

Prepared by and return to:

AMENDED AND RESTATED DEVELOPMENT AGREEMENT

THIS AMENDED AND RESTATED DEVELOPMENT AGREEMENT (“**Agreement**”) is made and entered as of this _____ day of _____, ~~2021~~202, by and between the **CITY OF SUNRISE**, a municipal corporation (the “**City**”) and ~~WINDSOR INVESTMENTS (CC/WV SUNRISE GOLF & COUNTRY CLUB), LLC~~, a Florida limited liability company ~~and WINDSOR INVESTMENTS (FAIRWAY ISLES), LLC, a Florida limited liability company~~ (, as successor-in-interest to Windsor Investments (Sunrise Golf & Country Club), LLC and Windsor Investments (Fairway Isles), LLC (“**Owner**”). The City and Owner and their respective successors and assigns are individually referred to as “Party” and collectively “Parties”.

WHEREAS, the City and Owner recognize the following:

- A. ~~This Agreement is~~ The Parties previously entered into a Development Agreement dated May 25, 2021 recorded as Instrument #117336162 (the “Original Agreement”) in accordance with the Florida Local Government Development Agreement Act, Sections 163.3220-163.3243, Fla. Stat. (the “Act”), as approved by the City of Sunrise City Commission on February 9, 2021 via Resolution No. 21-17-21-A.
- B. Owner is the owner of that certain property located in the City of Sunrise, Broward County, Florida, comprised of the “**Island Parcel**” and the “**Golf Course Parcel**”, each of which is legally described in attached **Exhibit A** (the Island Parcel and Golf Course Parcel are referred to hereafter together as the “**Property**”).
- C. Owner desires to develop the Property as a residential Planned Unit Development, in accordance with the standards and requirements attached hereto as **Exhibit B** (the “**Community Standards**”). This will promote a pedestrian-friendly community consistent and compatible with the surrounding neighborhoods.
- D. ~~The obligations of the Parties under the terms of this Agreement are contingent upon the City’s acquisition of~~ City has heretofore acquired real property in

accordance with that certain Agreement Between the City of Sunrise, a Florida Municipal Corporation, and Windsor Investments (Sunrise Golf & Country Club), LLC, a Florida Limited Liability Company, as approved by the City of Sunrise City Commission on March 13, 2018 via Resolution No. 18-28, a copy of which is attached hereto as **Exhibit C** (the “**Park Access Agreement**”).

- E. In connection with the development of the Property, Owner must obtain certain land development approvals, as further described below.
- F. Owner has provided a conceptual master plan, attached hereto as **Exhibit D** to the City (the “**Conceptual Master Plan**”).
- G. Owner has agreed to construct an accessway, park and other site improvements on the Property as depicted in **Exhibit E-1** (the “**Overall Entrance Exhibit**”).
- H. Owner ~~intends to cause to be~~has formed a community development district (the “**CDD**”) for purposes of installation and maintenance of public infrastructure, as more particularly set forth herein.
- I. Owner and the City desire to establish certain terms and conditions relating to the proposed development of the Property in accordance with the Act.
- J. In order to foster comprehensive and sound capital facilities planning and financing, to ensure the provision of adequate public facilities for development concurrent with the impacts of development, to encourage the efficient use of resources, and to afford certainty in the approval of development, the City and Owner desire to establish by agreement the terms under which the Property may be developed.
- K. Public hearings regarding this Agreement have been noticed and conducted pursuant to Florida Statutes §163.3225.

NOW, THEREFORE, in consideration of the mutual covenants entered between the Parties, and in consideration of the benefits to accrue to each, it is agreed as follows:

1. **Accuracy of Recitals.**

- a. The recitals set forth above are true and correct and are incorporated into this Agreement by this reference.

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2. **Mandatory Development Agreement Provisions Pursuant to the Act.**

a. **Legal Description and Owner.**

The owner of legal and equitable title to the Property is ~~WINDSOR INVESTMENTS (CC/WV SUNRISE GOLF & COUNTRY CLUB)~~, LLC, a Florida limited liability company ~~and WINDSOR INVESTMENTS (FAIRWAY ISLES)~~, as successor-in-interest to Windsor Investments (Sunrise Golf & Country Club), LLC and Windsor Investments (Fairway Isles), LLC. The Property, as legally described in **Exhibit A**, is comprised of two parcels, the “Island Parcel” and the “Golf Course Parcel”, as identified therein. Owner ~~intends to cause the formation of~~ has formed the CDD for purposes of ownership or maintenance (or both) of certain improvements constructed by the CDD or Owner as more particularly set forth in Section 4 below.

b. **Duration of Agreement.**

This Agreement shall expire ten (10) years after the Effective Date (hereinafter defined) (excluding those terms in Sections 4 and 17 hereof which expressly survive the termination of this Agreement), unless earlier terminated or extended pursuant to the Act or Section 5 below.

c. **Uses, Densities, Intensities, and Height of Property.**

Subject to compliance with the terms and conditions of this Agreement and applicable laws and codes, the following development shall be permitted on the Property subject to approvals required under Sections 2.i. and j. below:

- (i) A residential community with up to a maximum of 900 residential dwelling units, comprised of between 300 and 400 single family homes and between 500 and 600 townhouses, subject to the following requirements:
- (ii) All homes and townhomes shall be a maximum of two (2) stories in height.
- (iii) The Project shall meet Broward County’s affordable housing requirements (pursuant to the Broward County code of ordinances) in place on the date of the City’s approval of the future land use map designation pursuant to Section 2(d) below.

- (iv) The Project shall include a 300 foot setback from any building to the property line. The Project shall include a 230' wide buffer (which buffer, where applicable, shall be included in, and not be in addition to, the aforementioned 300' setback) around the residential community, containing landscaping and lakes or retention ponds (or both), and also may contain park improvements, entry roads, entry monuments, utilities and fire access, as depicted in the Conceptual Master Plan attached as **Exhibit D**.
- (v) All residential units shall meet the requirements of the Florida Building Code including energy conservation, and shall include the following:
- Electrostatic air filter
 - "Green label" carpet selections
 - Paint containing low volatile organic compounds (voc)
 - Water-saving washing machines and toilets
 - Automatic rain sensor on sprinkler systems
 - High-efficiency air conditioning units
 - Energy-Star washers, dryers and dishwashers.

d. **Future Land Use Map Designation.**

The Island Parcel, containing 17.123 acres, is designated ~~Medium-High~~ ~~(25Irregular (9 DU/Ac.))~~ Residential in the City's future land use plan. The Golf Course Parcel, containing 142.864 acres, is designated as follows in the City's future land use plan: ~~139.564~~~~59.987~~ of the 142.864 acres are designated Commercial Recreation; and ~~3.30~~~~82.877~~ of the 142.864 acres are designated ~~Low~~ ~~Medium~~ ~~(10Irregular (9 DU/Ac.))~~ Residential ~~in the City's future land use plan.~~

e. **Zoning.**

The current zoning of the Island Parcel is RM-25 Residential Multi-Family. The current zoning of the Golf Course Parcel, containing approximately 142.864 acres, is as follows: approximately 139.564 of the 142.864 acres are zoned CR; and approximately 3.30 of the 142.864 acres are zoned RM-10.

f. **Conceptual Master Plan.**

The Conceptual Master Plan is attached as **Exhibit D**. The Conceptual Master Plan together with the Access Corridor – Conceptual Design as shown in **Exhibit E-2**, as approved by City, are referred to hereafter together as the “**Approved Plans**”.

g. **Adequacy of Public Facilities.**

The public facilities that will serve the Property shall be those described in Section 4 of this Agreement.

h. **Reservation or Dedication of Land.**

In addition to the Park Dedication and conveyance of the Internal Park Roadway and Internal Park Roadway Improvements (all defined below), Owner may be required by the City to reserve or dedicate land in connection with development of the Property as required by permits issued by any Governmental Authorities (including utility easements). For purposes of this Agreement, the term “**Governmental Authorities**” shall mean any federal, state or local agency, department, commission, board, bureau, administrative or regulatory body having jurisdiction over the Property.

i. **Development Permits Approved or Needed to Be Approved for the Development of the Property.**

1. The land development approvals required for the development of the Property are:
 - A. Approval of development of up to a maximum of 900 residential units on the Property, the total of which will be comprised of both single family homes and multi-family housing.
 - B. Rezoning of Property from RM-25 (as to the Island Parcel), and CR and RM-10 (as to the Golf Course Parcel) to Planned Unit Development (“PUD”);
 - C. ~~Text and~~ Map Amendments to City’s adopted Comprehensive Plan, including but not limited to the City’s Future Land Use Element to amend the Future Land Use Designation of the Property from Medium High (25) Residential (as to the Island Parcel), and Commercial Recreation and Low Medium (10) Residential (as to the Golf Course Parcel) to IRREGULAR RESIDENTIAL, with a density of 9.00 units per acre;
 - D. Site plan review and approval by City;
 - E. Approval of master plan

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- F. Plat review and approval by City and by Broward County;
- G. FDOT Permits;
- H. City of Lauderdale Permits;
- I. Utility Service Permits;
- J. Development Authorization Letter;
- K. Building Permits;
- L. Engineering Permits (including modification of Right of Way Occupancy Permit No. 10439, Environmental Resource Permit and other regulatory permits, as applicable);
- M. South Florida Water Management District (“**SFWMD**”) Permit;
- N. Broward County Environmental Protection and Growth Management Licenses;
- O. Broward County Traffic Engineering Approval;
- P. Army Corps of Engineers Permit;
- Q. Certificates of Occupancy; ~~and~~
- R. **Unity of Control**;
- S. ~~R.~~ Any other official action of the City having the effect of permitting the development of land; ~~and~~ and
- T. ~~S.~~ **Exhibit B** to this Agreement to be updated to incorporate design standards and update community standards in accordance with the Code (defined below).

Some of the aforementioned approvals have heretofore been granted.

- 2. Relief under the City’s code of ordinances (the “**Code**”) may be requested by Owner with respect to the ~~following~~ items: ~~below.~~ Any such relief will be requested through the rezoning application and reflected in the PUD Ordinance.
 - A. Development standards, including (i) permitting all single family homes to have a garage for at least one car (Code Sec. ~~16-10416-101~~(~~pe~~)(~~37~~)) instead of two cars, (ii) up to 50% of the multifamily units will not have garages or access to an on-site parking garage (Code Sec. ~~16-10416-101~~(~~pe~~)(~~48~~)); (iii) reduction of space between neighboring homes to 10’ instead of 15’ (Code Sec. ~~16-10416-101~~(c)(~~24~~)); and (iv) Gross area of Park to contribute to 29% of the open space requirement (pursuant to Code Sec. ~~16-10416-101~~(~~d~~)(~~13~~)); and
 - B. Modifications to parking requirements, including counting parallel parking spaces as guest parking.

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3. The governmental approvals and potential code relief for the Property described in this subsection (i) and the expiration of all applicable appeal periods with respect thereto are collectively referred to as the **“Governmental Approvals.”**
4. Prior to issuance of the first building permit Owner shall develop, and the City’s engineering department shall approve (such approval not to be unreasonably withheld, delayed or conditioned), a construction traffic control plan.

j. **Responsibility for Land Development Approvals.**

Owner shall use reasonable efforts to process on behalf of Owner and the City to attempt to obtain all Governmental Approvals as required in connection with the Property and consistent with the Approved Plans.

k. **Consistency with the City’s Comprehensive Plan and Land Development Regulations.**

City hereby finds that the project, as developed in accordance with the Approved Plans and all other Governmental Approvals (together, the **“Project”**), shall be consistent with the City’s adopted comprehensive plan, subject to the adoption of ~~text and~~ map amendments requested in Section 2.i.1.C. above.

City hereby finds that the Project, as developed, shall be consistent with City’s land development regulations in effect as of the date of this Agreement, subject to the relief requested in Section 2.i.2. above.

The Property’s compliance with this Agreement and the City Code shall be determined at the appropriate stages in the permitting process in accordance with the requirements of the City Code in effect as of the Effective Date of this Agreement.

l. **Compliance with Other Law.**

Pursuant to Florida Statutes §163.3227(1)(i), the failure of this Agreement to address a particular permit, condition, term, or restriction shall not relieve Owner of the necessity of complying with the law governing said permitting requirements, conditions, term or restriction. Any matter or thing required to be done under existing ordinances of the City shall not be otherwise amended, modified, or waived unless such amendment, modification or waiver is expressly provided for in this Agreement with specific reference to the City Code provision so amended, modified, or waived.

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3. **Authorization to Develop Property.**

Upon final approval by City of the Project, Owner may proceed to develop the Property in accordance therewith. Building permits and all other permits issued by the City (if and when issued) shall be subject to the terms, conditions, reservations and requirements of this Agreement.

The terms of this Agreement shall govern the development of the Property for the duration of this Agreement, except those terms in Section 4 and Section 17 hereof which expressly survive the duration of this Agreement.

4. **Adequacy of Public Facilities; Continued Reservation of Capacity.**

The following items in regard to the adequacy of public facilities for the Property in this area are acknowledged:

- a. Drainage: All construction activities will be in accordance with applicable City of Sunrise, Broward County, Army Corps of Engineers and SFWMD permitting standards and regulations. The Parties acknowledge that drainage impacts, if any, caused by City's acquisition of title to the Entrance Area (as defined in Section 4(g) below) or by Owner's or the CDD's construction of Entrance Area Improvements (as defined in Section 4(g) below) upon private property adjacent to the Entrance Area will be rectified through Owner's or the CDD's construction of drainage facilities upon the Property in accordance with applicable standards and regulations of City, Broward County, Army Corps of Engineers and SFWMD.
- b. ~~b.~~ Potable Water: Primary water supply services will be provided to the Property by the City.
- c. ~~c.~~ Irrigation. Water supply services for irrigation will be provided to the Property by the City. Owner shall cause the water supply services for the Property to be designed and constructed using existing deep wells (based on the existing consumptive use permit) and, if made available by City, use of reclaimed water. The CDD or Owner shall establish connections for re-use of reclaimed water if and when available.
- d. ~~d.~~ Sanitary Sewer: Primary wastewater supply services will be provided by the City.
- e. ~~e.~~ Solid Waste: Sufficient capacity exists in the Broward County Land Fill to service the demands of the Property.

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f. ~~£~~ Parks: Pursuant to the Park Access Agreement, it is intended that the land area depicted in **Exhibit E-3** (the “**Park**”) will be designated as a park, to be constructed by Owner or the CDD. The Park is estimated to consist of 7 acres of usable land¹ in conformance with the requirements of Code Section 16-68, and to be dedicated to City for the benefit of the public. Once so constructed with the Park Improvements (as defined below) and dedicated to City (via special warranty deed; the “**Park Dedication**”), and all outstanding permits related to the Park are closed out, the Park shall be deemed to have fulfilled the requirement of Owner and Property to provide for the neighborhood and community park needs of the future residents of the Property pursuant to Code Section 16-68. The Park Dedication shall occur prior to the issuance of the ~~first~~157th certificate of occupancy for any residence on the ~~Golf Course Parcel~~Property. Such construction and Park Dedication shall be in lieu of, or in satisfaction of, all park impact fees, it being acknowledged that the cost of such dedication and construction will be equal to or exceed any City park impact fees arising from development of the Property. It is intended that the CDD or Owner be responsible for maintenance of landscaping, irrigation, curbing, lighting, drainage, the lake bank, fencing, the wall and the parking lot, signage, park furniture, pathways, splash pad, playground, seating area, volleyball equipment, pavilion, security call boxes, security lights and cameras, bottle fill water station, bike repair station and drainage recertification (but excluding maintenance of any buildings (i.e., community center) which shall be maintained by the City) or, if elected by the City in its sole discretion, the CDD or Owner shall enter into a contract with City where City performs the foregoing maintenance and the CDD or Owner pays the reasonable cost thereof prior to expiration of this Agreement and the Park Dedication. It is intended that the CDD or Owner shall be responsible for the maintenance of those lake areas depicted in the maintenance exhibit attached as **Exhibit F** (“**Maintenance Areas**”).

