

DECLARATION OF CONDOMINIUM

I

SUBMISSION STATEMENT

The undersigned, being the owner of record of the fee simple title to the following described real property, situate, lying and being in Palm Beach County, Florida, to-wit:

Lot Nineteen (19) in PLAT NO. 3 of LAKE CLARKE GARDENS, according to the Plat thereof, recorded in Plat Book 28 at Page 205, of the Public Records of Palm Beach County, Florida;

TOGETHER with an Easement in common for private road purposes for ingress and egress, and for drainage and utility services, over, upon, under and across TRACT "C", of the aforescribed PLAT NO. 3 of LAKE CLARKE GARDENS, and TRACT "C" in LAKE CLARKE GARDENS, according to the Plat thereof, recorded in Plat Book 28 at Page 110, of the Public Records of Palm Beach County, Florida, and TRACT "C" in PLAT NO. 2 of LAKE CLARKE GARDENS, according to the Plat thereof, recorded in Plat Book 28 at Page 157, of the Public Records of Palm Beach County, Florida.

TOGETHER with equipment, furnishings and fixtures therein contained, not personally owned by unit owners;

hereby states and declares that said realty, together with improvements thereon, is submitted to Condominium ownership, pursuant to the Condominium Act of the State of Florida, F. S. 711 Et Seq. (hereinafter referred to as the "Condominium Act"), and the provisions of said Act are hereby incorporated by reference and included herein thereby, and does herewith file for record this Declaration of Condominium.

EXHIBIT #1

NO.19 LAKE CLARKE GARDENS CONDOMINIUM

The fee owners and declarers making the Declaration of Condominium to which this Exhibit is attached to hereby declare all of the roads shown on Sheet 3 of this Exhibit dedicated for such purposes to the use of themselves, their successors, heirs, administrators, assigns, licensees and invitees jointly and in common and to the use of no others, provided however, that an easement is hereby created in said roads for the benefit of themselves and of the owners of the adjoining and abutting land, their successors, heirs, administrators, assigns, licensees and invitees jointly and in common. The term "adjoining and abutting land" as used herein is hereby defined to mean only:

All the property legally described within LAKE CLARKE GARDENS, according to the plat thereof recorded in Plat Book 28, page 110, LAKE CLARKE GARDENS Plat #2, according to the plat thereof recorded in Plat Book 28, page 157, and LAKE CLARKE GARDENS Plat #3, according to the plat thereof recorded in Plat Book 28, page 205, Public Records of Palm Beach County, Florida.

Plus adjoining lands as designated by the corporation below.

The easement hereby created shall burden the land described in this exhibit for the benefit of adjoining and abutting land as defined herein, and shall run with the land. No right shall ever accrue to the public from the dedication above made and the easement above created shall endure until December 15, 2065 and for successive periods of 99 years thereafter unless sooner terminated by a recorded document duly executed and recorded by necessary persons appearing of record in Palm Beach County, Florida, to belong to the classes benefitted by the easement and dedication.

The drainage and utility easements shown on sheet 3 of the Exhibit are dedicated for such purposes as shown on Plat No. 1 and Plat No. 3 of LAKE CLARKE GARDENS aforescribed. The real property submitted to condominium ownership described herein and the road easement shown on sheet 3 of this Exhibit are subject to utility easements including those for sewer, water and electric, which said utility easements shall be over and across and under those areas hereinafter designated by the corporation below and Lake Clarke Gardens Condominiums, Inc. in their sole discretion and said utility easements when designated shall be ipso facto dedicated for their respective purposes. This easement shall not be deemed to transfer title to the sewer and water lines, mains and attendant equipment thereto. All of the easements for utilities herein dedicated shall burden the land for the benefit of each of the owners thereof and the benefit of each condominium parcel owner, their heirs, successors, and assigns, as shown on sheet 3 of this exhibit. Said easements shall carry with them the right to access to all utility lines and equipment installed therein in reasonable manner and at reasonable times for repair, replacement, enlargement, alteration, addition, correction of such other servicing as may be necessary or proper.

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals this 18<sup>th</sup> day of MARCH, 1969.

