

# EXHIBIT B

## BYLAWS OF ISLAND LAKES SECTION ONE HOMEOWNERS ASSOCIATION, INC.

### Section 1. Identification of Association

These are the Bylaws of Island Lakes Section One Homeowners Association, Inc. ("Association") as duly adopted by its Board of Directors ("Association Board"). The Association is a corporation not for profit, organized pursuant to Chapter 617, Florida Statutes.

1.1. The office of the Association shall be for the present at 1151 Northwest 24th Street, Pompano Beach, Florida 33064 and thereafter may be located at any place in Palm Beach County, Florida ("County") or Broward County, Florida, designated by the Association Board.

1.2. The fiscal year of the Association shall be the calendar year.

1.3. The seal of the Association shall bear the name of the Association, the word "Florida" and the words "Corporation Not For Profit."

### Section 2. Explanation of Terminology

The terms defined in the Articles of Incorporation of the Association ("Association Articles") as well as in the "Subject Replat Declaration" (as defined in the Association Articles) are incorporated herein by reference.

### Section 3. Membership; Association Members' Meetings; Voting and Proxies

3.1. The qualification of Association Members, the manner of their admission to membership in the Association, the termination of such membership and the voting by Association Members shall be as set forth in the Association Articles.

3.2. The Association Members shall meet annually ("Annual Association Members' Meeting"). The Annual Association Members' Meeting shall be held at the office of the Association or at such other place in the County as the Association Board may determine and on such day and at such time as designated by the Association Board in the notice of such meeting in the month of February of each year commencing with the year 1987; The purpose of the Annual Association Members' Meeting shall be to hear reports of the officers, elect members of the Association Board (when that shall be appropriate as determined by the provisions of the Association Articles) and transact any other business authorized to be transacted at such Annual Association Members' Meeting.

3.3. Special meetings of the Association Members (meetings other than the Annual Association Members' Meeting) shall be held at any place within the County whenever called by the President or Vice President or by a majority of the Association Board. A special meeting must be called by such President or Vice President upon receipt of a written request from Association Members having the right to vote at least one-third (1/3) of the total number of votes entitled to be cast by Association Members at any such special meeting.

3.4. Except as otherwise provided in the Association Articles, a written notice of all Association Members' meetings, whether the Annual Association Members' Meeting or special meetings (collectively "Meeting"), shall be given to each Association Member entitled to vote thereat at his last known address as it appears on the books of the Association and shall be mailed to the said address not less than fourteen (14) days nor more than forty-five (45) days prior to the date of the Meeting. Proof of such mailing shall be given by the affidavit of the person giving the notice. Any notice

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given hereunder shall state the time and place of the Meeting and the purposes for which the Meeting is called. The notice of all Annual Association Members' Meetings shall, in addition, specify the number of Association Directors of the Association to be designated by Developer and the number of Association Directors to be elected or designated by the Association Members, if applicable. Notwithstanding any provisions hereof to the contrary, notice of any Meeting may be waived before, during or after such Meeting by an Association Member or by the person entitled to vote for such Association Member by signing a document setting forth the waiver of such notice.

3.5. The Association Members may, at the discretion of the Association Board, act by written response in lieu of a Meeting provided written notice of the matter or matters to be agreed upon is given to the Association Members or duly waived in accordance with the provisions of these Association Bylaws. Unless some greater number is required under the Island Lakes Section One Documents and except as to the election of Association Directors, which shall be accomplished by plurality vote, the decision of a majority of the votes cast by Association Members as to the matter or matters to be agreed or voted upon shall be binding on the Association Members, provided a quorum is either present at such Meeting or submits a response if action is taken by written response in lieu of a Meeting, as the case may be. The notice with respect to actions to be taken by written response in lieu of a Meeting shall set forth the time period during which the written responses must be received by the Association.

★ 3.6. (a) A quorum of the Association Members shall consist of Association Members entitled to cast one-third (1/3) of the total number of votes of the Association Members.

