

Procedure. The board of administration shall duly notice and hold a meeting of the board within 5 full business days after receipt of the agreement in writing. At the meeting, the board shall either certify the written agreement to recall a member or members of the board, in which case such member or members shall be recalled effective immediately and shall turn over to the board within 5 full business days any and all records and property of the association in their possession, or proceed as described in subparagraph 3.

3. If the board determines not to certify the written agreement to recall a member or members of the board, or does not certify the recall by a vote at a meeting, the board shall, within 5 full business days after the meeting, file with the division a petition for arbitration pursuant to the procedures in Section 718.1255, Florida Statutes. For the purposes of this section, the unit owners who voted at the meeting or who executed the agreement in writing shall constitute one party under the petition for arbitration. If the arbitrator certifies the recall as to any member or members of the board, the recall will be effective upon mailing of the final order of arbitration to the association. If the association fails to comply with the order of the arbitrator, the division may take action pursuant to Section 718.501, Florida Statutes. Any member or members so recalled shall deliver to the board any and all records of the association in their possession within 5 full business days of the effective date of the recall.

4. If the board fails to duly notice and hold a board meeting within 5 full business days of service of an agreement in writing or within 5 full business days of the adjournment of the unit owner recall meeting, the recall shall be deemed effective and the board members so recalled shall immediately turn over to the board any and all records and property of the association.

5. If a vacancy occurs on the board as a result of a recall and less than a majority of the board members are removed, the vacancy may be filled by the affirmative vote of a majority of the remaining directors, notwithstanding any provision to the contrary contained in this subsection. If vacancies occur on the board as a result of a recall and a majority or more of the board members are removed, the vacancies shall be filled in accordance with procedural rules to be adopted by the division.

J. Common elements; limited power to convey.

The association has a limited power to convey a portion of the common elements to a condemning authority for the purpose of providing utility easements, right-of-way expansion or other public purposes, whether negotiated or as a result of eminent domain proceedings.

III Board of Administration and Meeting of Membership

A. At the meeting of Members, the Chairman of the Board or in his absence, the President, shall preside or in the absence of both, the Members present shall select a chairman of the meeting.

B. The order of business at the annual meeting of Members, and as far as practical at other meetings of Members shall be:

1. Collection of Ballots not yet cast.
2. Calling of the roll and certifying of proxies.
3. Proof of notice of meeting or waiver of notice.
4. Reading or waiver of reading of the minutes of previous meeting.
5. Reports of the Officers.
6. Reports of Committees.
7. Appointments by Chairman of inspectors of election.

8. Election of Members of the Board of Administration.
9. Unfinished business.
10. New business.
11. Adjournment.

C. Directors shall be elected in the following manner:

1. Commencing with the election of the first Board to succeed the Board comprised of the subscribers of the Articles, Developer shall designate the number and the identity of the members of the Board which it shall be entitled to designate in accordance with the Articles and these Bylaws and upon such designation by Developer by written instrument presented to the meeting at which such election is held, the persons so designated by Developer shall be deemed and considered for all purposes members of the Board and shall thenceforth hold the offices and perform the duties of such offices until their successors have been elected or designated as the case may be and qualified in accordance with the provision of these bylaws.

2. All members of the Board whom Developer shall not be entitled to designate under these Bylaws shall be elected at unit owners meeting as follows:

- (a) There shall be an annual meeting of the unit owners. A vacancy on the board caused by the expiration of a director's term shall be filled by electing a new board member, and the election shall be by secret ballot; however, if the number of vacancies equals or exceeds the number of candidates, no election is required. The terms of all members of the board shall expire upon the election of their successors at the annual meeting. Any unit owner desiring to be a candidate for board membership shall comply with subparagraph "C". A person who has been convicted of any felony by any court of record in the United States and who has not had his or her right to vote pursuant to law in the jurisdiction of his or her residence is not eligible for board membership. The validity of an action by the board is not affected if it is later determined that a member of the board is ineligible for board membership due to having been convicted of a felony.

- (b) Written notice, which notice must include an agenda, shall be mailed, hand delivered or electronically transmitted to each unit owner at least 14 days prior to the annual meeting and shall be posted in a conspicuous place on the condominium property at least 14 continuous days preceding the annual meeting. Upon notice to the unit owners, the board shall by duly adopted rule designate a specific location on the condominium property or association property upon which all notices of unit owner meetings shall be posted; however, if there is no condominium property or association property upon which notices can be posted, this requirement does not apply. In lieu of or in addition to the physical posting of notice of any meeting of the board of administration on the condominium property, the association may, by reasonable rule, adopt a procedure for conspicuously posting and repeatedly broadcasting the notice and the agenda of a closed circuit cable television system serving the condominium association. However, if broadcast notice is used in lieu of a notice posted physically on the condominium property, the notice and the agenda must be broadcast at least four times every broadcast hour of each day that a posted notice is otherwise required under this section. When broadcast notice is provided, the notice and agenda must be broadcast in a manner and for a sufficient continuous length of time so as to allow an average reader to observe the notice and read and comprehend the entire notice and agenda. Unless a unit owner waives in writing the right to receive notice of the annual meeting, such notice shall be hand delivered, mailed or electronically transmitted to each unit owner. Notice for meetings and notice for all other purposes shall be mailed to each unit owner at the address last furnished to the association by the unit owner, or hand delivered to each unit owner. However, if a unit is owned by more than one person, the association shall provide notice, for meetings and all other purposes, to that one address which the developer initially identifies for that purpose and thereafter as one or more of the owners of the unit shall so advise the association in writing, or if no address is given or the owners of the unit do not agree, to the address provided on the deed of record. An officer of the association, or the manager or other person providing notice of the association meeting, shall provide an affidavit or United States Postal Service certificate of mailing, to be included in the official records of the association affirming that the notice

was mailed or hand delivered, in accordance with this provision.

(c) The members of the board shall be elected by written ballot or voting machine. Proxies shall in no event be used in electing the board, either in general elections or to fill vacancies caused by recall, resignation, or otherwise, unless otherwise provided in this chapter. Not less than 60 days before a scheduled election, the association shall mail, deliver or electronically deliver whether by separate association mailing or delivery or transmission or included in another association mailing or delivery or transmission, including regularly published newsletters, to each unit owner entitled to a vote, a first notice of the date of the election. Any unit owner or other eligible person desiring to be a candidate for the board must give written notice to the association not less than 40 days before a scheduled election. The association shall mail or deliver a second notice of the election to all unit owners entitled to a vote therein, together with a ballot which shall list all candidates. This second notice must be sent not less than 14 days prior to the election. Upon request of a candidate, the association shall include an information sheet, no larger than 8 ½ inches by 11 inches, which must be furnished by the candidate not less than 35 days before the election, to be included with the mailing, delivery, or transmission of the ballot with the costs of mailing or delivery or electronic transmission and copying to be borne by the association. The association is not liable for the contents of the information sheets prepared by the candidates. In order to reduce costs, the association may print or duplicate the information sheets on both sides of the paper. The association shall follow the rules of the Division of Condominium that establish rules for giving notice by electronic transmission and rules providing for the secrecy of the ballots. Elections shall be decided by a plurality of those ballots cast. There shall be no quorum requirement; however, at least 20 percent of the eligible voters must cast a ballot in order to have a valid election of members of the board. No unit owner shall permit any other person to vote his or her ballot, and any such ballots improperly cast shall be deemed invalid, provided any unit owner who violates this provision may be fined by the association in accordance with s. 718.303. A unit owner who needs assistance in casting the ballot for the reasons stated in s. 101.051 may obtain assistance in casting the ballot. The regular election shall occur on the date of the annual meeting. Notwithstanding the provisions of this subparagraph, an election is not required unless more candidates file notices of intent to run or are nominated than board vacancies exist. Notwithstanding the above, rule 61B-23.0026, F.A.C. shall be followed by the developer and unit owners when using owners proxies for elections to fill vacancies when recalling and replacing a Board Member.

