

DATE: October 22, 2003

NOTE: THE STATEMENTS CONTAINED HEREIN ARE ONLY SUMMARY IN NATURE. A PROSPECTIVE PURCHASER SHOULD REFER TO ALL REFERENCED, EXHIBITS HERETO, THE SALES CONTRACT AND THE CONDOMINIUM DOCUMENTS.

The Townhouses at Plantation Association Inc.
4780 N.W. 9 Ct.
Plantation, Florida 33317

FREQUENTLY ASKED QUESTIONS AND ANSWERS SHEET

- Q: What are my voting rights in the condominium association?
- A: Each unit is entitled to one vote. If the unit is owned by more than one person, those persons shall designate one amongst themselves as the voting representative entitled to cast their unit's vote at any meeting of the unit owners. Please refer to Article IV of the Articles of Incorporation of The Townhouses at Plantation Association Inc.
- Q: What restrictions exist in the condominium documents on my right to use my unit?
- A: There are numerous restrictions on the use of your unit, which include limitations on: use of a residence, alterations, use of common elements, nuisance, and illegal uses. This list is not all inclusive. Please refer to Article XV of the Declaration of Condominium (Page 12) for the use restrictions of the Association for more information.
- Q: What restrictions exist in the condominium documents on the leasing of my unit?
- A: There are restrictions on your leasing unit. The lease and tenant must be approved by the Association. The minimum leasing period is six months. The tenant of each Unit shall be required to post a cash security deposit in an amount not to exceed the equivalent of one month's rent into an escrow account maintained by the association as security deposit to the Association. Please refer to Article XV of the Declaration of Condominium for more information regarding your leasing rights.
- Q: How much are my assessments to the condominium association for my unit type and when are they due?
- A: The assessments are paid monthly to The Townhouses of Plantation Condominium Association.
- | | | | |
|----------------------|-----------|--------------|-----------------|
| The amounts due are: | Unit Type | With Reserve | Without Reserve |
| | 1/1 | \$125.11 | \$102.91 |
| | 2/1.5 | \$159.45 | \$131.15 |
- Commencing with the recording of the Declaration of Condominium and continuing for six months thereafter, the Developer guarantees that the assessments for common expenses will not exceed more than: Unit Type: 1/1 \$150.13 and Unit Type 2/1.5 \$191.34. Thereafter the Developer shall in its discretion have the option of extending the above levels of the guarantees' for eight additional three-month periods. Developer will guarantee during the three month periods that the assessment will not be higher than 15% of the prior guarantee periods.
- Q: Do I have to be a member in any other association? If so, what is the name of the Association and what are my voting rights in this association? Also, how much are my assessments?
- A: No.
- Q: Am I required to pay rent or land use fees for recreational or other commonly used facilities? If so, how much am I obligated to pay annually?
- A: No.
- Q: Is the condominium association or other mandatory membership association involved in any court cases in which it may face liability in excess of \$10,000.00? If so, identify each such case.
- A: No.

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The Townhouses of Plantation, a Condominium

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The Townhouses of Plantation, a Condominium

1. THIS PROSPECTUS (OFFERING CIRCULAR) CONTAINS IMPORTANT MATTERS TO BE CONSIDERED IN ACQUIRING A CONDOMINIUM UNIT.
2. THE STATEMENT CONTAINED HEREIN ARE ONLY SUMMARY IN NATURE. PROSPECTIVE PURCHASER SHOULD REFER TO ALL REFERENCES, ALL EXHIBITS HERETO, THE CONTRACT DOCUMENTS AND SALES MATERIALS.
3. ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. REFER TO THIS PROSPECTUS (OFFERING CIRCULAR) AND ITS EXHIBITS FOR CORRECT REPRESENTATIONS.

