

TitleExpress[®]

A service of Grant Street Group

**339 SIXTH AVENUE, SUITE 1400
PITTSBURGH, PA 15222**

Phone: (412) 391-5555 Fax: (412) 391-7608

E-mail: TitleExpress@grantstreet.com

www.GrantStreet.com

UPDATE REPORT

UPDATE ORDER DATE: 11/16/2020

REPORT EFFECTIVE DATE: PREVIOUS SEARCH UP TO 11/05/2020

CERTIFICATE # 2017-4626

ACCOUNT # 494108DA1930

ALTERNATE KEY # 200637

TAX DEED APPLICATION # 46213

COUNTY, STATE: BROWARD, FL

At the request of the County Tax Collector for the above-named county, a search has been made of the Public Records for the following described property:

LEGAL DESCRIPTION:

Condominium Unit 22201, HAMPTON HILLS, A CONDOMINIUM, together with an undivided interest in the common elements, according to the Declaration of Condominium thereof, recorded in Official Records Book 41345, Pages 781-1029, as amended from time to time, of the Public Records of Broward County, Florida.

PROPERTY ADDRESS: 9054 PLYMOUTH PLACE, TAMARAC FL 33321

OWNER OF RECORD ON CURRENT TAX ROLL:

WAYNE FRAZER

9054 PLYMOUTH PL

TAMARAC, FL 33321 (Matches Property Appraiser records.)

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

WAYNE FRAZER

9054 PLYMOUTH PLACE

TAMARAC, FL 33321 (Per Deed)

MICHAEL B. HENRY AND SYLVIA J. HENRY

5805 HAMPTON HILLS BLVD

TAMARAC, FL 33321 (Per Deed. Michael B. Henry and Sylvia J. Henry also have an interest in this property due to the legal description including Unit 22201 in error. It appears the Unit should be 2201 Phase 2. No re-recorded or corrective deed found of record.)

NOTE: Images and attachments from previous search not included in update.

MORTGAGE HOLDER OF RECORD:

No new documents found.

LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

No new documents found.

UPDATE REPORT – CONTINUED

PARCEL IDENTIFICATION NUMBER: 4941 08 DA 1930

CURRENT ASSESSED VALUE: \$158,900

HOMESTEAD EXEMPTION: Yes

MOBILE HOME ON PROPERTY: No

OUTSTANDING CERTIFICATES: N/A

OPEN BANKRUPTCY FILINGS FOUND? No

OTHER INSTRUMENTS ASSOCIATED WITH PROPERTY BUT NO NOTICE REQUIRED:

No new documents found.

** Update search found no new recorded documents. Assessed value has been updated to reflect the 2020 Certified Year.

This is a Property Information Report that has been prepared in accordance with the requirements of Sections 197.502(4) and (5), Florida Statutes, and which satisfies the minimum standards set forth in the Florida Administrative Code, Chapter 12D-13.016. This report is not title insurance. It is not an opinion of title, title insurance policy, warranty of title or any other assurance as to the status of title, and shall not be used for the purpose of issuing title insurance.

Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.

Brian Johnson

Title Examiner

PROPERTY INFORMATION REPORT

ORDER DATE: 09/03/2020

REPORT EFFECTIVE DATE: 20 YEARS UP TO 09/01/2020

CERTIFICATE # 2017-4626

ACCOUNT # 494108DA1930

ALTERNATE KEY # 200637

TAX DEED APPLICATION # 46213

COUNTY, STATE: BROWARD, FL

At the request of the County Tax Collector for the above-named county, a search has been made of the Public Records for the following described property:

LEGAL DESCRIPTION:

Condominium Unit 22201, HAMPTON HILLS, A CONDOMINIUM, together with an undivided interest in the common elements, according to the Declaration of Condominium thereof, recorded in Official Records Book 41345, Pages 781-1029, as amended from time to time, of the Public Records of Broward County, Florida.

PROPERTY ADDRESS: 9054 PLYMOUTH PLACE, TAMARAC FL 33321

OWNER OF RECORD ON CURRENT TAX ROLL:

WAYNE FRAZER

9054 PLYMOUTH PL

TAMARAC, FL 33321 (Matches Property Appraiser records.)

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

WAYNE FRAZER

Instrument: 112729082

9054 PLYMOUTH PLACE

TAMARAC, FL 33321 (Per Deed)

MICHAEL B. HENRY AND SYLVIA J. HENRY

OR: 42871, Page: 201

5805 HAMPTON HILLS BLVD

TAMARAC, FL 33321 (Per Deed. Michael B. Henry and Sylvia J. Henry also have an interest in this property due to the legal description including Unit 22201 in error. It appears the Unit should be 2201 Phase 2. No re-recorded or corrective deed found of record.)

MORTGAGE HOLDER OF RECORD:

None found.

LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

SUNSHINE STATE CERTIFICATES VII, LLLP

7900 MIAMI LAKES DRIVE WEST

MIAMI LAKES, FL 33016 (Tax Deed Applicant)

HAMPTON HILLS COMMUNITY ASSOCIATION, INC. Instrument: 115906145
C/O UNITED COMMUNITY MANAGEMENT, INC.
11784 W SAMPLE ROAD
CORAL SPRINGS, FL 33065 (Per Lien)

UNITED COMMUNITY MANAGEMENT CORP, REGISTERED AGENT
O/B/O HAMPTON HILLS CONDOMINIUM ASSOCIATION, INC.
11784 WEST SAMPLE ROAD SUITE 103
CORAL SPRINGS, FL 33065 (Per Sunbiz. Declaration recorded in 41345-781.)

UNITED COMMUNITY MANAGEMENT CORP, REGISTERED AGENT
O/B/O HAMPTON HILLS COMMUNITY ASSOCIATION, INC.
11784 WEST SAMPLE ROAD SUITE 103
CORAL SPRINGS, FL 33065 (Per Sunbiz. Declaration recorded in 41044-539.)

PROPERTY INFORMATION REPORT – CONTINUED

PARCEL IDENTIFICATION NUMBER: 4941 08 DA 1930

CURRENT ASSESSED VALUE: \$155,330

HOMESTEAD EXEMPTION: Yes

MOBILE HOME ON PROPERTY: No

OUTSTANDING CERTIFICATES: N/A

OPEN BANKRUPTCY FILINGS FOUND? No

OTHER INSTRUMENTS ASSOCIATED WITH PROPERTY BUT NO NOTICE REQUIRED:

Warranty Deed OR: 43506, Page: 832
(Deed out of the Developer)

Certificate of Title OR: 49379, Page: 365

Certificate of Title OR: 50751, Page: 1835

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Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.

Suzette Servas

Title Examiner

Board of County Commissioners, Broward County, Florida
Records, Taxes, & Treasury

CERTIFICATE OF MAILING NOTICES

Tax Deed #46213

STATE OF FLORIDA
COUNTY OF BROWARD

THIS IS TO CERTIFY that I, County Administrator in and for Broward County, Florida, did on the 1st day of February 2021, mail a copy of the Notice of Application for Tax Deed to the following persons prior to the sale of property, and that payment has been made for all outstanding Tax Certificates or, if the Certificate is held by the County, that all appropriate fees have been paid and deposited:

WAYNE FRAZER
9054 PLYMOUTH PLACE
TAMARAC, FL 33321

WAYNE FRAZER
9054 PLYMOUTH PLACE
UNIT 22201
TAMARAC, FL 33321

*DUBOIS, LENI
WEINTRAUB
307 STOCKTON CT
WOODSTOCK, GA
30189
HAMPTON HILLS
COMMUNITY
ASSOCIATION INC
C/O PHILIP J. CROYLE
P.A.
370 W CAMINO
GARDENS BLVD STE 300
BOCA RATON, FL
33432

*JOSHI, ABIRAL
428 VILLAGE GRANDE
DR
PONTE VEDRA, FL
32081
HAMPTON HILLS
COMMUNITY
ASSOCIATION, INC. C/O
UNITED COMMUNITY
MANAGEMENT, INC.
11784 W SAMPLE ROAD
CORAL SPRINGS, FL
33065

CITY OF TAMARAC
C/O FINANCIAL
SERVICES
7525 NW 88 AVE
TAMARAC, FL 33321

HAMPTON HILLS
COMMUNITY ASSN
%UNITED COMMUNITY
MGMT CORP
P O BOX 1639
DEPT 70
HOUSTON, TX 77251

MICHAEL B. HENRY AND
SYLVIA J. HENRY
5805 HAMPTON HILLS
BLVD
TAMARAC, FL 33321

UNITED COMMUNITY
MANAGEMENT CORP,
REGISTERED AGENT
O/B/O HAMPTON HILLS
COMMUNITY
ASSOCIATION, INC.
11784 WEST SAMPLE
ROAD SUITE 103
CORAL SPRINGS, FL
33065

UNITED COMMUNITY
MANAGEMENT CORP,
REGISTERED AGENT
O/B/O HAMPTON HILLS
CONDOMINIUM
ASSOCIATION, INC.
11784 WEST SAMPLE
ROAD SUITE 103
CORAL SPRINGS, FL
33065

I certify that notice was provided pursuant to Florida Statutes, Section 197.502(4)

I further certify that I enclosed with every copy mailed, a statement as follows: 'Warning - property in which you are interested' is listed in the copy of the enclosed notice.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this 1st day of February 2021 in compliance with section 197.522 Florida Statutes, 1995, as amended by Chapter 95-147 Senate Bill No. 596, Laws of Florida 1995.

