

**This instrument was prepared  
by and should be returned to:**

Adam I. Bregman, Esq.  
Shutts & Bowen LLP  
525 Okeechobee Blvd., Suite 1100  
West Palm Beach, Florida 33401

**FORM OF FIRST  
AMENDMENT FOR VOTE  
MARCH 3, 2026**

**Cross Reference:**  
O.R. Book 4560, Page 670

**FIRST AMENDMENT TO DECLARATION OF USE RESTRICTIONS  
INVERRARY GOLF COURSE AND CLUBHOUSE LANDS**

THIS FIRST AMENDMENT TO DECLARATION OF USE RESTRICTIONS INVERRARY GOLF COURSE AND CLUBHOUSE LANDS (this "First Amendment"), is made by THE INVERRARY ASSOCIATION, INC., a Florida not-for-profit corporation (the "Master Association") effective as of July 23, 2026 (the "Effective Date").

**RECITALS**

WHEREAS, that certain Declaration of Use Restrictions Inverrary Golf Course and Clubhouse Lands was executed by Haft Gaines Company and recorded on July 23, 1971, in Official Records Book 4560, Page 670, of the Public Records of Broward County, Florida (the "Original Declaration" and, as amended by this First Amendment, the "Declaration"), encumbering the real property legally described in Exhibit "A" to the Original Declaration (the "Restricted Land").

WHEREAS, the Original Declaration provides for an initial term of twenty-five (25) years from the date that the Original Declaration was recorded and that the same "shall be automatically renewed for successive ten (10) year periods."

WHEREAS, the Original Declaration further provides that "at the expiration of the initial term or any renewal thereof, the foregoing restrictions may be amended, modified or terminated by the affirmative vote of the owners of not less than two-thirds (2/3) of the land area described in Exhibit "B", as reflected in a duly executed instrument filed for record in the Public Records of Broward County, Florida; ..."

WHEREAS, the real property legally described in Exhibit "B" to the Original Declaration is herein referred to as the "Benefitted Land" and the owners of the parcels comprising the Benefitted Land are herein referred to as the "Benefitted Owners".

WHEREAS, the land area of the Benefitted Land is comprises +/- 680 acres.

WHEREAS, the Benefitted Owners of over two-thirds (2/3) of the land area of the Benefitted Land have affirmatively voted to modify the Original Declaration to release the real property legally described in Exhibit 1 attached hereto (the "Released Property") from the encumbrance of the Original Declaration, as further set forth in this First Amendment. The evidence of such affirmative vote by the Benefitted

Owners is either (i) as described in Exhibit 2 attached hereto and incorporated herein by this reference and/or (ii) by the execution of this First Amendment by such Benefitted Owners.

WHEREAS, the Master Association was formed in connection with that Declaration of Protective Covenants and Restrictions recorded on July 23, 1971, in Official Records Book 4560, Page 682, as amended and restated by that Amendment and Restatement of Declaration of Protective Covenants and Restrictions recorded on January 25, 1984, in Official Records Book 11433, Page 703, as amended by that Certificate of Amendment to Declaration of Protective Covenants and Restrictions recorded on July 26, 2002, in Official Records Book 33523, Page 277, all of the Public Records of Broward County, Florida, as may be further amended from time to time (the “Master Declaration”) to, among other matters (quoting from its Amended and Restated Bylaws), “own, manage, operate and improve the properties, amenities, and facilities previously and hereafter created for the use and benefit of all residents of Inverrary...”

WHEREAS, those Benefitted Owners who have affirmatively voted to modify the Original Declaration pursuant to this First Amendment but who have not evidenced such affirmative vote by executing this First Amendment or a joinder thereto have instead authorized the Master Association to execute and record this First Amendment on their behalf, as evidenced in the instruments referenced under Exhibit 2 attached hereto.

WHEREAS, Victorville West Limited Partnership, a California limited partnership (“Victorville”), as the current fee simple owner of the Restricted Land, has joined in the execution of this First Amendment to acknowledge and consent to provisions hereof.

WHEREAS, V-Ville, LLC, a Florida limited liability company (“V-Ville”), as current the holder of the mortgage encumbering the Restricted Land, has joined in this First Amendment to acknowledge and consent to provisions hereof, and to subordinate the lien of its mortgage to this First Amendment.

NOW, THEREFORE, the Master Association hereby enters into this First Amendment to memorialize the modifications of the Original Declaration that have been affirmatively agreed upon by the Benefitted Owners of over two-thirds (2/3) of the land area of the Benefitted Land.

1. Recitals; Tri-Party Agreement; Defined Terms. The above Recitals are true and correct and are incorporated in this First Amendment. Reference is made to that certain Agreement Regarding Inverrary Golf Course dated March 3, 2026, by and among Inverrary IG, LLC, a Florida limited liability company (“IIG”), Pulte Home Company, LLC, a Michigan limited liability company (“Pulte”), and the Master Association, governing certain arrangements between IIG, Pulte, and the Master Association with respect to this First Amendment and the acquisition and development of the Released Property (as the same may have been amended, the “Tri-Party Agreement”). All capitalized terms used in this First Amendment that are not defined in this First Amendment shall have the meanings ascribed to them in the Tri-Party Agreement. An executed copy of the Tri-Party Agreement is retained by the Master Association as part of its official records and is available for inspection by the Benefitted Owners.

2. Amendment to Exhibit “A” of the Original Declaration; Conditions Subsequent. Effective as of the Effective Date, Exhibit “A” to the Original Declaration is hereby replaced in its entirety with the new Exhibit “A” that is attached under Exhibit 3 to this First Amendment, in order to effectuate the release and removal of the Released Property from the encumbrance and applicability of the Original Declaration (the “Release”). Notwithstanding the foregoing, this First Amendment and the Release is expressly subject to the Conditions Subsequent such that in the event any of the Conditions Subsequent is not timely satisfied or deemed satisfied pursuant to the terms of the Tri-Party Agreement by the CS Cut-Off Date, WITH TIME BEING OF THE ESSENCE, then the Release and this First Amendment shall be automatically rendered

null and void ab initio and of no further force or effect whatsoever. Pursuant to the terms of the Tri-Party Agreement, the Conditions Subsequent shall run solely in favor of the Master Association.

3. Satisfaction Acknowledgment. If all of the Conditions Subsequent are timely satisfied or deemed satisfied pursuant to the terms of the Tri-Party Agreement by the CS Cut-Off Date, then the Master Association will, promptly upon demand, execute and deliver to IIG or Pulte (or either of their successors, assigns, or designees) the Acknowledgement of Satisfaction of Conditions Subsequent attached under Exhibit 4 to this First Amendment (the “Satisfaction Acknowledgment”), to be recorded in the Public Records of Broward County, Florida. As the sole beneficiary of the Conditions Subsequent, the Master Association’s execution of the Satisfaction Acknowledgment shall serve as complete and sufficient evidence that the Conditions Subsequent were timely satisfied without any other confirmation or undertaking by the Master Association or any other party.

4. Conflicts. In the event of any conflict between the terms and conditions of the Original Declaration and the terms of this First Amendment, then the terms of this First Amendment shall control. This First Amendment does not act to reimpose the original twenty-five year term as set forth in Paragraph 2 of the Original Declaration, nor does it extend or alter any time periods under the Florida’s Marketable Record Title Act (Florida Statutes §§ 712.01–712.12).

5. Counterparts. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original and all of which, when taken together, shall constitute one and the same instrument.

*[remainder of page intentionally left blank]*



[PLACEHOLDER FOR INDIVIDUAL DIRECT SIGNATURES]

**JOINDER**

The undersigned, as the fee simple owner of the Restricted Land, hereby joins in this First Amendment to evidence its consent to the terms of this First Amendment and agreement to be bound by the terms thereof.

