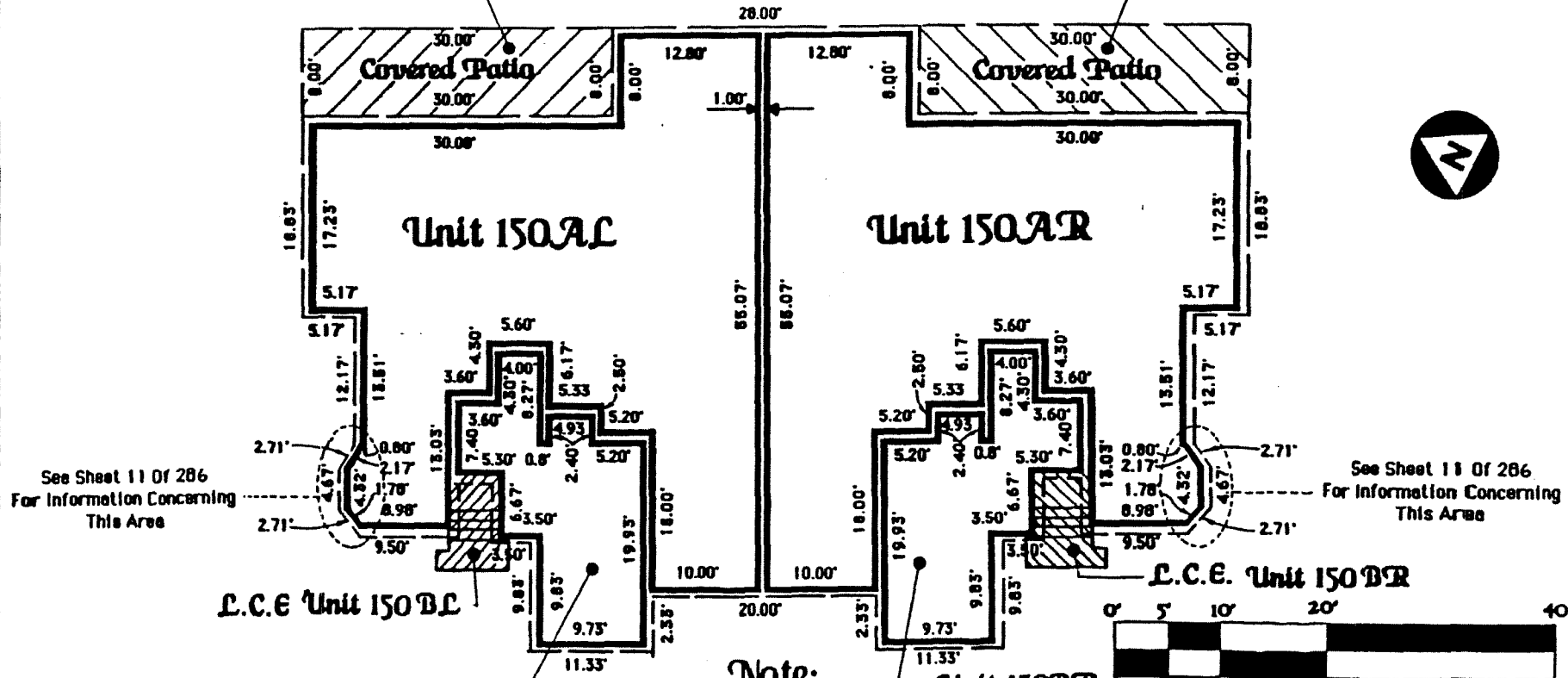
Exhibit "C"

Phase 21

To The Declaration Of Condominium Of The Lexington Club Villas Condominium, A Condominium

L.C.E. Unit 150AL

L.C.E. Unit 150AR



Finished Floor Elevation:
Finished Ceiling Elevation:

Note:
See Sheet 130 Of 286 For Additional
Information Concerning Units 150BL And 150BR.

Graphic Scale In Feet 1"=10'
Sheet 129 of 286

Bench Mark Land Surveying & Mapping, Riviera Beach, Fl. West Palm Beach, Fl

Phase 21



- Note:

Sheet 130 of 286

Exhibit "C"
To The Declaration Of Condominium Of
The Lexington Club Villas Condominium, A Condominium

Surveyor's Certification :

Before me, the undersigned authority, duly authorized to administer oaths, and take acknowledgements, personally appeared Wm. R. Van Campen, R.L.S., who, after being duly cautioned and sworn, deposes and says the following :

1. That he is a duly Registered Land Surveyor under the laws of the State of Florida, being Surveyor number 2424.
2. That the boundaries of the Real Property, shown and described herein, attached hereto and made a part hereof, are true and correct to the best of my knowledge and belief, the same being based on a Boundary Survey, performed under my personal direction and completed on _____, A.D., 1987, and that the Survey meets the minimum technical standards, as set forth by the Florida Board of Land Surveyors, pursuant to Section 472.027, Florida Statutes.
3. That the construction of the improvements for The Lexington Club Villas Condominium, A Condominium, Phase 22, are substantially complete so that the attached Survey, Site Plan and Graphic Description of the improvements, describing the Condominium Property, together with the provisions of said declaration of Condominium, describing the Condominium property, present an accurate representation of the location and dimensions of the improvements, and the identification, location and dimensions of the common elements, and each unit, can be determined from said materials.

Further affiant sayeth naught :

By : _____
Wm. R. Van Campen, R.L.S.
Florida certificate number 2424

Sworn to, and subscribed before me
this _____ day of _____ A.D., 1986

Gene D. Bowling, Jr.
Notary Public, State of Florida at large
My commission expires: 26-February-1991

Sheet 131 of 286

Beach, Mark Sand, Swimming Pool, Hopping Bladders Beach, West Palm Beach, FL

**To The Declaration Of Condominium Of
The Lexington Club Villas Condominium, A Condominium**

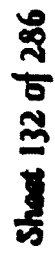
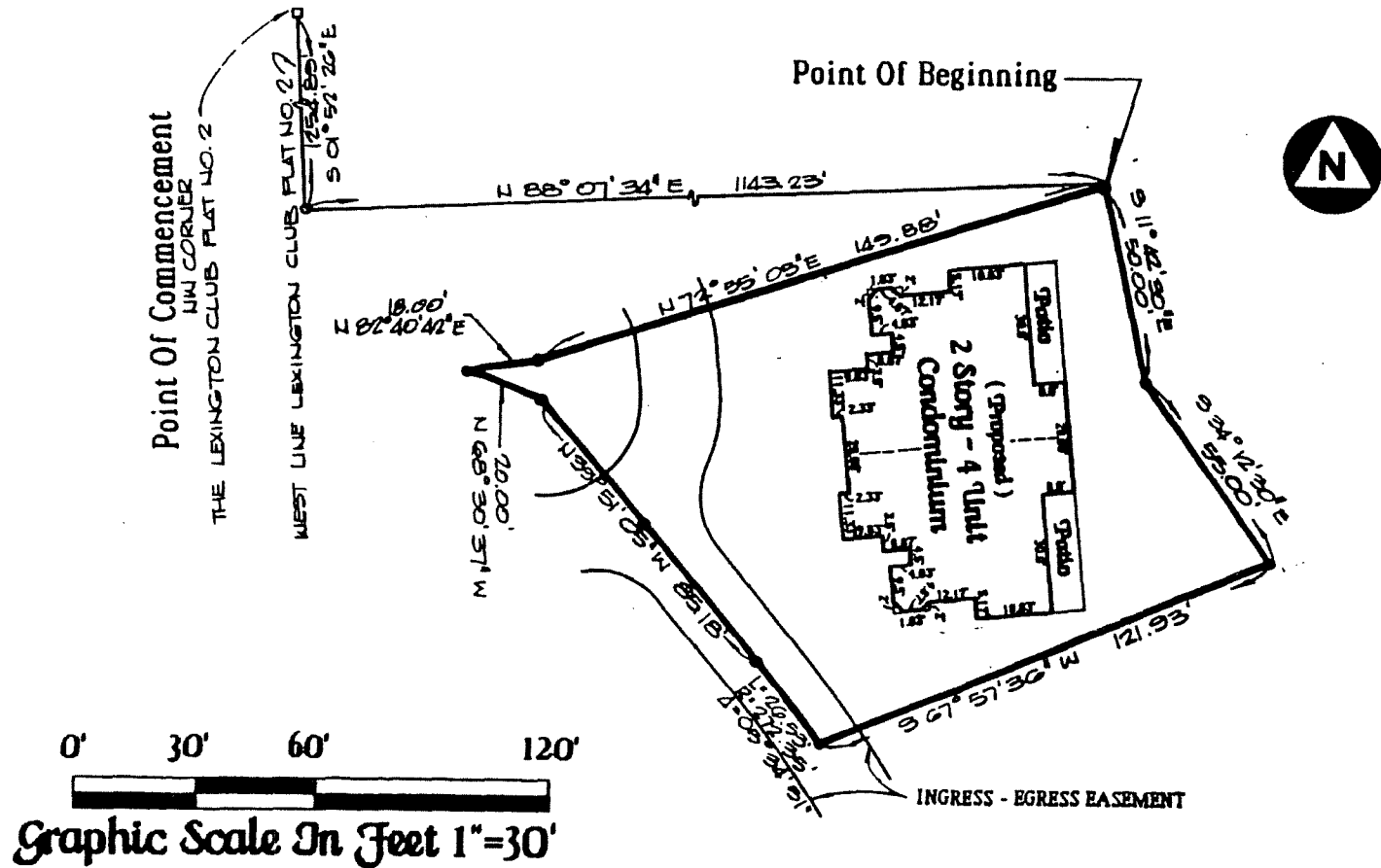


Exhibit "C" To The Declaration Of Condominium Of **The Lexington Club Villas Condominium, A Condominium**



Sheet 133 of 286

Exhibit "C"
To The Declaration Of Condominium Of
The Lexington Club Villas Condominium, A Condominium

Legal Description For Phase 22

A parcel of land lying in The Lexington Club Plat No. 2, according to the Plat thereof, as recorded in Plat Book _____, Pages _____ through _____, Public Records, Palm Beach County, Florida, and being more particularly described as follows:

Commencing at the Northwest corner of said The Lexington Club Plat No. 2; Thence, South 01°52'26" East, along the West line of said The Lexington Club Plat No. 2, a distance of 1254.89 feet; Thence, North 88°07'34" East, a distance of 1143.23 feet for a point of beginning (P.O.B.)

Thence, South 11°42'30" East, a distance of 50.00 feet; Thence, South 34°12'30" East, a distance of 55.00 feet; Thence, South 67°57'36" West, a distance of 121.93 feet to a point on a curve, concave Westerly, having a radius of 272.35, and whose radius point bears South 55°43'46" West; Thence, Northerly along said curve, through a central angle of 05°34'51", a distance of 26.53 feet to the point of tangency; Thence, North 39°51'05" West, a distance of 85.18 feet; Thence, North 68°30'37" West, a distance of 20.00 feet; Thence, North 82°40'42" East, a distance of 18.00 feet; Thence, North 72°55'05" East, a distance of 149.88 feet to the point of beginning (P.O.B.).

Containing 0.33 acres, more or less.

Subject to easements, reservations, restrictions and rights of way of record.

Sheet 134 of 286

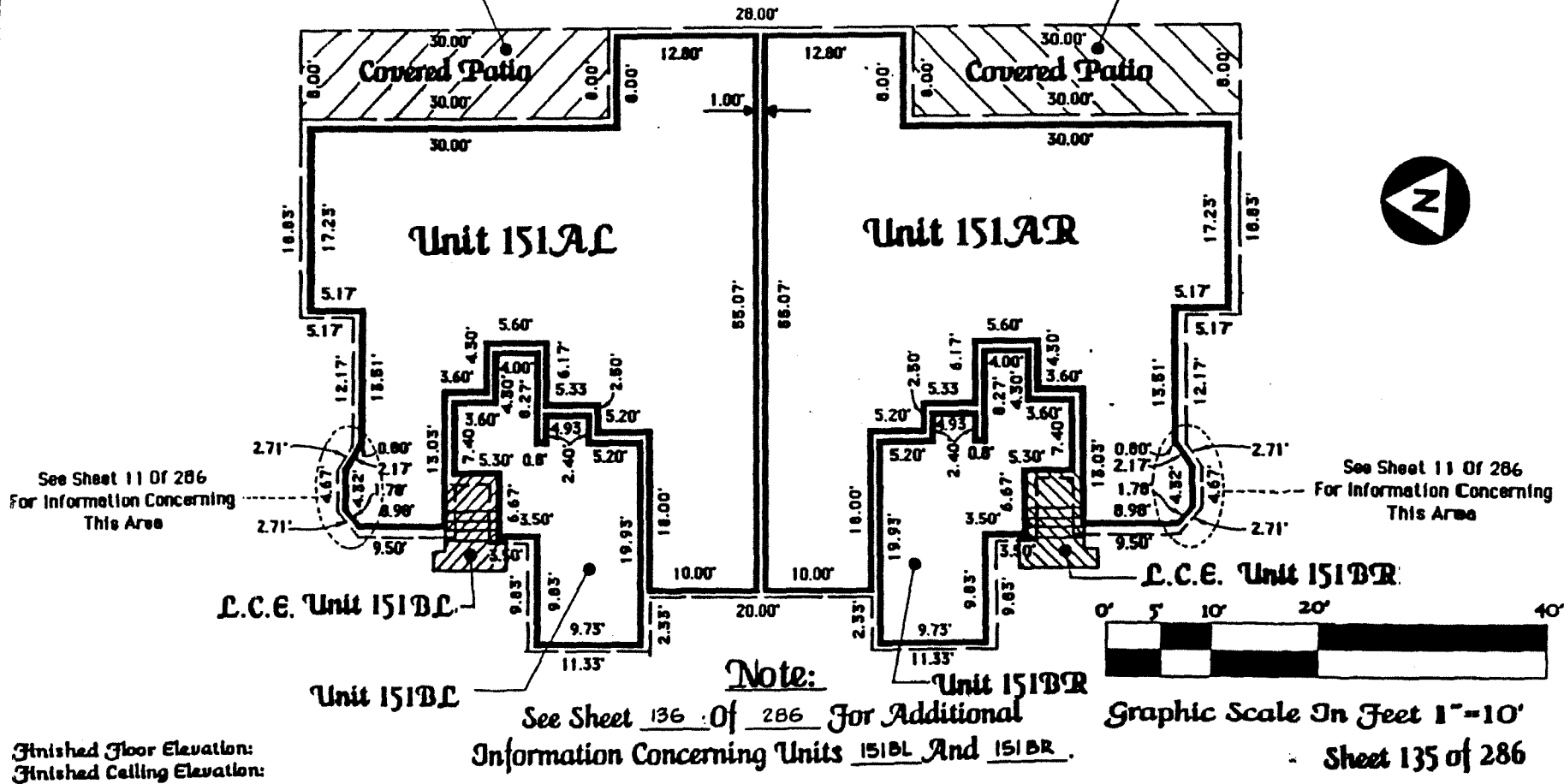
Exhibit "C"

Phase 22

To The Declaration Of Condominium Of The Lexington Club Villas Condominium, A Condominium

L.C.E. Unit 151AL

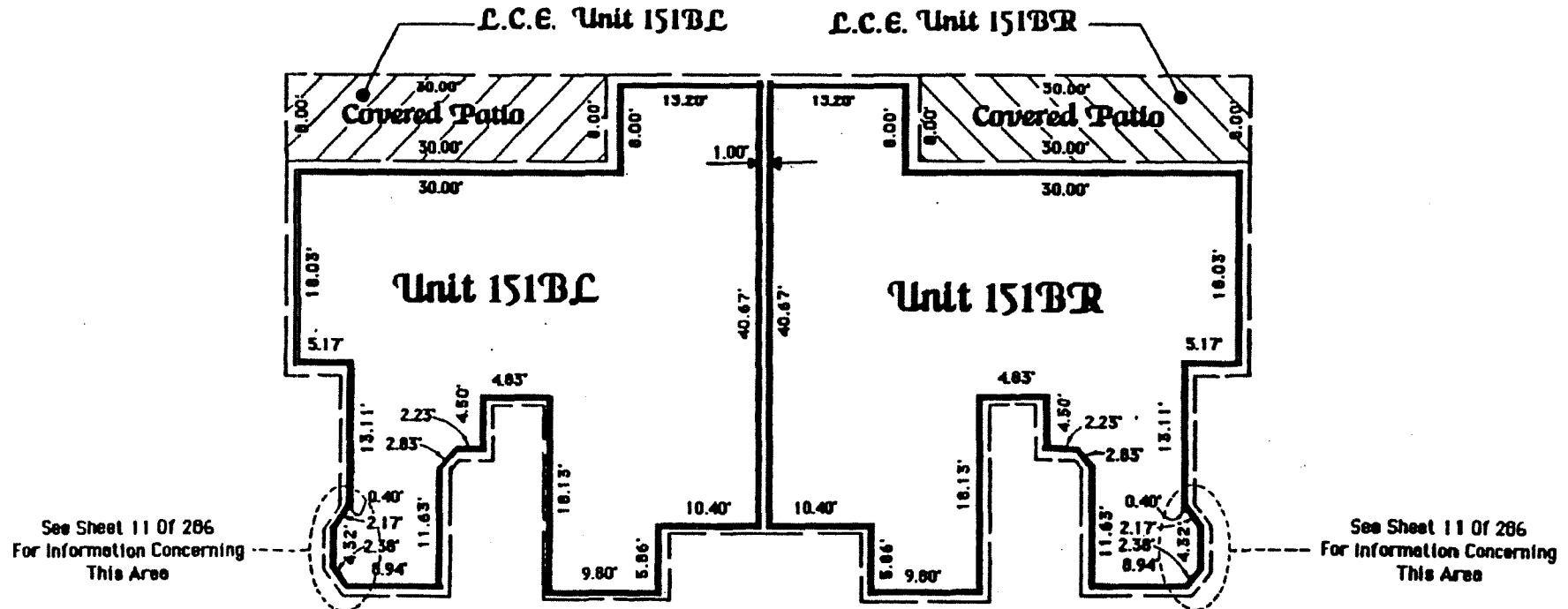
L.C.E. Unit 151AR



Bench Mark Land Surveying & Mapping, Riviera Beach, Fl. West Palm Beach, Fl

Exhibit "C"
 To The Declaration Of Condominium Of
The Lexington Club Villas Condominium, A Condominium

Phase 22



Notes:

1. All exterior walls of the second floor units are 0.40', unless otherwise noted.

Finished Floor Elevation:
 Finished Ceiling Elevation:

Note:

See Sheet 135 Of 286 For Additional
 Information Concerning Units 151BL And 151BR.

Sheet 136 of 286

Exhibit "C"
To The Declaration Of Condominium Of
The Lexington Club Villas Condominium, A Condominium

Surveyor's Certification :

Before me, the undersigned authority, duly authorized to administer oaths, and take acknowledgements, personally appeared Wm. R. Van Campen, R.L.S., who, after being duly cautioned and sworn, deposes and says the following :

1. That he is a duly Registered Land Surveyor under the laws of the State of Florida, being Surveyor number 2424.
2. That the boundaries of the Real Property, shown and described herein, attached hereto and made a part hereof, are true and correct to the best of my knowledge and belief, the same being based on a Boundary Survey, performed under my personal direction and completed on _____, A.D., 1987, and that the Survey meets the minimum technical standards, as set forth by the Florida Board of Land Surveyors, pursuant to Section 472.027, Florida Statutes.
3. That the construction of the Improvements for The Lexington Club Villas Condominium, A Condominium, Phase **23**, are substantially complete so that the attached Survey, Site Plan and Graphic Description of the Improvements, describing the Condominium Property, together with the provisions of said declaration of Condominium, describing the Condominium property, present an accurate representation of the location and dimensions of the improvements, and the identification, location and dimensions of the common elements, and each unit, can be determined from said materials.

Further affiant sayeth naught :

By : _____
Wm. R. Van Campen, R.L.S.
Florida certificate number 2424

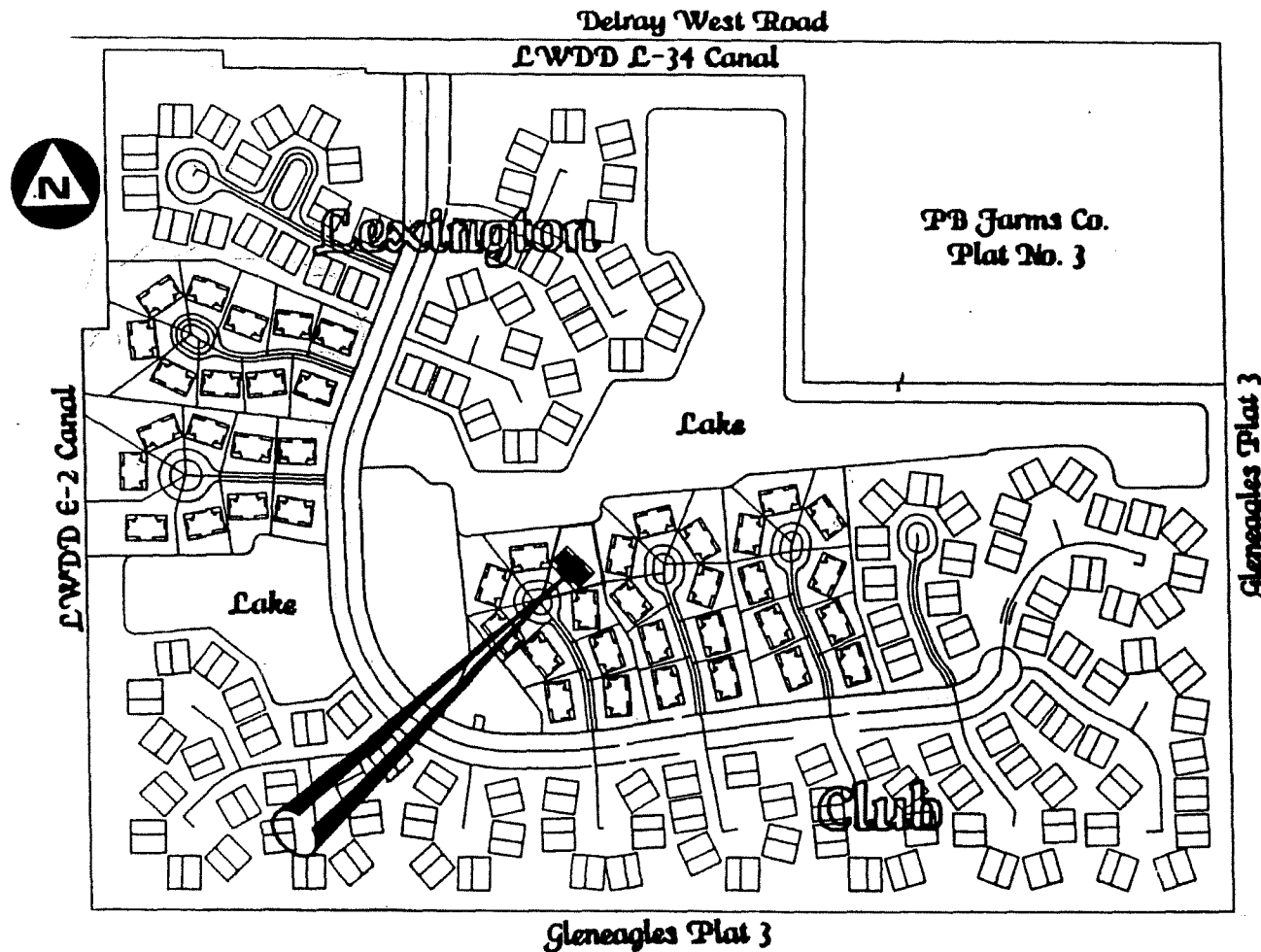
Sworn to, and subscribed before me
this _____ day of _____ A.D., 1986

Gene D. Bowling, Jr.
Notary Public, State of Florida at large
My commission expires: 26-February-1991

Sheet 137 of 286

Bench, Mark, Land Surveying & Mapping, Riviera Beach, Fl. West Palm Beach, Fl

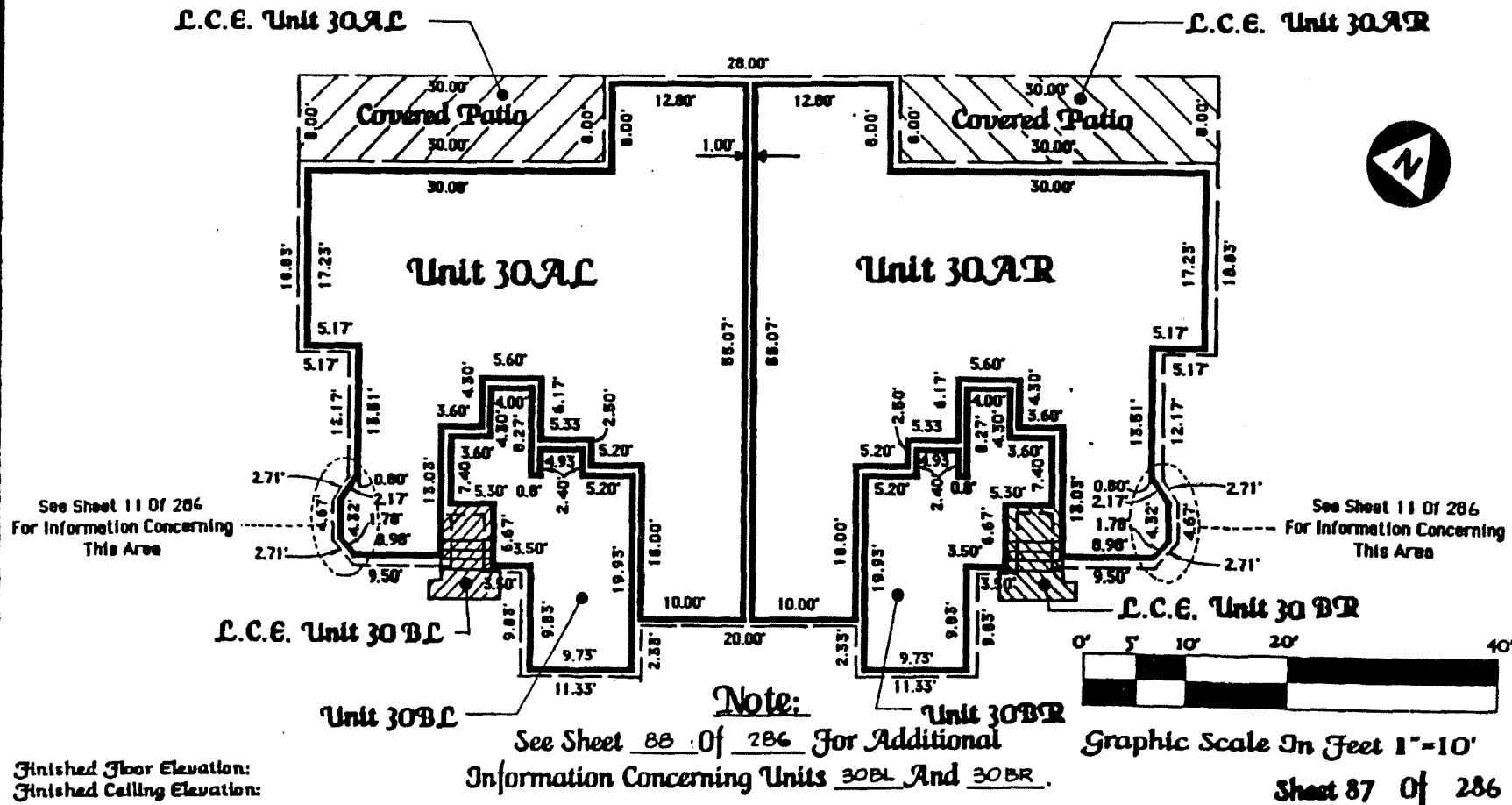
Exhibit "C"
To The Declaration Of Condominium Of
The Lexington Club Villas Condominium, A Condominium



Sheet 138 of 286

Exhibit "C"
 To The Declaration Of Condominium Of
The Lexington Club Villas Condominium, A Condominium

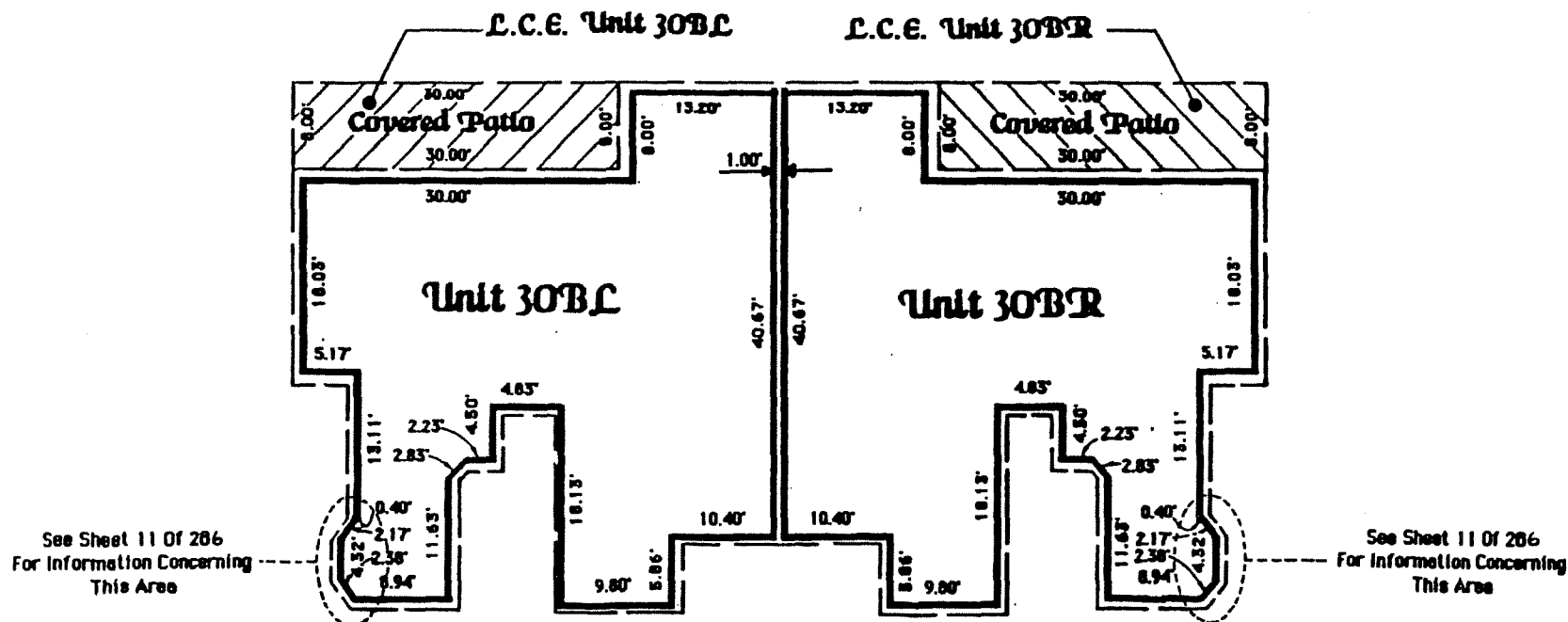
Phase 14



Bench Mark Land Surveying & Mapping, Riviera Beach, Fl. West Palm Beach, Fl

Exhibit "C"
To The Declaration Of Condominium Of
The Lexington Club Villas Condominium, A Condominium

Phase 14



Notes:

1. All exterior walls of the second floor units are 0.40', unless otherwise noted.

Finished Floor Elevation:
 Finished Ceiling Elevation:

Note:

See Sheet 88 Of 286 For Additional
 Information Concerning Units 30BL And 30BR.

Sheet 88 Of 286

Exhibit "C"
To The Declaration Of Condominium Of
The Lexington Club Villas Condominium, A Condominium

Surveyor's Certification :

Before me, the undersigned authority, duly authorized to administer oaths, and take acknowledgements, personally appeared Wm. R. Van Campen, R.L.S., who, after being duly cautioned and sworn, deposes and says the following :

1. That he is a duly Registered Land Surveyor under the laws of the State of Florida, being Surveyor number 2424.
2. That the boundaries of the Real Property, shown and described herein, attached hereto and made a part hereof, are true and correct to the best of my knowledge and belief, the same being based on a Boundary Survey, performed under my personal direction and completed on _____, A.D., 1987, and that the Survey meets the minimum technical standards, as set forth by the Florida Board of Land Surveyors, pursuant to Section 472.027, Florida Statutes.
3. That the construction of the improvements for The Lexington Club Villas Condominium, A Condominium, Phase **15**, are substantially complete so that the attached Survey, Site Plan and Graphic Description of the improvements, describing the Condominium Property, together with the provisions of said declaration of Condominium, describing the Condominium property, present an accurate representation of the location and dimensions of the improvements, and the identification, location and dimensions of the common elements, and each unit, can be determined from said materials.

Further affiant sayeth naught :

By : _____
Wm. R. Van Campen, R.L.S.
Florida certificate number 2424

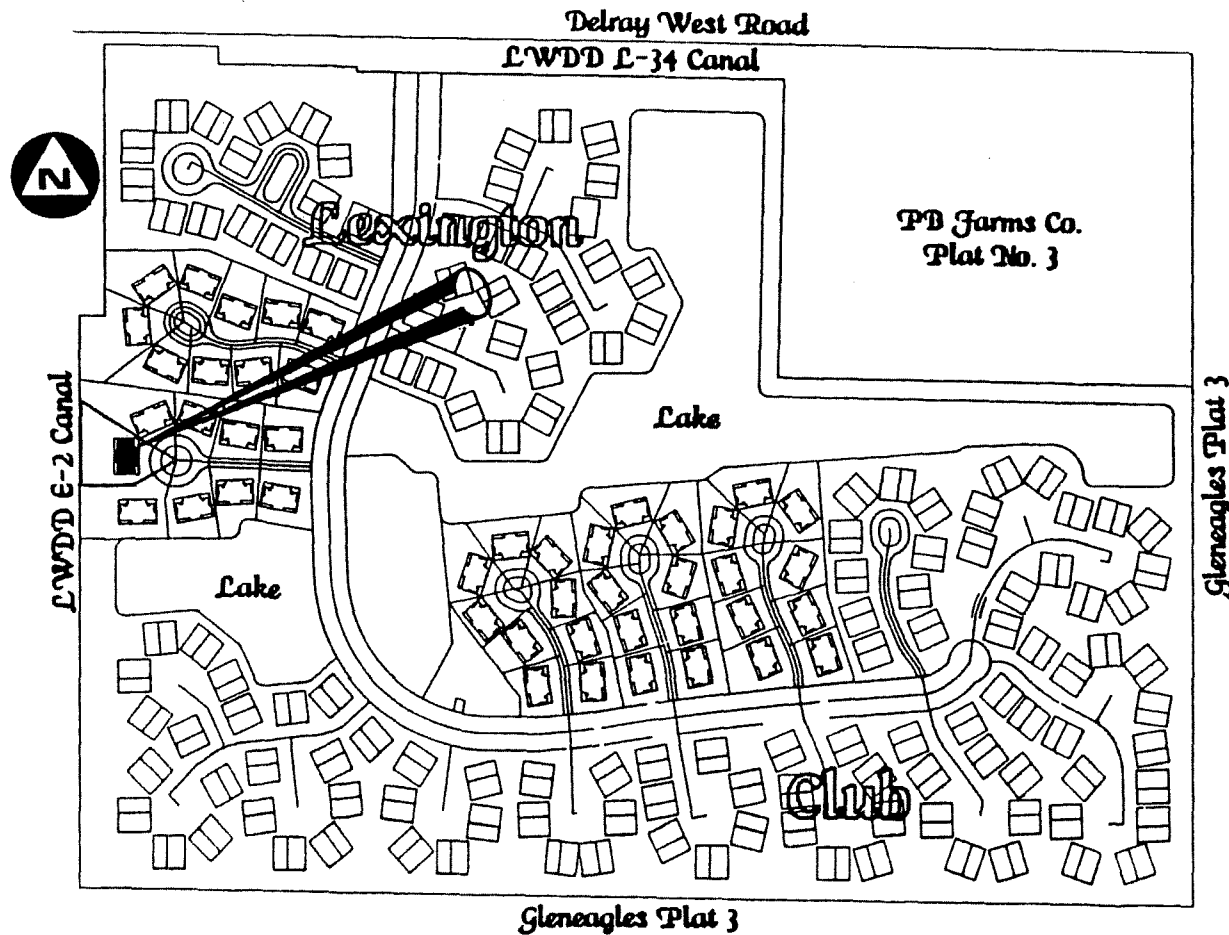
Sworn to, and subscribed before me
this _____ day of _____ A.D., 1986

Gene D. Bowling, Jr.
Notary Public, State of Florida at large
My commission expires: 26-February-1991

Sheet 89 of 286

Bench Mark Land Surveying & Mapping, Riviera Beach, Fl. West Palm Beach, Fl.

Exhibit "C"
To The Declaration Of Condominium Of
The Lexington Club Villas Condominium, A Condominium



Sheet 90 of 286

Exhibit "C" **To The Declaration Of Condominium Of** **The Lexington Club Villas Condominium, A Condominium**

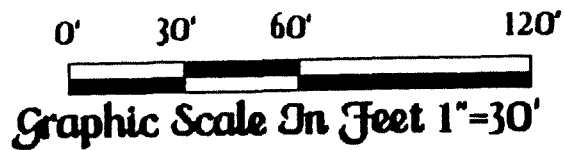
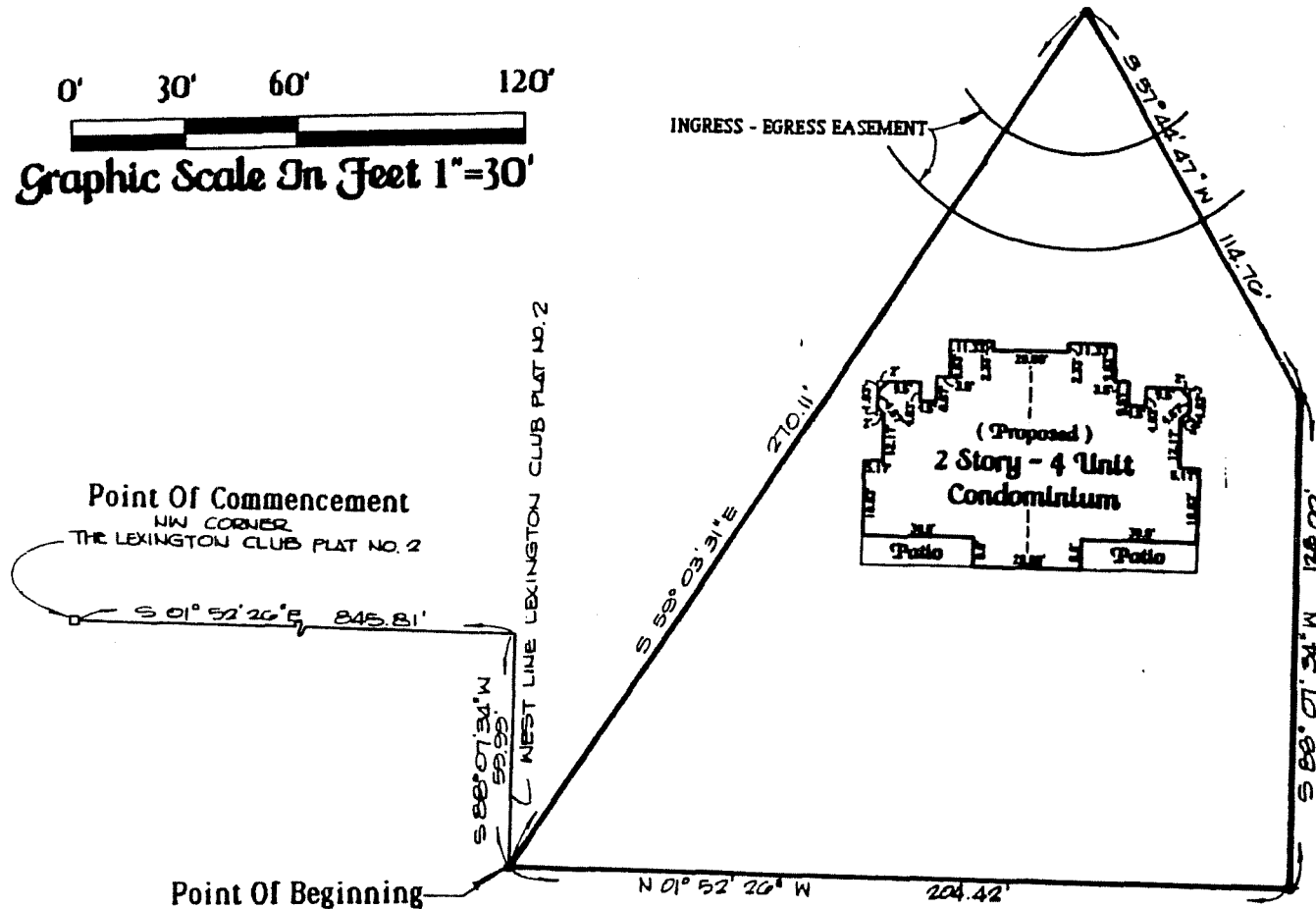


Exhibit "C"
To The Declaration Of Condominium Of
The Lexington Club Villas Condominium, A Condominium

Legal Description For Phase 15

A parcel of land lying in The Lexington Club Plat No. 2, according to the Plat thereof, as recorded in Plat Book _____, Pages _____ through _____, Public Records, Palm Beach County, Florida, and being more particularly described as follows:

Commencing at the Northwest corner of said The Lexington Club Plat No. 2; Thence, South $01^{\circ}52'26''$ East, along the West line of said The Lexington Club Plat No. 2, a distance of 845.81 feet; Thence, South $88^{\circ}07'34''$ West, a distance of 59.99 feet for a point of beginning (P.O.B.)

Thence, South $59^{\circ}03'31''$ East, a distance of 270.11 feet; Thence, South $57^{\circ}44'47''$ West, a distance of 114.76 feet; Thence, South $88^{\circ}07'34''$ West, a distance of 128.00 feet; Thence, North $01^{\circ}52'26''$ West, a distance of 204.42 feet to the point of beginning (P.O.B.).

Containing 0.62 acres, more or less.