SEAL

Bertha Henry
COUNTY ADMINISTRATOR
Finance and Administrative Services Department
Records, Taxes, & Treasury Division

By _____
Deputy **Juliette M. Aikman**

Broward County, Florida

INSTR # 116915653
Recorded 12/09/20 at 02:48 PM
Broward County Commission
1 Page(s)
#2

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 46213

NOTICE is hereby given that the holder of the following certificate has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of the property, and the name in which it was assessed are as follows:

Property ID: 494108-DA-1930
Certificate Number: 4626
Date of Issuance: 05/24/2018
Certificate Holder: SUNSHINE STATE CERTIFICATES VII, LLLP
Description of Property: HAMPTON HILLS CONDO
UNIT 22201 PHASE 22
PER CDO BK/PG: 41345/781

Name in which assessed: FRAZER, WAYNE
Legal Titleholders: FRAZER, WAYNE
9054 PLYMOUTH PL
TAMARAC, FL 33321

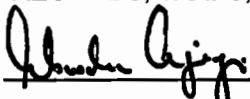
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 17th day of March, 2021. Pre-bidding shall open at 9:00 AM EDT, sale shall commence at 10:00 AM EDT and shall begin closing at 11:01 AM EDT at:

broward.deedauktion.net
**Pre-registration is required to bid.*

Dated this 1st day of December, 2020.

Bertha Henry
County Administrator
RECORDS, TAXES, AND TREASURY DIVISION



By:
Abiodun Ajayi
Deputy



This Tax Deed is Subject to All Existing Public Purpose Utility and Government Easements. The successful bidder is responsible to pay any outstanding taxes.

Publish: DAILY BUSINESS REVIEW
Issues: 02/11/2021, 02/18/2021, 02/25/2021 & 03/04/2021
Minimum Bid: 95137.06

Broward County, Florida

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Condominium Unit 22201, HAMPTON HILLS, A CONDOMINIUM, together with an undivided interest in the common elements, according to the Declaration of Condominium thereof, recorded in Official Records Book 41345, Pages 781-1029, as amended from time to time, of the Public Records of Broward County, Florida.

Name in which assessed: FRAZER,WAYNE
Legal Titleholders: FRAZER,WAYNE
9054 PLYMOUTH PL
TAMARAC, FL 33321

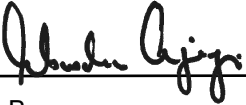
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Bertha Henry
County Administrator
RECORDS, TAXES, AND TREASURY DIVISION



By:
Abiodun Ajayi
Deputy

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Publish: DAILY BUSINESS REVIEW
Issues: 02/11/2021, 02/18/2021, 02/25/2021 & 03/04/2021
Minimum Bid: 95137.06



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Not For Profit Corporation
HAMPTON HILLS CONDOMINIUM ASSOCIATION, INC.

Filing Information

Document Number N05000010505
FEI/EIN Number 68-0622454
Date Filed 10/11/2005
State FL
Status ACTIVE

Principal Address

11784 West Sample Road
 Suite 103
 CORAL SPRINGS, FL 33065

Changed: 04/19/2019

Mailing Address

11784 West Sample Road
 Suite 103
 CORAL SPRINGS, FL 33065

Changed: 04/19/2019

Registered Agent Name & Address

United Community Management Corp
 11784 West Sample Road
 Suite 103
 CORAL SPRINGS, FL 33065

Name Changed: 04/23/2018

Address Changed: 04/19/2019

Officer/Director Detail

Name & Address

Title Treasurer, VP

BELTRAN, JOSE
 11784 West Sample Road
 Suite 103
 CORAL SPRINGS, FL 33065

Title President

FEIN, BRIAN
11784 West Sample Road
Suite 103
CORAL SPRINGS, FL 33065

Annual Reports

Report Year	Filed Date
2018	04/23/2018
2019	04/19/2019
2020	01/28/2020

Document Images

01/28/2020 -- ANNUAL REPORT	View image in PDF format
04/19/2019 -- ANNUAL REPORT	View image in PDF format
04/23/2018 -- ANNUAL REPORT	View image in PDF format
04/23/2017 -- AMENDED ANNUAL REPORT	View image in PDF format
01/31/2017 -- ANNUAL REPORT	View image in PDF format
01/23/2016 -- ANNUAL REPORT	View image in PDF format
02/11/2015 -- ANNUAL REPORT	View image in PDF format
01/15/2014 -- ANNUAL REPORT	View image in PDF format
02/15/2013 -- ANNUAL REPORT	View image in PDF format
01/19/2012 -- ANNUAL REPORT	View image in PDF format
02/14/2011 -- ANNUAL REPORT	View image in PDF format
02/05/2010 -- ANNUAL REPORT	View image in PDF format
01/17/2009 -- ANNUAL REPORT	View image in PDF format
02/14/2008 -- ANNUAL REPORT	View image in PDF format
05/15/2007 -- ANNUAL REPORT	View image in PDF format
01/31/2007 -- ANNUAL REPORT	View image in PDF format
07/17/2006 -- ANNUAL REPORT	View image in PDF format
10/11/2005 -- Domestic Non-Profit	View image in PDF format



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Not For Profit Corporation
HAMPTON HILLS COMMUNITY ASSOCIATION, INC.

Filing Information

Document Number	N04000001346
FEI/EIN Number	51-0546548
Date Filed	02/09/2004
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	02/09/2006
Event Effective Date	NONE

Principal Address

11784 W Sample Road
Suite 103
Coral Springs, FL 33065

Changed: 04/19/2019

Mailing Address

11784 W Sample Road
Suite 103
Coral Springs, FL 33065

Changed: 04/19/2019

Registered Agent Name & Address

United Community Management Corp
11784 W Sample Road
Suite 103
Coral Springs, FL 33065

Name Changed: 04/23/2018

Address Changed: 04/19/2019

Officer/Director Detail

Name & Address

Title Treasurer

BELTRAN, JOSE
11784 W Sample Road

Suite 103
Coral Springs, FL 33065

Title VP

FEIN, BRIAN
11784 W Sample Road
Suite 103
Coral Springs, FL 33065

Title President

NAPOLEON, JESSIVAH
11784 W Sample Road
Suite 103
Coral Springs, FL 33065

Annual Reports

Report Year	Filed Date
2018	04/23/2018
2019	04/19/2019
2020	01/15/2020

Document Images

01/15/2020 -- ANNUAL REPORT	View image in PDF format
04/19/2019 -- ANNUAL REPORT	View image in PDF format
04/23/2018 -- ANNUAL REPORT	View image in PDF format
04/22/2017 -- AMENDED ANNUAL REPORT	View image in PDF format
01/31/2017 -- ANNUAL REPORT	View image in PDF format
01/14/2016 -- ANNUAL REPORT	View image in PDF format
02/11/2015 -- ANNUAL REPORT	View image in PDF format
01/15/2014 -- ANNUAL REPORT	View image in PDF format
02/15/2013 -- ANNUAL REPORT	View image in PDF format
01/19/2012 -- ANNUAL REPORT	View image in PDF format
02/14/2011 -- ANNUAL REPORT	View image in PDF format
02/05/2010 -- ANNUAL REPORT	View image in PDF format
01/17/2009 -- ANNUAL REPORT	View image in PDF format
07/14/2008 -- ANNUAL REPORT	View image in PDF format
02/15/2008 -- ANNUAL REPORT	View image in PDF format
05/15/2007 -- ANNUAL REPORT	View image in PDF format
01/31/2007 -- ANNUAL REPORT	View image in PDF format
07/17/2006 -- ANNUAL REPORT	View image in PDF format
02/21/2006 -- ANNUAL REPORT	View image in PDF format
02/09/2006 -- Amendment	View image in PDF format
03/14/2005 -- ANNUAL REPORT	View image in PDF format
02/09/2004 -- Domestic Non-Profit	View image in PDF format

4

**In the Circuit Court of the Seventeenth Judicial Circuit
In and for Broward County, Florida**

HAMPTON HILLS COMMUNITY ASSOCIATION INC
Plaintiff
VS.
COHEN, AUDREY ; UNKNOWN TENANTS/OCCUPANTS
Defendant

CONO-12-006346
Division: 72

Certificate of Title

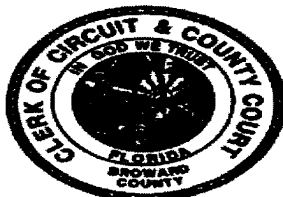
The undersigned, Howard C. Forman, Clerk of the Court, certifies that he executed and filed a certificate of sale in this action on December 07, 2012, for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections.

The following property in Broward County, Florida:

Unit 22201, Phase 22, HAMPTON HILLS, A CONDOMINIUM, according to the Declaration of Condominium thereof, recorded in Official Records Book 41345, pages 781 through 1029 of the Public Records of Broward County, Florida, and any and all amendments and/or supplemental declarations thereto, together with an undivided interest in and to the Common Elements appurtenant thereto as specified in said Declaration.

Was sold to: HAMPTON HILLS COMMUNITY ASSOCIATION INC
C/O PHILIP J. CROYLE, P.A. 370 W Camino Gardens Blvd Ste 300 Boca Raton, FL, 33432

Witness my hand and the seal of this court on December 28, 2012.



Howard C. Forman, Clerk of Circuit Courts
Broward County, Florida

Total consideration: \$100.00
Doc Stamps: \$0.70

J
13

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**In the Circuit Court of the Seventeenth Judicial Circuit
In and for Broward County, Florida**

FEDERAL NATIONAL MORTGAGE ASSOCIATION
Plaintiff

CACE-09-016974
Division: 11

VS.

COHEN, AUDREY ; BANK OF AMER NA ; HAMPTON HILLS
COMMUNITY ASSN ; HAMPTON HILLS CONDO ASSN INC
Defendant

Certificate of Title

The undersigned, Howard C. Forman, Clerk of the Court, certifies that he executed and filed a certificate of sale in this action on April 15, 2014, for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections.