1. THIS CONDOMINIUM IS CREATED AND BEING SOLD AS FEE SIMPLE INTEREST.
2. THE UNITS MAY BE TRANSFERRED SUBJECT TO A LEASE.
3. THERE IS TO BE A CONTRACT FOR THE MANAGEMENT OF THE CONDOMINIUM PROPERTY WITH THE CONTINENTAL GROUP, LTD., A FLORIDA CORPORATION.
4. THE LEASE OF THE UNITS IS RESTRICTED AND CONTROLLED.
5. THE DEVELOPER HAS THE RIGHT TO RETAIN CONTROL OF THE ASSOCIATION AFTER A MAJORITY OF THE UNITS HAVE BEEN SOLD.
6. THIS PROSPECTUS (OFFERING CIRCULAR) CONTAINS IMPORTANT MATTERS TO BE CONSIDERED IN ACQUIRING A CONDOMINIUM UNIT.
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Table of Exhibits to
Declaration of Condominium of
The Townhouses of Plantation, a Condominium

<u>NUMBER</u>	<u>MATTER</u>
Exhibit 1	Declaration of Condominium including Legal Description
Exhibit 2-	Survey & Site Plan of the Condominium
Exhibit 2-	Floor Plan of Condominium
Exhibit 2-	Elevation of Condominium
Exhibit 3	Percentage of Ownership in Common Elements and Common Surplus and Sharing of Common Expenses
Exhibit 4	Articles of Incorporation
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Exhibit 11	Engineer's and Termite Reports
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Exhibit 13	Laundry Machine Lease and Garbage Valet Contract
Exhibit 14	Certificate of Occupancy and Zoning Letter

Prospectus of

The Townhouses of Plantation, a Condominium

1. The Description of the Condominium is as follows:

a) Name and Location of the Condominium: The Name of the Condominium is: The Townhouses of Plantation, a Condominium. This Condominium is located in the city of Plantation in Broward County, Florida. The address is 4780 N.W. 9 Court Plantation, Florida 33317. A sketch of the Survey that is attached to the Declaration of Condominium (Exhibit "1" to the Declaration) shows the exact location and legal description of this Condominium.

b) Description of Building and Units.

The Condominium contains sixteen (16) buildings. Each building is two stories in height. The buildings are identified with the letters: A, B, C, D, E, F, G, H, J, K, L, M, N, O, P and Q.

There are one hundred eighty-three (183) residential units. The number of units in each building, the number of bathrooms and bedrooms in each unit are found on the last page of the plot plans as depicted in Exhibit "2" to the Declaration of Condominium.

The Unit types are described as follows:

There are fifty-four (54) "One bedroom/One bathroom," units in the Condominium. Each unit contains one bedroom and one bathroom, a Kitchen, Living Room, Dining Room, and other spaces as graphically described in Exhibit "2" to the Declaration of Condominium.

There are one hundred and twenty-nine (129) "Two bedrooms/One and a half bathrooms" units in the Condominium. Each unit contains two bedrooms, one and half bathroom, a Kitchen, Living Room, Dining Room, and other spaces as graphically described in Exhibit "2" to the Declaration of Condominium.

The basic description of the different units above stated will not preclude rooms in a unit being combined, nor will it not prevent or will require the use of a specific room in any manner which is otherwise lawful, nor will it prevent the conversion of any such room into a bedroom or another use.

The units are complete subject to remodeling of some of the interior areas. The estimated date of completion of the condominium is in the purchase agreement.

The page in the Condominium Documents where a copy of the plot plan and survey are located is on Exhibit "2".

2. A description of the recreational and other common facilities that are completed and available for use to this Condominium, is as follows:

<u>Description and Purposes of Each Approximate Room or Facility Capacity</u>	<u>Location</u>	<u>Approximate Square Footage Net Area</u>
Recreational Parcel	Near Middle of Condominium Property	

Swimming Pool will hold approximately 30 people The pool varies in depth three to six feet	Between Buildings "M" & "N"	930 Sq. Ft.
Pool Deck will hold approximately 30 people	Same	3985 Sq. Ft.
Picnic Area	Near Building "C" Intersection of NW 48 th Ave. & 9 th Drive	3700 Sq. Ft.
Two Tennis Courts	Near Building "D" Tract "E"	11,800 Sq. Ft.
Electric Rooms	Near the Middle of the Property as shown on the Plot Plans which is Exhibit "2" To the Declaration of Condominium	700 Sq. Ft.
Laundry Room	Building "N"	870 Sq. Ft.
Office	Building "N"	870 Sq. Ft.
Maintenance Building	Near Building "A" Tract "G"	400 Sq. Ft.
Parking Spaces	Depicted in the Plot Plans which is Exhibit "2" to the Declaration of Condominium	285