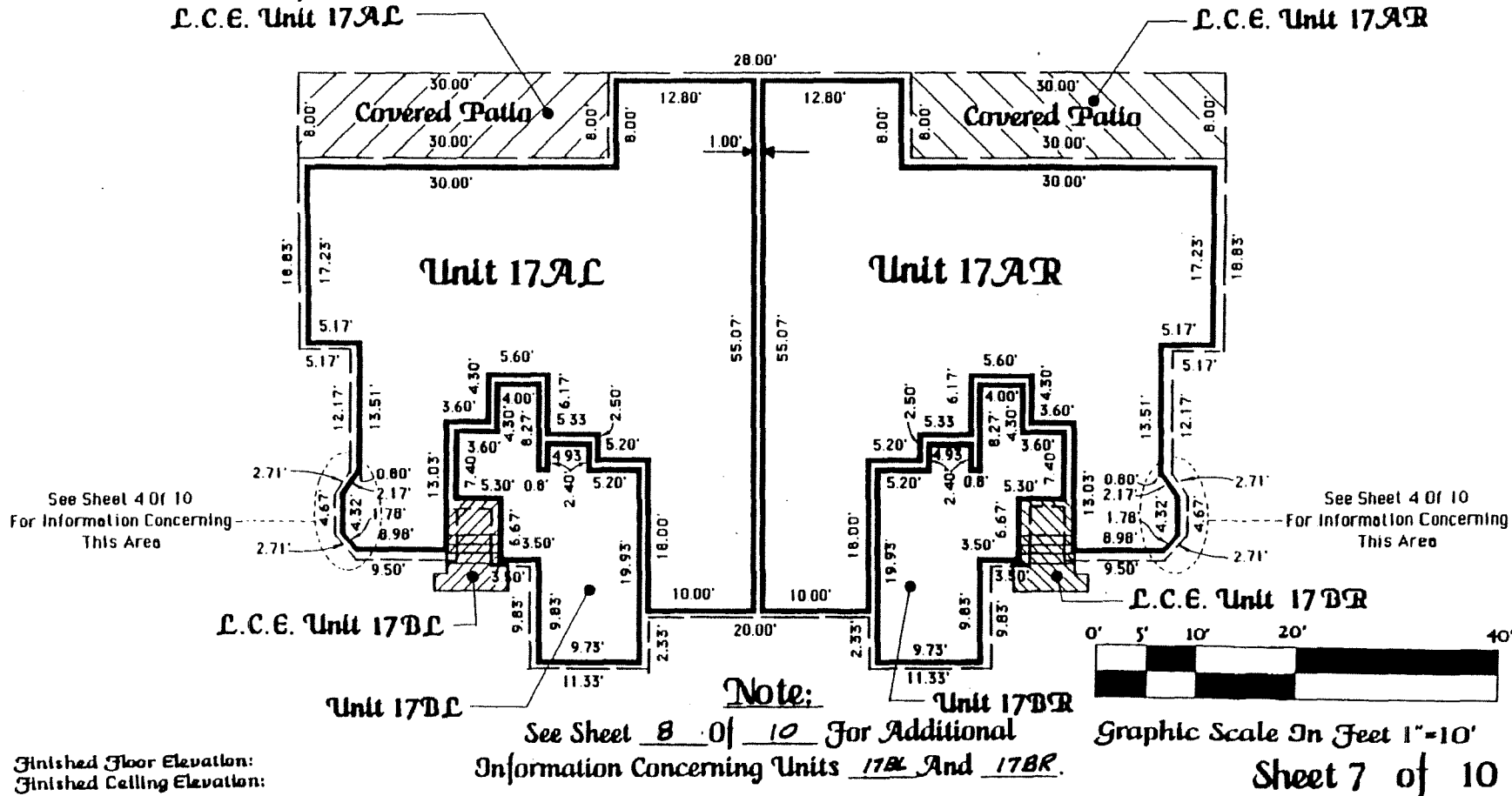
Subject to easements, reservations, restrictions and rights of way of record.

Sheet 92 of 286

Bench Mark Land Surveying & Mapping, Riviera Beach, Fl. West Palm Beach, Fl

Phase I

To The Declaration Of Condominium Of
The Lexington Club Villas Condominium, A Condominium
 Location Of Unit Boundaries And Location Of Common And Limited Common Elements
 L.C.E. Unit 17AL



Bench Mark Land Surveying & Mapping, Riviera Beach, Fl. West Palm Beach, Fl

All Improvements Shown Hereon Are Proposed

(P-4900)

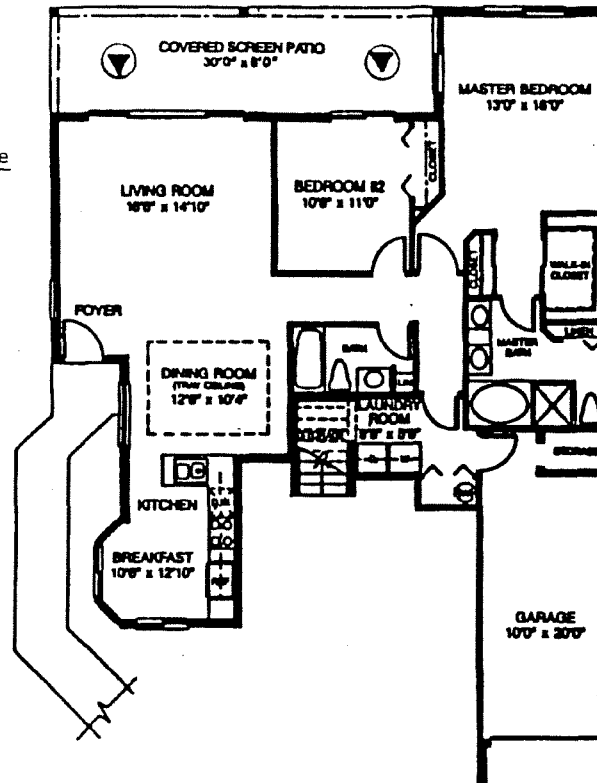
EXHIBIT B
To The Declaration Of Condominium Of
The Lexington Club Villas Condominium, A Condominium

Allowable floor coverings by room



Covered patio may be natural concrete/indoor outdoor carpet/tile

Remaining unit flooring may be finished as unit owner desires



Graphic Scale In Feet 1"=10'

Typical Unit Type Plan
(First Floor)

Notes:

1. The typical floor plan shown hereon is supplied for the purpose of delineating the interior configuration of the typical Condominium units of The Lexington Club Villas Condominium, A Condominium, and is not a part of the Surveyor's Exhibit of the Condominium Documents.
2. The dimensions shown or stated hereon are approximations only, and the actual dimensions of the units, as well as the room arrangement of the unit type, may vary from unit to unit, based upon physical conditions, and requests by purchasers for particular interior modifications.

Sheet 9 of 10

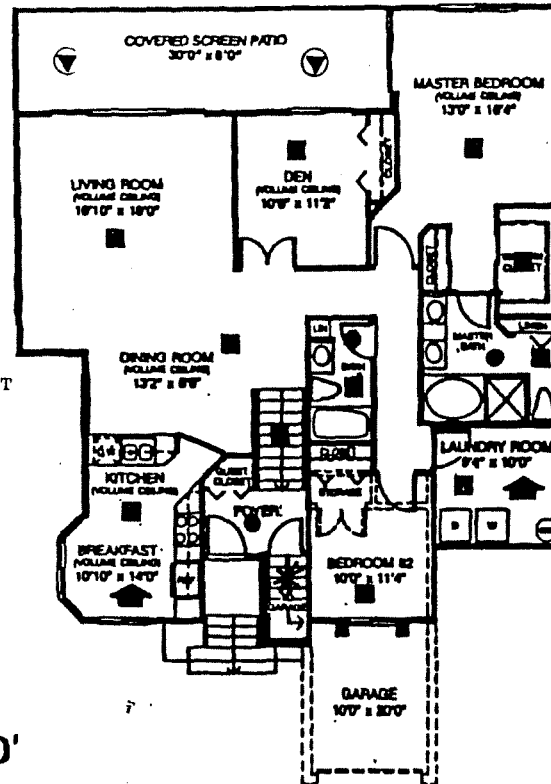
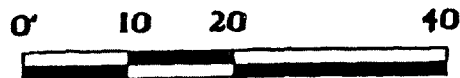
Bench Mark Land Surveying & Mapping, Riviera Beach, Fl. West Palm Beach, Fl

All Improvements Shown Hereon Are Proposed

(P-4900)

Exhibit "B"
To The Declaration Of Condominium Of
The Lexington Club Villas Condominium, A Condominium

-  VINYL
-  TILE
-  CARPET
-  CARPET OR TILE MASTER BATH OR 2ND BATH
-  COVERED PATIO MAY BE NATURAL CONCRETE/TILE/INDOOR OUTDOOR CARPETING
-  GARAGE STAIRS MAY BE INDOOR OUTDOOR CARPETING OR GRAY STAIR PAINT
- LAUNDRY ROOM MAY BE VINYL OR CARPET
- KITCHEN MAY BE VINYL OR CARPET



Graphic Scale In Feet 1"=10'

Notes:

1. The typical floor plan shown hereon is supplied for the purpose of delineating the interior configuration of the typical Condominium units of The Lexington Club Villas Condominium, A Condominium, and is not a part of the Surveyor's Exhibit of the Condominium Documents.
2. The dimensions shown or stated hereon are approximations only, and the actual dimensions of the units, as well as the room arrangement of the unit type, may vary from unit to unit, based upon physical conditions, and requests by purchasers for particular interior modifications.

Typical Unit Type Plan
(Second Floor)

Sheet 10 of 10

Bench Mark Land Surveying & Mapping, Riviera Beach, Fl. West Palm Beach, Fl

All Measurements Shown Hereon Are Proposed

(10-1000)

EXHIBIT "C" TO THE
DECLARATION OF CONDOMINIUM OF
THE LEXINGTON CLUB VILLAS CONDOMINIUM

<u>PHASE NUMBER</u>	<u>LATEST COMPLETION</u>	<u>BUILDING NUMBER</u>	<u>TYPE AND NUMBER OF UNITS IN BUILDING</u>
1	November, 1988	1	2 - Type A 2 - Type B
2-47	*	1 in each phase	2 - Type A 2 - Type B

- * The latest date of completion shall not exceed seven (7) years from the date of recording of the Declaration.

Exhibit "C"

To The Declaration Of Condominium Of The Lexington Club Villas Condominium, A Condominium

Sheet 1	of	286	Index To Sheets
Sheet 2	of	286	Index To Sheets
Sheet 3	of	286	Index To Sheets
Sheet 4	of	286	Index To Sheets
Sheet 5	of	286	Index To Sheets
Sheet 6	of	286	Index To Sheets
Sheet 7	of	286	Index To Sheets
Sheet 8	of	286	Index To Sheets
Sheet 9	of	286	Surveyor's Certification For Phase 2
Sheet 10	of	286	Location Map
Sheet 11	of	286	Surveyor's Notes
Sheet 12	of	286	Site Plan For Lexington Club Villas, Phase 2
Sheet 13	of	286	Survey / Plot Plan of lands being submitted to Condominium ownership as The Lexington Club Villas, A Condominium, Phase 2
Sheet 14	of	286	Legal Description of lands being submitted to Condominium ownership as The Lexington Club Villas, A Condominium, Phase 2
Sheet 15	of	286	Location of Condominium Unit Boundaries, and location of Common and Limited Common Elements, First Floor, Phase 2
Sheet 16	of	286	Location of Condominium Unit Boundaries, and location of Common and Limited Common Elements, Second Floor, Phase 2
Sheet 17	of	286	Surveyor's Certification For Phase 3
Sheet 18	of	286	Site Plan For Lexington Club Villas, Phase 3
Sheet 19	of	286	Survey / Plot Plan of lands being submitted to Condominium ownership as The Lexington Club Villas, A Condominium, Phase 3
Sheet 20	of	286	Legal Description of lands being submitted to Condominium ownership as The Lexington Club Villas, A Condominium, Phase 3
Sheet 21	of	286	Location of Condominium Unit Boundaries, and location of Common and Limited Common Elements, First Floor, Phase 3
Sheet 22	of	286	Location of Condominium Unit Boundaries, and location of Common and Limited Common Elements, Second Floor, Phase 3
Sheet 23	of	286	Surveyor's Certification For Phase 4
Sheet 24	of	286	Site Plan For Lexington Club Villas, Phase 4
Sheet 25	of	286	Survey / Plot Plan of lands being submitted to Condominium ownership as The Lexington Club Villas, A Condominium, Phase 4
Sheet 26	of	286	Legal Description of lands being submitted to Condominium ownership as The Lexington Club Villas, A Condominium, Phase 4
Sheet 27	of	286	Location of Condominium Unit Boundaries, and location of Common and Limited Common Elements, First Floor, Phase 4
Sheet 28	of	286	Location of Condominium Unit Boundaries, and location of Common and Limited Common Elements, Second Floor, Phase 4
Sheet 29	of	286	Surveyor's Certification For Phase 5
Sheet 30	of	286	Site Plan For Lexington Club Villas, Phase 5
Sheet 31	of	286	Survey / Plot Plan of lands being submitted to Condominium ownership as The Lexington Club Villas, A Condominium, Phase 5
Sheet 32	of	286	Legal Description of lands being submitted to Condominium ownership as The Lexington Club Villas, A Condominium, Phase 5
Sheet 33	of	286	Location of Condominium Unit Boundaries, and location of Common and Limited Common Elements, First Floor, Phase 5
Sheet 34	of	286	Location of Condominium Unit Boundaries, and location of Common and Limited Common Elements, Second Floor, Phase 5

Sheet 1 of 286

Exhibit "C"

To The Declaration Of Condominium Of The Lexington Club Villas Condominium, A Condominium

Sheet 35	of	286	Surveyor's Certification For Phase 6
Sheet 36	of	286	Site Plan For Lexington Club Villas, Phase 6
Sheet 37	of	286	Survey / Plot Plan of lands being submitted to Condominium ownership as The Lexington Club Villas, A Condominium, Phase 6
Sheet 38	of	286	Legal Description of lands being submitted to Condominium ownership as The Lexington Club Villas, A Condominium, Phase 6
Sheet 39	of	286	Location of Condominium Unit Boundaries, and location of Common and Limited Common Elements, First Floor, Phase 6
Sheet 40	of	286	Location of Condominium Unit Boundaries, and location of Common and Limited Common Elements, Second Floor, Phase 6
Sheet 41	of	286	Surveyor's Certification For Phase 7
Sheet 42	of	286	Site Plan For Lexington Club Villas, Phase 7
Sheet 43	of	286	Survey / Plot Plan of lands being submitted to Condominium ownership as The Lexington Club Villas, A Condominium, Phase 7
Sheet 44	of	286	Legal Description of lands being submitted to Condominium ownership as The Lexington Club Villas, A Condominium, Phase 7
Sheet 45	of	286	Location of Condominium Unit Boundaries, and location of Common and Limited Common Elements, First Floor, Phase 7
Sheet 46	of	286	Location of Condominium Unit Boundaries, and location of Common and Limited Common Elements, Second Floor, Phase 7
Sheet 47	of	286	Surveyor's Certification For Phase 8
Sheet 48	of	286	Site Plan For Lexington Club Villas, Phase 8
Sheet 49	of	286	Survey / Plot Plan of lands being submitted to Condominium ownership as The Lexington Club Villas, A Condominium, Phase 8
Sheet 50	of	286	Legal Description of lands being submitted to Condominium ownership as The Lexington Club Villas, A Condominium, Phase 8
Sheet 51	of	286	Location of Condominium Unit Boundaries, and location of Common and Limited Common Elements, First Floor, Phase 8
Sheet 52	of	286	Location of Condominium Unit Boundaries, and location of Common and Limited Common Elements, Second Floor, Phase 8
Sheet 53	of	286	Surveyor's Certification For Phase 9
Sheet 54	of	286	Site Plan For Lexington Club Villas, Phase 9
Sheet 55	of	286	Survey / Plot Plan of lands being submitted to Condominium ownership as The Lexington Club Villas, A Condominium, Phase 9
Sheet 56	of	286	Legal Description of lands being submitted to Condominium ownership as The Lexington Club Villas, A Condominium, Phase 9
Sheet 57	of	286	Location of Condominium Unit Boundaries, and location of Common and Limited Common Elements, First Floor, Phase 9
Sheet 58	of	286	Location of Condominium Unit Boundaries, and location of Common and Limited Common Elements, Second Floor, Phase 9
Sheet 59	of	286	Surveyor's Certification For Phase 10
Sheet 60	of	286	Site Plan For Lexington Club Villas, Phase 10
Sheet 61	of	286	Survey / Plot Plan of lands being submitted to Condominium ownership as The Lexington Club Villas, A Condominium, Phase 10
Sheet 62	of	286	Legal Description of lands being submitted to Condominium ownership as The Lexington Club Villas, A Condominium, Phase 10
Sheet 63	of	286	Location of Condominium Unit Boundaries, and location of Common and Limited Common Elements, First Floor, Phase 10
Sheet 64	of	286	Location of Condominium Unit Boundaries, and location of Common and Limited Common Elements, Second Floor, Phase 10
Sheet 65	of	286	Surveyor's Certification For Phase 11
Sheet 66	of	286	Site Plan For Lexington Club Villas, Phase 11
Sheet 67	of	286	Survey / Plot Plan of lands being submitted to Condominium ownership as The Lexington Club Villas, A Condominium, Phase 11
Sheet 68	of	286	Legal Description of lands being submitted to Condominium ownership as The Lexington Club Villas, A Condominium, Phase 11
Sheet 69	of	286	Location of Condominium Unit Boundaries, and location of Common and Limited Common Elements, First Floor, Phase 11
Sheet 70	of	286	Location of Condominium Unit Boundaries, and location of Common and Limited Common Elements, Second Floor, Phase 11

Sheet 2 of 286

Exhibit "C"

To The Declaration Of Condominium Of The Lexington Club Villas Condominium, A Condominium

Sheet 71	of	286	Surveyor's Certification For Phase 12
Sheet 72	of	286	Site Plan For Lexington Club Villas, Phase 12
Sheet 73	of	286	Survey / Plot Plan of lands being submitted to Condominium ownership as The Lexington Club Villas, A Condominium, Phase 12
Sheet 74	of	286	Legal Description of lands being submitted to Condominium ownership as The Lexington Club Villas, A Condominium, Phase 12
Sheet 75	of	286	Location of Condominium Unit Boundaries, and location of Common and Limited Common Elements, First Floor, Phase 12
Sheet 76	of	286	Location of Condominium Unit Boundaries, and location of Common and Limited Common Elements, Second Floor, Phase 12
Sheet 77	of	286	Surveyor's Certification For Phase 13
Sheet 78	of	286	Site Plan For Lexington Club Villas, Phase 13
Sheet 79	of	286	Survey / Plot Plan of lands being submitted to Condominium ownership as The Lexington Club Villas, A Condominium, Phase 13
Sheet 80	of	286	Legal Description of lands being submitted to Condominium ownership as The Lexington Club Villas, A Condominium, Phase 13
Sheet 81	of	286	Location of Condominium Unit Boundaries, and location of Common and Limited Common Elements, First Floor, Phase 13
Sheet 82	of	286	Location of Condominium Unit Boundaries, and location of Common and Limited Common Elements, Second Floor, Phase 13
Sheet 83	of	286	Surveyor's Certification For Phase 14
Sheet 84	of	286	Site Plan For Lexington Club Villas, Phase 14
Sheet 85	of	286	Survey / Plot Plan of lands being submitted to Condominium ownership as The Lexington Club Villas, A Condominium, Phase 14
Sheet 86	of	286	Legal Description of lands being submitted to Condominium ownership as The Lexington Club Villas, A Condominium, Phase 14
Sheet 87	of	286	Location of Condominium Unit Boundaries, and location of Common and Limited Common Elements, First Floor, Phase 14
Sheet 88	of	286	Location of Condominium Unit Boundaries, and location of Common and Limited Common Elements, Second Floor, Phase 14
Sheet 89	of	286	Surveyor's Certification For Phase 15
Sheet 90	of	286	Site Plan For Lexington Club Villas, Phase 15
Sheet 91	of	286	Survey / Plot Plan of lands being submitted to Condominium ownership as The Lexington Club Villas, A Condominium, Phase 15
Sheet 92	of	286	Legal Description of lands being submitted to Condominium ownership as The Lexington Club Villas, A Condominium, Phase 15
Sheet 93	of	286	Location of Condominium Unit Boundaries, and location of Common and Limited Common Elements, First Floor, Phase 15
Sheet 94	of	286	Location of Condominium Unit Boundaries, and location of Common and Limited Common Elements, Second Floor, Phase 15
Sheet 95	of	286	Surveyor's Certification For Phase 16
Sheet 96	of	286	Site Plan For Lexington Club Villas, Phase 16
Sheet 97	of	286	Survey / Plot Plan of lands being submitted to Condominium ownership as The Lexington Club Villas, A Condominium, Phase 16
Sheet 98	of	286	Legal Description of lands being submitted to Condominium ownership as The Lexington Club Villas, A Condominium, Phase 16
Sheet 99	of	286	Location of Condominium Unit Boundaries, and location of Common and Limited Common Elements, First Floor, Phase 16
Sheet 100	of	286	Location of Condominium Unit Boundaries, and location of Common and Limited Common Elements, Second Floor, Phase 16
Sheet 101	of	286	Surveyor's Certification For Phase 17
Sheet 102	of	286	Site Plan For Lexington Club Villas, Phase 17
Sheet 103	of	286	Survey / Plot Plan of lands being submitted to Condominium ownership as The Lexington Club Villas, A Condominium, Phase 17
Sheet 104	of	286	Legal Description of lands being submitted to Condominium ownership as The Lexington Club Villas, A Condominium, Phase 17
Sheet 105	of	286	Location of Condominium Unit Boundaries, and location of Common and Limited Common Elements, First Floor, Phase 17
Sheet 106	of	286	Location of Condominium Unit Boundaries, and location of Common and Limited Common Elements, Second Floor, Phase 17

Sheet 3 of 286

Bench Mark Land Surveying & Mapping, Riviera Beach, Fl. West Palm Beach, Fl

Exhibit "C"

To The Declaration Of Condominium Of The Lexington Club Villas Condominium, A Condominium

Sheet 107	of	286	Surveyor's Certification For Phase 18
Sheet 108	of	286	Site Plan For Lexington Club Villas, Phase 18
Sheet 109	of	286	Survey / Plot Plan of lands being submitted to Condominium ownership as The Lexington Club Villas, A Condominium, Phase 18
Sheet 110	of	286	Legal Description of lands being submitted to Condominium ownership as The Lexington Club Villas, A Condominium, Phase 18
Sheet 111	of	286	Location of Condominium Unit Boundaries, and location of Common and Limited Common Elements, First Floor, Phase 18
Sheet 112	of	286	Location of Condominium Unit Boundaries, and location of Common and Limited Common Elements, Second Floor, Phase 18
Sheet 113	of	286	Surveyor's Certification For Phase 19
Sheet 114	of	286	Site Plan For Lexington Club Villas, Phase 19
Sheet 115	of	286	Survey / Plot Plan of lands being submitted to Condominium ownership as The Lexington Club Villas, A Condominium, Phase 19
Sheet 116	of	286	Legal Description of lands being submitted to Condominium ownership as The Lexington Club Villas, A Condominium, Phase 19
Sheet 117	of	286	Location of Condominium Unit Boundaries, and location of Common and Limited Common Elements, First Floor, Phase 19
Sheet 118	of	286	Location of Condominium Unit Boundaries, and location of Common and Limited Common Elements, Second Floor, Phase 19
Sheet 119	of	286	Surveyor's Certification For Phase 20
Sheet 120	of	286	Site Plan For Lexington Club Villas, Phase 20
Sheet 121	of	286	Survey / Plot Plan of lands being submitted to Condominium ownership as The Lexington Club Villas, A Condominium, Phase 20
Sheet 122	of	286	Legal Description of lands being submitted to Condominium ownership as The Lexington Club Villas, A Condominium, Phase 20
Sheet 123	of	286	Location of Condominium Unit Boundaries, and location of Common and Limited Common Elements, First Floor, Phase 20
Sheet 124	of	286	Location of Condominium Unit Boundaries, and location of Common and Limited Common Elements, Second Floor, Phase 20
Sheet 125	of	286	Surveyor's Certification For Phase 21
Sheet 126	of	286	Site Plan For Lexington Club Villas, Phase 21
Sheet 127	of	286	Survey / Plot Plan of lands being submitted to Condominium ownership as The Lexington Club Villas, A Condominium, Phase 21
Sheet 128	of	286	Legal Description of lands being submitted to Condominium ownership as The Lexington Club Villas, A Condominium, Phase 21
Sheet 129	of	286	Location of Condominium Unit Boundaries, and location of Common and Limited Common Elements, First Floor, Phase 21
Sheet 130	of	286	Location of Condominium Unit Boundaries, and location of Common and Limited Common Elements, Second Floor, Phase 21
Sheet 131	of	286	Surveyor's Certification For Phase 22
Sheet 132	of	286	Site Plan For Lexington Club Villas, Phase 22
Sheet 133	of	286	Survey / Plot Plan of lands being submitted to Condominium ownership as The Lexington Club Villas, A Condominium, Phase 22
Sheet 134	of	286	Legal Description of lands being submitted to Condominium ownership as The Lexington Club Villas, A Condominium, Phase 22
Sheet 135	of	286	Location of Condominium Unit Boundaries, and location of Common and Limited Common Elements, First Floor, Phase 22
Sheet 136	of	286	Location of Condominium Unit Boundaries, and location of Common and Limited Common Elements, Second Floor, Phase 22
Sheet 137	of	286	Surveyor's Certification For Phase 23
Sheet 138	of	286	Site Plan For Lexington Club Villas, Phase 23
Sheet 139	of	286	Survey / Plot Plan of lands being submitted to Condominium ownership as The Lexington Club Villas, A Condominium, Phase 23
Sheet 140	of	286	Legal Description of lands being submitted to Condominium ownership as The Lexington Club Villas, A Condominium, Phase 23
Sheet 141	of	286	Location of Condominium Unit Boundaries, and location of Common and Limited Common Elements, First Floor, Phase 23
Sheet 142	of	286	Location of Condominium Unit Boundaries, and location of Common and Limited Common Elements, Second Floor, Phase 23

Sheet 4 of 286

Bench Mark Land Surveying & Mapping, Riviera Beach, Fl. West Palm Beach, Fl

Exhibit "C"

To The Declaration Of Condominium Of The Lexington Club Villas Condominium, A Condominium

Sheet 143	of	286	Surveyor's Certification For Phase 24
Sheet 144	of	286	Site Plan For Lexington Club Villas, Phase 24
Sheet 145	of	286	Survey / Plot Plan of lands being submitted to Condominium ownership as The Lexington Club Villas, A Condominium, Phase 24
Sheet 146	of	286	Legal Description of lands being submitted to Condominium ownership as The Lexington Club Villas, A Condominium, Phase 24
Sheet 147	of	286	Location of Condominium Unit Boundaries, and location of Common and Limited Common Elements, First Floor, Phase 24
Sheet 148	of	286	Location of Condominium Unit Boundaries, and location of Common and Limited Common Elements, Second Floor, Phase 24
Sheet 149	of	286	Surveyor's Certification For Phase 25
Sheet 150	of	286	Site Plan For Lexington Club Villas, Phase 25
Sheet 151	of	286	Survey / Plot Plan of lands being submitted to Condominium ownership as The Lexington Club Villas, A Condominium, Phase 25
Sheet 152	of	286	Legal Description of lands being submitted to Condominium ownership as The Lexington Club Villas, A Condominium, Phase 25
Sheet 153	of	286	Location of Condominium Unit Boundaries, and location of Common and Limited Common Elements, First Floor, Phase 25
Sheet 154	of	286	Location of Condominium Unit Boundaries, and location of Common and Limited Common Elements, Second Floor, Phase 25
Sheet 155	of	286	Surveyor's Certification For Phase 26
Sheet 156	of	286	Site Plan For Lexington Club Villas, Phase 26
Sheet 157	of	286	Survey / Plot Plan of lands being submitted to Condominium ownership as The Lexington Club Villas, A Condominium, Phase 26
Sheet 158	of	286	Legal Description of lands being submitted to Condominium ownership as The Lexington Club Villas, A Condominium, Phase 26
Sheet 159	of	286	Location of Condominium Unit Boundaries, and location of Common and Limited Common Elements, First Floor, Phase 26
Sheet 160	of	286	Location of Condominium Unit Boundaries, and location of Common and Limited Common Elements, Second Floor, Phase 26
Sheet 161	of	286	Surveyor's Certification For Phase 27
Sheet 162	of	286	Site Plan For Lexington Club Villas, Phase 27
Sheet 163	of	286	Survey / Plot Plan of lands being submitted to Condominium ownership as The Lexington Club Villas, A Condominium, Phase 27
Sheet 164	of	286	Legal Description of lands being submitted to Condominium ownership as The Lexington Club Villas, A Condominium, Phase 27
Sheet 165	of	286	Location of Condominium Unit Boundaries, and location of Common and Limited Common Elements, First Floor, Phase 27
Sheet 166	of	286	Location of Condominium Unit Boundaries, and location of Common and Limited Common Elements, Second Floor, Phase 27
Sheet 167	of	286	Surveyor's Certification For Phase 28
Sheet 168	of	286	Site Plan For Lexington Club Villas, Phase 28
Sheet 169	of	286	Survey / Plot Plan of lands being submitted to Condominium ownership as The Lexington Club Villas, A Condominium, Phase 28
Sheet 170	of	286	Legal Description of lands being submitted to Condominium ownership as The Lexington Club Villas, A Condominium, Phase 28
Sheet 171	of	286	Location of Condominium Unit Boundaries, and location of Common and Limited Common Elements, First Floor, Phase 28
Sheet 172	of	286	Location of Condominium Unit Boundaries, and location of Common and Limited Common Elements, Second Floor, Phase 28
Sheet 173	of	286	Surveyor's Certification For Phase 29
Sheet 174	of	286	Site Plan For Lexington Club Villas, Phase 29
Sheet 175	of	286	Survey / Plot Plan of lands being submitted to Condominium ownership as The Lexington Club Villas, A Condominium, Phase 29
Sheet 176	of	286	Legal Description of lands being submitted to Condominium ownership as The Lexington Club Villas, A Condominium, Phase 29
Sheet 177	of	286	Location of Condominium Unit Boundaries, and location of Common and Limited Common Elements, First Floor, Phase 29
Sheet 178	of	286	Location of Condominium Unit Boundaries, and location of Common and Limited Common Elements, Second Floor, Phase 29

Sheet 5 of 286

Exhibit "C"

To The Declaration Of Condominium Of The Lexington Club Villas Condominium, A Condominium

Sheet 179	of	286	Surveyor's Certification For Phase 30
Sheet 180	of	286	Site Plan For Lexington Club Villas, Phase 30
Sheet 181	of	286	Survey / Plot Plan of lands being submitted to Condominium ownership as The Lexington Club Villas, A Condominium, Phase 30
Sheet 182	of	286	Legal Description of lands being submitted to Condominium ownership as The Lexington Club Villas, A Condominium, Phase 30
Sheet 183	of	286	Location of Condominium Unit Boundaries, and location of Common and Limited Common Elements, First Floor, Phase 30
Sheet 184	of	286	Location of Condominium Unit Boundaries, and location of Common and Limited Common Elements, Second Floor, Phase 30
Sheet 185	of	286	Surveyor's Certification For Phase 31
Sheet 186	of	286	Site Plan For Lexington Club Villas, Phase 31
Sheet 187	of	286	Survey / Plot Plan of lands being submitted to Condominium ownership as The Lexington Club Villas, A Condominium, Phase 31
Sheet 188	of	286	Legal Description of lands being submitted to Condominium ownership as The Lexington Club Villas, A Condominium, Phase 31
Sheet 189	of	286	Location of Condominium Unit Boundaries, and location of Common and Limited Common Elements, First Floor, Phase 31
Sheet 190	of	286	Location of Condominium Unit Boundaries, and location of Common and Limited Common Elements, Second Floor, Phase 31
Sheet 191	of	286	Surveyor's Certification For Phase 32
Sheet 192	of	286	Site Plan For Lexington Club Villas, Phase 32
Sheet 193	of	286	Survey / Plot Plan of lands being submitted to Condominium ownership as The Lexington Club Villas, A Condominium, Phase 32
Sheet 194	of	286	Legal Description of lands being submitted to Condominium ownership as The Lexington Club Villas, A Condominium, Phase 32
Sheet 195	of	286	Location of Condominium Unit Boundaries, and location of Common and Limited Common Elements, First Floor, Phase 32
Sheet 196	of	286	Location of Condominium Unit Boundaries, and location of Common and Limited Common Elements, Second Floor, Phase 32
Sheet 197	of	286	Surveyor's Certification For Phase 33
Sheet 198	of	286	Site Plan For Lexington Club Villas, Phase 33
Sheet 199	of	286	Survey / Plot Plan of lands being submitted to Condominium ownership as The Lexington Club Villas, A Condominium, Phase 33
Sheet 200	of	286	Legal Description of lands being submitted to Condominium ownership as The Lexington Club Villas, A Condominium, Phase 33
Sheet 201	of	286	Location of Condominium Unit Boundaries, and location of Common and Limited Common Elements, First Floor, Phase 33
Sheet 202	of	286	Location of Condominium Unit Boundaries, and location of Common and Limited Common Elements, Second Floor, Phase 33
Sheet 203	of	286	Surveyor's Certification For Phase 34
Sheet 204	of	286	Site Plan For Lexington Club Villas, Phase 34
Sheet 205	of	286	Survey / Plot Plan of lands being submitted to Condominium ownership as The Lexington Club Villas, A Condominium, Phase 34
Sheet 206	of	286	Legal Description of lands being submitted to Condominium ownership as The Lexington Club Villas, A Condominium, Phase 34
Sheet 207	of	286	Location of Condominium Unit Boundaries, and location of Common and Limited Common Elements, First Floor, Phase 34
Sheet 208	of	286	Location of Condominium Unit Boundaries, and location of Common and Limited Common Elements, Second Floor, Phase 34
Sheet 209	of	286	Surveyor's Certification For Phase 35
Sheet 210	of	286	Site Plan For Lexington Club Villas, Phase 35
Sheet 211	of	286	Survey / Plot Plan of lands being submitted to Condominium ownership as The Lexington Club Villas, A Condominium, Phase 35
Sheet 212	of	286	Legal Description of lands being submitted to Condominium ownership as The Lexington Club Villas, A Condominium, Phase 35
Sheet 213	of	286	Location of Condominium Unit Boundaries, and location of Common and Limited Common Elements, First Floor, Phase 35
Sheet 214	of	286	Location of Condominium Unit Boundaries, and location of Common and Limited Common Elements, Second Floor, Phase 35

Sheet 6 of 286

Exhibit "C"
To The Declaration Of Condominium Of
The Lexington Club Villas Condominium, A Condominium

Sheet 215	of	286	Surveyor's Certification For Phase 36
Sheet 216	of	286	Site Plan For Lexington Club Villas, Phase 36
Sheet 217	of	286	Survey / Plot Plan of lands being submitted to Condominium ownership as The Lexington Club Villas, A Condominium, Phase 36
Sheet 218	of	286	Legal Description of lands being submitted to Condominium ownership as The Lexington Club Villas, A Condominium, Phase 36
Sheet 219	of	286	Location of Condominium Unit Boundaries, and location of Common and Limited Common Elements, First Floor, Phase 36
Sheet 220	of	286	Location of Condominium Unit Boundaries, and location of Common and Limited Common Elements, Second Floor, Phase 36
Sheet 221	of	286	Surveyor's Certification For Phase 37
Sheet 222	of	286	Site Plan For Lexington Club Villas, Phase 37
Sheet 223	of	286	Survey / Plot Plan of lands being submitted to Condominium ownership as The Lexington Club Villas, A Condominium, Phase 37
Sheet 224	of	286	Legal Description of lands being submitted to Condominium ownership as The Lexington Club Villas, A Condominium, Phase 37
Sheet 225	of	286	Location of Condominium Unit Boundaries, and location of Common and Limited Common Elements, First Floor, Phase 37
Sheet 226	of	286	Location of Condominium Unit Boundaries, and location of Common and Limited Common Elements, Second Floor, Phase 37
Sheet 227	of	286	Surveyor's Certification For Phase 38
Sheet 228	of	286	Site Plan For Lexington Club Villas, Phase 38
Sheet 229	of	286	Survey / Plot Plan of lands being submitted to Condominium ownership as The Lexington Club Villas, A Condominium, Phase 38
Sheet 230	of	286	Legal Description of lands being submitted to Condominium ownership as The Lexington Club Villas, A Condominium, Phase 38
Sheet 231	of	286	Location of Condominium Unit Boundaries, and location of Common and Limited Common Elements, First Floor, Phase 38
Sheet 232	of	286	Location of Condominium Unit Boundaries, and location of Common and Limited Common Elements, Second Floor, Phase 38
Sheet 233	of	286	Surveyor's Certification For Phase 39
Sheet 234	of	286	Site Plan For Lexington Club Villas, Phase 39
Sheet 235	of	286	Survey / Plot Plan of lands being submitted to Condominium ownership as The Lexington Club Villas, A Condominium, Phase 39
Sheet 236	of	286	Legal Description of lands being submitted to Condominium ownership as The Lexington Club Villas, A Condominium, Phase 39
Sheet 237	of	286	Location of Condominium Unit Boundaries, and location of Common and Limited Common Elements, First Floor, Phase 39
Sheet 238	of	286	Location of Condominium Unit Boundaries, and location of Common and Limited Common Elements, Second Floor, Phase 39
Sheet 239	of	286	Surveyor's Certification For Phase 40
Sheet 240	of	286	Site Plan For Lexington Club Villas, Phase 40
Sheet 241	of	286	Survey / Plot Plan of lands being submitted to Condominium ownership as The Lexington Club Villas, A Condominium, Phase 40
Sheet 242	of	286	Legal Description of lands being submitted to Condominium ownership as The Lexington Club Villas, A Condominium, Phase 40
Sheet 243	of	286	Location of Condominium Unit Boundaries, and location of Common and Limited Common Elements, First Floor, Phase 40
Sheet 244	of	286	Location of Condominium Unit Boundaries, and location of Common and Limited Common Elements, Second Floor, Phase 40
Sheet 245	of	286	Surveyor's Certification For Phase 41
Sheet 246	of	286	Site Plan For Lexington Club Villas, Phase 41
Sheet 247	of	286	Survey / Plot Plan of lands being submitted to Condominium ownership as The Lexington Club Villas, A Condominium, Phase 41
Sheet 248	of	286	Legal Description of lands being submitted to Condominium ownership as The Lexington Club Villas, A Condominium, Phase 41
Sheet 249	of	286	Location of Condominium Unit Boundaries, and location of Common and Limited Common Elements, First Floor, Phase 41
Sheet 250	of	286	Location of Condominium Unit Boundaries, and location of Common and Limited Common Elements, Second Floor, Phase 41

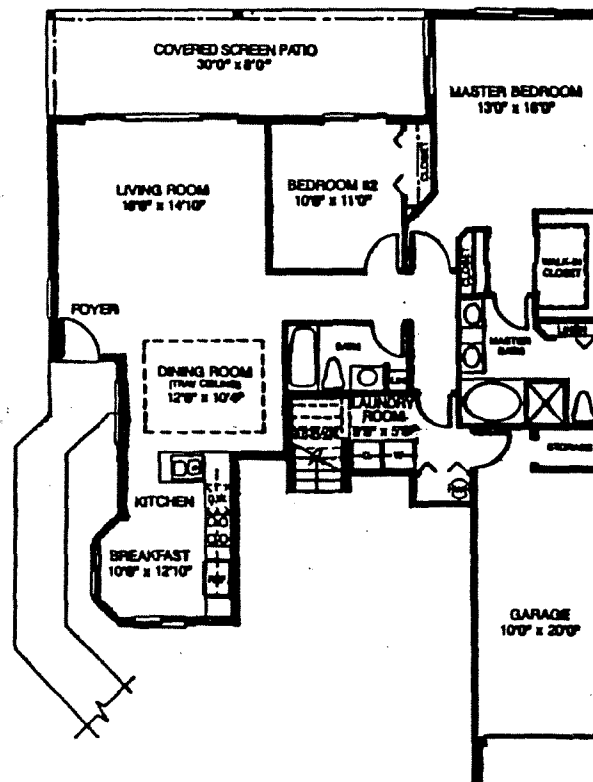
Sheet 7 of 286

Exhibit "C"
To The Declaration Of Condominium Of
The Lexington Club Villas Condominium, A Condominium

Sheet 251	of	286	Surveyor's Certification For Phase 42
Sheet 252	of	286	Site Plan For Lexington Club Villas, Phase 42
Sheet 253	of	286	Survey / Plot Plan of lands being submitted to Condominium ownership as The Lexington Club Villas, A Condominium, Phase 42
Sheet 254	of	286	Legal Description of lands being submitted to Condominium ownership as The Lexington Club Villas, A Condominium, Phase 42
Sheet 255	of	286	Location of Condominium Unit Boundaries, and location of Common and Limited Common Elements, First Floor, Phase 42
Sheet 256	of	286	Location of Condominium Unit Boundaries, and location of Common and Limited Common Elements, Second Floor, Phase 42
Sheet 257	of	286	Surveyor's Certification For Phase 43
Sheet 258	of	286	Site Plan For Lexington Club Villas, Phase 43
Sheet 259	of	286	Survey / Plot Plan of lands being submitted to Condominium ownership as The Lexington Club Villas, A Condominium, Phase 43
Sheet 260	of	286	Legal Description of lands being submitted to Condominium ownership as The Lexington Club Villas, A Condominium, Phase 43
Sheet 261	of	286	Location of Condominium Unit Boundaries, and location of Common and Limited Common Elements, First Floor, Phase 43
Sheet 262	of	286	Location of Condominium Unit Boundaries, and location of Common and Limited Common Elements, Second Floor, Phase 43
Sheet 263	of	286	Surveyor's Certification For Phase 44
Sheet 264	of	286	Site Plan For Lexington Club Villas, Phase 44
Sheet 265	of	286	Survey / Plot Plan of lands being submitted to Condominium ownership as The Lexington Club Villas, A Condominium, Phase 44
Sheet 266	of	286	Legal Description of lands being submitted to Condominium ownership as The Lexington Club Villas, A Condominium, Phase 44
Sheet 267	of	286	Location of Condominium Unit Boundaries, and location of Common and Limited Common Elements, First Floor, Phase 44
Sheet 268	of	286	Location of Condominium Unit Boundaries, and location of Common and Limited Common Elements, Second Floor, Phase 44
Sheet 269	of	286	Surveyor's Certification For Phase 45
Sheet 270	of	286	Site Plan For Lexington Club Villas, Phase 45
Sheet 271	of	286	Survey / Plot Plan of lands being submitted to Condominium ownership as The Lexington Club Villas, A Condominium, Phase 45
Sheet 272	of	286	Legal Description of lands being submitted to Condominium ownership as The Lexington Club Villas, A Condominium, Phase 45
Sheet 273	of	286	Location of Condominium Unit Boundaries, and location of Common and Limited Common Elements, First Floor, Phase 45
Sheet 274	of	286	Location of Condominium Unit Boundaries, and location of Common and Limited Common Elements, Second Floor, Phase 45
Sheet 275	of	286	Surveyor's Certification For Phase 46
Sheet 276	of	286	Site Plan For Lexington Club Villas, Phase 46
Sheet 277	of	286	Survey / Plot Plan of lands being submitted to Condominium ownership as The Lexington Club Villas, A Condominium, Phase 46
Sheet 278	of	286	Legal Description of lands being submitted to Condominium ownership as The Lexington Club Villas, A Condominium, Phase 46
Sheet 279	of	286	Location of Condominium Unit Boundaries, and location of Common and Limited Common Elements, First Floor, Phase 46
Sheet 280	of	286	Location of Condominium Unit Boundaries, and location of Common and Limited Common Elements, Second Floor, Phase 46
Sheet 281	of	286	Surveyor's Certification For Phase 47
Sheet 282	of	286	Site Plan For Lexington Club Villas, Phase 47
Sheet 283	of	286	Survey / Plot Plan of lands being submitted to Condominium ownership as The Lexington Club Villas, A Condominium, Phase 47
Sheet 284	of	286	Legal Description of lands being submitted to Condominium ownership as The Lexington Club Villas, A Condominium, Phase 47
Sheet 285	of	286	Location of Condominium Unit Boundaries, and location of Common and Limited Common Elements, First Floor, Phase 47
Sheet 286	of	286	Location of Condominium Unit Boundaries, and location of Common and Limited Common Elements, Second Floor, Phase 47

Sheet 8 of 286

Exhibit "C"
To The Declaration Of Condominium Of
The Lexington Club Villas Condominium, A Condominium



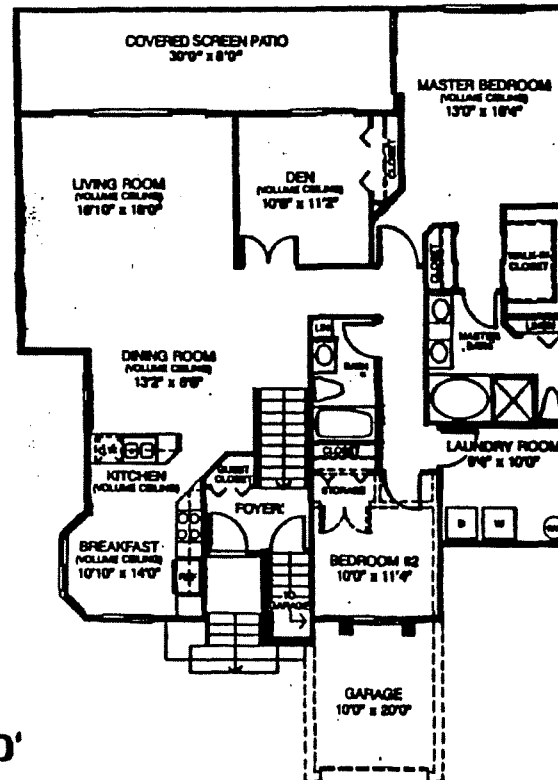
Graphic Scale In Feet 1"=10'

Typical Unit Type Plan
(First Floor)

Notes:

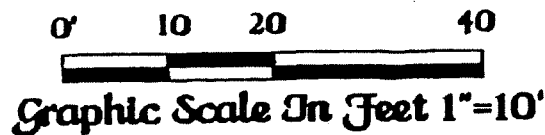
1. The typical floor plan shown hereon is supplied for the purpose of delineating the interior configuration of the typical Condominium units of The Lexington Club Villas Condominium, A Condominium, and is not a part of the Surveyor's Exhibit of the Condominium Documents.
2. The dimensions shown or stated hereon are approximations only, and the actual dimensions of the units, as well as the room arrangement of the unit type, may vary from unit to unit, based upon physical conditions, and requests by purchasers for particular interior modifications.