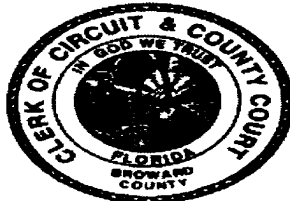
The following property in Broward County, Florida:

**UNIT 22201, HAMPTON HILLS, A CONDOMINIUM, ACCORDING TO THE
DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL
RECORDS BOOK 41345, PAGE(S) 781 THROUGH 1029, AND ANY AMENDMENTS
AND/OR SUPPLEMENTAL DECLARATIONS THERETO, OF THE PUBLIC
RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED
INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO.**

Property Address: 9054 PLYMOUTH PLACE #22201 TAMARAC, FL 33321

Was sold to: FEDERAL NATIONAL MORTGAGE ASSOCIATION
C/O Seterus, Inc. 14523 SW MILLIKAN WAY SUITE 200 BEAVERTON, OR, 97005

Witness my hand and the seal of this court on April 29, 2014.



Howard C. Forman, Clerk of Circuit Courts
Broward County, Florida

Total consideration: \$137,000.00
Doc Stamps: \$959.00

This instrument was prepared by:
Ari Miller, Esq.
Choice Legal Group, P.A.
(954)453-0365
P.O. Box 9908, Ft. Lauderdale, FL 33310-0908

File Number: 49651-25
Revised 10/06/93
FL (conventional)
REO# A140KJH
Folio# 4941 08 DA 1930

SPECIAL WARRANTY DEED

THIS INDENTURE, made December 29, 2014, by and between FEDERAL NATIONAL MORTGAGE ASSOCIATION A/K/A FANNIE MAE, PO BOX 650043, DALLAS, TX 75265-0043, DALLAS, TX 75265-0043, a corporation organized under and existing pursuant to the laws of the United States, hereinafter called Grantor, and WAYNE FRAZER of : 9054 PLYMOUTH PLACE, TAMARAC, FL, 33321 hereinafter called Grantee.

WITNESSETH, that the said Grantor, for and in consideration of the sum of Ten Dollars in hand paid by Grantee and other valuable considerations, the receipt whereof is acknowledged, hereby grants, bargains, and sells to the said Grantee, forever, the following described land in the County of Broward, State of Florida, to-wit:

Condominium Unit 22201, HAMPTON HILLS, A CONDOMINIUM, together with an undivided interest in the common elements, according to the Declaration of Condominium thereof, recorded in Official Records Book 41345, Page 781-1029, as amended from time to time, of the Public Records of Broward County, Florida.

The property is commonly known as 9054 PLYMOUTH PLACE, #22201, TAMARAC, FL 33321

TO HAVE AND TO HOLD the above-described property with appurtenances, unto the said Grantee, and their assigns, forever, subject to covenants and restrictions of record, zoning and land use restrictions imposed by governmental authorities, and matters an accurate survey would reveal,

AND SAID GRANTOR DOES hereby specially warrant the title to said lands and will defend the same against the lawful claims of any person whomsoever claim by, through or under the said Grantor.

IN WITNESS WHEREOF the undersigned FEDERAL NATIONAL MORTGAGE ASSOCIATION A/K/A FANNIE MAE has caused these presents to be signed in its name by its undersigned officers and its corporate seal affixed this December 29, 2014.

Signed, sealed and delivered
In the presence of:

FEDERAL NATIONAL MORTGAGE ASSOCIATION A/K/A FANNIE MAE

Witness
Lillian [Signature]

Printed Witness Name

[Signature]

Witness

Amy Fuchs

Printed Witness Name

By: [Signature]

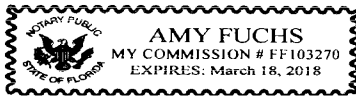
DAWN LEONARD
Signatory for Choice Legal Group,
P.A., as Attorney-in-Fact for
FEDERAL NATIONAL MORTGAGE
ASSOCIATION A/K/A FANNIE MAE

STATE OF FLORIDA)) ss.
COUNTY OF BROWARD))

I herby certify that on this day before me, an officer duly authorized in the state and County aforesaid to take acknowledgements, personally appeared DAWN LEONARD as Authorized Signatory for Choice Legal Group, P.A., as Attorney-in-Fact for FEDERAL NATIONAL MORTGAGE ASSOCIATION A/K/A FANNIE MAE to me known and known to be the person described in and who executed the foregoing instrument as Authorized Signatory for the corporation named therein and severally acknowledged before me they executed the same as such officers in the same and on behalf of said corporation.

Witness my hand and official seal in the county and State last aforesaid, the 27th day of December, 2014.

[Signature]
Notary Public, Florida
My Commission Expires:
(Seal)



HAMPTON HILLS CONDOMINIUM ASSOCIATION Certificate of Approval PURCHASE

This is to certify that **Wayne Frazer** has been approved by the Board of Directors as the **buyer(s)** of the following described property in Broward County, Florida located within the HAMPTON HILLS CONDOMINIUM ASSOCIATION

PREVIOUS OWNER: Federal National Mortgage Assoc.
ADDRESS: 9054 Plymouth Place – Unit 22201
Tamarac, FL 33321

as set forth in the Declaration of Condominium and Exhibits annexed thereto and forming part thereof, recorded in Official Records of the Public Records of Broward County, Florida, and as amended. The above address includes, but is not limited to, all appurtenances to the HAMPTON HILLS COMMUNITY ASSOCIATION unit above described, including the undivided interest in the common elements of said Condominium.

Such approval has been given pursuant to the provisions of the Declaration of Condominium of such Condominium.

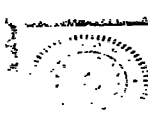
DATED this 22nd day of DECEMBER, 2014 for the HAMPTON HILLS CONDOMINIUM ASSOCIATION

BY: [Signature]

STATE OF FLORIDA
COUNTY OF BROWARD

BEFORE ME personally appeared Charles Brown known to me to be person who executed the foregoing certificate, who after being duly sworn, says they are a **Pres. of Hampton Hills Community Assoc.** () Board Member () Property Manager (x) **Hampton Hills Clubhouse Supervisor** () for HAMPTON HILLS CONDOMINIUM ASSOCIATION a corporation not for profit under the laws of the State of Florida, and that the statements contained in said certificate are true and correct; and acknowledges the execution thereof.

SWORN TO AND SUBSCRIBED before me this 22nd day of December, 2014.

 IANTHE BULLOCK
Notary Public - State of Florida
Comm. Expires Feb 15, 2015
Commission # EE 64838

[Signature]
NOTARY PUBLIC

WM Frazer ex@aol.com /ATTN: Jen. Funt@s@firstintitle.com

**THIS INSTRUMENT PREPARED BY
AND RETURN TO:
PHILIP J. CROYLE**
Attorney at Law
370 W. Camino Gardens Blvd., Suite 300
Boca Raton, FL 33432-5817
561.368.4408/Fax 561.368.4309
philcroyle@croylelaw.com

CLAIM OF LIEN

HAMPTON HILLS COMMUNITY ASSOCIATION, INC., a not-for-profit Florida corporation (the Association), having its principal place of business at: c/o United Community Management, Inc., 11784 W Sample Road, Coral Springs, FL 33065, claims this lien, pursuant to Section 8.7 of the Declaration of Covenants and Restrictions for Hampton Hills (the Declaration) as recorded in Official Records Book 41044, Page 539, *et. seq.*, of the Public Records of Broward County, Florida, against the following property:

Unit 22201, Phase 22, HAMPTON HILLS, A CONDOMINIUM, according to the Declaration of Condominium thereof, recorded in Official Records Book 41345, pages 781 through 1029 of the Public Records of Broward County, Florida, and any and all amendments and/or supplemental declarations thereto, together with an undivided interest in and to the Common Elements appurtenant thereto as specified in said Declaration.

The record owner of the property is: **FRAZER, WAYNE**
The street address of the property is: **9054 Plymouth Place, Tamarac, FL 33321**

The amount due for overdue and unpaid general/special maintenance assessments, late charges and costs of collection which have been assessed through **JUNE 30, 2019**, is: **\$1,116.00, itemized as follows:**

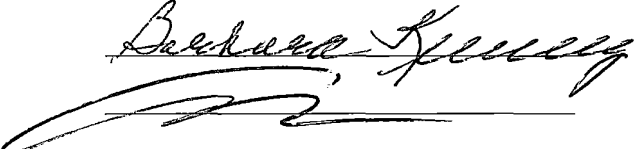
Assessments, 12.1.18-6.30.19:	\$1,261.00
Late charges, net, same period, per ledger:	125.00
Management collection charge posted 4.16.19:	50.00
Attorney's fees, initial demand 4.22.19:	150.00
Attorney's fees, this date:	330.00
(less all other sums credited, same period):	(800.00)

In addition, this Claim of Lien also secures additional assessments that come due and are unpaid subsequent to the recording of this lien, late charges, interest, costs and reasonable attorney's fees incurred by the Association, pursuant to the Declaration.

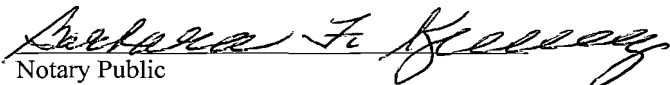
DATED this 7 day of June, 2019.


WITNESSES:

**HAMPTON HILLS COMMUNITY
ASSOCIATION, INC.**
By: 
PHILIP J. CROYLE, ITS ATTORNEY



The foregoing instrument was acknowledged before me this 7 of June, 2019, by Philip J. Croyle, (title) its attorney of the Hampton Hills Community Association, Inc., with full authority to do so on behalf of the corporation, who is personally known to me and who did not take an oath.


