

# **TitleExpress<sup>®</sup>**

**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](mailto:TitleExpress@grantstreet.com)**

**[www.GrantStreet.com](http://www.GrantStreet.com)**

## PROPERTY INFORMATION REPORT

**ORDER DATE:** 04/20/2022

**REPORT EFFECTIVE DATE: 20 YEARS UP TO** 04/12/2022

**CERTIFICATE #** 2019-1893

**ACCOUNT #** 484203GJ0150

**ALTERNATE KEY #** 83757

**TAX DEED APPLICATION #** 48819

**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 Parcel No. 303, of MARKHAM "N" CONDOMINIUM, according to the Declaration of Condominium thereof, recorded in Official Records Book 5928, Pages 92 through 182, of the Public Records of Broward County, Florida.

**PROPERTY ADDRESS:** 303 MARKHAM N, DEERFIELD BEACH FL 33442

### OWNER OF RECORD ON CURRENT TAX ROLL:

LIBORIO W GARGANO EST

5256 MIDDLETON PL NW

ACWORTH, GA 30101-7508

### APPARENT TITLE HOLDER & ADDRESS OF RECORD:

LIBORIO W. GARGANO

OR: 29286, Page: 778

303 MARKHAM N

DEERFIELD BEACH, FLORIDA 33442 (Per Deed)

LIBORIO W. GARGANO

303 MARKHAM DR N, 303

DEERFIELD BEACH, FL 33442 (Per Mortgage in 43780-1571.)

### MORTGAGE HOLDER OF RECORD:

CITIBANK, N.A.

OR: 43780, Page: 1571

3900 PARADISE ROAD, SUITE 127

LAS VEGAS, NV 89109 (Per Mortgage. No Sunbiz record found.)

### LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

FLORIDA TAX CERTIFICATE FUND LLC

6210 PASADENA POINT BLVD S.

GULFPORT, FL 33707 (Tax Deed Applicant)

CVE MASTER MANAGEMENT COMPANY, INC.

Instrument: 116484405

3501 WEST DRIVE

DEERFIELD BEACH, FL 33442 (Per Lien and Sunbiz)

BENSON MUCCI & WEISS PL, REGISTERED AGENT  
O/B/O CVE MASTER MANAGEMENT COMPANY, INC.  
5561 NORTH UNIVERSITY DRIVE 102  
CORAL SPRINGS, FL 33067 (Per Sunbiz. Declaration recorded in 5928-92.)

CENCLUB HOMEOWNERS ASSOCIATION, INC.  
NOW KNOWN AS CENCLUB RECREATION MANAGEMENT, INC.  
C/O CENTURY VILLAGE EAST CLUBHOUSE  
2400 CENTURY BLVD.  
DEERFIELD BEACH, FL 33442 (Per Corrective Deed in 117558713. Corrects Deed in 116264494)

CENCLUB RECREATION MANAGEMENT, INC.  
C/O CENTURY VILLAGE EAST CLUBHOUSE  
ATTN: RITA PICKAR  
2400 CENTURY BLVD.  
DEERFIELD BEACH, FL 33442 (Per Sunbiz. Declaration recorded in 6521-151 and Amendment to change name in 116309725)

BENSON MUCCI & WEISS PL, REGISTERED AGENT  
O/B/O CENCLUB RECREATION MANAGEMENT, INC.  
C/O BRIAN ABELOW, ESQ.  
5561 NORTH UNIVERSITY DRIVE - STE. 102  
CORAL SPRINGS, FL 33067 (Per Sunbiz)

(Cenclub Homeowners Association, Inc. n/k/a Cenclub Recreation Management, Inc.)

(CVRF Deerfield Limited held the Lease pursuant to 9987-460, however, Agreement 30732-990 references an Option to Purchase which could not take effect before 12/31/2019. The Option to Purchase has been enforced and the interest of CVRF Deerfield Limited have been conveyed to Cen-Club Home Owners Association n/k/a Cenclub Recreation Management, Inc.)