Notes:

1. The Developer, for so long as it has control of the association, reserves the exclusive right to assign to any Unit the exclusive use of one or more parking spaces. At such time that the Developer no longer has the right to assign any parking spaces, the remaining parking spaces may be assigned by the association. The Developer shall be entitled to keep any fee it charges a Unit Owner for the exclusive use of a parking space(s) assigned to his unit pursuant to this subsection. Each Parking space shall be a Limited Common Element only upon it being assigned as such to a particular Unit. The assignment of parking spaces shall not be recorded in the Public Records of the County, but rather shall be made by way of instrument placed in the official records of the Association. A unit Owner may assign the limited common elements parking spaces appurtenant to his unit to another unit by written instrument delivered to (and to be held by) the Association. However, no unit may be left without one unassigned parking space. The spaces remaining after the assignment of parking spaces shall be used for guests, visitors, and invitees.
2. There is one laundry room for the use of the unit owner. The laundry room contains coin-operated washing machines and coin-operated dryers. The lease to the laundry machines is found in Exhibit "15" to the Declaration of Condominium.
3. Other common elements of The Townhouses of Plantation Condominium are utilities' systems, easement interests, surface water management system, storm water drainage, hallways, walkways, concrete walks, staircases, which are depicted in Exhibit "2" to the Declaration of Condominium.

4. Limited common elements shall include any portions of the common elements including, but not limited to, (a) conduits, ducts, plumbing, wiring and other facilities for the furnishing of utility and other services to a particular unit; (b) mailbox assigned to a particular unit; (c) patio areas and fixtures surrounding patios; (d) the structure or area outside of a unit which air conditioning serving a unit is located but the air conditioning compressor contained within the Limited Common Elements serving and providing service to the Unit shall be owned by the unit owner; (e) light and electrical fixtures outside the unit or attached to the exterior walls of the unit and which solely serve such unit and those other items described in the plot plans attached hereto as Exhibit "2" to the Declaration of Condominium.
5. The maximum number of units that will use facilities in common with the condominium is 183. All the facilities are available for use of Unit Owner, subject only, to cosmetic remodeling.
6. The Developer will not provide additional facilities.

3. THIS CONDOMINIUM IS CREATED AND BEING SOLD AS FEE SIMPLE INTEREST.

4. UNITS MAY BE TRANSFERRED SUBJECT TO A LEASE.

This Condominium is being created by the conversion of existing improvements. The Developer intends to offer for sale to the existing tenants. The Developer reserves the right to engage in a program of renting or leasing unsold units upon such terms as Developer shall approve and as permitted by the Condominium Act, Chapter 718 of the Florida Statutes and the rules promulgated thereunder and, if the Developer engages in such a program the developer will file an amendment to the prospectus. In the event any unit is sold prior to the expiration of the term of the lease, title to such units will be conveyed subject to the lease and purchasers will succeed to the interest of the developer. If any unit is sold subject to a lease, a copy of the executed lease will be attached to the purchase agreement in accordance with the terms of Section 718.503 (1)(i)(4) Florida Statutes. If a unit has been previously occupied, Developer will so advise the prospective in the purchase agreement

5. The management agreement for the Association for the maintenance and operation of the Condominium property is attached hereto as Exhibit "7" to the Declaration of Condominium. The contract is between The Townhouses of Plantation Condominium Association Inc., a Florida not for profit Corporation and The Continental Group Ltd. The contract is for one year commencing on the day of recording of the Declaration of Condominium in the public records of Broward County, Florida. However, the Association has the right to terminate this management association agreement after thirty days. The Manager shall provide general administration to the Condominium Association, which shall include: administrative support services to the Board of Directors, setup of the annual meetings, and general meetings, prepare the agenda and notices for the meetings, resolve owners problems pertaining to the association, common elements and adherence to the rules and regulations of the condominium associations, arrange for supervision and maintenance of the common elements, collect assessments and keep records thereof, make disbursements of the expenses, provide monthly detailed statement of receipts and expenses, assist with the preparation of annual budget, prepare year end statements of the operations of the association, solicit and analyze insurance coverage. The budget estimates the management fee at \$8.00 per unit for a total of \$96.00 a year for each unit. The contract allows the manager to be paid for administrative cost such as printing, photocopying, long distance calls, faxes and cost approved by the Board of Directors. There are no provisions in the contract for increases of salary for the manager.