Notary Public

 **BARBARA F. KENNEY**
Commission # GG 041163
Expires November 6, 2020
Bonded Thru Budget Notary Services

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WC117BCAC3101

4000061

Return to:
Name: Commerce Title Company
Address: 3301 Quantum Boulevard, 1st Floor, Boynton Beach, FL 33426

This Instrument Prepared by:
Mary Wilson
Commerce Title Company
3301 Quantum Boulevard, 1st Floor
Boynton Beach, FL 33426

SPACE ABOVE THIS LINE FOR PROCESSING DATA

Property Appraiser's Parcel Identification Number:

SPECIAL CONDOMINIUM WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made the Twenty-second day of September, 2006, between
Centex Homes, a Nevada General Partnership

having a business address at: 3301 Quantum Blvd First Floor, Boynton Beach, FL 33426
("Grantor") and

Michael B. Henry and Sylvia J. Henry, husband and wife

having a mailing address of: 5805 Hampton Hills Blvd., Tamarac, FL 33321
("Grantee"),

WITNESSETH, that the said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold, remised, released, conveyed and confirmed unto said "Grantee", its successors and assigns forever, following described land, situated, lying and being in the County of **Broward**, State of **Florida**, to-wit:

Unit 22201, HAMPTON HILLS, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 41345, Page(s) 781 through 1029, and any amendments and/or supplemental declarations thereto, of the Public Records of Broward County, Florida, together with an undivided interest in the common elements appurtenant thereto.

Grantee, by acceptance hereof, and by agreement with Grantor, hereby expressly assumes and agrees to be bound by and to comply with all of the covenants, terms, conditions and provisions set forth and contained in the aforescribed Declaration, including, but not limited to, the obligation to make payment of assessments for the maintenance and operation of the Condominium.

SUBJECT TO RESTRICTIVE COVENANTS, CONDITIONS, EASEMENTS AND RESERVATIONS OF RECORD and the restrictions on occupancy period and use of the property attached hereto as Exhibit "A ". And the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever, except for real estate taxes for the year of closing and subsequent years and any special taxes or assessments entered against said property after the date of closing, restrictions and easements of record, if any, and those restrictions attached hereto.

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AND the grantor hereby covenants with said grantee, that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the grantor.

In Witness Whereof, Grantor has caused these presents to be executed in its name by its **Division Controller** and caused its Corporate Seal to be affixed hereto the day and year first above written.

(CORPORATE SEAL)



Centex Homes, a Nevada General Partnership
by Centex Real Estate Corporation,
a Nevada Corporation, its Managing General Partner

By: [Signature]
Heather Overmyer, Division Controller

Signed, sealed and delivered in our presence:

Witness Signature [Signature]
Print Name: Mary H. Wilson

[Signature]
Witness Signature Mia P. Witherspoon
Print Name: Mia P. Witherspoon

STATE OF **Florida**
COUNTY OF **Palm Beach**

The foregoing instrument was acknowledged before me on this day 9/22/06
by **Heather Overmyer, Division Controller** of Centex Real Estate Corporation, a Nevada Corporation,
as the Managing General Partner of Centex Homes, a Nevada General Partnership, on behalf of the
Partnership, who is personally known to me, and did not take an oath.

[Signature]
Notary Public Signature
[Signature]
Printed Name of Notary Public
Notary Public in and for the County and State Aforesaid.
My Commission Expires: _____

 **Mary H. Wilson**
Commission #DD262162
Expires: Dec 06, 2007
Bonded Thru
Atlantic Bonding Co., Inc

ACCEPTED BY GRANTEE:

Michael B. Henry
Michael B. Henry

Sylvia J. Henry
Sylvia J. Henry

Signed, sealed and delivered in our presence:

Nancy L. Manner
Witness Signature
Print Name: Nancy L. Manner

Bethany A. Dunlap
Witness Signature
Print Name: Bethany A. Dunlap

State of Pennsylvania

County of Centre

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED before me on **September** 21, **2006**, by **Michael B. Henry and Sylvia J. Henry, husband and wife** who is/are personally known to me or has/have produced a valid driver's license as identification.

COMMONWEALTH OF PENNSYLVANIA Notarial Seal Mandy L. McGee, Notary Public Monroe Twp., Snyder County My Commission Expires Oct. 21, 2009 Member, Pennsylvania Association of Notaries	<u>Mandy L. McGee</u> NOTARY PUBLIC <u>MANDY L. MCGEE</u> Notary Print Name My Commission Expires: <u>10/21/2009</u>
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EXHIBIT "A"

1. Terms, provisions, restrictive covenants, conditions, reservations, rights, duties and easements contained in Declaration of Condominium of HAMPTON HILLS, a condominium, and any Exhibits annexed thereto, including, but not limited to, provisions for private charge or assessments, recorded in Book 41345, Page 781.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of LYONS INDUSTRIAL PARK, as recorded in Plat 71, Page(s) 1, but deleting any covenant, condition or restrictions indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
3. Declaration of Covenants, Conditions, Restrictions and Easements, recorded in Book 4218, Page 614; amended in Book 5378, Page 498, but deleting any covenant, condition or restrictions indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
4. Amended Developer Agreement as set forth in instrument recorded in Book 5285, Page 639.
5. Declaration of Covenants, Conditions, Restrictions and Easements, which contains provisions for a private charge or assessments, recorded in Book 41044, Page 539, but deleting any covenant, condition or restrictions indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
6. Water and Sewer Developer's Agreement recorded in Book 37430, Page 193.
7. Easement granted to Florida Power & Light Company by instrument recorded in Book 39425, Page 828.
8. Easement recorded in Book 40078, Page 500.
9. Reservation set forth in Special Warranty Deed to City of Tamarac recorded in Book 36751, Page 1834.

Notwithstanding the inclusion of any matter on this Exhibit, if such matter has been terminated of record, then, the inclusion of such matter on this Exhibit A shall not act to reestablish such matter.

EXHIBIT "A" TO DEED
DEED RESTRICTION
OCCUPANCY PERIOD AND USE OF THE PROPERTY

As a material consideration inducing the grantor under the attached deed ("Seller") to sell to the grantee under such deed ("Buyer") that certain real property described in this Deed (the "Property"), Buyer has represented to Seller that Buyer intends to and will occupy the Property as Buyer's principal or secondary residence [or will rent the Property in accordance with neighborhood specific rules and regulations relating to such rentals] for a period of at least twelve (12) months after Buyer's acquisition of the Property (the "Occupancy Period"). Seller and Buyer have entered into a separate unrecorded agreement (the "Agreement") pursuant to which Buyer has agreed to occupy the Property as provided herein, and Buyer has agreed not to sell the Property for the duration of the Occupancy Period. This Deed Restriction is to put third parties on notice of such commitments by Buyer, and Seller's rights upon a breach of such commitments by Buyer, as provided in the Agreement and nothing contained in this Deed Restriction shall, or shall be deemed to, modify or amend the Agreement in any respect. In the event of any conflict between the provisions of the Agreement and the provisions of this Deed Restriction, the provisions of the Agreement shall prevail. Notwithstanding the foregoing, this Deed Restriction includes certain mortgagee protections which shall be in addition to, and shall not be superseded by, the mortgagee protections in the Agreement.

Buyer acknowledges that Seller, as a developer and builder of single family and multi-family residences, has an interest in ensuring that such residences, and the communities in which they are built, including the Property and the community which the Property is a part (such community being referred to herein as the "Community" or the "Benefited Property") are purchased and occupied only by persons who will actually occupy them as a principal or secondary residence [or will rent them in accordance with neighborhood specific rules and regulations relating to such rentals], to obtain a stabilized community of owner-occupied homes, and to mitigate a shortage of available homes for permanent residents.

1. Occupancy Covenants. Buyer, on behalf of itself and its successors and assigns, hereby covenants to and for the benefit of Seller that, during the Occupancy Period: (a) Buyer will occupy the Property as Buyer's principal or secondary residence after closing [or will rent the Property in accordance with neighborhood specific rules and regulations relating to such rentals]; and (b) Buyer shall not enter into any agreement for the sale or other transfer of the Property which would result in Buyer's failure to hold title thereto in fee simple for the duration of the Occupancy Period.

2. Permitted Transfers; Hardship Exceptions.

(a) Permitted Transfers. The following transfers ("Permitted Transfers") of title to the Property, or any estate or interest therein shall not constitute a breach of the foregoing covenants, provided, however, this Deed Restriction and the Agreement shall continue to burden the Property following such conveyance: (a) a good-faith transfer by gift, devise or inheritance to Buyer's spouse or issue, (b) a taking of title by a surviving joint tenant, (c) a court-ordered transfer of title to a spouse as part of a divorce or dissolution proceeding, (d) a transfer by Buyer to an inter vivos trust in which Buyer is a beneficiary, or (e) an acquisition of title, or of any interest therein, in conjunction with marriage.

(b) Hardship Exceptions. Notwithstanding the restrictions on transfers referenced above, Seller recognizes that a transfer of the Property may be desirable in certain circumstances and Seller may, in its sole and absolute discretion decided on a case-by-case basis, consent to a transfer of the Property during the Occupancy Period. Furthermore, Seller shall not unreasonably withhold its consent to a transfer in the following instances:

- (i) A transfer necessitated by the death of Buyer or Buyer's spouse;
- (ii) A transfer by Buyer to Buyer's spouse as co-owner;
- (iii) A transfer, conveyance, pledge, assignment or other hypothecation to secure the performance of an obligation, which transfer, conveyance, pledge, assignment, or hypothecation will be released or reconveyed upon the completion of such performance;
- (iv) A transfer in connection with a significant negative change in the financial circumstances of Buyer from Buyer's financial circumstances when Buyer acquired the Property, as evidenced by documentation reasonably acceptable to Seller;
- (v) A transfer necessitated by a medical condition of Buyer or another person living with Buyer for whom Buyer is the primary caretaker, as evidenced by documentation reasonably acceptable to Seller;
- (vi) A transfer in connection with a temporary (more than 6 months) or permanent employment related relocation of Buyer or Buyer's spouse, as evidenced by documentation reasonably acceptable to Seller;
- (vii) A transfer in connection with military activation or otherwise arising in connection with military service; or
- (viii) A transfer which, in Seller's sole independent judgment, constitutes a "hardship" situation consistent with the intent of this Deed Restriction.