Exhibit "C"
To The Declaration Of Condominium Of
The Lexington Club Villas Condominium, A Condominium



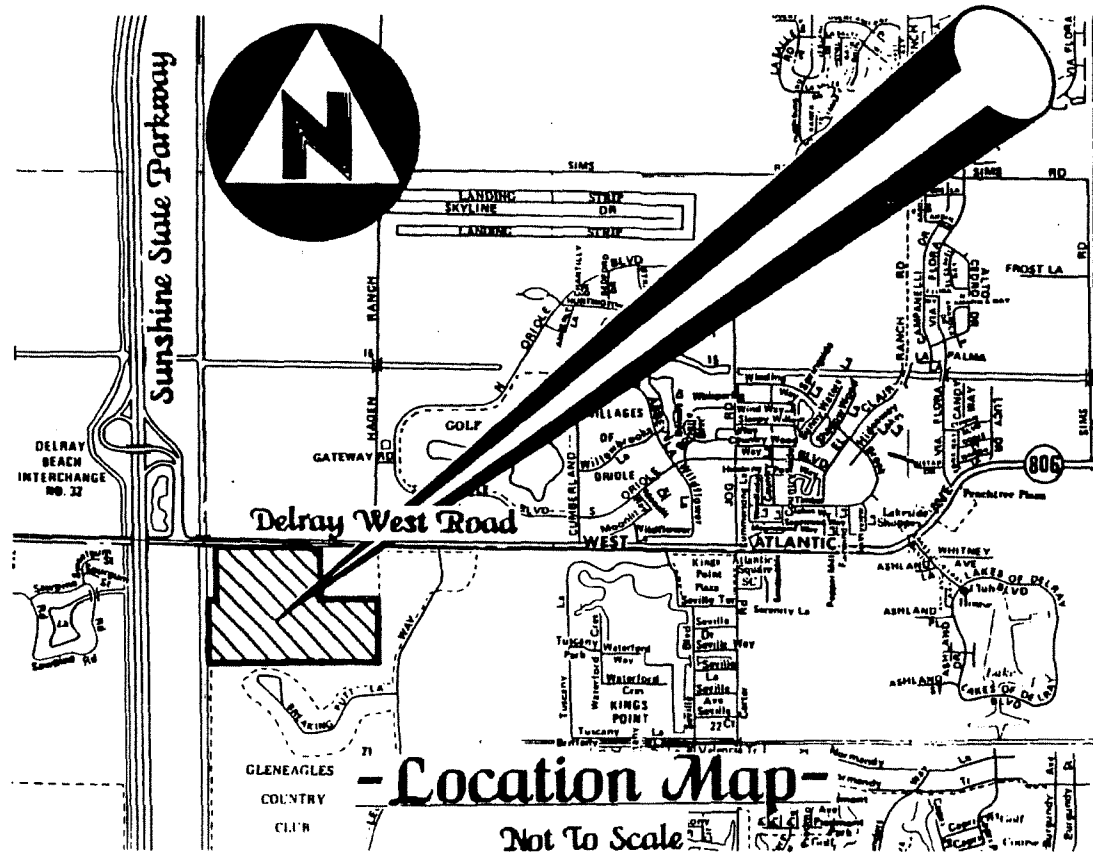
Notes:

1. The typical floor plan shown hereon is supplied for the purpose of delineating the interior configuration of the typical Condominium units of The Lexington Club Villas Condominium, A Condominium, and is not a part of the Surveyor's Exhibit of the Condominium Documents.
2. The dimensions shown or stated hereon are approximations only, and the actual dimensions of the units, as well as the room arrangement of the unit type, may vary from unit to unit, based upon physical conditions, and requests by purchasers for particular interior modifications.



Typical Unit Type Plan
(Second Floor)

Exhibit "C"
To The Declaration Of Condominium Of
The Lexington Club Villas Condominium, A Condominium



Sheet 10 of 286

Exhibit "C"
To The Declaration Of Condominium Of
The Lexington Club Villas Condominium, A Condominium

Surveyor's Notes :

Special notes specific to the location of the Condominium units and location of the common and limited common elements for all units.

1. The Lexington Club Villas Condominium, A Condominium, Phase 1, is being submitted to the Condominium Act by this declaration of Condominium, accordingly, dimensions and locations of improvements are given on an "as built" basis.
2. The elevation of the Benchmark, floor, and ceiling are expressed in National Geodetic Vertical Datum (N.G.V.D.), where 0.00 feet is equal to Mean Sea Level, and are delineated in feet and decimal parts thereof.
3. All interior angles of the Condominium units are 90° 00' 00", unless otherwise noted.
4. All wall thicknesses are 0.40 feet or 0.80 feet, unless otherwise noted.

Legend :

— = Indicates the boundary of a Condominium unit.

- - - = Indicates a common element.

▨ = Indicates a limited common element.

Indicates Unit Number

Unit 150 A R

Indicates Unit Type
 "A" Or "B"

Indicates Unit Orientation
 Right Or Left

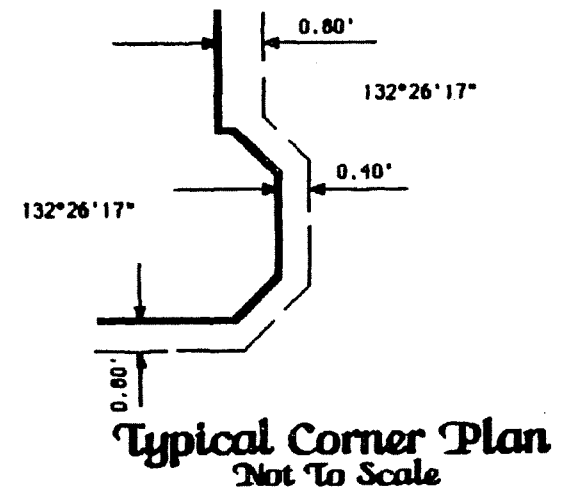
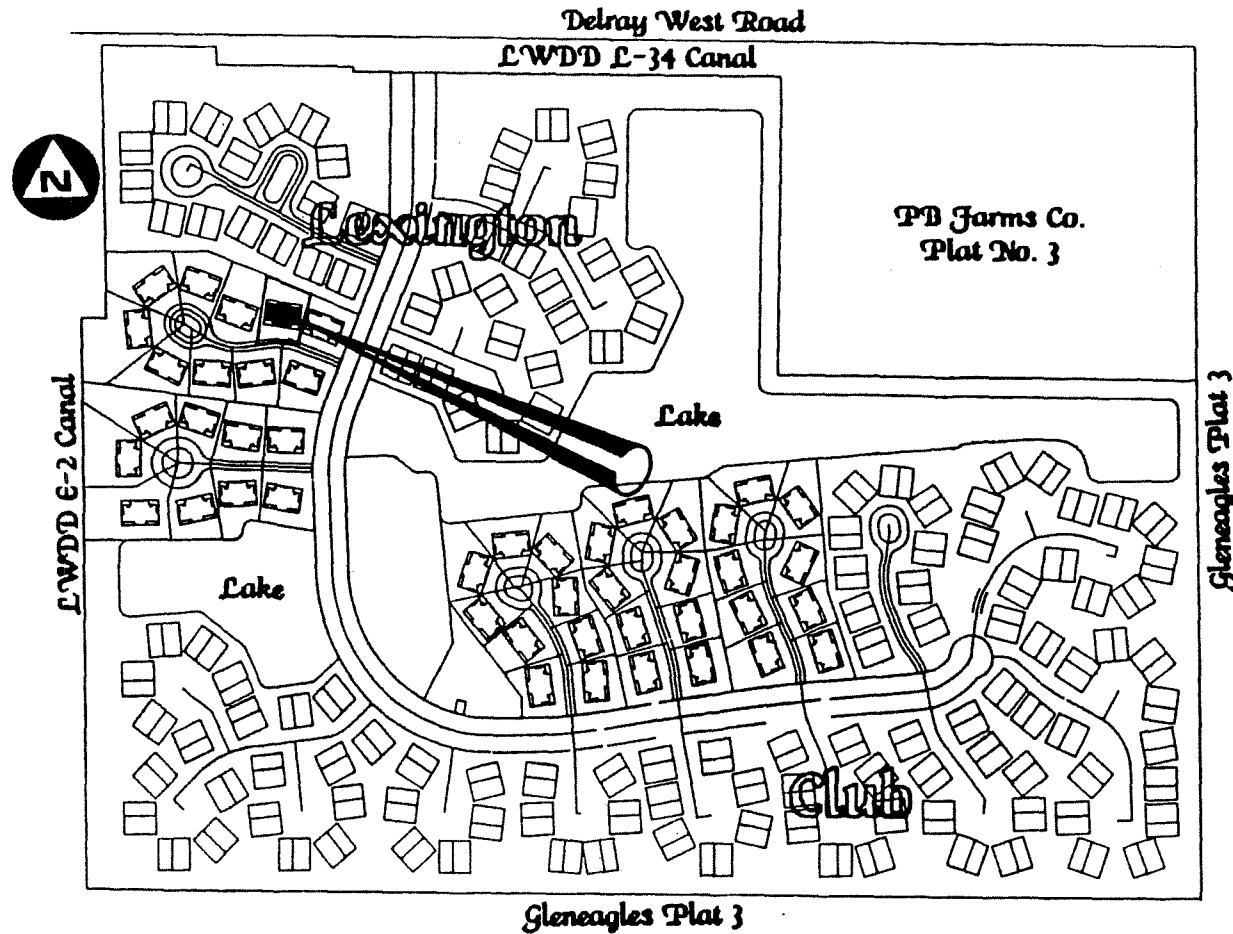


Exhibit "C"
To The Declaration Of Condominium Of
The Lexington Club Villas Condominium, A Condominium



Sheet 12 of 286

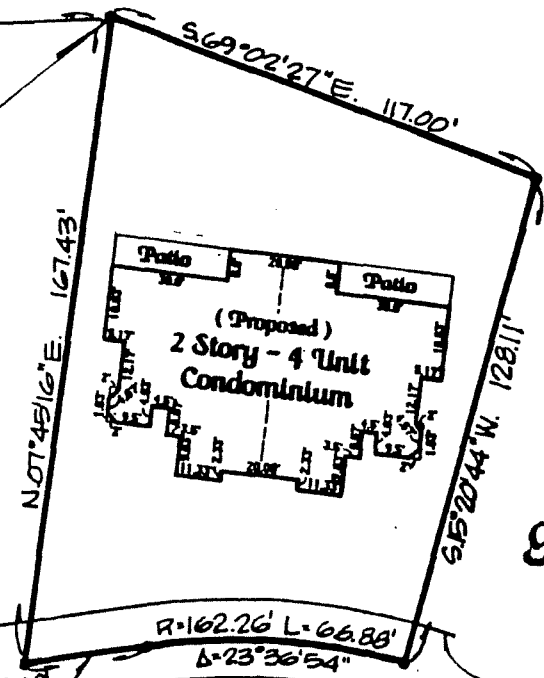
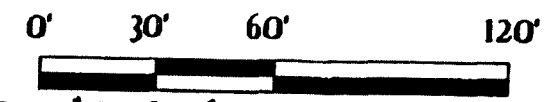
Exhibit "C"

To The Declaration Of Condominium Of The Lexington Club Villas Condominium, A Condominium

Point Of Commencement
N.W. CORNER
THE LEXINGTON CLUB PLAT NO. 2

WEST LINE - LEXINGTON CLUB
60°52'26"E. 549.00'

Point Of Beginning
N. 88°01'34"E. 285.30'



Graphic Scale In Feet 1"=30'

INGRESS - EGRESS EASEMENT

Exhibit "C"
To The Declaration Of Condominium Of
The Lexington Club Villas Condominium, A Condominium

Legal Description For Phase 2

A parcel of land lying in The Lexington Club Plat No. 2, according to the Plat thereof, as recorded in Plat Book _____ Pages _____ through _____, Public Records, Palm Beach County, Florida, and being more particularly described as follows:

Commencing at the Northwest corner of said The Lexington Club Plat No. 2; Thence, South 01°52'26" East, along the West line of said The Lexington Club Plat No. 2, a distance of 549.00 feet; Thence, North 88°07'34" East, a distance of 385.30 feet for a point of beginning (P.O.B.)

Thence, South 69°02'27" East, a distance of 117.00 feet; Thence, South 15°20'44" West, radial to the following described curve, a distance of 128.11 feet to a point on a curve, concave Southerly, having a radius of 162.26 feet; Thence, Westerly along said curve, through a central angle of 23°36'54", a distance of 66.88 feet to the end of said curve; Thence, South 81°43'50" West, a distance of 32.00 feet; Thence, North 07°45'16" East, a distance of 167.43 feet to the point of beginning (P.O.B.)

Containing 0.35 acres, more or less.

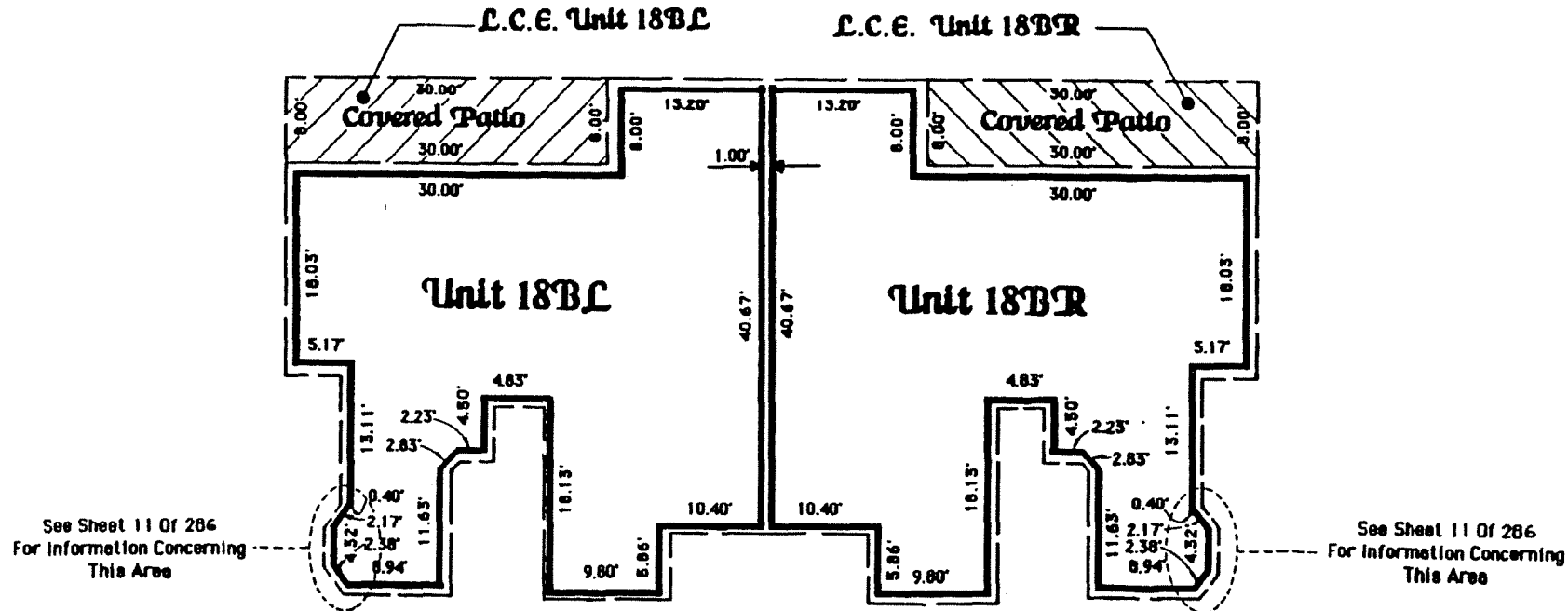
Subject to easements, reservations, restrictions and rights of way of record.

Sheet 14 of 286

Bench Mark Land Surveying & Mapping, Riviera Beach, Fl. West Palm Beach, Fl

Exhibit "C"
 To The Declaration Of Condominium Of
The Lexington Club Villas Condominium, A Condominium

Phase 2



Notes:

1. All exterior walls of the second floor units are 0.40', unless otherwise noted.

Finished Floor Elevation:
 Finished Ceiling Elevation:

Note:

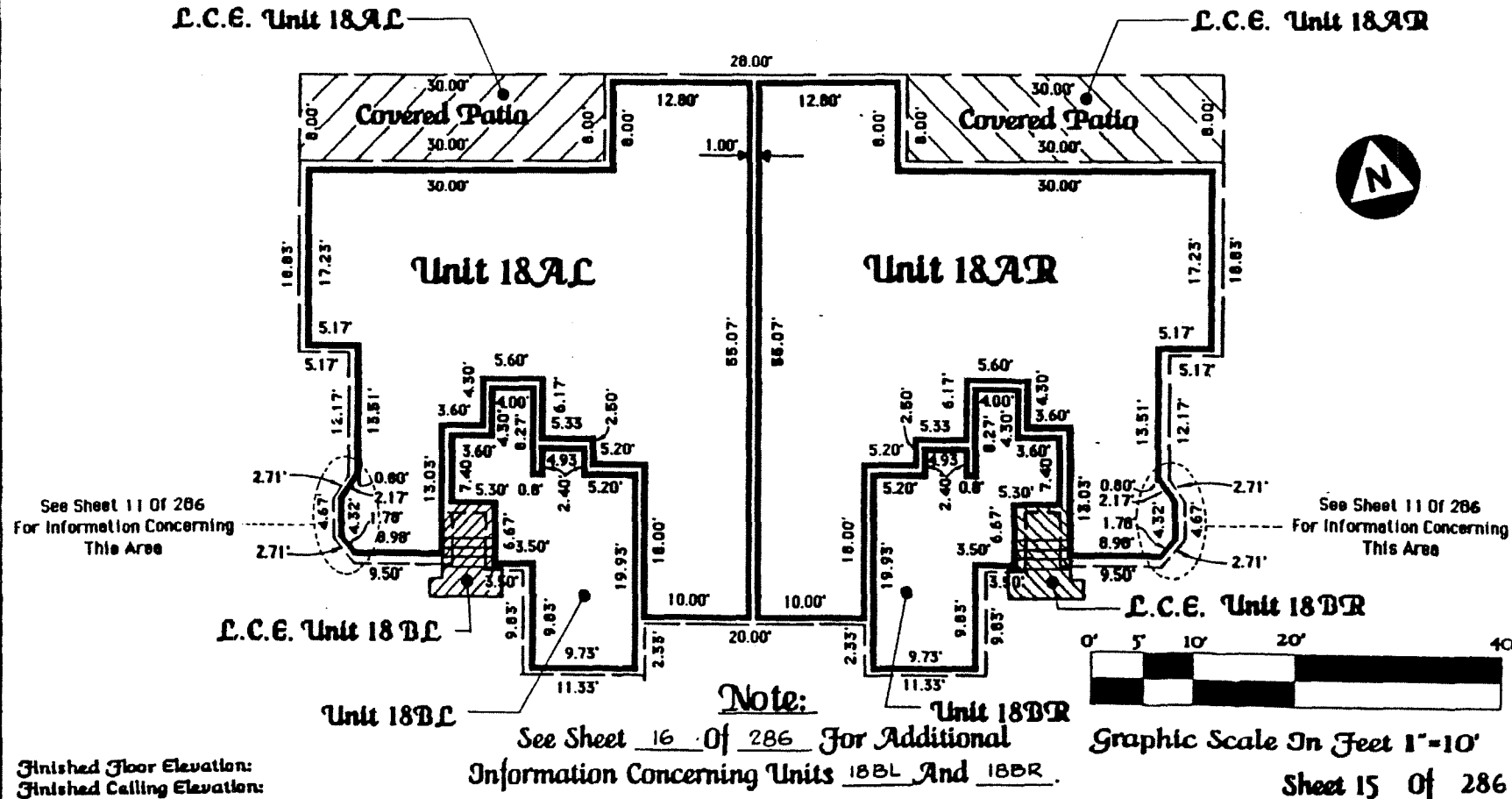
See Sheet 15 Of 286 For Additional
 Information Concerning Units 18BL And 18BR.

Sheet 16 Of 286

Bench Mark Land Surveying & Mapping, Riviera Beach, Fl. West Palm Beach, Fl.

Exhibit "C"
 To The Declaration Of Condominium Of
The Lexington Club Villas Condominium, A Condominium

Phase 2



Bench Mark Land Surveying & Mapping, Riviera Beach, Fl. West Palm Beach, Fl

Exhibit "C"
To The Declaration Of Condominium Of
The Lexington Club Villas Condominium, A Condominium

Surveyor's Certification :

Before me, the undersigned authority, duly authorized to administer oaths, and take acknowledgements, personally appeared Wm. R. Van Compen, R.L.S., who, after being duly cautioned and sworn, deposes and says the following :

1. That he is a duly Registered Land Surveyor under the laws of the State of Florida, being Surveyor number 2424.
2. That the boundaries of the Real Property, shown and described herein, attached hereto and made a part hereof, are true and correct to the best of my knowledge and belief, the same being based on a Boundary Survey, performed under my personal direction and completed on _____, A.D., 1987, and that the Survey meets the minimum technical standards, as set forth by the Florida Board of Land Surveyors, pursuant to Section 472.027, Florida Statutes.
3. That the construction of the Improvements for The Lexington Club Villas Condominium, A Condominium, Phase **3** , are substantially complete so that the attached Survey, Site Plan and Graphic Description of the improvements, describing the Condominium Property, together with the provisions of said declaration of Condominium, describing the Condominium property, present an accurate representation of the location and dimensions of the improvements, and the identification, location and dimensions of the common elements, and each unit, can be determined from said materials.

Further affiant sayeth naught :

By : _____
Wm. R. Van Compen, R.L.S.
Florida certificate number 2424

Sworn to, and subscribed before me
this _____ day of _____ A.D., 1986

Gene D. Bowling, Jr.
Notary Public, State of Florida at large
My commission expires: 26-February-1991

Sheet 17 of 286

Bench Mark Land Surveying & Mapping, Riviera Beach, Fl. West Palm Beach, Fl

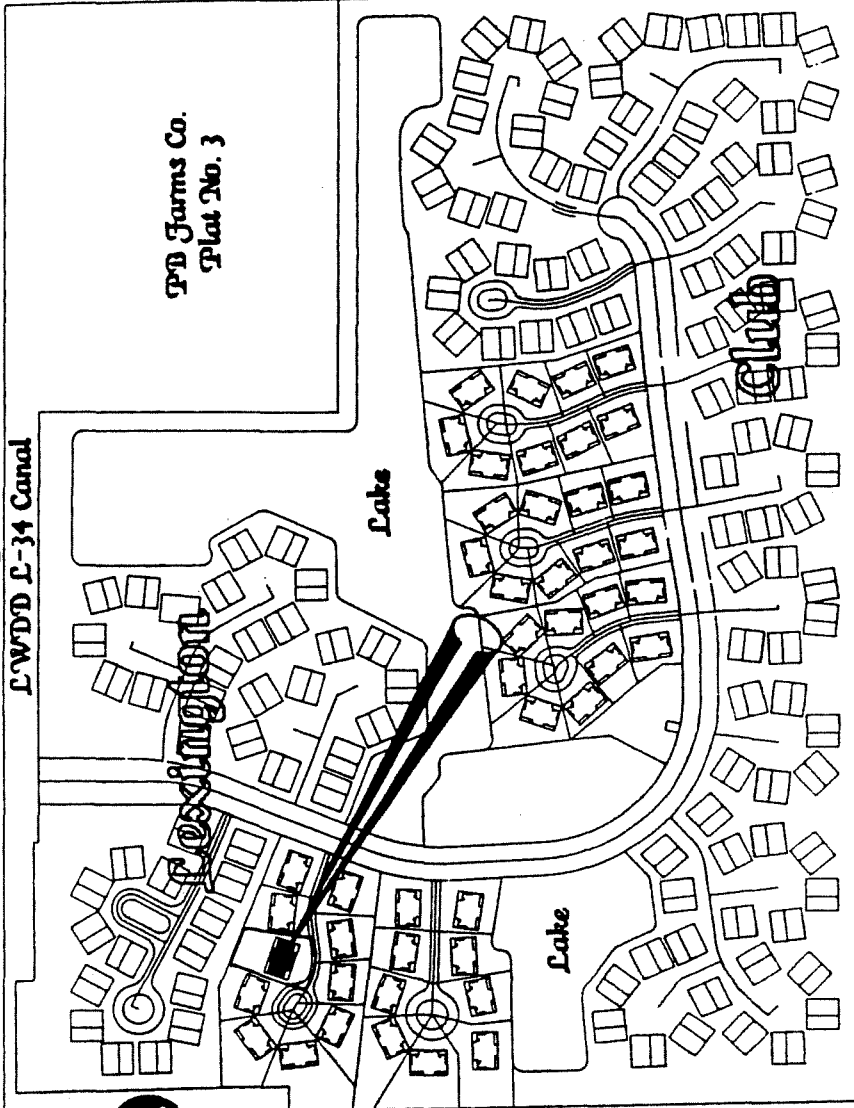
Exhibit "C"

To The Declaration Of Condominium Of

The Lexington Club Villas Condominium, A Condominium

Delray West Road

LWDD E-34 Canal



Glenengles Plat 3

Lake

Lake

LWDD E-2 Canal

Glenengles Plat 3

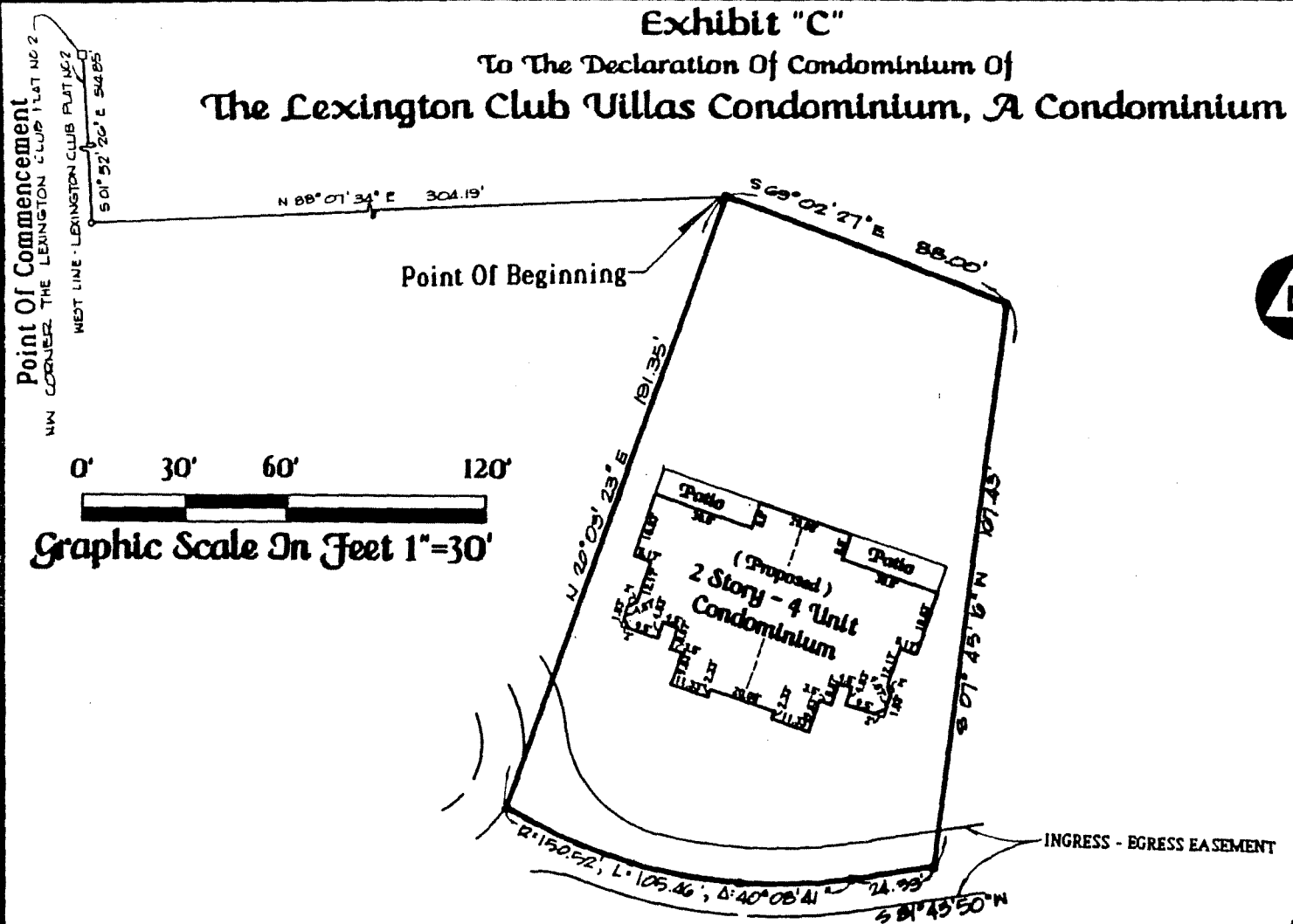


Exhibit "C"
To The Declaration Of Condominium Of
The Lexington Club Villas Condominium, A Condominium

Legal Description For Phase 3

A parcel of land lying in The Lexington Club Plat No. 2, according to the Plat thereof, as recorded in Plat Book _____, Pages _____ through _____, Public Records, Palm Beach County, Florida, and being more particularly described as follows:

Commencing at the Northwest corner of said The Lexington Club Plat No. 2; Thence, South 01°52'26" East, along the West line of said The Lexington Club Plat No. 2, a distance of 514.85 feet; Thence, North 88°07'34" East, a distance of 304.19 feet for a point of beginning (P.O.B.)

Thence, South 69°02'27" East, a distance of 88.00 feet; Thence, South 07°45'16" West, a distance of 167.43 feet; Thence, South 81°43'50" West, a distance of 24.33 feet to the point of curvature of a curve to the right, having a radius of 150.52 feet; Thence, Westerly along said curve, through a central angle of 40°08'41", a distance of 105.46 feet to the end of said curve; Thence, North 20°03'23" East, a distance of 191.35 feet to the point of beginning (P.O.B.).

Containing 0.46 acres, more or less.

Subject to easements, reservations, restrictions and rights of way of record.

Sheet 20 of 286

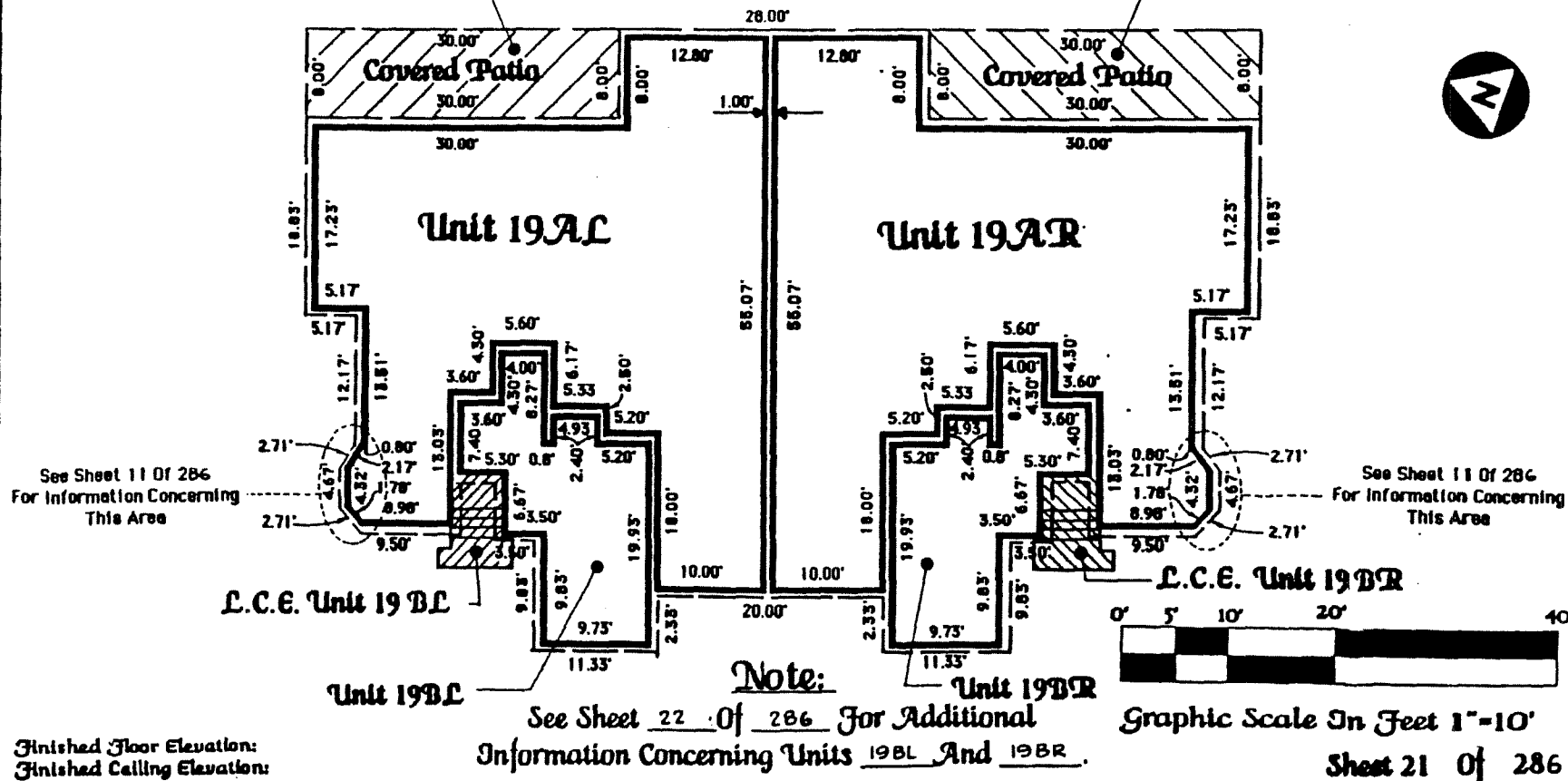
Bench Mark Land Surveying & Mapping, Riviera Beach, Fl. West Palm Beach, Fl

Exhibit "C"
 To The Declaration Of Condominium Of
The Lexington Club Villas Condominium, A Condominium

Phase 3

L.C.E. Unit 19AL

L.C.E. Unit 19AR

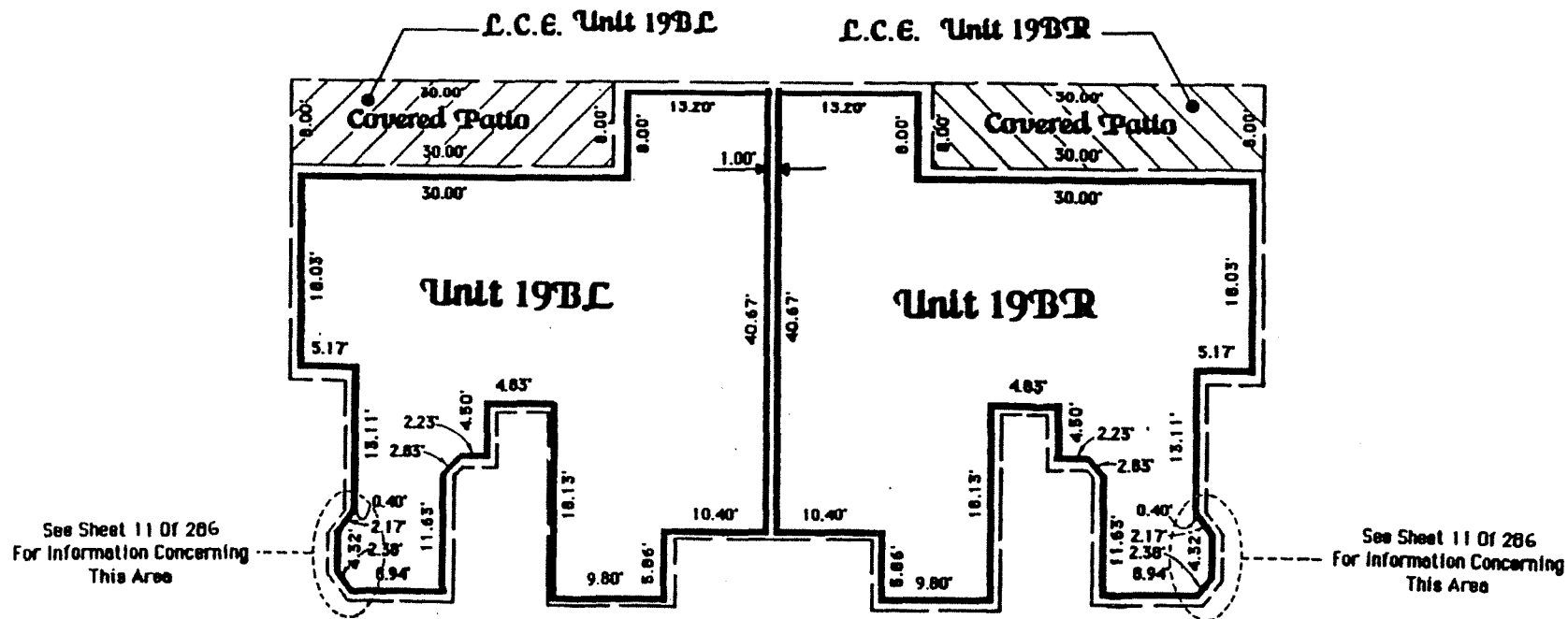


Bench Mark Land Surveying & Mapping, Riviera Beach, Fl. West Palm Beach, Fl

Sheet 21 Of 286

Exhibit "C"
 To The Declaration Of Condominium Of
The Lexington Club Villas Condominium, A Condominium

Phase 3



Notes:

1. All exterior walls of the second floor units are 0.40', unless otherwise noted.

Finished Floor Elevation:
 Finished Ceiling Elevation:

Note:

See Sheet 21 Of 286 For Additional
 Information Concerning Units 19BL And 19BR.

Sheet 22 Of 286

Exhibit "C"
To The Declaration Of Condominium Of
The Lexington Club Villas Condominium, A Condominium

Surveyor's Certification :

Before me, the undersigned authority, duly authorized to administer oaths, and take acknowledgements, personally appeared Wm. R. Van Campen, R.L.S., who, after being duly cautioned and sworn, deposes and says the following :

1. That he is a duly Registered Land Surveyor under the laws of the State of Florida, being Surveyor number 2424.
2. That the boundaries of the Real Property, shown and described herein, attached hereto and made a part hereof, are true and correct to the best of my knowledge and belief, the same being based on a Boundary Survey, performed under my personal direction and completed on _____, A.D., 1987, and that the Survey meets the minimum technical standards, as set forth by the Florida Board of Land Surveyors, pursuant to Section 472.027, Florida Statutes.
3. That the construction of the improvements for The Lexington Club Villas Condominium, A Condominium, Phase 4 , are substantially complete so that the attached Survey, Site Plan and Graphic Description of the improvements, describing the Condominium Property, together with the provisions of said declaration of Condominium, describing the Condominium property, present an accurate representation of the location and dimensions of the improvements, and the identification, location and dimensions of the common elements, and each unit, can be determined from said materials.