In the presence of:

FLA-MANGO, INC.  
A Florida Corporation

James D. Cotton

By: Harold Greenfield (Seal)  
President

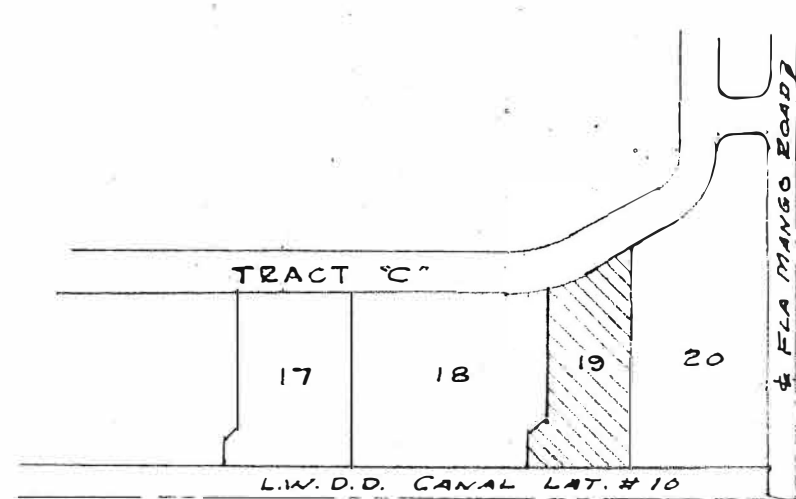
Evelyn C. Cotton

Attest: Harold Greenfield (Seal)  
Secretary

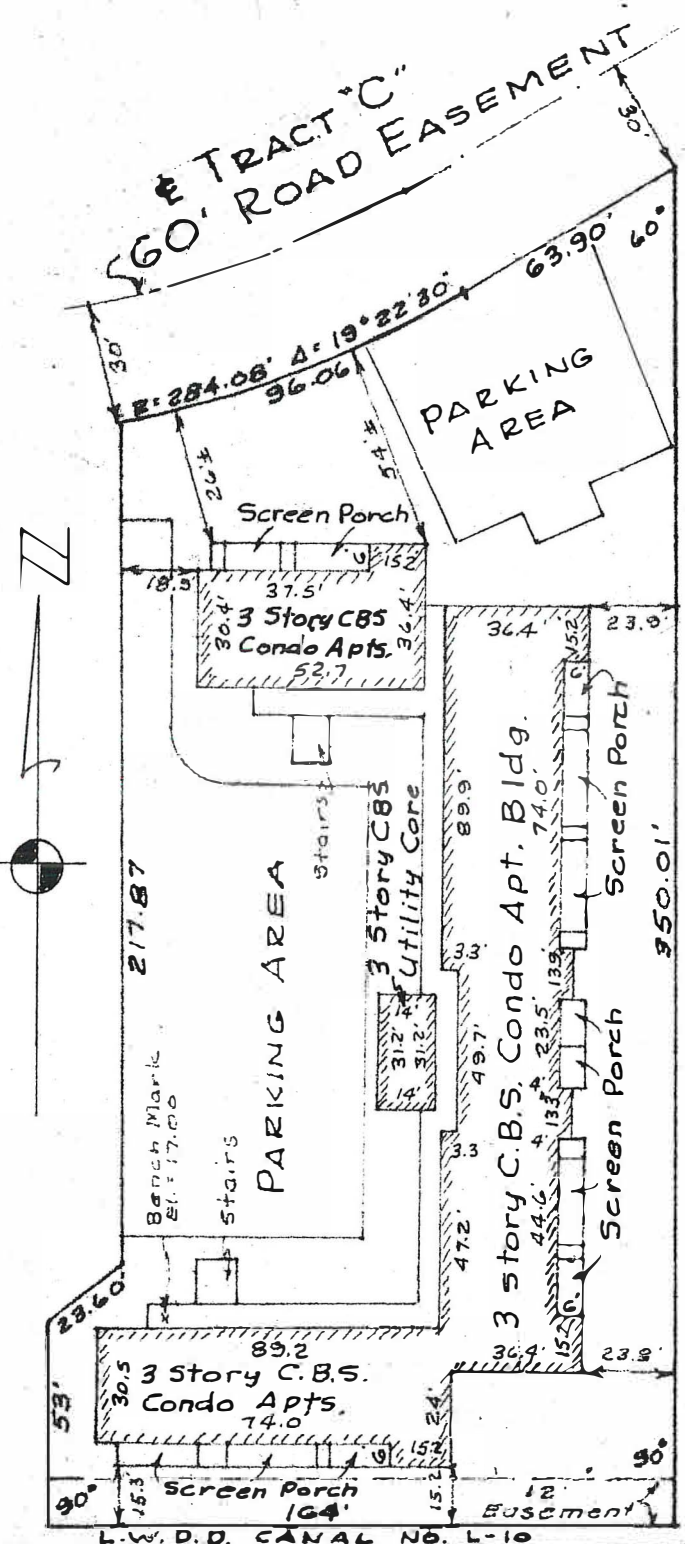
NO. 19 LAKE CLARKE GARDENS  
 CONDOMINIUM  
 SURVEY OF

DESCRIPTION

LOT 19, LAKE CLARKE GARDENS, Plat #3,  
 according to the plat thereof recorded  
 in Plat Book 28, page 205, Public Records  
 of Palm Beach County, Florida.