MARKHAM "N" CONDOMINIUM ASSOCIATION, INC.  
2101 CENTRE PARK WEST DRIVE SUITE 110  
WEST PALM BEACH, FL 33409 (Per Sunbiz. Declaration recorded in 5928-92.)

AUDREY ADAMS, REGISTERED AGENT  
O/B/O MARKHAM "N" CONDOMINIUM ASSOCIATION, INC.  
295 MARKHAM N  
DEERFIELD BEACH, FL 33442 (Per Sunbiz)

MARK F LEVY, REGISTERED AGENT  
O/B/O CEN-DEER COMMUNITIES, INC.  
1601 FORUM PLACE, SUITE 500  
WEST PALM BEACH, FL 33401 (Per Sunbiz. Master Management Agreement recorded in 5928-176)

**PROPERTY INFORMATION REPORT – CONTINUED**

**PARCEL IDENTIFICATION NUMBER:** 4842 03 GJ 0150

**CURRENT ASSESSED VALUE:** \$69,510

**HOMESTEAD EXEMPTION:** No

**MOBILE HOME ON PROPERTY:** No

**OUTSTANDING CERTIFICATES:** N/A

**OPEN BANKRUPTCY FILINGS FOUND?** No

**OTHER INSTRUMENTS ASSOCIATED WITH PROPERTY BUT NO NOTICE REQUIRED:**

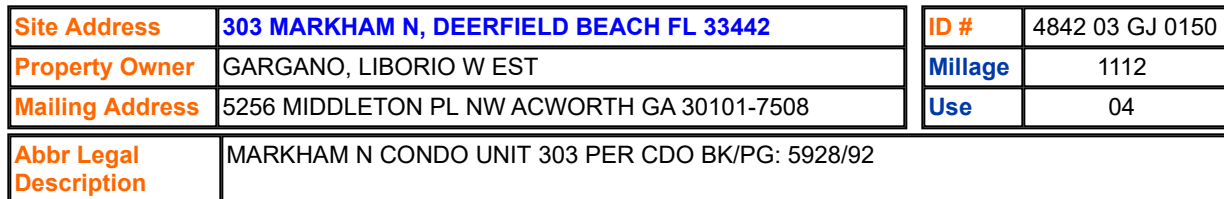
Certificate of Approval	OR: 29286, Page: 779
Agreement as to Option Exercise Date	OR: 30732, Page: 990
Certificate of Amendment	Instrument: 116231024
Warranty Deed	Instrument: 116264494
Assignment and Assumptions of Leases	Instrument: 116361033
Notice of Insufficiency of Deed	Instrument: 116399535
Corrective Warranty Deed	Instrument: 117558713
Corrective Assignment and Assumptions of Leases	Instrument: 117558714
Satisfaction of Notice of Insufficiency of Deed	Instrument: 117644246

**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.**

**Scott Heichel**

Title Examiner



Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021	\$6,950	\$62,560	\$69,510	\$69,510	
2020	\$6,640	\$59,780	\$66,420	\$66,420	\$1,602.47
2019	\$6,230	\$56,090	\$62,320	\$32,410	\$388.50
2021 Exemptions and Taxable Values by Taxing Authority					
	County	School Board	Municipal	Independent	
Just Value	\$69,510	\$69,510	\$69,510	\$69,510	
Portability	0	0	0	0	
Assessed/SOH	\$69,510	\$69,510	\$69,510	\$69,510	
Homestead	0	0	0	0	
Add. Homestead	0	0	0	0	
Wid/Vet/Dis	0	0	0	0	
Senior	0	0	0	0	
Exempt Type	0	0	0	0	
Taxable	\$69,510	\$69,510	\$69,510	\$69,510	

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
3/2/1999	WD	\$24,800	29286 / 778			
12/1/1988	WD	\$38,000	16119 / 921			
10/1/1974	WD	\$20,000				
				Adj. Bldg. S.F.		820
				Units/Beds/Baths		1/2/1.5
				Eff./Act. Year Built: 1975/1974		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
11			2					
R			2					
1								

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #48819

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 July 2022, 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:

GARGANO, LIBORIO W EST 5256 MIDDLETON PL NW ACWORTH, GA 30101-7508	LIBORIO W. GARGANO 303 MARKHAM DR N, 303 DEERFIELD BEACH, FL 33442	CITIBANK, N.A. 3900 PARADISE ROAD, SUITE 127 LAS VEGAS, NV 89109	CVE MASTER MANAGEMENT COMPANY, INC. 3501 WEST DRIVE DEERFIELD BEACH, FL 33442
MARKHAM "N" CONDOMINIUM ASSOCIATION, INC. 2101 CENTRE PARK WEST DRIVE SUITE 110 WEST PALM BEACH, FL 33409	AUDREY ADAMS, REGISTERED AGENT O/B/O MARKHAM "N" CONDOMINIUM ASSOCIATION, INC. 295 MARKHAM N DEERFIELD BEACH, FL 33442	BENSON MUCCI & WEISS PL, REGISTERED AGENT O/B/O CENCLUB RECREATION MANAGEMENT, INC. C/O BRIAN ABELOW, ESQ. 5561 NORTH UNIVERSITY DRIVE - STE. 102 CORAL SPRINGS, FL 33067	BENSON MUCCI & WEISS PL, REGISTERED AGENT O/B/O CVE MASTER MANAGEMENT COMPANY, INC. 5561 NORTH UNIVERSITY DRIVE 102 CORAL SPRINGS, FL 33067
CENCLUB HOMEOWNERS ASSOCIATION, INC. NOW KNOWN AS CENCLUB RECREATION MANAGEMENT, INC. C/O CENTURY VILLAGE EAST CLUBHOUSE 2400 CENTURY BLVD. DEERFIELD BEACH, FL 33442	CENCLUB RECREATION MANAGEMENT, INC. C/O CENTURY VILLAGE EAST CLUBHOUSE ATTN: RITA PICKAR 2400 CENTURY BLVD. DEERFIELD BEACH, FL 33442	CITY OF DEERFIELD BEACH 150 NE 2ND AVE DEERFIELD BEACH, FL 33441- 3506	FORMICA, FRANCIS JR 2024 ELLESMERE B DEERFIELD BEACH, FL 33442- 3553
MARK F LEVY, REGISTERED AGENT O/B/O CEN-DEER COMMUNITIES, INC. 1601 FORUM PLACE, SUITE 500 WEST PALM BEACH, FL 33401	STANFORD, PAUL ARTHUR JR 2024 ELLESMERE B DEERFIELD BEACH, FL 33442- 3553		

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 July 2022 in compliance with section 197.522 Florida Statutes, 1995, as amended by Chapter 95-147 Senate Bill No. 596, Laws of Florida 1995.

SEAL

Monica Cepero  
COUNTY ADMINISTRATOR  
Finance and Administrative Services Department  
Records, Taxes, & Treasury Division

By \_\_\_\_\_  
Deputy Juliette M. Aikman

4

# Broward County, Florida

INSTR # 118122784  
Recorded 05/04/22 at 12:35 PM  
Broward County Commission  
1 Page(s)  
#4

## RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

### NOTICE OF APPLICATION FOR TAX DEED NUMBER 48819

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: 484203-GJ-0150  
Certificate Number: 1893  
Date of Issuance: 05/26/2020  
Certificate Holder: FLORIDA TAX CERTIFICATE FUND LLC  
Description of Property: MARKHAM N CONDO  
UNIT 303  
PER CDO BK/PG: 5928/92

Name in which assessed: GARGANO, LIBORIO W EST  
Legal Titleholders: GARGANO, LIBORIO W EST  
5256 MIDDLETON PL NW  
ACWORTH, GA 30101-7508

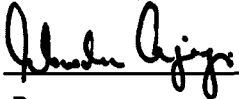
All of said property being in the County of Broward, State of Florida.

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 August, 2022. 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.deedauction.net  
\*Pre-registration is required to bid.

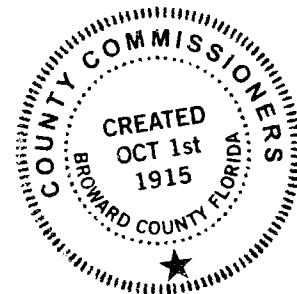
Dated this 2nd day of May, 2022.