THERE IS TO BE A CONTRACT FOR THE MANAGEMENT OF THE CONDOMINIUM PROPERTY WITH, THE CONTINENTAL GROUP, LTD.

6. THE LEASE OF THE UNITS IS RESTRICTED AND CONTROLLED.

Lease Restrictions: Approval of Leases need not be recorded. Only entire units may be leased. All leases must provide, and if they do not, shall be deemed to provide, the agreement of the lease(s) to abide by all the covenants of the Condominium documents and that a violation of the documents is a material breach of the lease and is grounds for damages, termination and eviction, and that the lessee and the owner agree that the Association may proceed directly against such lessee(s) and that the lessee(s) shall be responsible for the Association's cost and expenses, including attorney's fees, at all trials and appellate levels. If such cost and fee are not immediately paid by the lessee(s) the unit owner shall pay them and such funds shall be secured as a charge. Each unit owner irrevocably appoints the Association as Owner's Agent authorized to bring action in owner's name and at owner's expense including injunction, damages, termination and eviction. The rules and regulations must be provided to the lessee(s) by or on the behalf of the unit owner at or before the commencement of the lease term. The minimum leasing period is six months.

The Tenant of each Unit shall be required to post a cash security deposit in an amount not to exceed the equivalent of one month's rent into an escrow account maintained by the association, to be refunded within 15 (fifteen) days after the request of the Tenant following the expiration of the Lease. Said security deposit shall be held by the Association and may be commingled with other funds of the Association and the Association shall have no liability for the accrual or payment of any interest thereon. If at any time during the term of the Lease the Tenant or any guest or invitee of the Tenant shall damage any portion of the Association Property or the Condominium Property, then the Association may, at the option of the Association, appropriate and apply all or any portion of said security deposit to the cost of repairing said damage. Following the expiration of the term of the Lease, the security deposit shall be returned in full to the Tenant, less any portion applied in accordance with this paragraph. Please refer to Section XV (page 12) in the Declaration of Condominium for more detail.

7. Pursuant to Section 718.504 (16) (a) and (b) of the Florida Statutes, this Condominium is created by conversion of existing improvements. The Condominium is the conversion of an existing apartment building to the Condominium form of ownership and is not new construction. The Developer owned the Condominium building for a short period of time prior to the conversion. The Developer does not represent to be intimately familiar with the building and units and intends to make no more than cosmetic renovations to the Units and Common Elements for the Condominium building. Thus, other than the Condominium Conversion Report contained in Exhibit "11" given to the buyer of each unit in the prospectus required pursuant to Florida Statute Section 718.616 Florida Statutes, the developer makes no representations or warranties with regard to the condition of the Condominium buildings. The Developer will fund the converter reserves as required under the rules promulgated pursuant to the Act. There are no express warranties unless they are stated in writing by the Developer. The opinions of the engineer are subject to reasonable debate and do not constitute a warranty or representation as to the condition of the Condominium. A letter from City of Plantation acknowledging the proposed creation and residential condominium by conversion of existing previously occupied improvements and compliance with the applicable zoning requirements is also attached as Exhibit "15" to the Prospectus.

8. The Use Restrictions are found in Section 15 of the Declaration of Condominium. Section 15 states that no nuisances shall be allowed upon the Condominium Property, nor any use or practice which is the source of annoyance to residents or which interferes with the peaceful possession and proper use of the Condominium Property by residents. Please refer to Section 15 for the complete list of the use restrictions. Section 15 paragraph D, page 14 of the Declaration of Condominium contains restrictions regarding pet ownership and Section 15 paragraph F, page 14 of the Declaration of Condominium contains restrictions as to children.