Witness 1:

**VICTORVILLE WEST LIMITED,  
PARTNERSHIP**, a California limited  
partnership

Print Name: \_\_\_\_\_

By: Victorville West Management, Inc.,  
a Florida corporation,  
its sole General Partner

Address:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

By: \_\_\_\_\_  
Andrew Plesko, President

Witness 2:

Print Name: \_\_\_\_\_

**Mailing Address:**  
6515 Grand Teton Plaza, Suite 300  
Madison, Wisconsin 53719

Address:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

STATE OF \_\_\_\_\_ )  
 ) ss:  
COUNTY OF \_\_\_\_\_ )

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this \_\_\_\_ day of \_\_\_\_\_, 2026, by Andrew Plesko, as President of Victorville West Management, Inc., a Florida corporation, which is the sole General Partner of **VICTORVILLE WEST LIMITED PARTNERSHIP**, a California limited partnership, on behalf of the partnership, who  is personally known to me or  has produced \_\_\_\_\_ as identification.

[OFFICIAL NOTARIAL SEAL]

Print Name: \_\_\_\_\_  
Notary Public, State of \_\_\_\_\_  
My Commission Number: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

**CONSENT AND SUBORDINATION TO DECLARATION**

The undersigned, being the owner and holder of that certain (a) Mortgage and Security Agreement recorded on March 28, 2006, in Official Records Book 41704, Page 927 and (b) Assignment of Leases and Rents recorded on March 28, 2006 in Official Records Book 41704, Page 948, each as assigned by that Assignment of Mortgage and Security Agreement recorded on January 12, 2010 in Official Records Book 46797, Page 1, the foregoing recording references all being of the Public Records of Broward County, Florida (collectively, the “**Security Instruments**”), hereby joins in and consents to the foregoing this First Amendment and agrees that the Security Instruments shall be subordinate to this First Amendment.

Witness 1:

\_\_\_\_\_  
Print Name:\_\_\_\_\_

Address:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**V-VILLE, LLC,**  
a Florida limited liability company

By: Plesko Properties IV, LLC,  
a Wisconsin limited liability  
company, its sole Manager

By: \_\_\_\_\_  
Andrew Plesko, Manager

Witness 2:

\_\_\_\_\_  
Print Name:\_\_\_\_\_

Address:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Mailing Address:**  
6515 Grand Teton Plaza, Suite 300  
Madison, Wisconsin 53719

STATE OF \_\_\_\_\_ )  
 ) ss:  
COUNTY OF \_\_\_\_\_ )

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this \_\_\_\_ day of \_\_\_\_\_, 2026, by Andrew Plesko, as Manager of Plesko Properties IV, LLC, a Wisconsin limited liability company, which is the sole Manager of **V-VILLE, LLC**, a Florida limited liability company, on behalf of the company, who  is personally known to me or  has produced \_\_\_\_\_ as identification.

[OFFICIAL NOTARIAL SEAL]

\_\_\_\_\_  
Print Name:\_\_\_\_\_  
Notary Public, State of \_\_\_\_\_  
My Commission Number:\_\_\_\_\_  
My Commission Expires:\_\_\_\_\_

**EXHIBIT 1**  
**RELEASED PROPERTY**

**PARCEL I**

A TRACT OF LAND IN SECTION 22, TOWNSHIP 49 SOUTH, RANGE 41 EAST, PLAT OF FORT LAUDERDALE TRUCK FARMS, AS RECORDED IN PLAT BOOK 4, PAGE 31, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTH QUARTER CORNER OF SAID SECTION 22, SAID CORNER HAVING STATE PLANE COORDINATES NORTHING=666,287.4278 AND EASTING=904,330.3217, RELATIVE TO THE NORTH AMERICAN DATUM OF 1983, FLORIDA EAST ZONE, THENCE ON A GRID BEARING OF N89°32'52"E ALONG THE SOUTH LINE OF SAID SECTION 22, SAID LINE BEING THE BASIS OF BEARINGS, ALL BEARINGS HEREIN BEING RELATIVE THERETO, A DISTANCE OF 294.26 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF THE CENTRAL AND SOUTHERN FLORIDA CONTROL DISTRICT CANAL C-13; THENCE N37°23'52"E ALONG SAID WEST LINE, A DISTANCE OF 1049.26 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N37°23'52"E, A DISTANCE OF 1944.03 FEET TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY OF INVERRARY BOULEVARD, SAID RIGHT-OF-WAY BEING A NON-TANGENT CURVE CONCAVE NORTHEAST WITH A RADIUS OF 2904.79 FEET, A CHORD BEARING OF N49°23'49"W, A CHORD DISTANCE OF 193.99 FEET, AND A CENTRAL ANGLE OF 3°49'37"; THENCE NORTHWESTERLY ALONG SAID CURVE, A DISTANCE OF 194.02 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY S00°24'20"E, A DISTANCE OF 38.95 FEET; THENCE S47°25'39"W, A DISTANCE OF 7.37 FEET TO A POINT OF CURVE TO THE RIGHT, SAID CURVE HAVE A RADIUS OF 100 FEET AND A CENTRAL ANGLE OF 45°36'42"; THENCE WESTERLY ALONG SAID CURVE, A DISTANCE OF 79.61 FEET TO A POINT OF REVERSE CURVE; SAID CURVE HAVING A RADIUS OF 65.00 FEET AND A CENTRAL ANGLE OF 15°00'11"; THENCE WESTERLY ALONG SAID CURVE, A DISTANCE OF 17.02 FEET; THENCE S78°02'10"W, A DISTANCE OF 622.22 FEET; THENCE S37°23'49"W, A DISTANCE OF 296.00 FEET TO A POINT OF CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 275.00 FEET AND A CENTRAL ANGLE OF 23°25'48"; THENCE SOUTHWESTERLY ALONG SAID CURVE, A DISTANCE OF 112.46 FEET; THENCE N76°01'59"W, A DISTANCE OF 28.12 FEET; THENCE S74°36'20"W, A DISTANCE OF 20.00 FEET TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY OF ENVIRON BOULEVARD; SAID RIGHT-OF-WAY BEING A NON-TANGENT CURVE CONCAVE WEST WITH A RADIUS OF 548.12 FEET, A CHORD BEARING OF S02°12'24"E, A CHORD DISTANCE OF 250.05 FEET, AND A CENTRAL ANGLE OF 26°22'11"; THENCE SOUTHERLY ALONG SAID CURVE, A DISTANCE OF 252.27 FEET TO A POINT OF REVERSE CURVE, SAID CURVE HAVING A RADIUS OF 1445.00 FEET AND A CENTRAL ANGLE OF 23°02'58"; THENCE SOUTHERLY ALONG SAID CURVE, A DISTANCE OF 581.31 FEET TO A POINT OF REVERSE CURVE, SAID CURVE HAVING A RADIUS OF 376.27 FEET AND A CENTRAL ANGLE OF 49°44'28"; THENCE SOUTHWESTERLY ALONG SAID CURVE, A DISTANCE OF 326.66 FEET; THE PREVIOUS THREE (3) COURSES BEING ALONG SAID EAST RIGHT-OF-WAY; THENCE DEPARTING SAID RIGHT-OF-WAY S52°36'08"E, A DISTANCE OF 0.03 FEET TO THE POINT OF BEGINNING.

**PARCEL II**

A TRACT OF LAND IN SECTION 23, TOWNSHIP 49 SOUTH, RANGE 41 EAST, PLAT OF FORT LAUDERDALE TRUCK FARMS, AS RECORDED IN PLAT BOOK 4, PAGE 31, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE EAST QUARTER CORNER OF SAID SECTION 23, SAID CORNER HAVING STATE PLANE COORDINATES NORTHING=668,990.2939 AND EASTING=912,189.2892, RELATIVE TO THE NORTH AMERICAN DATUM OF 1983, FLORIDA EAST ZONE, THENCE ON A GRID BEARING OF N01°24'32"W ALONG THE EAST LINE OF SAID SECTION 23, SAID LINE BEING THE BASIS OF BEARINGS, ALL BEARINGS HEREIN BEING RELATIVE THERETO, A DISTANCE OF 332.26 FEET TO A POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY

LINE OF THE CENTRAL AND SOUTHERN FLORIDA CONTROL DISTRICT CANAL C-13; THENCE S89°22'21"W ALONG SAID NORTH LINE, A DISTANCE OF 426.45 FEET TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY OF ROCK ISLAND ROAD, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUE S89°22'21"W ALONG SAID NORTH LINE, A DISTANCE OF 4,473.10 FEET; THENCE N00°37'39"W, A DISTANCE OF 100.00 FEET TO A POINT OF A NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 17°15'26", AND A CHORD BEARING OF N80°44'39"E; THENCE EASTERLY ALONG SAID CURVE A DISTANCE OF 60.24 FEET; THENCE N72°06'55"E, A DISTANCE OF 99.61 FEET TO A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 655.16 FEET AND A CENTRAL ANGLE OF 07°03'33"; THENCE EASTERLY ALONG SAID CURVE A DISTANCE OF 80.72 FEET; THENCE N00°00'11"W, A DISTANCE OF 371.27 FEET TO A POINT ON THE SOUTH LINE OF THE INVERRARY COUNTRY CLUB APARTMENTS SECTION TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 78, PAGE 49, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE N65°37'58"E ALONG SAID LINE, A DISTANCE OF 77.69 FEET; THENCE S86°22'46"E ALONG SAID LINE, A DISTANCE OF 508.01 FEET TO THE SOUTHWEST CORNER OF THE FALLS OF INVERRARY SECTION ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 71, PAGE 16, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE S69°51'16"E ALONG THE SOUTH LINE OF SAID PLAT, A DISTANCE OF 479.30 FEET; THENCE N81°50'32"E ALONG SAID LINE AND THE EASTERLY EXTENSION THEREOF, A DISTANCE OF 597.88 FEET TO A CORNER ON THE SOUTH LINE OF THE MANORS OF INVERRARY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 82, PAGE 48, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THE FOLLOWING FIFTEEN (15) CALLS BEING ALONG THE SOUTH, EAST AND NORTH LINES OF SAID PLAT; THENCE N76°51'42"E, A DISTANCE OF 389.39 FEET; THENCE S89°30'24"E, A DISTANCE OF 280.05 FEET; THENCE S85°24'05"E, A DISTANCE OF 391.57 FEET; THENCE N68°25'58"E, A DISTANCE OF 417.85 FEET; THENCE N60°51'35"E, A DISTANCE OF 125.30 FEET; THENCE N10°15'16"E, A DISTANCE OF 213.78 FEET; THENCE N11°41'41"W, A DISTANCE OF 387.33 FEET; THENCE N09°46'20"E, A DISTANCE OF 111.80 FEET; THENCE N21°05'09"W, A DISTANCE OF 85.44 FEET; THENCE N08°34'10"E, A DISTANCE OF 208.77 FEET; THENCE N82°02'35"W, A DISTANCE OF 150.00 FEET; THENCE S63°01'12"W, A DISTANCE OF 692.11 FEET; THENCE S83°21'17"W, A DISTANCE OF 140.80 FEET; THENCE S70°31'25"W, A DISTANCE OF 354.19 FEET; THENCE N69°07'00"W, A DISTANCE OF 273.91 FEET; THENCE N83°40'56"W ALONG THE NORTH LINE OF SAID PLAT AND THE WESTERLY EXTENSION THEREOF, A DISTANCE OF 325.13 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE NORTH LINE OF THE INVERRARY COUNTRY CLUB APARTMENTS SECTION THREE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 80, PAGE 2, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE N77°48'39"W ALONG SAID LINE AND EXTENSION, A DISTANCE OF 517.00 FEET TO A CORNER ON SAID NORTH LINE; THENCE N83°17'40"W ALONG SAID LINE, A DISTANCE OF 548.81 FEET; THENCE S85°11'09"W ALONG SAID LINE, A DISTANCE OF 666.85 FEET TO THE NORTHWEST CORNER OF SAID PLAT; THENCE S88°36'10"W, A DISTANCE OF 43.84 FEET; THENCE N22°50'12"E, A DISTANCE OF 55.90 FEET; THENCE N03°08'25"E, A DISTANCE OF 317.61 FEET; THENCE N28°07'49"E, A DISTANCE OF 106.09 FEET TO THE SOUTHWEST CORNER OF TRACT "B", THE GREENS OF INVERRARY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 80, PAGE 18, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE S81°59'46"E ALONG THE SOUTH LINE OF SAID TRACT, A DISTANCE OF 50.49 FEET; THENCE N82°02'03"E ALONG SAID LINE, A DISTANCE OF 186.82 FEET; THENCE N67°41'10"E ALONG SAID ALINE, A DISTANCE OF 291.93 FEET TO THE NORTHEAST CORNER OF SAID TRACT; THENCE S88°06'31"E ALONG THE SOUTH LINE OF TRACT "A" OF SAID PLAT, A DISTANCE OF 771.41 FEET; THENCE N82°31'19"E ALONG SAID LINE, A DISTANCE OF 91.79 FEET; THENCE S62°24'47"E ALONG SAID LINE AND THE EASTERLY EXTENSION

Exhibit 1

THEREOF, A DISTANCE OF 143.64 FEET; THENCE S42°02'27"E ALONG THE WESTERLY EXTENSION OF THE SOUTH LINE OF TRACT "B", THE GREENS OF INVERRARY FIRST ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 81, PAGE 16, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, A DISTANCE OF 194.00 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE SOUTH LINE OF TRACT "A" OF SAID PLAT; THENCE S57°02'46"E ALONG THE SOUTH LINE OF SAID TRACTS "A" AND "B", A DISTANCE OF 391.93 FEET; THE FOLLOWING FIVE (5) CALLS BEING ALONG THE SOUTH LINE OF SAID TRACT "A"; THENCE N64°13'06"E, A DISTANCE OF 649.86 FEET; THENCE S88°47'08"E, A DISTANCE OF 631.13 FEET; THENCE S10°35'08"E, A DISTANCE OF 162.79 FEET; THENCE S82°01'05"E, A DISTANCE OF 310.99 FEET; THENCE N27°04'41"E, A DISTANCE OF 232.57 FEET; THENCE N89°34'05"E ALONG SAID SOUTH LINE AND THE EASTERLY EXTENSION THEREOF, A DISTANCE OF 403.53 FEET TO THE NORTHWEST CORNER OF TRACT "A", THE EXECUTIVE HOUSE OF INVERRARY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 83, PAGE 14, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE S23°01'35"E ALONG THE WEST LINE OF SAID TRACT, A DISTANCE OF 658.00 FEET; THENCE S11°53'25"E ALONG SAID WEST LINE, A DISTANCE OF 329.10 FEET TO THE SOUTHWEST CORNER OF SAID TRACT; THENCE S74°50'31"E ALONG THE SOUTH LINE OF SAID TRACT, A DISTANCE OF 153.31 FEET TO THE SOUTHERNMOST CORNER OF SAID TRACT; THENCE N42°46'47"E ALONG SAID LINE, A DISTANCE OF 176.49 FEET TO A POINT ALONG THE WEST RIGHT-OF-WAY LINE OF ROCK ISLAND ROAD, SAID POINT BEING THE POINT OF A NON-TANGENT CURVE CONCAVE EAST, SAID CURVE HAVING A RADIUS OF 7,889.44 FEET, AND A CENTRAL ANGLE OF 05°48'29", AND A CHORD BEARING OF S01°29'06"W; THENCE SOUTHERLY ALONG SAID RIGHT-OF-WAY LINE AND SAID CURVE A DISTANCE OF 799.75 FEET; THENCE S01°25'09"E ALONG SAID LINE, A DISTANCE OF 279.53 FEET TO THE POINT OF BEGINNING.

Exhibit 1





<b>Total Acres / Percentage of Acres</b>			

**IV. PRIVATELY-OWNED NON-ASSOCIATION PROPERTIES**

<b>Name</b>	<b>Book and Page of Confirmation of Vote</b>	<b>Number of Acres</b>	<b>Percentage of 680 Acres</b>
<b>Total Acres / Percentage of Acres</b>			

**V. GOVERNMENT-OWNED PROPERTIES**

Name	Book and Page of Confirmation of Vote	Number of Acres	Percentage of 680 Acres
<b>Total Acres / Percentage of Acres</b>			

**VI. INDIVIDUAL PARCEL JOINDERS NOT CERTIFIED BY AN ASSOCIATION**

Name	Number of Acres	Percentage of 680 Acres
<b>Total Acres / Percentage of Acres</b>		

An affirmative requires approval of 2/3 of the total land area. 2/3 of 680 acres =                      acres.