(b) Any Association Member may join in the action of any Meeting by signing and concurring in the minutes thereof and such a signing shall constitute the presence of such Association Member for the purpose of determining a quorum. When a quorum is present at any Meeting and a question which raises the jurisdiction of such Meeting is presented, the holders of a majority of the voting rights present in person or represented by written proxy shall be required to decide the question. However, if the question is one upon which a vote other than the majority vote of a quorum is required by express provision of the Island Lakes Section One Documents or by law, then such express provision shall govern and control the required vote on the decision of such question.

3.7. At any Annual Association Members' Meeting when elections of Association Directors are to occur, written ballots are to be supplied to Association Members for such purposes. Furthermore, at any Annual Association Members' Meeting at which Association Directors are to be elected, the "Chairman" shall appoint an "Election Committee" consisting of three (3) members to supervise the election, prepare ballots, count and verify ballots and proxies, disqualify votes if such disqualification is justified under the circumstances and to certify the results of the election to the Association Board. The Election Committee shall be able to determine questions within its jurisdiction by plurality vote of all three (3) members, but matters resulting in deadlocked votes of the Election Committee shall be referred to the entire Association Board for resolution.

3.8. If a quorum is not in attendance at a Meeting, the Association Members who are present, either in person or by proxy, may adjourn the Meeting from time to time until a quorum is present with no further notice of such adjourned Meeting being required unless otherwise determined by the Association Board.

3.9. Minutes of all Meetings shall be kept in a businesslike manner and be available for inspection by the Association Members and Association Directors at all reasonable times.

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3.10. Voting rights of Association Members shall be as stated in the Association Articles with respect to the election of all Association Boards other than the First Association Board. Such votes may be cast in person or by proxy. "Proxy" is defined to mean an instrument containing the appointment of a person who is substituted in the place and stead of the person or entity entitled to vote. Proxies shall be in writing signed by the person or entity giving the same and shall be valid only for the particular Meeting designated therein and, if so stated in the Proxy, any adjournments thereof. A Proxy must be filed with the Secretary of the Association before the appointed time of the Meeting in order to be effective. Any Proxy may be revoked prior to the time a vote is cast according to such Proxy.

3.11. The voting on any matter at a Meeting shall be by secret ballot upon request of the holders of ten percent (10%) of the votes represented at such Meeting and entitled to be cast on such matter, if such request is made prior to the vote in question.

#### Section 4. Association Board; Association Directors' Meetings

4.1. The business and administration of the Association shall be by its Association Board.

4.2. The election and, if applicable, designation of Association Directors shall be conducted in accordance with the Association Articles.

4.3. (a) Any person elected or designated as an Association Director shall have all the rights, privileges, duties and obligations of an Association Director of the Association.

(b) The term of an Association Director's service shall be as stated in the Association Articles and, if not so stated, shall extend until the next Annual Association Members' Meeting and thereafter until his successor is duly elected and qualified or until he resigns or is removed in the manner elsewhere provided.

4.4. The organizational meeting of a newly elected Association Board shall be held within ten (10) days of their election at such place and time as shall be fixed by the Association Directors at the meeting at which they were elected. No further notice of the organizational meeting shall be necessary.

4.5. Regular meetings of the Association Board may be held at such times and places in the County or in Broward County, Florida, as shall be determined from time to time by a majority of Association Directors. Special meetings of the Association Board may be called at the discretion of the President or the Vice President. Special meetings must be called by the Secretary at the written request of at least one-third (1/3) of the Association Directors. Such special meeting may be held in the County or in Broward County, Florida, at such time and place as determined by the Association Directors requesting such meeting or in such other place as all Association Directors shall agree upon.

4.6. Notice of the time and place of regular and special meetings of the Association Board, or adjournments thereof, shall be given to each Association Director personally or by mail, telephone or telegraph at least three (3) days prior to the day named for such meeting unless such notice is waived before, during or after such meeting. Any Association Director may waive notice of the meeting in writing before, during or after a meeting and such waiver shall be deemed equivalent to the receipt of notice by such Association Director.