9. Utilities and Certain Services:

Water and Sewer: The cost of water and sewer is paid to the City of Plantation. The City of Plantation will forward a bill to the Condominium Association for the cost of the water and sewer services. Upon receipt of the bill, the association shall forward an individual bill to the

unit owner for the unit's consumption of water and sewer services. The monies collected from the unit owners shall then be forwarded to the City of Plantation towards the final payment of the bill. The water and sewer bill is a common expense of the condominium association. If the unit owner does not pay the water bill the association shall have the lien and enforcement rights described, in Section XVII of the Declaration of Condominium in order to obtain the collection from the unit owner. This expense is shown on budget which is attached as Exhibit 6 to the Declaration of Condominium.

Waste disposal, trash and garbage services are provided by private trash hauling. The Association has contracted the services on a garbage valet. A copy of this contract is attached hereto as Exhibit "13" to the Declaration of Condominium. This cost is paid to the association in the monthly maintenance payments by the unit owners.

Electricity is provided by Florida Power and Light. The unit owners will be billed individually for their unit's electric use by Florida Power and Light.

Storm drainage will be both underground and surface drainage. The Townhouses of Plantation, a Condominium Association Inc. shall maintain the drainage. The cost is paid to the association in the monthly maintenance payments by the unit owners.

10. The undivided share in the Common Elements and in the Common Surplus is based upon the total square footage of each residential unit in uniform relationship to the total square footage of each other residential unit in the condominium. The undivided share in the Common Elements and the Common Surplus of the Condominium appurtenant to each unit is that proportion of the totals set forth and made a part hereof as Exhibit "3".

11. An estimated Operating Budget for the Condominium and the Association and a Schedules of a unit owner's expenses is attached as Exhibit "6" to the Prospectus.

This budget is an estimate of the expenses of a unit owner. The figures are established by operating and cost figures for other condominium in the South Florida. The Developer has provided reserve accounts. The Developer pursuant to Florida Statute 718. (2)(f)(2) has the power to cast all of its votes in favor of waiving or reducing the requirement for reserves for the first two fiscal years of the Association. The Developer intends to waive the reserve requirement.

Commencing with the recording of the Declaration of Condominium and continuing for six months thereafter, the Developer guarantees that the assessments for common expenses will not exceed more than the below amount:

Unit Type:

1/1	\$150.13
2/1.5	\$191.34

Thereafter, the Developer shall in its discretion have the option of extending the above levels of the guarantees' for eight additional three-month periods. Developer will guarantee during the three month periods that the assessment will not be higher than 15% of the prior guarantee periods. During the guarantee period, the Developer shall be excused from the payment of its prorata shares of the assessments for all the units it owns, however, the Developer shall pay any amount, of the common expenses incurred which exceeds assessments collected from the unit owners other than Developer, while the guarantee period is in effect. Notwithstanding the above as provided in Section 718.116(9)(a)(2) of the Act, in the event of an Extraordinary Financial Event (as hereinafter defined), the costs necessary to affect restoration shall be assessed against all Unit Owners owning Units on the date of such Extraordinary Financial Event, and their successors and assigns, including the Developer (with respect to Units owned by the Developer). As used in this subsection, an "Extraordinary Financial Event" shall mean Common Expenses incurred prior to the Guarantee Expiration Date (as the same may be extended) resulting from a natural disaster or Act of God, which

is not covered by insurance proceeds from the insurance maintained by the Association as required by Section 718.111(11)(a) of the Act.

The monthly maintenance assessments may be higher after the termination of the guarantee period. The Developer discloses that the insurance premiums are increasing in Broward County, Florida. The Developer has no control of this expense.

12. The following is a schedule of estimated closing expenses to be paid by a purchaser of a unit in cash at the time of closing:

Cost of recording the Deed: \$6.00

Stamps on Deed: \$0.70 per hundred of purchase price.