Total Acres Voting in Favor of this First Amendment:                     .

Total Percentage of 680 Acres Voting in Favor of this First Amendment:                     .

*[NOTE: SIGNATURE BLOCKS AND JOINDERS MAY BE MODIFIED TO ACCOMMODATE ACTUAL SIGNATURES, REQUIREMENTS OF THE TITLE INSURANCE COMPANY AND REQUIREMENTS OF THE RECORDER'S OFFICE.]*

**EXHIBIT 3**

**REPLACEMENT EXHIBIT "A" TO ORIGINAL DECLARATION**

(See Attached)

Exhibit 3

**Exhibit "A"**

**Legal Description**

**PARCEL A (THE LANDS DESCRIBED IN EXHIBIT "A" TO DECLARATION OF USE RESTRICTIONS (OFFICIAL RECORDS BOOK 4560, PAGES 670 THROUGH 681, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA))**

TRACT "A" OF INVERRARY COUNTRY CLUB, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 70, PAGE 46, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH THE PARCELS OF LAND ENTITLED "EXECUTIVE GOLF COURSE", "EAST GOLF COURSE" AND "WEST GOLF COURSE" AS FOLLOWS:

**EXECUTIVE GOLF COURSE**

A TRACT OF LAND IN SECTION 23, TOWNSHIP 49 SOUTH, RANGE 41 EAST, PLAT OF FORT LAUDERDALE TRUCK FARMS, AS RECORDED IN PLAT BOOK 4, AT PAGE 31, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 23, THE STANDARD PLANE RECTANGULAR GRID COORDINATES FOR THE EAST ZONE OF FLORIDA FOR SAID POINT BEING, X=756,015.68, Y=666,185.77; THENCE RUN S89°29'25"W ON A TRUE GRID BEARING ALONG THE SOUTH LINE OF SAID SECTION 23, 1219.99 FEET TO AN INTERSECTION WITH THE WESTERLY BOUNDARY OF THE WESTERLY 20 FOOT ANCHOR EASEMENT AS RECORDED IN DEED BOOK 826, PAGE 622 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, THENCE RUN N1°25'21"W ALONG SAID WESTERLY BOUNDARY, 100.01 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED TRACT; THENCE CONTINUE N1°25'21"W ALONG THE LAST DESCRIBED LINE, 359.99 FEET; THENCE RUN S89°39'53"W, 474.33 FEET; THENCE RUN N76°53'44"W, 820.36 FEET; THENCE RUN S75°52'28"W, 168.03 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHWEST, SAID POINT BEARING N61°29'58"E FROM THE CENTER OF SAID CURVE, THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING FOR ITS ELEMENTS, A RADIUS OF 1127.43 FEET AND A CENTRAL ANGLE OF 21°23'58" FOR 421.08 FEET TO A POINT OF TANGENCY; THENCE RUN N49°54'00"W, 22.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST; THENCE RUN ALONG THE ARC OF SAID CURVE, HAVING FOR ITS ELEMENTS A RADIUS OF 2588.45 FEET AND A CENTRAL ANGLE OF 2°07'20", FOR 95.88 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE, CONCAVE TO THE SOUTHEAST; THENCE RUN ALONG THE ARC OF SAID CURVE, HAVING FOR ITS ELEMENTS A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 101°29'19" FOR 53.14 FEET TO A POINT OF COMPOUND CURVATURE OF A CIRCULAR CURVE, CONCAVE TO THE SOUTHEAST; THENCE RUN ALONG THE ARC OF SAID CURVE, HAVING FOR ITS ELEMENTS A RADIUS OF 586.94 FEET AND A CENTRAL ANGLE OF 59°56'50", FOR 614.10 FEET TO A POINT OF TANGENCY; THENCE RUN S70°35'11"E, 489.22 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST; THENCE RUN ALONG THE ARC OF SAID CURVE, HAVING FOR ITS ELEMENTS, A RADIUS OF 538.84 FEET AND A CENTRAL ANGLE OF 116°55'18" FOR 1099.59 FEET TO A POINT OF TANGENCY; THENCE RUN N7°30'29"W, 681.19 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST; THENCE RUN ALONG THE ARC OF SAID CURVE, HAVING FOR ITS ELEMENTS A RADIUS OF 419.60 FEET AND A CENTRAL ANGLE OF 44°02'07" FOR 322.49 FEET TO A POINT OF SAID CURVE, SAID POINT BEARING N53°28'22"W FROM THE CENTER OF SAID CURVE; THENCE RUN N89°20'18"E, 140.18 FEET TO AN INTERSECTION WITH THE EASTERLY BOUNDARY OF THE EASTERLY 20 FOOT ANCHOR EASEMENT AS RECORDED IN SAID DEED BOOK 826, PAGE 622; THENCE RUN N1°25'21"W ALONG SAID EASTERLY BOUNDARY, 256.16 FEET TO AN INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF CENTRAL

AND SOUTHERN FLORIDA FLOOD CONTROL CANAL C-13 AS RECORDED IN THE DEED BOOK 824, PAGE 332 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE RUN N89°20'18"E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 652.71 FEET; THENCE RUN S1°27'12"E, 1788.22 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE TO THE NORTHWEST; THENCE RUN ALONG THE ARC OF SAID CURVE, HAVING FOR ITS ELEMENTS A RADIUS OF 402.47 FEET AND A CENTRAL ANGLE OF 63°28'58", FOR 445.93 FEET TO A POINT OF TANGENCY; THENCE RUN S62°01'46"W, 195.08 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE TO THE SOUTHEAST; THENCE RUN ALONG THE ARC OF SAID CURVE, HAVING FOR ITS ELEMENTS A RADIUS OF 552.47 FEET AND A CENTRAL ANGLE OF 57°50'21" FOR 557.71 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE TO THE NORTHWEST; THENCE RUN ALONG THE ARC OF SAID CURVE, HAVING FOR ITS ELEMENTS A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 85°18'00", FOR 37.22 FEET TO A POINT OF TANGENCY; THENCE RUN S89°29'25"W ALONG A LINE THAT IS PARALLEL TO AND 100.00 FEET NORTHERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE SOUTH LINE OF SAID SECTION 23 FOR 68.35 FEET TO THE "POINT OF BEGINNING," CONTAINING 62.79 ACRES, MORE OR LESS AND SUBJECT TO A 100 FOOT-WIDE FLORIDA POWER AND LIGHT COMPANY UTILITY EASEMENT AS RECORDED IN DEED BOOK 826, PAGE 622 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

#### **EAST GOLF COURSE**

A TRACT OF LAND LYING IN THE N 1/2 OF SECTION 23 AND EXTENDING WEST INTO SECTION 22, TOWNSHIP 49 SOUTH, RANGE 41 EAST, PLAT OF FORT LAUDERDALE TRUCK FARMS, AS RECORDED IN PLAT BOOK 4, PAGE 31, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 23, THE STANDARD PLANE RECTANGULAR GRID COORDINATES FOR THE EAST ZONE OF FLORIDA FOR SAID POINT BEING X=750, 601.76, Y=671, 417.19; THENCE RUN S 1°23'24" E ON A TRUE GRID BEARING ALONG THE WEST LINE OF SAID SECTION 23, FOR 40.01 FEET TO THE "POINT OF BEGINNING" OF THE FOLLOWING DESCRIBED TRACT; THENCE RUN N 89°32'02" E ALONG A LINE THAT IS 40.00 FEET SOUTHERLY, AS MEASURED AT RIGHT ANGLES, TO THE NORTH LINE OF SAID SECTION 23, 274.63 FEET; THENCE RUN S 10°18'17" E, 294.18 FEET; THENCE RUN S 82°01'49" E, 50.49 FEET; THENCE RUN N 82°00'00" E, 186.82 FEET; THENCE RUN N 67°39'07" E, 291.93 FEET; THENCE RUN S 88°08'34" E, 771.41 FEET; THENCE RUN N 82°29'16" E, 91.79 FEET; THENCE RUN S 62°26'50" E, 129.71 FEET; THENCE RUN S 42°04'30" E, 194.00 FEET; THENCE RUN S 57°04'49" E, 391.93 FEET; THENCE RUN N 64°11'03" E, 649.86 FEET; THENCE RUN S 88°49'11" E, 631.13 FEET; THENCE RUN S 10°37'11" E, 162.79 FEET; THENCE RUN S 82°03'08" E, 310.99 FEET; THENCE RUN N 27°02'38" E, 232.57 FEET; THENCE RUN N 89°32'02" E, 403.53 FEET; THENCE RUN S 23°03'38" E, 658.00 FEET; THENCE RUN S 11°55'28" E, 329.10 FEET; THENCE RUN S 74°52'34" E, 153.31 FEET; THENCE RUN N 42°44'44" E, 176.49 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHEAST, SAID POINT BEARING N 85°38'43" W FROM THE CENTER OF SAID CURVE; THENCE RUN SOUTHWESTERLY AND THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING FOR ITS ELEMENTS, A RADIUS 7889.44 FEET AND A CENTRAL ANGLE OF 5°48'29", FOR 799.75 FEET TO A POINT OF TANGENCY; THENCE RUN S 1°27'12" E, 279.53 FEET, TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF CENTRAL AND SOUTHERN FLORIDA FLOOD CONTROL DISTRICT CANAL C-13 AS SHOWN ON THE RIGHT-OF-WAY MAP OF SAID CANAL C-13, LAST REVISED DATE 9-12-55; THENCE RUN S 89°20'18" W ALONG THE SAID NORTH RIGHT-OF-WAY LINE OF CANAL C-13, 4786.82 FEET TO THE EASTERLY MOST CORNER OF TRACT "A", "INVERRARY COUNTRY CLUB", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 70,