(d) Any approval by the unit owners called for by the declaration or bylaws, including, but not limited to the approval requirement in s. 718.000 (8), shall be made at a duly noticed meeting of unit owners and shall be subject to all requirements herein relating to unit owner decision making, except that unit owners may take action by written agreement, without meetings, on matters for which action by written agreement without meetings is expressly allowed by the applicable bylaws or declaration or any statute that provides for such action.

(e) Unit owners may waive notice of specific meetings.

(f) Unit owners shall have the right to participate in meetings of unit owners with reference to all designated agenda items. However, the association may adopt reasonable rules governing the frequency, duration, and manner of unit owner participation.

(g) Any unit owner may tape record or videotape a meeting of the unit owners subject to reasonable rules adopted by the division.

(h) Any vacancy occurring on the board before the expiration of a term may be filled by the affirmative vote of the majority of the remaining directors, even if the remaining directors constitute less than a quorum, or by the sole remaining director. In the alternative, a board may hold an election to fill the vacancy, in which case the election procedures must conform to the requirements herein. A board member appointed or elected under this section shall fill the vacancy for the unexpired term of the seat being filled.

3. Vacancies of the Board may be filled before the expiration of a term by the remaining members, except that, should any vacancy in the Board be created in any membership previously filled by any person designated by Developer, such vacancy shall be filled by the Developer

designating, by written instrument delivered to any officer of the Association, the successor member of the Board who shall fill the vacated membership for the unexpired term thereof.

4. If, at the time of the first annual meeting of the members unit owners other than the Developer are entitled to elect some or all of the members of the Board, the terms of office of such members shall be one year. The term of office of all members of the Board designated by the Developer shall also be for one year. Members of the Board shall hold office for the terms, which were elected or designated and thereafter until their successor are duly elected, designated by Developer and qualified or until removed in the manner elsewhere herein provided for or as provided by law.

5. In the event that Developer selects any person or persons to serve on any Board, Developer shall have the absolute right at any time in its sole discretion to replace any such person or persons with another person or persons to serve on the Board. Replacement of any person or persons designated by Developer to serve on any board shall be made by written instrument delivered to any officer of the Association which instrument shall specify the name or names of the person or persons designated as successor or successors to the person so removed from the Board. The removal of any member and designation of his successors shall be effective immediately upon delivery of such written instrument by Developer to any officer of the Association.

D. The organization meeting of a newly elected or designated Board shall be held immediately following the adjournment of the membership meeting at which they were elected, if notification to the unit owners is posted conspicuously on the condominium property at least 48 continuous hours preceding the meeting.

E. The Board shall elect a President, Secretary, Treasurer, and as many Vice Presidents, assistant secretaries and assistant treasurers as the Board shall deem advisable from time to time. The president shall be elected from the membership of the Board, but no other officer need be a member of the Board. The same person may hold two offices, the duties of which are not incompatible. The Board may from time to time elect such other officers and designate their powers and duties as the Board may deem necessary properly to manage the affairs of the Association. Officer may be removed from office by the Board.

F. The President shall be the Chief Executive Officer of the Association. He shall have all of the power and duties which are usually vested in the office of President of a corporation not for profit, including, but not limited, to the power to appoint committees among the members from time to time as he may in his discretion determine appropriate, to assist in the conduct of the affairs of the Association. He shall have such additional powers as the Board may designate.

G. The Vice President shall in the absence or disability of the President, exercise the powers and perform the duties of the President. He shall also generally assist the President and exercise such other duties as shall be prescribed by the Board.

H. The Secretary shall keep the minutes of all proceedings of the Board and the members. He shall attend to the giving and serving of all notices to the members of the board and such other notices as may be required by law. He shall have custody of the seal of the association and affix the same to instruments requiring a seal when duly signed. He shall keep the records of the Association except those of the Treasurer and shall perform all other duties incident to the office of Secretary of a corporation not for profit and as may be required by the Board and the President. The Assistant Secretary shall perform the duties of Secretary when the Secretary is absent.

I. The Treasurer shall have custody of all of the property of the Association, including funds, securities and evidence of indebtedness. He shall keep the assessment rolls and account of the members; he shall keep the books of the association in accordance with good accounting practices and he shall perform all other duties incident to the office of Treasurer.

J. The officers shall serve without compensation and at the pleasure of the Board of Administration. This provision shall not preclude the Board from employing a member of the Board as an employee of the Association, nor preclude contracting with a member of the Board for the

management of the condominium.

K. Transfer of Control by Developer

1. The affairs of the Association shall be managed by the Board of Administration. The Board of Administration shall be comprised of three persons appointed by the Developer until such time as the Developer transfers control to the Association pursuant to Florida Statute 718.301. After such event occurs, the Board of Administration shall be comprised of five persons.

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

- a. Three years after 50 percent of the units that will be operated ultimately by the association have been conveyed to purchasers;
- b. Three months after 90 percent of the units that will be operated ultimately by the association have been conveyed to purchasers;
- c. When all the units that will be operated ultimately by the association have been completed, some of them have been conveyed to purchasers, and none of the others are being offered for sale by the developer in the ordinary course of business;
- d. When some of the units have been conveyed to purchasers and none of the others are being constructed or offered for sale by the developer in the ordinary course of business; or
- e. Seven years after recordation of the declaration of condominium; or, in the case of an association which may ultimately operate more than one condominium, 7 years after recordation of the declaration for the first condominium it operates; or, in the case of an association operating a phase condominium created pursuant to Section 718.403, Florida Statutes, 7 years after recordation of the declaration creating the initial phase, whichever occurs first. The developer is entitled to elect at least one member of the board of administration of an association as long as the developer holds for sale in the ordinary course of business at least 5 percent, in condominiums with fewer than 500 units, and 2 percent, in condominiums with more than 500 units, of the 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.

2. Within 75 days after the unit owners other than the developer are entitled to elect a member or members of the board of administration of an association, the association shall call, and give not less than 60 days' notice of an election for the members of the board of administration. The election shall proceed as provided in Section 718.112(2)(d), Florida Statutes. The notice may be given by any unit owner if the association fails to do so. Upon election of the first unit owner other than the developer to the board of administration, the developer shall forward to the division the name and mailing address of the unit owner board member.

3. If a developer holds units for sale in the ordinary course of business, none of the following actions may be taken without approval in writing by the developer:

- a. Assessment of the developer as a unit owner for capital improvements.
- b. Any action by the association that would be detrimental to the sales of units by the developer. However, an increase in assessments for common expenses without discrimination against the developer shall not be deemed to be detrimental to the sales of units.

4. At the time that unit owners other than the developer elect a majority of the members of the board of administration of an association, the developer shall relinquish control of the association, and the unit owners shall accept control. Simultaneously, or for the purposes of paragraph (g) not more than 90 days thereafter, the developer shall deliver to the association, at the developer's expense, all property of the unit owners and of the association, which is held or controlled by the developer, including, but not limited to, the following items, if applicable, as to each condominium operated by the association:

a. The original or a photocopy of the recorded declaration of condominium and all amendments thereto. If a photocopy is provided, it shall be certified by affidavit of the developer or an officer or agent of the developer as being a complete copy of the actual recorded declaration.

b. A certified copy of the articles of incorporation of the association or, if the association was created prior to the effective date of this act and it is not incorporated, copies of the documents creating the association.

c. A copy of the bylaws.

d. The minute books, including all minutes and other books and records of the association, if any.

e. Any house rules and regulations, which have been promulgated.

f. Resignations of officers and members of the board of administration who are required to resign because the developer is required to relinquish control of the association.

g. The financial records, including financial statements of the association and source documents from the incorporation of the association through the date of turnover. The records shall be audited for the period from the incorporation of the association or from the period covered by the last audit, if an audit has been performed for each fiscal year since incorporation, by an independent certified public accountant. All financial statements shall be prepared in accordance with generally accepted accounting principles and shall be audited in accordance with generally accepted auditing standards, as prescribed by the Florida Board of Accountancy, pursuant to Chapter 473. The accountant performing the audit shall examine to the extent necessary supporting documents and records, including the cash disbursements and related paid invoices to determine if expenditures were for association purposes and the billings, cash receipts and related records to determine that the developer was charged and paid the proper amounts of assessments.

h. Association funds or control thereof.

i. All tangible personal property that is property of the association, which is represented by the developer to be part of the common elements or which is ostensibly part of the common elements, and an inventory of that property.

j. A copy of the plans and specifications utilized in the construction or remodeling of improvements, the supplying of equipment to the condominium and in the construction and installation of all mechanical components serving the improvements and the site with a certificate in affidavit form of the developer or the developer's agent or an architect or engineer authorized to practice in this state that such plans and specifications represent, to the best of his or her knowledge and belief, the actual plans and specifications utilized in the construction and improvement of the condominium property and for the construction and installation of the mechanical components serving the improvements. If the condominium property has been declared a condominium more than 3 years after the completion of construction or remodeling of the improvements, the requirements of this paragraph do not apply.

k. A list of the names and addresses, of which the developer had knowledge at any time in the development of the condominium, of all contractors, subcontractors and suppliers utilized in the construction or remodeling of the improvements and in the landscaping of the

condominium or association property.