4.7. A quorum of the Association Board shall consist of the Association Directors entitled to cast a majority of the votes of the entire Association Board. An Association Director may join in the action of a meeting of the Association Board by signing the minutes thereof, and such

signing shall constitute the presence of such Association Director for the purpose of determining a quorum. Matters approved by a majority of the Association Directors present at a meeting at which a quorum is present shall constitute the official acts of the Association Board, except as may be otherwise specifically provided by law, by the Association Articles or elsewhere herein. If at any meetings of the Association Board there shall be less than a quorum present, the majority of those present may adjourn the meeting from time to time until a quorum is present. At any meeting that takes place on account of a previously adjourned meeting, any business which might have been transacted at the meeting as originally called may be transacted. In the case of the adjournment of a meeting, no further notice of the adjourned meeting need be given unless otherwise determined by the Association Board.

4.8. The presiding officer at all Association Board meetings shall be the President. In the absence of the President, the Association Directors shall designate any one of their number to reside.

4.9. Association Directors' fees, if any, shall be determined by the Association Members.

4.10. Minutes of all meetings of the Association Board shall be kept in a businesslike manner and be available for inspection by Association Members and Association Directors at all reasonable times.

4.11. The Association Board shall have the power to appoint an "Executive Committee(s)" of the Association Board consisting of not less than three (3) Association Directors. An Executive Committee(s) shall have and exercise such powers of the Association Board as may be delegated to such Executive Committee(s) by the Association Board.

4.12. Meetings of the Association Board may be open to all Association Members on such terms as the Association Board may determine. The Association Board may also hold closed meetings to the extent permitted by applicable law.

4.13. Any action required or permitted to be taken at a meeting of the Association Directors may be taken without a meeting if a consent in writing, specifically setting forth the action to be taken, shall be signed by all the Association Directors entitled to vote with respect to the subject matter thereof. Such consent shall have the same force and effect as a unanimous vote of Association Directors.

4.14. At any regular or special meeting, as the Association Board may in its sole discretion determine, the Association Directors shall designate, by a majority vote of the Association Board, one (1) individual who shall represent the Association at any meetings of the Members of the Corporation, and, after the "Turnover Date" (as that term is defined in the Declaration, not the Association Articles), the persons who shall serve on the Board of Governors of the Corporation. The Association shall send written notification of such to the Corporation. Any individual elected by the Association Board shall be a Residence Owner (but need not be on the Association Board) and shall serve at the pleasure of the Association Board, and may be removed and replaced at any time by the Association Board.

#### Section 5. Powers and Duties of the Association Board

All of the powers and duties of the Association shall be exercised by the Association Board. Such powers and duties of the Association Board shall include, but not be limited to, all powers and duties set forth in the Island Lakes Section One Documents, as well as all of the powers and duties of a director of a corporation not for profit.

## Section 6. Officers of the Association

6.1. Executive officers of the Association shall be the President, who shall be an Association Director, the Vice President, a Treasurer, and a Secretary, all of whom shall be elected annually by the Association Board. Any officer may be removed without cause from office by vote of the Association Directors at any meeting of the Association Board. The Association Board may, from time to time, elect such other officers and assistant officers and designate their powers and duties as the Association Board shall find to be required to manage the affairs of the Association. One person may hold any two offices simultaneously, except where the functions of such offices are incompatible, but no person shall hold the office of President and any of the following offices simultaneously: Vice President, Secretary or Assistant Secretary.

6.2. The President shall be the chief executive officer of the Association. He shall have all of the powers and duties which are usually vested in the office of the President of an association or a corporation not for profit, including, but not limited to, the power to appoint such committees from among the Association Members at such times as he may, in his discretion, determine appropriate to assist in the conduct of the affairs of the Association. If in attendance, the President shall preside at all meetings of the Association Board; provided, however, that the President may appoint a substitute.

6.3. In the absence or disability of the President, a Vice President shall exercise the powers and perform the duties of the President. The Vice President(s) shall also generally assist the President and exercise such other powers and perform such other duties as shall be prescribed by the Association Board. In the event there shall be more than one Vice President elected by the Association Board, then they shall be designated "First," "Second," etc., and shall exercise the powers and perform the duties of the Presidency in such order.