3. Automatic Termination of Deed Restriction. The covenants set forth above, and the restrictions on transfer of the Property set forth herein, shall automatically terminate and be of no further force and effect on the date which is twelve (12) months after the date of recordation of this Deed.

4. Remedies for Breach. If Buyer or Buyer's successors and assigns, breaches, violates or fails to perform or satisfy any of the covenants set forth in the Agreement, Seller, and Seller's successors and assigns, may enforce the remedies set forth in the Agreement including, without limitation, the right and option to recover all "Appreciation" in value of the Property upon a sale of the Property in violation of the Agreement, determined as provided in the Agreement, and Buyer's obligation to pay the Appreciation shall constitute a lien on the Property which shall run with the land and shall be binding on successors and assigns.

5. No Duty to Enforce. Seller makes no representation or warranty to Buyer that Seller will impose these requirements on other buyers of homes in the Community and/or that, if Seller has imposed or in the future imposes these requirements on another buyer, that Seller will enforce the requirements set forth in this Deed Restriction against other owners in the Community. Buyer specifically acknowledges and agrees that Seller is not guaranteeing Buyer or assuring Buyer in any way that the Community will now or in the future be occupied only or primarily by owner occupants and/or that there will not be buyers in the Community who are purchasing homes in the Community for rentals or as an investment, with no intention of living in the home.

6. Survival of Covenant on Transfer. Except as provided in Paragraph 9, below, Buyer's obligations, and Seller's rights hereunder and under the Agreement shall survive any transfer of the Property by Buyer.

7. No Unreasonable Restraint. Buyer acknowledges that the purpose of this Deed Restriction is (i) to comply with Seller's intention to sell homes only to persons who will actually occupy them as a principal residence [or will rent the homes in accordance with neighborhood specific rules and regulations relating to such rentals], (ii) to obtain a stabilized community of owner-occupied homes, and (iii) to prevent a shortage of available homes for permanent residents. Buyer agrees that the provisions and restrictions set forth in this Deed Restriction do not constitute an unreasonable restraint upon alienation of the Property.

8. Survival; Severability. All of the covenants contained herein shall survive the delivery and recordation of the deed conveying the Property from Seller to Buyer. The provisions of this Deed Restriction shall be independent and severable, and a determination of invalidity or partial invalidity or enforceability of any one provision or portion hereof shall not affect the validity or enforceability of any other provision of this Deed Restriction or the Agreement.

9. Mortgagee Protection Provisions.

a) Permitted Financing. Notwithstanding anything to the contrary in this Deed Restriction or in the Agreement, Buyer may encumber the Property as security for a loan made by an institutional lender, the proceeds of which are used only to purchase the Property, improve the Property or both.

b) Subordination. Seller hereby acknowledges and agrees that a violation of this Deed Restriction by Buyer shall not defeat or render invalid the lien of any first mortgage or deed of trust in favor of an institutional lender or investor and made in good faith and for value by Buyer, and that the covenants and provisions of this Deed Restriction shall be inferior and subordinate to the lien of any such first or second mortgage or deed of trust made by an institutional lender or investor, whether recorded concurrently with or subsequent to the deed conveying the Property to Buyer.

c) Termination on Foreclosure. This Deed Restriction and the Agreement are subject and subordinate to any first or second priority deed of trust or mortgage on the Property made by or held by an institutional lender or investor. Any party and its successors and assigns, receiving title to the Property pursuant to a judicial or non-judicial foreclosure, or by any conveyance in lieu of such foreclosure, under a power of sale contained in such a first priority mortgage or deed of trust recorded against the Property in the Office of the Recorder of the County in which the Property is located shall take title free and clear of the provisions of this Deed Restriction and the Agreement.

d) HUD or VA Insured or Guaranteed Mortgages. If Buyer has acquired the Property by a mortgage insured by the Secretary of the United States Department of Housing and Urban Development, or guaranteed by the United States Department of Veteran's Affairs, then this Deed Restriction and the Agreement, shall automatically terminate if title to the Property is transferred by foreclosure or deed-in-lieu of foreclosure, or if the insured or guaranteed mortgage is assigned to the Secretary or the VA.

e) Insurance Proceeds and Condemnation Award. In the event the Property is damaged or destroyed, or in the event of condemnation, Seller shall have no claim or right to any proceeds thereof and such proceeds shall be held and distributed in accordance with the terms of any lien on the Property, in their order of priority.

10. Covenant Running with the Land. The Property shall be held and conveyed subject to the terms set forth in this Deed Restriction. The covenants contained herein are intended and shall be construed as covenants and conditions running with and binding the Property and equitable servitudes upon the Property and every part thereof; and subject to the next paragraph in this Paragraph 10, are for the benefit of the Benefited Property. Furthermore, all and each of the terms hereunder shall be binding upon and burden all persons having or acquiring any right, title or interest in the Property (during their ownership of such interest), or any part thereof, and their successors and assigns; and subject to the next paragraph in this Paragraph 10, shall inure to the benefit of the Benefited Property and all persons having or acquiring any right, title or interest in the Benefited Property, or any part thereof, which shall be deemed the dominant tenement for purposes of this Instrument. This Instrument is intended to bind and benefit said persons only and is not intended to be, nor shall it be construed as being, for the benefit of adjoining property owners or any other third party.

In the event that fee title to any portion of the Benefited Property is or has been conveyed by Seller to a third party (a "Transferred Parcel"), the terms of this Instrument shall cease to benefit said Transferred Parcel unless Seller expressly assigns to the transferee of the Transferred Parcel the benefits of all or a portion of the covenants contained herein, either concurrently with conveyance of the Transferred Parcel or at any time thereafter, in either case by recorded assignment document executed by Seller and specifically referencing this Instrument (general references to appurtenances or rights related to the acquired land will not suffice). Seller and, upon recordation of any such assignment executed by Seller in favor of a specific successor to the benefits hereof (a "Benefits Successor"), the Benefits Successor, and their successors alone shall have the right to enforce the terms of this Deed Restriction and the Agreement and to recover for violations by Seller hereunder. Any merger of Seller or Seller's parent company with or into another entity or any acquisition of all or a portion of the stock or equity of Seller or Seller's parent company by a third party will not be deemed a conveyance of the Benefited Property triggering the applicability of this paragraph.

In witness whereof, Buyer has entered into this Deed Restriction as of the day and year this Deed is recorded.

Date: 9/21/06

Michael B. Henry
Michael B. Henry

Sylvia J. Henry
Sylvia J. Henry

WC117BCAC3101

Return to: 429401
Name: Commerce Title Company
Address:
3301 Quantum Boulevard, 1st Floor,
Boynton Beach, FL 33426

This Instrument Prepared by:
Mary Wilson
Commerce Title Company
3301 Quantum Boulevard, 1st Floor
Boynton Beach, FL 33426

SPACE ABOVE THIS LINE FOR PROCESSING DATA

Property Appraiser's Parcel Identification Number: 19108-DA-19300

SPECIAL CONDOMINIUM WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made the Twenty-second day of January, 2007, between

Centex Homes, a Nevada General Partnership

having a business address at: 3301 Quantum Blvd First Floor, Boynton Beach, FL 33426
("Grantor") and

Audrey Cohen, a single woman (ac)

having a mailing address of: 9054 Plymouth Place, Tamarac, FL 33321
("Grantee"),

WITNESSETH, that the said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold, remised, released, conveyed and confirmed unto said "Grantee", its successors and assigns forever, following described land, situated, lying and being in the County of **Broward**, State of **Florida**, to-wit:

Unit 22201, HAMPTON HILLS, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 41345, Page(s) 781 through 1029, and any amendments and/or supplemental declarations thereto, of the Public Records of Broward County, Florida, together with an undivided interest in the common elements appurtenant thereto.

Grantee, by acceptance hereof, and by agreement with Grantor, hereby expressly assumes and agrees to be bound by and to comply with all of the covenants, terms, conditions and provisions set forth and contained in the aforescribed Declaration, including, but not limited to, the obligation to make payment of assessments for the maintenance and operation of the Condominium.

8

SUBJECT TO RESTRICTIVE COVENANTS, CONDITIONS, EASEMENTS AND RESERVATIONS OF RECORD and the restrictions on occupancy period and use of the property attached hereto as Exhibit "B " and those items shown on Exhibit "A" attached hereto and made a part hereof. And the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever, except for real estate taxes for the year of closing and subsequent years and any special taxes or assessments entered against said property after the date of closing, restrictions and easements of record, if any, and those restrictions attached hereto.

AND the grantor hereby covenants with said grantee, that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the grantor.

In Witness Whereof , Grantor has caused these presents to be executed in its name by its **Lead Closing Coordinator** and caused its Corporate Seal to be affixed hereto the day and year first above written.