- l. Insurance policies. Copies of any certificates of occupancy, which may have been issued for the condominium property.
- m. Any other permits applicable to the condominium property which have been issued by governmental bodies and are in force or were issued within 1 year prior to the date the unit owners other than the developer take control of the association.
- n. All written warranties of the contractor, subcontractors, suppliers and manufacturers, if any, that are still effective.
- o. A roster of unit owners and their addresses and telephone numbers, if known, as shown on the developer's records.
- p. Leases of the common elements and other leases to which the association is a party.
- q. Employment contracts or service contracts in which the association is one of the contracting parties, or service contracts in which the association or the unit owners have an obligation or responsibility, directly or indirectly, to pay some or all of the fee or charge of the person or persons performing the service.
- r. All other contracts to which the association is a party.

IV Parliamentary Rules

Robert Rules of Order shall govern the conduct of the corporate proceeding when not in conflict with the Articles, these Bylaws or the Laws of the State of Florida.

V Amendment to Bylaws

Amendments to these Bylaws shall be proposed and adopted in the following manner:

- A. Amendments to these Bylaws may be proposed by the Board, acting upon vote of a majority of the member or members of the association owning a majority of the units in the condominium whether meeting at a members meeting or by instruments in writing signed by them.
- B. Upon any amendment or amendments to these Bylaws being proposed by the members of the Association, such proposed amendment shall be transmitted to the president of the Association, or acting Chief Executive Officer in the absence of the President, who shall thereupon call a special meeting of the members for a date not sooner than twenty days and not later than sixty days from receipt by such officer of the proposed amendment, and it shall be the duty of the Secretary to give each member written or printed notice of such meeting in the same form and in the same manner as notice of the call of a special meeting of the members is required as herein set forth; provided that proposed amendment to the bylaws may be considered and voted upon at annual meeting of the members.
- C. In order for such amendment to become effective, the same must be approved by an affirmative vote of the owners of units to which not less than sixty seven percent of the common elements are appurtenant, and a copy of such amendment to these bylaws shall be transcribed, certified by President and Secretary of the Association and a copy thereof shall be incorporated into an Amendment of the Declaration and recorded in the Public Records of Broward County, Florida within thirty days from the date of which amendment have been affirmatively approved by the members.
- D. At any meeting held to consider such amendment to these bylaws the written vote of any member shall be recognized if such member is not present at such meeting in person or by proxy provided such written vote is delivered to the Secretary at or prior to the meeting.

E. No bylaw shall be revised or amended by reference to its title or number only. Proposals to amend existing bylaws shall contain the full text of the bylaws to be amended; new words shall be inserted in the text underlined, and words to be deleted shall be lined through with hyphens. However, if the proposed change is so extensive that this procedure would hinder, rather than assist, the understanding of the proposed amendment, it is not necessary to use underlining and hyphens as indicators of words added or deleted, but, instead, a notation must be inserted immediately preceding the proposed amendment in substantially the following language: "Substantial rewording of bylaw ____ for present text."

Nonmaterial errors or omissions in the bylaw process will not invalidate an otherwise properly promulgated amendment.

VI Mandatory Nonbinding Arbitration of Disputes

A. The term "dispute" means any disagreement between two or more parties that involves:

(a) The authority of the board of directors to:

1. Require any owner to take any action, or not to take any action, involving that owner's unit or the appurtenances thereto.
2. Alter or add to a common area or element.

(b) The failure of a governing body, when required by this chapter or an association document, to:

1. Properly conduct elections.
2. Give adequate notice of meetings or other actions.
3. Properly conduct meetings.
4. Allow inspection of books and records.

"Dispute" does not include any disagreement that primarily involves: title to any unit or common element; the interpretation or enforcement of any warranty; the levy of a fee or assessment, or the collection of an assessment levied against a party; the eviction or other removal of a tenant from a unit; alleged breaches of fiduciary duty by one or more directors; or claims for damages to a unit based upon the alleged failure of the association to maintain the common elements or condominium property.

B. Prior to the institution of court litigation, the parties to a dispute as defined in Section 718.1255 of the Florida Statutes, shall petition the division for nonbinding arbitration. The petition must be accompanied by a filing fee in the amount of \$50.00 filing fees.

C. The petition requirements and the procedures to be followed by the parties shall be the same as recited in Section 718.1255 of the Florida Statutes.

VII Certificate of Compliance

A certificate of compliance from a licensed electrical contractor or electrician may be accepted by the association's board as evidence of compliance of the Condominium units with the applicable Fire and Life Safety Code. Notwithstanding the provisions of chapter 633 or of any other code, statute, ordinance, administrative rule, or regulation, or any interpretation of the foregoing, an association, condominium, or unit owner is not obligated to retrofit the common elements or units of a residential condominium with a fire sprinkler system or other engineered life safety system in a building that has been certified for occupancy by the applicable governmental entity, if the unit owners have voted to forego such retrofitting and engineered life safety system by the affirmative vote of

two-thirds of all voting interests in the affected condominium. However, a condominium association may not vote to forego the retrofitting with a fire sprinkler system of common areas in a high-rise building. For purposes of this subsection, the term "high-rise building" means a building that is greater than 75 feet in height where the building height is measured from the lowest level of fire department access to the floor of the highest occupiable story. For purposes of this subsection, the term "common areas" means any enclosed hallway corridor, lobby, stairwell, or entryway. In no event shall the local authority having jurisdiction require completion of retrofitting of common areas with a sprinkler system before the end of 2014.

1. A vote to forego retrofitting may not be obtained by general proxy or limited proxy, but shall be obtained by a vote personally cast at a duly called membership meeting, or by execution of a written consent by the member, and shall be effective upon the recording of a certificate attesting to such vote in the public records of the county where the condominium is located. The association shall provide each unit owner written notice of the vote to forego retrofitting of the required fire sprinkler system, in at least 16-point bold type, by certified mail, within 20 days after the association's vote. After such notice is provided to each owner, a copy of such notice shall be provided by the current owner to a new owner prior to closing and shall be provided by a unit owner to a renter prior to signing a lease.

2. As part of the information collected annually from condominiums, the association shall record a certificate under the subsection and, if retrofitting has been undertaken, the per-unit cost of such work with the Division of Condominium when requested by said Division..

VIII Assessments; liability; lien and priority; interest; collection

Assessments. Assessments shall be made against units not less frequently than quarterly in an amount, which is not less than that required to provide funds in advance for payment of all of the anticipated current operating expenses and for all of the unpaid operating expenses previously incurred. Nothing in this paragraph shall preclude the right of an association to accelerate assessments of an owner delinquent in payment of common expenses. Accelerated assessments shall be due and payable on the date the claim of lien is filed. Such accelerated assessments shall include the amounts due for the remainder of the budget year in which the claim of lien was filed.

A. 1. A unit owner, regardless of how his or her title has been acquired, including by purchase at a foreclosure sale or by deed in lieu of foreclosure, is liable for all assessments, which come due while he or she is the unit owner. Additionally, a unit owner is jointly and severally liable with the previous owner for all unpaid assessments that came due up to the time of transfer of title. This liability is without prejudice to any right the owner may have to recover from the previous owner the amounts paid by the owner.