Exhibit 3

PAGE 46, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE RUN N 52°37'29" W ALONG THE NORTHEASTERLY BOUNDARY OF SAID TRACT "A", 460.00 FEET; THENCE RUN S 78°07'48" W ALONG THE NORTHERLY BOUNDARY OF SAID TRACT "A", 351.49 FEET; THENCE RUN N 17°17'15" E, 65.27 FEET; THENCE RUN N 10°13'04" W 411.53 FEET; THENCE RUN N 24°42'09" W, 275.18 FEET; THENCE RUN N 1°14'43" E, 138.03 FEET; THENCE RUN N 67°41'38" W, 84.31 FEET; THENCE RUN N 21°30'05" W, 354.68 FEET; THENCE RUN N 28°26'35" E, 54.59 FEET; THENCE RUN S 80°47'51" E, 181.33 FEET; THENCE RUN N 43°56'38" E, 306.94 FEET; THENCE RUN N 24°32'41" E, 675.80 FEET; THENCE RUN N 89°27'26" E ALONG A LINE THAT IS 40.00 FEET SOUTHERLY, MEASURED AT RIGHT ANGLES TO THE NORTH LINE OF SAID SECTION 22, FOR 259.03 FEET TO THE "POINT OF BEGINNING", EXCLUDING THEREFROM THE PLAT OF "THE FALLS OF INVERRARY SECTION ONE" PLAT BOOK 71, PAGE 16 AND THAT PORTION OF INVERRARY DRIVE AND THE CANAL AS SHOWN ON THE PLAT OF "INVERRARY COUNTRY CLUB", PLAT BOOK 70, PAGE 46, SHEET 4, THAT LIES WITHIN THE PREVIOUSLY DESCRIBED TRACT, SAID PLATS BEING RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LESS THAT PART THEREOF DESCRIBED AS PARCEL 102, FEE SIMPLE, VESTED IN BROWARD COUNTY BY ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 19518, PAGE 651, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

AND ALSO EXCLUDING THEREFROM THE FOLLOWING DESCRIBED TRACT:

COMMENCE AT THE SAID NORTHWEST CORNER OF SECTION 23, THENCE RUN S 1°23'24" E ALONG THE WEST LINE OF SAID SECTION 23, 793.83 FEET; THENCE RUN N 88°36'36" E, 264.04 FEET TO THE "POINT OF BEGINNING" OF THE FOLLOWING DESCRIBED TRACT; THENCE RUN N 85°11'11" E, 667.35 FEET; THENCE RUN S 83°18'09" E, 548.75 FEET; THENCE RUN S 77°49'12" E, 516.63 FEET; THENCE RUN S 83°41'20" E, 325.08 FEET; THENCE RUN S 69°07'33" E, 273.91 FEET; THENCE RUN N 70°30'52" E, 354.19 FEET; THENCE RUN N 83°20'44" E, 140.80 FEET; THENCE RUN N 63°00'39" E, 692.11 FEET; THENCE RUN S 82°03'08" E, 150.00 FEET; THENCE RUN S 8°33'37" W, 208.77 FEET; THENCE RUN S 21°05'42" E, 85.44 FEET; THENCE RUN S 9°45'47" W, 111.80 FEET; THENCE RUN S 11°42'14" E, 387.33 FEET; THENCE RUN S 10°14'43" W, 213.78 FEET; THENCE RUN S 60°51'02" W, 125.30 FEET; THENCE RUN S 68°25'25" W, 417.85 FEET; THENCE RUN N 85°24'38" W, 391.57 FEET; THENCE RUN N 89°30'57" W, 280.05 FEET; THENCE RUN S 76°51'09" W, 389.39 FEET; THENCE RUN S 81°49'59" W, 597.88 FEET; THENCE RUN N 69°51'49" W, 479.30 FEET; THENCE RUN N 86°23'19" W, 508.01 FEET; THENCE RUN S 65°37'25" W, 281.06 FEET; THENCE RUN N 82°08'02" W, 153.44 FEET; THENCE RUN N 33°05'45" W, 267.38 FEET; THENCE RUN N 13°49'52" E, 338.82 FEET; THENCE RUN N 14°35'20" W, 301.73 FEET; THENCE RUN N 22°50'44" E 234.39 FEET TO THE "POINT OF BEGINNING".

THE ABOVE DESCRIBED TRACT CONTAINS THEREIN ALL OF THE PREVIOUSLY EXCLUDED PLAT OF "THE FALLS OF INVERRARY SECTION ONE" AND PORTIONS OF THE PREVIOUSLY EXCLUDED PORTIONS OF INVERRARY DRIVE AND CANAL, ACCORDING TO SAID PLAT OF "INVERRARY COUNTRY CLUB".