1. Environmental Assessment and Remediation

The Park property was historically used as a golf course. The Phase 1 report prepared by Ayden Environmental, dated 9/11/2018 identified a Recognized Environmental Concern (“**REC**”) related to the prior use of the Park property as a golf

¹ Based on 3 acres per 1000 additional residents and 2.21 residents per dwelling unit, with an estimated 900 units to be constructed pursuant to City’s data and analysis of the comprehensive plan dated April 2018.

course. Prior to the Park Dedication, Owner or the CDD shall enter into an Environmental Assessment and Remediation (the “**E.A.R.**”) License with Broward County Environmental Protection & Growth Management Department (“**EPGMD**”). The E.A.R. shall provide for the following:

- A. Preparation of a Site Assessment and Remediation Plan document for EPGMD approval;
- B. Implementation of approved remediation plan in accordance with EPGMD requirements;
- C. Onsite soils are in compliance with the Residential Direct Exposure Soil Cleanup Target Level (the “**Residential SCTL**”) in accordance with the soil certification sampling schedule as approved by EPGMD and certified by a Florida registered professional engineer;
- D. Prohibition of groundwater use through a declaration of restrictive covenant;
- E. Dedication of the Park property to the City shall not occur until Owner or the CDD has obtained a No Further Action with Conditions (“**NFAC**”) approval from EPGMD for the Park property, and a copy of the NFAC letter is provided to the City; and
- F. Only fill meeting the Residential SCTL may be used for roadway improvements as well as restoration of the shoreline of the lake. Slopes of the restored shoreline of the lake will be provided with minimum 2 feet of fill material meeting the Residential SCTL on required sloping.

2. Park Improvements

The proposed improvements to be constructed within the Park are set forth in attached **Exhibit G** (the “**Park Improvements**”), and are summarized ~~as follows:~~below. The location of these improvements within the Park will be finalized as part of the Site Plan process.

- Entry road/Internal park roadway
- Parking lot
- Community center with occupancy of either 60

persons

(where tables and chairs are provided for guests at

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provided

events) or 120 persons (where chairs only are

for guests at events)

- Splash pad
- Playground
- Seating area
- Picket/Pilaster fence
- 6' wall as part of proposed residential development

(to be

installed along southern perimeter of park prior to

Park

Dedication)

- Volleyball court
- Pathways
- Three (3) pavilions
- Entry sign
- Security call boxes
- Irrigation
- Security lights and cameras
- Bottle fill water station
- Bike repair stations
- Public artwork reasonably satisfactory to City
- Additional improvements in conformance with specifications listed in **Exhibit G**

3. Bond

Owner or the CDD shall cause a public construction bond to be posted securing performance of the Park Dedication, the environmental cleanup described in Section 4(f)(1) above and construction of the Park Improvements described in Section 4(f)(2) above. Such bond shall be released upon the Park Dedication. The bond shall be posted prior to issuance of the first residential building permit in either the Island Parcel or Golf Course Parcel.

4. Warranty

For a period of one (1) year from the date of the Park Dedication (the “**Warranty Period**”) Owner or the CDD shall correct any defects in the construction of the Park Improvements, excluding damage caused by abuse, alterations

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to the Park Improvements not executed by Owner or the CDD or their contractors (or subcontractors), normal wear and tear and normal usage. Owner or CDD shall be responsible to correct, with reasonable promptness, any such defects upon written notice from City received prior to the expiration of the Warranty Period.

5. Insurance.

Owner or the CDD shall be responsible for obtaining and maintaining liability insurance in form and amounts not less than required in attached **Exhibit H** (the “**Insurance Requirements**”) for construction, environmental cleanup and maintenance of Park Improvements required herein.

- g. Roads: Owner or the CDD shall, at no cost to City, cause to be installed, and cause to be maintained as part of the Maintenance Areas designated in **Exhibit F** (except where City will own or be obligated to maintain (or both)), the following roadway improvements:

1. Entrance Area Improvements: Construction of a roadway, sidewalks, landscaping, irrigation, lighting, drainage, multi-use pathway and an entry ~~feature (including tower and sign)~~ and related improvements for a neighborhood and park entryway, which improvements must be compliant with City’s standards for safety, efficiency and aesthetics (together, the “**Entrance Area Improvements**”) in the area depicted in **Exhibit E-4** (the “**Entrance Area**”). As depicted in **Exhibit E-2**, the Entrance Area is comprised of a parcel of real property that the City will acquire in fee simple title within which the Entrance Area Improvements will be constructed, and an adjacent parcel of real property upon which the City will acquire a permanent easement for landscaping, irrigation, and slope maintenance. The following conditions shall be met prior to commencement of construction within the Entrance Area: (i) vesting in the City of fee simple title to a portion of the Entrance Area, and City’s acquisition of a permanent easement upon the remaining portion of the Entrance Area for which fee simple title has not vested in the City; (ii) issuance of applicable permitting to assure that any drainage impact that may be caused by construction within the Entrance Area is fully mitigated; and (iii) installation of facilities that will mitigate drainage impacts

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which may be caused during and after construction within the Entrance Area. It is intended that the CDD shall be financially responsible for maintenance of the roadway, sidewalks, landscaping, multi-use pathway, irrigation, entry ~~feature (including tower and sign)~~ and related improvements within the Entrance Area (which Maintenance Areas are more particularly described in attached **Exhibit F**), but will not have an ownership interest in the Entrance Area or the Entrance Area Improvements upon it (other than the entry sign which will be owned by the CDD and maintained pursuant to an easement or license from the City). The Entrance Area Improvements shall be completed prior to the issuance of the first certificate of occupancy for any residence on the Property. For clarification, completion of the Entrance Area Improvements shall mean the following improvements are certified as completed by the engineer of record and accepted by the City engineer in their reasonable discretion: curbing, sidewalk, asphalt (first lift), pavement markings and signage. The final lift of asphalt will be installed and Entrance Area Improvements conveyed to the City upon completion of the residential pods (as evidence by issuance of certificate of occupancy), or earlier by mutual consent of the Parties.

It is expressly acknowledged and agreed by City and Owner that if City does not acquire by January 15, 2024 (i) fee simple title to the portion of the Entrance Area upon which Entrance Area Improvements are to be constructed, and (ii) a permanent easement for landscaping, irrigation and slope maintenance that encumbers the remaining portion of the Entrance Area, then on that date this Agreement shall automatically terminate and shall be deemed null and void and of no further force or effect, and City and Owner shall be automatically released from all obligations hereunder. It is further expressly acknowledged and agreed that the conditions set forth in this paragraph and in subsection (i) only of the previous paragraph have been satisfied, as evidenced by Access Road Tract (Parcel 101) and Slope Easement Tract (Parcel 801) of Instrument #118716234 of the Broward County records, and the automatic termination is waived and released.

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2. Offsite Roadway Improvements: With respect to the area depicted in **Exhibit E-5** (the “**Offsite Roadway**”), those improvements which are being installed at or near the intersection of West Oakland Park Boulevard and Inverrary Boulevard West (the “**Intersection**”) pursuant to that certain traffic study dated July 2019 and prepared by David Plummer & Associates, and include the following improvements (together, the “**Offsite Roadway Improvements**”):
- A. Widening the Inverrary Boulevard bridge (the “**Bridge**”) from two to four lanes with a sidewalk on both sides, including shared lane markings in accordance with Section 9C.07 of the FHWA Manual on Uniform Traffic Control Devices;
 - B. Convert the signal at the intersection of Oakland Park Boulevard and Inverrary Boulevard West from “split phase” (which provides a uniform green light phase for all vehicle movements in one direction[through, right and left], then the same green light phase for all movements in the opposite direction) to “dual ring” (which varies the phase length of certain lights based on demand, subject to approval of the Broward County Traffic Engineering Division);
 - C. Widen the northbound approach to provide maximum vehicle storage as depicted in the conceptual graphic attached as **Exhibit E-5A**;
 - D. Construct a southbound left turn lane and a southbound right turn lane at the intersection of East Aragon Boulevard and NW 30th Place (over Bridge);
 - E. Extend existing westbound left turn lane storage by reducing taper length to 50 feet per FDOT standard;
 - F. Construct eastbound right turn lane at the Intersection;
 - G. Restripe southbound approach lane configuration; and
 - H. Relocation of all existing utilities contained within the Bridge, excluding the existing force main (provided, however, that the issuance of a building permit for the Offsite Roadway Permit for the Bridge work shall be a condition to Owner’s obligation to perform the utility relocation).
 - I. The Offsite Roadway Improvements shall be completed (as evidenced by closure of all licenses and permits, and approval by all applicable governmental authorities) prior

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to the issuance of the certificate of occupancy for that residential improvement (whether a single family home or townhome) which will generate the 315th P.M. peak hour trip according to County's established trip rates.

3. Bridge Improvements – Additional Requirements: In connection with improvements to the Bridge required in Section 4(g)2 above (the “**Bridge Improvements**”), the following additional requirements shall apply (language in italics reflects action taken in satisfaction of the applicable requirement):
 - A. Within 60 days of the Effective Date of ~~this~~the Original Agreement, Owner or CDD ~~shall~~was required to submit an application for transfer and modification of Right of Way Occupancy Permit No. 10439 into its name and associated waivers if required. Right of Way Occupancy Permit No. 10439 was transferred to the CDD on October 15, 2021.
 - B. The application for transfer of Permit No. 10439 shall be accompanied by a cash bond of \$100,000 (the “**Cash Bond**”), to be held in conformance with terms reasonably acceptable to Owner or CDD, and made payable to SFWMD. The permit transfer was completed without the Cash Bond. SFWMD did not require a bond since the applicant was the CDD, a quasi-governmental entity.
 - C. SFWMD shall allow for release of the Cash Bond and replacement with a letter of credit, provided that Owner establishes the CDD or other perpetual entity to which Permit No. 10439 shall be transferred. Permit No. 10439 was transferred to the previously established CDD. The permit transfer was completed without the Cash Bond. SFWMD did not require a bond since the applicant was the CDD, a quasi-governmental entity.
 - D. Applicant shall prepare and record covenants and restrictions ensuring that the CDD (or other entity) has actual notice of its obligation to assume perpetual maintenance and liability associated with the Bridge. At the Solterra Community Development District meeting held on August 19, 2021, the board of supervisors approved the transfer of Permit No. 10439 to the CDD.

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The permit stipulates the perpetual maintenance responsibility of the permittee in Special Condition no. 2.

- E. No permits for any work on the development site will be issued by the City until Permit No. 10439 has been transferred into Owner's name. Permit No. 10439 was transferred to the CDD on October 15, 2021. It is expressly acknowledged and agreed by City and Owner that this condition restricting the issuance of permits has been satisfied.
- F. It is intended that the CDD or Owner shall pull and hold the permit for the Bridge Improvements, and shall be responsible for the ongoing maintenance of the Bridge, as expanded, and maintaining liability insurance in conformance with the Insurance Requirements set forth in **Exhibit H.** Prior to commencing the Bridge Improvements, the CDD or Owner shall obtain a permit modification from SFWMD as stated in Special Condition no. 3 of SFWMD Permit No. 10439. The CDD or Owner shall be responsible for the perpetual maintenance of the Bridge as stipulated in Special Condition no. 2 of SFWMD Permit No. 10439. The CDD or Owner shall continue to carry insurance in conformance with the requirements of SFWMD Permit No. 10439 Special Condition no. 34.
4. Perimeter Roadway Improvements: Widening and installing a westbound left turn lane, and buffered bike lane, along with roadway drainage, irrigation and other utility improvements (together, the "**Perimeter Roadway Improvements**"), in the area depicted in **Exhibit E-6** (the "**Perimeter Roadway**"). The Perimeter Roadway Improvements shall be completed prior to issuance of the first certificate of occupancy for a residence on the Property and the Park Dedication. For clarification, completion of the Perimeter Roadway Improvements shall mean that the following improvements are certified as complete by the engineer of record and accepted by the City's engineer (in its reasonable discretion): curbing, sidewalk, asphalt (first lift), pavement markings and signage.
5. Internal Park Roadway Improvements.

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- A. Construction of a roadway, bike lanes, sidewalks, landscaping, irrigation, lighting, drainage, and related improvements providing vehicular and pedestrian access compliant with City's standards for safety, efficiency and aesthetics (together, the "**Internal Park Roadway Improvements**"), located in the area identified within **Exhibit E-7** (the "**Internal Park Roadway**"). It is intended that the City will own the Internal Park Roadway and the Internal Park Roadway Improvements thereon. The Internal Park Roadway Improvements shall be completed prior to the issuance of the first certificate of occupancy for any residence on the Property, and once so constructed and completed, the Internal Park Roadway shall be dedicated to the City (via special warranty deed). For clarification, completion of the Internal Park Roadway shall mean that the following improvements are certified as complete by the engineer of record and accepted by the City's engineer (in its reasonable discretion): curbing, sidewalk, asphalt (first lift), pavement markings and signage. It is intended that the Internal Park Roadway Improvements (including the Internal Park Roadway) and all other internal roadway improvements upon the Property will be built in conjunction with the development of the Property and will be sized to meet or exceed projected trip demands and fire access.
- B. In connection with construction of the Internal Park Roadway Improvements, Owner or the CDD shall cause a bond to be posted securing performance of the construction of roadway improvements therein and the environmental cleanup described in Section 4(g)(8) below. Such bond shall be released upon the completion of all improvements and dedications. The bond shall be posted prior to the first residential building permit in either the Island Parcel or the Golf Course Parcel. Owner or the CDD shall pay the cost of bond, including dual-obligee or separate bond form requirements, from SFWMD, City of Lauderhill, or Broward County. The bond may be provided in phases and amounts for each roadway improvement.
6. Maintenance. Except as otherwise expressly provided in this Section 4(g), the CDD or Owner shall be responsible for

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maintenance of the roadway improvements constructed pursuant to this Section 4(g), as designated in **Exhibit F – Maintenance Areas**, and otherwise for maintenance of curbing, lighting, drainage and irrigation components of the roads described in this Section 4(g). Dedicated easements for utilities shall be conveyed for installation and service of public utilities where reasonably required. The CDD or Owner shall also be responsible for obtaining and maintaining liability insurance in conformance with the Insurance Requirements.

7. Exception to Bonding Requirements. Notwithstanding any provision of this Section 4(g) to the contrary, to avoid double bonding, City agrees to waive the requirement of any security instrument where the City of Sunrise is a dual obligee (including, without limitation, posting a bond [whether cash, payment or performance] or letter of credit) if such security is required by, and posted with, the County, Florida Department of Transportation, SFWMD, City of Lauderhill, or other Governmental Authority.
8. Environmental Assessment and Remediation.

The Entrance Area Improvements and Internal Park Roadway Improvements property were historically used as a private lake and a golf course. The Phase 1 report prepared by Ayden Environmental, dated 9/11/2018 identified a Recognized Environmental Concern (“**REC**”) related to the prior use of the property, including groundwater and lakes (surface water), as a golf course. Prior to construction of the Entrance Area Improvements and Internal Park Roadway Improvements, Owner or the CDD shall enter into an Environmental Assessment and Remediation (the “**E.A.R.**”) License with Broward County Environmental Protection & Growth Management Department (“**EPGMD**”). The E.A.R. shall provide for the following:

- A. Preparation of a Site Assessment and Remediation Plan document for EPGMD approval;
- B. Implementation of approved remediation plan in accordance with EPGMD requirements;
- C. Onsite soils are in compliance with the Residential SCTL in accordance with the soil certification sampling schedule as

approved by EPGMD and certified by a Florida registered professional engineer;

D. Only clean fill may be used for roadway improvements as well as restoration of the shoreline of the lake. Slopes of the restored shoreline of the lake will be provided with minimum 2ft of clean fill material on required sloping;

E. Construction of roadway improvements shall be in compliance with the prohibition of groundwater or surface water use through a declaration of restrictive covenant;

F. Construction and dedication of roadway improvements property to the City shall not occur until Owner or the CDD has obtained a No Further Action with Conditions (“NFAC”) approval as issued by EPGMD; and

G. Owner or the CDD shall be responsible for payment or reimbursement of costs associated with the Florida registered professional engineer assessment(s), test(s) and all required monitoring costs as well as all remediation, regulatory compliance or reopeners, engineering controls or institutional control costs required by EPGMD.