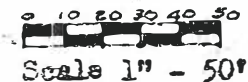
LOCATION MAP  
 Scale 1" = 300'



I HEREBY CERTIFY that the plat  
 shown hereon is a true and correct  
 representation of a survey made under  
 my direction, and that said survey is  
 accurate to the best of my knowledge  
 and belief, and there are no encroach-  
 ments.

Prepared by:  
 JAMES D. CARLTON, INC.

*Rayton P. Kessler*  
 Registered Land Surveyor  
 Florida Certificate No. 1811



NO. 19 LAKE CLARKE GARDENS  
CONDOMINIUM

LOCATION OF COMMON ELEMENTS  
AND CONDOMINIUM UNITS

DESCRIPTION

LOT 19, LAKE CLARKE GARDENS, Plat #3,  
according to the plat thereof recorded  
in Plat Book 28, page 205, Public Records  
of Palm Beach County, Florida.

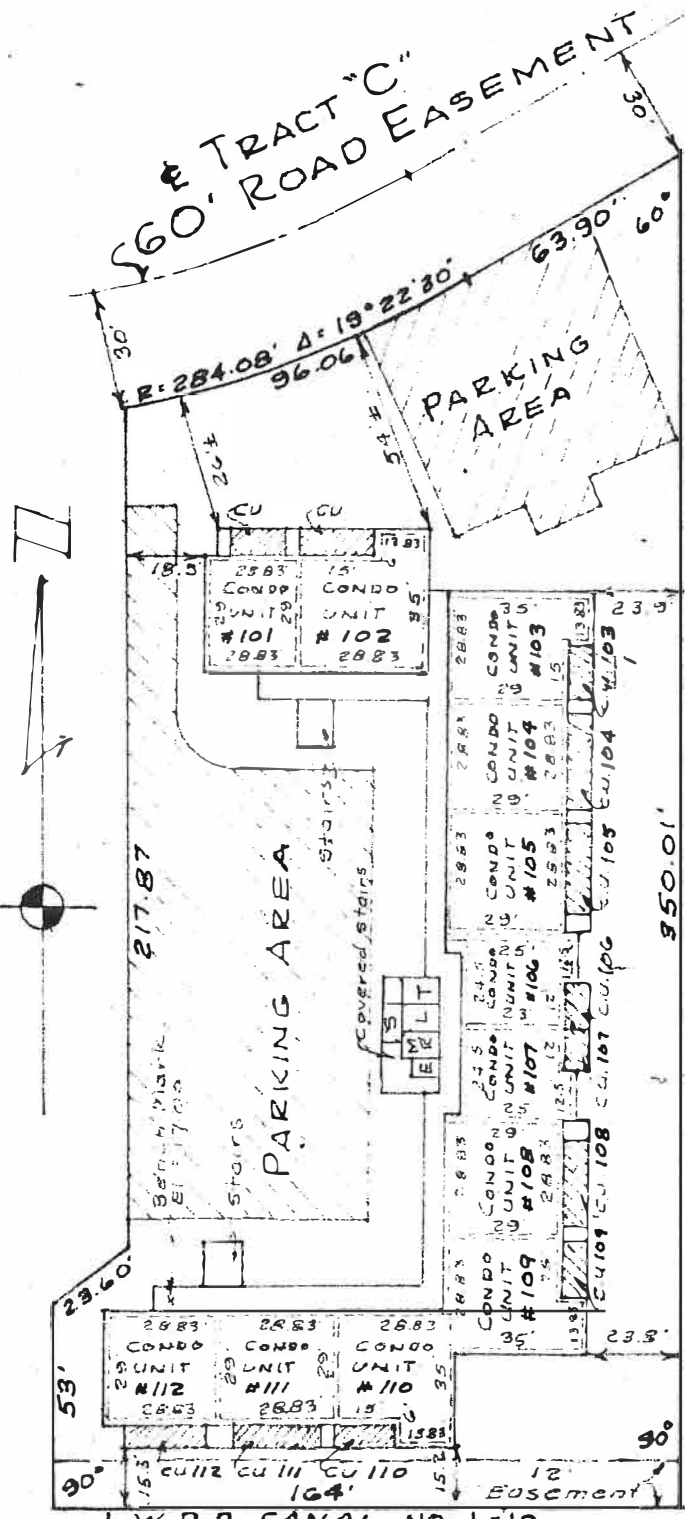
101 THRU 112  
FIRST FLOOR

1. S = Storage
2. E = Elevator
3. MR = Meter Room
4. L = Laundry
5. T = Trash Room

1. Each condominium unit consists of the space bounded by a vertical projection of the condominium Unit boundary lines shown and by the horizontal planes at the floor and ceiling elevations noted below.
2. The elevation of the Bench Mark, floor and ceiling are U.S.C. & G.S. Mean Sea Level Datum and are expressed in feet.
3. The floor elevation of condominium Units 101 through 112 is 17.05

The ceiling elevation of condominium Units 101 through 112 is 25.13

4. All interior angles of condominium units are 90° unless otherwise noted.
5. LEGEND:  
 - - - - Boundary of Condominium Units.  