2. The liability of a first mortgagee or its successor or assignees who acquire title to a unit by foreclosure or by deed in lieu of foreclosure for the unpaid assessments that became due prior to the mortgagee's acquisition of title is limited to the lesser of:

a. The unit's unpaid common expenses and regular periodic assessments, which accrued or came due during the 6 months immediately preceding the acquisition of title and for which payment in full has not been received by the association; or

b. One percent of the original mortgage debt. The provisions of this paragraph apply only if the first mortgagee joined the association as a defendant in the foreclosure action. Joinder of the association is not required if, on the date the complaint is filed, the association was dissolved or did not maintain an office or agent for service of process at a location, which was known to or reasonably discoverable by the mortgagee.

3. The person acquiring title shall pay the amount owed to the association within 30 days after transfer of title. Failure to pay the full amount when due shall entitle the association to record a claim of lien against the parcel and proceed in the same manner as provided in this section for the collection of unpaid assessments.

4. For purposes of this subsection, the term "successor or assignee" as used with respect to a first mortgagee includes only a subsequent holder of the first mortgage.

B. The liability for assessments may not be avoided by waiver of the use or enjoyment of any common element or by abandonment of the unit for which the assessments are made.

C. Assessments and installments which are not paid when due, shall bear interest at (18%) eighteen percent annually, from the due date until paid. The association may charge an administrative late fee in addition to such interest, in an amount not to exceed the greater of \$25 or 5 percent of each installment of the assessment for each delinquent installment that the payment is late. Any payment received by an association shall be applied first to any interest accrued by the association, then to any administrative late fee, then to any costs and reasonable attorney's fees incurred in collection, and then to the delinquent assessment. The foregoing shall be applicable notwithstanding any restrictive endorsement, designation or instruction placed on or accompanying a payment. A late fee shall not be subject to the provisions in Chapter 687 or Section 718.303(3), Florida Statutes.

D. 1. The association has a lien on each condominium parcel to secure the payment of assessments. Except as otherwise provided in subsection (A) and as set forth below, the lien is effective from and shall relate back to the recording of the original declaration of condominium. However, as to first mortgages of record, the lien is effective from and after recording of a claim of lien in the public records of the county in which the condominium parcel is located.

2. To be valid, a claim of lien must state the description of the condominium parcel, the name of the record owner, the name and address of the association, the amount due and the due dates. It must be executed and acknowledged by an officer or authorized agent of the association. No such lien shall be effective longer than 1 year after the claim of lien was recorded unless, within that time, an action to enforce the lien is commenced. The 1-year period shall automatically be extended for any length of time, during which the association is prevented from filing a foreclosure action by an automatic stay resulting from a bankruptcy petition filed by the parcel owner or any other person claiming an interest in the parcel. The claim of lien shall secure all unpaid assessments, which are due and which may accrue subsequent to the recording of the claim of lien and prior to the entry of a certificate of title, as well as interest and all reasonable costs and attorney's fees incurred by the association incident to the collection process. Upon payment in full, the person making the payment is entitled to a satisfaction of the lien.

3. By recording a notice in substantially the following form, a unit owner or the unit owner's agent or attorney may require the association to enforce a recorded claim of lien against his or her condominium parcel:

NOTICE OF CONTEST OF LIEN

TO: (Name and address of association) You are notified that the undersigned contests the claim of lien filed by you on _____, (year), and recorded in Official Records Book _____ at Page _____, of the public records of _____ County, Florida, and that the time within which you may file suit to enforce your lien is limited to 90 days from the date of service of this notice. Executed this ____ day of _____, (year).

Signed: (Owner or Attorney)

After notice of contest of lien has been recorded, the clerk of the circuit court shall mail a copy of the recorded notice to the association by certified mail, return receipt requested, at the address shown in the claim of lien or most recent amendment to it and shall certify to the service on the face of the notice. Service is complete upon mailing. After service, the association has 90 days in which to file an action to enforce the lien, and if the action is not filed within the 90-day period, the lien is void. However, the 90-day period shall be extended for any length of time that the association is prevented from filing its action because of an automatic stay resulting from the filing of a bankruptcy petition by the unit owner or by any other person claiming an interest in the parcel.

E. 1. The association may bring an action in its name to foreclose a lien for

assessments in the manner a mortgage of real property is foreclosed, and may also bring an action to recover a money judgment for the unpaid assessments without waiving any claim of lien. The association is entitled to recover its reasonable attorney's fees incurred in either a lien foreclosure action or an action to recover a money judgment for unpaid assessments.

2. No foreclosure judgment may be entered until at least 30 days after the association gives written notice to the unit owner of its intention to foreclose its lien to collect the unpaid assessments. If this notice is not given at least 30 days before the foreclosure action is filed, and if the unpaid assessments, including those coming due after the claim of lien is recorded, are paid before the entry of a final judgment of foreclosure, the association shall not recover attorney's fees or costs. The notice must be given by delivery of a copy of it to the unit owner or by certified or registered mail, return receipt requested, addressed to the unit owner at his or her last known address; and, upon such mailing, the notice shall be deemed to have been given, and the court shall proceed with the foreclosure action and may award attorney's fees and costs as permitted by law. The notice requirements of this subsection are satisfied if the unit owner records a notice of contest of lien as provided in subsection VIII(D)(3). The notice requirements of this subsection do not apply if an action to foreclose a mortgage on the condominium unit is pending before any court; if the rights of the association would be affected by such foreclosure; and if actual, constructive or substitute service of process has been made on the unit owner.

3. If the unit owner remains in possession of the unit after a foreclosure judgment has been entered, the court, in its discretion, may require the unit owner to pay a reasonable rental for the unit. If the unit is rented or leased during the pendency of the foreclosure action, the association is entitled to the appointment of a receiver to collect the rent. The expenses of the receiver shall be paid by the party, which does not prevail in the foreclosure action.

4. The association has the power to purchase the condominium parcel at the foreclosure sale and to hold, lease, mortgage or convey it.

F. A first mortgagee acquiring title to a condominium parcel as a result of foreclosure, or a deed in lieu of foreclosure, may not, during the period of its ownership of such parcel, whether or not such parcel is unoccupied, be excused from the payment of some or all of the common expenses coming due during the period of such ownership.

G. Within 15 days after receiving a written request therefore from a unit owner purchaser, or mortgagee, the association shall provide a certificate signed by an officer or agent of the association stating all assessments and other monies owed the association by the unit owner with respect to the condominium parcel. Any person other than the owner who, relies upon such certificate, shall be protected thereby. A summary proceeding pursuant to Section 51.011, Florida Statutes, may be brought to compel compliance with this subsection, and in any such action the prevailing party is entitled to recover reasonable attorneys' fees.

H. Commingling. All funds collected by an association shall be maintained separately in the association's name. For investment purposes only, reserve funds may be commingled with operating funds of the association. Commingled operating and reserve funds shall be accounted for separately and a commingled account shall not, at any time, be less than the amount identified as reserve funds. A manager or business entity required to be licensed or registered under Section 468.432, Florida Statutes, or an agent, employee, officer or director of an association, shall not commingle any association funds with his or her funds or with the funds of any other condominium association. All funds shall be maintained separately in the association's name. Reserve and operating funds of the association shall not be commingled unless combined for investment purposes. This subsection is not meant to prohibit prudent investment of association funds even if combined with operating or other reserve funds of the same association, but such funds must be accounted for separately, and the combined account balance may not, at any time, be less than the amount identified as reserve funds in the combined account. No manager or business entity required to be licensed or registered under Section 468.432, Florida Statutes, and no agent, employee, officer or director of a condominium association shall commingle any association funds with his or her funds or with the funds of any other condominium association or community association as defined in Section 468.431, Florida Statutes.