9. Insurance. Owner or the CDD shall be responsible for obtaining and maintaining liability insurance in conformance with the Insurance Requirements for construction, environmental cleanup and maintenance of the roadway improvements required in this Section 4(g).

h. Parking: Owner has agreed to cooperate with City to bring the Property into compliance with City parking requirements, except to the extent modified by the PUD.

i. Gas: Owner shall cause gas service to be provided to all single family dwelling units developed on the Property. Gas service will not be provided to townhome units developed on the Property.

j. Right of Way/

Access: To provide safe and efficient ingress and egress to and from the Property and the Park, City must acquire the right of way described in this Section 4, or described or depicted in the Conceptual Master Plan, and facilitate Owner’s or CDD’s construction of improvements upon it. Once title to such right of way vests in City, Owner or CDD will, at its sole expense, improve the Entrance Area with the Entrance Area

Improvements and improve the Internal Park Roadway with the Internal Park Roadway Improvements, pursuant to Section 4(g) above.

The City hereby acknowledges that except as expressly provided in this Section 4 and in the Conceptual Master Plan, there are adequate public facilities to serve the Property.

All maintenance obligations in this Section 4 shall ~~run with the land and~~ survive the ~~termination and~~ expiration of this Agreement unless incorporated into a separate contract between the City and Owner or CDD entered into after the effective date of this Agreement, in which case such separate contract shall govern.

5. **Amendment, Cancellation, Termination, Term.**

This Agreement may only be amended or canceled (unless this Agreement sets forth the basis for cancellation of this Agreement) by written mutual consent of the Parties to this Agreement, or by their successors and assigns, and shall terminate upon the issuance of a certificate of occupancy in accordance with the last building permit authorized for the Property on the Approved Plans. Prior to amending this Agreement, the City shall hold two (2) public hearings consistent with the requirements of Section 163.3225 of the Act.

Notwithstanding any other provision of this Agreement, Owner may, at any time through the effective period of this Agreement, and upon satisfaction of all of Owner's obligations herein, declare that the development of the Property is completed and that the terms and conditions of this Agreement shall terminate. Any such declaration shall be in writing, and subject to City's approval, not to be unreasonably withheld, delayed or conditioned.

6. **Recording of Agreement.**

Within fourteen (14) days after the City enters into this Agreement, the Clerk of the City shall record the Agreement in the Public Records of Broward County at the expense of Owner.

7. **Effective Date.**

This Agreement shall be effective ("Effective Date") on the later of the date of the execution of this Agreement by the Parties and the recording of the signed Agreement in the public records of Broward County.

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8. **Annual Review.**

In accordance with Section 163.3235 of the Act, the City shall review the development for the Property that is subject to this Agreement every twelve (12) months, commencing twelve (12) months after the Effective Date but in no event later than December 31 of each year. The purpose of this review shall be to determine whether the Parties are in good faith compliance with the terms of this Agreement. Owner shall submit reports not less than annually to City on or before December 15 of each year, with the status of required approvals and a development timeline.

9. **Notices.**

The Parties designate the following persons as representatives to be contacted and to receive all notices regarding this Agreement:

Owner:	~~WINDSOR INVESTMENTS (SUNRISE GOLF & CC/WV~~ <u>Sunrise, LLC</u> <u>2020 Salzedo Street, Suite 200</u> ~~COUNTRY CLUB), LLC / WINDSOR INVESTMENTS~~ ~~(FAIRWAY ISLES), LLC~~ ~~117 Aragon Avenue~~ Coral Gables, FL 33134 ATTN: Andres Miyares
With Counterpart to:	Dennis D. Mele, Esq. Greenspoon Marder 200 E. Broward Blvd. Suite 1800 Fort Lauderdale, FL 33301
For City of Sunrise:	City of Sunrise Community Development Department Attn: Director ~~1601 NW 136th Avenue, Building A~~ <u>10770 W. Oakland Park Blvd.</u> Sunrise, FL ~~33323~~ <u>33351</u>
With a Counterpart to:	Sunrise City Attorney City Attorney's Office 10770 W. Oakland Park Blvd. Sunrise, FL 33351

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And a Counterpart to Sunrise City Manager
 City Manager's Office
 10770 W. Oakland Park Blvd.
 Sunrise, FL 33351

10. **Enforcement.**

Any Party or aggrieved or adversely affected person as defined in §163.3215(2) of the Act may file an action for injunctive relief in the Broward County circuit court to enforce the terms of this Agreement or to challenge compliance of this Agreement with the Act. The laws of the State of Florida, without regard to its conflict of laws principals, shall govern the interpretation and enforcement of this Agreement.

11. **Successors and Assigns.**

This Agreement shall run with the land and be binding upon the Parties, their successors and assigns. In the event of an assignment of part or all of its obligations under this Agreement, the assigning Party shall notify the other Party in writing within thirty (30) days of such assignment. Upon an assignment of this Agreement and the assumption of the assignor's rights, obligations, and liabilities by said assignee, the assignor/grantor shall be deemed released from all rights, obligations and liabilities hereunder (arising thereafter other than the City shall not be released of its governmental and legislative obligations as set forth in this Agreement), and the assignee/grantee shall be deemed to have assumed all rights, obligations and liabilities hereunder.

12. **Severability.**

In the event that any portion or section of this Agreement is determined to be invalid, illegal or unconstitutional by a court of competent jurisdictions, such decision shall in no manner affect the remaining portions or sections of this Agreement, which shall remain in full force and effect.

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13. **Entire Agreement; Replacement.**

This Agreement constitutes the entire understanding and agreement between the Parties and supersedes all prior negotiations and agreements between them with respect to all or any of the matters contained herein. Without limiting the foregoing, the Parties acknowledge and agree that this Agreement amends, restates and replaces, in its entirety, the Original Agreement.

14. **Waiver.**

The failure of any Party to this Agreement to object to or to take affirmative action with respect to any conduct of the other which is in violation of the terms of this Agreement shall not be construed as a waiver of the violation or breach or of any future violation, breach or wrongful conduct.

15. **Attorneys' Fees.**

In the event of any controversy arising under or related to the interpretation or implementation of this Agreement or any breach thereof, City or Owner, as the case may be, each party shall bear its own fees for all reasonable attorneys' fees, paralegals' fees, experts' fees, mediation fees and costs incurred in connection therewith both at the trial and appellate levels.

16. **Exhibits.**

Notwithstanding anything herein to the contrary, the exhibits hereto are subject to final approval by all applicable governmental agencies with jurisdiction over the Property, and are therefore subject to revision. Provided that such revisions are not material (as determined by City, in its reasonable discretion), this Agreement shall not be amended to refer to any such revisions.

17. **Indemnity.**

- a. Owner and the CDD shall indemnify and hold harmless SFWMD, City of Lauderhill, Broward County, City of Sunrise, their officers and employees, from liabilities, damages, losses and costs, including, but not limited to, reasonable attorneys' fees, to the extent caused by the negligence, recklessness, or intentional misconduct of Owner or the CDD and persons employed or utilized by Owner or the CDD in connection with, any construction, alteration, repair, or demolition of a building, structure, appurtenance, or appliance, including moving and excavating associated therewith, in this Agreement. For clarification, the indemnity in this section shall apply only to construction of vertical improvements.
- b. Owner and the CDD shall indemnify, defend and hold harmless the SFWMD, City of Lauderhill, Broward County, City of Sunrise, its officers, agents, volunteers, and employees from and against all claims, damages, losses, and expenses, including but not limited to attorneys' fees, court costs, or other alternative dispute resolution costs arising out of or resulting from the performance obligations other than in connection with, any construction, alteration, repair, or demolition of a building, structure, appurtenance, or appliance, including moving and excavating associated therewith, in this Agreement provided that any such claims, damages, losses or expenses are (1) attributable to bodily injury, sickness, disease, death, or personal injury, or property damage, or environmental assessments, cleanup activities, transportation of hazardous materials, improper disposal, treatment or storage of hazardous material, regulatory reopener or environmental fines, and (2) caused in whole or in part by the negligent acts, errors, or omissions of Owner or the CDD, Owner's or the CDD's subcontractor(s), or anyone directly or indirectly employed or hired by Owner or the CDD or anyone for whose acts Owner or the CDD may be liable, REGARDLESS OF WHETHER OR NOT CAUSED IN PART BY SFWMD, CITY OF LAUDERHILL, BROWARD COUNTY, CITY OF SUNRISE, ITS OFFICERS, AGENTS, VOLUNTEERS, OR EMPLOYEES. For clarification, the indemnity in this section is intended to apply to improvements other than vertical construction.
- c. Nothing in this Agreement or indemnifications shall constitute a waiver of CDD's, SFWMD's, City of Lauderhill's, Broward County's; and/or City's sovereign immunity, or the limits of Florida Statutes §768.28, Florida Statutes, Chapter 190, or any other applicable law, rule or statute, nor shall anything included herein be construed by City as consent to be sued by third parties in any matter arising out of this Agreement. Notwithstanding the foregoing, the indemnifications in this Section 17 shall be of no force or effect

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to the extent that any such claims, loss, damage or expenses (or any combination thereof) arose in, from or through the sole negligence of SFWMD, City of Lauderdale, Broward County, City of Sunrise, its officers, employees or agents acting within the course and scope of their employment in the performance of this Agreement.

- d. These indemnity obligations shall survive the completion or termination of this Agreement. Indemnifying party pays and controls defense upon acceptance of tender without reservation of rights.
- e. In the event of a conflict between the indemnification obligations herein and an indemnification between either SFWMD, City of Lauderdale, Broward County, City of Sunrise and Owner or the CDD in a separate contract entered into after the effective date of this Agreement, the indemnification in the separate contract shall govern.

18. **Owner's Acknowledgment, Agreement and Waiver of Certain Rights.**

Owner further declares that it has examined and is familiar with the provisions of Section 489.113(3), Florida Statutes (2019), and knowingly and specifically waives any rights it may have thereunder, and further agrees to be bound by the City's policies, procedures, standard details and specifications for water distribution and sewage collection systems, including, but not limited to the requirement that all underground water and wastewater system work required herein shall be performed by a contractor or subcontractor holding one of the following licenses pursuant to this section:

- a. State of Florida Certified Underground Utility & Excavation Contractor
- b. BC Certificate of Occupancy – General Engineered Construction; or
- c. BC Certificate of Competency 1A – Primary Pipe Lines

Owner agrees to comply with the City's permitting requirements, including all licensing requirements associated with the Community Development Department – Engineering Division.

[INTENTIONALLY LEFT BLANK]

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IN WITNESS WHEREOF, the Parties hereto have caused the execution of this Agreement by their duly authorized officials as of the day and year first above-written.

Signed, sealed and delivered
In the presence of:

OWNER

~~COUNTRY CLUB~~)
limited liability

~~WINDSOR INVESTMENTS (SUNRISE GOLF &
CC/WV SUNRISE~~, LLC, a Florida

company, as successor-in-interest to Windsor Investments (Sunrise Golf & Country Club), LLC and Windsor Investments (Fairway Isles), LLC

Witnesses:

(Signature)

By: _____
(Signature)

Print Name

Print name: _____

Address: _____

Title: _____

Address: _____

~~(Signature)~~ _____

(Signature) _____

Dated: _____

Print Name

Address: _____

ACKNOWLEDGEMENT:

~~STATE OF FLORIDA~~)

)-SS

~~COUNTY OF BROWARD~~)

The foregoing instrument was acknowledged before me by means of ___ physical presence or ___ online notarization, this ___ day of _____, 2021, by _____, as Manager of ~~WINDSOR INVESTMENTS (SUNRISE GOLF & COUNTRY CLUB)~~, LLC, a Florida limited liability company, freely and voluntarily on behalf of said company.

~~NOTARY PUBLIC:~~

~~(SEAL)~~

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My commission expires: _____

Print name: _____

Personally Known OR Produced Identification

Type of Identification Produced _____

OWNER
WINDSOR INVESTMENTS (FAIRWAY ISLES),
LLC, a Florida limited liability company

Witnesses:

(Signature)

Print Name

(Signature)

Print Name

By: _____

(Signature)

Print name: _____

Title: _____

Address: _____

Dated: _____

ACKNOWLEDGEMENT:

STATE OF FLORIDA)
) SS
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me by means of ___ physical presence or ___ online notarization, this ____ day of _____, ~~2021~~202, by _____, as ~~Manager of WINDSOR INVESTMENTS (FAIRWAY ISLES)~~Vice President of CC/WV SUNRISE, LLC, a Florida limited liability company, freely and voluntarily on behalf of said company.

NOTARY PUBLIC:

(SEAL)

My commission expires: _____

Print name: _____

Print name:

Personally Known OR Produced Identification

Type of Identification Produced _____

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Witnesses:

CITY OF SUNRISE

By: _____
Michael J. Ryan, Mayor

Signature

~~Witness~~ Print Name

Address: _____

Signature

~~Witness~~ Printed Name

Address: _____

STATE OF FLORIDA)

COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me by means of __ physical presence or __ online notarization, this ____ day of _____, ~~2021~~202, by Michael J. Ryan as Mayor of City of Sunrise, freely and voluntarily on behalf of the City.

NOTARY PUBLIC:

(SEAL)

My commission expires:

Print name:

Personally Known OR Produced Identification

Type of Identification Produced _____

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EXHIBIT A

Property (Parcels A and B)

SEE ATTACHED

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FOR: C.C. HOMES

ISLAND PARCEL
DESCRIPTION TO ACCOMPANY SKETCH
OF FOLIOS 494127380020 OWNED BY WINDSOR INVESTMENTS
(SUNRISE GOLF & COUNTRY CLUB), LLC

DESCRIPTION:

PARCEL B, OF REGENCY HOMES AT SUNRISE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 159, PAGE 15, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LANDS CONTAINING 745,882 SQUARE FEET (17.123 ACRES) MORE OR LESS.

NOTES:

BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING AND ARE REFERENCED TO THE NORTH BOUNDARY OF PARCEL R AND PARCEL 20, ARAGON SECTION ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 82, PAGE 42, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, WHICH BEARS NORTH 88°45'06" EAST.

THIS SKETCH AND DESCRIPTION CONSISTS OF 3 SHEETS AND EACH SHEET SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHER.

THE SKETCH OF SURVEY AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

CERTIFICATE:

WE HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION AND OTHER PERTINENT DATA SHOWN HEREON, OF THE ABOVE DESCRIBED PROPERTY WAS MADE ON THE GROUND, CONFORMS TO THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA, AS OUTLINED IN CHAPTER 5J-17, (FLORIDA ADMINISTRATIVE CODE) AS ADOPTED BY DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES AND THAT SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF.