 \_\_\_\_\_ Indicates Common Elements.  
 \_\_\_\_\_ Indicates Limited Common Elements.
6. Parking Areas are for use of Condominium Unit Owners and specific parking areas will be assigned by the Association.
7. All interior and exterior walls are 0.67"
8. C. U. = Condominium Unit.



Prepared by:  
JAMES D. CARLTON, INC.

*Raymond P. Koepfle*  
Registered Land Surveyor  
Florida Certificate No. 1811

0 10 20 30 40 50  
Scale 1" = 50'

Sheet 4

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA )  
                          ) SS: NO. 19 LAKE CLARKE GARDENS CONDOMINIUM  
COUNTY OF PALM BEACH)

BEFORE ME, the undersigned authority duly authorized to administer oaths and take acknowledgments, personally appeared KIAYTON P. KOEPKE, who after first being duly cautioned and sworn, deposed and says as follows:

1. That he is a duly registered land surveyor under the laws of the State of Florida, being Surveyor No. 1311.
2. Affiant hereby certifies that the Declaration of Condominium of No. 19 LAKE CLARKE GARDENS CONDOMINIUM together with the exhibits attached hereto, constitute a correct representation of the improvements located upon the real property described therein, and that there can be determined therefrom the identification, location, dimension and size of the common elements, and of each Condominium Unit therein.

FURTHER AFFIANT SAYETH NAUGHT.

Kiayton P. Koepke

SWORN TO AND SUBSCRIBED before me  
this 27 day of March, 1969.