6.4. The Secretary shall keep the minutes of all meetings of the Association Board and the Association Members, which minutes shall be kept in a businesslike manner and be available for inspection by Association Members and Association Directors at all reasonable times. The Secretary shall have custody of the seal of the Association and affix the same to instruments requiring such seal when duly authorized and directed to do so. The Secretary shall be custodian for the corporate records of the Association, except those of the Treasurer, and shall perform all of the duties incident to the office of Secretary of the Association as may be required by the Association Board or the President. The Assistant Secretary, if any, shall perform the duties of the Secretary when the Secretary is absent and shall assist the Secretary under the supervision of the Secretary.

6.5. The Treasurer shall have custody of all of the monies of the Association, including funds, securities and evidences of indebtedness. The Treasurer shall keep the assessment rolls and accounts of the Association Members and shall keep the books of the Association in accordance with good accounting practices and he shall perform all of the duties incident to the office of the Treasurer. The Assistant Treasurer, if any, shall perform the duties of the Treasurer when the Treasurer is absent and shall assist the Treasurer under the supervision of the Treasurer.

6.6. The compensation, if any, of the officers and other employees of the Association shall be fixed by the Association Board. This provision shall not preclude the Association Board from hiring an Association Director as an employee of the Association or preclude the contracting with an Association Director or a party affiliated with an Association Director for the management or performance of contract services for all or any part of Island Lakes Section One.

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Section 7. Accounting Records; Fiscal Management

7.1. The Association shall use the cash basis method of accounting and shall maintain accounting records in accordance with good accounting practices, which shall be open to inspection by Association Members and Institutional Mortgagees or their respective authorized representatives at reasonable times. Such authorization as a representative of an Association Member must be in writing and signed by the person giving the authorization and dated within sixty (60) days of the date of the inspection. Written summaries of the accounting records shall be available at least annually to the Association Members. Such records shall include, but not be limited to: (i) a record of all receipts and expenditures; and (ii) an account for each Contributing Unit within Island Lakes Section One which shall designate the name and address of the Contributing Unit Owner thereof, the amount of Individual Residence Assessments and all other Assessments, if any, charged to the Contributing Unit, the amounts and due dates for payment of same, the amounts paid upon the account and the balance due.

7.2. Subsequent to the Guarantee Period(s) or in the absence of any Guaranteed Assessments as described in the Subject Replat Declaration, the Association Board shall adopt an Association Budget (as provided for in the Subject Replat Declaration) of the anticipated Association Operating Expenses for each forthcoming calendar year (the fiscal year of the Association being the calendar year) at a special meeting of the Association Board ("Budget Meeting") called for that purpose to be held during the first two weeks of November of the year preceding the year to which the Association Budget applies, provided that the first Budget Meeting is to be held: (i) within thirty (30) days of the expiration of the Guarantee Period for purposes of adopting an Association Budget for the remainder of the calendar year during which the Guarantee Period expires; or (ii) prior to the completion of the first Residence in the event there is no Guaranteed Assessment. Prior to the Budget Meeting, a proposed Association Budget for the Island Lakes Section One Operating Expenses shall be prepared by or on behalf of the Association Board. Within thirty (30) days after adoption of the Association Budget, a copy thereof shall be furnished to each Association Member and each Contributing Unit Owner shall be given notice of the Individual Residence Assessment applicable to his Contributing Unit(s). The copy of the Association Budget shall be deemed furnished and the notice of the Individual Residence Assessment shall be deemed given upon its delivery or upon its being mailed to the Association Member or Contributing Unit Owner shown on the records of the Association at his last known address as shown on the records of the Association.