LEGEND

B.C.R. BROWARD COUNTY RECORDS
O.R.B. OFFICIAL RECORD BOOK
P.B. PLAT BOOK
PG. PAGE
R/W RIGHT-OF-WAY
L LENGTH
R RADIUS
Δ DELTA ANGLE

Richard D. Pryce

Digitally signed by Richard D. Pryce
Date: 2019.10.24 09:28:36 -04'00'

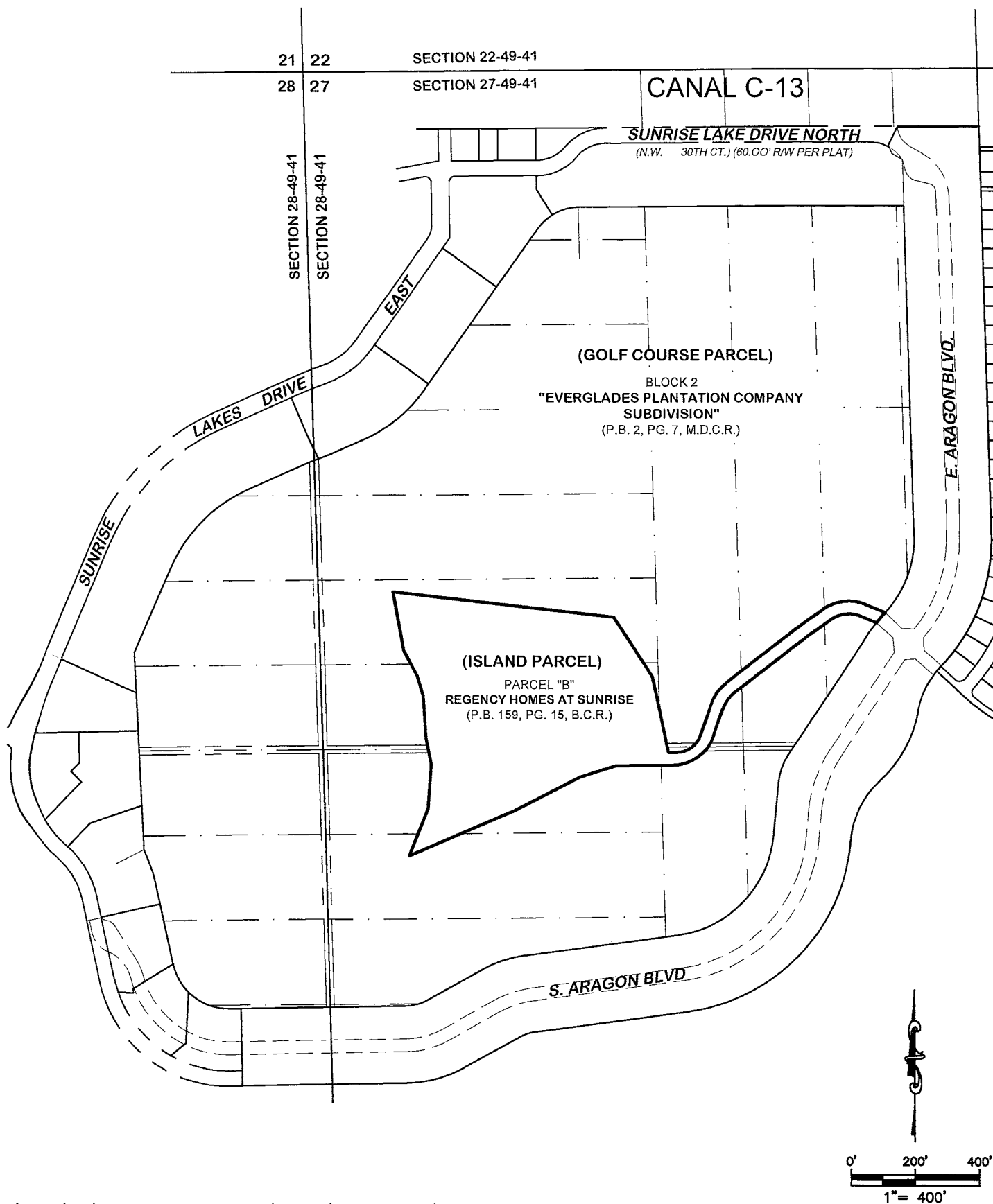
RICHARD D. PRYCE, FOR THE FIRM
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO 4038
STATE OF FLORIDA
CRAVEN THOMPSON & ASSOCIATES, INC.
LICENSED BUSINESS NUMBER #271

R:\SURVEY\2014\14-0013-001 SUNRISE GOLF CLUB\DRAWINGS\SKETCH_AND_DESC\14-0013-001-SD_ISLAND-PARCEL-DEED_REV_1.DWG

THIS IS NOT A SKETCH OF SURVEY, but only a graphic depiction of the description shown hereon. There has been no field work, viewing of the subject property, or monuments set in connection with the preparation of the information shown hereon. The undersigned and CRAVEN-THOMPSON & ASSOCIATES, INC. make no representations or guarantees as to the information reflected hereon pertaining to easements, rights-of-way, set back lines, reservations, agreements and other similar matters, and further, this instrument is not intended to reflect or set forth all such matters. Such information should be obtained and confirmed by others through appropriate title verification. Lands shown hereon were not abstracted for right-of-way and/or easements of record.	UPDATES and/or REVISIONS		DATE	BY	CK'D
	LEGAL DESCRIPTION REVISION		10/22/19	AOS	RDP

 CRAVEN • THOMPSON & ASSOCIATES, INC. ENGINEERS • PLANNERS • SURVEYOR'S 3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309 FAX: (954) 739-6409 TEL.: (954) 739-6400 FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271 MATERIAL SHOWN HEREON IS THE PROPERTY OF CRAVEN-THOMPSON & ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION. COPYRIGHT (C) 2019	JOB NO.: 14-0013		SHEET 1 OF 4 SHEETS	
	DRAWN BY: NM		F.B. N/A	PG. N/A
	CHECKED BY: RY		DATED: 07-23-19	

LOCATION MAP



R:\SURVEY\2014\14-0013-001 SUNRISE GOLF CLUB\DRAWINGS\SKETCH_AND_DESC\14-0013-001-SD_ISLAND-PARCEL-DEED_REV_1.DWG



Craven • Thompson & Associates, Inc.
ENGINEERS PLANNERS SURVEYOR'S
3583 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309 FAX: (954) 738-8408 TEL: (954) 738-8400
FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271
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JOB NO.: 14-0013

SHEET 2 OF 4 SHEETS

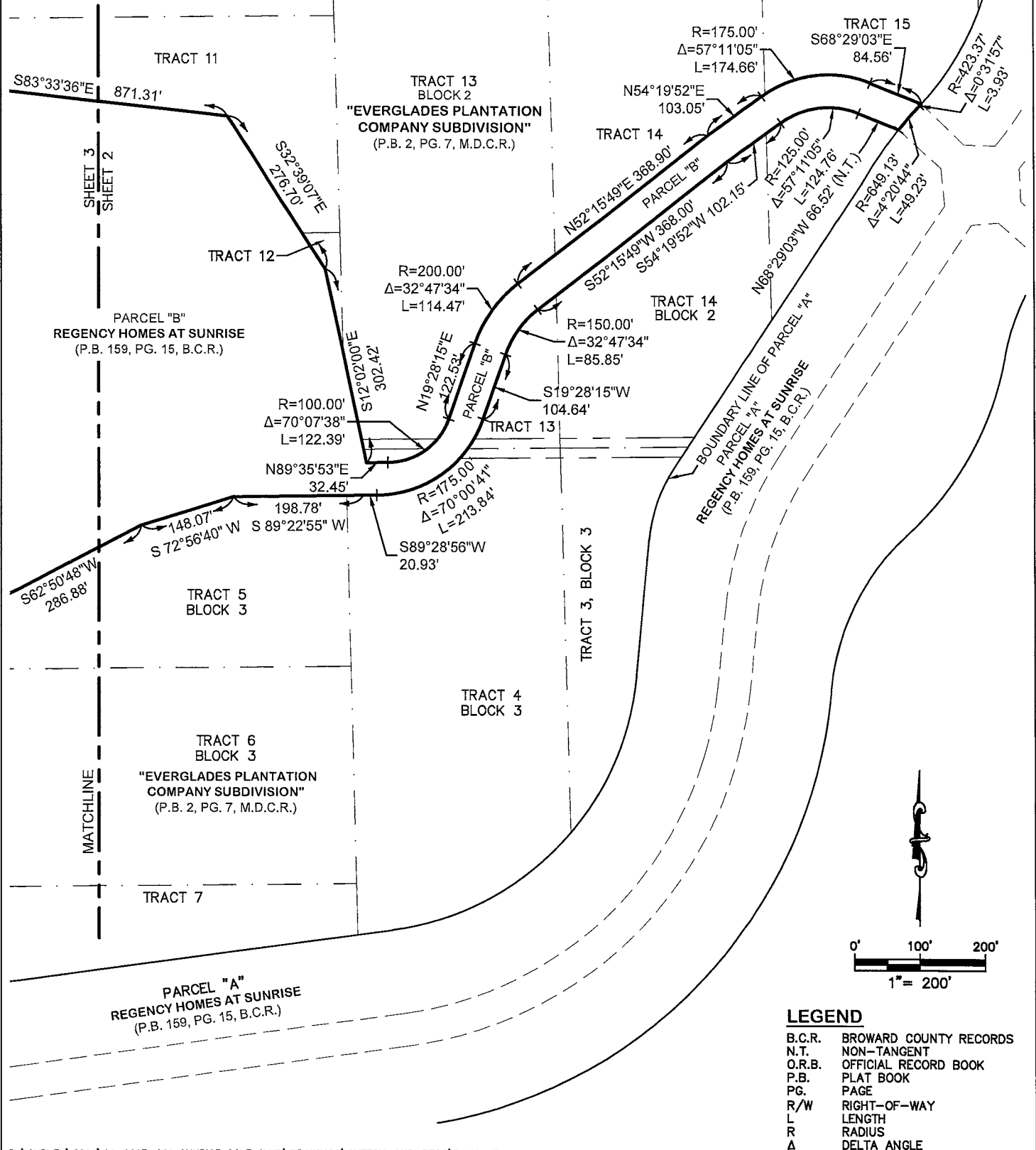
DRAWN BY: NM

F.B. N/A PG. N/A

CHECKED BY: RY

DATED: 07-23-19

SKETCH TO ACCOMPANY DESCRIPTION



LEGEND

B.C.R.	BROWARD COUNTY RECORDS
N.T.	NON-TANGENT
O.R.B.	OFFICIAL RECORD BOOK
P.B.	PLAT BOOK
PG.	PAGE
R/W	RIGHT-OF-WAY
L	LENGTH
R	RADIUS
Δ	DELTA ANGLE

R:\SURVEY\2014\14-0013-001 SUNRISE GOLF CLUB\DRAWINGS\SKETCH_AND_DESC\14-0013-001-SD_ISLAND-PARCEL-DEED_REV_1.DWG



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 ENGINEERS PLANNERS SURVEYOR'S
 3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309 FAX: (954) 739-8409 TEL: (954) 739-8400
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JOB NO.: 14-0013	SHEET 3 OF 4 SHEETS
DRAWN BY: NM	F.B. N/A PG. N/A
CHECKED BY: RY	DATED: 07-23-19

SKETCH TO ACCOMPANY DESCRIPTION

TRACT 10
BLOCK 2
"EVERGLADES PLANTATION
COMPANY SUBDIVISION"
(P.B. 2, PG. 7, M.D.C.R.)

TRACT 10

TRACT 11

TRACT 12

TRACT 11
BLOCK 2
"EVERGLADES PLANTATION
COMPANY SUBDIVISION"
(P.B. 2, PG. 7, M.D.C.R.)

LEGEND

B.C.R. BROWARD COUNTY
RECORDS
O.R.B. OFFICIAL RECORD
BOOK
P.B. PLAT BOOK
PG. PAGE
R/W RIGHT-OF-WAY
L LENGTH
R RADIUS
Δ DELTA ANGLE

PARCEL "B"
REGENCY HOMES AT SUNRISE
(P.B. 159, PG. 15, B.C.R.)

TRACT 5
BLOCK 3

TRACT 6
BLOCK 3
"EVERGLADES PLANTATION
COMPANY SUBDIVISION"
(P.B. 2, PG. 7, M.D.C.R.)

TRACT 7
BLOCK 3

PARCEL "A"
REGENCY HOMES AT SUNRISE
(P.B. 159, PG. 15, B.C.R.)

SECTION 27-49-41
SECTION 28-49-41

SHEET 3
SHEET 2

MATCHLINE

0' 100' 200'
1" = 200'

0° 100' 200'

1" = 200'

 CRAVEN • THOMPSON & ASSOCIATES, INC. ENGINEERS • PLANNERS • SURVEYOR'S 3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309 FAX: (954) 739-8409 TEL: (954) 739-8400 FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS NO. 271 MATERIAL SHOWN HEREON IS THE PROPERTY OF CRAVEN-THOMPSON & ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION. COPYRIGHT (C) 2019	JOB NO.: 14-0013	SHEET 4 OF 4 SHEETS
	DRAWN BY: NM	F.B.N/A PG.N/A
	CHECKED BY: RY	DATED: 07-23-19

FOR: C.C. HOMES

GOLF COURSE PARCEL

DESCRIPTION TO ACCOMPANY SKETCH

OF FOLIOS 494127010020, 494127010022, 494127010023,
494127010024, 494128010060; OWNED BY WINDSOR INVESTMENTS
(SUNRISE GOLF & COUNTRY CLUB), LLC

LEGAL DESCRIPTION:

A PORTION OF BLOCKS 1 AND 4 OF SECTION 27, AND BLOCKS 2 AND 3 OF SECTION 28, TOWNSHIP 49 SOUTH, RANGE 41 EAST, "EVERGLADES PLANTATION SUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 7 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE PRM NO. 48, AS SHOWN ON SAID PLAT; THENCE S89°32'52"W ALONG A BOUNDARY LINE OF "REGENCY HOMES AT SUNRISE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 159, PAGE 15, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, A DISTANCE OF 1277.92 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, THENCE SOUTHWESTERLY ALONG SAID BOUNDARY LINE AND THE SOUTHWESTERLY PROJECTION THEREOF ALONG THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS S01°19'06"E, HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 53°42'42", AN ARC DISTANCE OF 187.49 FEET TO THE POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE S35°30'24"W ALONG THE EASTERLY BOUNDARY LINE OF "QUAIL RUN OF SUNRISE UNITS ONE, TWO & THREE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 81, PAGE 1, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, A DISTANCE OF 768.25 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG SAID EASTERLY BOUNDARY LINE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 600.00 FEET, A CENTRAL ANGLE OF 31°01'52", AN ARC DISTANCE OF 324.96 FEET TO A POINT OF TANGENCY; THENCE S66°32'16"W ALONG SAID EASTERLY BOUNDARY LINE AND THE EASTERLY BOUNDARY LINE OF PARCEL "A", THE FAIRWAYS OF SUNRISE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 101, PAGE 1, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, A DISTANCE OF 485.38 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG SAID EASTERLY BOUNDARY LINE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 600.00 FEET, A CENTRAL ANGLE OF 42°57'20", AN ARC DISTANCE OF 449.83 FEET TO A POINT OF TANGENCY; THENCE S23°34'56"W ALONG SAID EASTERLY BOUNDARY LINE, A DISTANCE OF 356.00 FEET; THENCE S02°46'25"E ALONG SAID EASTERLY BOUNDARY LINE AND THE BOUNDARY LINE OF "ARAGON SECTION ONE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 82, PAGE 42, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, A DISTANCE OF 769.99 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, THENCE SOUTHEASTERLY ALONG SAID BOUNDARY LINE ALONG THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS S64°11'48"W, HAVING A RADIUS OF 600.00 FEET, A CENTRAL ANGLE OF 13°22'18", AN ARC DISTANCE OF 140.03 FEET TO A POINT OF TANGENCY; THENCE S12°19'54"E ALONG SAID BOUNDARY LINE, A DISTANCE OF 318.85 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG SAID BOUNDARY LINE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 223.67 FEET, A CENTRAL ANGLE OF 78°45'11", AN ARC DISTANCE OF 307.44 FEET TO A POINT OF TANGENCY; THENCE N88°54'55"E ALONG SAID BOUNDARY LINE AND THE BOUNDARY LINE OF SAID "REGENCY HOMES AT SUNRISE", A DISTANCE OF 692.55 FEET TO A POINT OF CURVATURE; (THE FOREGOING FORTY-ONE COURSES AND DISTANCES ARE ALONG THE BOUNDARY LINE OF SAID "REGENCY HOMES AT SUNRISE") THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 190.00 FEET, A CENTRAL ANGLE OF 27°31'43", AN ARC DISTANCE OF 91.29 FEET TO A POINT OF TANGENCY; THENCE N61°23'12"E, A DISTANCE OF 245.82 FEET TO POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE TO RIGHT, HAVING A RADIUS OF 490.00 FEET, A CENTRAL ANGLE OF 20°59'46", AN ARC DISTANCE OF 179.56 FEET TO A POINT OF TANGENCY; THENCE N82°22'58"E, A DISTANCE OF 604.70 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 432.67 FEET, A CENTRAL ANGLE OF 76°51'51", AN ARC DISTANCE OF 580.44 FEET TO A POINT OF TANGENCY; THENCE N05°31'07"E, A DISTANCE OF 208.41 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 237.56 FEET, A CENTRAL ANGLE OF 28°08'39", AN ARC DISTANCE OF 116.69 FEET TO A POINT OF TANGENCY; THENCE N33°39'46"E, A DISTANCE 521.35 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE; THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS S59°55'00"E, HAVING A RADIUS OF 649.13 FEET, A CENTRAL ANGLE OF 08°57'26", AN ARC DISTANCE OF 101.48 FEET TO THE POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE N68°29'03"W, A DISTANCE OF 66.52 FEET TO A POINT OF CURVATURE; THENCE WESTERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 125.00 FEET, A CENTRAL ANGLE OF 57°11'05", AN ARC DISTANCE OF 124.76 FEET TO A POINT OF TANGENCY; THENCE S54°19'52"W, A DISTANCE OF 102.15 FEET; THENCE S52°15'49"W, A DISTANCE OF 368.00 FEET TO A POINT OF CURVATURE;