Carolyn E. Carlton  
Notary Public, State of Florida at Large

DATE

SCALE

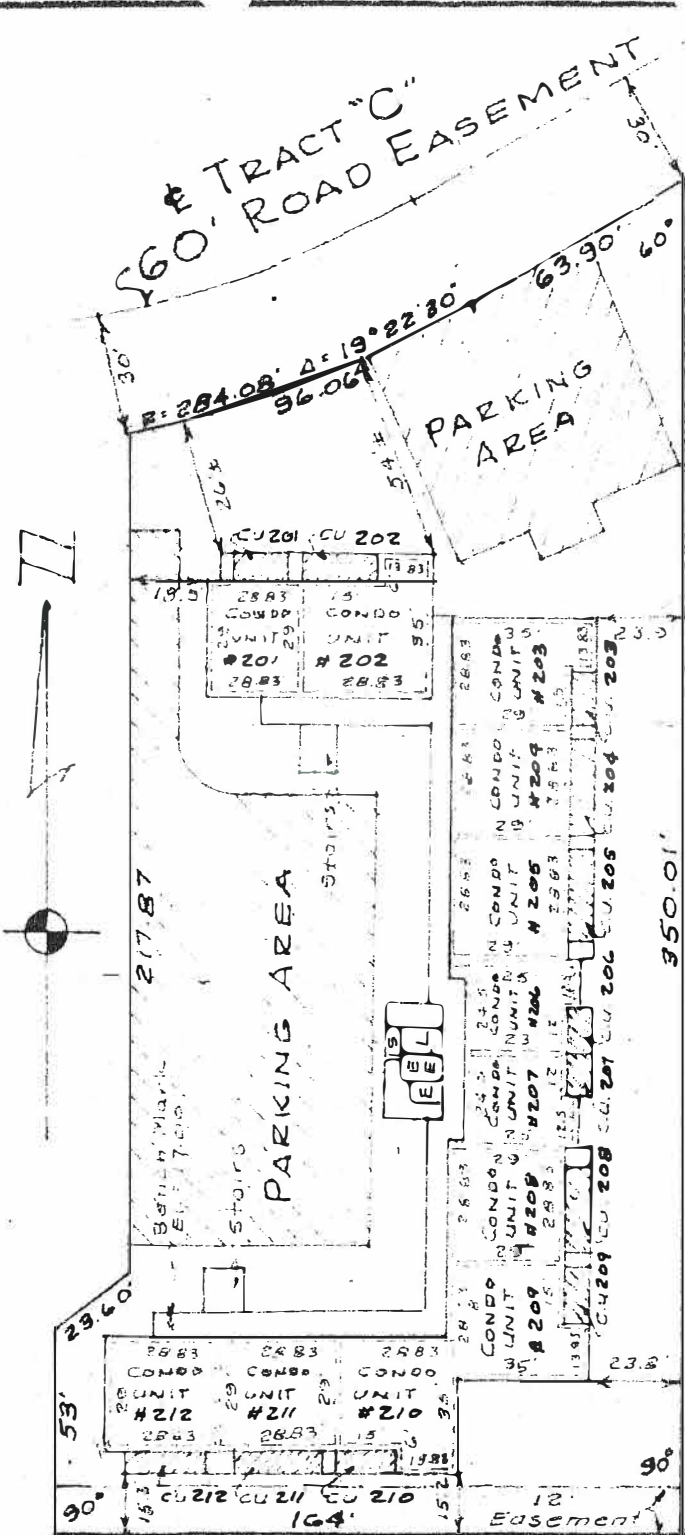
PLAT BOOK NO.

PAGE NO.

JAMES D. CARLTON, INC.  
REGISTERED ENGINEERS & LAND SURVEYORS

NO. 19 LAKE CLARKE GARDENS  
CONDOMINIUM

LOCATION OF COMMON ELEMENTS  
AND CONDOMINIUM UNITS



DESCRIPTION

LOT 19, LAKE CLARKE GARDENS, Plat #3,  
according to the plat thereof recorded  
in Plat Book 28, page 205, Public Records  
of Palm Beach County, Florida.

201 thru 212  
SECOND FLOOR

- 1. E. = Elevator
- 2. EE = Elevator Equipment
- 3. S. = Storage Room
- 4. L. = Laundry

1. Each condominium unit consists of the space bounded by a vertical projection of the condominium Unit boundary lines shown and by the horizontal planes at the floor and ceiling elevations noted below.
2. The elevation of the Bench Mark, floor and ceiling are U.S.C. & G.S. Mean Sea Level Datum and are expressed in feet.
3. The floor elevation of condominium Units 201 through 212 is 25.58  
  
The ceiling elevation of condominium Units 201 through 212 is 33.62
4. All interior angles of condominium units are 90° unless otherwise noted.
5. LEGEND:  
 - - - - - Boundary of Condominium Units.  
 \_\_\_\_\_ Indicates Common Elements.  
 [Hatched Area] Indicates Limited Common Elements.
6. Parking Areas are for use of Condominium Unit Owners and specific parking areas will be assigned by the Association.
7. All interior and exterior walls are 0.67"
8. C. U. = Condominium Unit.

Prepared by:  
JAMES D. CARLTON, INC.

*Kleyton P. Kleyton*  
Registered Land Surveyor  
Florida Certificate No. 1811

0 10 20 30 40 50  
Scale 1" = 50'