7.3. In administering the finances of the Association, the following procedures shall govern: (i) the fiscal year shall be the calendar year; (ii) any monies received by the Association in any calendar year may be used by the Association to pay expenses incurred in the same calendar year; (iii) there shall be apportioned between calendar years on a pro rata basis any expenses which are prepaid in any one calendar year for Island Lakes Section One Operating Expenses which cover more than such calendar year; (iv) Assessments shall be made quarterly or monthly (as determined by the Association Board) in amounts no less than are required to provide funds in advance for payment of all of the anticipated current Island Lakes Section One Operating Expenses and for all unpaid Island Lakes Section One Operating Expenses previously incurred; and (v) items of Island Lakes Section One Operating Expenses incurred in a calendar year shall be charged against income for the same calendar year regardless of when the bill for such expenses is received. Notwithstanding the foregoing, the Assessments for Island Lakes Section One Operating Expenses and any periodic installments thereof shall be of sufficient magnitude to insure an adequacy and availability of cash to meet all budgeted expenses in any calendar year as such expenses are incurred in accordance with the cash basis method of accounting.

7.4. The Individual Residence Assessment shall be payable as provided for in the Subject Replat Declaration.

7.5. No Association Board shall be required to anticipate revenue from Assessments or expend funds to pay for Island Lakes Section One Operating Expenses not budgeted or which shall exceed budgeted items, and no Association Board is required to engage in deficit spending. Should there exist any deficiency which results from there being greater Island Lakes Section One Operating Expenses than monies from Assessments, then such deficits shall be carried into the next succeeding year's Association Budget as a deficiency or shall be the subject of an adjustment to the applicable Assessment (e.g., Individual Residence Assessment or Special Assessment).

7.6. The depository of the Association shall be such bank or banks as shall be designated from time to time by the Association Board in which the monies of the Association shall be deposited. Withdrawal of monies from such account shall be only by checks signed by such persons as are authorized by the Association Board.

7.7. A report of the accounts of the Association shall be made annually by an auditor, accountant or certified public accountant and a copy of the report shall be furnished to each Association Member no later than the first day of April of the year following the year for which the report is made. The report shall be deemed to be furnished to the Association Member upon its delivery or mailing to the Association Member shown on the records of the Association at his last known address shown on the records of the Association.

#### Section 8. Rules and Regulations

The Association Board may at any meeting of the Association Board adopt rules and regulations or amend, modify or rescind then existing rules and regulations for the operation and use of any of the Association Property and the other portions of Island Lakes Section One; provided, however, that such rules and regulations are not inconsistent with the terms or provisions of the Island Lakes Section One Documents. Copies of any rules and regulations promulgated, amended or rescinded shall be mailed or delivered to all Association Members shown on the records of the Association at the time of such delivery or mailing at the last known address for such Association Members as shown on the records of the Association and shall not take effect until forty-eight (48) hours after such delivery or mailing. Notwithstanding the foregoing, where rules and regulations are to regulate the use of specific portions of the Association Property, same shall be conspicuously posted at such facility and such rules and regulations shall be effective immediately upon such posting. Care shall be taken to insure that posted rules and regulations are conspicuously displayed and easily readable and that posted signs or announcements are designed with a view towards protection from weather and the elements. Posted rules and regulations which are torn down or lost shall be promptly replaced.

#### Section 9. Parliamentary Rules

The then latest edition of Robert's Rules of Order shall govern the conduct of meetings of all Association Members and the Association Board; provided, however, if such rules of order are in conflict with any of the Island Lakes Section One Documents, Robert's Rules of Order shall yield to the provisions of such instrument.

#### Section 10. Amendment of the Association Bylaws

10.1. These Association Bylaws may be amended as hereinafter set forth in this Section 10.

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10.2. After the Turnover Date, any Association Bylaw of the Association may be amended or repealed, and any new Association Bylaw of the Association may be adopted by either:

(i) majority vote of the Association Members at any Annual Association Members' Meeting or any special meeting of the Association Members called for that purpose or by majority action of the Association Members who have acted by written response in lieu of a Meeting as permitted by these Association Bylaws; or

(ii) by the affirmative vote of a majority of the Association Directors then in office at any regular meeting of the Association Board or at any special meeting of the Association Board called for that purpose or by written instrument signed by all of the Association Directors as is permitted by these Association Bylaws, provided that the Association Directors shall not have any authority to adopt, amend or repeal any Association Bylaw if such new Association Bylaw or such amendment or the repeal of an Association Bylaw would be inconsistent with any Association Bylaw previously adopted by the Association Members.