Centex Homes, a Nevada General Partnership
by Centex Real Estate Corporation,
a Nevada Corporation, its Managing General Partner

By: *Tamara C. Garcia*
Tamara C. Garcia, Lead Closing Coordinator

Signed, sealed and delivered in our presence:

Mary H. Wilson
Witness Signature
Print Name: **Mary H. Wilson**

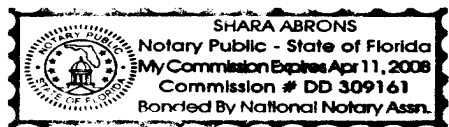
Shara Abrons
Witness Signature
Print Name: **Shara Abrons**

STATE OF **Florida**
COUNTY OF **Palm Beach**

The foregoing instrument was acknowledged before me on this day January 27 2007 by **Tamara C. Garcia, Lead Closing Coordinator** of Centex Real Estate Corporation, a Nevada Corporation, as the Managing General Partner of Centex Homes, a Nevada General Partnership, on behalf of the Partnership, who is personally known to me, and did not take an oath.

Shara Abrons
Notary Public Signature **Shara Abrons**

Printed Name of Notary Public
Notary Public in and for the County and State Aforesaid.
My Commission Expires: _____



ACCEPTED BY GRANTEE:

Audrey Cohen
Audrey Cohen

Signed, sealed and delivered in our presence:

Mary H. Wilson
Witness Signature
Print Name: Mary H. Wilson

Shara Abrons
Witness Signature
Print Name: Shara Abrons

State of **Florida**

County of **Palm Beach**

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED before me on **January 22, 2007**, by **Audrey Cohen** who is/are personally known to me or has/have produced a valid driver's license as identification.

Shara Abrons
NOTARY PUBLIC
Shara Abrons

Notary Print Name
My Commission Expires: _____

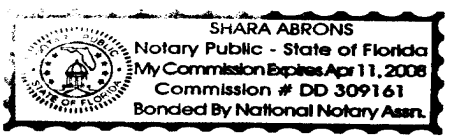


EXHIBIT "A"

1. Terms, provisions, restrictive covenants, conditions, reservations, rights, duties and easements contained in Declaration of Condominium of HAMPTON HILLS, a condominium, and any Exhibits annexed thereto, including, but not limited to, provisions for private charge or assessments, recorded in Book 41345, Page 781.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of LYONS INDUSTRIAL PARK, as recorded in Plat 71, Page(s) 1, but deleting any covenant, condition or restrictions indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
3. Declaration of Covenants, Conditions, Restrictions and Easements, recorded in Book 4218, Page 614; amended in Book 5378, Page 498, but deleting any covenant, condition or restrictions indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
4. Amended Developer Agreement as set forth in instrument recorded in Book 5285, Page 639.
5. Declaration of Covenants, Conditions, Restrictions and Easements, which contains provisions for a private charge or assessments, recorded in Book 41044, Page 539, but deleting any covenant, condition or restrictions indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
6. Water and Sewer Developer's Agreement recorded in Book 37430, Page 193.
7. Easement granted to Florida Power & Light Company by instrument recorded in Book 39425, Page 828.
8. Easement recorded in Book 40078, Page 500.
9. Reservation set forth in Special Warranty Deed to City of Tamarac recorded in Book 36751, Page 1834.

Notwithstanding the inclusion of any matter on this Exhibit, if such matter has been terminated of record, then, the inclusion of such matter on this Exhibit A shall not act to reestablish such matter.

EXHIBIT "B" TO DEED
DEED RESTRICTION
OCCUPANCY PERIOD AND USE OF THE PROPERTY

As a material consideration inducing the grantor under the attached deed ("Seller") to sell to the grantee under such deed ("Buyer") that certain real property described in this Deed (the "Property"), Buyer has represented to Seller that Buyer intends to and will occupy the Property as Buyer's principal or secondary residence [or will rent the Property in accordance with neighborhood specific rules and regulations relating to such rentals] for a period of at least twelve (12) months after Buyer's acquisition of the Property (the "Occupancy Period"). Seller and Buyer have entered into a separate unrecorded agreement (the "Agreement") pursuant to which Buyer has agreed to occupy the Property as provided herein, and Buyer has agreed not to sell the Property for the duration of the Occupancy Period. This Deed Restriction is to put third parties on notice of such commitments by Buyer, and Seller's rights upon a breach of such commitments by Buyer, as provided in the Agreement and nothing contained in this Deed Restriction shall, or shall be deemed to, modify or amend the Agreement in any respect. In the event of any conflict between the provisions of the Agreement and the provisions of this Deed Restriction, the provisions of the Agreement shall prevail. Notwithstanding the foregoing, this Deed Restriction includes certain mortgagee protections which shall be in addition to, and shall not be superseded by, the mortgagee protections in the Agreement.

Buyer acknowledges that Seller, as a developer and builder of single family and multi-family residences, has an interest in ensuring that such residences, and the communities in which they are built, including the Property and the community which the Property is a part (such community being referred to herein as the "Community" or the "Benefited Property") are purchased and occupied only by persons who will actually occupy them as a principal or secondary residence [or will rent them in accordance with neighborhood specific rules and regulations relating to such rentals], to obtain a stabilized community of owner-occupied homes, and to mitigate a shortage of available homes for permanent residents.

1. Occupancy Covenants. Buyer, on behalf of itself and its successors and assigns, hereby covenants to and for the benefit of Seller that, during the Occupancy Period: (a) Buyer will occupy the Property as Buyer's principal or secondary residence after closing [or will rent the Property in accordance with neighborhood specific rules and regulations relating to such rentals]; and (b) Buyer shall not enter into any agreement for the sale or other transfer of the Property which would result in Buyer's failure to hold title thereto in fee simple for the duration of the Occupancy Period.

2. Permitted Transfers; Hardship Exceptions.

(a) Permitted Transfers. The following transfers ("Permitted Transfers") of title to the Property, or any estate or interest therein shall not constitute a breach of the foregoing covenants, provided, however, this Deed Restriction and the Agreement shall continue to burden the Property following such conveyance: (a) a good-faith transfer by gift, devise or inheritance to Buyer's spouse or issue, (b) a taking of title by a surviving joint tenant, (c) a court-ordered transfer of title to a spouse as part of a divorce or dissolution proceeding, (d) a transfer by Buyer to an inter vivos trust in which Buyer is a beneficiary, or (e) an acquisition of title, or of any interest therein, in conjunction with marriage.

(b) Hardship Exceptions. Notwithstanding the restrictions on transfers referenced above, Seller recognizes that a transfer of the Property may be desirable in certain circumstances and Seller may, in its sole and absolute discretion decided on a case-by-case basis, consent to a transfer of the Property during the Occupancy Period. Furthermore, Seller shall not unreasonably withhold its consent to a transfer in the following instances:

- (i) A transfer necessitated by the death of Buyer or Buyer's spouse;
- (ii) A transfer by Buyer to Buyer's spouse as co-owner;
- (iii) A transfer, conveyance, pledge, assignment or other hypothecation to secure the performance of an obligation, which transfer, conveyance, pledge, assignment, or hypothecation will be released or reconveyed upon the completion of such performance;
- (iv) A transfer in connection with a significant negative change in the financial circumstances of Buyer from Buyer's financial circumstances when Buyer acquired the Property, as evidenced by documentation reasonably acceptable to Seller;
- (v) A transfer necessitated by a medical condition of Buyer or another person living with Buyer for whom Buyer is the primary caretaker, as evidenced by documentation reasonably acceptable to Seller;
- (vi) A transfer in connection with a temporary (more than 6 months) or permanent employment related relocation of Buyer or Buyer's spouse, as evidenced by documentation reasonably acceptable to Seller;
- (vii) A transfer in connection with military activation or otherwise arising in connection with military service; or
- (viii) A transfer which, in Seller's sole independent judgment, constitutes a "hardship" situation consistent with the intent of this Deed Restriction.

3. Automatic Termination of Deed Restriction. The covenants set forth above, and the restrictions on transfer of the Property set forth herein, shall automatically terminate and be of no further force and effect on the date which is twelve (12) months after the date of recordation of this Deed.

4. Remedies for Breach. If Buyer or Buyer's successors and assigns, breaches, violates or fails to perform or satisfy any of the covenants set forth in the Agreement, Seller, and Seller's successors and assigns, may enforce the remedies set forth in the Agreement including, without limitation, the right and option to recover all "Appreciation" in value of the Property upon a sale of the Property in violation of the Agreement, determined as provided in the Agreement, and Buyer's obligation to pay the Appreciation shall constitute a lien on the Property which shall run with the land and shall be binding on successors and assigns.

5. No Duty to Enforce. Seller makes no representation or warranty to Buyer that Seller will impose these requirements on other buyers of homes in the Community and/or that, if Seller has imposed or in the future imposes these requirements on another buyer, that Seller will enforce the requirements set forth in this Deed Restriction against other owners in the Community. Buyer specifically acknowledges and agrees that Seller is not guaranteeing Buyer or assuring Buyer in any way that the Community will now or in the future be occupied only or primarily by owner occupants and/or that there will not be buyers in the Community who are purchasing homes in the Community for rentals or as an investment, with no intention of living in the home.

6. Survival of Covenant on Transfer. Except as provided in Paragraph 9, below, Buyer's obligations, and Seller's rights hereunder and under the Agreement shall survive any transfer of the Property by Buyer.

7. No Unreasonable Restraint. Buyer acknowledges that the purpose of this Deed Restriction is (i) to comply with Seller's intention to sell homes only to persons who will actually occupy them as a principal residence [or will rent the homes in accordance with neighborhood specific rules and regulations relating to such rentals], (ii) to obtain a stabilized community of owner-occupied homes, and (iii) to prevent a shortage of available homes for permanent residents. Buyer agrees that the provisions and restrictions set forth in this Deed Restriction do not constitute an unreasonable restraint upon alienation of the Property.