Further affiant sayeth naught :

By: _____
Wm. R. Van Campen, R.L.S.
Florida certificate number 2424

Sworn to, and subscribed before me
this _____ day of _____ A.D., 1986

Gene D. Bowling, Jr.
Notary Public, State of Florida at large
My commission expires: 26-February-1991

Sheet 23 of 286

Bench Mark Land Surveying & Mapping, Riviera Beach, Fl. West Palm Beach, Fl

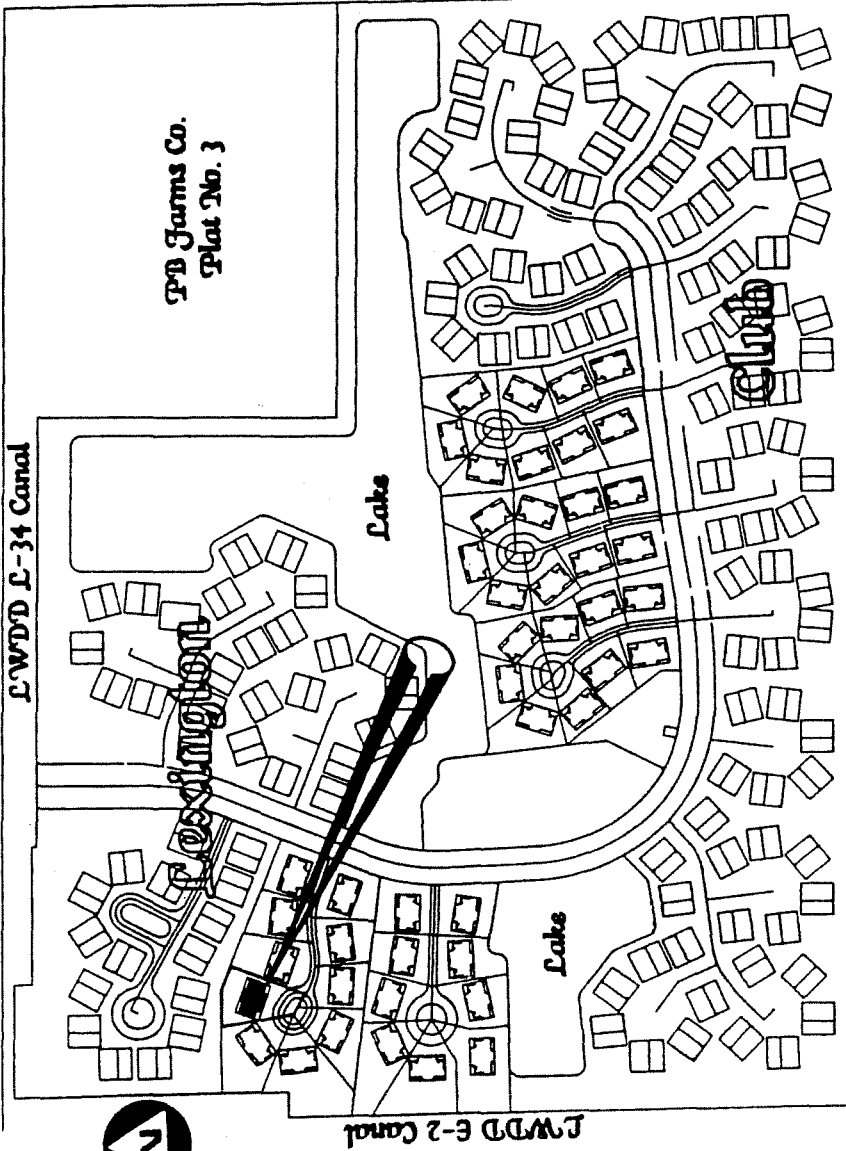
Exhibit "C"

To The Declaration Of Condominium Of

The Lexington Club Villas Condominium, A Condominium

Delray West Road

LWDD E-34 Canal



Glennagles Plot 3

Sheet 24 of 286

Benich Mark Land Surveying & Mapping, Riviera Beach, Fl. West Palm Beach, Fl

Exhibit "C"

To The Declaration Of Condominium Of The Lexington Club Villas Condominium, A Condominium

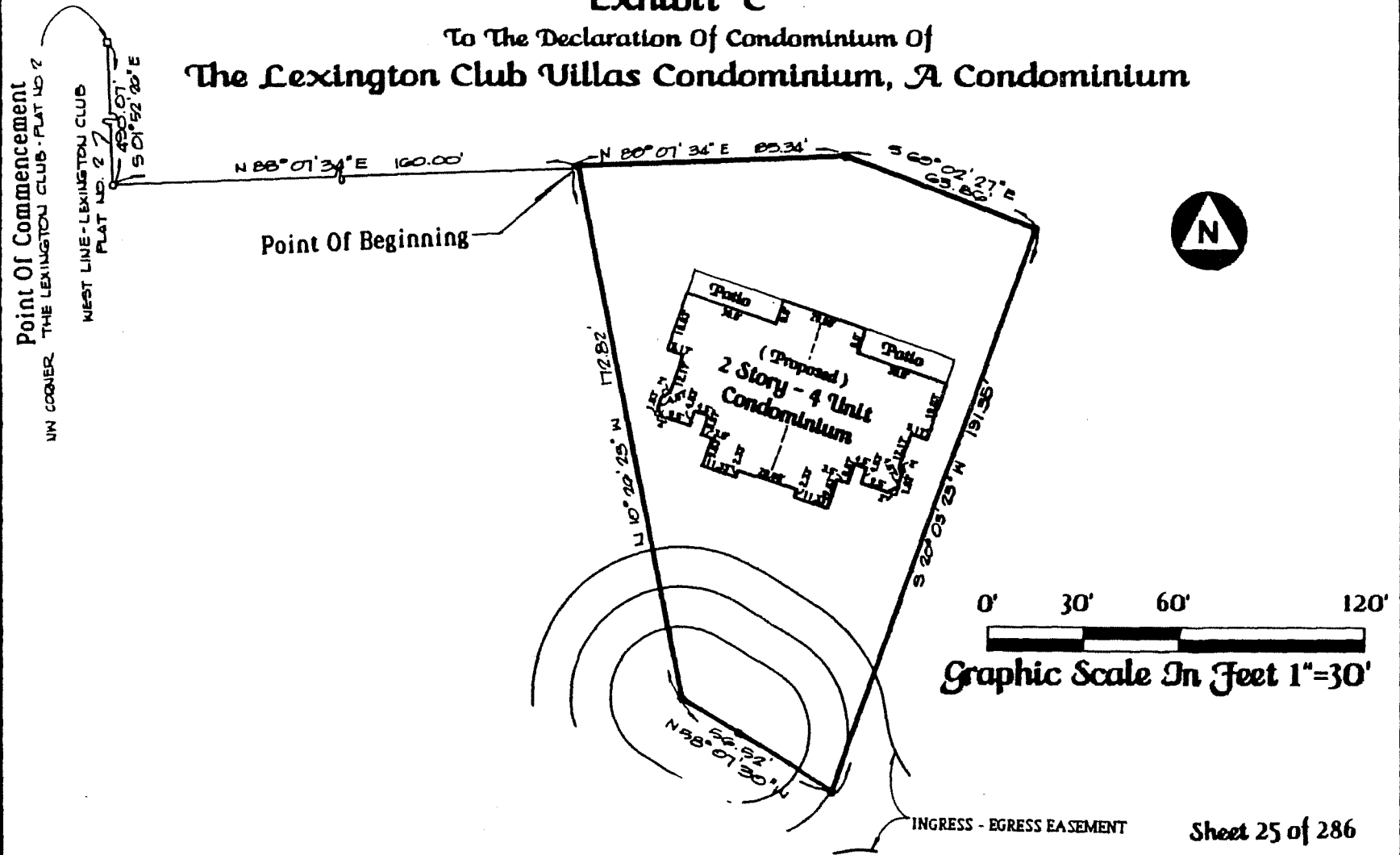


Exhibit "C"
To The Declaration Of Condominium Of
The Lexington Club Villas Condominium, A Condominium

Legal Description For Phase 4

A parcel of land lying in The Lexington Club Plat No. 2, according to the Plat thereof, as recorded in Plat Book _____, Pages _____ through _____, Public Records, Palm Beach County, Florida, and being more particularly described as follows:

Commencing at the Northwest corner of said The Lexington Club Plat No. 2; Thence, South 01°52'26" East, along the West line of said The Lexington Club Plat No. 2, a distance of 490.07 feet; Thence, North 88°07'34" East, a distance of 160.00 feet for a point of beginning (P.O.B.)

Thence, North 88°07'34" East, a distance of 85.34 feet; Thence, South 69°02'27" East, a distance of 63.86 feet; Thence, South 20°03'23" West, a distance of 191.35 feet; Thence, North 58°07'30" West, a distance of 56.52 feet; Thence, North 10°26'23" West, a distance of 172.82 feet to the point of beginning (P.O.B.).

Containing 0.42 acres, more or less.

Subject to easements, reservations, restrictions and rights of way of record.

Sheet 26 of 286

Bench Mark Land Surveying & Mapping, Riviera Beach, Fl. West Palm Beach, Fl

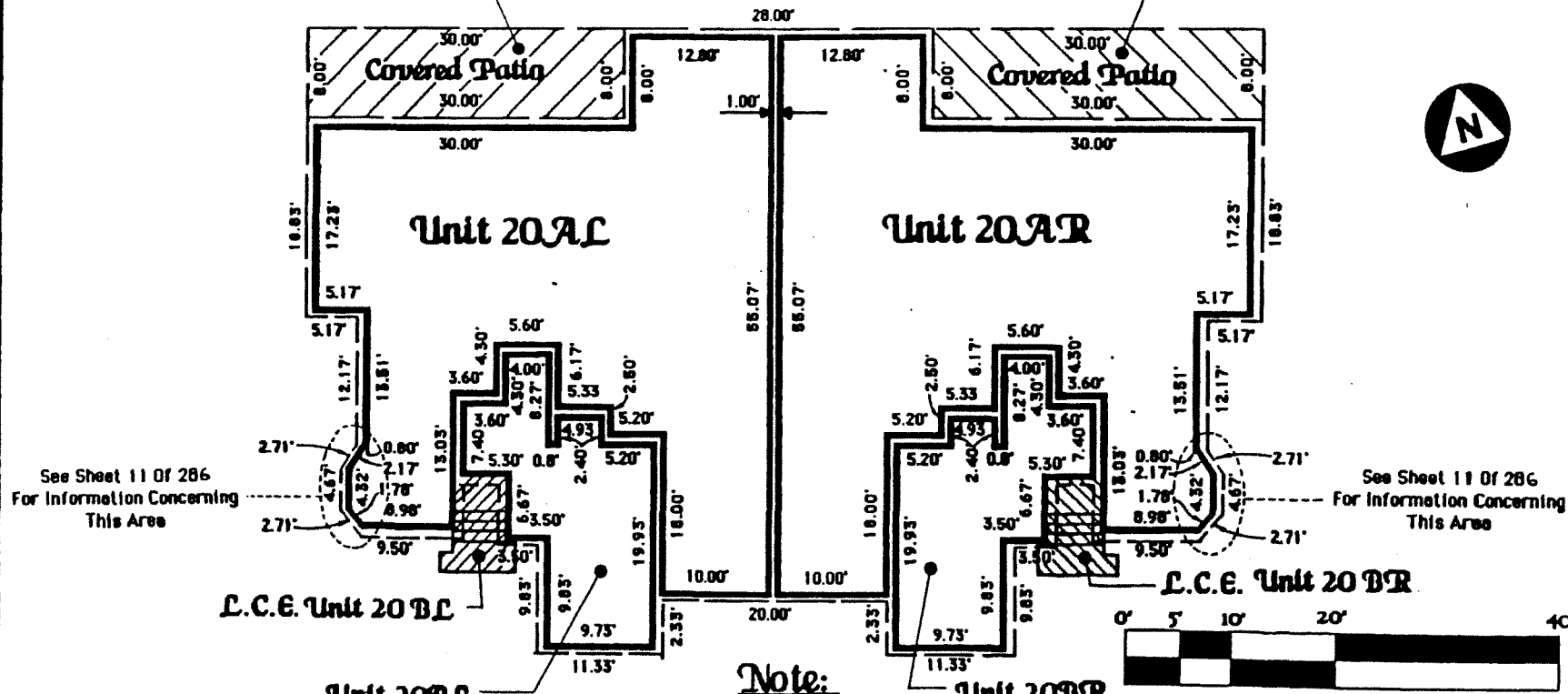
Exhibit "C"

To The Declaration Of Condominium Of The Lexington Club Villas Condominium, A Condominium

Phase 4

L.C.E. Unit 20AL

L.C.E. Unit 20AR



Note:

See Sheet 28 Of 286 For Additional
Information Concerning Units 20BL And 20BR.

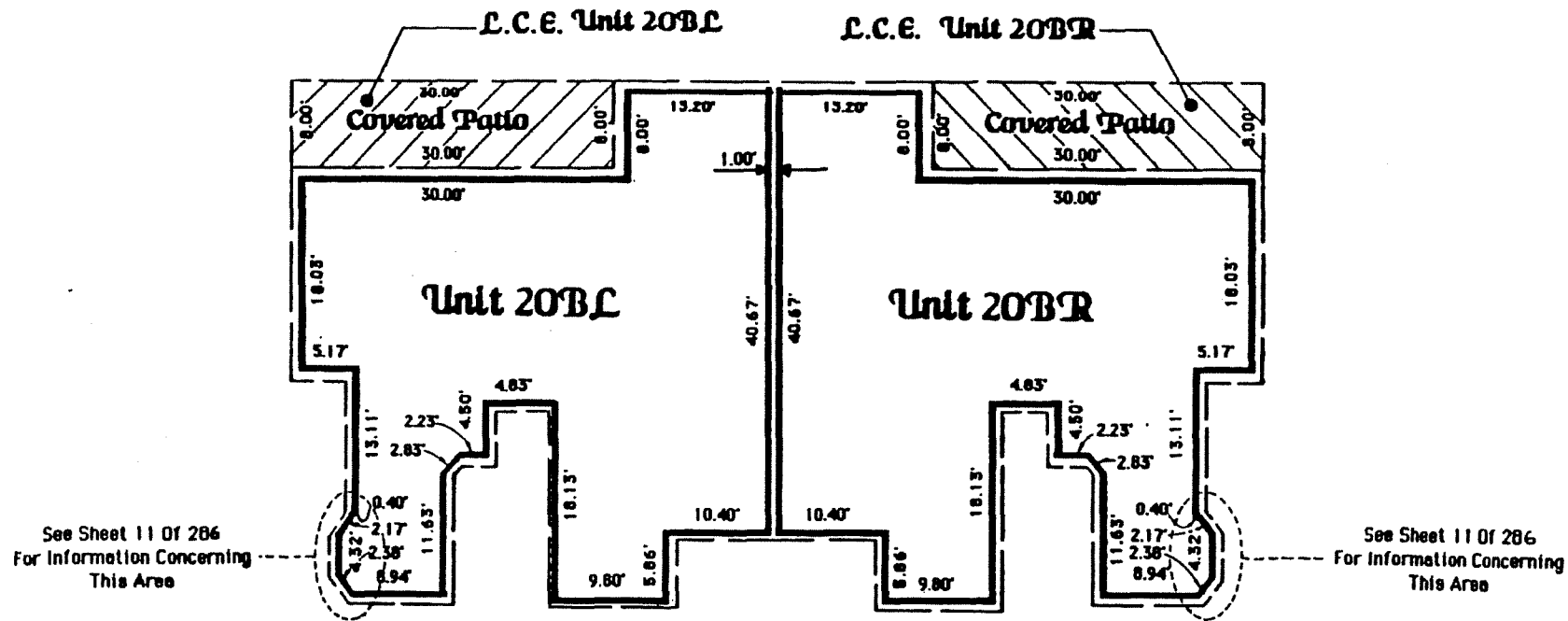
Finished Floor Elevation:
Finished Ceiling Elevation:

Graphic Scale In Feet 1"=10'
Sheet 27 Of 286

Bench Mark Land Surveying & Mapping, Riviera Beach, Fl. West Palm Beach, Fl

Exhibit "C"
 To The Declaration Of Condominium Of
The Lexington Club Villas Condominium, A Condominium

Phase 4



Notes:

1. All exterior walls of the second floor units are 0.40', unless otherwise noted.

Finished Floor Elevation:
 Finished Ceiling Elevation:

Note:

See Sheet 27 Of 286 For Additional
 Information Concerning Units 20BL And 20BR.

Sheet 28 Of 286

Bench Mark Land Surveying & Mapping, Riviera Beach, Fl. West Palm Beach, Fl

Exhibit "C"
To The Declaration Of Condominium Of
The Lexington Club Villas Condominium, A Condominium

Surveyor's Certification :

Before me, the undersigned authority, duly authorized to administer oaths, and take acknowledgements, personally appeared Wm. R. Van Campen, R.L.S., who, after being duly cautioned and sworn, deposes and says the following :

1. That he is a duly Registered Land Surveyor under the laws of the State of Florida, being Surveyor number 2424.
2. That the boundaries of the Real Property, shown and described herein, attached hereto and made a part hereof, are true and correct to the best of my knowledge and belief, the same being based on a Boundary Survey, performed under my personal direction and completed on _____, A.D., 1987, and that the Survey meets the minimum technical standards, as set forth by the Florida Board of Land Surveyors, pursuant to Section 472.027, Florida Statutes.
3. That the construction of the improvements for The Lexington Club Villas Condominium, A Condominium, Phase **5**, are substantially complete so that the attached Survey, Site Plan and Graphic Description of the improvements, describing the Condominium Property, together with the provisions of said declaration of Condominium, describing the Condominium property, present an accurate representation of the location and dimensions of the improvements, and the identification, location and dimensions of the common elements, and each unit, can be determined from said materials.

Further affiant sayeth naught :

By: _____
Wm. R. Van Campen, R.L.S.
Florida certificate number 2424

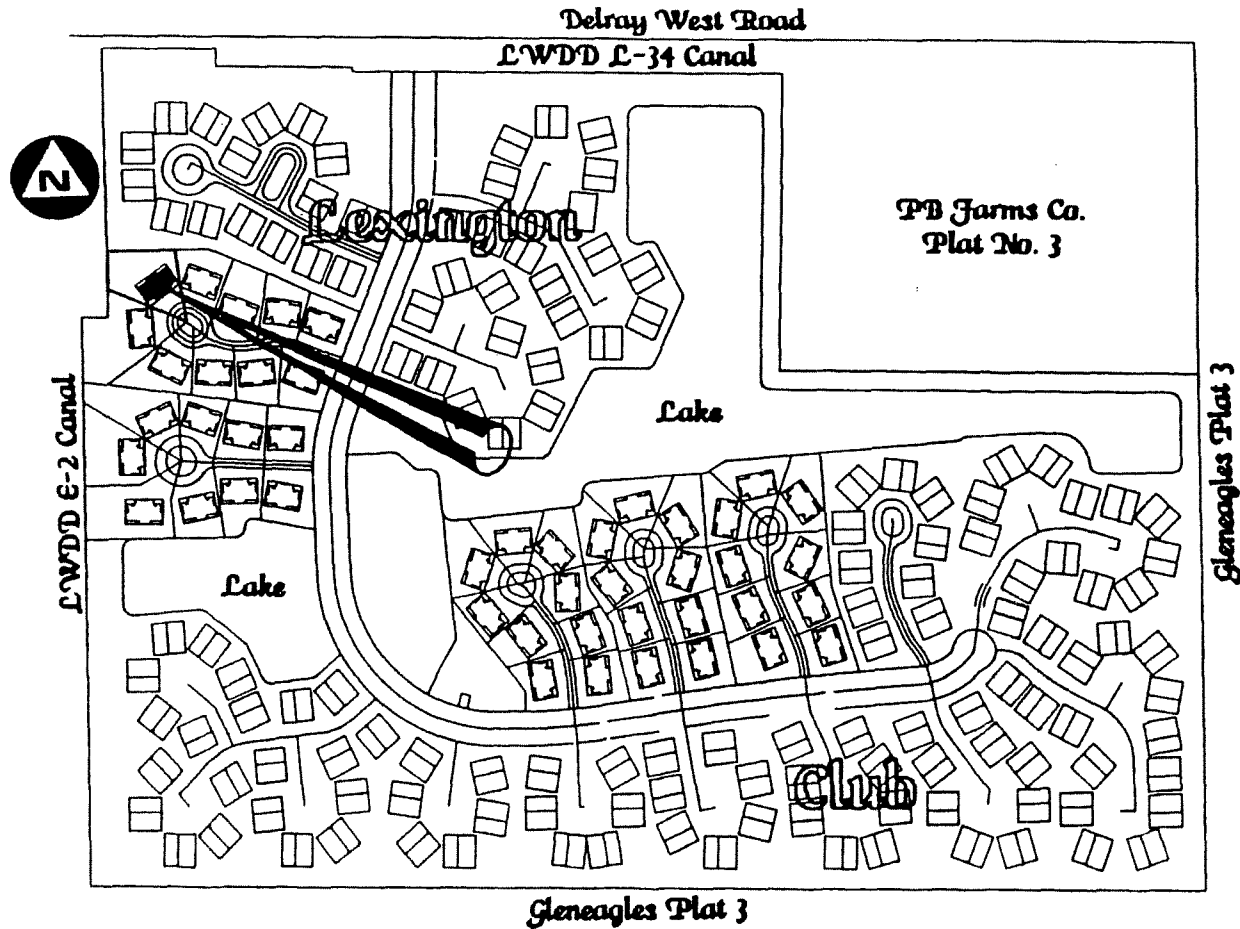
Sworn to, and subscribed before me
this _____ day of _____ A.D., 1986

Gene D. Bowling, Jr.
Notary Public, State of Florida at large
My commission expires: 26-February-1991

Sheet 29 of 286

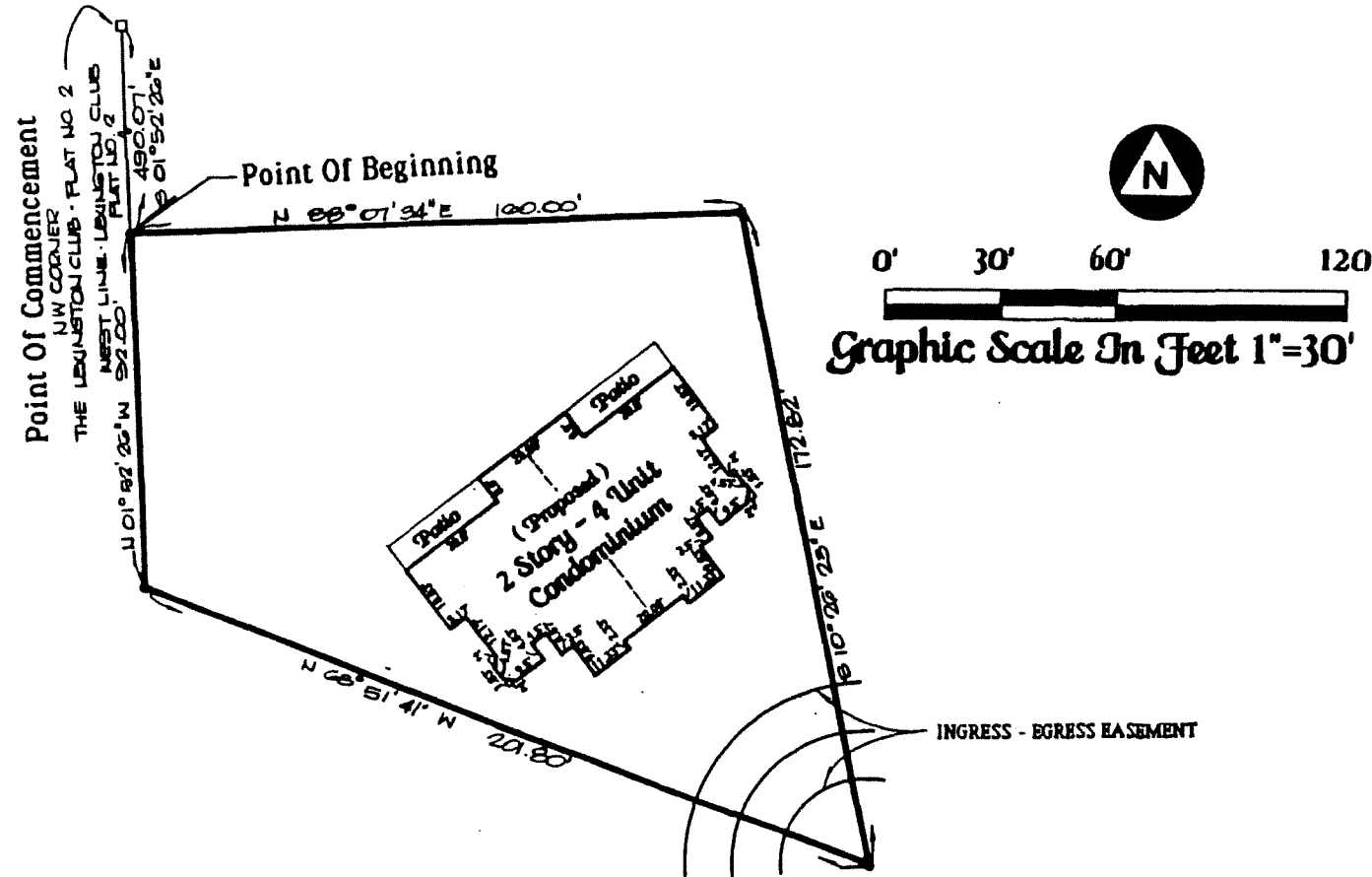
Bench Mark Land Surveying & Mapping, Riviera Beach, Fl. West Palm Beach, Fl

Exhibit "C"
To The Declaration Of Condominium Of
The Lexington Club Villas Condominium, A Condominium



Sheet 30 of 286

Exhibit "C"
To The Declaration Of Condominium Of
The Lexington Club Villas Condominium, A Condominium



Sheet 31 of 286

Bench-Mark Land Surveying & Mapping, Riviera Beach, Fl. West Palm Beach, Fl

All Measurements Shown Hereon Are Proposed

(CD-400)

Exhibit "C"
To The Declaration Of Condominium Of
The Lexington Club Villas Condominium, A Condominium

Legal Description For Phase 5

A parcel of land lying in The Lexington Club Plat No. 2, according to the Plat thereof, as recorded in Plat Book _____, Pages _____ through _____, Public Records, Palm Beach County, Florida, and being more particularly described as follows:

Commencing at the Northwest corner of said The Lexington Club Plat No. 2; Thence, South 01°52'26" East, along the West line of said The Lexington Club Plat No. 2, a distance of 490.07 feet for a point of beginning (P.O.B.)

Thence, North 88°07'34" East, a distance of 160.00 feet; Thence, South 10°26'23" East, a distance of 172.82 feet; Thence, North 68°51'41" West, a distance of 201.60 feet; Thence, North 01°52'26" West, a distance of 92.00 feet to the point of beginning (P.O.B.).

Containing 0.51 acres, more or less.

Subject to easements, reservations, restrictions and rights of way of record.

Sheet 32 of 286

Bench Mark Land Surveying & Mapping, Riviera Beach, Fl. West Palm Beach, Fl

All Measurements Shown Hereon Are Approximate

(C-4000)

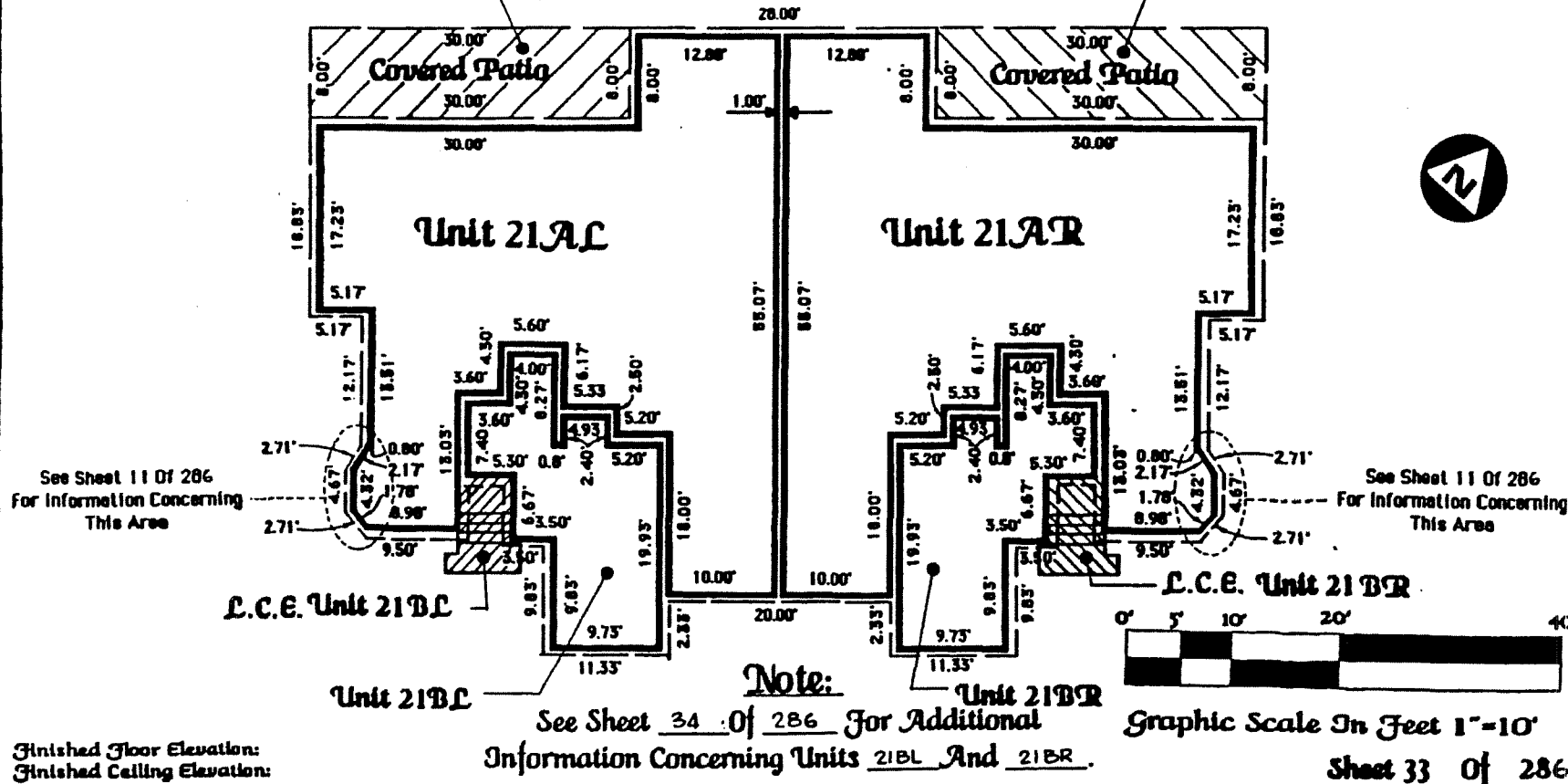
Exhibit "C"

Phase 5

To The Declaration Of Condominium Of The Lexington Club Villas Condominium, A Condominium

L.C.E. Unit 21A

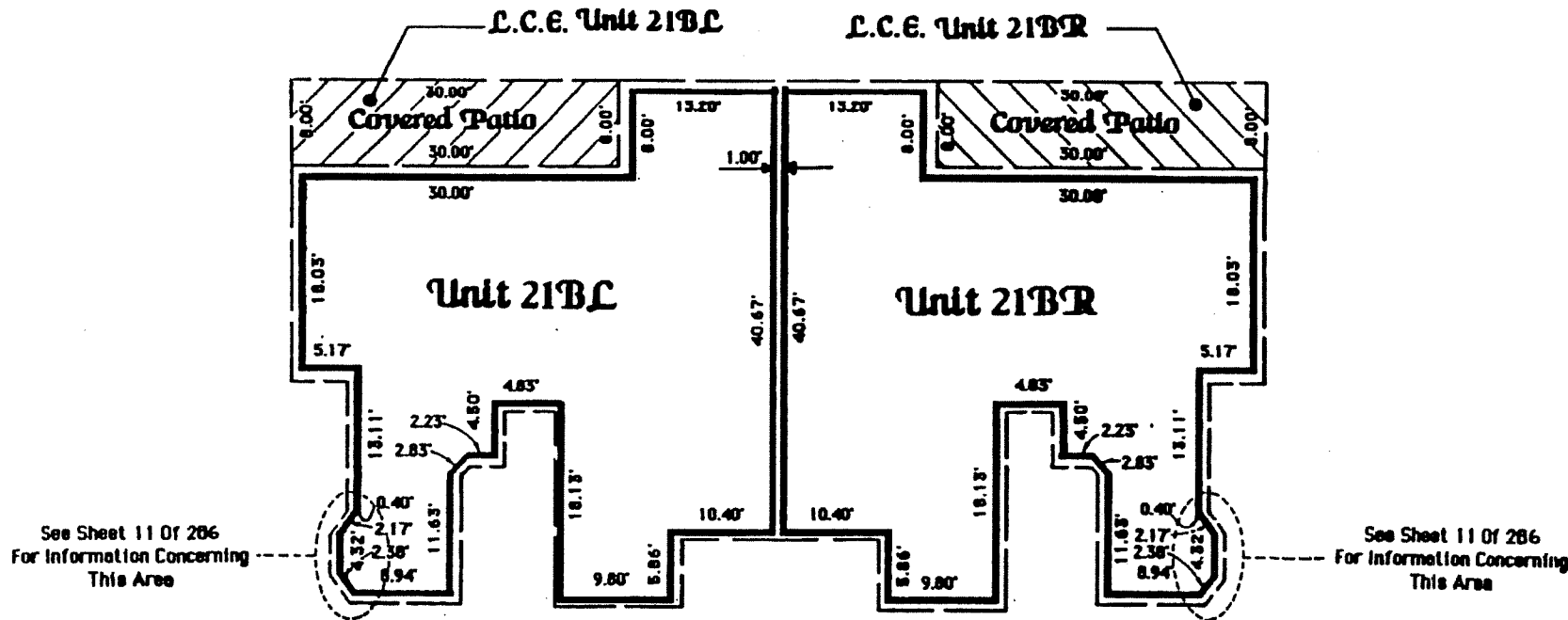
L.C.E. Unit 21A



Bench Mark Land Surveying & Mapping, Riviera Beach, Fl. West Palm Beach, Fl

Phase 5

**To The Declaration Of Condominium Of
The Lexington Club Villas Condominium, A Condominium**



Notes:

1. All exterior walls of the second floor units are 0.40", unless otherwise noted.

Finished Floor Elevation:
Finished Ceiling Elevation:

Note:

See Sheet 33 Of 286 For Additional
Information Concerning Units 21BL And 21BR.

Sheet 34 Of 286

Bench Mark Land Surveying & Mapping, Riviera Beach, Fl. West Palm Beach, Fl.

Exhibit "C"
To The Declaration Of Condominium Of
The Lexington Club Villas Condominium, A Condominium

Surveyor's Certification :

Before me, the undersigned authority, duly authorized to administer oaths, and take acknowledgements, personally appeared Wm. R. Van Campen, R.L.S., who, after being duly cautioned and sworn, deposes and says the following :

1. That he is a duly Registered Land Surveyor under the laws of the State of Florida, being Surveyor number 2424.
2. That the boundaries of the Real Property, shown and described herein, attached hereto and made a part hereof, are true and correct to the best of my knowledge and belief, the same being based on a Boundary Survey, performed under my personal direction and completed on _____, A.D., 1987, and that the Survey meets the minimum technical standards, as set forth by the Florida Board of Land Surveyors, pursuant to Section 472.027, Florida Statutes.
3. That the construction of the improvements for The Lexington Club Villas Condominium, A Condominium, Phase **6**, are substantially complete so that the attached Survey, Site Plan and Graphic Description of the improvements, describing the Condominium Property, together with the provisions of said declaration of Condominium, describing the Condominium property, present an accurate representation of the location and dimensions of the improvements, and the identification, location and dimensions of the common elements, and each unit, can be determined from said materials.

Further affiant sayeth naught :

By : _____
Wm. R. Van Campen, R.L.S.
Florida certificate number 2424

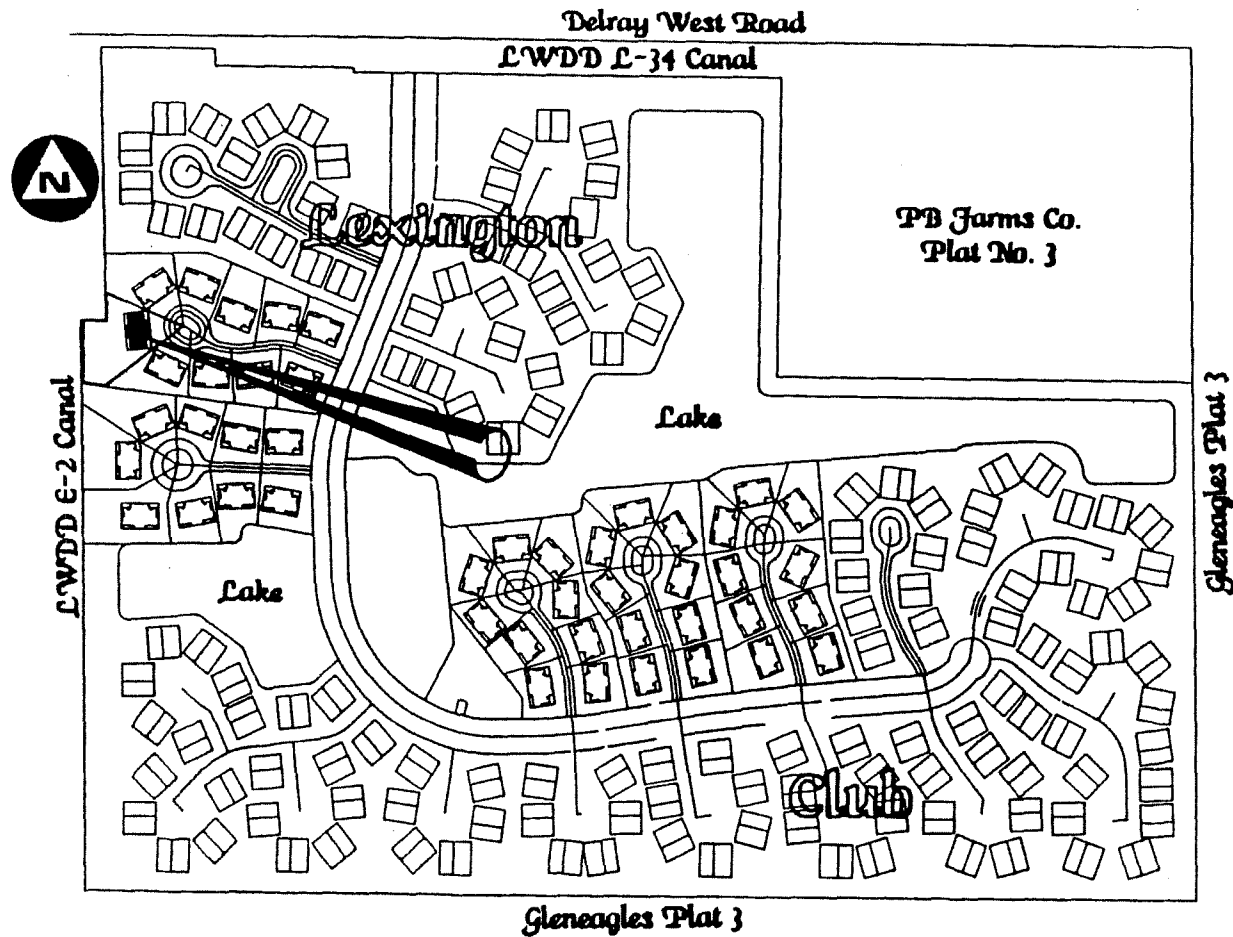
Sworn to, and subscribed before me
this _____ day of _____ A.D., 1986

Gene D. Bowling, Jr.
Notary Public, State of Florida at large
My commission expires: 26-February-1991

Sheet 35 of 286

Bench Mark Land Surveying & Mapping, Riviera Beach, Fl. West Palm Beach, Fl

Exhibit "C"
To The Declaration Of Condominium Of
The Lexington Club Villas Condominium, A Condominium



Sheet 36 of 286

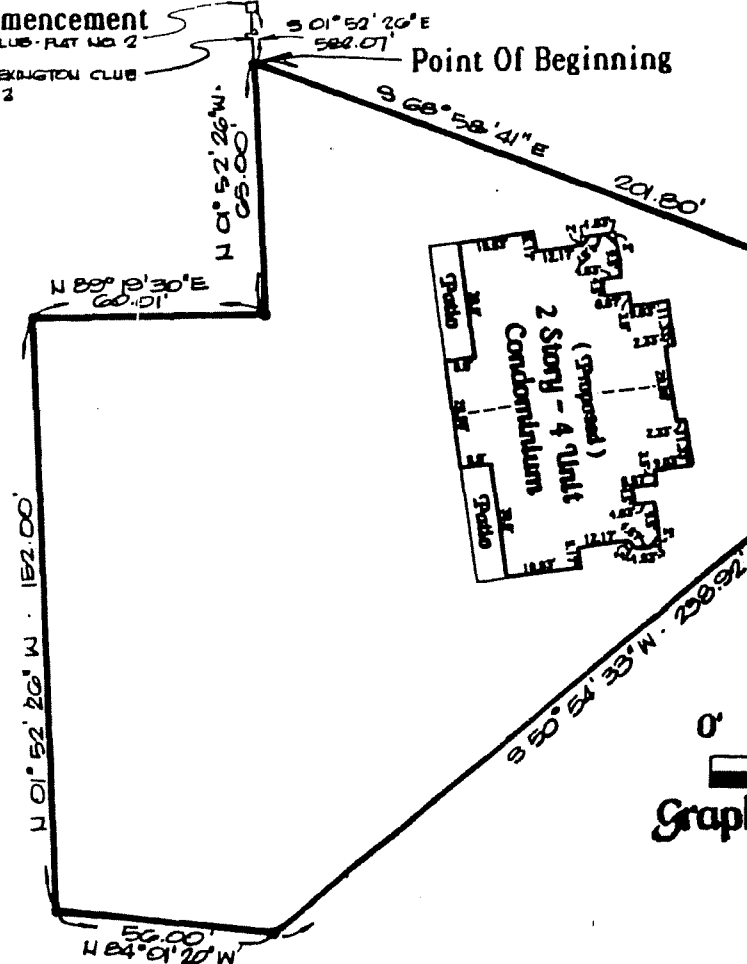
Bench Mark Land Surveying & Mapping, Riviera Beach, Fl. West Palm Beach, Fl

Exhibit "C"

To The Declaration Of Condominium Of The Lexington Club Villas Condominium, A Condominium

Point Of Commencement
NW CORNER THE LEXINGTON CLUB - PLAT NO. 2
WEST LINE - LEXINGTON CLUB
PLAT NO. 2

Point Of Beginning



0' 30' 60' 120'

Graphic Scale In Feet 1"=30'

Sheet 37 of 286

Bench Mark Land Surveying & Mapping, Riviera Beach, Fl. West Palm Beach, Fl

All Measurements Shown Unless Otherwise Indicated

Exhibit "C"
To The Declaration Of Condominium Of
The Lexington Club Villas Condominium, A Condominium

Legal Description For Phase 6

A parcel of land lying in The Lexington Club Plat No. 2, according to the Plat thereof, as recorded in Plat Book _____, Pages _____ through _____, Public Records, Palm Beach County, Florida, and being more particularly described as follows:

Commencing at the Northwest corner of said The Lexington Club Plat No. 2; Thence, South 01°52'26" East, along the West line of said The Lexington Club Plat No. 2, a distance of 502.07 feet for a point of beginning (P.O.B.)