10.3. Notwithstanding any of the foregoing provisions of this Section 10 to the contrary, until the Turnover Date, all amendments or modifications to these Association Bylaws and adoption or repeal of Association Bylaws shall only be made by action of the First Association Board as described in the Association Articles, which First Association Board shall have the power to amend, modify, adopt and repeal any Association Bylaws without the requirement of any consent, approval or vote of the Association Members.

10.4. Notwithstanding any provision of this Section 10 to the contrary, these Association Bylaws shall not be amended in any manner which shall amend, modify or affect any provisions, terms, conditions, rights or obligations set forth in any other of the Island Lakes Section One Documents, as the same may be amended from time to time in accordance with the provisions thereof, including, without limitation, any rights of Developer or of an Institutional Mortgagee without the prior written consent thereto by Developer or Institutional Mortgagee, as the case may be.

10.5. Any instrument amending, modifying, repealing or adding Association Bylaws shall identify the particular Section or Sections affected and give the exact language of such modification, amendment or addition or of the provisions repealed. A copy of each such amendment, modification, repeal or addition certified to by the Secretary or Assistant Secretary of the Association shall be recorded amongst the Public Records of the County.

# EXHIBIT C-1

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT ORIOLE HOMES CORP., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON AS ISLAND LAKES SECTION ONE, PLAT TWO, SITUATE IN SECTION 14, TOWNSHIP 47 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF A PORTION OF THE "BOUNDARY PLAT OF ORIOLE COUNTRY", AS RECORDED IN PLAT BOOK 32, PAGES 175 THROUGH 180, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST NORTHERLY POINT OF TRACT "V", AS SHOWN ON THE BOUNDARY PLAT OF ORIOLE COUNTRY, AS RECORDED IN PLAT BOOK 32, PAGES 175 THROUGH 180 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID POINT OF COMMENCEMENT ALSO BEING ON THE EASTERLY LINE OF TRACT S-12A AS SHOWN ON SAID BOUNDARY PLAT OF ORIOLE COUNTRY; THENCE S00°54'18"E, ALONG THE PERIMETER OF SAID BOUNDARY PLAT, A DISTANCE OF 694.20 FEET; THENCE N89°47'49"E A DISTANCE OF 1321.01 FEET; THENCE S00°53'35"E A DISTANCE OF 142.19 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING; THENCE S56°51'50"W, DEPARTING FROM THE LAST REFERENCED PERIMETER, A DISTANCE OF 400.22 FEET TO THE BEGINNING OF A CURVE, HAVING A RADIUS OF 120.00 FEET FROM WHICH A RADIAL LINE BEARS S56°51'49"W; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 12°24'42", A DISTANCE OF 25.99 FEET; THENCE S44°27'07"W A DISTANCE OF 295.72 FEET; THENCE S00°53'35"E A DISTANCE OF 623.78 FEET; THENCE S78°18'52"W A DISTANCE OF 429.15 FEET; THENCE S21°53'08"W A DISTANCE OF 209.00 FEET; THENCE S73°57'22"W A DISTANCE OF 400.00 FEET; THENCE S06°09'24"W A DISTANCE OF 542.18 FEET; THENCE S62°46'32"E A DISTANCE OF 444.14 FEET; THENCE S27°53'12"W A DISTANCE OF 17.83 FEET; THENCE S17°54'35"E A DISTANCE OF 60.00 FEET TO THE BEGINNING OF A CURVE, HAVING A RADIUS OF 2375.00 FEET FROM WHICH A RADIAL LINE BEARS S17°54'35"E; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 00°17'07", A DISTANCE OF 11.82 FEET; THENCE S17°37'28"E A DISTANCE OF 295.00 FEET TO THE NORTHERLY LINE OF TRACT S-9 OF SAID BOUNDARY PLAT OF ORIOLE COUNTRY AND THE BEGINNING OF A CURVE, HAVING A RADIUS OF 2080.00 FEET FROM WHICH A RADIAL LINE BEARS S17°37'28"E; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, AND ALONG SAID NORTHERLY TRACT LINE, SUBTENDING A CENTRAL ANGLE OF 17°25'51", A DISTANCE OF 632.79 FEET; THENCE N89°48'23"E A DISTANCE OF 399.02 FEET TO THE PERIMETER OF SAID BOUNDARY PLAT OF ORIOLE COUNTRY; THENCE N00°53'35"W, DEPARTING FROM SAID TRACT LINE AND RUNNING ALONG SAID PERIMETER, A DISTANCE OF 2418.88 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 51.73 ACRES MORE OR LESS.