At Buyer's expense, Developer shall deliver to Buyer or Buyer's attorney, at least three days prior to the closing, an owner title insurance commitment subject to the items specified in section four of the sales contract (Exhibit "9" to the Prospectus) and subject to the normal exclusions from coverage, standard exceptions, and provision of conditions and stipulations of a standard owner's title insurance commitment. Said title insurance commitment shall be prepared by Maria Fernandez Valle, Esq. The Buyer may elect to obtain the title insurance commitment from another company by providing Developer written notification of Buyer's decision within five days of the execution of this contract. However, Developer shall not be obligated to deliver to the Buyer any abstract of title, nor pay for any other title evidence, nor pay for any title search.

The cost of the title policy shall be the amount quoted as the promulgated rate as issued by the Department of Insurance for the price of the unit.

At time of the closing of the title, the purchaser will make payments of maintenance and working capital to, The Townhouses of Plantation Condominium Association Inc. The amount due monthly by the unit owner is stated above. The buyer will pay the proration for the current month maintenance and the subsequent month of maintenance. The working capital paid at closing by the unit owner is equal to the amount of two monthly assessments. These sums shall be used to reimburse the Developer for start-up fees, such as but not limited to, reimbursement for the cost of insurance paid by the Developer on behalf of the unit owners, utility deposits and the like, unless disallowed during the guarantee period.

Upon or before closing of the first unit, Developer shall assign to Association all of Developer's rights, title and interest in and to all contracts relating to the providing of utility, insurances and other services to the Condominium, and from and after such dates, all benefits and burdens thereunder shall accrue and apply to the Association. The Developer shall be entitled to be reimbursed for all deposits, prepaid premiums, rental and other considerations paid by the Developer to for such insurance, contracts, utility companies, pro-rated as of the date of closing for each unit, except that utility's deposit shall be reimbursed in full without prorations of any other services, unless disallowed during the guarantee period..

The Buyer is responsible for payment of his attorney fees, if any, and all mortgage finance closing costs including prepaid interest and tax escrow in connection with obtaining a mortgage upon his unit if he shall elect to do so.

At closing, real property taxes against the particular unit being purchased shall be prorated between purchaser and Developer.

As the above schedule set forth estimates only, each unit owner is advised to inquire to actual closing expenses at the time of purchase.

13. The Developers and principals directing the creation and sale of this project is Advenir@Townhouses, LLC, a Florida Limited Liability Company. This is the company's first condominium conversion project. Stephen L. Vecchitto and Neil S. Rollnick are the

managing members of Advenir, LLC, a Florida Limited Liability Company. This is also the first condominium conversion of the managing member.

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

Florida Statute 718.301(1)(a)-(e) states when unit owners other than the Developer own 15 percent or more of the units in a condominium that will be operated ultimately by an association, the unit owners other than the developer shall be entitled to elect no less than one-third of the members of the board of administration of the association. Unit owners other than the developer are entitled to elect not less than a majority of the members of the board of administration of an association;

1. Three years after 50 percent of the units that will be operated ultimately by the association have been conveyed to purchasers;
2. Three months after 90 percent of the units that will be operated ultimately by the association have been conveyed to purchasers;
3. When all the units that will be operated ultimately by the association have been completed, some of them have been conveyed to purchasers, and none of the others are being offered for sale by the developer in the ordinary course of business;
4. When some of the units have been conveyed to purchasers and none of the others are being constructed or offered for sale by the developer in the ordinary course of business; or
5. Seven years after recordation of the declaration of condominium;

whichever occurs first. The developer is entitled to elect at least one member of the board of administration of an association as long as the developer holds for sale in the ordinary course of business at least 5 percent, in condominiums with fewer than 500 units in a condominium operated by the association. Following the time the developer relinquishes control of the association, the developer may exercise the right to vote any developer-owned units in the same manner as any other unit owner except for purposes of reacquiring control of the association or selecting the majority members of the board of administration.

15. The easements located on the condominium property to be used and enjoyed in common with the owners of all units in the Condominium are described in the Declaration of Condominium in sections VI and XXII. The easements are further described in the plot plan (Exhibit "2" to the Declaration of Condominium). The condominium is also subject to the following easements: Easement filed in ORB 1343 at page 354; ORB 2763, Page 753; ORB 4782, Page 897; ORB 4782, Page 908; and re-recorded in ORB 4849, Page 1 of the Public Records of Broward County, Florida. Easement granted to Florida Power & Light Company, recorded in ORB 4826 at page 554, and in ORB 4826, Page 552 of the Public Records of Broward County, Florida.