#### **WEST GOLF COURSE**

A TRACT OF LAND IN SECTION 22, TOWNSHIP 49 SOUTH, RANGE 41 EAST, PLAT OF FORT LAUDERDALE TRUCK FARMS, AS RECORDED IN PLAT BOOK 4, PAGE 31, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH 1/4 CORNER OF SAID SECTION 22, THE STANDARD PLANE  
 RECTANGULAR GRID COORDINATES FOR THE EAST ZONE OF FLORIDA FOR SAID POINT  
 BEING X=748,089.97, Y=666,117.19; THENCE RUN S 89°31'56" W ALONG THE SOUTH LINE OF  
 SAID SECTION 22 FOR 439.55 FEET; THENCE RUN N 0°28'04" W, 672.73 FEET TO A POINT OF  
 CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST; THENCE RUN ALONG THE ARC  
 OF SAID CURVE, HAVING FOR ITS ELEMENTS A RADIUS OF 1575.00 FEET AND A CENTRAL  
 ANGLE OF 30°31'03", FOR 838.89 FEET TO A POINT OF TANGENCY; THENCE RUN N 30°59'07"  
 W, 1658.18 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST; THENCE  
 RUN N 59°00'53" E ON A LINE RADIAL TO SAID CURVE FOR 50.00 FEET TO A POINT OF  
 CURVATURE OF A CURVE CONCENTRIC TO THE LAST DESCRIBED CURVE, SAID POINT  
 BEING THE "POINT OF BEGINNING" OF THE FOLLOWING DESCRIBED TRACT; THENCE RUN  
 NORTHWESTERLY, NORTHERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE  
 HAVING FOR ITS ELEMENTS, A RADIUS OF 1525.00 FEET AND A CENTRAL ANGLE OF  
 78°15'57", FOR 2083.14 FEET, TO A POINT ON SAID CURVE BEARING N 42°43'10" W FROM THE  
 CENTER OF SAID CURVE; THENCE RUN S 62°18'31" E, 122.82 FEET THENCE RUN N 80°26'54"  
 E, 210.92 FEET; THENCE RUN S 59°59'07" E, 289.87 FEET; THENCE RUN N 89°14'10" E, 375.03  
 FEET; THENCE RUN N 78°27'31" E, 339.87 FEET; THENCE RUN S 67°59'19" E, 304.17 FEET;  
 THENCE RUN S 60°28'43" E, 667.68 FEET; THENCE RUN N 86°21'20" E, 150.68 FEET; THENCE  
 RUN S 0°32'40" E, 31.22 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE  
 NORTHEAST; THENCE RUN ALONG THE ARC OF SAID CURVE, HAVING FOR ITS ELEMENTS  
 A RADIUS OF 1706.21 FEET AND A CENTRAL ANGLE OF 17°17'45", FOR 515.05 FEET TO A  
 POINT OF REVERSE CURVATURE TO A CURVE CONCAVE TO THE NORTHWEST; THENCE  
 RUN ALONG THE ARC OF SAID CURVE, HAVING FOR ITS ELEMENTS A RADIUS OF 25.00  
 FEET AND A CENTRAL ANGLE OF 87°42'52" FOR 38.27 FEET TO A POINT OF TANGENCY;  
 THENCE RUN S 69°52'27" W, 294.11 FEET TO A POINT OF CURVATURE CONCAVE TO THE  
 NORTHWEST; THENCE RUN ALONG THE ARC OF SAID CURVE, HAVING FOR ITS ELEMENTS  
 A RADIUS OF 1260.00 FEET AND A CENTRAL ANGLE OF 39°21'43", FOR 865.61 FEET TO A  
 POINT ON SAID CURVE; SAID POINT BEARING S 19°14'10" W FROM THE CENTER OF SAID  
 CURVE; THENCE N 46°28'08" E, 284.67 FEET; THENCE RUN N 11°49'41" E, 195.14 FEET;  
 THENCE RUN N 72°11'19" W, 784.61 FEET; THENCE RUN S 84°05'37" W, 204.08 FEET; THENCE  
 RUN N 35°09'15" W, 173.68 FEET; THENCE RUN S 86°01'14" W, 230.56 FEET; THENCE RUN S  
 22°31'14" W, 665.77 FEET; THENCE RUN S 9°01'39" E, 541.71 FEET; THENCE RUN S 65°03'22" E,  
 315.19 FEET TO A POINT ON A CURVE BEARING S 61°39'03" W FROM THE CENTER OF SAID  
 CURVE; THENCE RUN ALONG THE ARC OF SAID CURVE, HAVING FOR ITS ELEMENTS A  
 RADIUS OF 480.00 FEET AND A CENTRAL ANGLE OF 49°16'29" FOR 412.80 FEET TO A POINT  
 ON SAID CURVE, BEARING S 12°22'34" W FROM THE CENTER OF SAID CURVE; THENCE  
 RUN S 39°22'06" E, 551.24 FEET; THENCE S 48°59'16" E, 589.74 FEET; THENCE RUN N 78°15'27"  
 E, 181.81 FEET; THENCE RUN S 57°26'22" E, 393.91 FEET; THENCE RUN N 78°44'42" E, 218.03  
 FEET TO A POINT ON A CURVE CONCAVE TO THE WEST, SAID POINT BEARING N 83°54'19" E  
 FROM THE CENTER OF SAID CURVE; THENCE RUN ALONG THE ARC OF SAID CURVE,  
 HAVING FOR ITS ELEMENTS A RADIUS OF 488.12 FEET, AND A CENTRAL ANGLE OF  
 17°02'58", FOR 145.25 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO  
 THE SOUTHEAST; THENCE RUN ALONG THE ARC OF SAID CURVE, HAVING FOR ITS  
 ELEMENTS A RADIUS OF 1505.00 FEET AND A CENTRAL ANGLE OF 14°16'08", FOR 374.80  
 FEET TO A POINT ON SAID CURVE, BEARING S 86°41'09" W FROM THE CENTER OF SAID  
 CURVE; THENCE RUN S 88°51'35" W, 852.96 FEET; THENCE RUN N 52°01'42" W, 832.15 FEET;  
 THENCE RUN N 9°20'13" W, 375.98 FEET; THENCE RUN N 34°31'55" W, 377.51 FEET; THENCE  
 RUN N 61°55'39" W, 289.00 FEET; THENCE RUN N 83°26'39" W, 227.14 FEET; THENCE RUN N  
 30°59'07" W, 250.39 FEET TO THE "POINT OF BEGINNING". AND A TRACT OF LAND IN SAID  
 SECTION 22, PLAT OF FORT LAUDERDALE TRUCK FARMS, MORE PARTICULARLY  
 DESCRIBED AS FOLLOWS: COMMENCE AT THE S 1/4 CORNER OF SAID SECTION 22;

Exhibit 3

THENCE RUN N 89°31'56" E ALONG THE SOUTH LINE OF SAID SECTION 22 FOR 295.41 FEET TO A POINT OF INTERSECTION WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF THE CENTRAL AND SOUTHERN FLORIDA FLOOD CONTROL DISTRICT CANAL C-13, AS SHOWN ON THE RIGHT-OF-WAY MAP OF SAID CANAL, LAST REVISED DATE 9/12/55; THENCE RUN N 37°22'31" E ALONG SAID LAST DESCRIBED NORTHWESTERLY RIGHT-OF-WAY LINE FOR 1049.36 FEET TO THE "POINT OF BEGINNING" OF THE FOLLOWING DESCRIBED TRACT; THENCE CONTINUE N 37°22'31" E ON THE LAST DESCRIBED COURSE 1943.83 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHEAST, SAID POINT BEARING S 38°40'10" W FROM THE CENTER OF SAID CURVE; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING FOR ITS ELEMENTS A RADIUS OF 2904.79 FEET AND A CENTRAL ANGLE OF 10°49'47" FOR 549.05 FEET TO A POINT ON SAID CURVE, SAID POINT BEARING S 49°29'57" W FROM THE CENTER OF SAID CURVE; THENCE RUN S 55°32'21" W, 161.95 FEET; THENCE RUN N 83°07'23" W, 601.33 FEET; THENCE RUN N 53°36'56" W, 236.01 FEET; THENCE RUN N 20°33'22" W, 341.76 FEET; THENCE RUN N 3°32'27" E, 308.70 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTH, SAID POINT BEARING S 11°17'09" E FROM THE CENTER OF SAID CURVE; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE, HAVING FOR ITS ELEMENTS A RADIUS OF 1320.00 FEET AND A CENTRAL ANGLE OF 22°21'26", FOR 515.07 FEET TO A POINT ON SAID CURVE BEARING S 11°04'17" W FROM THE CENTER OF SAID CURVE; THENCE RUN S 6°52'54" W FOR 411.12 FEET; THENCE RUN S 19°13'11" E FOR 230.87 FEET; THENCE RUN S 40°48'12" E, 338.20 FEET; THENCE S 18°06'27" E, 260.17 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHEAST, SAID POINT BEARING S 17°52'56" W FROM THE CENTER OF SAID CURVE; THENCE RUN ALONG THE ARC OF SAID CURVE, HAVING FOR ITS ELEMENTS A RADIUS OF 1220.00 FEET AND A CENTRAL ANGLE OF S 3°36'25", FOR 76.80 FEET TO A POINT OF TANGENCY; THENCE RUN S 75°43'26" E FOR 6.18 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST; THENCE ALONG THE ARC OF SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 548.12 FEET AND A CENTRAL ANGLE OF 86°40'46" FOR 829.22 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE EAST; THENCE RUN ALONG THE ARC OF SAID CURVE HAVING FOR ITS ELEMENTS RADIUS OF 1445.00 FEET AND A CENTRAL ANGLE OF 23°02'58", FOR 581.31 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST; THENCE RUN ALONG THE ARC OF SAID CURVE, HAVING FOR ITS ELEMENTS A RADIUS OF 376.27 FEET AND A CENTRAL ANGLE OF 49°44'42", FOR 326.68 FEET TO A POINT ON SAID CURVE, SAID POINT BEARING S 52°20'59" E FROM THE CENTER OF SAID CURVE; THENCE RUN S 52°37'29" E, 0.02 FEET TO THE "POINT OF BEGINNING".