Monica Cepero  
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: 07/14/2022, 07/21/2022, 07/28/2022 & 08/04/2022  
Minimum Bid: 4750.26



# Broward County, Florida

## RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

### NOTICE OF APPLICATION FOR TAX DEED NUMBER 48819

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Certificate Number: 1893

Date of Issuance: 05/26/2020

Certificate Holder: FLORIDA TAX CERTIFICATE FUND LLC

Description of Property: MARKHAM N CONDO  
UNIT 303

PER CDO BK/PG: 5928/92

Condominium Parcel No. 303, of MARKHAM "N"  
CONDOMINIUM, according to the Declaration of  
Condominium thereof, recorded in Official Records Book  
5928, Pages 92 through 182, of the Public  
Records of Broward County, Florida.

Name in which assessed: GARGANO, LIBORIO W EST

Legal Titleholders: GARGANO, LIBORIO W EST  
5256 MIDDLETON PL NW  
ACWORTH, GA 30101-7508

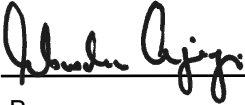
All of said property being in the County of Broward, State of Florida.

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

Dated this 3rd day of May, 2022.

Monica Cepero  
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: 07/14/2022, 07/21/2022, 07/28/2022 & 08/04/2022

Minimum Bid: 4750.26

## BROWARD

STATE OF FLORIDA  
COUNTY OF BROWARD:

Before the undersigned authority personally appeared SCHERRIE A. THOMAS, who on oath says that he or she is the LEGAL CLERK, of the Broward Daily Business Review f/ k/a Broward Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Fort Lauderdale, in Broward County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

48819  
NOTICE OF APPLICATION FOR TAX DEED  
CERTIFICATE NUMBER: 1893

in the XXXX Court,  
was published in said newspaper by print in the issues of  
and/or by publication on the newspaper's website, if  
authorized, on

07/14/2022 07/21/2022 07/28/2022 08/04/2022

Affiant further says that the newspaper complies with all  
legal requirements for publication in chapter 50, Florida  
Statutes.

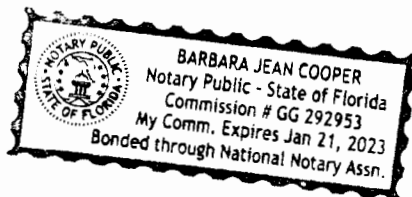
*Scherrie A. Thomas*

Sworn to and subscribed before me this  
4 day of AUGUST, A.D. 2022

*Barbara Jean Cooper*

(SEAL)

SCHERRIE A. THOMAS personally known to me



**Broward County, Florida  
RECORDS, TAXES & TREASURY  
DIVISION/TAX DEED SECTION  
NOTICE OF APPLICATION FOR  
TAX DEED NUMBER 48819**

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: 484203-GJ-0150

Certificate Number: 1893

Date of Issuance: 05/26/2020

Certificate Holder:

FLORIDA TAX CERTIFICATE  
FUND LLC

Description of Property:

MARKHAM N CONDO

UNIT 303

PER CDO BK/PG: 5928/92

Condominium Parcel No. 303, of

MARKHAM "N" CONDOMINIUM,

according to the Declaration of

Condominium thereof, recorded

in Official Records Book 5928,

Pages 92 through 182, of the

Public Records of Broward County,  
Florida.

Name in which assessed:

GARGANO, LIBORIO W EST

Legal Titleholders:

GARGANO, LIBORIO W EST

5256 MIDDLETON PL NW

ACWORTH, GA 30101-7508

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 August, 2022. 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.deedauction.net

\*Pre-registration is required to bid.

Dated this 3rd day of May, 2022.