Thence, South 66°51'41" East, a distance of 201.80 feet; Thence, South 50°54'33" West, a distance of 238.92 feet; Thence, North 84°01'20" West, a distance of 56.00 feet; Thence, North 01°52'26" West, a distance of 152.00 feet; Thence, North 89°19'30" East, a distance of 60.01 feet; Thence, North 01°52'26" West, a distance of 65.00 feet to the point of beginning (P.O.B.).

Containing 0.68 acres, more or less.

Subject to easements, reservations, restrictions and rights of way of record.

Sheet 38 of 286

Bench Mark Land Surveying & Mapping, Riviera Beach, Fl. West Palm Beach, Fl

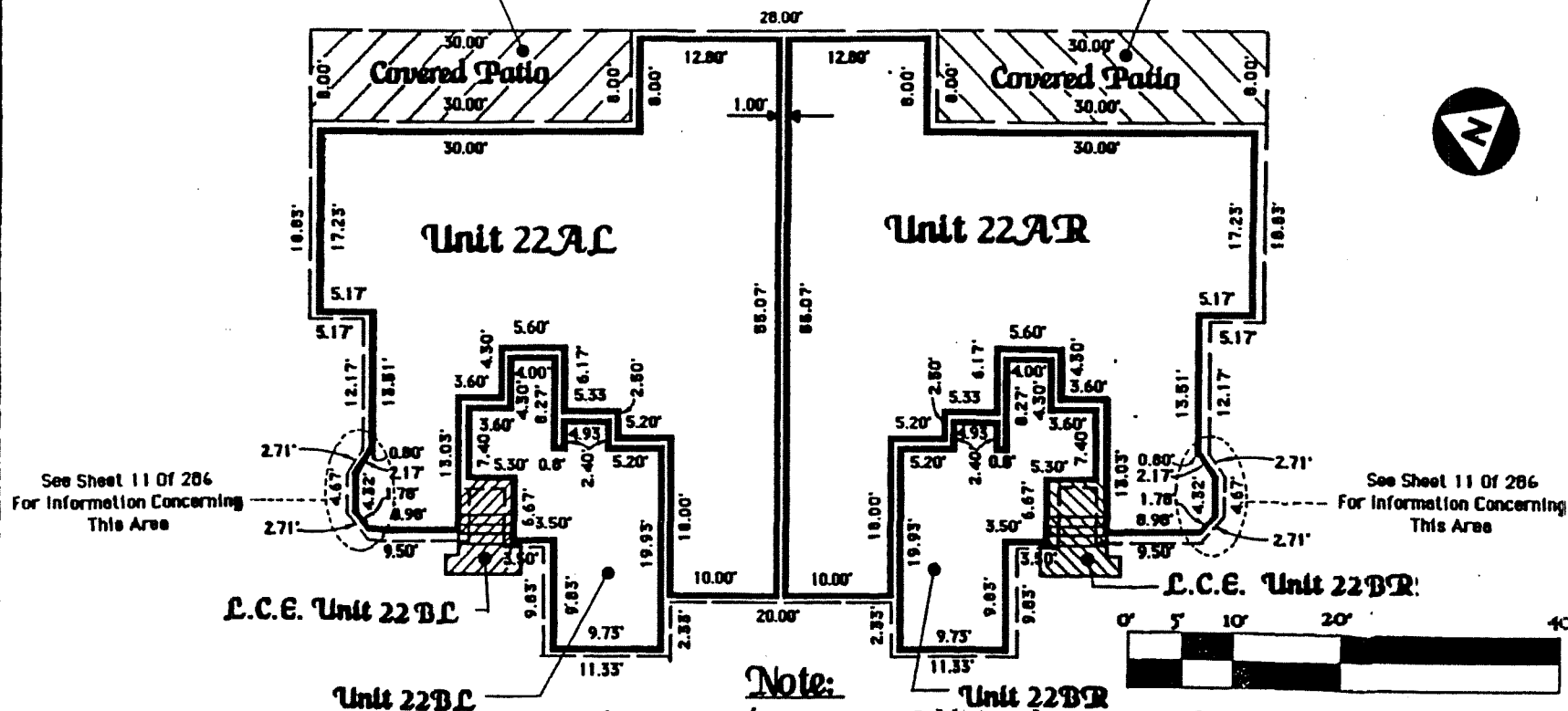
All Easements Shown Herein Are Correct

Exhibit "C"
 To The Declaration Of Condominium Of
The Lexington Club Villas Condominium, A Condominium

Phase 6

L.C.E. Unit 22AL

L.C.E. Unit 22AR

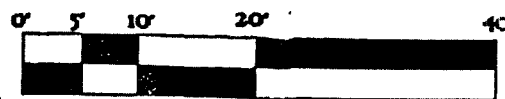


See Sheet 11 Of 286
 For Information Concerning
 This Area

See Sheet 11 Of 286
 For Information Concerning
 This Area

Finished Floor Elevation:
 Finished Ceiling Elevation:

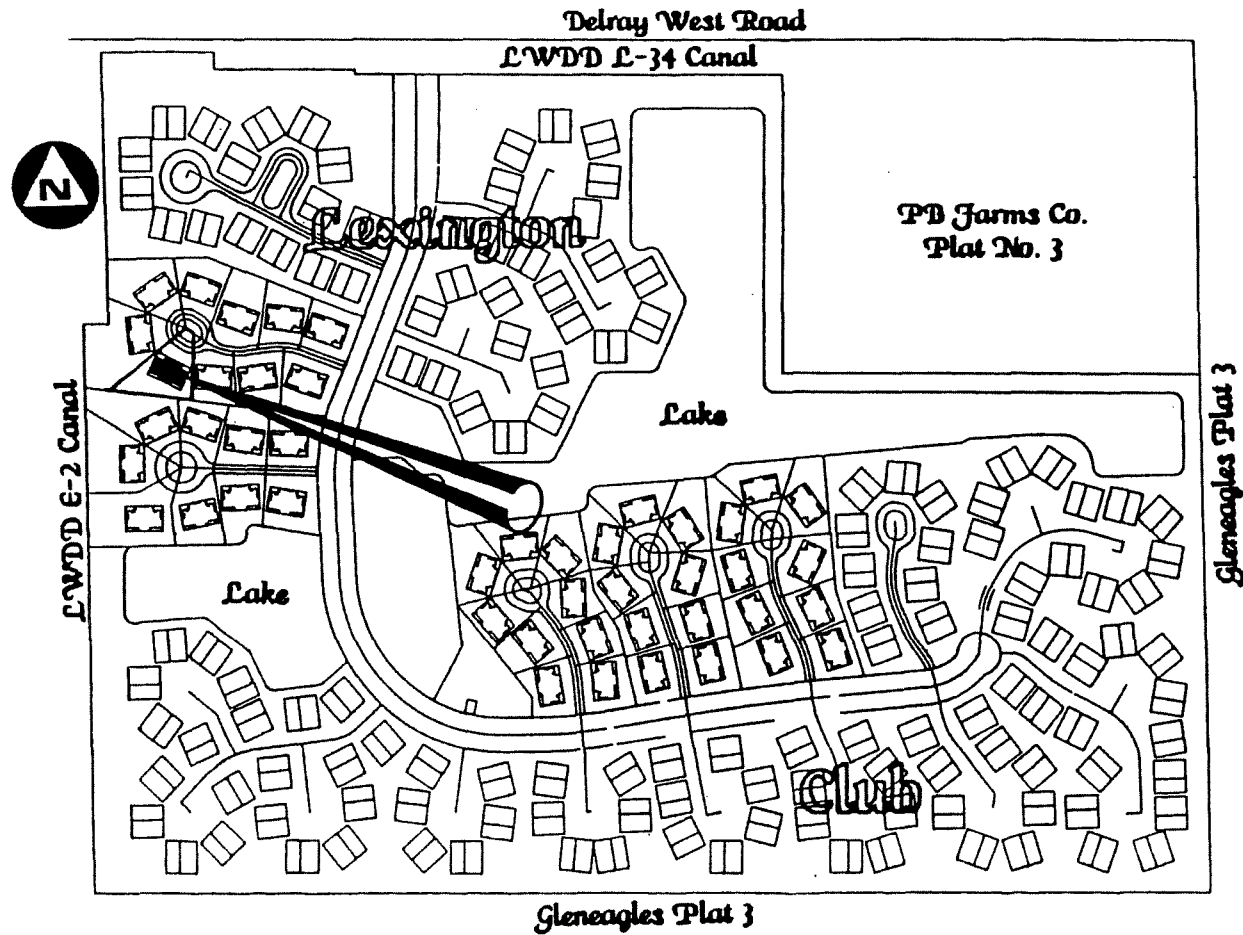
Note:
 See Sheet 40 Of 286 For Additional
 Information Concerning Units 22BL And 22BR.



Graphic Scale In Feet 1"=10'
 Sheet 39 Of 286

Bench Mark Land Surveying & Mapping, Riviera Beach, Fl. West Palm Beach, Fl

Exhibit "C"
To The Declaration Of Condominium Of
The Lexington Club Villas Condominium, A Condominium



Sheet 42 of 286

Bench Mark Land Surveying & Mapping, Riviera Beach, Fl. West Palm Beach, Fl

Exhibit "C"
To The Declaration Of Condominium Of
The Lexington Club Villas Condominium, A Condominium

Surveyor's Certification :

Before me, the undersigned authority, duly authorized to administer oaths, and take acknowledgements, personally appeared Wm. R. Van Campen, R.L.S., who, after being duly cautioned and sworn, deposes and says the following :

1. That he is a duly Registered Land Surveyor under the laws of the State of Florida, being Surveyor number 2424.
2. That the boundaries of the Real Property, shown and described herein, attached hereto and made a part hereof, are true and correct to the best of my knowledge and belief, the same being based on a Boundary Survey, performed under my personal direction and completed on _____, A.D., 1987, and that the Survey meets the minimum technical standards, as set forth by the Florida Board of Land Surveyors, pursuant to Section 472.027, Florida Statutes.
3. That the construction of the improvements for The Lexington Club Villas Condominium, A Condominium, Phase 7 , are substantially complete so that the attached Survey, Site Plan and Graphic Description of the improvements, describing the Condominium Property, together with the provisions of said declaration of Condominium, describing the Condominium property, present an accurate representation of the location and dimensions of the improvements, and the identification, location and dimensions of the common elements, and each unit, can be determined from said materials.

Further affiant sayeth naught :

By : _____
Wm. R. Van Campen, R.L.S.
Florida certificate number 2424

Sworn to, and subscribed before me
this _____ day of _____ A.D., 1986

Gene D. Bowling, Jr.
Notary Public, State of Florida at large
My commission expires: 26-February-1991

Sheet 41 of 286

Bench Mark Land Surveying & Mapping, Riviera Beach, Fl. West Palm Beach, Fl

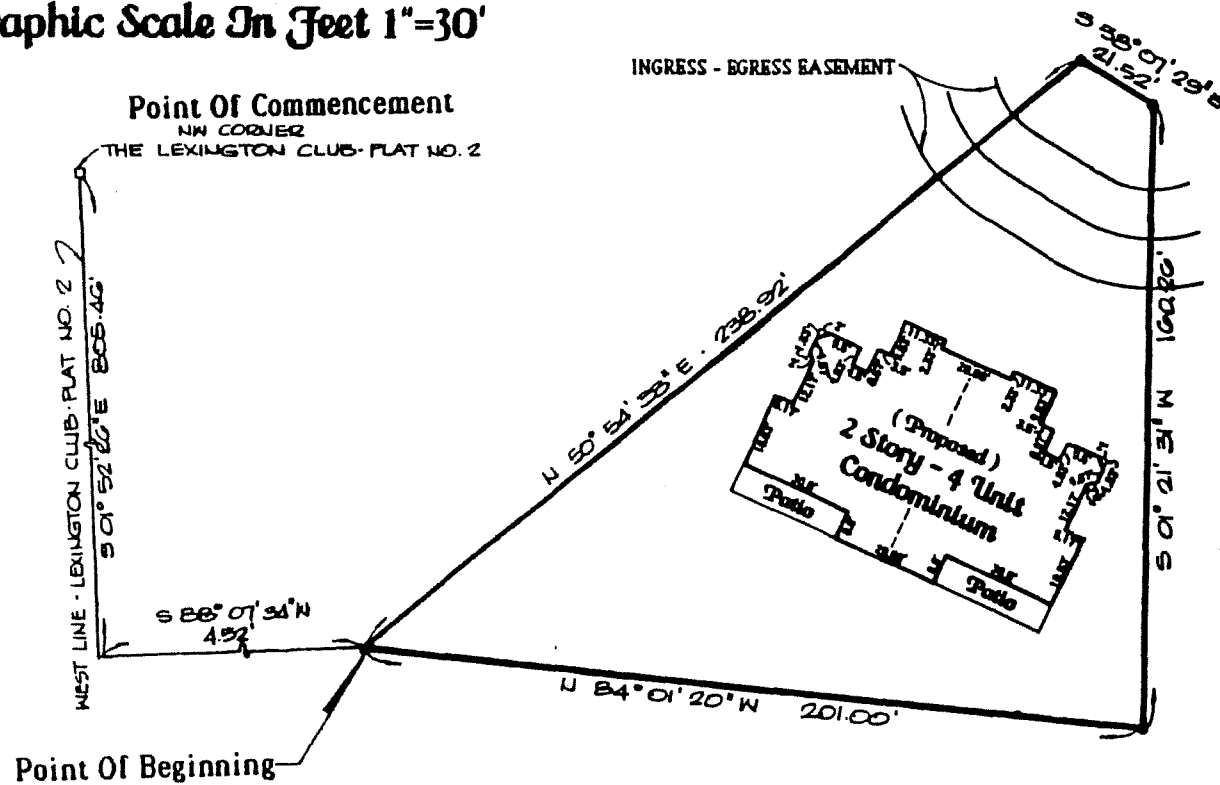
Exhibit "C"

To The Declaration Of Condominium Of The Lexington Club Villas Condominium, A Condominium

0' 30' 60' 120'

Graphic Scale In Feet 1"=30'

Point Of Commencement
NW CORNER
THE LEXINGTON CLUB - FLAT NO. 2



Sheet 43 of 286

Bench Mark Land Surveying & Mapping, Riviera Beach, Fl. West Palm Beach, Fl

Exhibit "C"
To The Declaration Of Condominium Of
The Lexington Club Villas Condominium, A Condominium

Legal Description For Phase 7

A parcel of land lying in The Lexington Club Plat No. 2, according to the Plat thereof, as recorded in Plat Book _____, Pages _____ through _____, Public Records, Palm Beach County, Florida, and being more particularly described as follows:

Commencing at the Northwest corner of said The Lexington Club Plat No. 2; Thence, South 01°52'26" East, along the West line of said The Lexington Club Plat No. 2, a distance of 805.46 feet; Thence, South 88°07'34" West, a distance of 4.52 feet for a point of beginning (P.O.B.)

Thence, North 50°54'33" East, a distance of 238.92 feet; Thence, South 58°07'29" East, a distance of 21.52 feet; Thence, South 01°21'31" West, a distance of 160.26 feet; Thence, North 84°01'20" West, a distance of 201.00 feet to the point of beginning (P.O.B.).

Containing 0.42 acres, more or less.

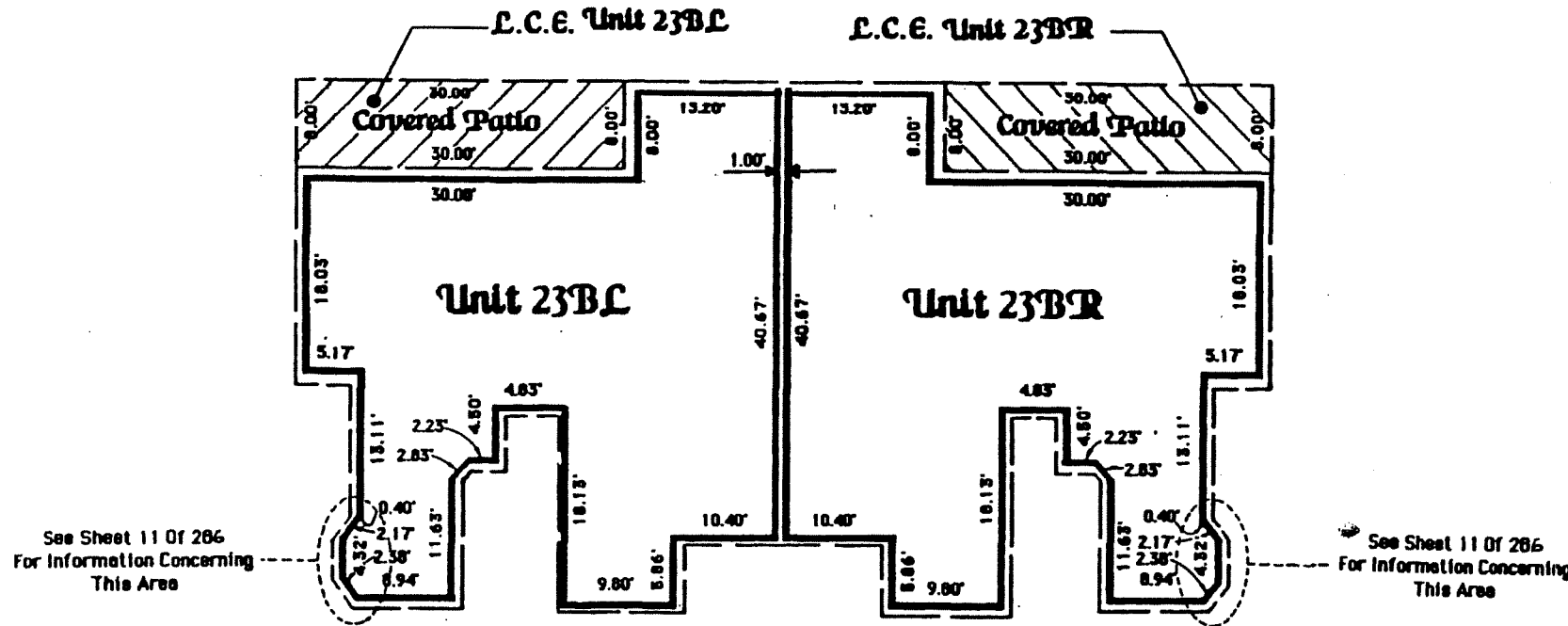
Subject to easements, reservations, restrictions and rights of way of record.

Sheet 44 of 286

Bench Mark Land Surveying & Mapping, Riviera Beach, Fl. West Palm Beach, Fl

Exhibit "C"
 To The Declaration Of Condominium Of
The Lexington Club Villas Condominium, A Condominium

Phase 7



Notes:

1. All exterior walls of the second floor units are 0.40', unless otherwise noted.

Finished Floor Elevation:
 Finished Ceiling Elevation:

Note:

See Sheet 45 Of 286 For Additional
 Information Concerning Units 23BL And 23BR.

Sheet 46 Of 286

Bench Mark Land Surveying & Mapping, Riviera Beach, Fl. West Palm Beach, Fl

Exhibit "C"

To The Declaration Of Condominium Of The Lexington Club Villas Condominium, A Condominium

Surveyor's Certification :

Before me, the undersigned authority, duly authorized to administer oaths, and take acknowledgements, personally appeared Wm. R. Van Campen, R.L.S., who, after being duly cautioned and sworn, deposes and says the following :

1. That he is a duly Registered Land Surveyor under the laws of the State of Florida, being Surveyor number 2424.
2. That the boundaries of the Real Property, shown and described herein, attached hereto and made a part hereof, are true and correct to the best of my knowledge and belief, the same being based on a Boundary Survey, performed under my personal direction and completed on _____, A.D., 1987, and that the Survey meets the minimum technical standards, as set forth by the Florida Board of Land Surveyors, pursuant to Section 472.027, Florida Statutes.
3. That the construction of the Improvements for The Lexington Club Villas Condominium, A Condominium, Phase 8, are substantially complete so that the attached Survey, Site Plan and Graphic Description of the improvements, describing the Condominium Property, together with the provisions of said declaration of Condominium, describing the Condominium property, present an accurate representation of the location and dimensions of the improvements, and the identification, location and dimensions of the common elements, and each unit, can be determined from said materials.

Further affiant sayeth naught :

By: _____
Wm. R. Van Campen, R.L.S.
Florida certificate number 2424

Sworn to, and subscribed before me
this _____ day of _____ A.D., 1986

Gene D. Bowling, Jr.
Notary Public, State of Florida at large
My commission expires: 26-February-1991

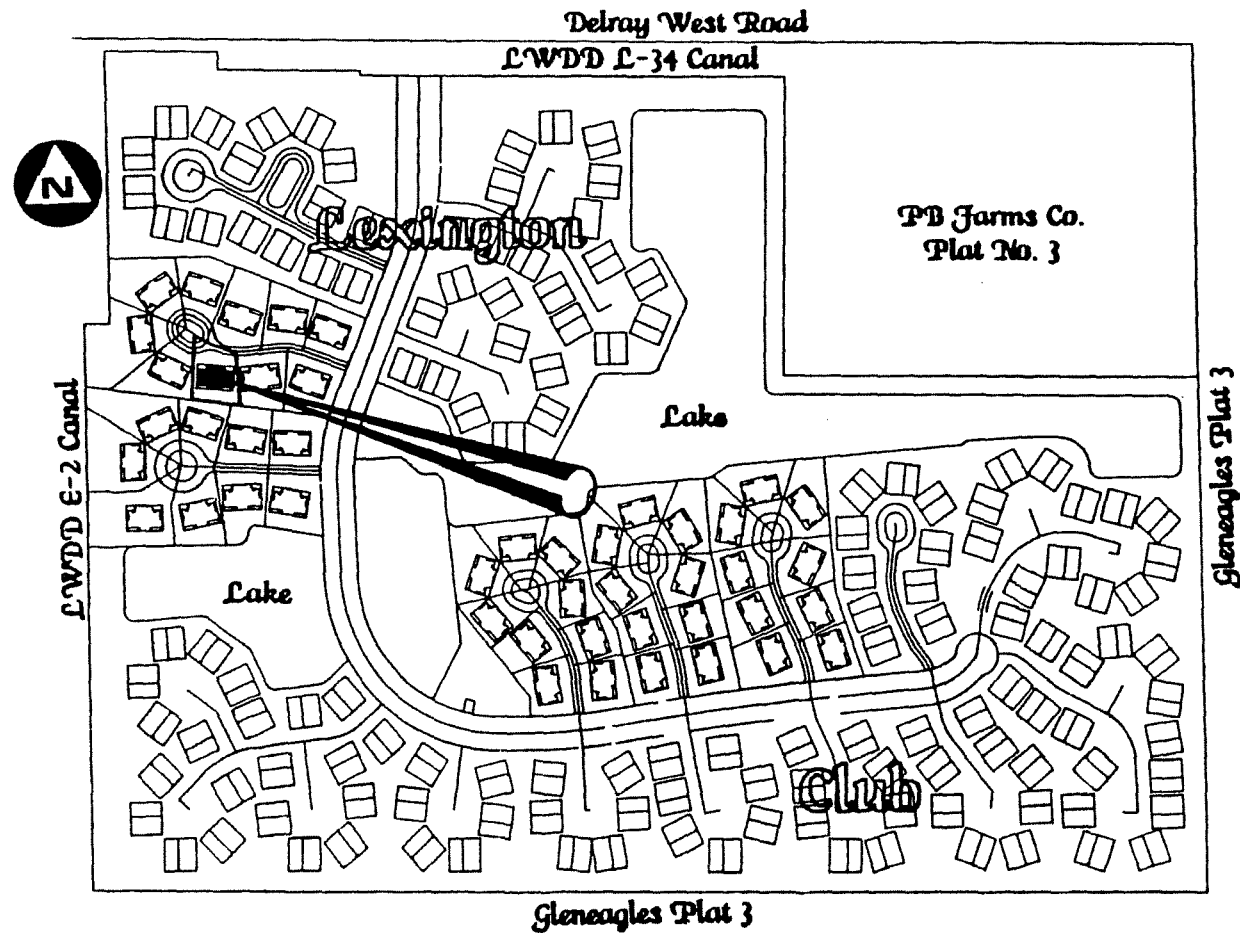
Sheet 47 of 286

Bench Mark Land Surveying & Mapping, Riviera Beach, Fl; West Palm Beach, Fl

All Improvements Shown Hereon Are Proposed

(P-490

Exhibit "C"
To The Declaration Of Condominium Of
The Lexington Club Villas Condominium, A Condominium

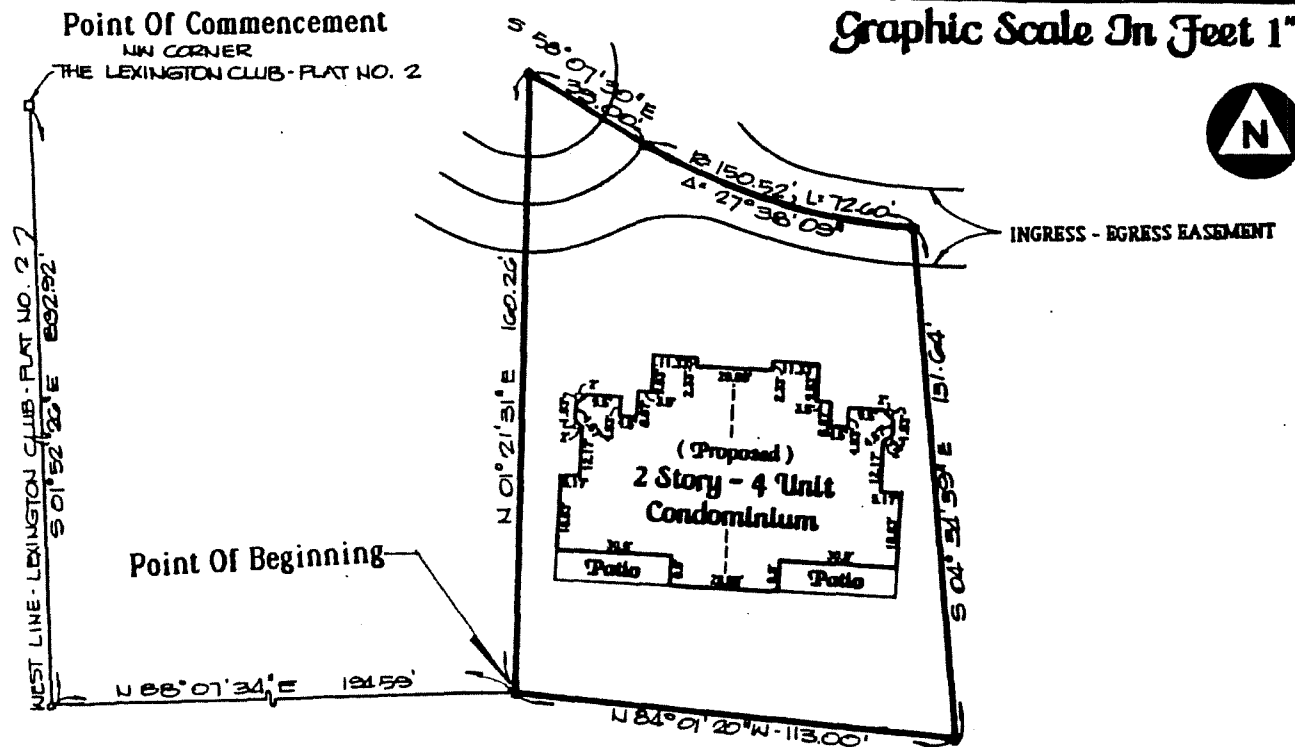


Sheet 48 of 286

Exhibit "C"
To The Declaration Of Condominium Of
The Lexington Club Villas Condominium, A Condominium

0' 30' 60' 120'

Graphic Scale In Feet 1"=30'



Sheet 49 of 286

Bench Mark Land Surveying & Mapping, Riviera Beach, Fl. West Palm Beach, Fl.

Exhibit "C"
To The Declaration Of Condominium Of
The Lexington Club Villas Condominium, A Condominium

Legal Description For Phase 8

A parcel of land lying in The Lexington Club Plat No. 2, according to the Plat thereof, as recorded in Plat Book _____, Pages _____ through _____, Public Records, Palm Beach County, Florida, and being more particularly described as follows:

Commencing at the Northwest corner of said The Lexington Club Plat No. 2; Thence, South $01^{\circ}52'26''$ East, along the West line of said The Lexington Club Plat No. 2, a distance of 832.92 feet; Thence, North $88^{\circ}07'34''$ East, a distance of 194.59 feet for a point of beginning (P.O.B.)

Thence, North $01^{\circ}21'31''$ East, a distance of 160.26 feet; Thence, South $58^{\circ}07'30''$ East, a distance of 35.00 feet to the point of curvature of a curve to the left, having a radius of 150.52 feet; Thence, Easterly along said curve, through a central angle of $27^{\circ}38.09''$, a distance of 72.60 feet to the end of said curve; Thence, South $04^{\circ}34'39''$ East, a distance of 131.64 feet; Thence, North $84^{\circ}01'20''$ West, a distance of 113.00 feet to the point of beginning (P.O.B.).

Containing 0.34 acres, more or less.

Subject to easements, reservations, restrictions and rights of record.

Sheet 50 of 286

Bench Mark Land Surveying & Mapping, Riviera Beach, Fl. West Palm Beach, Fl

All Measurements Shown Hereon Are Approximate

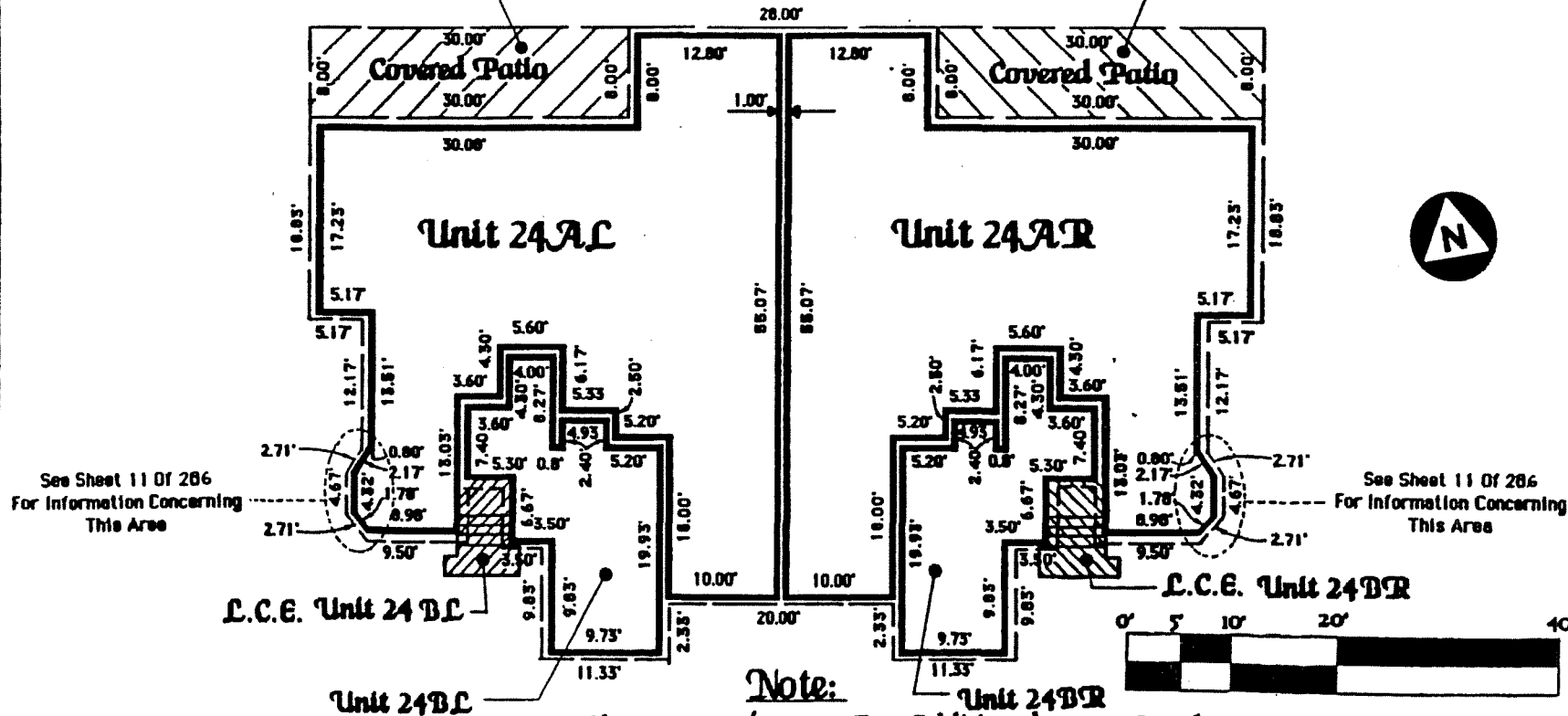
Exhibit "C"

Phase 8

To The Declaration Of Condominium Of The Lexington Club Villas Condominium, A Condominium

L.C.E. Unit 24AL

L.C.E. Unit 24AR



Note:

See Sheet 52 Of 286 For Additional
Information Concerning Units 24BL And 24BR.

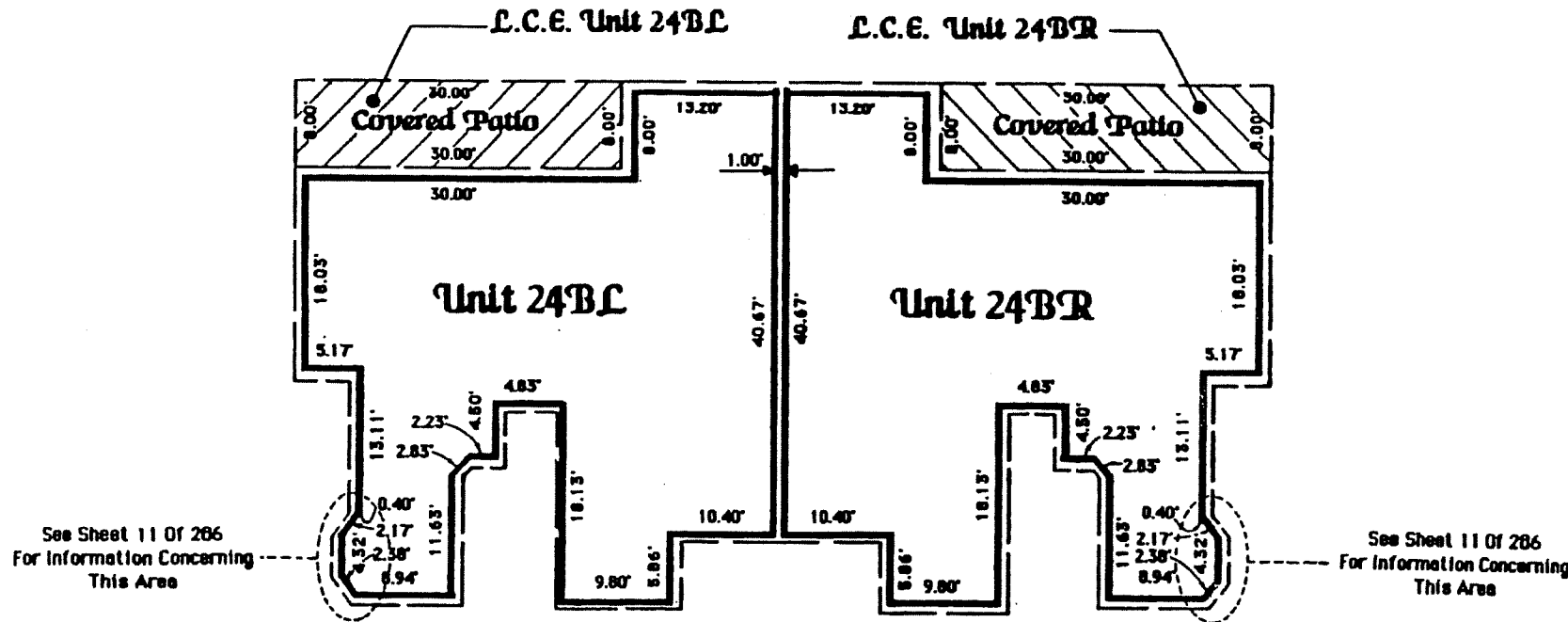
Finished Floor Elevation:
Finished Ceiling Elevation:

Graphic Scale In Feet 1"=10'
Sheet 51 Of 286

Bench Mark Land Surveying & Mapping, Riviera Beach, Fl. West Palm Beach, Fl

Exhibit "C"
 To The Declaration Of Condominium Of
The Lexington Club Villas Condominium, A Condominium

Phase 8



Notes:

1. All exterior walls of the second floor units are 0.40', unless otherwise noted.

Finished Floor Elevation:
 Finished Ceiling Elevation:

Note:

See Sheet 51 Of 286 For Additional
 Information Concerning Units 24BL And 24BR.

Sheet 52 Of 286

Exhibit "C"
To The Declaration Of Condominium Of
The Lexington Club Villas Condominium, A Condominium

Surveyor's Certification :

Before me, the undersigned authority, duly authorized to administer oaths, and take acknowledgements, personally appeared Wm. R. Van Campen, R.L.S., who, after being duly cautioned and sworn, deposes and says the following :

1. That he is a duly Registered Land Surveyor under the laws of the State of Florida, being Surveyor number 2424.
2. That the boundaries of the Real Property, shown and described herein, attached hereto and made a part hereof, are true and correct to the best of my knowledge and belief, the same being based on a Boundary Survey, performed under my personal direction and completed on _____, A.D., 1987, and that the Survey meets the minimum technical standards, as set forth by the Florida Board of Land Surveyors, pursuant to Section 472.027, Florida Statutes.
3. That the construction of the improvements for The Lexington Club Villas Condominium, A Condominium, Phase 9 , are substantially complete so that the attached Survey, Site Plan and Graphic Description of the improvements, describing the Condominium Property, together with the provisions of said declaration of Condominium, describing the Condominium property, present an accurate representation of the location and dimensions of the improvements, and the identification, location and dimensions of the common elements, and each unit, can be determined from said materials.