IX Official Records

From the inception of the association, the association shall maintain each of the following items, when applicable, which shall constitute the official records of the association:

1. A copy of the plans, permits, warranties and other items provided by the developer pursuant to Section 718.301(4), Florida Statutes.
2. A photocopy of the recorded declaration of condominium of each condominium operated by the association and of each amendment to each declaration.
3. A photocopy of the recorded bylaws of the association and of each amendment to the bylaws.
4. A certified copy of the articles of incorporation of the association, or other documents creating the association and of each amendment thereto.
5. A copy of the current rules of the association.
6. A book or books, which contain the minutes of all meetings of the association, of the board of directors and of unit owners, which minutes shall be retained for a period of not less than 7 years.
7. A current roster of all unit owners and their mailing addresses, unit identifications, voting certifications and, if known, telephone numbers. The association shall also maintain the electronic mailing addresses and the numbers designated by unit owner for receiving notice sent by electronic transmission of those unit owners consenting to receive notices by electronic transmission. The electronic mailing address and numbers provided by unit owners to receive notices by electronic transmission shall be removed from association records when consent to receive notice by electronic transmission is revoked. However, the association is not liable for an erroneous disclosure of the electronic mail address or the numbers for receiving electronic transmission of notices.
8. All current insurance policies of the association and condominiums operated by the association.
9. A current copy of any management agreement, lease, or other contract to which the association is a party or under which the association or the unit owners have an obligation or responsibility.
10. Bills of sale or transfer for all property owned by the association.
11. Accounting records for the association and separate accounting records for each condominium which the association operates. All accounting records shall be maintained for a period of not less than 7 years. The accounting records shall include, but are not limited to:
 - a. Accurate, itemized and detailed records of all receipts and expenditures.
 - b. A current account and a monthly, bimonthly or quarterly statement of the account for each unit designating the name of the unit owner, the due date and amount of each assessment, the amount paid upon the account and the balance due.
 - c. All audits, reviews, accounting statements and financial reports of the association or condominium.
 - d. All contracts for work to be performed. Bids for work to be performed shall also be considered official records and shall be maintained for a period of 1 year.

12. Ballots, sign-in sheets, voting proxies and all other papers relating to voting by unit owners, which shall be maintained for a period of 1 year from the date of the election, vote or meeting to which the document relates.

13. All rental records, when the association is acting as agent for the rental of condominium units.

14. A copy of the current question and answer sheet as described by Section 718.504, Florida Statutes.

15. All other records of the association not specifically included in the foregoing, which are related to the operation of the association.

The official records of the association are open to inspection by any association member or the authorized representative of such member at all reasonable times. The right to inspect the records includes the right to make or obtain copies, at the reasonable expense, if any, of the association member. The association may adopt reasonable rules regarding the frequency, time, location, notice and manner of record inspections and copying. The records of the association shall be made available to a unit owner within 5 working days after receipt of written request by the board or its designee. The failure of an association to provide the records within 10 working days after receipt of a written request shall create a rebuttable presumption that the association willfully failed to comply with this paragraph.

A unit owner who is denied access to official records is entitled to the actual damages or minimum damages for the association's willful failure to comply with this paragraph. The minimum damages shall be \$50 per calendar day up to 10 days, the calculation to begin on the 11th working day after receipt of the written request. The failure to permit inspection of the association records as provided herein entitles any person prevailing in an enforcement action to recover reasonable attorney's fees from the person in control of the records, who directly or indirectly, knowingly denied access to the records for inspection. The association shall maintain an adequate number of copies of the declaration, articles of incorporation, bylaws and rules, and all amendments to each of the foregoing, as well as the question and answer sheet provided for in Section 718.504, Florida Statutes, and year-end financial information required in this section on the condominium property to ensure their availability to unit owners and prospective purchasers, and may charge its actual costs for preparing and furnishing these documents to those requesting the same. Notwithstanding the provisions of this paragraph, the following records shall not be accessible to unit owners:

1. Any record protected by the lawyer-client privilege as described in Section 90.502, Florida Statutes, and any record protected by the work-product privilege including any record prepared by an association attorney or prepared at the attorney's express direction, which reflects a mental impression, conclusion, litigation strategy or legal theory of the attorney or the association, and which was prepared exclusively for civil or criminal litigation or for adversarial administrative proceedings, or which was prepared in anticipation of imminent civil or criminal litigation or imminent adversarial administrative proceedings until the conclusion of the litigation or adversarial administrative proceedings.
2. Information obtained by an association in connection with the approval of the lease, sale or other transfer of a unit.
3. Medical records of unit owners.

The association shall prepare a question and answer sheets as described in Section 718.504 and shall update it annually.

The association or its authorized agent shall not be required to provide a prospective purchaser or lienholder with information about the association other than the information or documents required by this chapter to be made available or disclosed. The association or its authorized agent shall be entitled to charge a reasonable fee to the prospective purchaser, lienholder, or the current unit owner for its time in providing good-faith responses to requests for information

by or on behalf of a prospective purchaser or lienholder, other than that required by law, provided that such fee shall not exceed \$150 plus the reasonable cost of photocopying and any attorney's fees incurred by the association in connection with the association's response.

X Financial Reporting

The Association shall comply with the financial reporting requirements of Florida Statutes 718.111(13).

XI Board Response to Unit Owner

When a unit owner files a written inquiry by certified mail with the board of administration, the board shall respond in writing to the unit owner within 30 days of receipt of the inquiry. The board's response shall either give a substantive response to the inquirer, notify the inquirer that a legal opinion has been requested, or notify the inquirer that advice has been requested from the division. If the board requests advice from the division, the board shall, within 10 days of its receipt of the advice, provide in writing a substantive response to the inquirer. If a legal opinion is requested, the board shall, within 60 days after the receipt of the inquiry, provide in writing a substantive response to the inquiry. The failure to provide a substantive response to the inquiry as provided herein precludes the board from recovering attorneys' fees and costs in any subsequent litigation, administrative proceeding or arbitration arising out of the inquiry. The association may through its board of administration adopt reasonable rules and regulations regarding the frequency and manner of responding to unit owner inquiries, one of which may be that the association is only obligated to respond to one written inquiry per unit in any given 30-day period. In such a case, any additional inquiry or inquiries must be responded to in the subsequent 30-day period, or periods, as applicable.

XII Miscellaneous

A. The following is the procedure for a hearing for all unit owners before the association may levy a fine against an owner of a unit or its occupant, licensee or invitee for failure to abide by any provision of the Declaration, the association bylaws or rules of the association the association must allow the following:

B. The party against whom the fine is sought to be levied shall be afforded an opportunity for hearing before a committee of unit owners after reasonable notice of not less than fourteen (14) days and said notice shall include:

1. A statement of the date, time and place of hearing;
2. A statement of the provision of the declaration, association, bylaws or association rules which have allegedly been violated; and
3. A short and plain statement of the matters asserted by the association.
4. The party against whom the fine may be levied shall have an opportunity to respond, to evidence and to provide written and oral argument on all issues involved and shall have an opportunity to at the hearing to review, challenge and respond to any material considered by the association.

If the committee does not agree with the fine, the fine will not be imposed.

Exhibit "6"