R:\SURVEY\2014\14-0013-001 SUNRISE GOLF CLUB\DRAWINGS\SKETCH_AND_DESC\14-0013-001-SD_SUNRISE-GOLF-COURSE-DEED_REV.DWG

THIS IS NOT A SKETCH OF SURVEY, but only a graphic depiction of the description shown hereon. There has been no field work, viewing of the subject property, or monuments set in connection with the preparation of the information shown hereon. The undersigned and CRAVEN-THOMPSON & ASSOCIATES, INC. make no representations or guarantees as to the information reflected hereon pertaining to easements, rights-of-way, set back lines, reservations, agreements and other similar matters, and further, this instrument is not intended to reflect or set forth all such matters. Such information should be obtained and confirmed by others through appropriate title verification. Lands shown hereon were not abstracted for right-of-way and/or easements of record.	UPDATES and/or REVISIONS		DATE	BY	CK'D
	LEGAL DESCRIPTION REVISION		10/22/19	AOS	RDP
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	DRAWN BY: NM		F.B. N/A		PG. N/A
	CHECKED BY: RY		DATED: 06-18-19		

GOLF COURSE PARCEL
DESCRIPTION TO ACCOMPANY SKETCH
OF FOLIOS 494127010020, 494127010022, 494127010023,
494127010024, 494128010060; OWNED BY WINDSOR INVESTMENTS
(SUNRISE GOLF & COUNTRY CLUB), LLC

DESCRIPTION (CONTINUED):

THENCE SOUTHWESTERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 32°47'34", AN ARC DISTANCE OF 85.85 FEET TO A POINT OF TANGENCY; THENCE S19°28'15"W A DISTANCE OF 104.64 FEET TO A POINT OF CURVATURE, THENCE SOUTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 175.00 FEET, A CENTRAL ANGLE OF 70°00'41", AN ARC DISTANCE OF 213.84 FEET TO THE POINT OF TANGENCY; THENCE S89°28'56"W, A DISTANCE OF 20.93 FEET; THENCE S89°22'55"W, A DISTANCE OF 198.78 FEET; THENCE S72°56'40"W, A DISTANCE OF 148.07 FEET; THENCE S62°50'48"W, A DISTANCE OF 286.88 FEET; THENCE S66°46'17"W, A DISTANCE OF 451.25 FEET THENCE N21°44'27"E, A DISTANCE OF 198.23 FEET; THENCE N04°27'24"E, A DISTANCE OF 172.95 FEET; THENCE N11°25'48"W, A DISTANCE OF 105.66 FEET; THENCE N03°26'35"W, A DISTANCE OF 163.09 FEET; THENCE N16°56'32"W, A DISTANCE OF 82.31 FEET; THENCE N28°16'16"W, A DISTANCE OF 112.72 FEET; THENCE N10°13'32"W, A DISTANCE OF 233.49 FEET; THENCE S83°33'36"E, A DISTANCE OF 871.31 FEET; THENCE S32°39'07"E, A DISTANCE OF 276.70 FEET THENCE S12°02'00"E, A DISTANCE OF 302.42 FEET; THENCE N89°35'53"E, A DISTANCE OF 32.45 FEET; TO A POINT OF CURVATURE, THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 70°07'38", AN ARC DISTANCE OF 122.39 FEET TO A POINT OF TANGENCY; THENCE N19°28'15"E, A DISTANCE OF 122.53 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 32°47'34", AN ARC DISTANCE OF 114.47 FEET TO A POINT OF TANGENCY, THENCE N52°15'49"E, A DISTANCE OF 368.90 FEET; THENCE N54°19'52"E, A DISTANCE OF 103.05 FEET TO A POINT OF CURVATURE, THENCE EASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 175.00 FEET, A CENTRAL ANGLE OF 57°11'05", AN ARC DISTANCE OF 174.66 FEET TO A POINT OF TANGENCY; THENCE S68°29'03"E, A DISTANCE OF 84.56 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT WHOSE CHORD BEARS N20°41'19"E, HAVING A RADIUS OF 423.37 FEET, A CENTRAL ANGLE OF 44°19'48", AN ARC DISTANCE OF 327.56 FEET TO A POINT OF TANGENCY; THENCE N01°28'35"W, A DISTANCE OF 1292.19 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 6,223,165 SQUARE FEET (142.864 ACRES) MORE OR LESS.

NOTES:

BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING AND ARE REFERENCED TO THE NORTH BOUNDARY OF PARCEL R AND PARCEL 20, ARAGON SECTION ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 82, PAGE 42, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, WHICH BEARS NORTH 88°45'06" EAST.

THIS SKETCH AND DESCRIPTION CONSISTS OF 6 SHEETS AND EACH SHEET SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHER.

THE SKETCH OF SURVEY AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

CERTIFICATE:

WE HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION AND OTHER PERTINENT DATA SHOWN HEREON, OF THE ABOVE DESCRIBED PROPERTY WAS MADE ON THE GROUND, CONFORMS TO THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA, AS OUTLINED IN CHAPTER 5J-17, (FLORIDA ADMINISTRATIVE CODE) AS ADOPTED BY DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES AND THAT SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF.

LEGEND

B.C.R. BROWARD COUNTY RECORDS
O.R.B. OFFICIAL RECORD BOOK
P.B. PLAT BOOK
PG. PAGE
R/W RIGHT-OF-WAY
L LENGTH
R RADIUS
Δ DELTA ANGLE

Richard D. Pryce

Digitally signed by Richard D.

Pryce

Date: 2019.10.24 09:27:11 -04'00'

RICHARD D. PRYCE, FOR THE FIRM
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO 4038
STATE OF FLORIDA
Craven Thompson & Associates, Inc.
LICENSED BUSINESS NUMBER #271

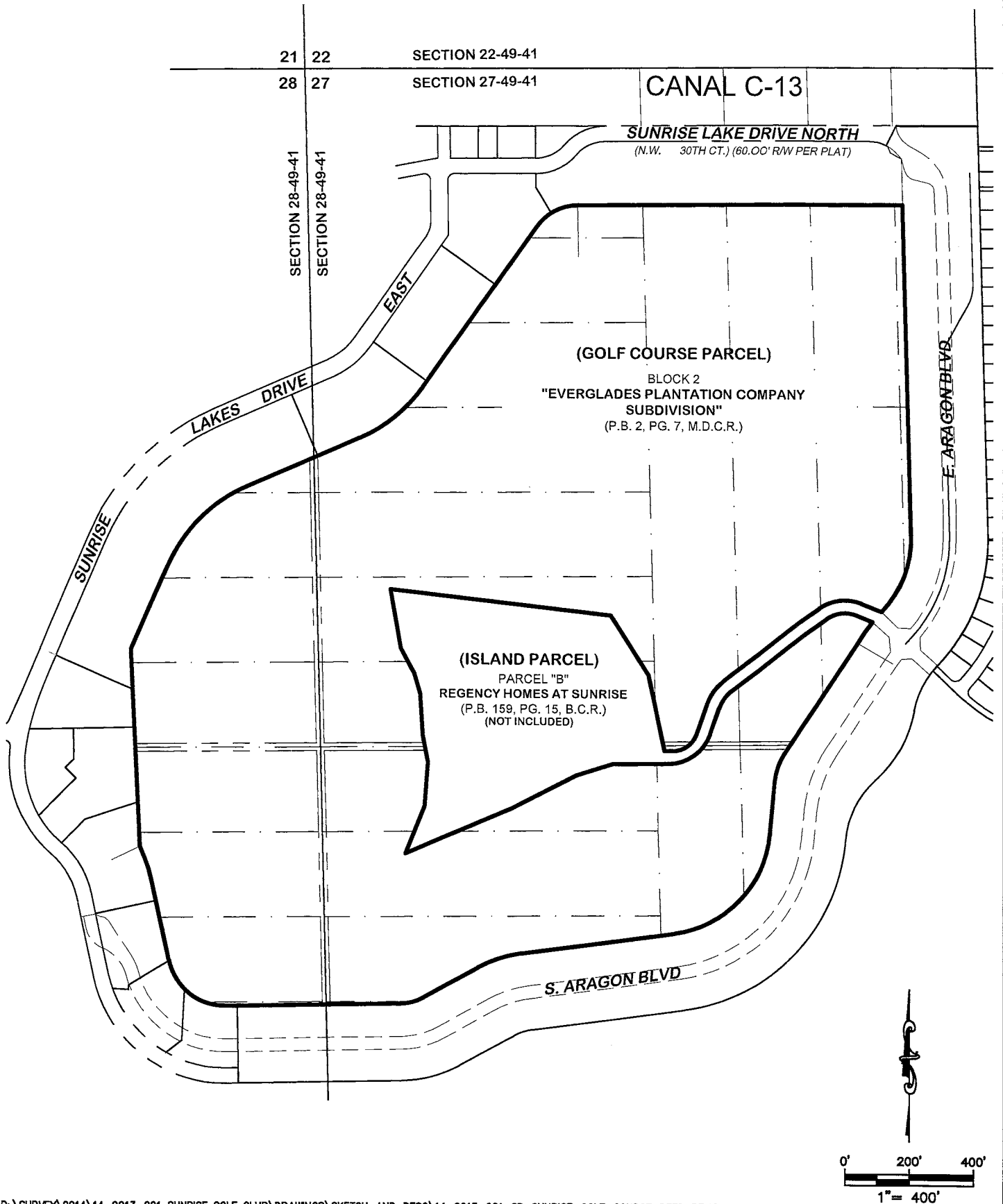
R:\SURVEY\2014\14-0013-001 SUNRISE GOLF CLUB\DRAWINGS\SKETCH_AND_DESC\14-0013-001-SD_SUNRISE-GOLF-COURSE-DEED_REV.DWG



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LOCATION MAP



R:\SURVEY\2014\14-0013-001 SUNRISE GOLF CLUB\DRAWINGS\SKETCH_AND_DESC\14-0013-001-SD_SUNRISE-GOLF-COURSE-DEED_REV.DWG

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SHEET 3 OF 7 SHEETS

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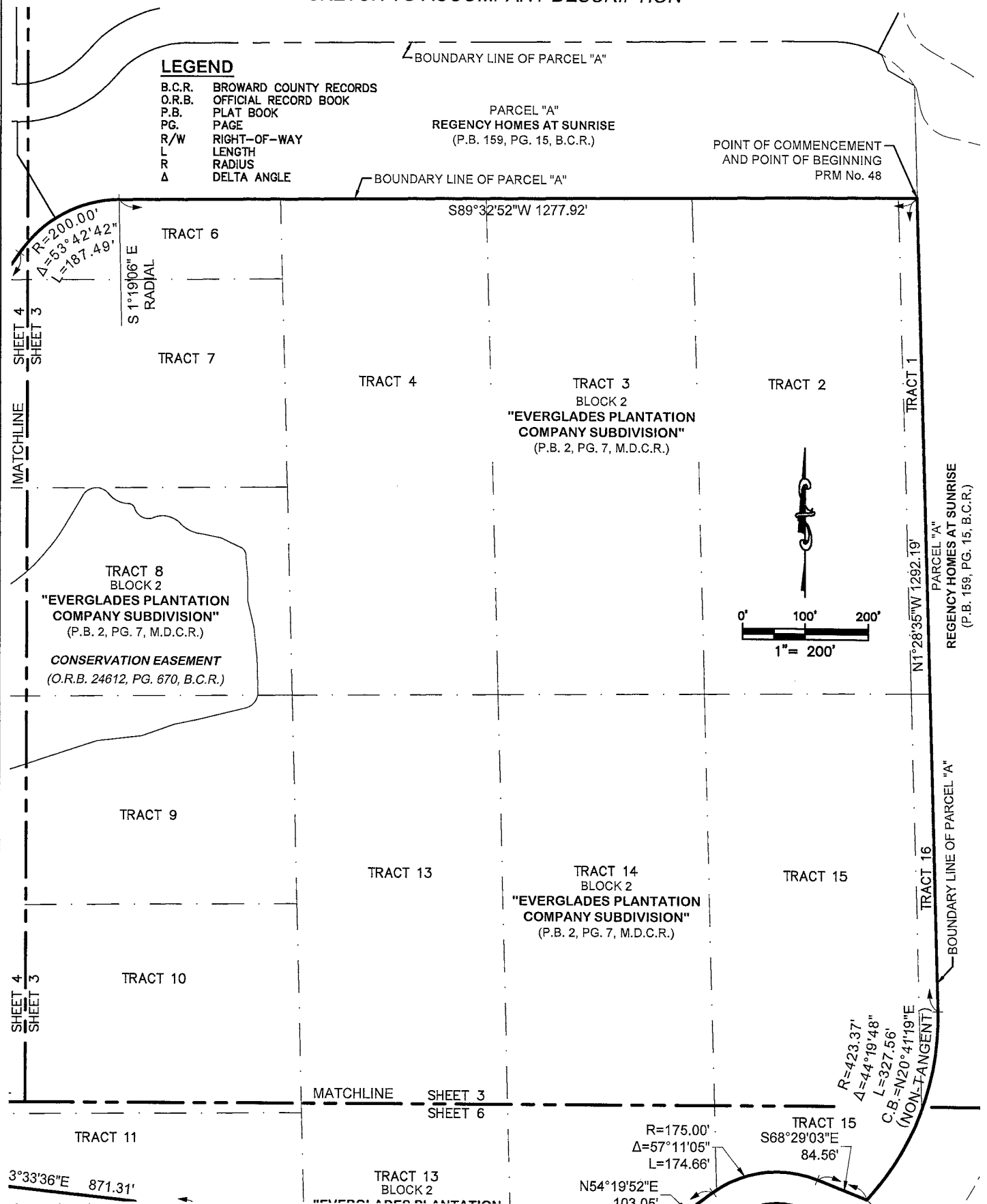
SKETCH TO ACCOMPANY DESCRIPTION

LEGEND

B.C.R. BROWARD COUNTY RECORDS
O.R.B. OFFICIAL RECORD BOOK
P.B. PLAT BOOK
PG. PAGE
R/W RIGHT-OF-WAY
L LENGTH
R RADIUS
Δ DELTA ANGLE

PARCEL "A"
REGENCY HOMES AT SUNRISE
(P.B. 159, PG. 15, B.C.R.)