Further affiant sayeth naught :

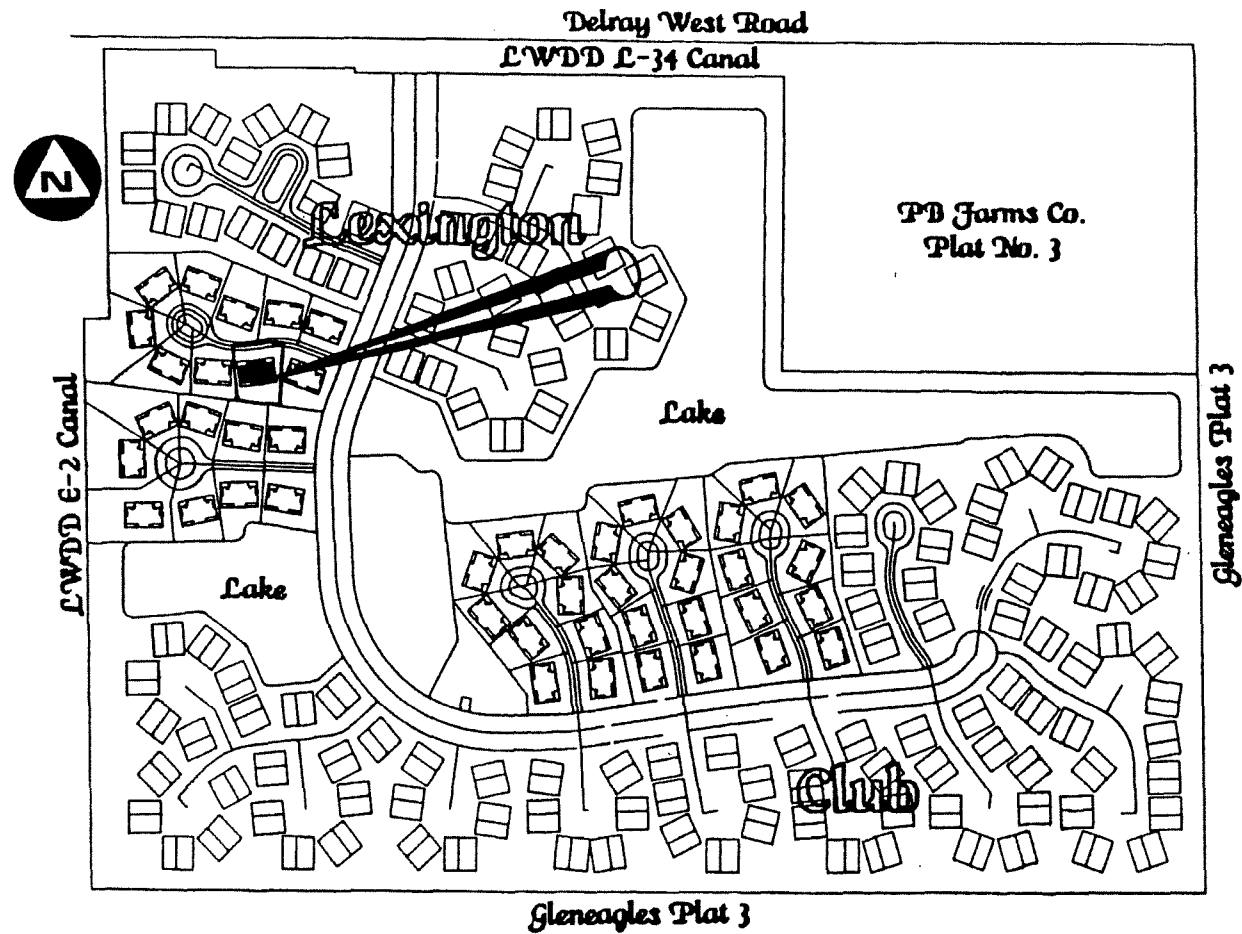
By : _____
Wm. R. Van Campen, R.L.S.
Florida certificate number 2424

Sworn to, and subscribed before me
this _____ day of _____, A.D., 1986

Gene D. Bowling, Jr.
Notary Public, State of Florida at large
My commission expires: 26-February-1991

Sheet 53 of 286

Exhibit "C"
To The Declaration Of Condominium Of
The Lexington Club Villas Condominium, A Condominium



Sheet 54 of 286

Bench Mark Land Surveying & Mapping, Riviera Beach, Fl. West Palm Beach, Fl

Exhibit "C" To The Declaration Of Condominium Of **The Lexington Club Villas Condominium, A Condominium**

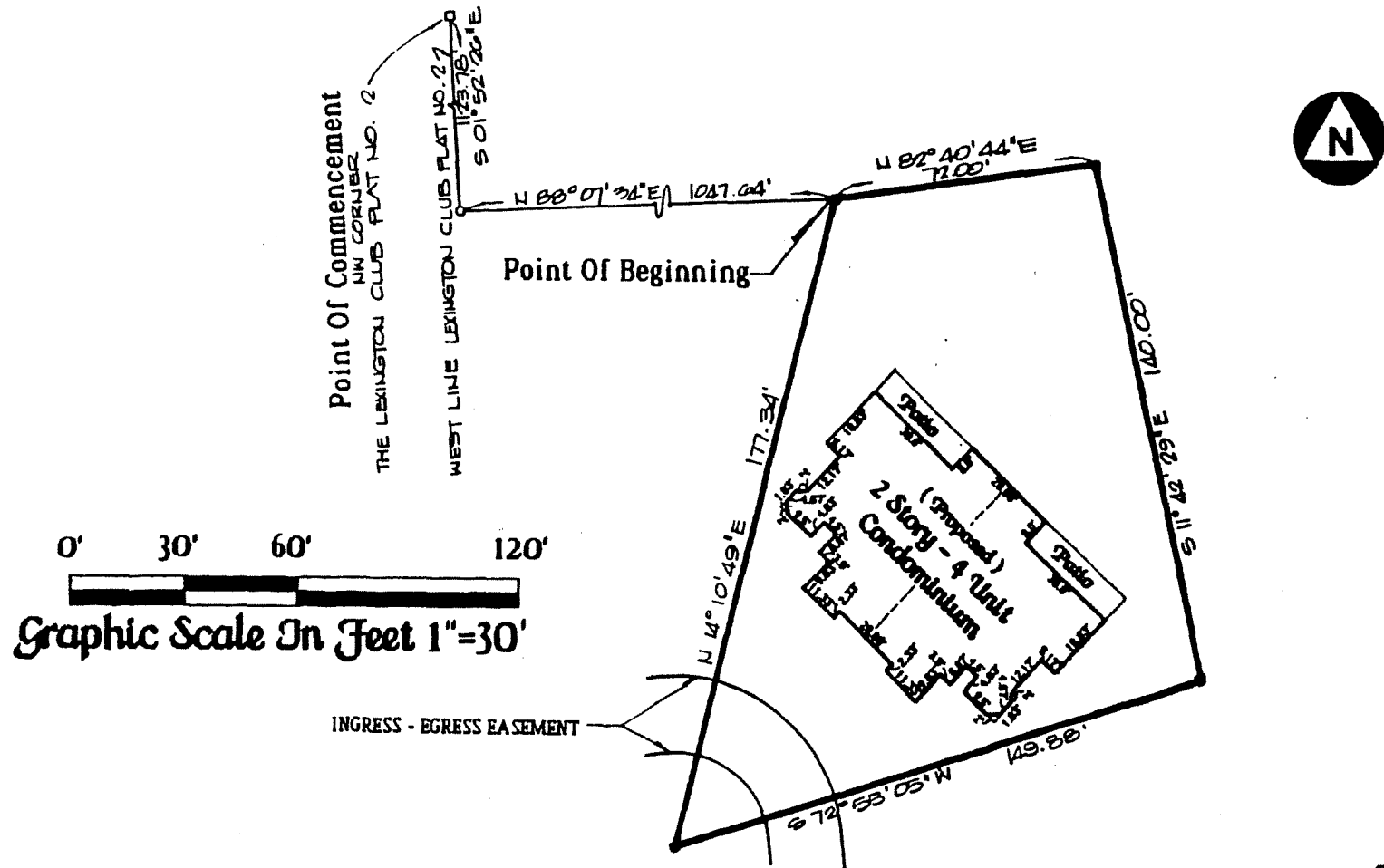


Exhibit "C"
To The Declaration Of Condominium Of
The Lexington Club Villas Condominium, A Condominium

Legal Description For Phase 23

A parcel of land lying in The Lexington Club Plat No. 2, according to the Plat thereof, as recorded in Plat Book _____, Pages _____ through _____, Public Records, Palm Beach County, Florida, and being more particularly described as follows:

Commencing at the Northwest corner of said The Lexington Club Plat No. 2; Thence, South 01°52'26" East, along the West line of said The Lexington Club Plat No. 2, a distance of 1123.78 feet; Thence, North 88°07'34" East, a distance of 1047.64 feet for a point of beginning (P.O.B.)

Thence, North 82°40'44" East, a distance of 72.00 feet; Thence, South 11°42'29" East, a distance of 140.00 feet; Thence, South 72°55'05" West, a distance of 149.88 feet; Thence, North 14°10'49" East, a distance of 177.34 feet to the point of beginning (P.O.B.).

Containing 0.38 acres, more or less.

Subject to easements, reservations, restrictions and rights of way of record.

Exhibit "C"

Phase 23

To The Declaration Of Condominium Of The Lexington Club Villas Condominium, A Condominium

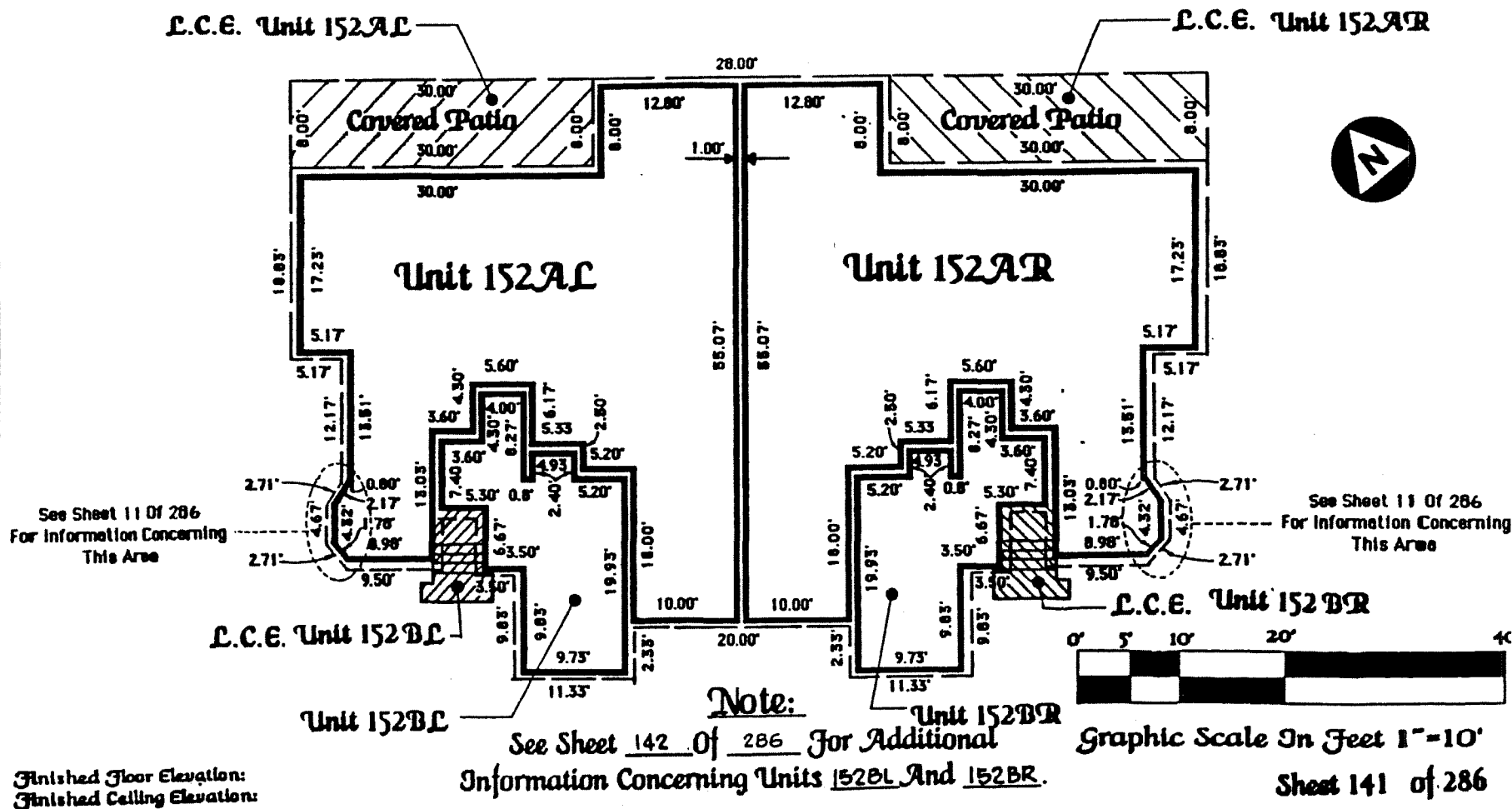
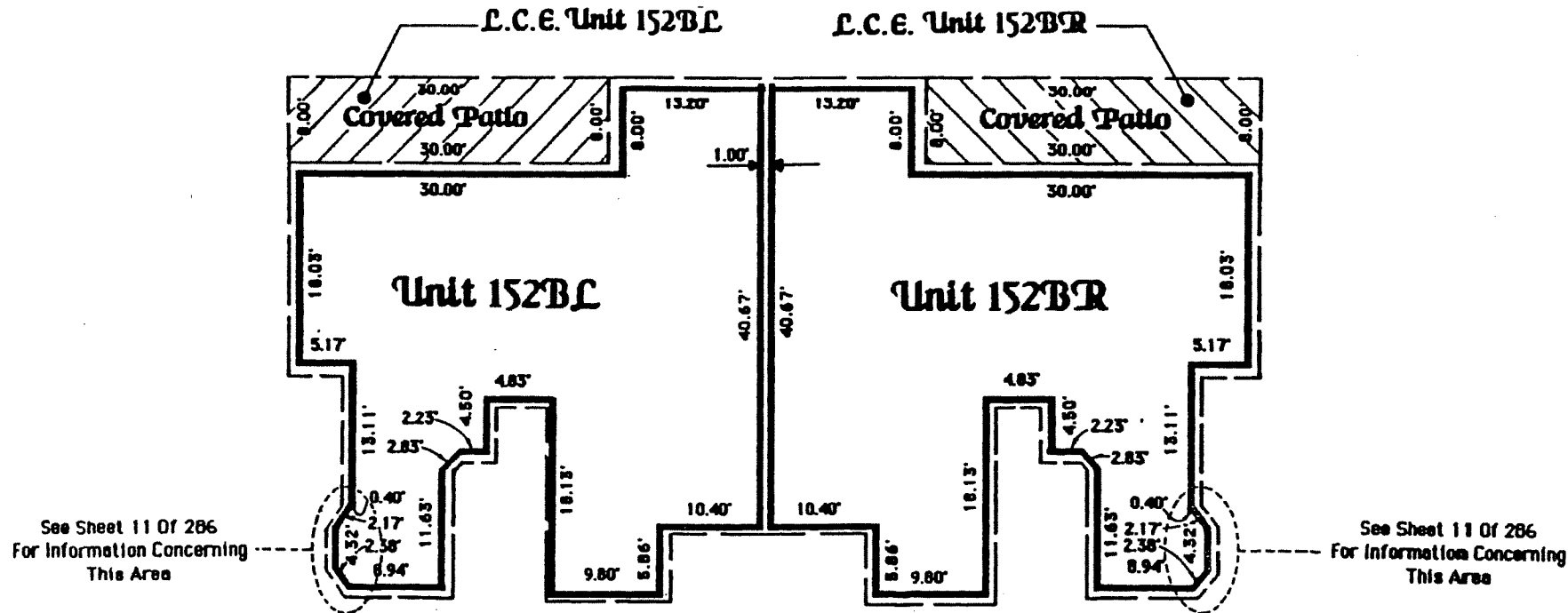


Exhibit "C"
 To The Declaration Of Condominium Of
The Lexington Club Villas Condominium, A Condominium

Phase 23



Notes:

1. All exterior walls of the second floor units are 0.40', unless otherwise noted.

Finished Floor Elevation:
 Finished Ceiling Elevation:

Note:

See Sheet 141 Of 286 For Additional
 Information Concerning Units 152BL And 152BR.

Sheet 142 of 286

Exhibit "C"
To The Declaration Of Condominium Of
The Lexington Club Villas Condominium, A Condominium

Surveyor's Certification :

Before me, the undersigned authority, duly authorized to administer oaths, and take acknowledgements, personally appeared Wm. R. Van Campen, R.L.S., who, after being duly cautioned and sworn, deposes and says the following :

1. That he is a duly Registered Land Surveyor under the laws of the State of Florida, being Surveyor number 2424.
2. That the boundaries of the Real Property, shown and described herein, attached hereto and made a part hereof, are true and correct to the best of my knowledge and belief, the same being based on a Boundary Survey, performed under my personal direction and completed on _____, A.D., 1987, and that the Survey meets the minimum technical standards, as set forth by the Florida Board of Land Surveyors, pursuant to Section 472.027, Florida Statutes.
3. That the construction of the improvements for The Lexington Club Villas Condominium, A Condominium, Phase 24, are substantially complete so that the attached Survey, Site Plan and Graphic Description of the improvements, describing the Condominium Property, together with the provisions of said declaration of Condominium, describing the Condominium property, present an accurate representation of the location and dimensions of the improvements, and the identification, location and dimensions of the common elements, and each unit, can be determined from said materials.

Further affiant sayeth naught :

By : _____
Wm. R. Van Campen, R.L.S.
Florida certificate number 2424

Sworn to, and subscribed before me
this _____ day of _____ A.D., 1986

Gene D. Bowling, Jr.
Notary Public, State of Florida at large
My commission expires: 26-February-1991

Sheet 143 of 286

Exhibit "C"
To The Declaration Of Condominium Of
The Lexington Club Villas Condominium, A Condominium

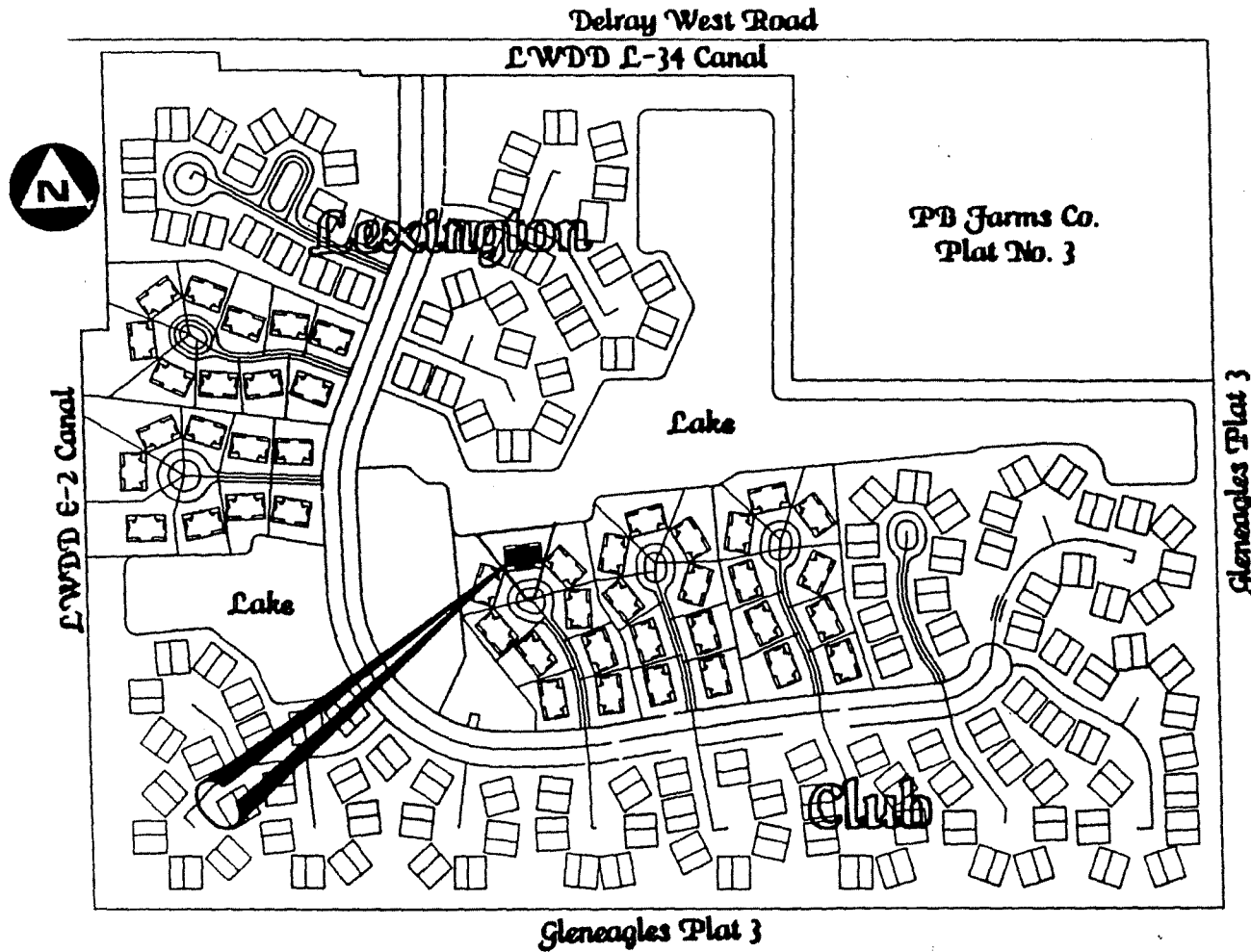


Exhibit "C" **To The Declaration Of Condominium Of** **The Lexington Club Villas Condominium, A Condominium**

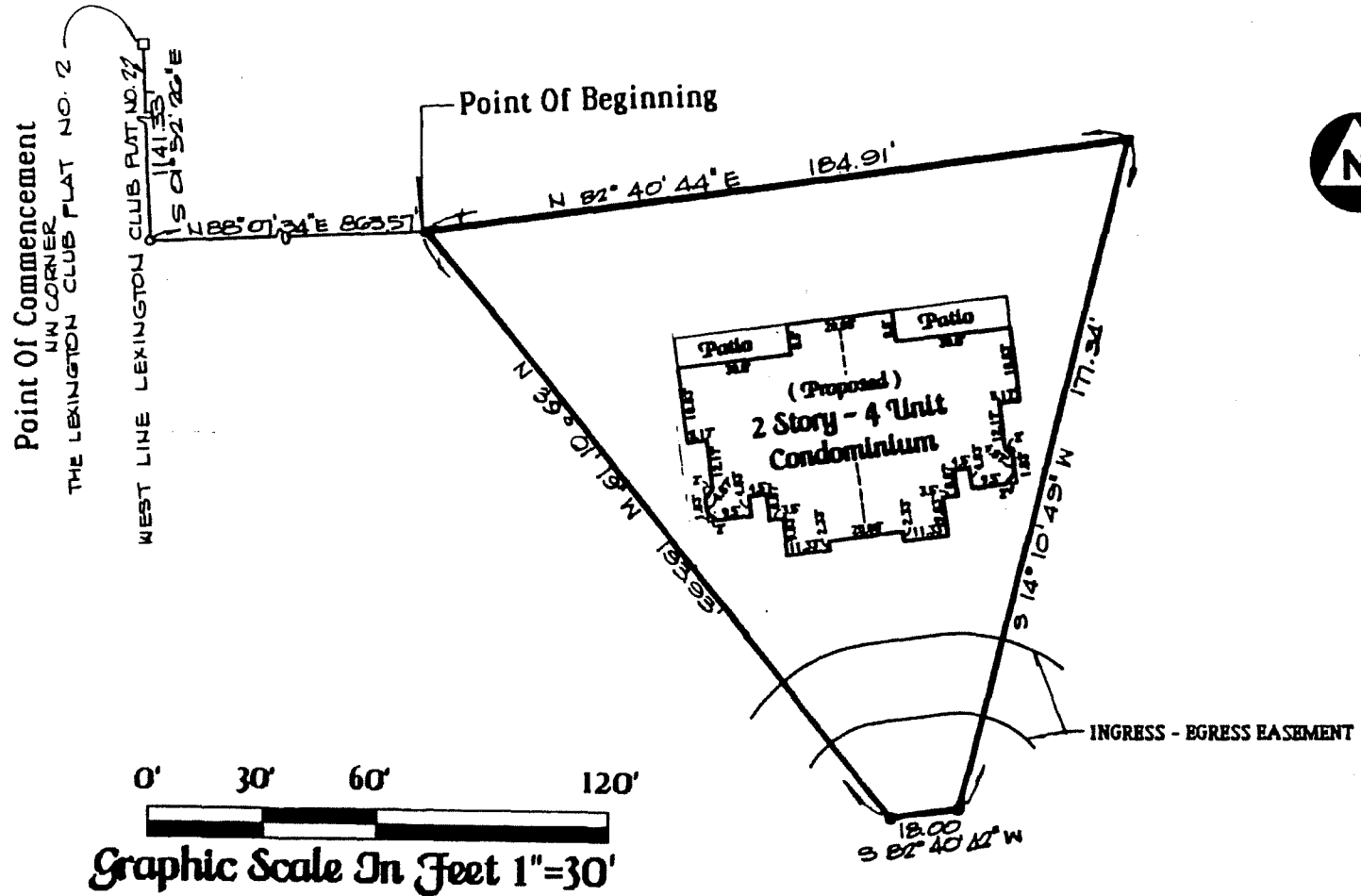


Exhibit "C"

**To The Declaration Of Condominium Of
The Lexington Club Villas Condominium, A Condominium**

Surveyor's Certification :

Before me, the undersigned authority, duly authorized to administer oaths, and take acknowledgements, personally appeared Wm. R. Van Campen, R.L.S., who, after being duly cautioned and sworn, deposes and says the following :

1. That he is a duly Registered Land Surveyor under the laws of the State of Florida, being Surveyor number 2424.
2. That the boundaries of the Real Property, shown and described herein, attached hereto and made a part hereof, are true and correct to the best of my knowledge and belief, the same being based on a Boundary Survey, performed under my personal direction and completed on _____, A.D., 1987, and that the Survey meets the minimum technical standards, as set forth by the Florida Board of Land Surveyors, pursuant to Section 472.027, Florida Statutes.
3. That the construction of the Improvements for The Lexington Club Villas Condominium, A Condominium, Phase *10*, are substantially complete so that the attached Survey, Site Plan and Graphic Description of the improvements, describing the Condominium Property, together with the provisions of said declaration of Condominium, describing the Condominium property, present an accurate representation of the location and dimensions of the improvements, and the identification, location and dimensions of the common elements, and each unit, can be determined from said materials.

Further affiant sayeth naught :

By : _____
Wm. R. Van Campen, R.L.S.
Florida certificate number 2424

Sworn to, and subscribed before me
this _____ day of _____ A.D., 1986

Gene D. Bowling, Jr.
Notary Public, State of Florida at large
My commission expires: 26-February-1991

Sheet 59 of 286

Bench Mark Land Surveying & Mapping, Riviera Beach, Fl. West Palm Beach, Fl

Exhibit "C"

To The Declaration Of Condominium Of

The Lexington Club Villas Condominium, A Condominium

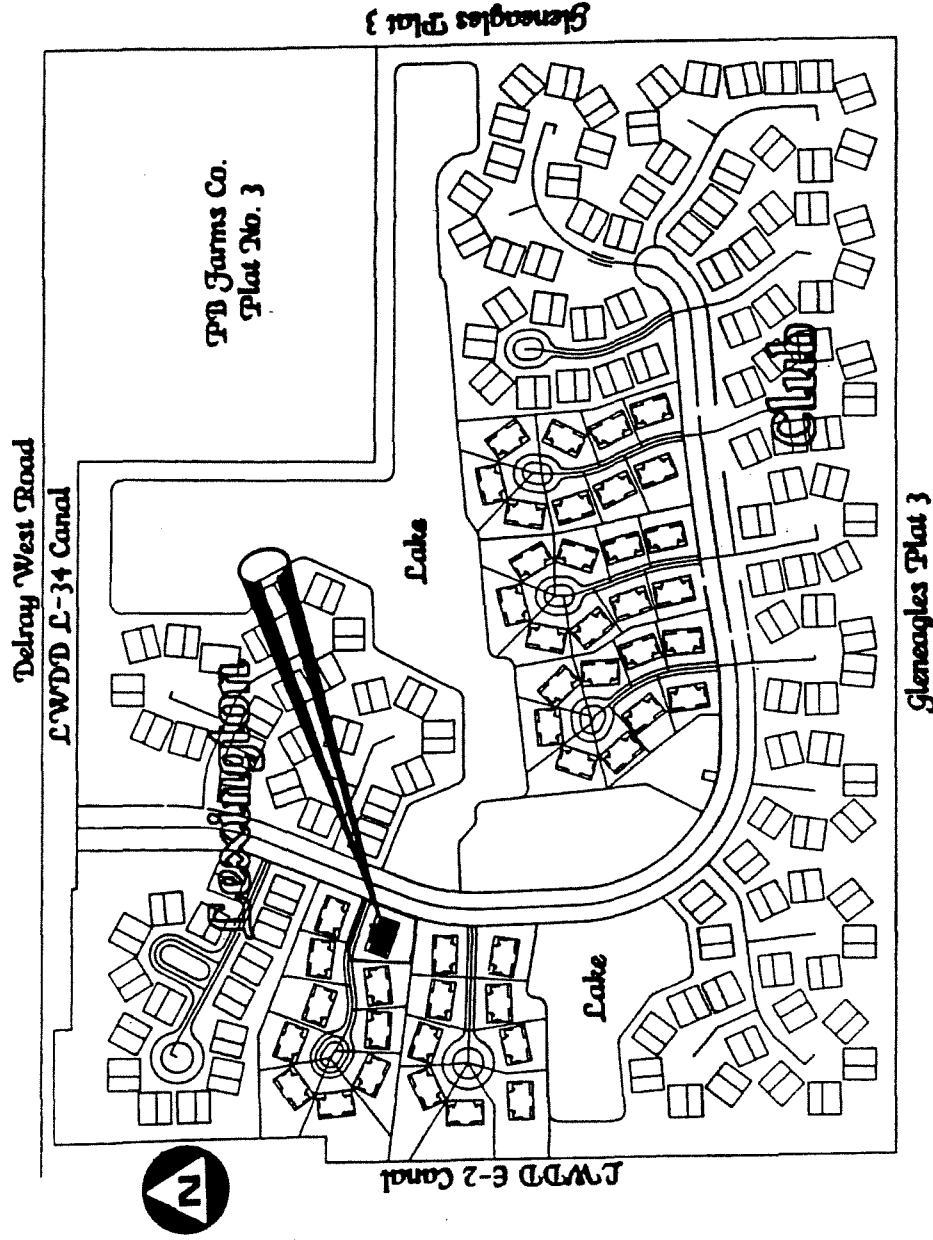
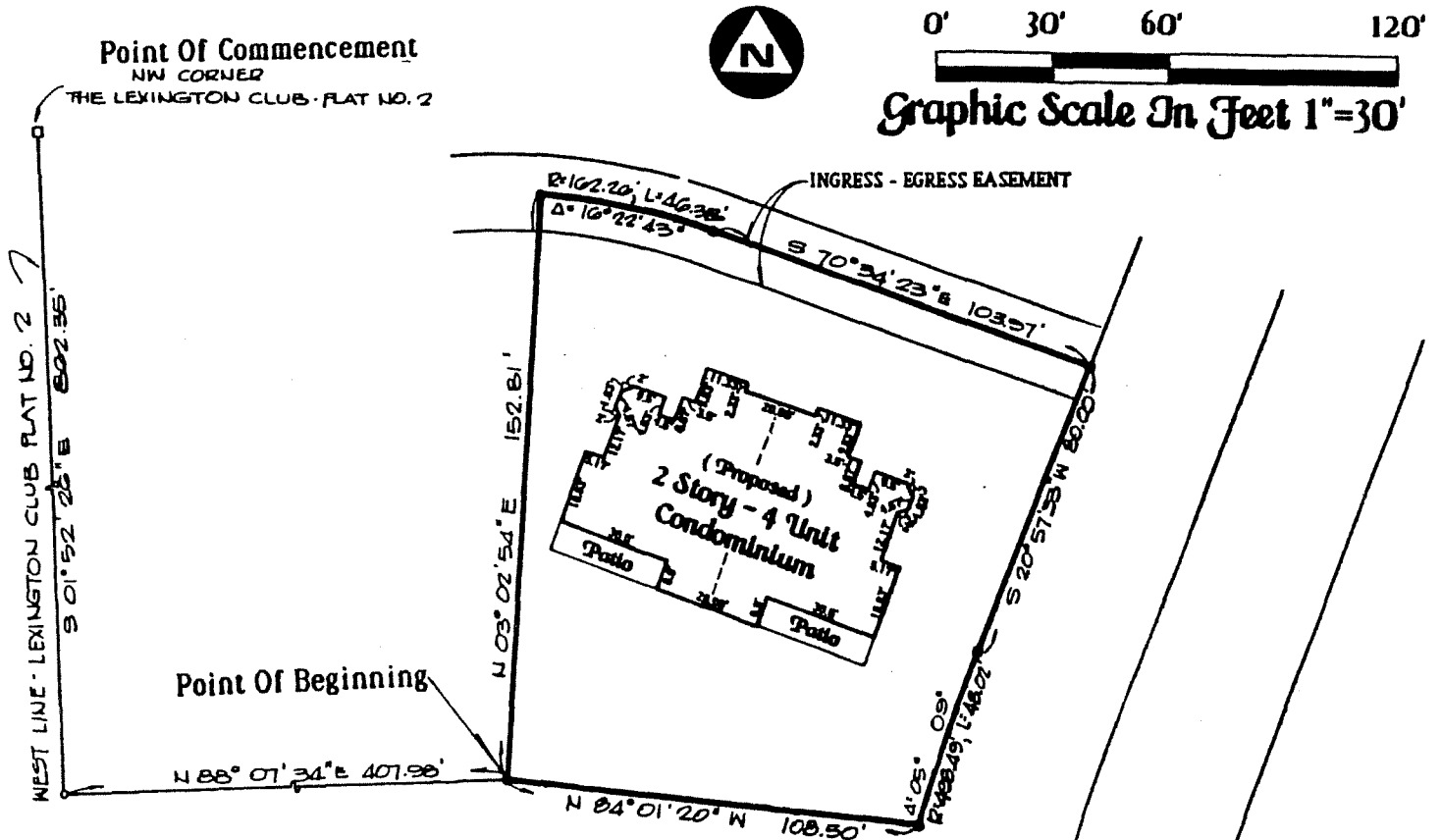


Exhibit "C"
To The Declaration Of Condominium Of
The Lexington Club Villas Condominium, A Condominium



Sheet 61 of 286

Exhibit "C"
To The Declaration Of Condominium Of
The Lexington Club Villas Condominium, A Condominium

Legal Description For Phase 10

A parcel of land lying in The Lexington Club Plat No. 2, according to the Plat thereof, as recorded in Plat Book _____, Pages _____ through _____, Public Records, Palm Beach County, Florida, and being more particularly described as follows:

Commencing at the Northwest corner of said The Lexington Club Plat No. 2; Thence, South 01°52'26" East, along the West line of said The Lexington Club Plat No. 2, a distance of 862.35 feet; Thence, North 88°07'34" East, a distance of 407.98 feet for a point of beginning (P.O.B.)

Thence, North 03°02'54" East, radial to the following described curve, a distance of 152.81 feet to a point on a curve, concave Southerly, having a radius of 162.26 feet; Thence, Easterly along said curve, through a central angle of 16°22'43", a distance of 46.38 feet to the point of tangency; Thence, South 70°34'23" East, a distance of 103.97 feet; Thence, South 20°57'33" West, a distance of 80.00 feet to a point on a curve, concave Southerly, having a radius of 498.49, and whose radius point bears South 69°02'26" East; Thence, Southerly along said curve, through a central angle of 05°31'09", a distance of 48.02 feet to the end of said curve; Thence, North 84°01'20" West, a distance of 108.50 feet to the point of beginning (P.O.B.).

Containing 0.42 acres, more or less.

Subject to easements, reservations, restrictions and rights of way of record.

Sheet 62 of 286

Bench Mark Land Surveying & Mapping, Riviera Beach, FL West Palm Beach, FL

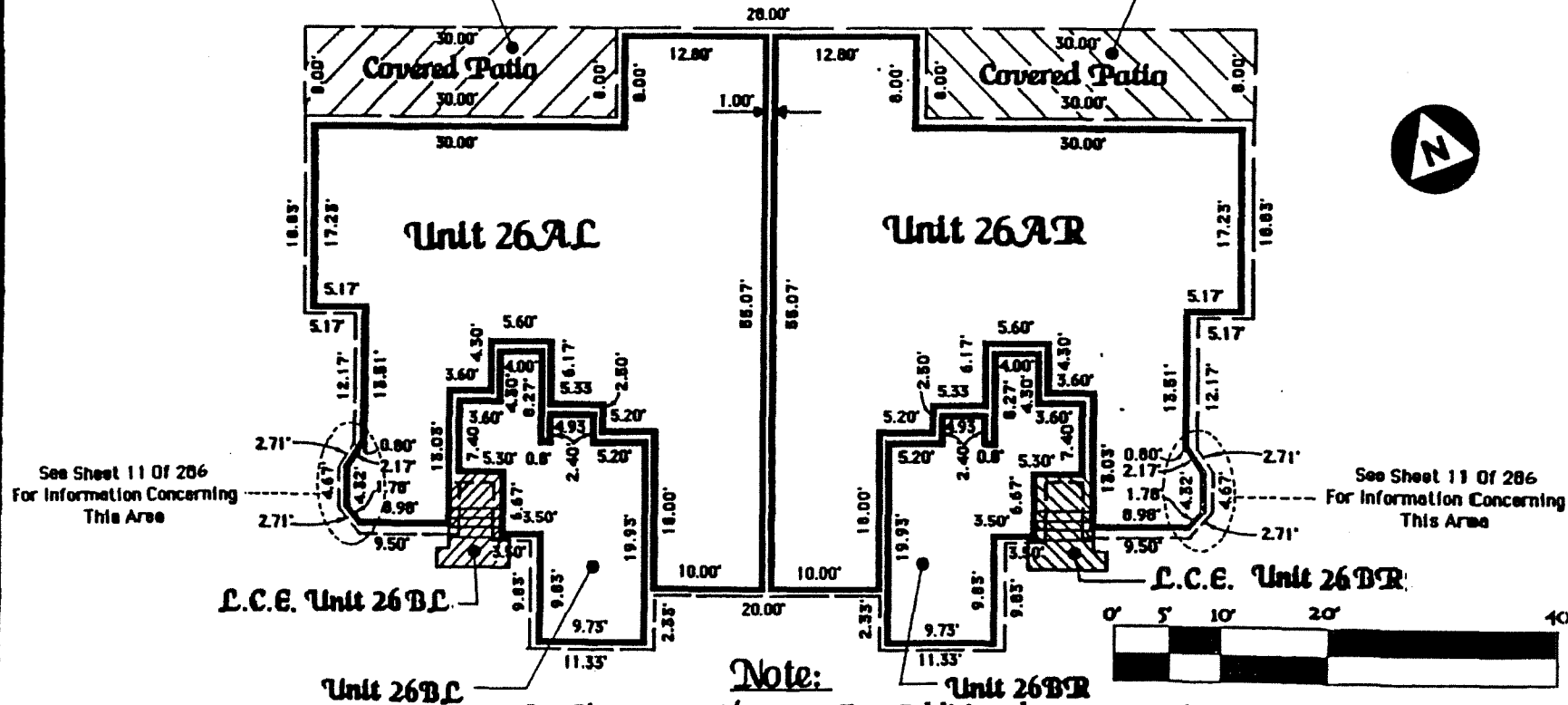
Exhibit "C"

Phase 10

To The Declaration Of Condominium Of The Lexington Club Villas Condominium, A Condominium

L.C.E. Unit 26AL

L.C.E. Unit 26AL



See Sheet 11 Of 286
For Information Concerning
This Area

See Sheet 11 Of 286
For Information Concerning
This Area

Finished Floor Elevation:
Finished Ceiling Elevation:

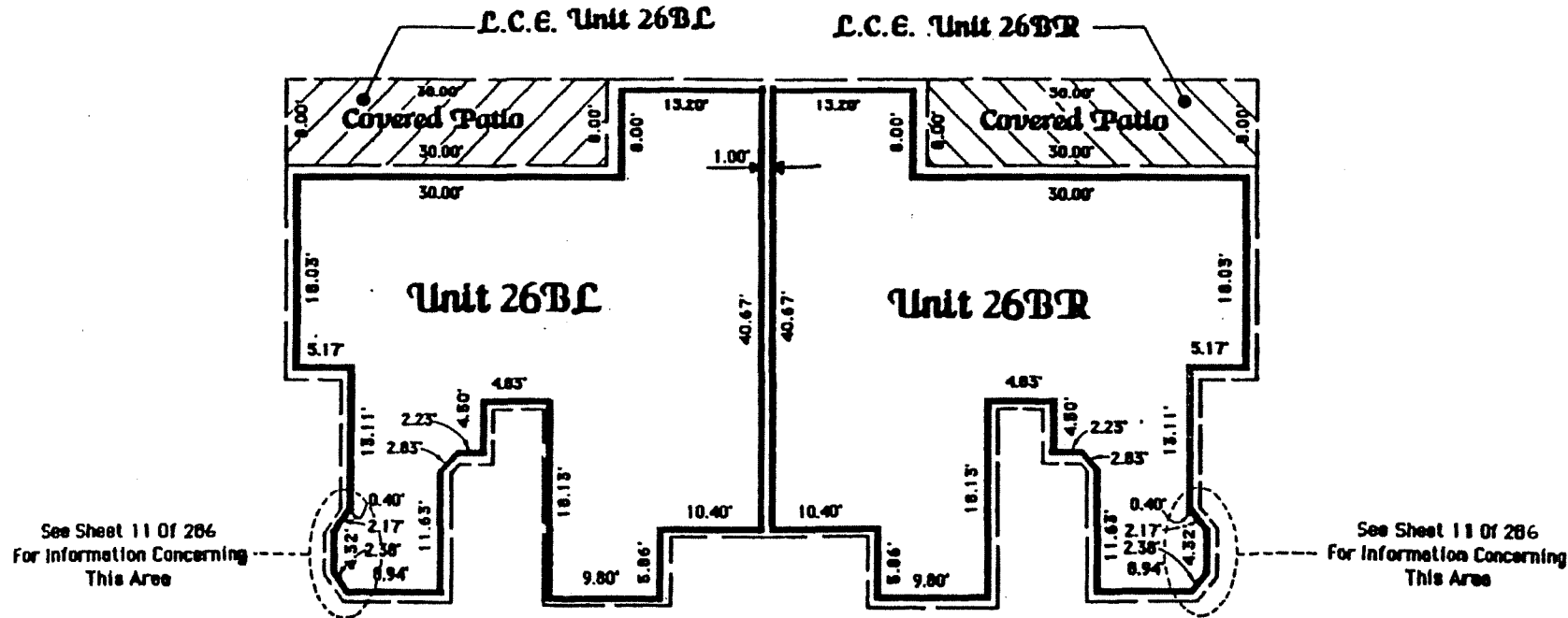
Note:
See Sheet 64 Of 286 For Additional
Information Concerning Units 26BL And 26BR.

Graphic Scale In Feet 1"=10'
Sheet 63 Of 286

Bench Mark Land Surveying & Mapping, Riviera Beach, Fl. West Palm Beach, Fl

Exhibit "C"
 To The Declaration Of Condominium Of
The Lexington Club Villas Condominium, A Condominium

Phase 10



Notes:

1. All exterior walls of the second floor units are 0.40', unless otherwise noted.

Finished Floor Elevation:
 Finished Ceiling Elevation:

Note:

See Sheet 63 Of 286 For Additional
 Information Concerning Units 26BL And 26BR.

Sheet 64 Of 286

Bench Mark Land Surveying & Mapping, Riviera Beach, Fl. West Palm Beach, Fl

Exhibit "C"
To The Declaration Of Condominium Of
The Lexington Club Villas Condominium, A Condominium

Surveyor's Certification :

Before me, the undersigned authority, duly authorized to administer oaths, and take acknowledgements, personally appeared Wm. R. Van Campen, R.L.S., who, after being duly cautioned and sworn, deposes and says the following :

1. That he is a duly Registered Land Surveyor under the laws of the State of Florida, being Surveyor number 2424.
2. That the boundaries of the Real Property, shown and described herein, attached hereto and made a part hereof, are true and correct to the best of my knowledge and belief, the same being based on a Boundary Survey, performed under my personal direction and completed on _____, A.D., 1987, and that the Survey meets the minimum technical standards, as set forth by the Florida Board of Land Surveyors, pursuant to Section 472.027, Florida Statutes.
3. That the construction of the improvements for The Lexington Club Villas Condominium, A Condominium, Phase **II**, are substantially complete so that the attached Survey, Site Plan and Graphic Description of the improvements, describing the Condominium Property, together with the provisions of said declaration of Condominium, describing the Condominium property, present an accurate representation of the location and dimensions of the improvements, and the identification, location and dimensions of the common elements, and each unit, can be determined from said materials.