**THE TOWNHOUSES OF PLANTATION, A CONDOMINIUM
CONDOMINIUM BUDGET
JANUARY 1, 2003 - DECEMBER 31, 2003**

EXPENSE ITEM Expenses for the Association & Condominium	DEVELOPER'S FUNDING OF CONVERTER RESERVES	MONTHLY ASSOC. WITHOUT RESERVES	MONTHLY ASSOC. WITHOUT RESERVES	MONTHLY ASSOC. WITH RESERVES	MONTHLY ASSOC. WITH RESERVES
A. Administration of the Association					
1. Legal Services		\$85.00	\$1,020.00	\$85.00	\$1,020.00
2. Audit/Taxes Preparation		\$200.00	\$2,400.00	\$200.00	\$2,400.00
3. Corporate Filing Fee-Annual Report		\$5.50	\$66.00	\$5.50	\$66.00
4. Fees Payable to Division		\$61.00	\$732.00	\$61.00	\$732.00
5. Office Expenses		\$274.50	\$3,294.00	\$274.50	\$3,294.00
6. Pool/Spa Permits		\$15.00	\$180.00	\$15.00	\$180.00
B. Management Fees		\$1,830.00	\$21,960.00	\$1,830.00	\$21,960.00
1. Roving Manager		INCL.	INCL.	INCL.	INCL.
2. LABOR					
3. Maintenance Man		\$2,885.00	\$34,620.00	\$2,885.00	\$34,620.00
4. Janitorial Services		\$1,060.00	\$12,720.00	\$1,060.00	\$12,720.00
C. Maintenance					
1. Building Maintenance, Minor Exterior		\$125.00	\$1,500.00	\$125.00	\$1,500.00
2. Elec. Supplies & Repair		\$210.00	\$2,520.00	\$210.00	\$2,520.00
3. Golf Cart/Vehicle Maint.		\$75.00	\$900.00	\$75.00	\$900.00
4. Janitorial Supplies		\$300.00	\$3,600.00	\$300.00	\$3,600.00
5. Misc. Equipment Repair		\$250.00	\$3,000.00	\$250.00	\$3,000.00
6. Painting		\$200.00	\$2,400.00	\$200.00	\$2,400.00
7. Pool/Spa/Fountain Supplies		\$50.00	\$600.00	\$50.00	\$600.00
8. Plumbing Supplies		\$250.00	\$3,000.00	\$250.00	\$3,000.00
9. Signage		\$25.00	\$300.00	\$25.00	\$300.00
10. Site Communication		\$120.00	\$1,440.00	\$120.00	\$1,440.00
11. Staff Uniforms		\$25.00	\$300.00	\$25.00	\$300.00
12. Supplies		\$250.00	\$3,000.00	\$250.00	\$3,000.00
D. Rent for Recreational & Other Commonly used Facilities (N/A)					
1. Water Recovery - Net Income		(\$4,392.00)	(\$52,704.00)	(\$4,392.00)	(\$52,704.00)
E. Taxes & Licenses upon Assoc. Property					
1. Estimated Income Taxes		N/A	N/A	N/A	N/A
F. Taxes Upon Leased Areas. (N/A)					
G. Insurance					
1. Boiler & Machinery		N/A	N/A	N/A	N/A
2. Crime		N/A	N/A	N/A	N/A
3. Directors & Offices' Liability		N/A	N/A	N/A	N/A
4. Flood		\$50.00	\$600.00	\$50.00	\$600.00
5. Package		\$85.00	\$1,020.00	\$85.00	\$1,020.00
6. Umbrella Liability		\$425.00	\$5,100.00	\$425.00	\$5,100.00
H. Contract Services		\$4,667.00	\$56,004.00	\$4,667.00	\$56,004.00
1. Landscape Maintenance		\$305.00	\$3,660.00	\$305.00	\$3,660.00
2. Life Safety Equipment		\$2,400.00	\$28,800.00	\$2,400.00	\$28,800.00
3. Pest Control/Exterior		\$150.00	\$1,800.00	\$150.00	\$1,800.00
4. Pool/Spa Fountain Maint.		\$240.00	\$2,880.00	\$240.00	\$2,880.00
5. Trash Collection		\$400.00	\$4,800.00	\$400.00	\$4,800.00
6. Valet/Trash Removal		\$1,830.00	\$21,960.00	\$1,830.00	\$21,960.00
I. Utilities		\$1,821.00	\$21,852.00	\$1,821.00	\$21,852.00
1. Electricity		\$1,100.00	\$13,200.00	\$1,100.00	\$13,200.00
2. Water & Sewer		\$4,800.00	\$57,600.00	\$4,800.00	\$57,600.00
3. Telephone		\$70.00	\$840.00	\$70.00	\$840.00
4. Natural Gas		\$180.00	\$2,160.00	\$180.00	\$2,160.00
J. Operating Capital		N/A	N/A	N/A	N/A
K. Other Expenses		\$50.00	\$600.00	\$50.00	\$600.00
L. Reserves for Deferred Maintenance and Capital Expenditure					
1. Roofing		\$0.00	\$0.00	\$702.22	\$8,426.67
2. Fire Proofing & Protection		\$0.00	\$0.00	\$238.10	\$2,857.14
3. Plumbing		\$0.00	\$0.00	\$40.66	\$487.88
4. Electrical System		\$0.00	\$0.00	\$1,295.45	\$15,545.45
5. Building Painting		\$0.00	\$0.00	\$1,088.15	\$13,057.83
6. Parking/Paving		\$0.00	\$0.00	\$181.16	\$2,173.91
7. Pool Filter		\$0.00	\$0.00	\$20.83	\$250.00
8. Pool/Deck		\$0.00	\$0.00	\$50.51	\$606.06
9. Heating/Cooling		\$0.00	\$0.00	\$44.44	\$533.33
10. Cooling Heating		\$0.00	\$0.00	\$1,086.96	\$13,043.48
11. Drainage		\$0.00	\$0.00	\$101.01	\$1,212.12
TOTALS	\$230,500.00	\$22,477.00	\$269,724.00	\$27,326.49	\$327,917.87

*The Townhouses of Plantation, a Condominium
Reserves for Capital Expenditures*

Expense Item	Replacement Cost	Developer's Funding of Converter Reserves	Estimated Life	Years Remaining	Annual Reserve	Monthly Reserve	Annual 1/BR 0.0045787	Monthly 1/BR	Annual 2/BR 0.00583529	Monthly 2/BR
Building Painting	\$ 78,347.00	\$ 0.00	7	6	\$ 13,057.83	\$ 1,088.15	\$ 59.79	\$ 4.98	\$ 76.20	\$ 6.35
Roof	\$ 158,000.00	\$ 31,600.00	15	15	\$ 8,426.67	\$ 702.22	\$ 48.23	\$ 4.02	\$ 61.47	\$ 5.12
Fire Protection	\$ 40,000.00	\$ 0.00	70	14	\$ 2,857.14	\$ 238.10	\$ 13.08	\$ 1.09	\$ 16.67	\$ 1.39
Plumbing	\$ 215,000.00	\$198,900.00	70	33	\$ 487.88	\$ 40.66	\$ 82.69	\$ 6.89	\$ 105.39	\$ 8.78
Electrical	\$ 513,000.00	\$ 0.00	70	33	\$ 15,545.45	\$ 1,295.45	\$ 71.18	\$ 5.93	\$ 90.71	\$ 7.56
Parking/Paving	\$ 50,000.00	\$ 0.00	60	23	\$ 2,173.91	\$ 181.16	\$ 9.95	\$ 0.83	\$ 12.69	\$ 1.06
Pool Filter	\$ 5,000.00	\$ 0.00	30	20	\$ 250.00	\$ 20.83	\$ 1.14	\$ 0.10	\$ 1.46	\$ 0.12
Pool/Deck	\$ 20,000.00	\$ 0.00	70	33	\$ 606.06	\$ 50.51	\$ 2.77	\$ 0.23	\$ 3.54	\$ 0.29
Heating/Cooling	\$ 8,000.00	\$ 0.00	25	15	\$ 533.33	\$ 44.44	\$ 2.44	\$ 0.20	\$ 3.11	\$ 0.26
Cooling Heating	\$ 300,000.00	\$ 0.00	30	23	\$ 13,043.48	\$ 1,086.96	\$ 59.72	\$ 4.98	\$ 76.11	\$ 6.34
Drainage	\$ 40,000.00	\$ 0.00	70	33	\$ 1,212.12	\$ 101.01	\$ 5.55	\$ 0.46	\$ 7.07	\$ 0.59
Total	\$ 1,427,347.00	\$230,500.00			\$ 58,193.87	\$ 4,849.49	\$ 266.36	\$ 22.20	\$ 339.49	\$ 28.29

