

**MUNICIPAL TRAFFIC CONTROL  
AND PUBLIC SAFETY INGRESS/EGRESS AGREEMENT**

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THIS AGREEMENT is made this 15 day of July, 2025, between Cricket Club Townhomes Association a corporation organized and existing under the laws of the State of Florida and having its principal office at 4001 NW 11th PL, Lauderhill, Florida (hereinafter designated as "Association") and the CITY OF LAUDERHILL, a Florida municipal corporation, whose address is 5581 West Oakland Park Boulevard, Lauderhill, Florida 33313 (hereinafter designated as "City").

**WITNESSETH:**

WHEREAS, ASSOCIATION currently holds legal title to the common property contained within that parcel of real property which is the subject of this Agreement, the sketch and legal description of which is attached hereto as Exhibit "A"; and

WHEREAS, CITY, its duly appointed officers, employees, and agents recognize that it has full power and jurisdiction to enforce all duly enacted laws of the nation, state, county and city, excluding those of traffic control and enforcement of same on private property of ASSOCIATION without an Agreement permitting same; and

WHEREAS, pursuant to Florida Statutes, Section 316.006, and any amendments thereto, ASSOCIATION wishes to have CITY exercise jurisdiction for traffic regulation and control over any private or limited access roads which are owned or maintained by ASSOCIATION upon the property;

NOW, THEREFORE, for and in consideration of the mutual benefits accruing to each party and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby covenant and agree as follows:

1. Pursuant to Florida Statutes, Section 316.006, as may be amended from time to time, ASSOCIATION hereby grants to CITY and CITY hereby accepts from ASSOCIATION, municipal traffic control jurisdiction over all those certain private roads or limited access roads located at 4001 NW 11th PL which are more particularly identified in Exhibit "A," attached hereto and fully incorporated into this Agreement. The exercise of jurisdiction provided herein shall be in addition to jurisdictional authority presently exercised by the CITY under the law, and nothing in this paragraph shall be construed to limit or remove any such jurisdictional authority.

2. The CITY shall provide a minimum base level of traffic enforcement service on all those certain private or limited access roads located at 4001 NW 11th PL which are more particularly identified in Exhibit "A." This level of service shall be determined solely by the City of Lauderhill Chief of Police and shall be based upon the availability of police personnel.

3. In the event that this minimum base level of traffic enforcement proves to be insufficient to meet the needs of ASSOCIATION, ASSOCIATION may request, upon ninety (90) days written notice, an increased level of traffic enforcement service from the City of Lauderhill Chief of Police.

4. The City of Lauderhill Police Department shall, in its sole discretion, decide the hours and days of operation based upon information from the ASSOCIATION and the observations of the Police Department.

5. The ASSOCIATION shall pay to the CITY one dollar (\$1.00) per month to cover the actual costs to conduct traffic control and enforcement by the CITY.

6. The ASSOCIATION shall defend, indemnify and hold harmless the CITY, its agents, officers, officials and employees from and against any and all liabilities, claims, causes of action, demands, debts, costs, obligations or expenditures, including court costs and attorneys' fees, which may be made against or incurred by the CITY arising by reason of any negligent acts or omissions of the ASSOCIATION, its principals, agents, officers, directors, employees, volunteers, affiliates, owners, managers, or members (hereinafter collectively referred to as the "ASSOCIATION") in connection with this Agreement. If it becomes necessary for the CITY to defend any action seeking to impose any such liability for negligent acts or omissions of the ASSOCIATION, the ASSOCIATION, at the option of the CITY, will defend the CITY or pay all court costs and reasonable attorneys' fees incurred by the CITY in such defense, in addition to any other sums which the CITY may be called upon to pay by reason of the entry of a judgment or decree against the CITY in the litigation in which such claim is asserted.

7. The ASSOCIATION shall provide general liability insurance in the amount of \$100,000.00 and shall name the CITY as an additional insured under its policy.