Monica Cepero

County Administrator

RECORDS, TAXES, AND

TREASURY DIVISION

(Seal)

By: Abiodun Ajayi

Deputy

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

Minimum Bid: 4750.26

401-314

7/14-21-28 8/4 22-17/0000606879B

**BROWARD COUNTY SHERIFF'S OFFICE**

2601 West Broward Blvd Fort Lauderdale, Florida 33312

Sheriff # 22026156

Broward County, FL VS Liborio W. Gargano Est

**RETURN OF SERVICE**

Court Case # TD 48819

Hearing Date:08/17/2022

Received by CCN 15591

07/06/2022 6:16 AM

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: **Liborio W. Gargano Est 303 Markham N Deerfield Beach FL 33442**

Served:



Not Served:

Broward County Revenue-Delinquent Tax Section  
115 S. Andrews Ave.  
Room A-100  
Fort Lauderdale FL 33301

Date: 07/06/2022 Time: 10:15 AM

On Liborio W. Gargano Est in Broward County, Florida, by serving the within named person a true copy of the writ with the date and time of service endorsed thereon by me, and copy of the complaint petition or initial pleading by the following method:

**INDIVIDUAL SERVICE**

/

**COMMENTS:** Knocked on door, no answer. Posted on door.

You can now check the status of your writ by  
visting the Broward Sheriff's Office Website at  
[www.sheriff.org](http://www.sheriff.org) and clicking on the icon  
"Service Inquiry"

**Gregory Tony, Sheriff  
Broward County, Florida**By: Haley Tuckish**D.S.****H. Tuckish, #15591****RECEIPT INFORMATION**

Receipt #	
Check #	
Service Fee	\$0.00
On Account	\$0.00
Quantity	
Original	1
Services	1

**EXECUTION COSTS****DEMAND/LEVY INFORMATION**

Judgment Date	n/a
Judgment Amount	\$0.00
Current Interest Rate	0.00%
Interest Amount	\$0.00
Liquidation Fee	\$0.00
Sheriff's Fees	\$0.00
Sheriff's Cost	\$0.00
Total Amount	\$0.00

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA  
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION  
PROPERTY ID # 484203-GJ-0150 (TD #48819)

## WARNING

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

BROWARD COUNTY SHERIFF'S DEPT  
ATTN: CIVIL DIVISION  
FT LAUDERDALE, FL 33312

### NOTE

AS PER FLORIDA STATUTES 197.542, THIS PROPERTY IS BEING SCHEDULED FOR TAX DEED AUCTION, AND WILL NO LONGER BE ABLE TO 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 ALL 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 LETTER.

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

AMOUNT NECESSARY TO REDEEM: (See amounts below)

MAKE CHECKS PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

\* Amount due if paid by July 29, 2022 .....\$5,056.13

Or

\* Amount due if paid by August 16, 2022 .....\$5,123.26

\*AMOUNTS DUE MAY BE SUBJECT TO ADDITIONAL FEES. PLEASE CALL (954) 357-5374 FOR THE CORRECT AMOUNT DUE PRIOR TO SUBMITTING PAYMENT FOR REDEMPTION.

THERE ARE UNPAID TAXES ON THIS PROPERTY AND WILL BE SOLD AT PUBLIC AUCTION ON August 17, 2022 UNLESS THE BACK TAXES ARE PAID.

TO MAKE PAYMENT, OR TO RECEIVE FURTHER INFORMATION, CONTACT THE RECORD, TAXES & TREASURY DIVISION, TAX DEED SECTION, 115 S. ANDREWS AVENUE ROOM #A-100, FORT LAUDERDALE, FLORIDA 33301-1895. PHONE: (954) 357-5374 OR 5395

FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

[www.broward.org/recordstaxestreasury](http://www.broward.org/recordstaxestreasury)

**PLEASE SERVE THIS ADDRESS OR LOCATION**

GARGANO, LIBORIO W EST  
303 MARKHAM N  
DEERFIELD BEACH, FL 33442

**NOTE: THIS IS THE ADDRESS OF THE PROPERTY SCHEDULED FOR AUCTION**



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

## Detail by Entity Name

Florida Not For Profit Corporation

MARKHAM "N" CONDOMINIUM ASSOCIATION, INC.