NO. 19 LAKE CLARKE GARDENS  
CONDOMINIUM

LOCATION OF COMMON ELEMENTS  
AND CONDOMINIUM UNITS

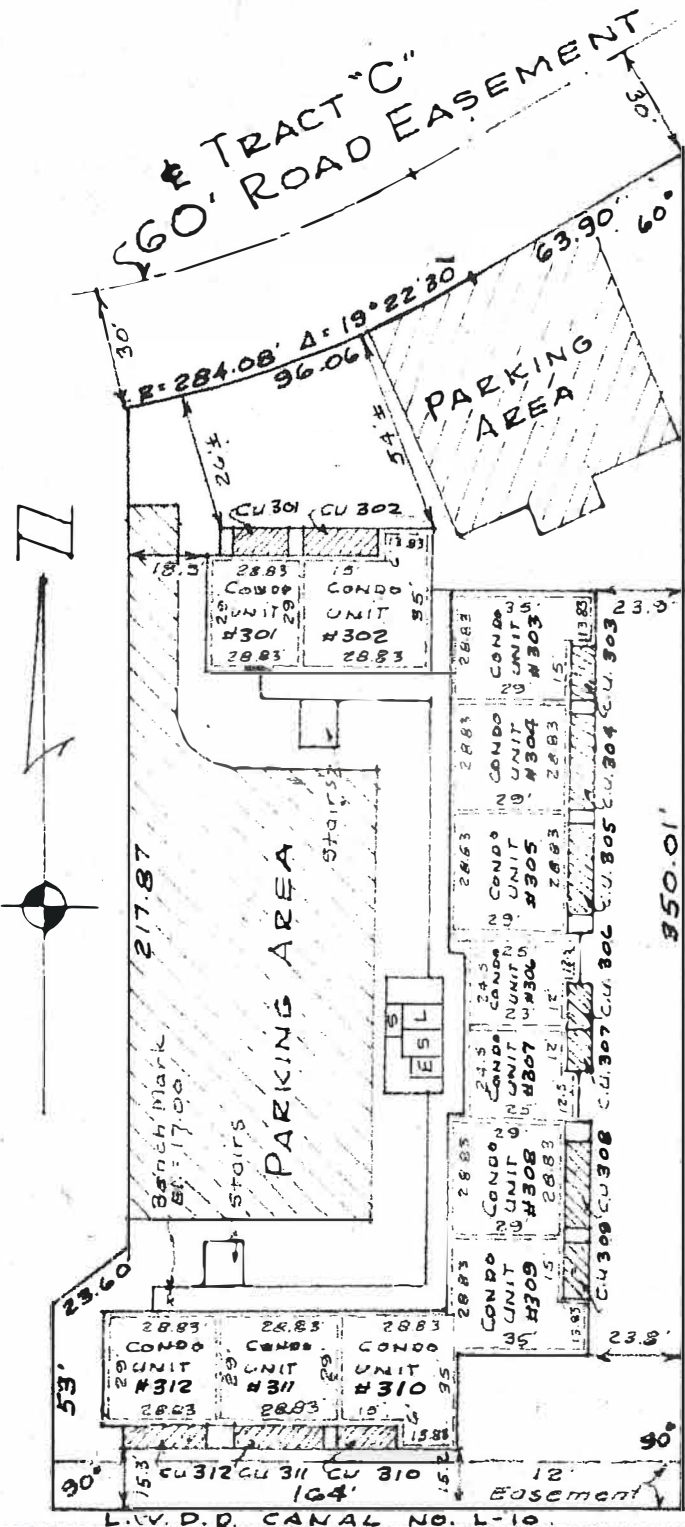
DESCRIPTION

LOT 19, LAKE CLARKE GARDENS, Plat #3,  
according to the plat thereof recorded  
in Plat Book 28, page 205, Public Records  
of Palm Beach County, Florida.

301 thru 312  
THIRD FLOOR

- 1. E. = Elevator
- 2. S. = Storage Room
- 3. L. = Laundry

1. Each condominium unit consists of the space bounded by a vertical projection of the condominium Unit boundary lines shown and by the horizontal planes at the floor and ceiling elevations noted below.
2. The elevation of the Bench Mark, floor and ceiling are U.S.C. & G.S. Mean Sea Level Datum and are expressed in feet.
3. The floor elevation of condominium Units 301 through 312 is 34.65  
  
The ceiling elevation of condominium Units 301 through 312 is 42.69
4. All interior angles of condominium units are 90° unless otherwise noted.
5. LEGEND:  
  - Boundary of Condominium Units.
  - Indicates Common Elements.
  - Indicates Limited Common Elements.
6. Parking Areas are for use of Condominium Unit Owners and specific parking areas will be assigned by the Association.
7. All interior and exterior walls are 0.67"
8. C. U. = Condominium Unit.



Prepared by:  
JAMES D. CARLTON, INC.

*Raymond P. Kessler*  
Registered Land Surveyor  
Florida Certificate No. 1811

0 10 20 30 40 50  
Scale 1" = 50'

Sheet 6