The Townhouses of Plantation, a Condominium

	Bedroom/Bathroom	Maintenance W/o Reserves
Building A		
4700	2 bedrooms, 1.5 bathrooms	\$131.15
4710	2 bedrooms, 1.5 bathrooms	\$131.15
4720	2 bedrooms, 1.5 bathrooms	\$131.15
4730	2 bedrooms, 1.5 bathrooms	\$131.15
4740	2 bedrooms, 1.5 bathrooms	\$131.15
4750	2 bedrooms, 1.5 bathrooms	\$131.15
4760	2 bedrooms, 1.5 bathrooms	\$131.15
4770	2 bedrooms, 1.5 bathrooms	\$131.15
4780	2 bedrooms, 1.5 bathrooms	\$131.15
4790	2 bedrooms, 1.5 bathrooms	\$131.15
Building B		
4836	2 bedrooms, 1.5 bathrooms	\$131.15
4840	2 bedrooms, 1.5 bathrooms	\$131.15
4844	2 bedrooms, 1.5 bathrooms	\$131.15
4848	2 bedrooms, 1.5 bathrooms	\$131.15
4852	2 bedrooms, 1.5 bathrooms	\$131.15
4856	2 bedrooms, 1.5 bathrooms	\$131.15
4860	2 bedrooms, 1.5 bathrooms	\$131.15
4864	2 bedrooms, 1.5 bathrooms	\$131.15
4868	2 bedrooms, 1.5 bathrooms	\$131.15
4872	2 bedrooms, 1.5 bathrooms	\$131.15
4876	2 bedrooms, 1.5 bathrooms	\$131.15
4880	2 bedrooms, 1.5 bathrooms	\$131.15
Building C		
4804	2 bedrooms, 1.5 bathrooms	\$131.15
4808	2 bedrooms, 1.5 bathrooms	\$131.15
4812	2 bedrooms, 1.5 bathrooms	\$131.15
4816	2 bedrooms, 1.5 bathrooms	\$131.15
4820	2 bedrooms, 1.5 bathrooms	\$131.15
4824	2 bedrooms, 1.5 bathrooms	\$131.15
4828	2 bedrooms, 1.5 bathrooms	\$131.15
4832	2 bedrooms, 1.5 bathrooms	\$131.15
Building D		
4720	2 bedrooms, 1.5 bathrooms	\$131.15

4730	2 bedrooms, 1.5 bathrooms	\$131.15
4740	2 bedrooms, 1.5 bathrooms	\$131.15
4750	2 bedrooms, 1.5 bathrooms	\$131.15

Building E

4644	2 bedrooms, 1.5 bathrooms	\$131.15
4648	2 bedrooms, 1.5 bathrooms	\$131.15
4652	2 bedrooms, 1.5 bathrooms	\$131.15
4656	2 bedrooms, 1.5 bathrooms	\$131.15
4660	2 bedrooms, 1.5 bathrooms	\$131.15
4664	2 bedrooms, 1.5 bathrooms	\$131.15
4668	2 bedrooms, 1.5 bathrooms	\$131.15
4672	2 bedrooms, 1.5 bathrooms	\$131.15
4676	2 bedrooms, 1.5 bathrooms	\$131.15
4680	2 bedrooms, 1.5 bathrooms	\$131.15

Building F

4781	2 bedrooms, 1.5 bathrooms	\$131.15
4783	2 bedrooms, 1.5 bathrooms	\$131.15
4785	2 bedrooms, 1.5 bathrooms	\$131.15
4787	2 bedrooms, 1.5 bathrooms	\$131.15
4789	2 bedrooms, 1.5 bathrooms	\$131.15
4791	2 bedrooms, 1.5 bathrooms	\$131.15
4801	2 bedrooms, 1.5 bathrooms	\$131.15
4803	2 bedrooms, 1.5 bathrooms	\$131.15
4805	2 bedrooms, 1.5 bathrooms	\$131.15
4807	2 bedrooms, 1.5 bathrooms	\$131.15
4809	2 bedrooms, 1.5 bathrooms	\$131.15
4811	2 bedrooms, 1.5 bathrooms	\$131.15
4813	2 bedrooms, 1.5 bathrooms	\$131.15
4815	2 bedrooms, 1.5 bathrooms	\$131.15
4817	2 bedrooms, 1.5 bathrooms	\$131.15
4819	2 bedrooms, 1.5 bathrooms	\$131.15

Building G

4821	1 bedroom, 1 bathroom	\$102.91
4823	1 bedroom, 1 bathroom	\$102.91
4825	1 bedroom, 1 bathroom	\$102.91
4827	1 bedroom, 1 bathroom	\$102.91
4829	1 bedroom, 1 bathroom	\$102.91
4831	1 bedroom, 1 bathroom	\$102.91
4833	1 bedroom, 1 bathroom	\$102.91
4835	1 bedroom, 1 bathroom	\$102.91

4837	1 bedroom, 1 bathroom	\$102.91
4839	1 bedroom, 1 bathroom	\$102.91
4841	1 bedroom, 1 bathroom	\$102.91
4843	1 bedroom, 1 bathroom	\$102.91

Building H

4845	1 bedroom, 1 bathroom	\$102.91
4847	1 bedroom, 1 bathroom	\$102.91
4849	1 bedroom, 1 bathroom	\$102.91
4851	1 bedroom, 1 bathroom	\$102.91
4853	1 bedroom, 1 bathroom	\$102.91
4855	1 bedroom, 1 bathroom	\$102.91
4857	1 bedroom, 1 bathroom	\$102.91
4859	1 bedroom, 1 bathroom	\$102.91
4861	1 bedroom, 1 bathroom	\$102.91
4863	1 bedroom, 1 bathroom	\$102.91
4865	1 bedroom, 1 bathroom	\$102.91
4867	1 bedroom, 1 bathroom	\$102.91
4869	1 bedroom, 1 bathroom	\$102.91
4871	1 bedroom, 1 bathroom	\$102.91

Building J

833	2 bedrooms, 1.5 bathrooms	\$131.15
835	2 bedrooms, 1.5 bathrooms	\$131.15
837	2 bedrooms, 1.5 bathrooms	\$131.15
839	2 bedrooms, 1.5 bathrooms	\$131.15
841	2 bedrooms, 1.5 bathrooms	\$131.15
843	2 bedrooms, 1.5 bathrooms	\$131.15
845	2 bedrooms, 1.5 bathrooms	\$131.15
847	2 bedrooms, 1.5 bathrooms	\$131.15
849	2 bedrooms, 1.5 bathrooms	\$131.15
851	2 bedrooms, 1.5 bathrooms	\$131.15
853	2 bedrooms, 1.5 bathrooms	\$131.15
855	2 bedrooms, 1.5 bathrooms	\$131.15
857	2 bedrooms, 1.5 bathrooms	\$131.15
859	2 bedrooms, 1.5 bathrooms	\$131.15

Building K

4753	1 bedroom, 1 bathroom	\$102.91
4755	1 bedroom, 1 bathroom	\$102.91
4757	1 bedroom, 1 bathroom	\$102.91
4759	1 bedroom, 1 bathroom	\$102.91
4761	1 bedroom, 1 bathroom	\$102.91

4763	1 bedroom, 1 bathroom	\$102.91
4765	1 bedroom, 1 bathroom	\$102.91
4767	1 bedroom, 1 bathroom	\$102.91
4769	1 bedroom, 1 bathroom	\$102.91
4771	1 bedroom, 1 bathroom	\$102.91
4773	1 bedroom, 1 bathroom	\$102.91
4775	1 bedroom, 1 bathroom	\$102.91
4777	2 bedrooms, 1.5 bathrooms	\$131.15
4779	2 bedrooms, 1.5 bathrooms	\$131.15

Building L

4717	2 bedrooms, 1.5 bathrooms	\$131.15
4719	2 bedrooms, 1.5 bathrooms	\$131.15
4721	1 bedroom, 1 bathroom	\$102.91
4723	1 bedroom, 1 bathroom	\$102.91
4725	1 bedroom, 1 bathroom	\$102.91
4727	1 bedroom, 1 bathroom	\$102.91
4729	1 bedroom, 1 bathroom	\$102.91
4731	1 bedroom, 1 bathroom	\$102.91
4733	1 bedroom, 1 bathroom	\$102.91
4735	1 bedroom, 1 bathroom	\$102.91
4737	1 bedroom, 1 bathroom	\$102.91
4739	1 bedroom, 1 bathroom	\$102.91
4741	1 bedroom, 1 bathroom	\$102.91
4743	1 bedroom, 1 bathroom	\$102.91
4745	1 bedroom, 1 bathroom	\$102.91
4747	1 bedroom, 1 bathroom	\$102.91
4749	1 bedroom, 1 bathroom	\$102.91
4751	1 bedroom, 1 bathroom	\$102.91