8. This Agreement shall take effect upon execution and approval by the City Commission and the ASSOCIATION and shall continue in full force and effect until either rescinded or cancelled by either party.

9. This Agreement may be terminated by either party upon thirty (30) days written notice to the other party.

10. This Agreement may only be modified in writing by mutual agreement of the parties.

11. ASSOCIATION, in further consideration for the above stated commitments of CITY, does hereby declare, establish, provide, give and grant to the CITY, its successors, administrators and assigns, a perpetual non-exclusive easement for the purpose of providing fire, police, health and sanitation and other public service personnel and vehicles, ingress and egress over and across the property.

The terms, covenants, conditions, grants and provisions of this easement may be extended, modified, abrogated, rescinded, or revoked in whole or in part only with the written consent of the

grantor and grantee and only by the appropriate instrument in writing, duly executed by both grantor and grantee and duly recorded in the public records of Broward County, Florida.

The easements herein granted shall be effective on the date hereof, and shall be binding upon all parties or persons claiming under them, and shall run with the title for the above described properties until abrogated, rescinded or revoked as aforesaid.

This instrument shall be binding upon, and shall inure for the benefit of the respective heirs, legal representatives, successors and assigns of the grantee and the grantor.

IN WITNESS WHEREOF, the parties have set their hands and seals for purposes herein expressed.

**ASSOCIATION/PROPERTY OWNER:**

Witness:

[Signature] #507  
Print Name Karen Rolle #507

Witness:

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

By: [Signature]  
Print Name: RENAE CAMERON  
Title: PRESIDENT  
Address: 4041 NW 11th ST, LAUDERHILL FL, 33313

STATE OF FLORIDA:

SS

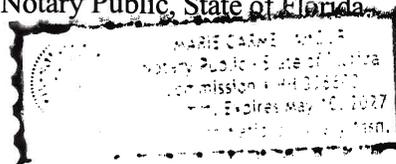
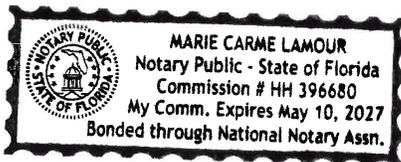
COUNTY OF BROWARD:

I HEREBY CERTIFY that on this day in the county and state aforesaid, before me, an officer duly authorized and acting, Cameron, ? Vanessa, on behalf of the ASSOCIATION, did appear before me by  physical presence OR  by online notarization, to me known and known to me to be the person who signed the foregoing instrument for the uses and purposes mentioned therein; or who has produced Florida Driver License as identification.

WITNESS my hand and official seal in the county and state last aforesaid, this 15 day of July, 2025.

My Commission expires:

[Signature]  
Notary Public, State of Florida



Witness:

Print Name Yolan Todd

**CITY:**  
City of Lauderhill

By:

Print Name: Kennie Hobbs  
Title: City Manager

Witness:

Kentree L. Dykes  
Print Name Kentree L. Dykes

Address: 5581 West Oakland Park Boulevard  
Lauderhill, FL 33319

STATE OF FLORIDA:

SS

COUNTY OF BROWARD:

I HEREBY CERTIFY that on this day in the county and state aforesaid, before me, an officer duly authorized and acting, appeared KENNIE HOBBS, as City Manager acting on behalf of the CITY, by physical presence, to me known and known to me to be the person who signed the foregoing instrument for the uses and purposes mentioned therein, or who has produced \_\_\_\_\_ as identification.

WITNESS my hand and official seal in the county and state last aforesaid, this 17 day of July, 2025.

My Commission expires:



[Signature]  
Notary Public, State of Florida

CITY COMMISSION  
STATE OF FLORIDA  
COUNTY OF BROWARD

THIS IS TO CERTIFY that this plat has been approved and accepted for record by the CITY COMMISSION OF THE CITY OF LAUDERHILL, FLORIDA, in and by Ordinance adopted by the said City Commission on this 23 day of June, 2015.