Further affiant sayeth naught :

By: _____
Wm. R. Van Campen, R.L.S.
Florida certificate number 2424

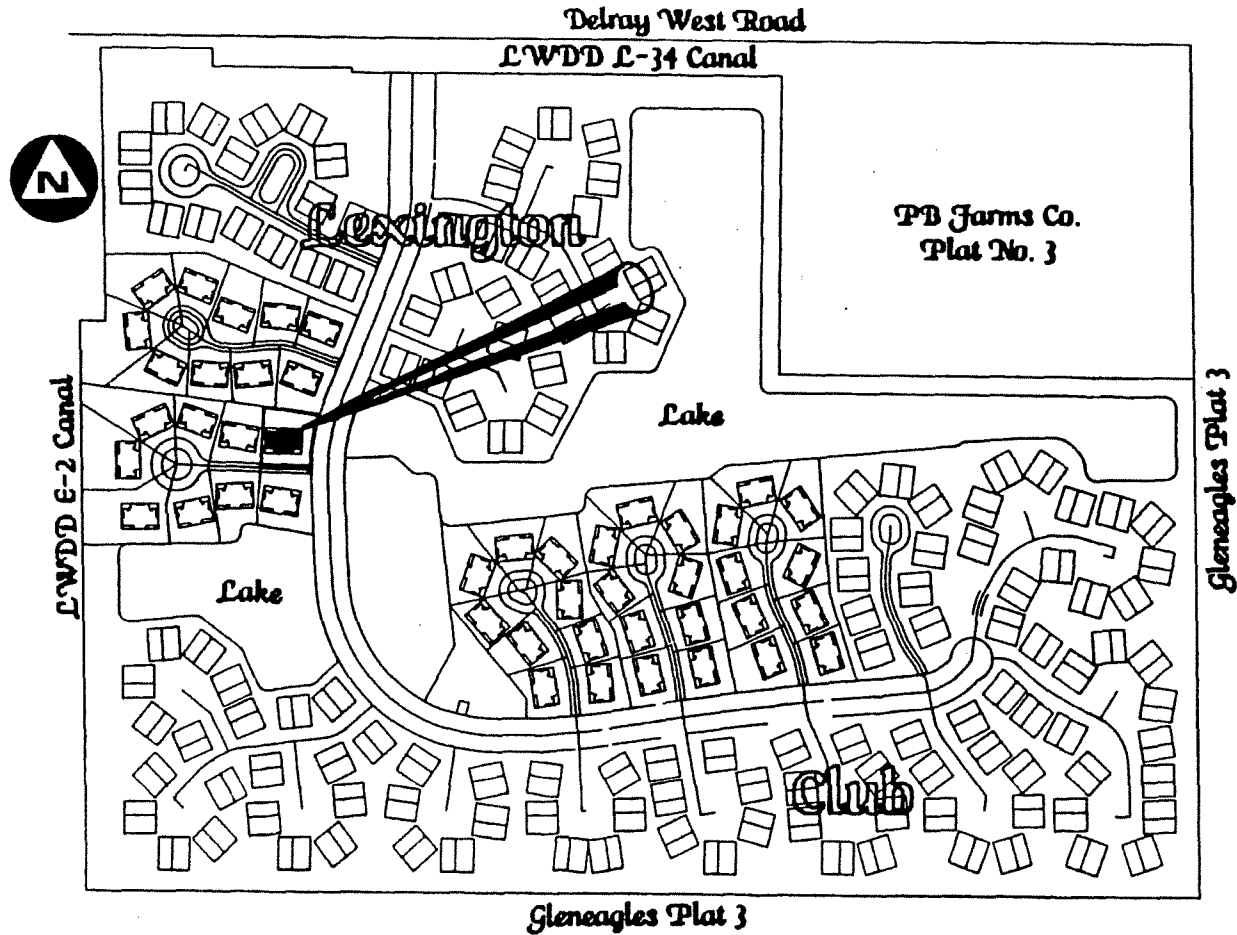
Sworn to, and subscribed before me
this _____ day of _____ A.D., 1986

Gene D. Bowling, Jr.
Notary Public, State of Florida at large
My commission expires: 26-February-1991

Sheet 65 of 286

Bench Mark Land Surveying & Mapping, Riviera Beach, Fl. West Palm Beach, Fl

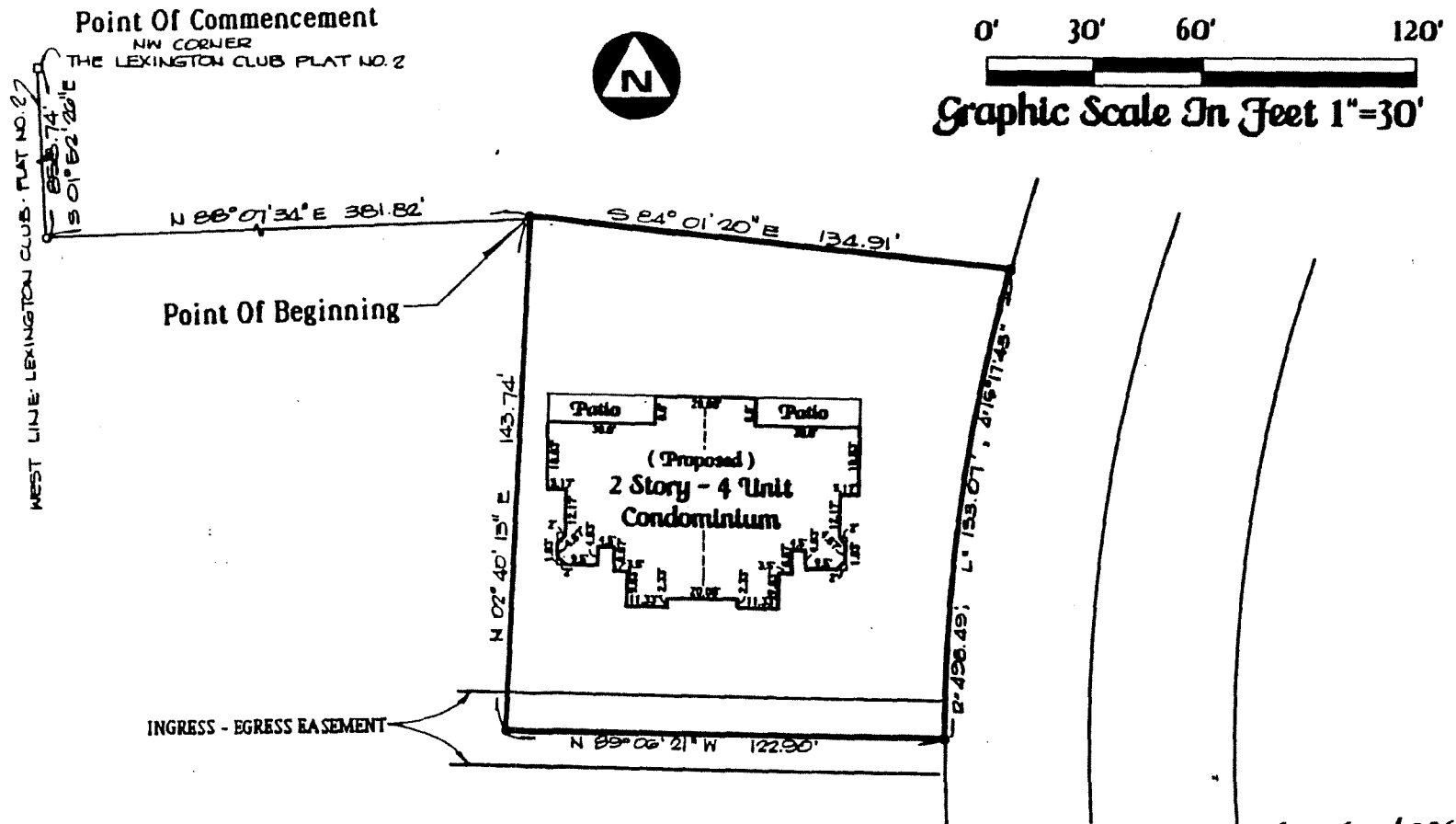
Exhibit "C"
To The Declaration Of Condominium Of
The Lexington Club Villas Condominium, A Condominium



Sheet 66 of 286

Bench Mark Land Surveying & Mapping, Riviera Beach, Fl. West Palm Beach, Fl

Exhibit "C"
To The Declaration Of Condominium Of
The Lexington Club Villas Condominium, A Condominium



Sheet 67 of 286

Bench Mark Land Surveying & Mapping, Riviera Beach, Fl. West Palm Beach, Fl

Exhibit "C"
To The Declaration Of Condominium Of
The Lexington Club Villas Condominium, A Condominium

Legal Description For Phase II

A parcel of land lying in The Lexington Club Plat No. 2, according to the Plat thereof, as recorded in Plat Book _____, Pages _____ through _____, Public Records, Palm Beach County, Florida, and being more particularly described as follows:

Commencing at the Northwest corner of said The Lexington Club Plat No. 2; Thence, South 01°52'26" East, along the West line of said The Lexington Club Plat No. 2, a distance of 858.74 feet; Thence, North 88°07'34" East, a distance of 381.82 feet for a point of beginning (P.O.B.)

Thence, South 84°01'20" East, a distance of 134.91 feet to a point on a curve, concave Southerly, having a radius of 498.49 feet, and whose radius point bears South 74°33'35" East; Thence, Southerly along said curve, through a central angle of 15°17'43", a distance of 133.07 feet to the end of said curve; Thence, North 89°06'21" West, a distance of 122.90 feet; Thence, North 02°40'13" East, a distance of 143.74 feet to the point of beginning (P.O.B.).

Containing 0.40 acres, more or less.

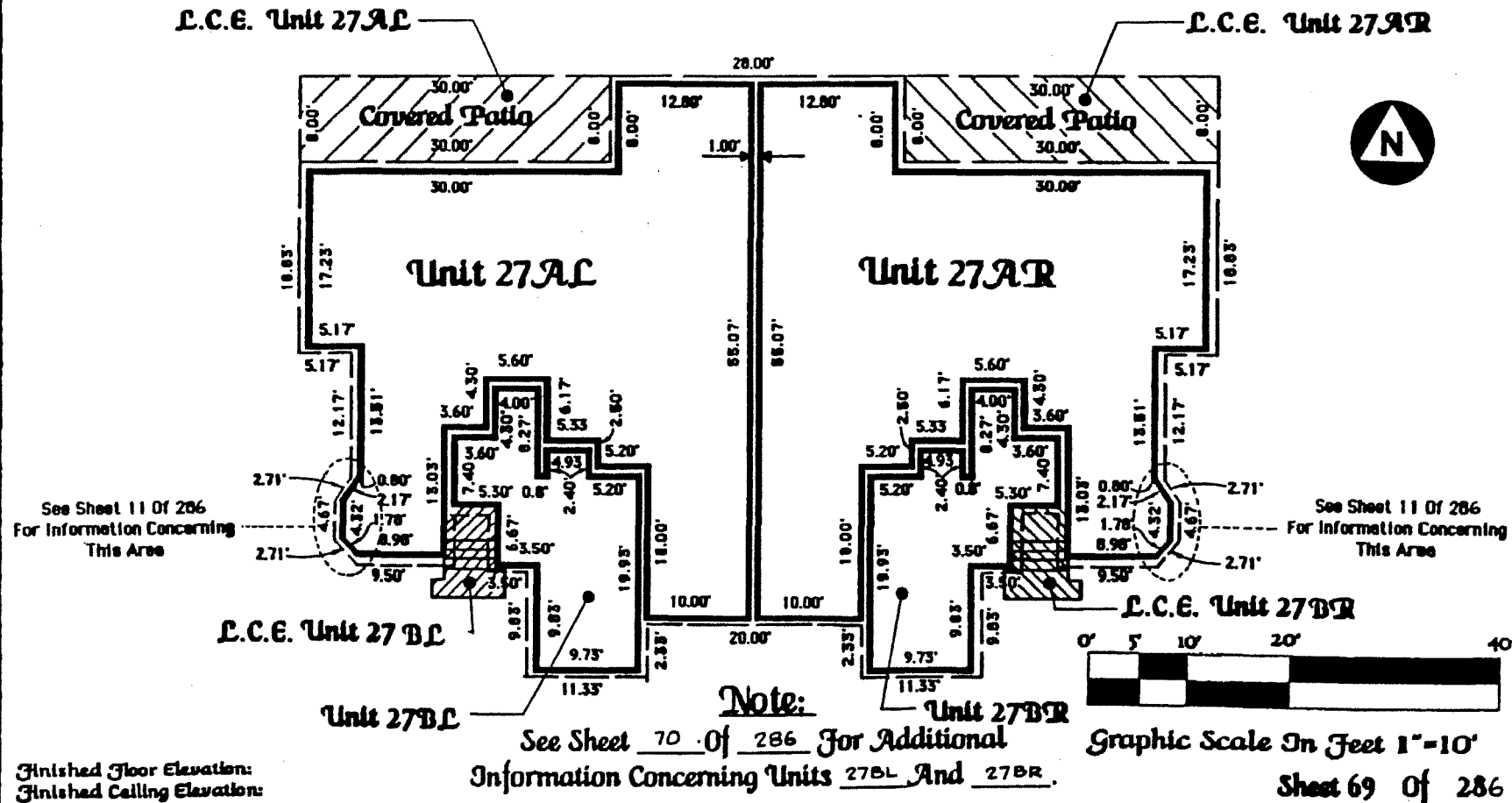
Subject to easements, reservations, restrictions and rights of way of record.

Sheet 68 of 286

Bench Mark Land Surveying & Mapping, Riviera Beach, Fl. West Palm Beach, Fl

Exhibit "C"
 To The Declaration Of Condominium Of
The Lexington Club Villas Condominium, A Condominium

Phase 11

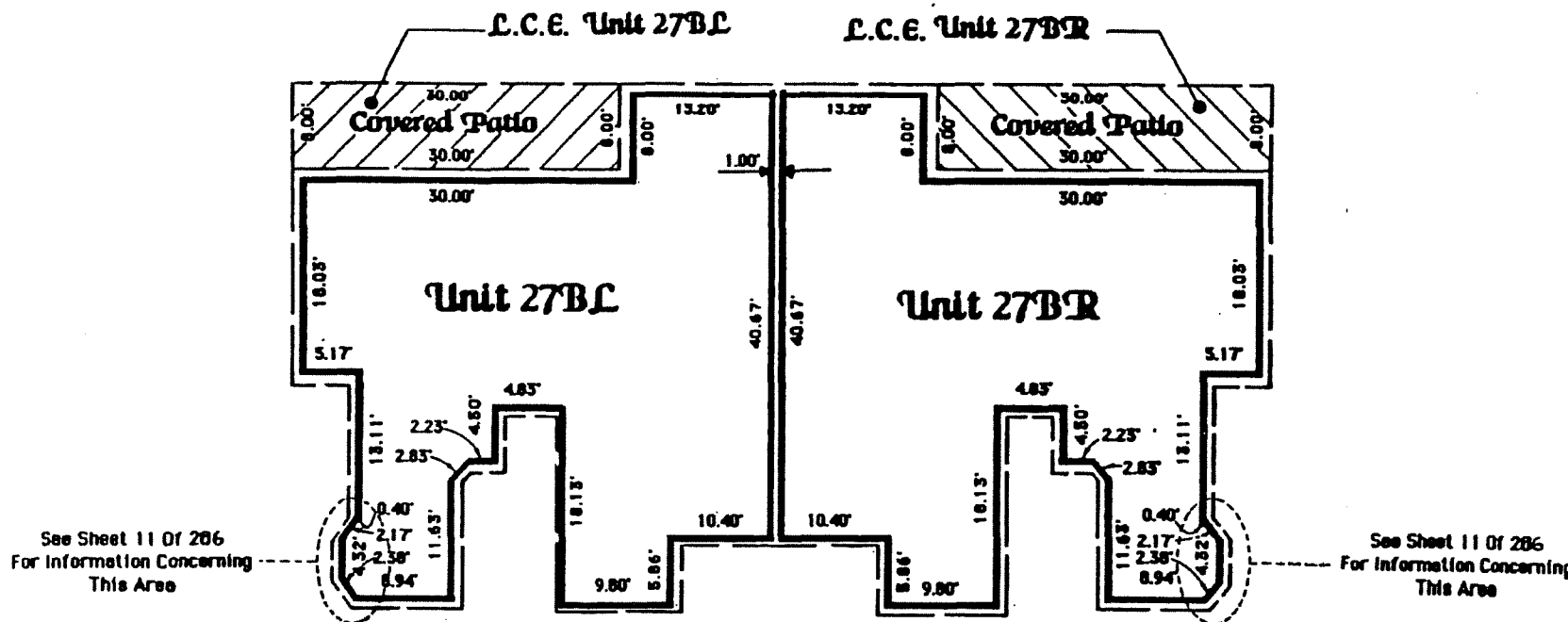


Finished Floor Elevation:
 Finished Ceiling Elevation:

Dench Mark Land Surveying & Mapping, Riviera Beach, Fl. West Palm Beach, Fl

Exhibit "C"
 To The Declaration Of Condominium Of
The Lexington Club Villas Condominium, A Condominium

Phase 11



Notes:

1. All exterior walls of the second floor units are 0.40', unless otherwise noted.

Finished Floor Elevation:
 Finished Ceiling Elevation:

Note:

See Sheet 69 Of 286 For Additional
 Information Concerning Units 27BL And 27BR.

Sheet 70 Of 286

Bench Mark Land Surveying & Mapping, Riviera Beach, Fl. West Palm Beach, Fl

Exhibit "C"
To The Declaration Of Condominium Of
The Lexington Club Villas Condominium, A Condominium

Surveyor's Certification :

Before me, the undersigned authority, duly authorized to administer oaths, and take acknowledgements, personally appeared Wm. R. Van Campen, R.L.S., who, after being duly cautioned and sworn, deposes and says the following :

1. That he is a duly Registered Land Surveyor under the laws of the State of Florida, being Surveyor number 2424.
2. That the boundaries of the Real Property, shown and described herein, attached hereto and made a part hereof, are true and correct to the best of my knowledge and belief, the same being based on a Boundary Survey, performed under my personal direction and completed on _____, A.D., 1987, and that the Survey meets the minimum technical standards, as set forth by the Florida Board of Land Surveyors, pursuant to Section 472.027, Florida Statutes.
3. That the construction of the improvements for The Lexington Club Villas Condominium, A Condominium, Phase 12, are substantially complete so that the attached Survey, Site Plan and Graphic Description of the improvements, describing the Condominium Property, together with the provisions of said declaration of Condominium, describing the Condominium property, present an accurate representation of the location and dimensions of the improvements, and the identification, location and dimensions of the common elements, and each unit, can be determined from said materials.

Further affiant sayeth naught :

By: _____
Wm. R. Van Campen, R.L.S.
Florida certificate number 2424

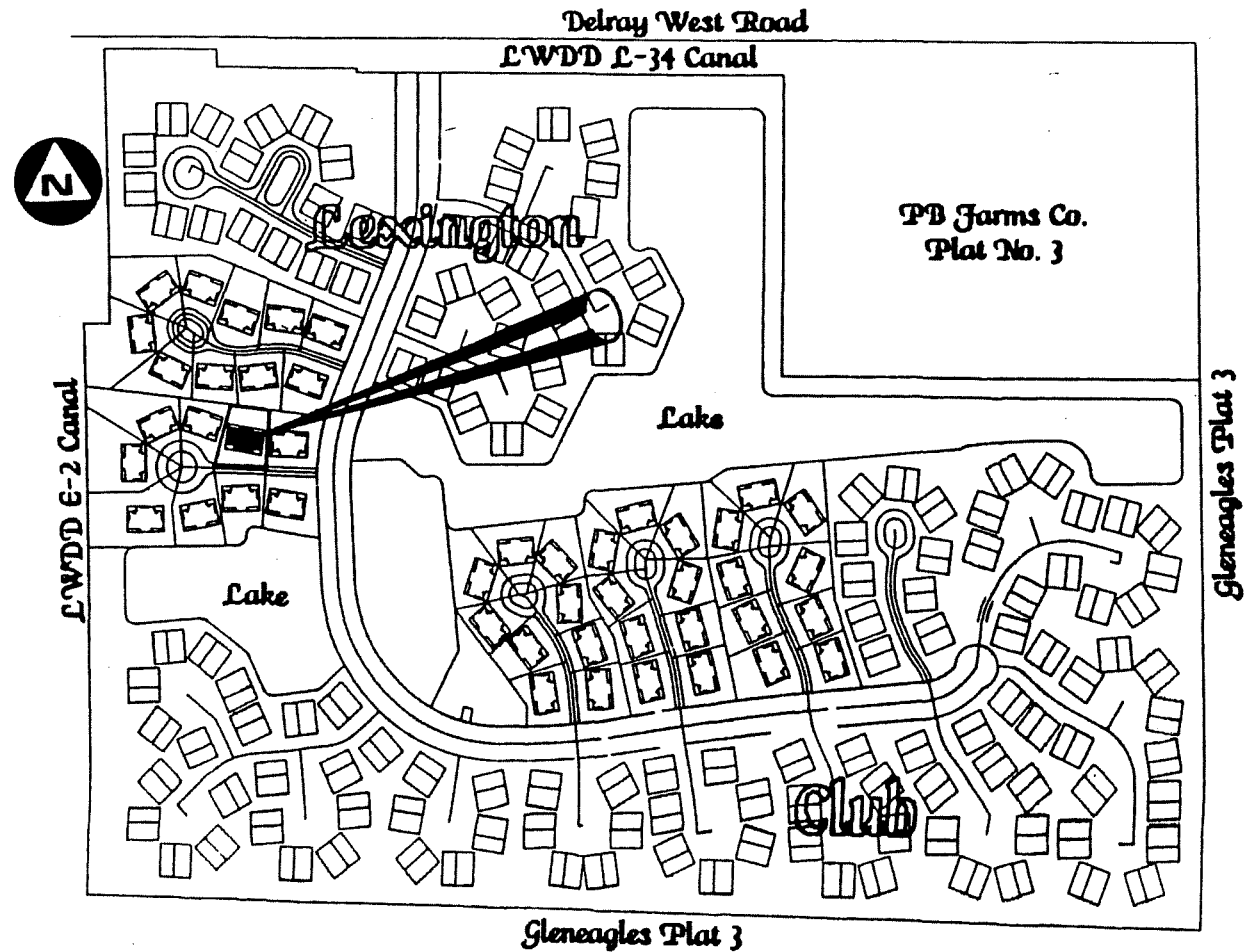
Sworn to, and subscribed before me
this _____ day of _____ A.D., 1986

Gene D. Bowling, Jr.
Notary Public, State of Florida at large
My commission expires: 26-February-1991

Sheet 71 of 286

Bench Mark Land Surveying & Mapping, Riviera Beach, Fl. West Palm Beach, Fl

Exhibit "C"
To The Declaration Of Condominium Of
The Lexington Club Villas Condominium, A Condominium



Sheet 72 of 286

Exhibit "C"
To The Declaration Of Condominium Of
The Lexington Club Villas Condominium, A Condominium
Point Of Commencement

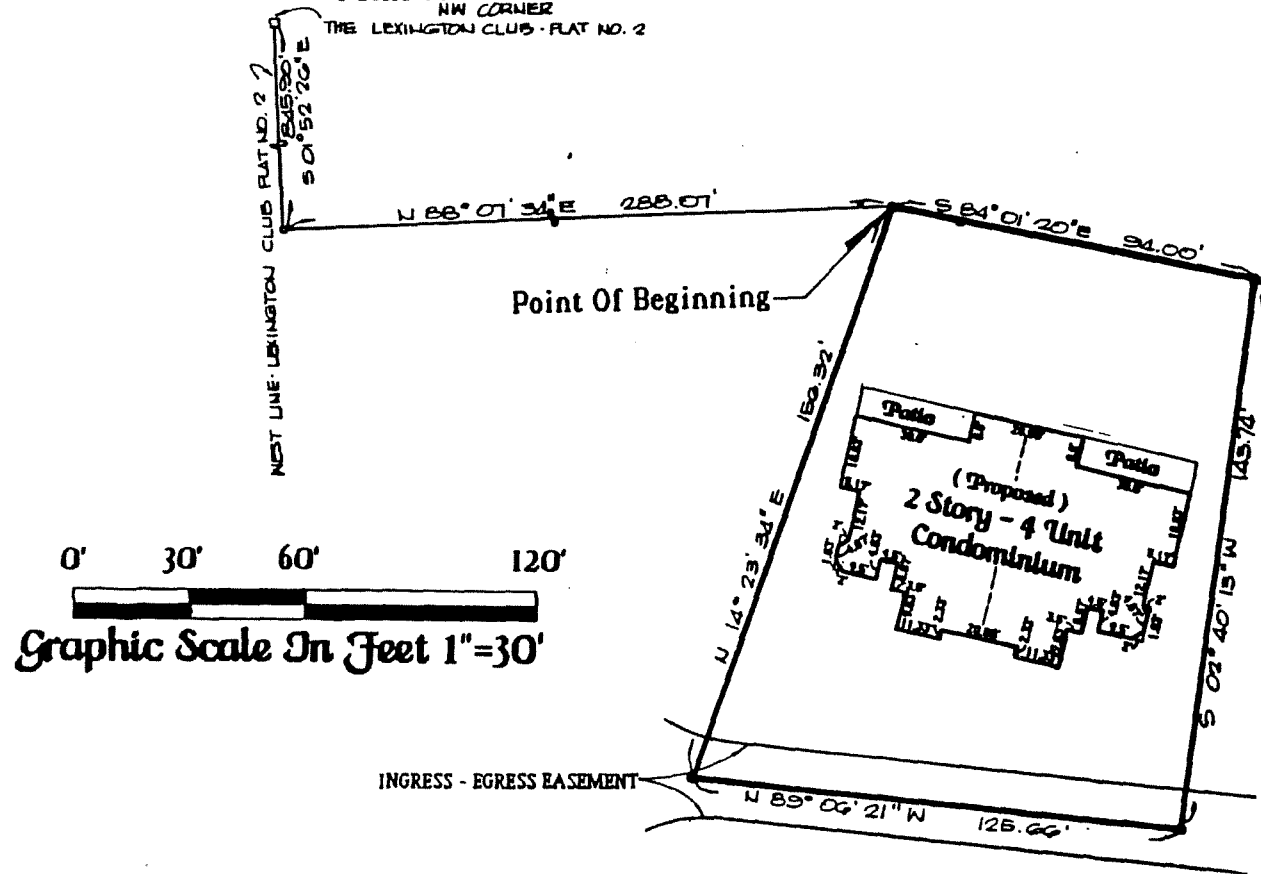


Exhibit "C"
To The Declaration Of Condominium Of
The Lexington Club Villas Condominium, A Condominium

Legal Description For Phase 12

A parcel of land lying in The Lexington Club Plat No. 2, according to the Plat thereof, as recorded in Plat Book _____, Pages _____ through _____, Public Records, Palm Beach County, Florida, and being more particularly described as follows:

Commencing at the Northwest corner of said The Lexington Club Plat No. 2; Thence, South $01^{\circ}52'26''$ East, along the West line of said The Lexington Club Plat No. 2, a distance of 845.90 feet; Thence, North $88^{\circ}07'34''$ East, a distance of 288.70 feet for a point of beginning (P.O.B.)

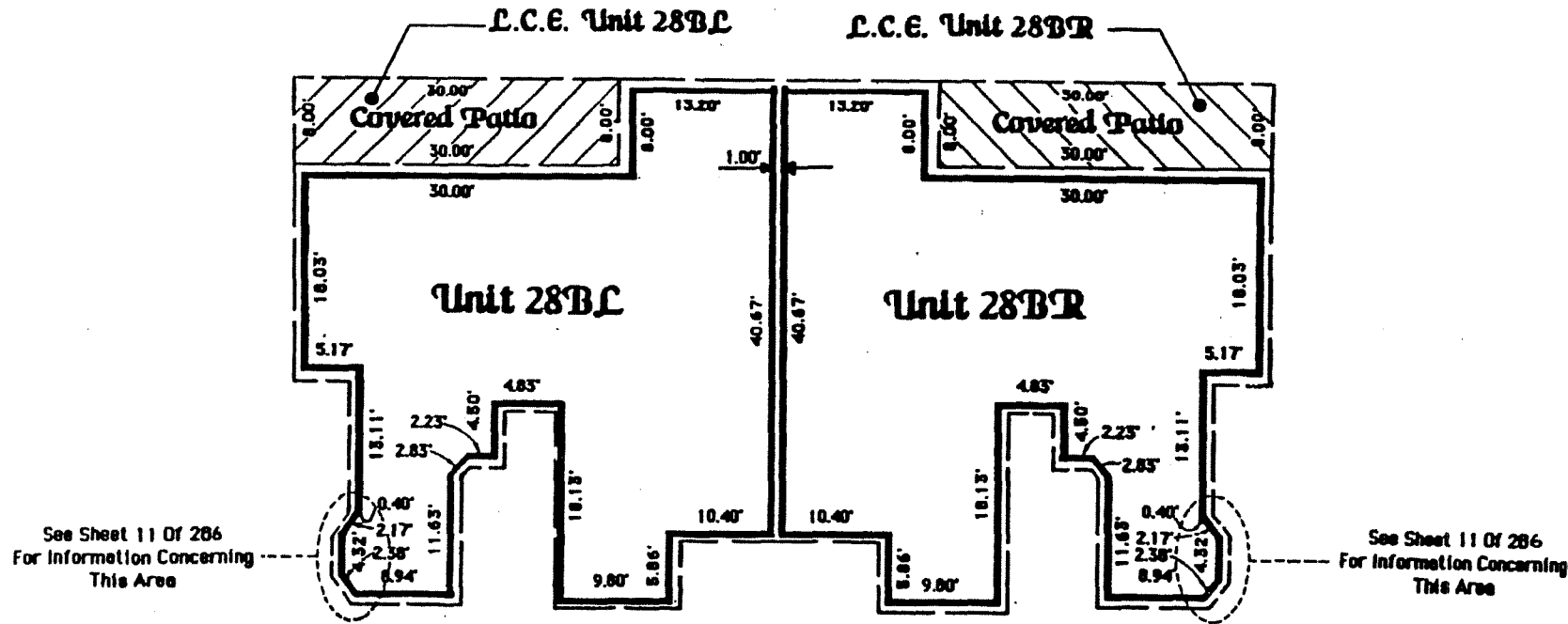
Thence, South $84^{\circ}01'20''$ East, a distance of 94.00 feet; Thence, South $02^{\circ}40'13''$ West, a distance of 143.74 feet; Thence, North $89^{\circ}06'21''$ West, a distance of 125.66 feet; Thence, North $14^{\circ}23'34''$ East, a distance of 156.32 feet to the point of beginning (P.O.B.).

Containing 0.37 acres, more or less.

Subject to easements, reservations, restrictions and rights of way of record.

Exhibit "C"
 To The Declaration Of Condominium Of
The Lexington Club Villas Condominium, A Condominium

Phase 12



Notes:

1. All exterior walls of the second floor units are 0.40', unless otherwise noted.

Finished Floor Elevation:
 Finished Ceiling Elevation:

Note:

See Sheet 75 Of 286 For Additional
 Information Concerning Units 28BL And 28BR.

Sheet 76 Of 286

Dench Mark Land Surveying & Mapping, Riviera Beach, Fl. West Palm Beach, Fl

Exhibit "C"
To The Declaration Of Condominium Of
The Lexington Club Villas Condominium, A Condominium

Surveyor's Certification :

Before me, the undersigned authority, duly authorized to administer oaths, and take acknowledgements, personally appeared Wm. R. Van Campen, R.L.S., who, after being duly cautioned and sworn, deposes and says the following :

1. That he is a duly Registered Land Surveyor under the laws of the State of Florida, being Surveyor number 2424.
2. That the boundaries of the Real Property, shown and described herein, attached hereto and made a part hereof, are true and correct to the best of my knowledge and belief, the same being based on a Boundary Survey, performed under my personal direction and completed on _____, A.D., 1987, and that the Survey meets the minimum technical standards, as set forth by the Florida Board of Land Surveyors, pursuant to Section 472.027, Florida Statutes.
3. That the construction of the Improvements for The Lexington Club Villas Condominium, A Condominium, Phase **13**, are substantially complete so that the attached Survey, Site Plan and Graphic Description of the Improvements, describing the Condominium Property, together with the provisions of said declaration of Condominium, describing the Condominium property, present an accurate representation of the location and dimensions of the improvements, and the identification, location and dimensions of the common elements, and each unit, can be determined from said materials.

Further affiant sayeth naught :

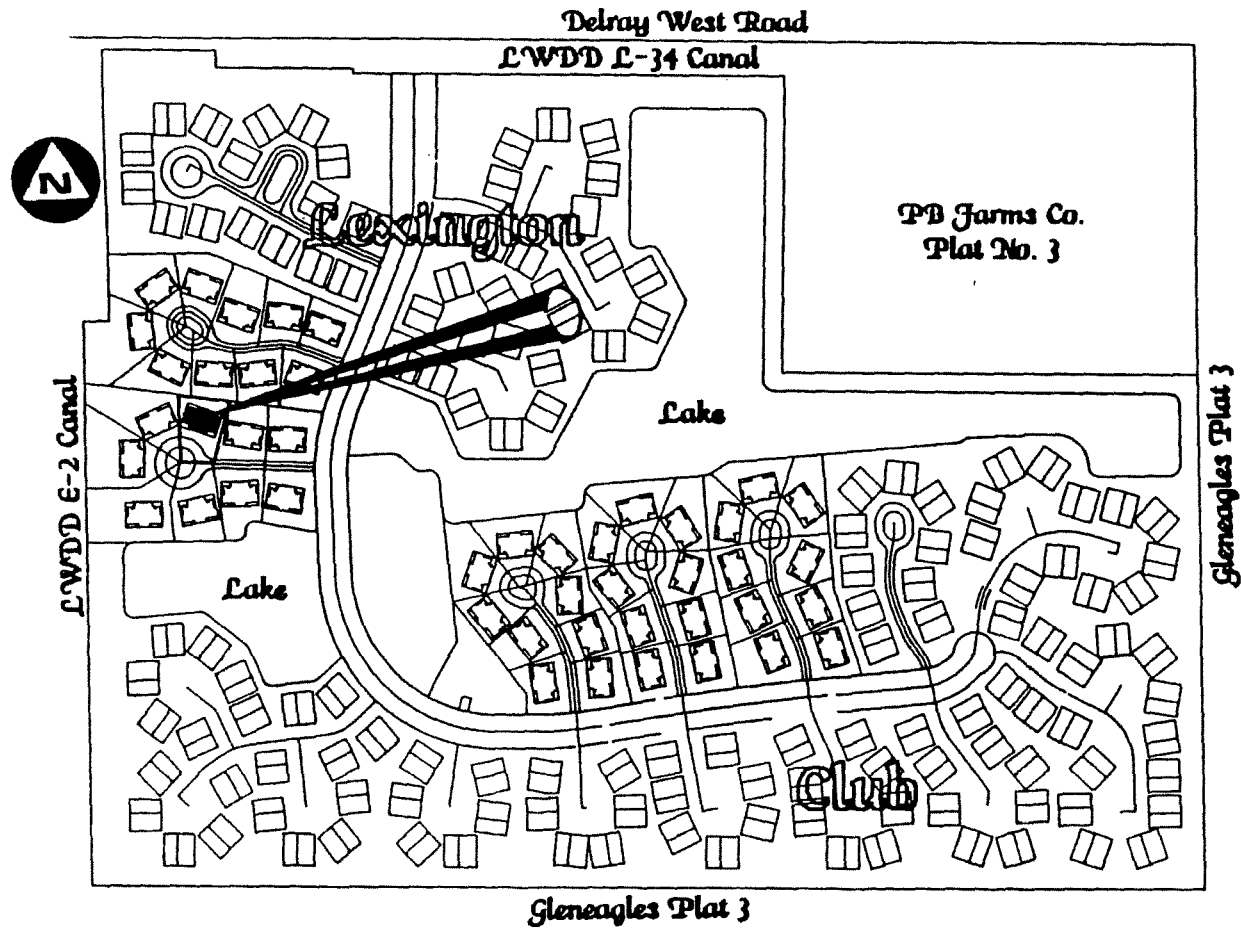
By : _____
Wm. R. Van Campen, R.L.S.
Florida certificate number 2424

Sworn to, and subscribed before me
this _____ day of _____ A.D., 1986

Gene D. Bowling, Jr.
Notary Public, State of Florida at large
My commission expires: 26-February-1991

Sheet 77 of 286

Exhibit "C"
To The Declaration Of Condominium Of
The Lexington Club Villas Condominium, A Condominium



Sheet 78 of 286

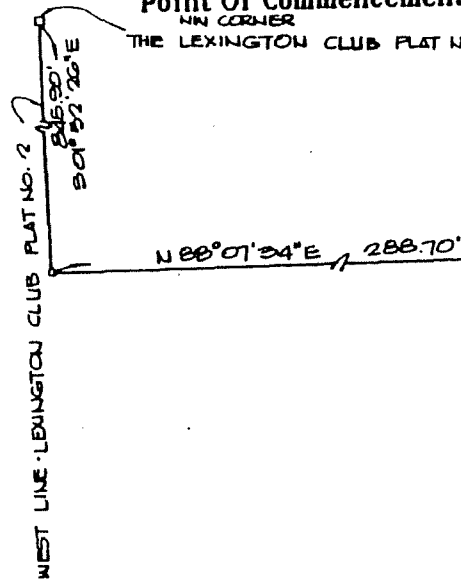
Exhibit "C"

To The Declaration Of Condominium Of The Lexington Club Villas Condominium, A Condominium

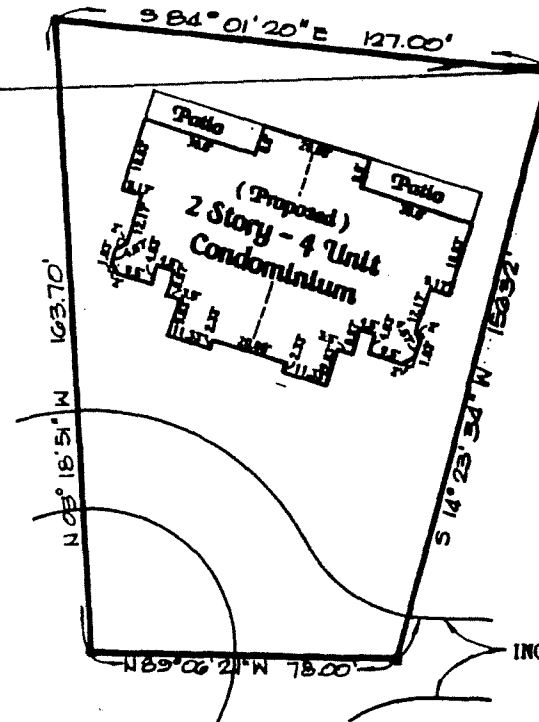
Point Of Commencement

NW CORNER

THE LEXINGTON CLUB FLAT NO. 2



Point Of Beginning



INGRESS - EGRESS EASEMENT

0' 30' 60' 120'

Graphic Scale In Feet 1"=30'

Sheet 79 of 286

Bench Mark Land Surveying & Mapping, Riviera Beach, Fl. West Palm Beach, Fl

Exhibit "C"
To The Declaration Of Condominium Of
The Lexington Club Villas Condominium, A Condominium

Legal Description For Phase 13

A parcel of land lying in The Lexington Club Plat No. 2, according to the Plat thereof, as recorded in Plat Book _____, Pages _____ through _____, Public Records, Palm Beach County, Florida, and being more particularly described as follows:

Commencing at the Northwest corner of said The Lexington Club Plat No. 2; Thence, South 01°52'26" East, along the West line of said The Lexington Club Plat No. 2, a distance of 845.90 feet; Thence, North 88°07'34" East, a distance of 288.70 feet for a point of beginning (P.O.B.)

Thence, South 14°23'34" West, a distance of 156.32 feet; Thence, North 89°06'21" West, a distance of 78.00 feet; Thence, North 03°18'51" West, a distance of 163.70 feet; Thence, South 84°01'20" East, a distance of 127.00 feet to the point of beginning (P.O.B.).

Containing 0.37 acres, more or less.

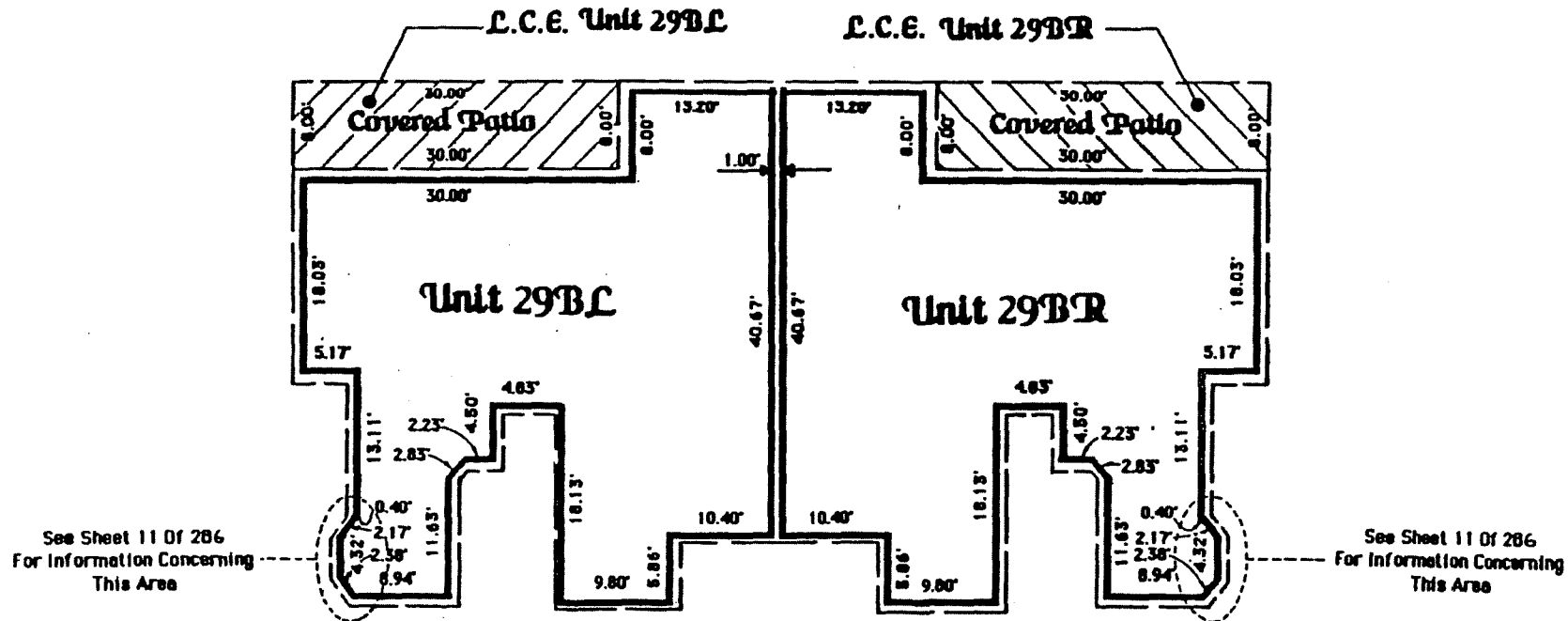
Subject to easements, reservations, restrictions and rights of way of record.

Sheet 80 of 286

Bench Mark Land Surveying & Mapping, Riviera Beach, Fl. West Palm Beach, Fl.