Building M

4701	2 bedrooms, 1.5 bathrooms	\$131.15
4703	2 bedrooms, 1.5 bathrooms	\$131.15
4705	2 bedrooms, 1.5 bathrooms	\$131.15
4709	2 bedrooms, 1.5 bathrooms	\$131.15
4711	2 bedrooms, 1.5 bathrooms	\$131.15
4713	2 bedrooms, 1.5 bathrooms	\$131.15
4715	2 bedrooms, 1.5 bathrooms	\$131.15

Building N

4643	2 bedrooms, 1.5 bathrooms	\$131.15
4645	2 bedrooms, 1.5 bathrooms	\$131.15
4647	2 bedrooms, 1.5 bathrooms	\$131.15

4649	2 bedrooms, 1.5 bathrooms	\$131.15
4651	2 bedrooms, 1.5 bathrooms	\$131.15
4653	2 bedrooms, 1.5 bathrooms	\$131.15

Building O

4629	2 bedrooms, 1.5 bathrooms	\$131.15
4631	2 bedrooms, 1.5 bathrooms	\$131.15
4633	2 bedrooms, 1.5 bathrooms	\$131.15
4635	2 bedrooms, 1.5 bathrooms	\$131.15
4637	2 bedrooms, 1.5 bathrooms	\$131.15
4639	2 bedrooms, 1.5 bathrooms	\$131.15
4641	2 bedrooms, 1.5 bathrooms	\$131.15

Building P

801	2 bedrooms, 1.5 bathrooms	\$131.15
803	2 bedrooms, 1.5 bathrooms	\$131.15
805	2 bedrooms, 1.5 bathrooms	\$131.15
807	2 bedrooms, 1.5 bathrooms	\$131.15
809	2 bedrooms, 1.5 bathrooms	\$131.15
811	2 bedrooms, 1.5 bathrooms	\$131.15
813	2 bedrooms, 1.5 bathrooms	\$131.15
815	2 bedrooms, 1.5 bathrooms	\$131.15
817	2 bedrooms, 1.5 bathrooms	\$131.15
819	2 bedrooms, 1.5 bathrooms	\$131.15
821	2 bedrooms, 1.5 bathrooms	\$131.15
823	2 bedrooms, 1.5 bathrooms	\$131.15
825	2 bedrooms, 1.5 bathrooms	\$131.15
827	2 bedrooms, 1.5 bathrooms	\$131.15
829	2 bedrooms, 1.5 bathrooms	\$131.15
831	2 bedrooms, 1.5 bathrooms	\$131.15

Building Q

4601	2 bedrooms, 1.5 bathrooms	\$131.15
4603	2 bedrooms, 1.5 bathrooms	\$131.15
4605	2 bedrooms, 1.5 bathrooms	\$131.15
4607	2 bedrooms, 1.5 bathrooms	\$131.15
4609	2 bedrooms, 1.5 bathrooms	\$131.15
4611	2 bedrooms, 1.5 bathrooms	\$131.15
4613	2 bedrooms, 1.5 bathrooms	\$131.15
4615	2 bedrooms, 1.5 bathrooms	\$131.15
4617	2 bedrooms, 1.5 bathrooms	\$131.15
4619	2 bedrooms, 1.5 bathrooms	\$131.15
4621	2 bedrooms, 1.5 bathrooms	\$131.15

4623
4625
4627

2 bedrooms, 1.5 bathrooms
2 bedrooms, 1.5 bathrooms
2 bedrooms, 1.5 bathrooms

\$131.15
\$131.15
\$131.15

The Townhouses of Plantation, a Condominium

	Bedroom/Bathroom	Maintenance W/Reserves
Building A		
4700	2 bedrooms, 1.5 bathrooms	\$159.45
4710	2 bedrooms, 1.5 bathrooms	\$159.45
4720	2 bedrooms, 1.5 bathrooms	\$159.45
4730	2 bedrooms, 1.5 bathrooms	\$159.45
4740	2 bedrooms, 1.5 bathrooms	\$159.45
4750	2 bedrooms, 1.5 bathrooms	\$159.45
4760	2 bedrooms, 1.5 bathrooms	\$159.45
4770	2 bedrooms, 1.5 bathrooms	\$159.45
4780	2 bedrooms, 1.5 bathrooms	\$159.45
4790	2 bedrooms, 1.5 bathrooms	\$159.45
Building B		
4836	2 bedrooms, 1.5 bathrooms	\$159.45
4840	2 bedrooms, 1.5 bathrooms	\$159.45
4844	2 bedrooms, 1.5 bathrooms	\$159.45
4848	2 bedrooms, 1.5 bathrooms	\$159.45
4852	2 bedrooms, 1.5 bathrooms	\$159.45
4856	2 bedrooms, 1.5 bathrooms	\$159.45
4860	2 bedrooms, 1.5 bathrooms	\$159.45
4864	2 bedrooms, 1.5 bathrooms	\$159.45
4868	2 bedrooms, 1.5 bathrooms	\$159.45
4872	2 bedrooms, 1.5 bathrooms	\$159.45
4876	2 bedrooms, 1.5 bathrooms	\$159.45
4880	2 bedrooms, 1.5 bathrooms	\$159.45
Building C		
4804	2 bedrooms, 1.5 bathrooms	\$159.45
4808	2 bedrooms, 1.5 bathrooms	\$159.45
4812	2 bedrooms, 1.5 bathrooms	\$159.45
4816	2 bedrooms, 1.5 bathrooms	\$159.45
4820	2 bedrooms, 1.5 bathrooms	\$159.45
4824	2 bedrooms, 1.5 bathrooms	\$159.45
4828	2 bedrooms, 1.5 bathrooms	\$159.45
4832	2 bedrooms, 1.5 bathrooms	\$159.45
Building D		
4720	2 bedrooms, 1.5 bathrooms	\$159.45

4730	2 bedrooms, 1.5 bathrooms	\$159.45
4740	2 bedrooms, 1.5 bathrooms	\$159.45
4750	2 bedrooms, 1.5 bathrooms	\$159.45

Building E

4644	2 bedrooms, 1.5 bathrooms	\$159.45
4648	2 bedrooms, 1.5 bathrooms	\$159.45
4652	2 bedrooms, 1.5 bathrooms	\$159.45
4656	2 bedrooms, 1.5 bathrooms	\$159.45
4660	2 bedrooms, 1.5 bathrooms	\$159.45
4664	2 bedrooms, 1.5 bathrooms	\$159.45
4668	2 bedrooms, 1.5 bathrooms	\$159.45
4672	2 bedrooms, 1.5 bathrooms	\$159.45
4676	2 bedrooms, 1.5 bathrooms	\$159.45
4680	2 bedrooms, 1.5 bathrooms	\$159.45

Building F

4781	2 bedrooms, 1.5 bathrooms	\$159.45
4783	2 bedrooms, 1.5 bathrooms	\$159.45
4785	2 bedrooms, 1.5 bathrooms	\$159.45
4787	2 bedrooms, 1.5 bathrooms	\$159.45
4789	2 bedrooms, 1.5 bathrooms	\$159.45
4791	2 bedrooms, 1.5 bathrooms	\$159.45
4801	2 bedrooms, 1.5 bathrooms	\$159.45
4803	2 bedrooms, 1.5 bathrooms	\$159.45
4805	2 bedrooms, 1.5 bathrooms	\$159.45
4807	2 bedrooms, 1.5 bathrooms	\$159.45
4809	2 bedrooms, 1.5 bathrooms	\$159.45
4811	2 bedrooms, 1.5 bathrooms	\$159.45
4813	2 bedrooms, 1.5 bathrooms	\$159.45
4815	2 bedrooms, 1.5 bathrooms	\$159.45
4817	2 bedrooms, 1.5 bathrooms	\$159.45
4819	2 bedrooms, 1.5 bathrooms	\$159.45

Building G

4821	1 bedroom, 1 bathroom	\$125.11
4823	1 bedroom, 1 bathroom	\$125.11
4825	1 bedroom, 1 bathroom	\$125.11
4827	1 bedroom, 1 bathroom	\$125.11
4829	1 bedroom, 1 bathroom	\$125.11
4831	1 bedroom, 1 bathroom	\$125.11
4833	1 bedroom, 1 bathroom	\$125.11
4835	1 bedroom, 1 bathroom	\$125.11