No building permits shall be issued for the construction, expansion and/or conversion of a building within this plat until such time as the developer provides the municipality with written confirmation from Broward County that all impact fees have been paid or are not due.

IN WITNESS WHEREOF: The said City Commission has caused these presents to be signed by its Mayor and attested by its City Clerk this 16 day of July 2015.

Attest: Andree M. Anderson, M.M.C. City Clerk  
By: Richard J. Koshlan, Mayor

PLANNING AND ZONING DIRECTOR:  
This Plat is entered by the City Planner this 16 day of July 2015.  
By: Stephen Jones City Planner

CITY ENGINEER:  
This plat is approved and accepted for record this 16 day of July 2015.  
By: J. Martin Cole City Engineer, Florida P.E. Registration No. 82015

BROWARD COUNTY ENVIRONMENTAL PROTECTION AND GROWTH MANAGEMENT DEPARTMENT  
This plat is approved and accepted for record this 3 day of February 2016.  
By: Jo Salscha Director / Designer

BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION  
This plat has been approved and accepted for record.  
with Chapter 177, Part 1, Florida Statutes.

By: Robert P. Lego, Jr. (date) 2/7/16  
Richard Tornese (date)  
Professional Engineer  
Florida Registration Number: 4030

BROWARD COUNTY PLANNING COUNCIL  
THIS IS TO CERTIFY: That the Broward County Planning Council approved this plat subject to its compliance with dedication of right-of-way for trafficways this 23 day of August 2015. By: Robert P. Lego, Jr. Chairman  
This plat complies with the approval of the Broward County Planning Council of the above date and is approved and accepted for record this 11th day of February 2016. By: CONVINCATIONS Executive Director or Designee

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT - COUNTY RECORDS DIVISION - MINUTES SECTION  
THIS IS TO CERTIFY: That this plat complies with the provisions of Chapter 177, Florida Statutes, and was accepted for record by the Board of County Commissioners of Broward County, Florida, this 17th day of August 2015. ATTEST: BERTHA HENRY - COUNTY ADMINISTRATOR

By: Bl. Bl. Deputy  
By: M. Jastyke Moyer - County Commission

This plat filed for record this 19th day of February 2016 in BOOK 182 of PLATS, at Page 49-50 record  
ATTEST: BERTHA HENRY - COUNTY ADMINISTRATOR By: M. Jastyke Deputy

SURVEYOR'S CERTIFICATE  
I HEREBY CERTIFY: That the attached plat is a true and correct representation of the land recently surveyed, subdivided and platted under my responsible direction and supervision, that the survey data shown on this plat with the applicable requirements of Chapter 177, Part 1, Florida Statutes, and further that the PERMANENT REFERENCE MONUMENTS (P.R.M.'S) were set in accordance with Section 177.081 of said Chapter 177, on this 10th day of November 2015. This plat conforms to all applicable sections of Chapter 54-17.05, FLORIDA ADMINISTRATIVE CODE. This plat dated at Fort Lauderdale, Florida, this 23rd day of March 2015.

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Fort Lauderdale, Florida 33301  
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DEDICATION  
STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

SS KNOW ALL MEN BY THESE PRESENTS: That CRICKET CLUB LAUDERHILL, LLC, a Florida limited liability company, owner of the lands described in and shown as including "CRICKET CLUB LAUDERHILL RESIDENTIAL ESTATES" (Plat Book 15, Page 45 B.C.R.) and A REVISED PLAT OF A PART OF LAUDERHILL RESIDENTIAL ESTATES (Plat Book 32, Page 33 B.C.R.) and also PLAIN SUBDIVISION NO. 3 (Plat Book 51, Page 39, B.C.R.) AND a portion of a portion of the Southeast one-quarter (SE 1/4), OF Section 36, Township 49 South, Range 41 East, City of Lauderdale, Broward County, Florida (B.C.R. indicates Broward County Records).

The Additional Throughout Dedications shown are hereby dedicated to the public for road and road related purposes.