### Filing Information

<b>Document Number</b>	730001
<b>FEI/EIN Number</b>	59-1895358
<b>Date Filed</b>	06/20/1974
<b>State</b>	FL
<b>Status</b>	ACTIVE
<b>Last Event</b>	AMENDMENT
<b>Event Date Filed</b>	04/26/1991
<b>Event Effective Date</b>	NONE

### Principal Address

295 MARKHAM N  
DEERFIELD BEACH, FL 33442

Changed: 04/14/2022

### Mailing Address

2101 Centre Park West Drive  
Suite 110  
West Palm Beach, FL 33409

Changed: 04/14/2022

### Registered Agent Name & Address

ADAMS, AUDREY  
295 MARKHAM N  
DEERFIELD BEACH, FL 33442

Name Changed: 04/14/2022

Address Changed: 04/14/2022

### Officer/Director Detail

#### **Name & Address**

Title Director

CHAINIER, DON

298 MARKHAM N  
DEERFIELD BEACH, FL 33442

Title Treasurer, Director

RANIERI, CARL  
300 MARKHAM N  
DEERFIELD BEACH, FL 33442

Title President, Director

ADAMS , AUDREY  
295 MARKHAM N  
DEERFIELD BEACH, FL 33442

Title Secretary, VP, Director

DIEDERICH , JUDY LEE  
290 MARKHAM N  
DEERFIELD BEACH, FL 33442

Title Director

GRASSO, LUANN  
304 Markham N  
Deerfield Beach, FL 33442

#### Annual Reports

Report Year	Filed Date
2021	03/01/2021
2022	02/24/2022
2022	04/14/2022

#### Document Images

<a href="#">04/14/2022 -- AMENDED ANNUAL REPORT</a>	View image in PDF format
<a href="#">02/24/2022 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/01/2021 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/27/2020 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/20/2019 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/04/2018 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">02/23/2017 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/01/2016 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/09/2015 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">02/25/2014 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">02/05/2013 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">01/03/2012 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/18/2011 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/09/2010 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">08/19/2009 -- ANNUAL REPORT</a>	View image in PDF format

<a href="#">05/22/2008 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">05/10/2007 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">05/03/2006 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">05/25/2005 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/27/2004 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/25/2003 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/03/2002 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">05/01/2001 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">02/15/2000 -- ANNUAL REPORT</a>	View image in PDF format
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## Detail by Entity Name

Florida Not For Profit Corporation  
CENCLUB RECREATION MANAGEMENT, INC.

### Filing Information

<b>Document Number</b>	735324
<b>FEI/EIN Number</b>	65-0123144
<b>Date Filed</b>	03/18/1976
<b>State</b>	FL
<b>Status</b>	ACTIVE
<b>Last Event</b>	NAME CHANGE AMENDMENT
<b>Event Date Filed</b>	01/31/2020
<b>Event Effective Date</b>	NONE

### Principal Address

c/o Century Village East Clubhouse  
2400 Century Blvd.  
Deerfield Beach, FL 33442

Changed: 02/14/2019

### Mailing Address

c/o Century Village East Clubhouse  
Attn: Rita Pickar  
2400 Century Blvd.  
Deerfield Beach, FL 33442

Changed: 02/14/2019

### Registered Agent Name & Address

BENSON MUCCI & WEISS PL  
C/O BRIAN ABELOW, ESQ.  
5561 NORTH UNIVERSITY DRIVE - STE. 102  
CORAL SPRINGS, FL 33067

Name Changed: 12/11/2020

Address Changed: 12/11/2020

### Officer/Director Detail

#### **Name & Address**



## Title D

PICKAR, RITA  
1063 OAKRIDGE F  
DEERFIELD BEACH, FL 33442

## Title D

RAYMOND, PHILIP  
200 LYNDHURST M  
DEERFIELD BEACH, FL 33442

## Title D

BAIMEL, JAY R  
4058 LYNDHURST N  
DEERFIELD BEACH, FL 33442

## Title D

RACKMAN, MICHAEL  
1041 BERKSHIRE C  
DEERFIELD BEACH, FL 33442

## Title D

DOVE, SUSAN  
19 TILFORD B  
DEERFIELD BEACH, FL 33442

## Title Director

Meiner, Phyllis  
c/o Century Village East Clubhouse  
2400 Century Blvd.  
Deerfield Beach, FL 33442