8. Survival; Severability. All of the covenants contained herein shall survive the delivery and recordation of the deed conveying the Property from Seller to Buyer. The provisions of this Deed Restriction shall be independent and severable, and a determination of invalidity or partial invalidity or enforceability of any one provision or portion hereof shall not affect the validity or enforceability of any other provision of this Deed Restriction or the Agreement.

9. Mortgagee Protection Provisions.

a) Permitted Financing. Notwithstanding anything to the contrary in this Deed Restriction or in the Agreement, Buyer may encumber the Property as security for a loan made by an institutional lender, the proceeds of which are used only to purchase the Property, improve the Property or both.

b) Subordination. Seller hereby acknowledges and agrees that a violation of this Deed Restriction by Buyer shall not defeat or render invalid the lien of any first mortgage or deed of trust in favor of an institutional lender or investor and made in good faith and for value by Buyer, and that the covenants and provisions of this Deed Restriction shall be inferior and subordinate to the lien of any such first or second mortgage or deed of trust made by an institutional lender or investor, whether recorded concurrently with or subsequent to the deed conveying the Property to Buyer.

c) Termination on Foreclosure. This Deed Restriction and the Agreement are subject and subordinate to any first or second priority deed of trust or mortgage on the Property made by or held by an institutional lender or investor. Any party and its successors and assigns, receiving title to the Property pursuant to a judicial or non-judicial foreclosure, or by any conveyance in lieu of such foreclosure, under a power of sale contained in such a first priority mortgage or deed of trust recorded against the Property in the Office of the Recorder of the County in which the Property is located shall take title free and clear of the provisions of this Deed Restriction and the Agreement.

d) HUD or VA Insured or Guaranteed Mortgages. If Buyer has acquired the Property by a mortgage insured by the Secretary of the United States Department of Housing and Urban Development, or guaranteed by the United States Department of Veteran's Affairs, then this Deed Restriction and the Agreement, shall automatically terminate if title to the Property is transferred by foreclosure or deed-in-lieu of foreclosure, or if the insured or guaranteed mortgage is assigned to the Secretary or the VA.

e) Insurance Proceeds and Condemnation Award. In the event the Property is damaged or destroyed, or in the event of condemnation, Seller shall have no claim or right to any proceeds thereof and such proceeds shall be held and distributed in accordance with the terms of any lien on the Property, in their order of priority.

10. Covenant Running with the Land. The Property shall be held and conveyed subject to the terms set forth in this Deed Restriction. The covenants contained herein are intended and shall be construed as covenants and conditions running with and binding the Property and equitable servitudes upon the Property and every part thereof; and subject to the next paragraph in this Paragraph 10, are for the benefit of the Benefited Property. Furthermore, all and each of the terms hereunder shall be binding upon and burden all persons having or acquiring any right, title or interest in the Property (during their ownership of such interest), or any part thereof, and their successors and assigns; and subject to the next paragraph in this Paragraph 10, shall inure to the benefit of the Benefited Property and all persons having or acquiring any right, title or interest in the Benefited Property, or any part thereof, which shall be deemed the dominant tenement for purposes of this Instrument. This Instrument is intended to bind and benefit said persons only and is not intended to be, nor shall it be construed as being, for the benefit of adjoining property owners or any other third party.

In the event that fee title to any portion of the Benefited Property is or has been conveyed by Seller to a third party (a "Transferred Parcel"), the terms of this Instrument shall cease to benefit said Transferred Parcel unless Seller expressly assigns to the transferee of the Transferred Parcel the benefits of all or a portion of the covenants contained herein, either concurrently with conveyance of the Transferred Parcel or at any time thereafter, in either case by recorded assignment document executed by Seller and specifically referencing this Instrument (general references to appurtenances or rights related to the acquired land will not suffice). Seller and, upon recordation of any such assignment executed by Seller in favor of a specific successor to the benefits hereof (a "Benefits Successor"), the Benefits Successor, and their successors alone shall have the right to enforce the terms of this Deed Restriction and the Agreement and to recover for violations by Seller hereunder. Any merger of Seller or Seller's parent company with or into another entity or any acquisition of all or a portion of the stock or equity of Seller or Seller's parent company by a third party will not be deemed a conveyance of the Benefited Property triggering the applicability of this paragraph.

In witness whereof, Buyer has entered into this Deed Restriction as of the day and year this Deed is recorded.

Date: 1/22/07

Audrey Cohen
Audrey Cohen

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

DATE: February 1st, 2021
PROPERTY ID # 494108-DA-1930 (TD # 46213)

WARNING

PROPERTY IN WHICH YOU ARE INTERESTED IS LISTED IN THE ENCLOSED NOTICE

WAYNE FRAZER
9054 PLYMOUTH PLACE
TAMARAC, FL 33321

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 9054 PLYMOUTH PLACE, TAMARAC, FL 33321 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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MAKE CASHIER'S CHECK OR MONEY ORDER PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

- * Estimated Amount due if paid by February 26, 2021\$12,637.21
- Or
- * Estimated Amount due if paid by March 16, 2021\$12,802.23

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TO MAKE PAYMENT, OR TO RECEIVE FURTHER INFORMATION, CONTACT THE RECORDS, TAXES & TREASURY DIVISION, TAX DEED SECTION, 115 S. ANDREWS AVENUE ROOM #A-100, FORT LAUDERDALE, FLORIDA 33301-1895. PHONE: (954) 357-5374

FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT
www.broward.org/recordstaxestreasury

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

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9054 PLYMOUTH PLACE UNIT 22201
TAMARAC, FL 33321

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*DUBOIS, LENI WEINTRAUB
307 STOCKTON CT
WOODSTOCK, GA 30189

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*JOSHI, ABIRAL
428 VILLAGE GRANDE DR
PONTE VEDRA, FL 32081

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BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

DATE: February 1st, 2021
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CITY OF TAMARAC
C/O FINANCIAL SERVICES
7525 NW 88 AVE
TAMARAC, FL 33321

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HAMPTON HILLS COMMUNITY ASSN
%UNITED COMMUNITY MGMT CORP
P O BOX 1639
DEPT 70
HOUSTON, TX 77251

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BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
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HAMPTON HILLS COMMUNITY ASSOCIATION INC
C/O PHILIP J. CROYLE P.A.
370 W CAMINO GARDENS BLVD STE 300
BOCA RATON, FL 33432

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BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

DATE: February 1st, 2021
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HAMPTON HILLS COMMUNITY ASSOCIATION, INC. C/O UNITED COMMUNITY
MANAGEMENT, INC.
11784 W SAMPLE ROAD
CORAL SPRINGS, FL 33065

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FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT
www.broward.org/recordstaxestreasury

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

DATE: February 1st, 2021
PROPERTY ID # 494108-DA-1930 (TD # 46213)

WARNING

PROPERTY IN WHICH YOU ARE INTERESTED IS LISTED IN THE ENCLOSED NOTICE

MICHAEL B. HENRY AND SYLVIA J. HENRY
5805 HAMPTON HILLS BLVD
TAMARAC, FL 33321

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 9054 PLYMOUTH PLACE, TAMARAC, FL 33321 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

FLA. STATUTES MAY REQUIRE US TO NOTIFY OTHER PROPERTY OWNERS WHO LIVE AROUND THE PROPERTY SCHEDULED FOR SALE. IF YOU DO NOT OWN OR HAVE LEGAL INTEREST IN THIS PROPERTY, PLEASE DISREGARD THIS NOTICE.

PAYMENT MUST BE MADE IN CASH, MONEY ORDER OR CASHIER'S CHECK; PERSONAL OR BUSINESS CHECKS ARE NOT ACCEPTED.

AMOUNTS SHOWN BELOW ARE ESTIMATED AMOUNTS DUE WHICH MAY BE SUBJECT TO ADDITIONAL FEES. PLEASE CALL (954) 357-5374 FOR THE CORRECT AMOUNT DUE PRIOR TO SUBMITTING ANY PAYMENT TO REDEEM UNPAID TAXES AND REMOVE THE PROPERTY FROM AUCTION.

MAKE CASHIER'S CHECK OR MONEY ORDER PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

- * Estimated Amount due if paid by February 26, 2021\$12,637.21
- Or
- * Estimated Amount due if paid by March 16, 2021\$12,802.23

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON March 17, 2021 UNLESS ALL BACK TAXES ARE PAID PRIOR TO AUCTION.