**EXCEPTING FROM SAID PARCEL "A" THE FOLLOWING DESCRIBED PARCELS:**

**PARCEL I**

A TRACT OF LAND IN SECTION 22, TOWNSHIP 49 SOUTH, RANGE 41 EAST, PLAT OF FORT LAUDERDALE TRUCK FARMS, AS RECORDED IN PLAT BOOK 4, PAGE 31, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTH QUARTER CORNER OF SAID SECTION 22, SAID CORNER HAVING STATE PLANE COORDINATES NORTHING=666,287.4278 AND EASTING=904,330.3217, RELATIVE TO THE NORTH AMERICAN DATUM OF 1983, FLORIDA EAST ZONE, THENCE ON A GRID BEARING OF N89°32'52"E ALONG THE SOUTH LINE OF SAID SECTION 22, SAID LINE BEING THE BASIS OF BEARINGS, ALL BEARINGS HEREIN BEING RELATIVE THERETO, A DISTANCE OF 294.26 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF THE CENTRAL AND SOUTHERN FLORIDA CONTROL DISTRICT CANAL C-13; THENCE N37°23'52"E ALONG SAID WEST LINE, A DISTANCE OF 1049.26 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N37°23'52"E, A DISTANCE OF 1944.03 FEET TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY OF INVERRARY BOULEVARD, SAID

RIGHT-OF-WAY BEING A NON-TANGENT CURVE CONCAVE NORTHEAST WITH A RADIUS OF 2904.79 FEET, A CHORD BEARING OF N49°23'49"W, A CHORD DISTANCE OF 193.99 FEET, AND A CENTRAL ANGLE OF 3°49'37"; THENCE NORTHWESTERLY ALONG SAID CURVE, A DISTANCE OF 194.02 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY S00°24'20"E, A DISTANCE OF 38.95 FEET; THENCE S47°25'39"W, A DISTANCE OF 7.37 FEET TO A POINT OF CURVE TO THE RIGHT, SAID CURVE HAVE A RADIUS OF 100 FEET AND A CENTRAL ANGLE OF 45°36'42"; THENCE WESTERLY ALONG SAID CURVE, A DISTANCE OF 79.61 FEET TO A POINT OF REVERSE CURVE; SAID CURVE HAVING A RADIUS OF 65.00 FEET AND A CENTRAL ANGLE OF 15°00'11"; THENCE WESTERLY ALONG SAID CURVE, A DISTANCE OF 17.02 FEET; THENCE S78°02'10"W, A DISTANCE OF 622.22 FEET; THENCE S37°23'49"W, A DISTANCE OF 296.00 FEET TO A POINT OF CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 275.00 FEET AND A CENTRAL ANGLE OF 23°25'48"; THENCE SOUTHWESTERLY ALONG SAID CURVE, A DISTANCE OF 112.46 FEET; THENCE N76°01'59"W, A DISTANCE OF 28.12 FEET; THENCE S74°36'20"W, A DISTANCE OF 20.00 FEET TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY OF ENVIRON BOULEVARD; SAID RIGHT-OF-WAY BEING A NON-TANGENT CURVE CONCAVE WEST WITH A RADIUS OF 548.12 FEET, A CHORD BEARING OF S02°12'24"E, A CHORD DISTANCE OF 250.05 FEET, AND A CENTRAL ANGLE OF 26°22'11"; THENCE SOUTHERLY ALONG SAID CURVE, A DISTANCE OF 252.27 FEET TO A POINT OF REVERSE CURVE, SAID CURVE HAVING A RADIUS OF 1445.00 FEET AND A CENTRAL ANGLE OF 23°02'58"; THENCE SOUTHERLY ALONG SAID CURVE, A DISTANCE OF 581.31 FEET TO A POINT OF REVERSE CURVE, SAID CURVE HAVING A RADIUS OF 376.27 FEET AND A CENTRAL ANGLE OF 49°44'28"; THENCE SOUTHWESTERLY ALONG SAID CURVE, A DISTANCE OF 326.66 FEET; THE PREVIOUS THREE (3) COURSES BEING ALONG SAID EAST RIGHT-OF-WAY; THENCE DEPARTING SAID RIGHT-OF-WAY S52°36'08"E, A DISTANCE OF 0.03 FEET TO THE POINT OF BEGINNING.

**PARCEL II**

A TRACT OF LAND IN SECTION 23, TOWNSHIP 49 SOUTH, RANGE 41 EAST, PLAT OF FORT LAUDERDALE TRUCK FARMS, AS RECORDED IN PLAT BOOK 4, PAGE 31, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE EAST QUARTER CORNER OF SAID SECTION 23, SAID CORNER HAVING STATE PLANE COORDINATES NORTHING=668,990.2939 AND EASTING=912,189.2892, RELATIVE TO THE NORTH AMERICAN DATUM OF 1983, FLORIDA EAST ZONE, THENCE ON A GRID BEARING OF N01°24'32"W ALONG THE EAST LINE OF SAID SECTION 23, SAID LINE BEING THE BASIS OF BEARINGS, ALL BEARINGS HEREIN BEING RELATIVE THERETO, A DISTANCE OF 332.26 FEET TO A POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF THE CENTRAL AND SOUTHERN FLORIDA CONTROL DISTRICT CANAL C-13; THENCE S89°22'21"W ALONG SAID NORTH LINE, A DISTANCE OF 426.45 FEET TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY OF ROCK ISLAND ROAD, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUE S89°22'21"W ALONG SAID NORTH LINE, A DISTANCE OF 4,473.10 FEET; THENCE N00°37'39"W, A DISTANCE OF 100.00 FEET TO A POINT OF A NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 17°15'26", AND A CHORD BEARING OF N80°44'39"E; THENCE EASTERLY ALONG SAID CURVE A DISTANCE OF 60.24 FEET; THENCE N72°06'55"E, A DISTANCE OF 99.61 FEET TO A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 655.16 FEET AND A CENTRAL ANGLE OF 07°03'33"; THENCE EASTERLY ALONG SAID CURVE A DISTANCE OF 80.72 FEET; THENCE N00°00'11"W, A DISTANCE OF 371.27 FEET TO A POINT ON THE SOUTH LINE OF THE INVERRARY COUNTRY CLUB APARTMENTS SECTION TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 78, PAGE 49, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE N65°37'58"E ALONG SAID LINE, A DISTANCE OF 77.69 FEET; THENCE S86°22'46"E ALONG SAID LINE, A DISTANCE OF 508.01 FEET TO THE SOUTHWEST CORNER OF THE FALLS OF INVERRARY SECTION ONE,