Exhibit "C"
 To The Declaration Of Condominium Of
The Lexington Club Villas Condominium, A Condominium

Phase 13



Notes:

1. All exterior walls of the second floor units are 0.40', unless otherwise noted.

Finished Floor Elevation:
 Finished Ceiling Elevation:

Note:

See Sheet 81 Of 286 For Additional
 Information Concerning Units 29BL And 29BR.

Sheet 82 Of 286

Bench Mark Land Surveying & Mapping, Riviera Beach, Fl. West Palm Beach, Fl

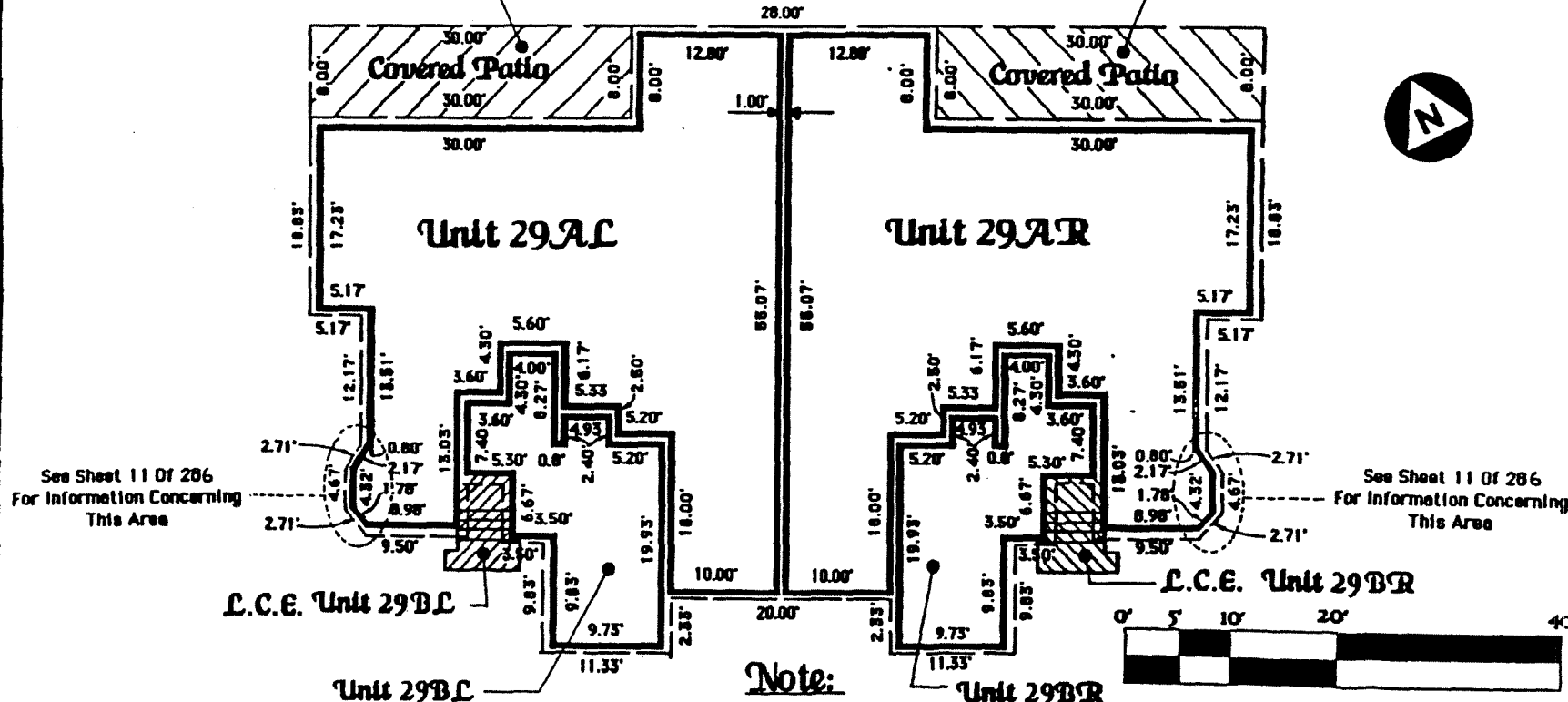
Exhibit "C"

Phase 13

To The Declaration Of Condominium Of The Lexington Club Villas Condominium, A Condominium

L.C.E. Unit 29AL

L.C.E. Unit 29AR



Finished Floor Elevation:
Finished Ceiling Elevation:

Note:
See Sheet 82 Of 286 For Additional
Information Concerning Units 29BL And 29BR.

Graphic Scale In Feet 1"=10'
Sheet 81 Of 286

Bench Mark Land Surveying & Mapping, Riviera Beach, Fl. West Palm Beach, Fl

Exhibit "C"
To The Declaration Of Condominium Of
The Lexington Club Villas Condominium, A Condominium

Surveyor's Certification :

Before me, the undersigned authority, duly authorized to administer oaths, and take acknowledgements, personally appeared Wm. R. Van Campen, R.L.S., who, after being duly cautioned and sworn, deposes and says the following :

1. That he is a duly Registered Land Surveyor under the laws of the State of Florida, being Surveyor number 2424.
2. That the boundaries of the Real Property, shown and described herein, attached hereto and made a part hereof, are true and correct to the best of my knowledge and belief, the same being based on a Boundary Survey, performed under my personal direction and completed on _____, A.D., 1987, and that the Survey meets the minimum technical standards, as set forth by the Florida Board of Land Surveyors, pursuant to Section 472.027, Florida Statutes.
3. That the construction of the improvements for The Lexington Club Villas Condominium, A Condominium, Phase 14, are substantially complete so that the attached Survey, Site Plan and Graphic Description of the improvements, describing the Condominium Property, together with the provisions of said declaration of Condominium, describing the Condominium property, present an accurate representation of the location and dimensions of the improvements, and the identification, location and dimensions of the common elements, and each unit, can be determined from said materials.

Further affiant sayeth naught :

By: _____
Wm. R. Van Campen, R.L.S.
Florida certificate number 2424

Sworn to, and subscribed before me
this _____ day of _____ A.D., 1986

Gene D. Bowling, Jr.
Notary Public, State of Florida at large
My commission expires: 26-February-1991

Sheet 83 of 286

Bench Mark Land Surveying & Mapping, Riviera Beach, Fl. West Palm Beach, Fl.

Exhibit "C"

To The Declaration Of Condominium Of

The Lexington Club Villas Condominium, A Condominium

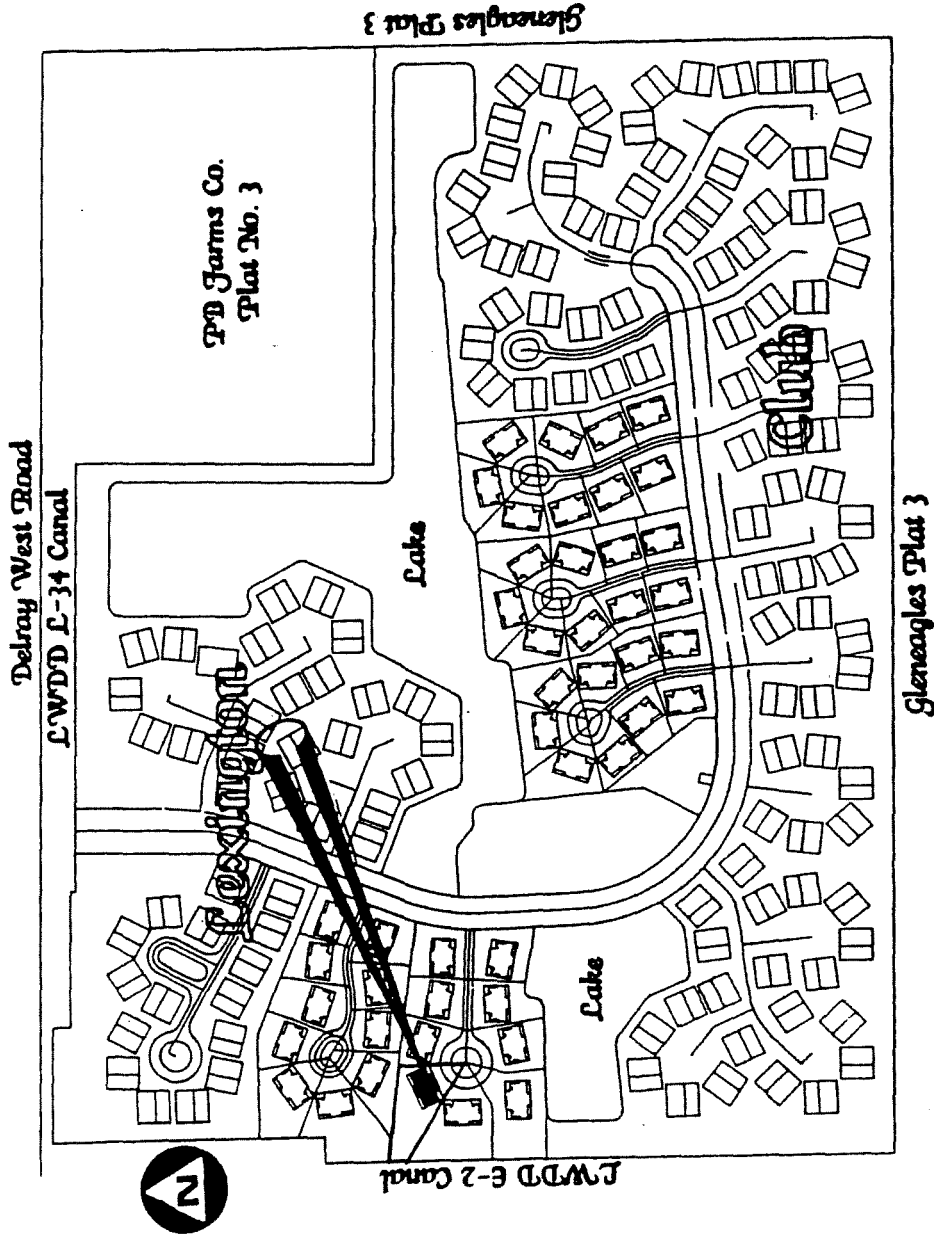
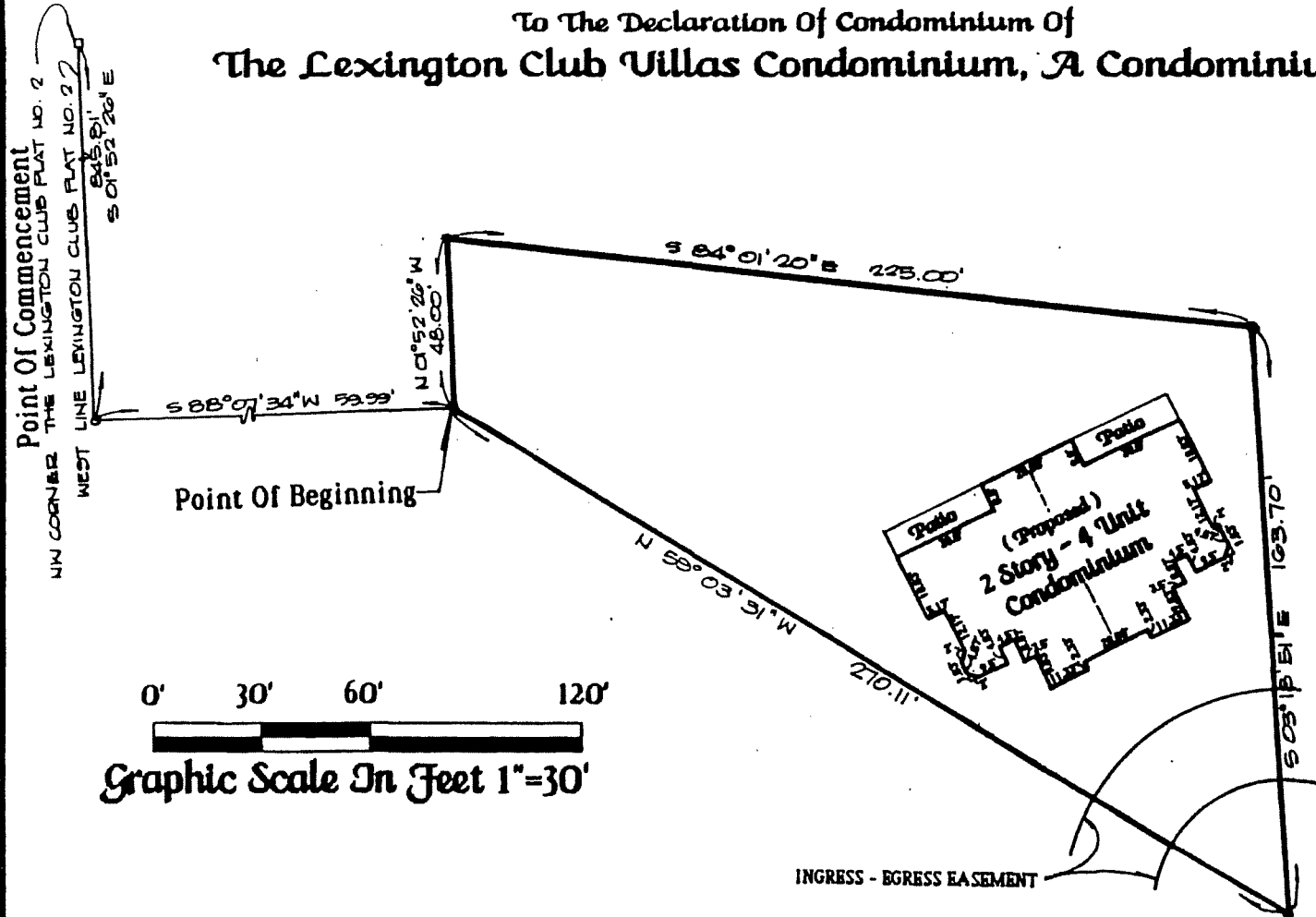


Exhibit "C"

To The Declaration Of Condominium Of The Lexington Club Villas Condominium, A Condominium



Sheet 85 of 286

Bench Mark Land Surveying & Mapping, Riviera Beach, Fl. West Palm Beach, Fl

Exhibit "C"
To The Declaration Of Condominium Of
The Lexington Club Villas Condominium, A Condominium

Legal Description For Phase 14

A parcel of land lying in The Lexington Club Plat No. 2, according to the Plat thereof, as recorded in Plat Book _____, Pages _____ through _____, Public Records, Palm Beach County, Florida, and being more particularly described as follows:

Commencing at the Northwest corner of said The Lexington Club Plat No. 2; Thence, South 01°52'26" East, along the West line of said The Lexington Club Plat No. 2, a distance of 845.81 feet; Thence, South 88°07'34" West, a distance of 59.99 feet for a point of beginning (P.O.B.)

Thence, North 01°52'26" West, a distance of 48.00 feet; Thence, South 84°01'20" East, a distance of 225.00 feet; Thence, South 03°18'51" East, a distance of 163.70 feet; Thence, North 59°03'31" West, a distance of 270.11 feet to the point of beginning (P.O.B.).

Containing 0.54 acres, more or less.

Subject to easements, reservations, restrictions and rights of way of record.

Exhibit "C"
To The Declaration Of Condominium Of
The Lexington Club Villas Condominium, A Condominium

Legal Description For Phase 9

A parcel of land lying in The Lexington Club Plat No. 2, according to the Plat thereof, as recorded in Plat Book _____, Pages _____ through _____, Public Records, Palm Beach County, Florida, and being more particularly described as follows:

Commencing at the Northwest corner of said The Lexington Club Plat No. 2; Thence, South 01°52'26" East, along the West line of said The Lexington Club Plat No. 2, a distance of 848.36 feet; Thence, North 88°07'34" East, a distance of 306.53 feet for a point of beginning (P.O.B.)

Thence, North 04°34'39" West, a distance of 131.64 feet to a point on a curve, concave Northerly, having a radius of 150.52 feet, and whose radius point bears North 04°14'22" East; Thence, Westerly along said curve, through a central angle of 12°30'32", a distance of 32.86 feet to the point of tangency; Thence, North 81°43'50" East, a distance of 56.33 feet to the point of curvature of a curve to the right, having a radius of 162.26 feet; Thence, Easterly along said curve through a central angle of 11°19'04", a distance of 32.05 feet to the end of said curve; Thence, South 03°02'54" West, radial to the previously described curve, a distance of 152.81 feet; Thence, North 84°01'20" West, a distance of 102.41 feet to the point of beginning (P.O.B.)

Containing 0.36 acres, more or less.

Subject to easements, reservations, restrictions and rights of way of record.

Sheet 56 of 286

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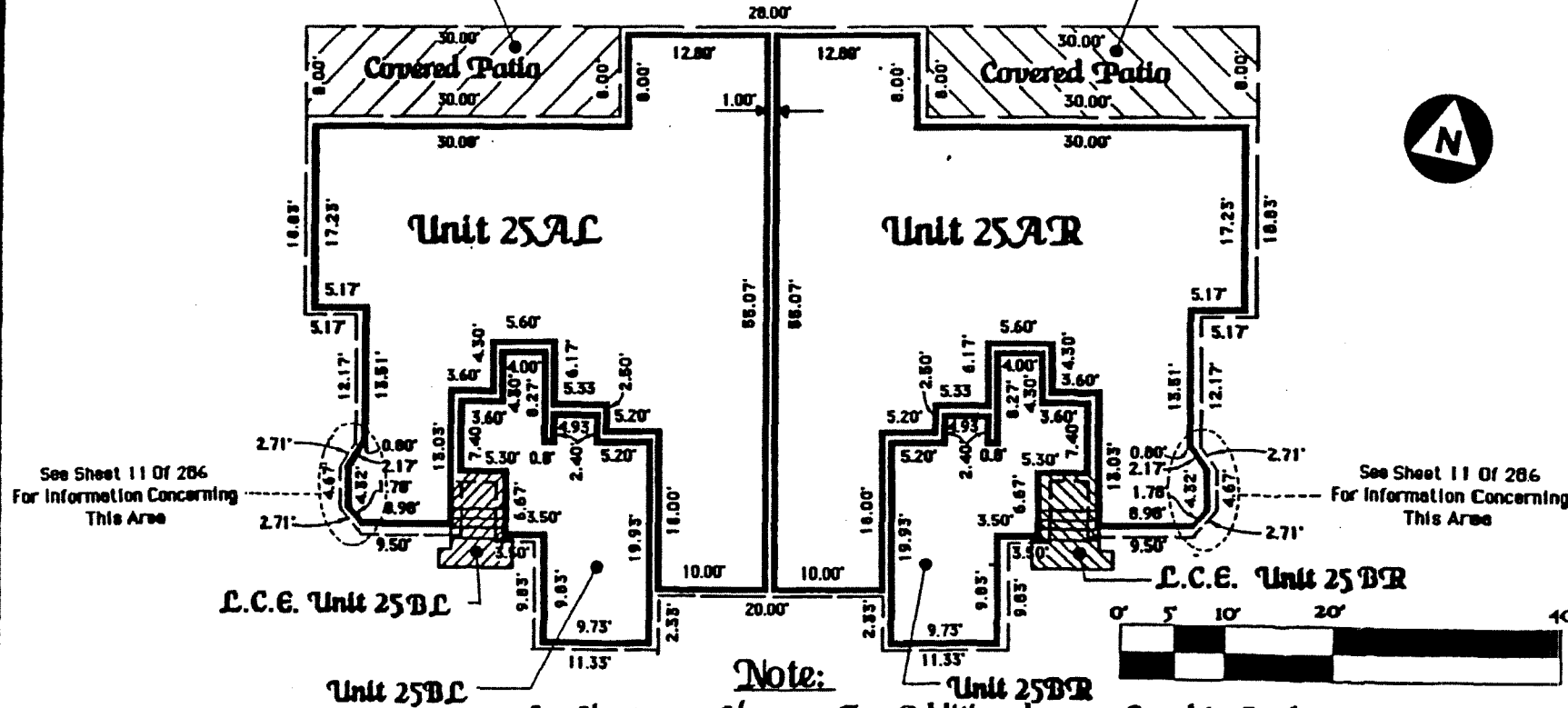
Exhibit "C"

Phase 9

To The Declaration Of Condominium Of The Lexington Club Villas Condominium, A Condominium

L.C.E. Unit 25AL

L.C.E. Unit 25AR

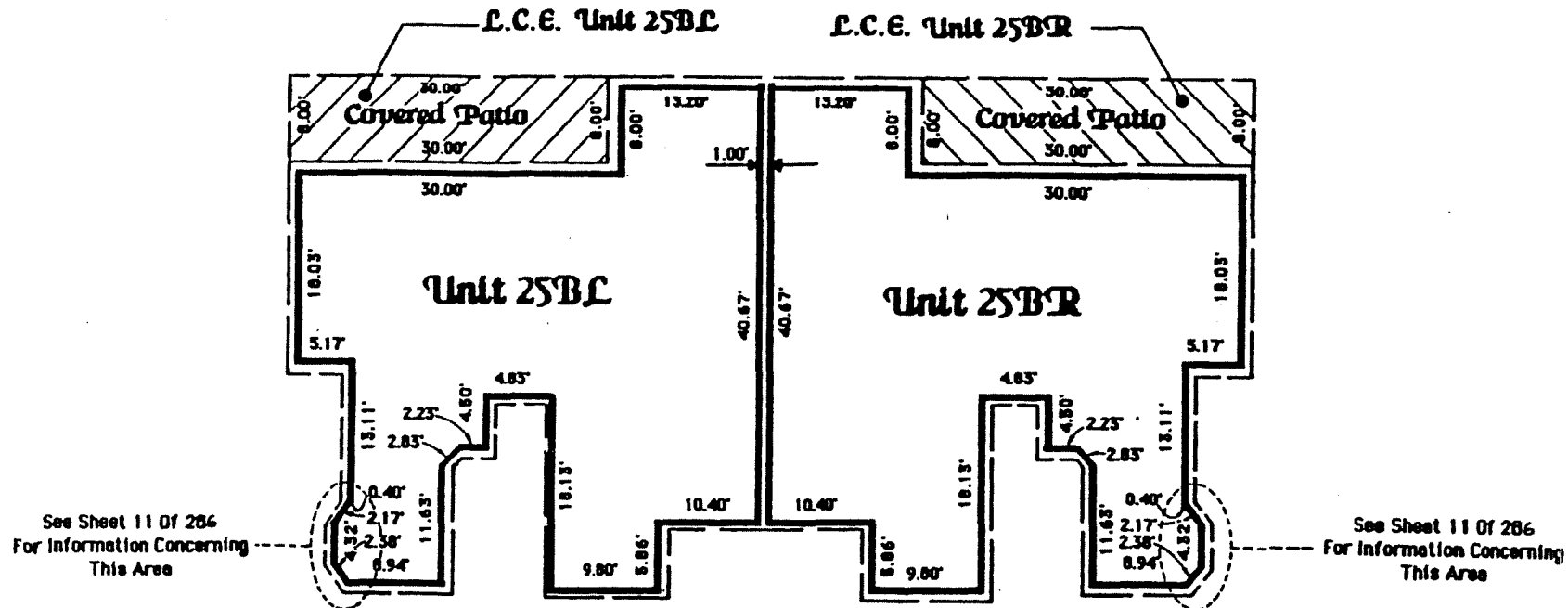


Finished Floor Elevation:
Finished Ceiling Elevation:

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Exhibit "C"
To The Declaration Of Condominium Of
The Lexington Club Villas Condominium, A Condominium

Phase 9



Notes:

1. All exterior walls of the second floor units are 0.40', unless otherwise noted.

Finished Floor Elevation:
Finished Ceiling Elevation:

Note:

See Sheet 57 Of 286 For Additional
 Information Concerning Units 25BL And 25BR.

Sheet 58 Of 286

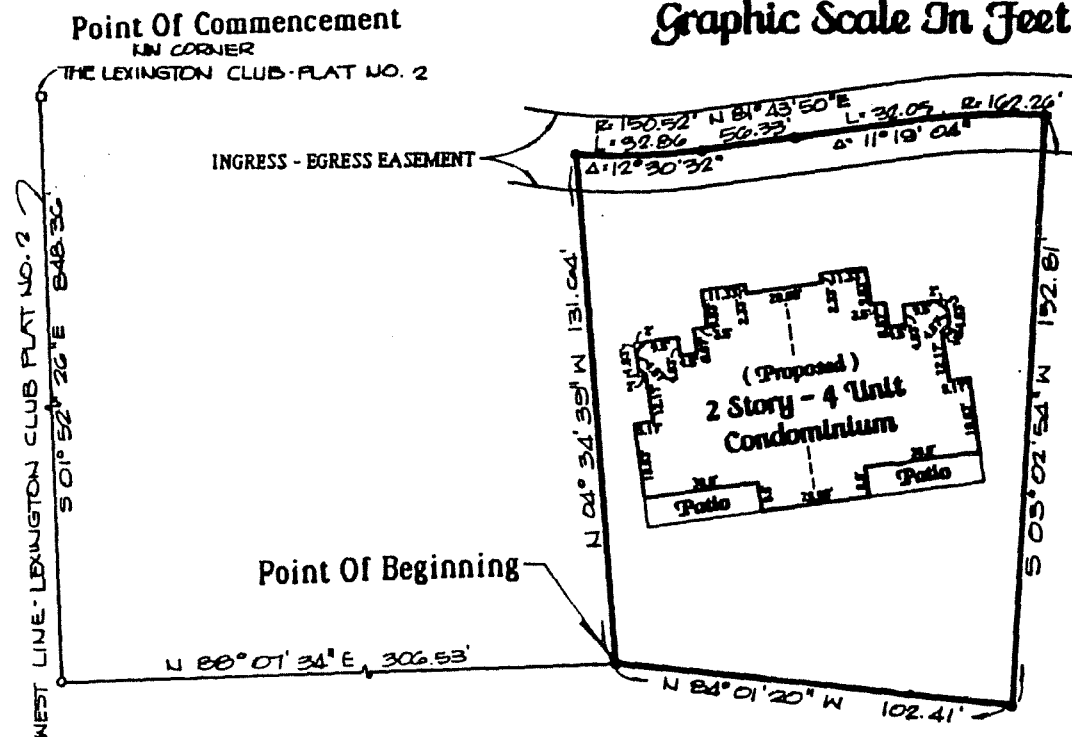
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Exhibit "C"
To The Declaration Of Condominium Of
The Lexington Club Villas Condominium, A Condominium

0' 30' 60' 120'



Graphic Scale In Feet 1"=30'



SDV/11c
08/11/87
101-350714

EXHIBIT "B" TO THE
DECLARATION OF CONDOMINIUM OF
THE LEXINGTON CLUB VILLAS CONDOMINIUM

PLOT PLAN, SURVEY AND GRAPHIC
DESCRIPTION OF PHASE 1

EXHIBIT B
To The Declaration Of Condominium Of
The Lexington Club Villas Condominium, A Condominium

Phase I

Index To Sheets

Sheet 1	of	10	Index To Sheets
Sheet 2	of	10	Surveyor's Certification For Phase I
Sheet 3	of	10	Location Map
Sheet 4	of	10	Surveyor's Notes
Sheet 5	of	10	Site Plan For Lexington Club Villas, Phase I
Sheet 6	of	10	Survey / Plot Plan of lands being submitted to Condominium ownership as The Lexington Club Villas, A Condominium, Phase I
Sheet 7	of	10	Location of Condominium Unit Boundaries, and location of Common and Limited Common Elements, First Floor, Phase I
Sheet 8	of	10	Location of Condominium Unit Boundaries, and location of Common and Limited Common Elements, Second Floor, Phase I
Sheet 9	of	10	Typical Unit Type Plan
Sheet 10	of	10	Typical Unit Type Plan

Sheet 1 of 10

Bench Mark Land Surveying & Mapping, Riviera Beach, Fl. West Palm Beach, Fl

All Improvements Shown Hereon Are Proposed

(P-490

To The Declaration Of Condominium Of
The Lexington Club Villas Condominium, A Condominium

Surveyor's Certification :

State Of Florida)
 ss
County Of Palm Beach)

Before me, the undersigned authority, duly authorized to administer oaths, and take acknowledgements, personally appeared Wm. R. Van Compen, R.L.S., who, after being duly cautioned and sworn, deposes and says the following :

1. That he is a duly Registered Land Surveyor under the laws of the State of Florida, being Surveyor number 2424.
2. That the boundaries of the Real Property, shown and described herein, attached hereto and made a part hereof, are true and correct to the best of my knowledge and belief, the same being based on a Boundary Survey, performed under my personal direction and completed on _____, A.D., 1987, and that the Survey meets the minimum technical standards, as set forth by the Florida Board of Land Surveyors, pursuant to Section 472.027, Florida Statutes.
3. That the construction of the improvements for The Lexington Club Villas Condominium, A Condominium, Phase __, are substantially complete so that the attached Survey, Site Plan and Graphic Description of the improvements, describing the Condominium Property, together with the provisions of said declaration of Condominium, describing the Condominium property, present an accurate representation of the location and dimensions of the improvements, and the identification, location and dimensions of the common elements, and each unit, can be determined from said materials.

Further affiant sayeth naught :

By : _____
Wm. R. Van Compen, R.L.S.
Florida certificate number 2424

Sworn to, and subscribed before me
this _____ day of _____ A.D., 1987

Gene D. Bowling, Jr.,
Notary Public, State of Florida at large
My commission expires: 26-February-1991

Sheet 2 of 10

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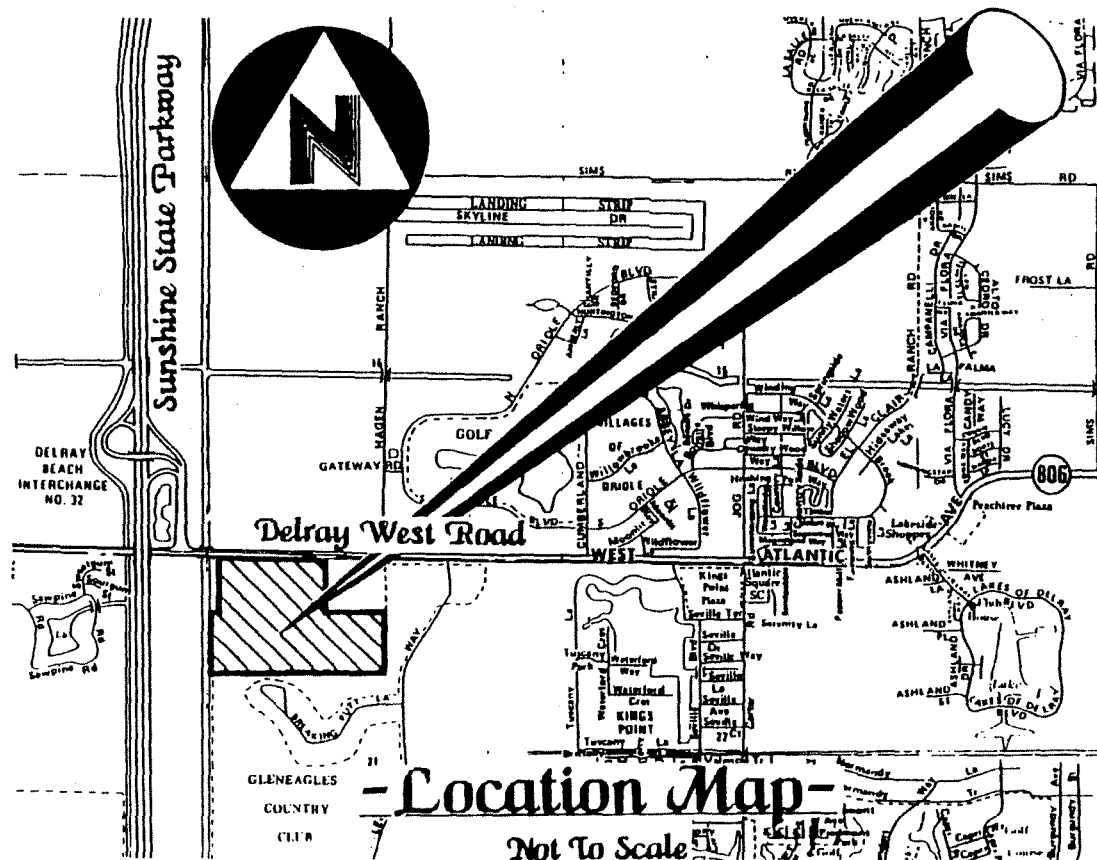
All Improvements Shown Hereon Are Proposed

(P-4900)

EXHIBIT B

PLAT 1

To The Declaration Of Condominium Of
The Lexington Club Villas Condominium, A Condominium



Sheet 3 of 10

Bench Mark Land Surveying & Mapping, Riviera Beach, Fl. West Palm Beach, Fl

All Improvements Shown Hereon Are Proposed

(P-490

Phase 1

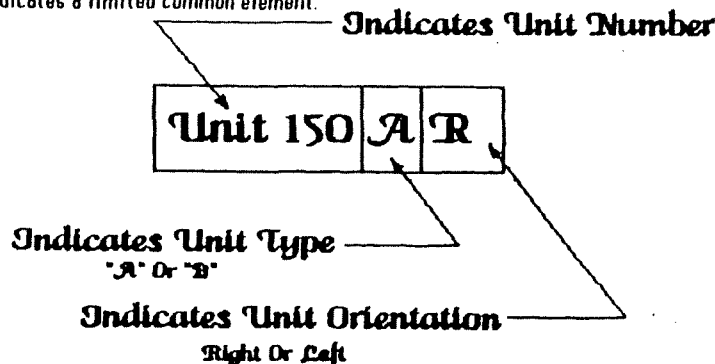
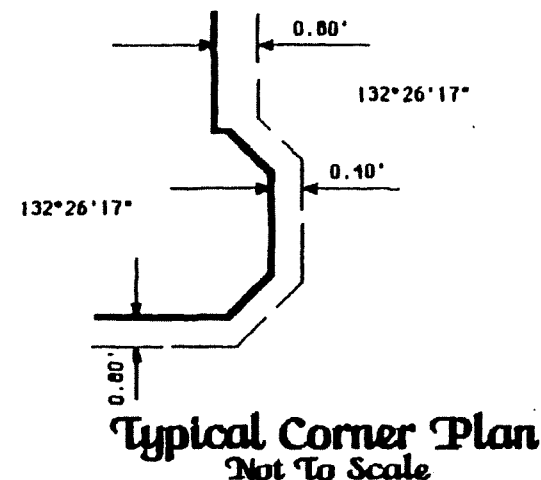
To The Declaration Of Condominium Of
The Lexington Club Villas Condominium, A Condominium
Surveyor's Notes :

Special notes specific to the location of the Condominium units and location of the common and limited common elements for all units:

1. The Lexington Club Villas Condominium, A Condominium, Phase 1, is being submitted to the Condominium Act by this declaration of Condominium, accordingly, dimensions and locations of improvements are given on an "as built" basis.
2. The elevation of the Benchmark, floor, and ceiling are expressed in National Geodetic Vertical Datum (N.G.V.D.), where 0.00 feet is equal to Mean Sea Level, and are delineated in feet and decimal parts thereof.
3. All interior angles of the Condominium units are 90° 00' 00", unless otherwise noted.
4. All wall thicknesses are 0.40 feet or 0.80 feet, unless otherwise noted.

Legend :

-  = Indicates the boundary of a Condominium unit.
-  = Indicates a common element.
-  = Indicates a limited common element.



Sheet 4 of 10

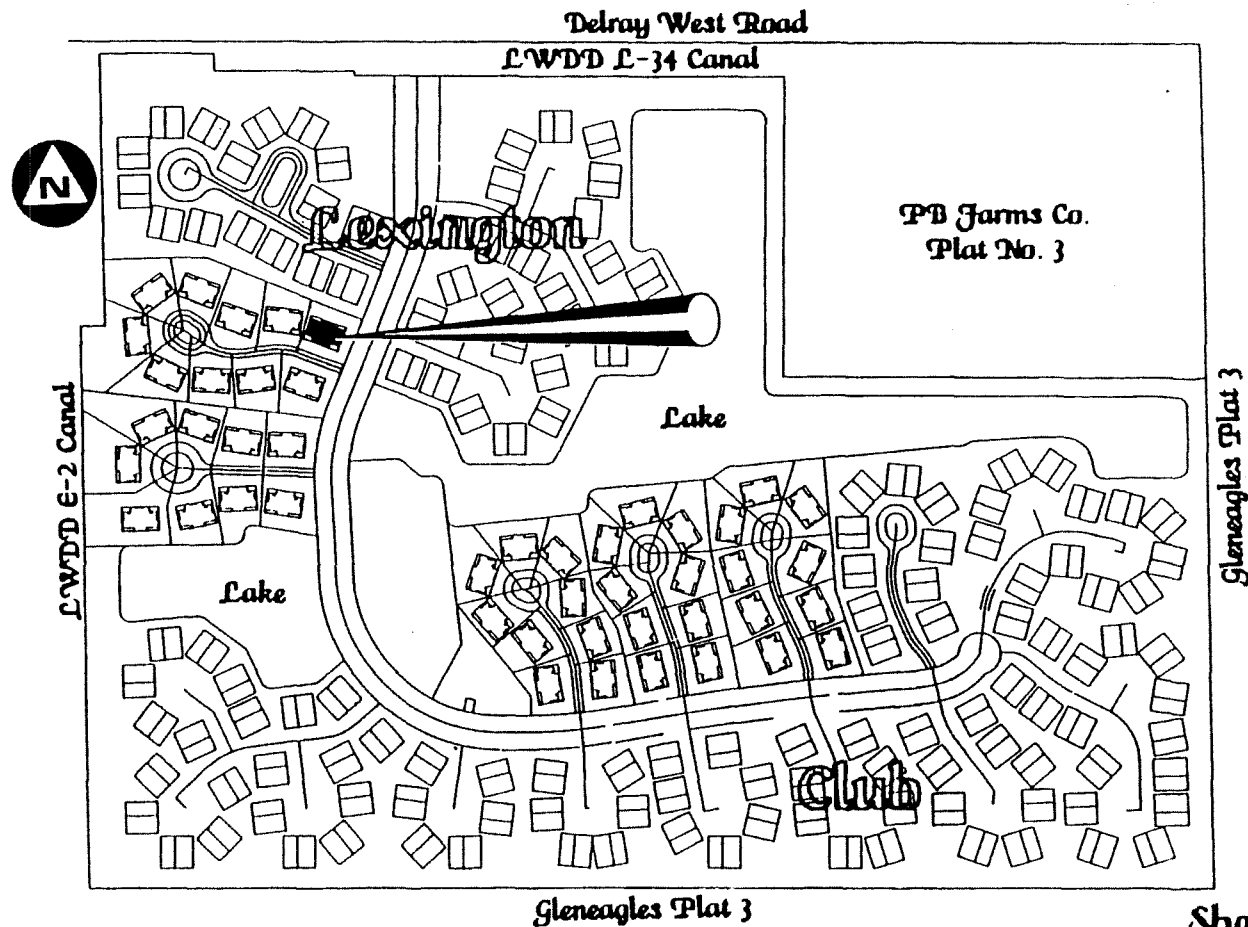
Bench Mark Land Surveying & Mapping, Riviera Beach, Fl. West Palm Beach, Fl

All Improvements Shown Hereon Are Proposed

(P-4900

EXHIBIT B
To The Declaration Of Condominium Of
The Lexington Club Villas Condominium, A Condominium

PLATE 1



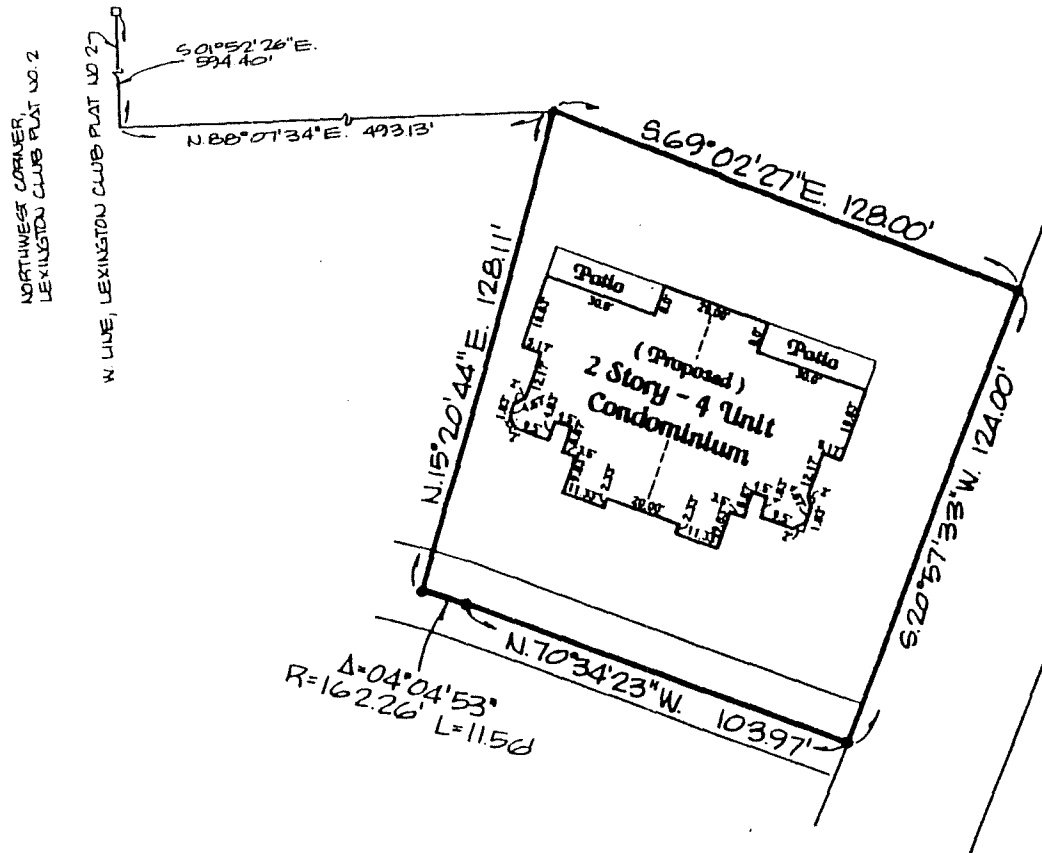
Bench Mark Land Surveying & Mapping, Riviera Beach, Fl. West Palm Beach, Fl

Sheet 5 of 10

All Improvements Shown Hereon Are Proposed

(P-490)

To The Declaration Of Condominium Of The Lexington Club Villas Condominium, A Condominium



0' 30' 60' 120'



Graphic Scale In Feet 1"=30'

See Exhibit "A" For Legal Description For Phase I

Sheet 6 of 10

Bench Mark Land Surveying & Mapping, Riviera Beach, Fl. West Palm Beach, Fl

All Improvements Shown Hereon Are Proposed

(P-4900