TO MAKE PAYMENT, OR TO RECEIVE FURTHER INFORMATION, CONTACT THE RECORDS, TAXES & TREASURY DIVISION, TAX DEED SECTION, 115 S. ANDREWS AVENUE ROOM #A-100, FORT LAUDERDALE, FLORIDA 33301-1895. PHONE: (954) 357-5374

FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT
www.broward.org/recordstaxestreasury

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

DATE: February 1st, 2021
PROPERTY ID # 494108-DA-1930 (TD # 46213)

WARNING

PROPERTY IN WHICH YOU ARE INTERESTED IS LISTED IN THE ENCLOSED NOTICE

UNITED COMMUNITY MANAGEMENT CORP, REGISTERED AGENT O/B/O HAMPTON
HILLS COMMUNITY ASSOCIATION, INC.
11784 WEST SAMPLE ROAD SUITE 103
CORAL SPRINGS, FL 33065

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 9054 PLYMOUTH PLACE, TAMARAC,
FL 33321 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD,
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LAUDERDALE, FLORIDA 33301-1895. PHONE: (954) 357-5374

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www.broward.org/recordstaxestreasury

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

DATE: February 1st, 2021
PROPERTY ID # 494108-DA-1930 (TD # 46213)

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UNITED COMMUNITY MANAGEMENT CORP, REGISTERED AGENT O/B/O HAMPTON
HILLS CONDOMINIUM ASSOCIATION, INC.
11784 WEST SAMPLE ROAD SUITE 103
CORAL SPRINGS, FL 33065

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LAUDERDALE, FLORIDA 33301-1895. PHONE: (954) 357-5374

FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT
www.broward.org/recordstaxestreasury

U.S. Postal Service
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OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

- Return Receipt (hardcopy) \$ _____
- Return Receipt (electronic) \$ _____
- Certified Mail Restricted Delivery \$ _____
- Adult Signature Required \$ _____
- Adult Signature Restricted Delivery \$ _____

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TD 46213 MARCH 2021 WARNING
UNITED COMMUNITY MANAGEMENT CORP,
REGISTERED AGENT O/B/O HAMPTON HILLS
COMMUNITY ASSOCIATION, INC.
11784 WEST SAMPLE ROAD SUITE 103
CORAL SPRINGS, FL 33065

7020 0640 0000 9698 2926

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
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OFFICIAL USE

Certified Mail Fee

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Extra Services & Fees (check box, add fee as appropriate)

- Return Receipt (hardcopy) \$ _____
- Return Receipt (electronic) \$ _____
- Certified Mail Restricted Delivery \$ _____
- Adult Signature Required \$ _____
- Adult Signature Restricted Delivery \$ _____

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TD 46213 MARCH 2021 WARNING
MICHAEL B. HENRY AND SYLVIA J. HENRY
5805 HAMPTON HILLS BLVD
TAMARAC, FL 33321

City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7020 0640 0000 9698 2919

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
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Certified Mail Fee

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Extra Services & Fees (check box, add fee as appropriate)

- Return Receipt (hardcopy) \$ _____
- Return Receipt (electronic) \$ _____
- Certified Mail Restricted Delivery \$ _____
- Adult Signature Required \$ _____
- Adult Signature Restricted Delivery \$ _____

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TD 46213 MARCH 2021 WARNING
HAMPTON HILLS COMMUNITY ASSOCIATION,
INC. C/O UNITED COMMUNITY MANAGEMENT,
INC.
11784 W SAMPLE ROAD
CORAL SPRINGS, FL 33065

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7020 0640 0000 9698 2902

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
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OFFICIAL USE

Certified Mail Fee

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Extra Services & Fees (check box, add fee as appropriate)

- Return Receipt (hardcopy) \$ _____
- Return Receipt (electronic) \$ _____
- Certified Mail Restricted Delivery \$ _____
- Adult Signature Required \$ _____
- Adult Signature Restricted Delivery \$ _____

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**TD 46213 MARCH 2021 WARNING
HAMPTON HILLS COMMUNITY
ASSOCIATION INC
C/O PHILIP J. CROYLE P.A.
370 W CAMINO GARDENS BLVD STE 300
BOCA RATON, FL 33432**

City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7020 0640 0000 9698 2896

7020 0640 0000 9698 2889

U.S. Postal Service

CERTIFIED MAIL® RECEIPT

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OFFICIAL USE

Certified Mail Fee

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Extra Services & Fees (check box, add fee as appropriate)

- Return Receipt (hardcopy) \$ _____
- Return Receipt (electronic) \$ _____
- Certified Mail Restricted Delivery \$ _____
- Adult Signature Required \$ _____
- Adult Signature Restricted Delivery \$ _____

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**TD 46213 MARCH 2021 WARNING
 HAMPTON HILLS COMMUNITY ASSN
 %UNITED COMMUNITY MGMT CORP
 P O BOX 1639
 DEPT 70
 HOUSTON, TX 77251**

7020 0640 0000 9698 2872

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
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For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

\$ _____

Extra Services & Fees (check box, add fee as appropriate)

- Return Receipt (hardcopy) \$ _____
- Return Receipt (electronic) \$ _____
- Certified Mail Restricted Delivery \$ _____
- Adult Signature Required \$ _____
- Adult Signature Restricted Delivery \$ _____

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TD 46213 MARCH 2021 WARNING
CITY OF TAMARAC
C/O FINANCIAL SERVICES
7525 NW 88 AVE
TAMARAC, FL 33321

7020 0640 0000 9698 2865

U.S. Postal Service

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OFFICIAL USE

Certified Mail Fee

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Extra Services & Fees (check box, add fee as appropriate)

- Return Receipt (hardcopy) \$ _____
- Return Receipt (electronic) \$ _____
- Certified Mail Restricted Delivery \$ _____
- Adult Signature Required \$ _____
- Adult Signature Restricted Delivery \$ _____

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TD 46213 MARCH 2021 WARNING

***JOSHI, ABIRAL**

428 VILLAGE GRANDE DR

PONTE VEDRA, FL 32081

U.S. Postal Service
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Extra Services & Fees (check box, add fee as appropriate)

- Return Receipt (hardcopy) \$ _____
- Return Receipt (electronic) \$ _____
- Certified Mail Restricted Delivery \$ _____
- Adult Signature Required \$ _____
- Adult Signature Restricted Delivery \$ _____

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TD 46213 MARCH 2021 WARNING
***DUBOIS, LENI WEINTRAUB**
307 STOCKTON CT
WOODSTOCK, GA 30189

7020 0640 0000 9698 2858

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
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Certified Mail Fee	
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Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

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TD 46213 MARCH 2021 WARNING
WAYNE FRAZER
9054 PLYMOUTH PLACE UNIT 22201
TAMARAC, FL 33321

7020 0640 0000 9698 2841

7020 0640 0000 9698 2834

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
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For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

\$ _____
Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$ _____
 Return Receipt (electronic) \$ _____
 Certified Mail Restricted Delivery \$ _____
 Adult Signature Required \$ _____
 Adult Signature Restricted Delivery \$ _____

Postmark
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TD 46213 MARCH 2021 WARNING
WAYNE FRAZER
9054 PLYMOUTH PLACE
TAMARAC, FL 33321

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

**TD 46213 MARCH 2021 WARNING
 HAMPTON HILLS COMMUNITY
 ASSOCIATION INC
 C/O PHILIP J. CROYLE P.A.
 370 W CAMINO GARDENS BLVD STE 300
 BOCA RATON, FL 33432**



9590 9402 5685 9346 8327 55

2. Article Number (Transfer from service label)

7020 0640 0000 9698 2896

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

[Handwritten Signature]

- Agent
- Addressee

B. Received by (Printed Name)

Phil Croyle

C. Date of Delivery

2/8/21

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Insured Mail Restricted Delivery (over \$500)
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

TR 46213 MARCH 2021 WARNING
DUBOIS, LENI WEINTRAUB
307 STOCKTON CT
WOODSTOCK, GA 30189



9590 9402 5685 9346 8347 80

2. Article Number (Transfer from previous label)

7020 0640 0000 9698 2858

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Waived e-19 BM*

- Agent
- Addressee

B. Received by (Printed Name)

Leni Weintraub

C. Date of Delivery

D. Is delivery address different from item 1? Yes

If YES, enter delivery address below: No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Insured Mail Restricted Delivery (over \$500)
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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1. Article Addressed to:

TD 46213 MARCH 2021 WARNING
CITY OF TAMARAC
C/O FINANCIAL SERVICES
7525 NW 88 AVE
TAMARAC, FL 33321



9590 9402 5685 9346 8325 26

Article Number (Transfer from service label)

7020 0640 0000 9698 2872

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Handwritten Signature]* Agent
 Addressee

B. Received by (Printed Name) *Nakia Smith* C. Date of Delivery *2-5-21*

D. Is delivery address different from item 1? Yes
 No
 If YES, enter delivery address below:

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Registered Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Return Receipt for Merchandise
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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1. Article Addressed to:

**TD 46213 MARCH 2021 WARNING
HAMPTON HILLS COMMUNITY ASSOCIATION
INC. C/O UNITED COMMUNITY MANAGEMENT
INC.
11784 W SAMPLE ROAD
CORAL SPRINGS, FL 33065**



9590 9402 5685 9346 8327 48

2. Article Number (Transfer from service label)

7020 0640 0000 9698 2902

A. Signature

X

[Handwritten Signature]

- Agent
- Addressee

B. Received by (Printed Name)

[Handwritten Name]

C. Date of Delivery

[Handwritten Date]

D. Is delivery address different from item 1? Yes

If YES, enter delivery address below: No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Insured Mail Restricted Delivery (over \$500)
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

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1. Article Addressed to:

**TD 46213 MARCH 2021 WARNING
 UNITED COMMUNITY MANAGEMENT CORP,
 REGISTERED AGENT O/B/O HAMPTON HILLS
 COMMUNITY ASSOCIATION, INC.
 11784 WEST SAMPLE ROAD SUITE 103
 CORAL SPRINGS, FL 33065**



9590 9402 5685 9346 8327 24

2. Article Number (Transfer from service label)

7020 0640 0000 9698 2926

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee

B. Received by (Printed Name) *Espino* C. Date of Delivery *12/5*

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Insured Mail
 - Insured Mail Restricted Delivery (over \$500)
 - Priority Mail Express®
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 - Signature Confirmation Restricted Delivery

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1. Article Addressed to:

TD 46213 MARCH 2021 WARNING
HAMPTON HILLS COMMUNITY ASSN
%UNITED COMMUNITY MGMT CORP
P O BOX 1639
DEPT 70
HOUSTON, TX 77251



9590 9402 5685 9346 8325 19

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X Michael McClellan

- Agent
- Addressee

B. Received by (Printed Name)

MICHAEL MCCLELLAN

C. Date of Delivery

D. Is delivery address different from item 1? Yes

If YES, enter delivery address below: No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise

Signature Confirmation™
 Signature Confirmation Restricted Delivery

PS Form 3849, July 2013 Edition

Domestic Return Receipt