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# EXHIBIT C-2

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT ORIOLE HOMES CORP., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON AS ISLAND LAKES SECTION ONE, PLAT THREE, SITUATE IN SECTION 14, TOWNSHIP 47 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF A PORTION OF THE "BOUNDARY PLAT OF ORIOLE COUNTRY", AS RECORDED IN PLAT BOOK 32, PAGES 175 THROUGH 180, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY POINT OF TRACT "V", AS SHOWN ON THE BOUNDARY PLAT OF ORIOLE COUNTRY, AS RECORDED IN PLAT BOOK 32, PAGES 175 THROUGH 180 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID POINT OF BEGINNING ALSO BEING ON THE EASTERLY LINE OF TRACT S-12A AS SHOWN ON SAID BOUNDARY PLAT OF ORIOLE COUNTRY; THENCE S00°54'18"E, ALONG THE PERIMETER OF SAID BOUNDARY PLAT, A DISTANCE OF 694.20 FEET; THENCE N89°47'49"E A DISTANCE OF 1321.01 FEET; THENCE S00°53'35"E A DISTANCE OF 142.19 FEET; THENCE S58°51'50"W, DEPARTING FROM THE LAST REFERENCED PERIMETER, A DISTANCE OF 400.22 FEET TO THE BEGINNING OF A CURVE, HAVING A RADIUS OF 120.00 FEET FROM WHICH A RADIAL LINE BEARS S58°51'49"W; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 12°24'42", A DISTANCE OF 26.00 FEET; THENCE S44°27'07"W A DISTANCE OF 295.72 FEET; THENCE S00°53'35"E A DISTANCE OF 623.78 FEET; THENCE S78°18'52"W A DISTANCE OF 429.15 FEET; THENCE S21°53'08"W A DISTANCE OF 209.00 FEET; THENCE S73°57'22"W A DISTANCE OF 400.00 FEET; THENCE S08°09'24"W A DISTANCE OF 542.18 FEET; THENCE S83°15'49"W A DISTANCE OF 282.81 FEET; THENCE N54°56'21"W A DISTANCE OF 345.85 FEET; THENCE N09°37'42"W A DISTANCE OF 347.91 FEET; THENCE N35°03'38"E A DISTANCE OF 42.68 FEET; THENCE N54°56'22"W A DISTANCE OF 42.20 FEET; THENCE N49°34'56"W A DISTANCE OF 30.13 FEET; THENCE N54°57'48"W A DISTANCE OF 245.00 FEET TO THE EASTERLY LINE OF SAID TRACT S-12A AND THE BEGINNING OF A CURVE, HAVING A RADIUS OF 6463.45 FEET FROM WHICH A RADIAL LINE BEARS N54°57'48"W; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AND ALSO ALONG SAID EASTERLY LINE OF TRACT S-12A, SUBTENDING A CENTRAL ANGLE OF 21°10'17", A DISTANCE OF 2388.31 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 58.418 ACRES MORE OR LESS.

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RECORD VERIFIED  
PALM BEACH COUNTY, FLA.  
JOHN B. DUNKLE  
CLERK CIRCUIT COURT