## Title Director

Spitzer, Stanley  
203 Richmond A  
Deerfield Beach, FL 33442

**Annual Reports**

<b>Report Year</b>	<b>Filed Date</b>
2020	03/04/2020
2021	02/09/2021
2022	02/04/2022

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## Events

### CENCLUB RECREATION MANAGEMENT, INC.

**Document Number** 735324

**Date Filed** 03/18/1976

**Effective Date** None

**Status** Active

Event Type	Filed Date	Effective Date	Description
NAME CHANGE AMENDMENT	01/31/2020		OLD NAME WAS : CENCLUB HOMEOWNERS ASSOCIATION, INC.

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## Detail by Entity Name

Florida Profit Corporation

CEN-DEER COMMUNITIES INC

### Filing Information

**Document Number** 419730  
**FEI/EIN Number** 59-1500345  
**Date Filed** 02/23/1973  
**State** FL  
**Status** ACTIVE

### Principal Address

1601 FORUM PLACE, SUITE 500  
WEST PALM BEACH, FL 33401

Changed: 04/14/2005

### Mailing Address

1601 FORUM PLACE, SUITE 500  
WEST PALM BEACH, FL 33401

Changed: 04/14/2005

### Registered Agent Name & Address

LEVY, MARK F  
1601 FORUM PLACE, SUITE 500  
WEST PALM BEACH, FL 33401

Name Changed: 04/14/2005

Address Changed: 04/14/2005

### Officer/Director Detail

#### **Name & Address**

Title DST

LEVY, IRWIN H  
1601 FORUM PLACE, SUITE 500  
WEST PALM BEACH, FL 33401

Title DP

LEVY, MARK F  
1601 FORUM PLACE, SUITE 500  
WEST PALM BEACH, FL 33401

Title D

PESECKIS, LYNN L  
1601 FORUM PLACE, SUITE 500  
WEST PALM BEACH, FL 33401

Title V, CFO

WELLS, MONICA  
1601 FORUM PLACE, SUITE 500  
WEST PALM BEACH, FL 33401

Title Asst. Secretary, VP

Friedman, Laura  
1601 FORUM PLACE, SUITE 500  
WEST PALM BEACH, FL 33401

Title Comptroller, AT

Windle, Terri  
1601 FORUM PLACE, SUITE 500  
WEST PALM BEACH, FL 33401

Title VP

Levy-Bizanes, Jourdan  
1601 FORUM PLACE, SUITE 500  
WEST PALM BEACH, FL 33401

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Report Year	Filed Date
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## Detail by Entity Name

Florida Not For Profit Corporation  
CVE MASTER MANAGEMENT COMPANY, INC.

### Filing Information

<b>Document Number</b>	767440
<b>FEI/EIN Number</b>	59-2288465
<b>Date Filed</b>	03/14/1983
<b>State</b>	FL
<b>Status</b>	ACTIVE
<b>Last Event</b>	AMENDMENT
<b>Event Date Filed</b>	10/13/2020
<b>Event Effective Date</b>	NONE

### Principal Address

3501 WEST DRIVE  
DEERFIELD BCH, FL 33442-2085

Changed: 03/29/1994

### Mailing Address

3501 WEST DRIVE  
DEERFIELD BCH, FL 33442-2085

Changed: 03/29/1994

### Registered Agent Name & Address

Benson Mucci & Weiss PL  
5561 North University Drive  
102  
Coral Springs, FL 33067