16. Disclosures regarding the Condominium

Sales Office: For the purposes of completing the sales of the Condominium and until the sale of all units in the condominium, the Developer its successor and /or assigned is hereby given the full right and authority to maintain or establish on the Condominium unit and common elements such models, sales office, banner, balloons and advertising signs as Developer may deem necessary in its sole discretion, together with the right of ingress and egress to the common elements therewith.

Asbestos Disclosure: The developer has not tested for Asbestos. Asbestos is a material that must be removed prior to any activity that would release asbestos fibers from this material.

Specifically any renovations or demolition activity that would crush, abrade or dissolve, the matrix of this material must be performed by a Florida licensed asbestos contractor. If this material can remain intact during renovation or demolition then no other special handling is required.

Sound: It is the nature of the condominium properties that dwelling units are built in close proximity to one another resulting in the sharing of common walls, floors and ceiling and noise is frequently audible from one unit. The Purchasers acknowledge that there will be some audio awareness of one's neighbor depending on the situation.

Security: Purchasers acknowledge and agree that the developer is not a provider of security and shall have no duty to provide security to the Condominium unit owners.

Notice of Access to Database regarding the Location of Sex Offenders: The Florida Department of Law Enforcement ("FDLE") maintains for public access a database of the location of sexual predators and sex offenders. The database is updated regularly and is a source of information about the presence of these individuals in any community, FDLE has established a toll free number that allows the public to request information about sexual predators and sex offenders living in the communities and around of the State.

Notice to unit buyers about mold, mildew, fungus, spores and chemical in construction products:

Every new unit contains products that have water, powders, solids and industrial chemicals that are used in constructing the unit. The water, powders, solids and industrial chemicals will and do contain mold, mildew, fungus, spores and chemicals which may cause allergic or other bodily reactions in certain individuals. You should consult your physician to determine the molds, mildews, fungus, spores or chemicals that may adversely affect you or member of your family.

The unit which you are purchasing contains materials which contain or are affected by mold, mildew, fungus, spores and chemicals. The construction products used in building your unit contain, among others, some of the following chemicals in measurable amounts:

- Water (contains or allows growth of molds, mildew and fungus)
- Formaldehyde(e.g. in carpeting and pressed wood products)
- Arsenic (e.g. in treated wood products)
- Fiberglass (e.g. in insulation products)
- Petroleum and Petroleum Products (e.g. in vinyl and plastic products)
- Methylelene Chorlide (e.g. in paint thinners)

If you are not comfortable with the fact that these chemicals or substances exist in some amount in the house you are purchasing, you should not purchase this house.

Leaks, wet flooring and moisture will contribute to the growth of molds, mildew, fungus or spores. The unit buyer understands and agrees that the Developer is not responsible, and hereby disclaims any responsibility for, any illness or allergic reactions which the buyer may experience as a result of mold, mildew, fungus or spores. It is the unit buyers' responsibility to keep the house clean, dry, well ventilated and free of contamination. Electronic air filters that may assist in effective air filtration are available at additional cost.

This prospectus contains copies of the following documents regarding this Condominium:

- | | |
|------------|--|
| Exhibit 1 | Declaration of Condominium including Legal Description |
| Exhibit 2- | Survey & Site Plan of the Condominium |
| Exhibit 2- | Floor Plan of Condominium |

Exhibit 2-	Elevation of Condominium
Exhibit 3	Percentage of Ownership in Common Elements and Common Surplus and Sharing of Common Expenses
Exhibit 4	Articles of Incorporation
Exhibit 5	Bylaws of the Condominium
Exhibit 6	Estimated Operating Budget
Exhibit 7	Management Agreement
Exhibit 8	Escrow Agreement
Exhibit 9	Purchase Contract
Exhibit 10	Consent of Mortgagee
Exhibit 11	Engineer's and Termite Reports
Exhibit 12	Affidavit of Ownership
Exhibit 13	Laundry Machine Contract and Garbage Valet Contract
Exhibit 14	Certificate of Occupancy and Zoning Letter