POINT OF COMMENCEMENT
AND POINT OF BEGINNING
PRM No. 48



R:\SURVEY\2014\14-0013-001 SUNRISE GOLF CLUB\DRAWINGS\SKETCH_AND_DESC\14-0013-001-SD_SUNRISE-GOLF-COURSE-DEED_REV.DWG

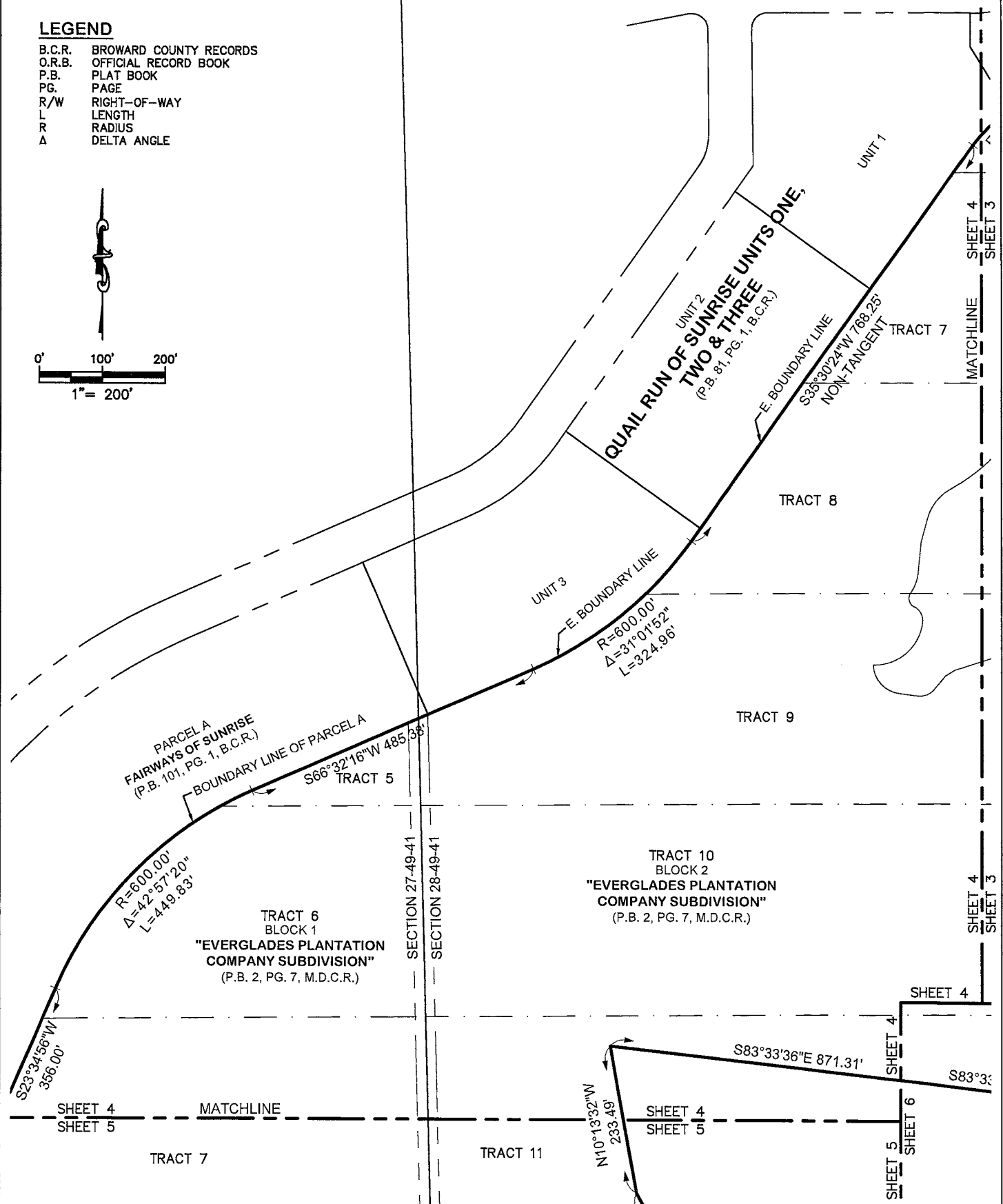
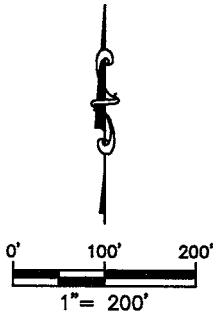
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SKETCH TO ACCOMPANY DESCRIPTION

LEGEND

B.C.R. BROWARD COUNTY RECORDS
O.R.B. OFFICIAL RECORD BOOK
P.B. PLAT BOOK
PG. PAGE
R/W RIGHT-OF-WAY
L LENGTH
R RADIUS
Δ DELTA ANGLE



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CHECKED BY: RY	DATED: 06-18-19

SKETCH TO ACCOMPANY DESCRIPTION

PARCEL A
FAIRWAYS OF SUNRISE
(P.B. 101, PG. 2, B.C.R.)

SHEET 4
SHEET 5
SHEET 6

S23°34'56"W
356.00'

MATCHLINE

TRACT 7

TRACT 11

N10°13'32"W
293.49'

S83°33'36"E 871.31'

SHEET 4
SHEET 5

TRACT 8
BLOCK 1
"EVERGLADES PLANTATION
COMPANY SUBDIVISION"
(P.B. 2, PG. 7, M.D.C.R.)

N28°16'16"W
112.72'
N16°56'32"W
82.31'

N3°26'35"W
163.09'

N11°25'48"W
105.66'

TRACT 12
BLOCK 2

N4°27'24"E
172.95'

N21°44'27"E
198.23'

S66°46'17"W
451.25'

LEGEND
B.C.R. BROWARD COUNTY RECORDS
O.R.B. OFFICIAL RECORD BOOK
P.B. PLAT BOOK
PG. PAGE
R/W RIGHT-OF-WAY
L LENGTH
R RADIUS
Δ DELTA ANGLE

PARCEL "B"
REGENCY HOMES AT SUNRISE
(P.B. 159, PG. 15, B.C.R.)

PARCEL 21

TRACT 1
BLOCK 4

TRACT 5
BLOCK 3

TRACT 6
BLOCK 3
"EVERGLADES PLANTATION
COMPANY SUBDIVISION"
(P.B. 2, PG. 7, M.D.C.R.)

TRACT 7
BLOCK 3

MATCHLINE

PARCEL 20
ARAGON SECTION ONE
(P.B. 82, PG. 42, B.C.R.)

S 2°46'25"E
769.99'

SECTION 27-49-41
SECTION 28-49-41

S 64°11'48" W
RADIAL

R=600.00'
Δ=13°22'22"E
L=100.00'

0' 100' 200'
1" = 200'

PARCEL 19
ARAGON SECTION ONE
(P.B. 82, PG. 42, B.C.R.)

S12°19'54"E 318.85'

TRACT 2
BLOCK 4
"EVERGLADES PLANTATION
COMPANY SUBDIVISION"
(P.B. 2, PG. 7, M.D.C.R.)

R=223.67'
Δ=78°45'11"
L=307.44'

R=190.00'
Δ=27°31'43"
L=91.29'

R=490.00'
Δ=20°59'46"
L=179.56'

PARCEL 18

TRACT 3
BLOCK 4

TRACT 4

TRACT 8

N88°54'55"E 692.55'

BOUNDARY LINE OF PARCEL "A"

PARCEL 17
ARAGON SECTION ONE
(P.B. 82, PG. 42, B.C.R.)

PARCEL 16

PARCEL "A"

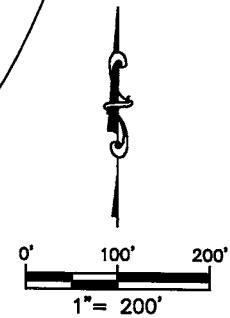
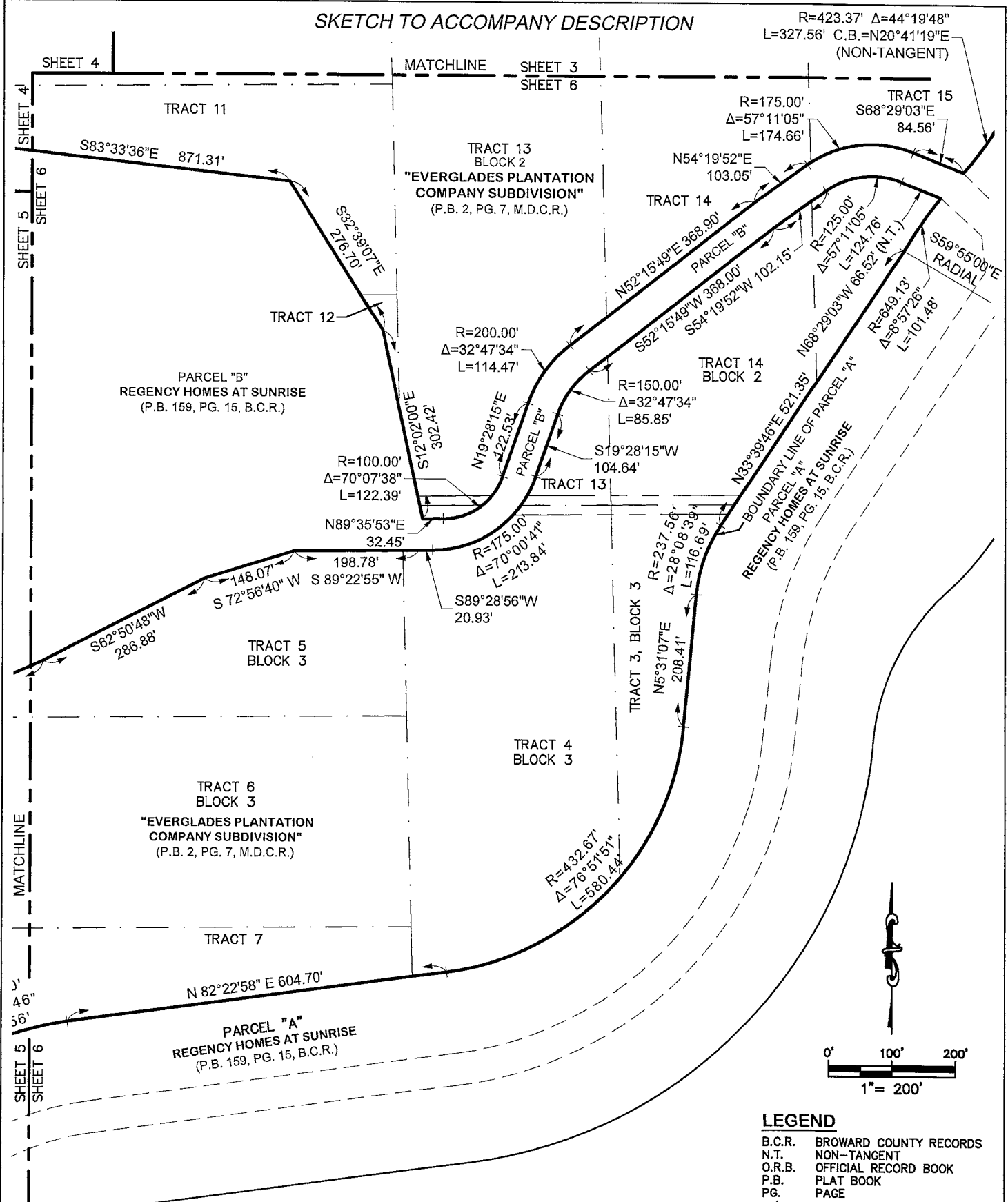
REGENCY HOMES AT SUNRISE
(P.B. 159, PG. 15, B.C.R.)

SHEET 5
SHEET 6

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SKETCH TO ACCOMPANY DESCRIPTION



LEGEND

B.C.R.	BROWARD COUNTY RECORDS
N.T.	NON-TANGENT
O.R.B.	OFFICIAL RECORD BOOK
P.B.	PLAT BOOK
PG.	PAGE
R/W	RIGHT-OF-WAY
L	LENGTH
R	RADIUS
Δ	DELTA ANGLE

R:\SURVEY\2014\14-0013-001 SUNRISE GOLF CLUB\DRAWINGS\SKETCH_AND_DESC\14-0013-001-SD_SUNRISE-GOLF-COURSE-DEED_REV.DWG

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CHECKED BY: RY	DATED: 06-18-19

EXHIBIT B

Community Standards

SEE ATTACHED

31648931:18
31162.0001

SUNRISE COUNTRY CLUB COMMUNITY STANDARDS

AUGUST 2019

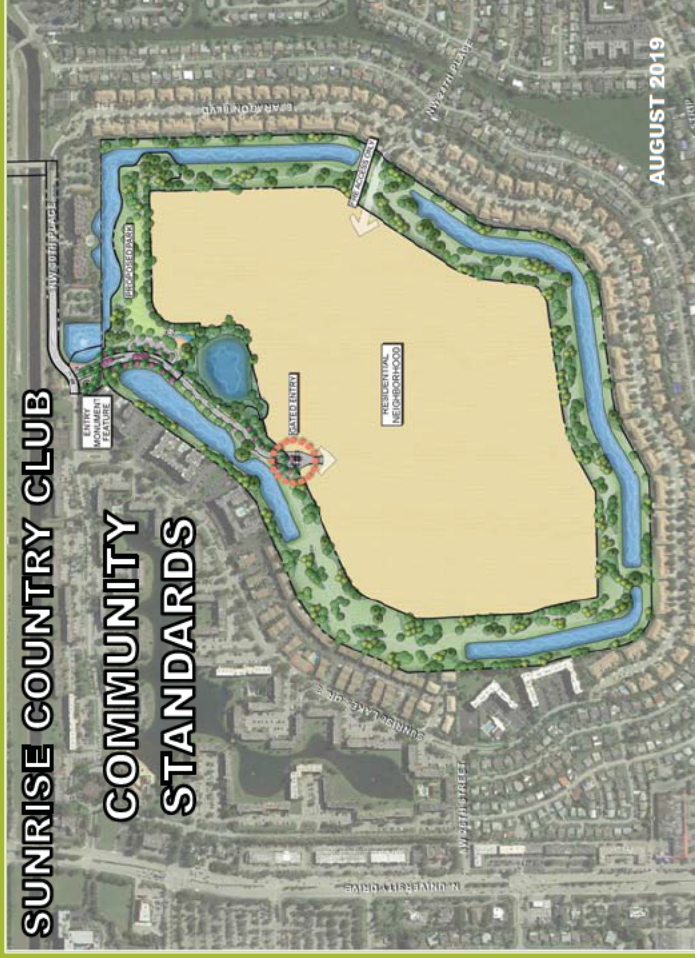


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- 1.2 ELEVATIONS

SECTION 2 - SINGLE FAMILY HOMES

- 2.1 RENDERINGS
- 2.2 FLOOR PLANS
- 2.3 ELEVATIONS

SECTION 3 - TOWNHOMES WITH GARAGES

- 3.1 RENDERINGS
- 3.2 FLOOR PLANS
- 3.3 ELEVATIONS

SECTION 4 - TOWNHOMES WITHOUT GARAGES

- 4.1 RENDERINGS
- 4.2 FLOOR PLANS
- 4.3 ELEVATIONS

Sunrise Country Club Community Standards

2



COMMUNITY FEATURES

CHAPTER 1

The Community Features at Sunrise Country Club will include a prominent entry feature consisting of a decorative tower and sign wall displaying the community name. All residents and visitors will enter the community through a guardhouse. The architectural style of the community features will be consistent with the single family homes and townhomes within the community. Landscaping will be utilized to enhance the overall aesthetic quality of the development.