Exhibit 3

ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 71, PAGE 16, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE S69°51'16"E ALONG THE SOUTH LINE OF SAID PLAT, A DISTANCE OF 479.30 FEET; THENCE N81°50'32"E ALONG SAID LINE AND THE EASTERLY EXTENSION THEREOF, A DISTANCE OF 597.88 FEET TO A CORNER ON THE SOUTH LINE OF THE MANORS OF INVERRARY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 82, PAGE 48, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THE FOLLOWING FIFTEEN (15) CALLS BEING ALONG THE SOUTH, EAST AND NORTH LINES OF SAID PLAT; THENCE N76°51'42"E, A DISTANCE OF 389.39 FEET; THENCE S89°30'24"E, A DISTANCE OF 280.05 FEET; THENCE S85°24'05"E, A DISTANCE OF 391.57 FEET; THENCE N68°25'58"E, A DISTANCE OF 417.85 FEET; THENCE N60°51'35"E, A DISTANCE OF 125.30 FEET; THENCE N10°15'16"E, A DISTANCE OF 213.78 FEET; THENCE N11°41'41"W, A DISTANCE OF 387.33 FEET; THENCE N09°46'20"E, A DISTANCE OF 111.80 FEET; THENCE N21°05'09"W, A DISTANCE OF 85.44 FEET; THENCE N08°34'10"E, A DISTANCE OF 208.77 FEET; THENCE N82°02'35"W, A DISTANCE OF 150.00 FEET; THENCE S63°01'12"W, A DISTANCE OF 692.11 FEET; THENCE S83°21'17"W, A DISTANCE OF 140.80 FEET; THENCE S70°31'25"W, A DISTANCE OF 354.19 FEET; THENCE N69°07'00"W, A DISTANCE OF 273.91 FEET; THENCE N83°40'56"W ALONG THE NORTH LINE OF SAID PLAT AND THE WESTERLY EXTENSION THEREOF, A DISTANCE OF 325.13 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE NORTH LINE OF THE INVERRARY COUNTRY CLUB APARTMENTS SECTION THREE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 80, PAGE 2, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE N77°48'39"W ALONG SAID LINE AND EXTENSION, A DISTANCE OF 517.00 FEET TO A CORNER ON SAID NORTH LINE; THENCE N83°17'40"W ALONG SAID LINE, A DISTANCE OF 548.81 FEET; THENCE S85°11'09"W ALONG SAID LINE, A DISTANCE OF 666.85 FEET TO THE NORTHWEST CORNER OF SAID PLAT; THENCE S88°36'10"W, A DISTANCE OF 43.84 FEET; THENCE N22°50'12"E, A DISTANCE OF 55.90 FEET; THENCE N03°08'25"E, A DISTANCE OF 317.61 FEET; THENCE N28°07'49"E, A DISTANCE OF 106.09 FEET TO THE SOUTHWEST CORNER OF TRACT "B", THE GREENS OF INVERRARY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 80, PAGE 18, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE S81°59'46"E ALONG THE SOUTH LINE OF SAID TRACT, A DISTANCE OF 50.49 FEET; THENCE N82°02'03"E ALONG SAID LINE, A DISTANCE OF 186.82 FEET; THENCE N67°41'10"E ALONG SAID ALINE, A DISTANCE OF 291.93 FEET TO THE NORTHEAST CORNER OF SAID TRACT; THENCE S88°06'31"E ALONG THE SOUTH LINE OF TRACT "A" OF SAID PLAT, A DISTANCE OF 771.41 FEET; THENCE N82°31'19"E ALONG SAID LINE, A DISTANCE OF 91.79 FEET; THENCE S62°24'47"E ALONG SAID LINE AND THE EASTERLY EXTENSION THEREOF, A DISTANCE OF 143.64 FEET; THENCE S42°02'27"E ALONG THE WESTERLY EXTENSION OF THE SOUTH LINE OF TRACT "B", THE GREENS OF INVERRARY FIRST ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 81, PAGE 16, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, A DISTANCE OF 194.00 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE SOUTH LINE OF TRACT "A" OF SAID PLAT; THENCE S57°02'46"E ALONG THE SOUTH LINE OF SAID TRACTS "A" AND "B", A DISTANCE OF 391.93 FEET; THE FOLLOWING FIVE (5) CALLS BEING ALONG THE SOUTH LINE OF SAID TRACT "A"; THENCE N64°13'06"E, A DISTANCE OF 649.86 FEET; THENCE S88°47'08"E, A DISTANCE OF 631.13 FEET; THENCE S10°35'08"E, A DISTANCE OF 162.79 FEET; THENCE S82°01'05"E, A DISTANCE OF 310.99 FEET; THENCE N27°04'41"E, A DISTANCE OF 232.57 FEET; THENCE N89°34'05"E ALONG SAID SOUTH LINE AND THE EASTERLY EXTENSION THEREOF, A DISTANCE OF 403.53 FEET TO THE NORTHWEST CORNER OF TRACT "A", THE EXECUTIVE HOUSE OF INVERRARY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 83, PAGE 14, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE S23°01'35"E ALONG THE WEST LINE OF SAID TRACT, A DISTANCE OF 658.00 FEET; THENCE S11°53'25"E ALONG SAID WEST LINE, A

Exhibit 3

DISTANCE OF 329.10 FEET TO THE SOUTHWEST CORNER OF SAID TRACT; THENCE S74°50'31"E ALONG THE SOUTH LINE OF SAID TRACT, A DISTANCE OF 153.31 FEET TO THE SOUTHERNMOST CORNER OF SAID TRACT; THENCE N42°46'47"E ALONG SAID LINE, A DISTANCE OF 176.49 FEET TO A POINT ALONG THE WEST RIGHT-OF-WAY LINE OF ROCK ISLAND ROAD, SAID POINT BEING THE POINT OF A NON-TANGENT CURVE CONCAVE EAST, SAID CURVE HAVING A RADIUS OF 7,889.44 FEET, AND A CENTRAL ANGLE OF 05°48'29", AND A CHORD BEARING OF S01°29'06"W; THENCE SOUTHERLY ALONG SAID RIGHT-OF-WAY LINE AND SAID CURVE A DISTANCE OF 799.75 FEET; THENCE S01°25'09"E ALONG SAID LINE, A DISTANCE OF 279.53 FEET TO THE POINT OF BEGINNING.

Exhibit 3

**EXHIBIT 4**

**FORM OF SATISFACTION ACKNOWLEDGMENT**

(See Attached)

Exhibit 4

This instrument was prepared  
by and should be returned to:

Adam I. Bregman, Esq.  
Shutts & Bowen LLP  
525 Okeechobee Blvd., Suite 1100  
West Palm Beach, Florida 33401

**Cross Reference:**

O.R. Book 4560, Page 670,  
as amended by O.R Book \_\_\_\_, Page \_\_\_\_\_

**ACKNOWLEDGMENT OF SATISFACTION OF CONDITIONS SUBSEQUENT**

THIS ACKNOWLEDGMENT OF SATISFACTION OF CONDITIONS SUBSEQUENT (this "Acknowledgment"), is made by THE INVERRARY ASSOCIATION, INC., a Florida not-for-profit corporation (the "Master Association") as of \_\_\_\_\_, 20\_\_\_\_.

**RECITALS**

WHEREAS, that certain Declaration of Use Restrictions Inverrary Golf Course and Clubhouse Lands was executed by Haft Gaines Company and recorded on July 23, 1971, in Official Records Book 4560, Page 670, of the Public Records of Broward County, Florida (the "Original Declaration"), encumbering the real property legally described in Exhibit "A" to the Original Declaration (the "Original Restricted Land").

WHEREAS, the Original Declaration was amended by that First Amendment to Declaration of Use Restrictions Inverrary Golf Course and Clubhouse Lands executed by the Master Association effective as of July 23, 2026 and recorded on \_\_\_\_\_, 2026, in Official Records Book \_\_\_\_\_, Page \_\_\_\_\_, of the Public Records of Broward County, Florida (the "First Amendment"), which replaced Exhibit "A" of the Original Declaration with a new Exhibit "A" attached under the First Amendment in order to effectuate the release and removal of the Released Property (as defined in the First Amendment) from the encumbrance and applicability of the Original Declaration, subject to the satisfaction of certain Conditions Subsequent by the CS Cut-Off Date as more particularly provided therein.

WHEREAS, the Conditions Subsequent were timely satisfied by the CS Cut-Off Date.

NOW, THEREFORE, the Master Association hereby enters into this Acknowledgment to memorialize and provide public notice that all of the Conditions Subsequent were timely satisfied by the CS Cut-Off Date.

1. Recitals; Defined Terms. The above Recitals are true and correct and are incorporated in this Acknowledgment. The Original Declaration, as amended by the First Amendment, and as may be further amended from time to time is referred to herein as the "Declaration"). All capitalized terms used in this Acknowledgement that are not defined in this Acknowledgement shall have the meanings ascribed to them in the First Amendment.

2. Acknowledgement; Waiver. The Master Association hereby acknowledges and confirms that all of the Conditions Subsequent were timely satisfied by the CS Cut-Off Date, and thus, the First Amendment and the Release (as defined in the First Amendment) shall remain in full force and effect, in perpetuity, without any remaining condition thereto. The First Amendment and the Release thereunder shall under no circumstance be rendered null and void, and the Released Property shall forever remain unencumbered by the Declaration. The Master Association waives and releases any and all rights or claims it may have to render the First Amendment and the Release void or to otherwise impose or enforce the terms of the Declaration against the Released Parcel.

*[remainder of page intentionally left blank]*