IN WITNESS WHEREOF, I hereunto set my hand in the City of Aventura, County of Miami-Dade, State of Florida, this 22 day of JULY 2015.

Officer: Alan Benenson Title: Manager  
Name of officer printed Alan Benenson Title: Manager

Witness: John Name of witness printed JOHN  
Witness: John Name of witness printed JOHN

ACKNOWLEDGMENT  
STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

SS NEW WAVE LOANS RESIDENTIAL LLC a Delaware limited liability company, owner and holder of a mortgage on this property, recorded in Instrument Number 112661389, Broward County Records, and does hereby join in the dedications shown herein. IN WITNESS WHEREOF, I hereunto set my hand and affix the foregoing seal of the City of Miami, County of Miami-Dade, State of Florida, this 22 day of JULY 2015.

He is personally known to me or I did take an oath and I has produced as identification.

NOTARY PUBLIC  
Name of Notary printed JACQUE SALSCHA Expires: 2/12/2017  
My Commission # EE111333

DEDICATION OF MORTGAGE HOLDER  
STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

SS NEW WAVE LOANS RESIDENTIAL LLC a Delaware limited liability company, owner and holder of a mortgage on this property, recorded in Instrument Number 112661389, Broward County Records, and does hereby join in the dedications shown herein. IN WITNESS WHEREOF, I hereunto set my hand and affix the foregoing seal of the City of Miami, County of Miami-Dade, State of Florida, this 22 day of JULY 2015.

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NOTARY PUBLIC  
Name of Notary printed JACQUE SALSCHA Expires: 2/12/2017  
My Commission # EE111333

ACKNOWLEDGMENT  
STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

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NOTARY PUBLIC  
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My Commission # EE111333

By: Robert P. Lego, Jr. (date) 2/7/16  
Richard Tornese (date)  
Professional Engineer  
Florida Registration Number: 4030

By: Bl. Bl. Deputy  
By: M. Jastyke Moyer - County Commission

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ATTEST: BERTHA HENRY - COUNTY ADMINISTRATOR By: M. Jastyke Deputy

SURVEYOR'S CERTIFICATE  
I HEREBY CERTIFY: That the attached plat is a true and correct representation of the land recently surveyed, subdivided and platted under my responsible direction and supervision, that the survey data shown on this plat with the applicable requirements of Chapter 177, Part 1, Florida Statutes, and further that the PERMANENT REFERENCE MONUMENTS (P.R.M.'S) were set in accordance with Section 177.081 of said Chapter 177, on this 10th day of November 2015. This plat conforms to all applicable sections of Chapter 54-17.05, FLORIDA ADMINISTRATIVE CODE. This plat dated at Fort Lauderdale, Florida, this 23rd day of March 2015.

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400 Northeast 3rd Avenue  
Fort Lauderdale, Florida 33301  
Certificate of Authorization Number: LB 285

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By: Robert P. Lego, Jr. (date) 2/7/16  
Richard Tornese (date)  
Professional Engineer  
Florida Registration Number: 4030

By: Bl. Bl. Deputy  
By: M. Jastyke Moyer - County Commission

This plat filed for record this 19th day of February 2016 in BOOK 182 of PLATS, at Page 49-50 record  
ATTEST: BERTHA HENRY - COUNTY ADMINISTRATOR By: M. Jastyke Deputy

SURVEYOR'S CERTIFICATE  
I HEREBY CERTIFY: That the attached plat is a true and correct representation of the land recently surveyed, subdivided and platted under my responsible direction and supervision, that the survey data shown on this plat with the applicable requirements of Chapter 177, Part 1, Florida Statutes, and further that the PERMANENT REFERENCE MONUMENTS (P.R.M.'S) were set in accordance with Section 177.081 of said Chapter 177, on this 10th day of November 2015. This plat conforms to all applicable sections of Chapter 54-17.05, FLORIDA ADMINISTRATIVE CODE. This plat dated at Fort Lauderdale, Florida, this 23rd day of March 2015.

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