Sunrise Country Club Community Standards

3

1.1 COMMUNITY FEATURES RENDERINGS



ENTRY FEATURE

Sunrise Country Club Community Standards

4

1.1 COMMUNITY FEATURES RENDERINGS

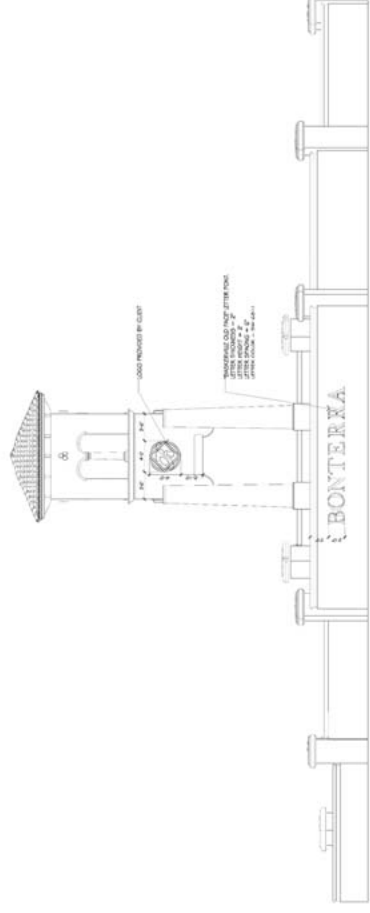


GUARDHOUSE

Sunrise Country Club Community Standards

5

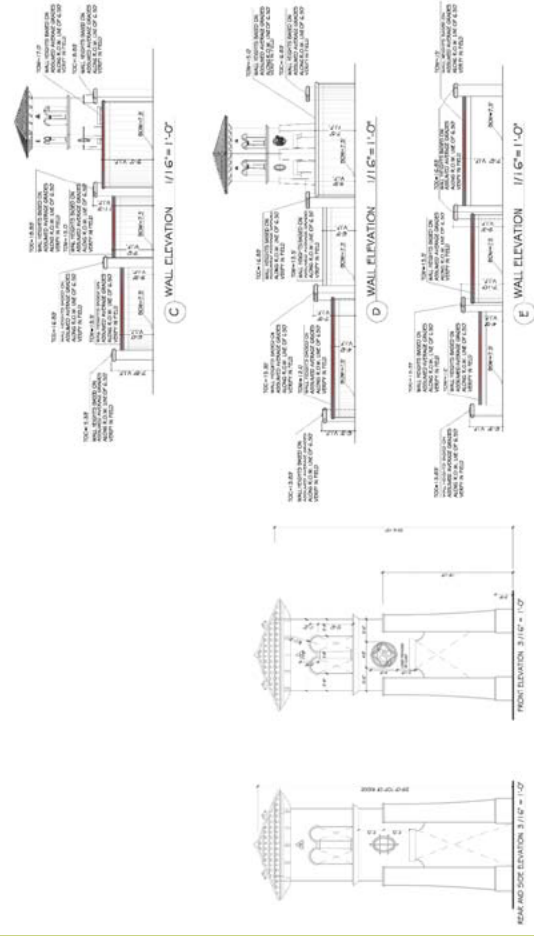
1.2 COMMUNITY FEATURES ELEVATIONS



Sunrise Country Club Community Standards

6

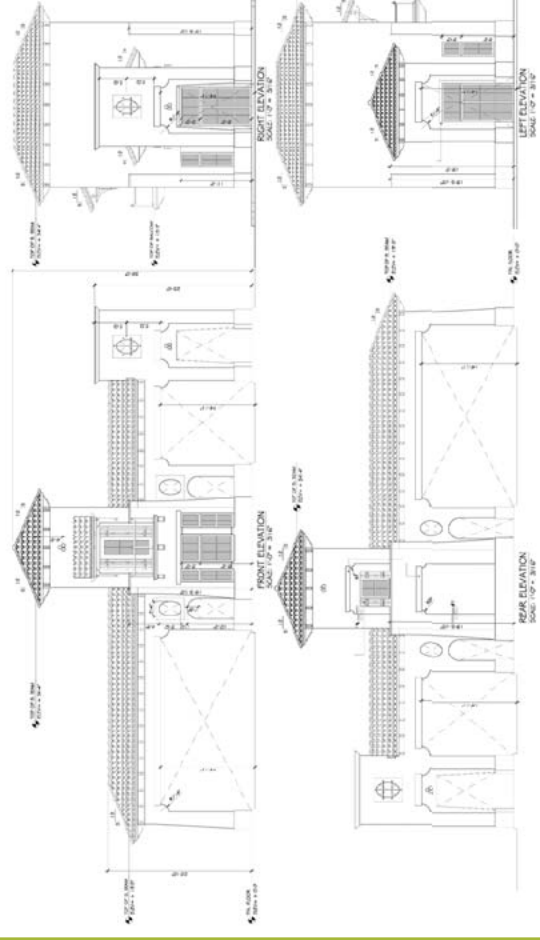
1.2 COMMUNITY FEATURES ELEVATIONS



Sunrise Country Club Community Standards

7

1.2 COMMUNITY FEATURES ELEVATIONS



Sunrise Country Club Community Standards

8



SINGLE FAMILY HOMES

CHAPTER 2

The Single Family Homes at Sunrise Country Club are available in 3-bedroom and 4-bedroom models, ranging from 1,650 to 2,100 A/C square feet (1,950 to 2,600 total square feet).

Sunrise Country Club Community Standards

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2.1 SINGLE FAMILY HOMES RENDERINGS



MODEL A

Sunrise Country Club Community Standards

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2.1 SINGLE FAMILY HOMES RENDERINGS

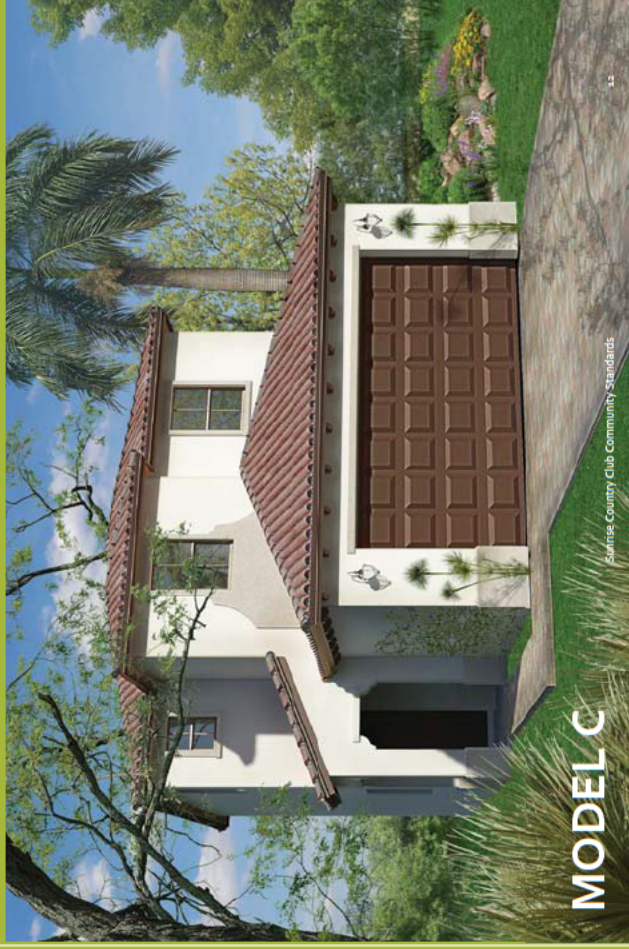


MODEL B

Sunrise Country Club Community Standards

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2.1 SINGLE FAMILY HOMES RENDERINGS



MODEL C

Sunrise Country Club Community Standards

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2.1 SINGLE FAMILY HOMES RENDERINGS



MODEL D

Sunrise Country Club Community Standards

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2.2 SINGLE FAMILY HOMES FLOOR PLANS



**FIRST FLOOR
MODEL A - alt 2**



**SECOND FLOOR
MODEL A - alt 2**

**MODEL A
AREA SCHEDULE alt 2**

FIRST FLOOR	791 SF
SECOND FLOOR	304 SF
GC AREA	1,023 SF
PAVING	246 SF
ENTRY	31 SF
NON AG AREA	311 SF
Grand Total	2,000 SF

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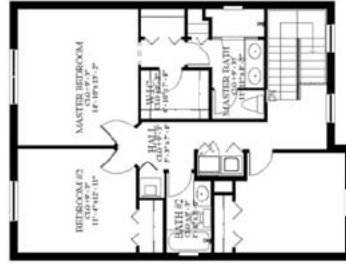
Sunrise Country Club Community Standards

2.2 SINGLE FAMILY HOMES FLOOR PLANS



**MODEL B
AREA SCHEDULE alt 1**

FIRST FLOOR	933 SF
SECOND FLOOR	865 SF
GC AREA	1,251 SF
PAVING	251 SF
ENTRY	65 SF
NON AG AREA	363 SF
Grand Total	2,769 SF



**MODEL C
AREA SCHEDULE alt 1 & 2**

FIRST FLOOR	857 SF
SECOND FLOOR	850 SF
GC AREA	1,151 SF
PAVING	246 SF
ENTRY	42 SF
NON AG AREA	462 SF
Grand Total	2,779 SF

Sunrise Country Club Community Standards

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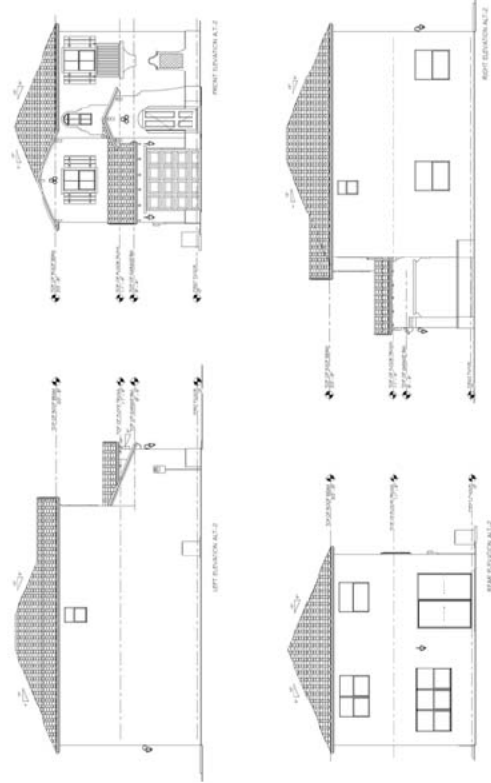
Sunrise Country Club Community Standards

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2.2 SINGLE FAMILY HOMES FLOOR PLANS

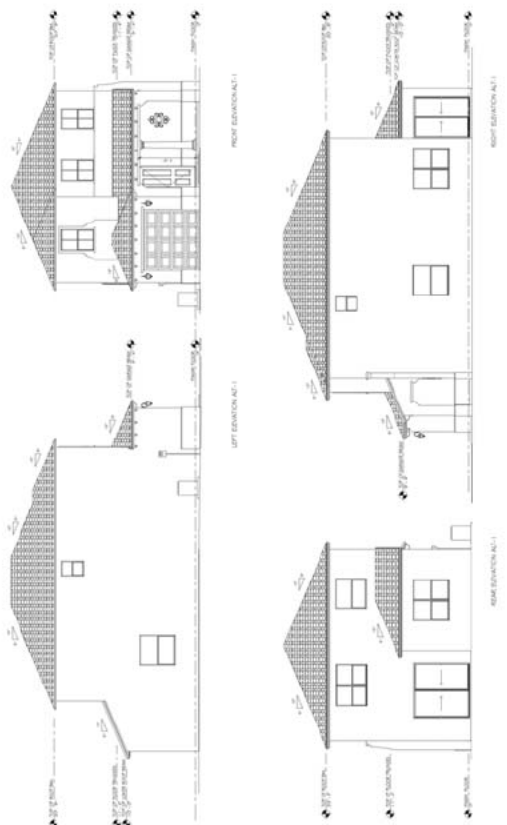


2.3 SINGLE FAMILY HOMES ELEVATIONS



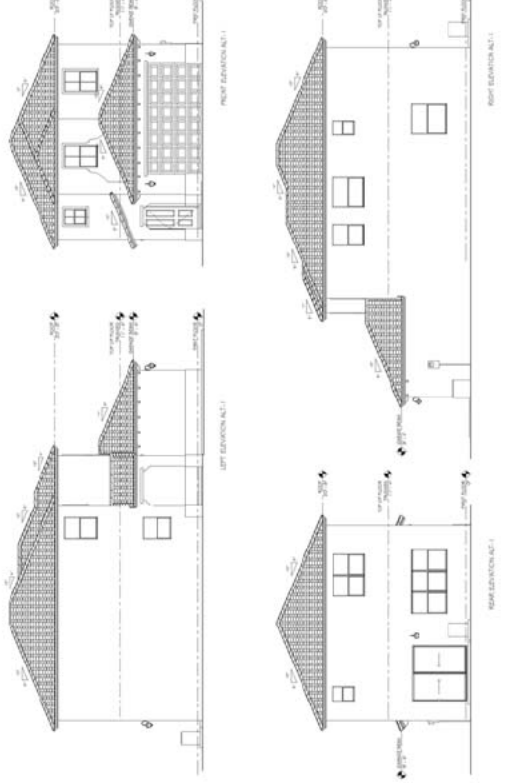
MODEL A
ELEVATIONS at 2
Sunrise Country Club Community Standards

2.3 SINGLE FAMILY HOMES ELEVATIONS



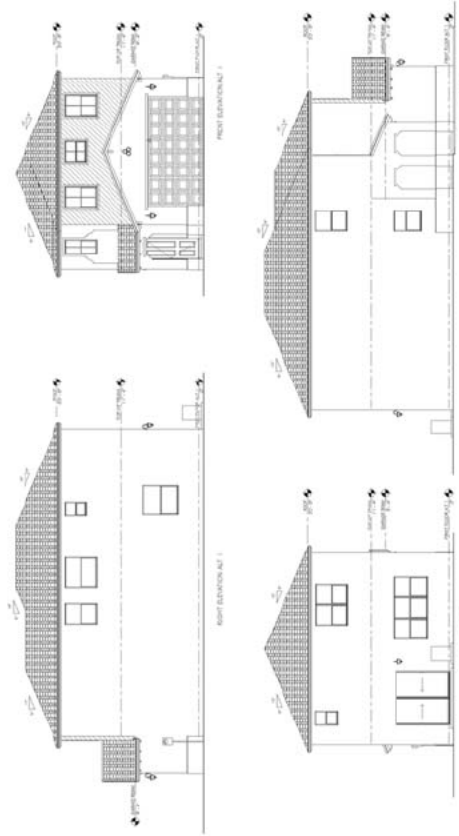
MODEL B
ELEVATIONS at 1
Sunrise Country Club Community Standards

2.3 SINGLE FAMILY HOMES ELEVATIONS



MODEL C
ELEVATIONS at 1
Sunrise Country Club Community Standards

2.3 SINGLE FAMILY HOMES ELEVATIONS



MODEL D
ELEVATIONS alt 1
Sunrise Country Club Community Standards

TOWNHOMES WITH GARAGES

CHAPTER 3

The Townhomes With Garages at Sunrise Country Club are available in various 3-bedroom and 4-bedroom models, ranging from 1,335 to 1,850 A/C square feet (1,600 to 2,150 total square feet).

Sunrise Country Club Community Standards



3.1 TOWNHOMES WITH GARAGES RENDERINGS



Sunrise Country Club Community Standards

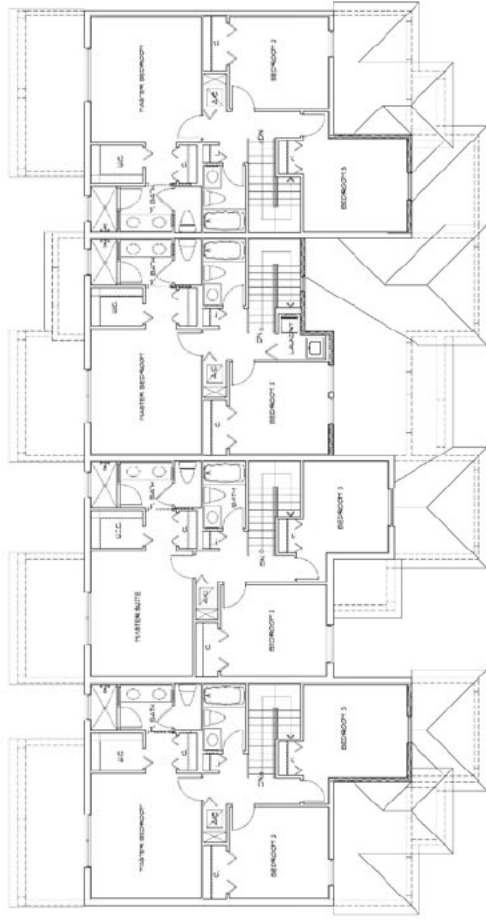
3.2 TOWNHOMES WITH GARAGES FLOOR PLANS



FIRST FLOOR PLAN

Sunrise Country Club Community Standards

3.2 TOWNHOMES WITH GARAGES FLOOR PLANS

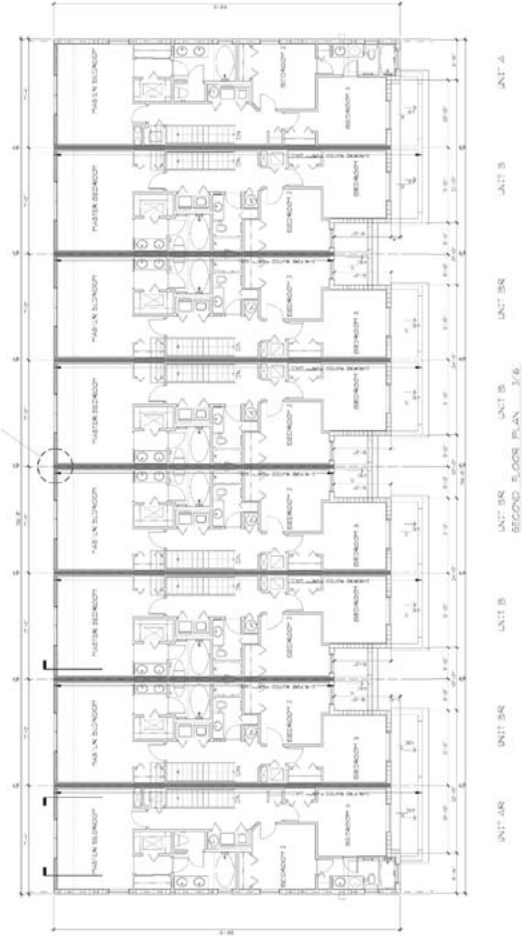


SECOND FLOOR PLAN

Sunrise Country Club Community Standards

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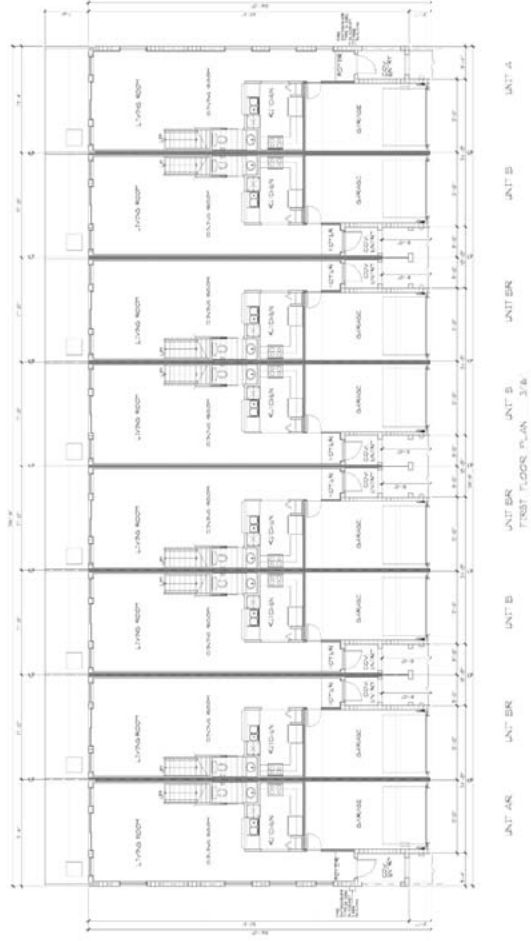
3.2 TOWNHOMES WITH GARAGES FLOOR PLANS



Sunrise Country Club Community Standards

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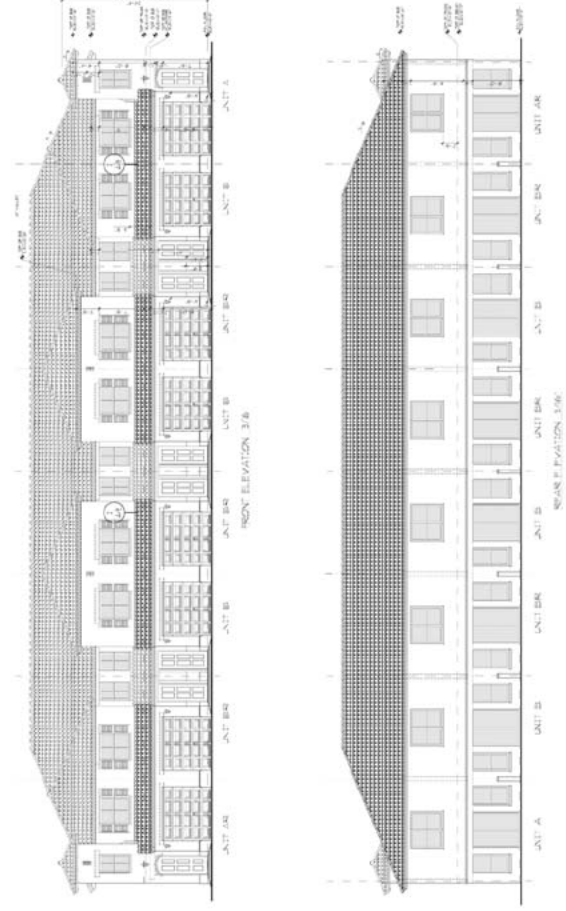
3.2 TOWNHOMES WITH GARAGES FLOOR PLANS



Sunrise Country Club Community Standards

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3.3 TOWNHOMES WITH GARAGES ELEVATIONS



Sunrise Country Club Community Standards

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TOWNHOMES WITHOUT GARAGES

CHAPTER 4

The Townhomes Without Garages at Sunrise Country Club are available in various 2-bedroom and 3-bedroom models, ranging from 1,100 to 1,700 A/C square feet.

Sunrise Country Club Community Standards

4.1 TOWNHOMES WITHOUT GARAGES RENDERINGS



FRONT ELEVATION



REAR ELEVATION

Sunrise Country Club Community Standards

4.1 TOWNHOMES WITHOUT GARAGES RENDERINGS



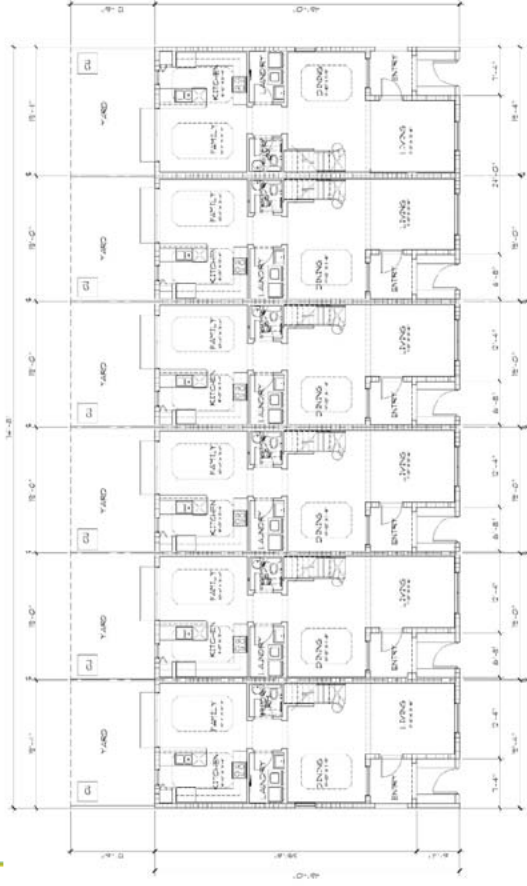
FRONT ELEVATION



SIDE ELEVATION

Sunrise Country Club Community Standards

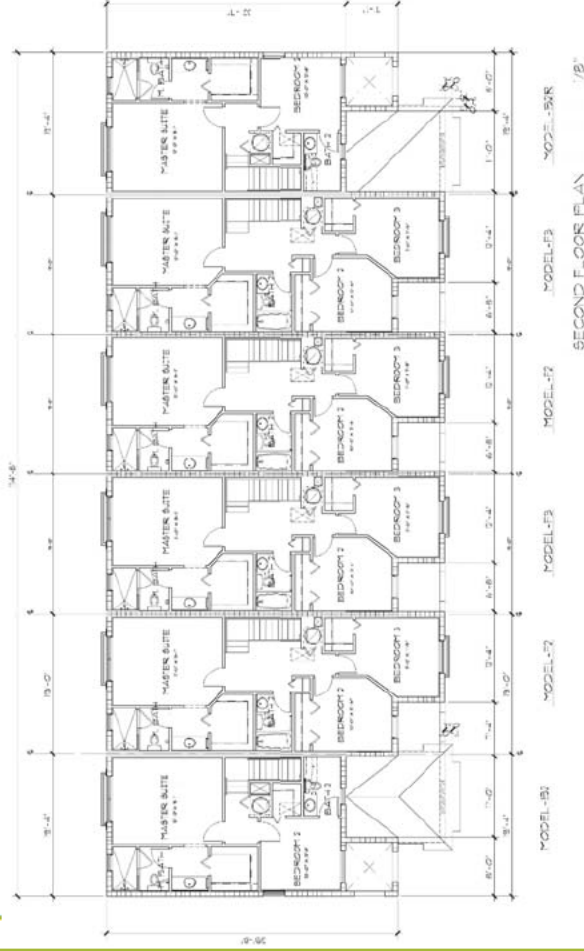
4.2 TOWNHOMES WITHOUT GARAGES FLOOR PLANS



FIRST FLOOR PLAN

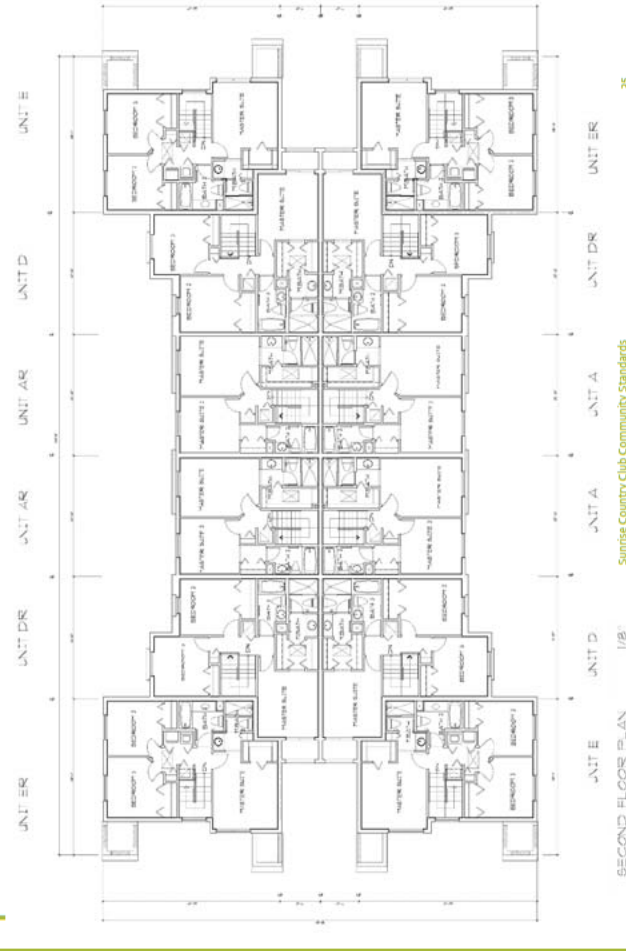
Sunrise Country Club Community Standards

4.2 TOWNHOMES WITHOUT GARAGES FLOOR PLANS



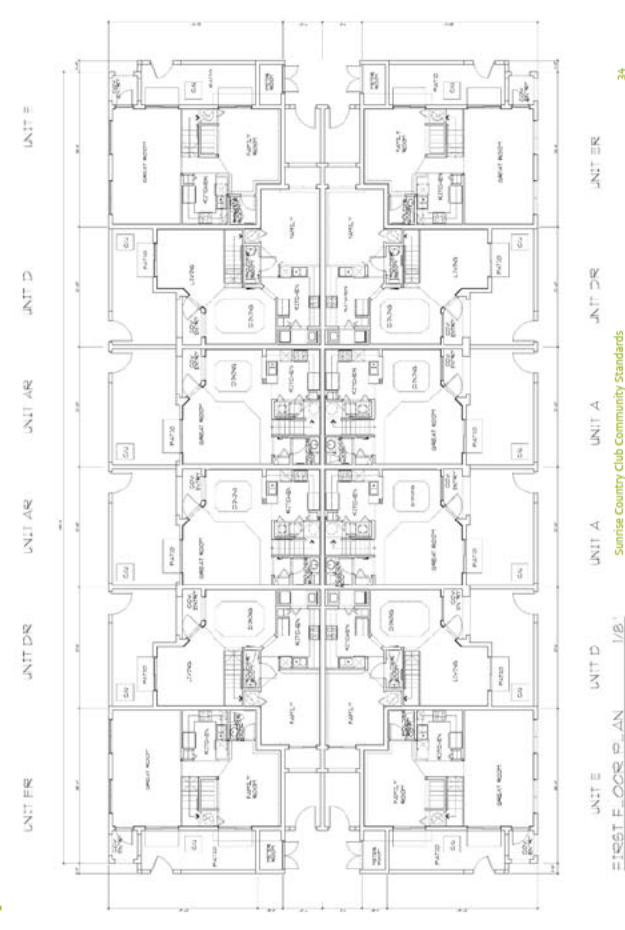
Sunrise Country Club Community Standards

4.2 TOWNHOMES WITHOUT GARAGES FLOOR PLANS



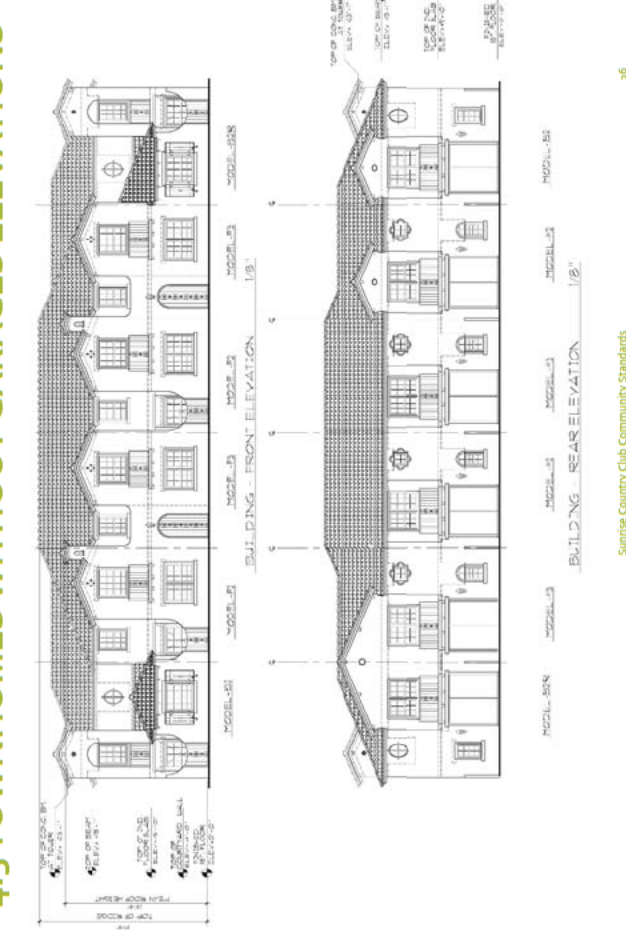
Sunrise Country Club Community Standards

4.2 TOWNHOMES WITHOUT GARAGES FLOOR PLANS



Sunrise Country Club Community Standards

4.3 TOWNHOMES WITHOUT GARAGES ELEVATIONS



Sunrise Country Club Community Standards