Name Changed: 02/27/2019

Address Changed: 02/06/2020

### Officer/Director Detail

#### **Name & Address**

Title Director

Goldman, Gene

353 Grantham C  
DEERFIELD BCH, FL 33442-2085

Title Director

Roboz, Joe  
2017 Islewood D  
DEERFIELD BCH, FL 33442-2085

Title 2nd Vice President

Routburg, Michael  
111 Upminster E  
DEERFIELD BCH, FL 33442-2085

Title 1st Vice President

Warhoftig, Barry  
225 Farnham J  
DEERFIELD BCH, FL 33442-2085

Title President

Okun, Eli  
2041 Berkshire C  
Deerfield Beach, FL 33442-2085

Title Treasurer

Maney, H Joseph  
73 Farnham D  
Deerfield Beach, FL 33442-2085

Title Secretary

Bidol-Padva, Patricia Ann  
4028 Ellesmere B  
Deerfield Beach, FL 33442

Title Director

Gerson, Lester  
3045 Ventnor O  
Deerfield Beach, FL 33442

Title Director

Capobianco, Donna  
2157 Cambridge G  
Deerfield Beach, FL 33442

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2021	01/25/2021
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RETURN TO:  
Prepared By: R. Speer  
First Title Corporation  
1475 W. Cypress Creek Rd, #201  
Ft. Lauderdale, Florida 33309  
Property Appraisers  
Parcel ID#: 18203-GJ-01500  
T02634

99-125674 T#001  
03-03-99 03:18PM

\$ 173.60  
DOCU. STAMPS-DEED

RECVD. BROWARD CNTY

COUNTY ADMIN.

### WARRANTY DEED

THIS INDENTURE, Made this 2nd day of March, 1999, Between **MURRAY SCHNEPS AND THELMA SCHNEPS, HIS WIFE** of the County of Broward in the State of Florida, called the Grantors, and **LIBORIO W. GARGANO, A SINGLE MAN** of the County of Broward in the State of Florida, whose post office address is: 303 Markham N, Deerfield Beach, Florida 33442 hereinafter called the Grantee.

WITNESSETH, That the said Grantors, for and in consideration of the sum of TEN & 00/100 Dollars, to them in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, have granted, bargained, and sold to the said Grantee, his heirs and assigns forever, the following described land, situate, and being in the County of **BROWARD**, State of FLORIDA, to-wit:

CONDOMINIUM PARCEL NO. 303, OF MARKHAM "N" CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 5928, PAGES 92 THROUGH 182, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

Subject to all restrictions, conditions, limitations and easements of record, zoning ordinances and real estate taxes for the year 1999 and subsequent years.

AND the said Grantors do hereby fully warrant the title to said land, and will defend the same against the lawfull claims of all persons whomsoever.

IN WITNESS WHEREOF, The said Grantors have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered  
in the presence of:

Diana Dubman  
Witness As To Both Grantors  
DIANA DUBMAN  
Printed Name

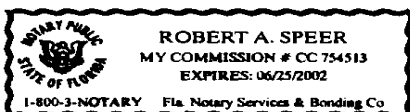
Robert A. Speer  
Witness As To Both Grantors  
Robert A. Speer  
Printed Name

Murray Schneps  
MURRAY SCHNEPS  
3037 Lyndhurst - J  
DEERFIELD BEACH, FL. 33442  
Thelma Schneps  
THELMA SCHNEPS

STATE OF FLORIDA )  
COUNTY OF BROWARD )

The foregoing instrument was acknowledged before me this 2nd day of March, 1999, by Murray Schneps and Thelma Schneps who have produced FL. DRIVERS LICENSES as identification.

My Commission Expires:



Robert A. Speer  
NOTARY PUBLIC  
Robert A. Speer  
Printed Name

RECORDED IN THE OFFICIAL RECORDS BOOK  
OF BROWARD COUNTY, FLORIDA  
COUNTY ADMINISTRATOR

BK29286PG0778

CERTIFICATE OF APPROVAL  
OF

MARKHAM N CONDOMINIUM ASSOCIATION, INC.

THIS IS TO CERTIFY that LIBORIO W. GARGANO

\_\_\_\_\_ has been approved by MARKHAM N  
CONDOMINIUM ASSOCIATION, INC. as the X purchaser or \_\_\_\_\_ transferee (check the appropriate space) of the following  
described real property in Broward County, Florida.

Condominium Parcel No. 303, a Condominium according to the Declaration thereof, recorded in Official Record  
Book 5928 at Page 92 through 182 inclusive.

Such approval has been given pursuant to the provisions of the aforesaid Declaration of Condominium and constitutes a  
waiver of the Association's right of first refusal as specified in the Declaration and is conditioned upon the Deed of Conveyance  
containing in unqualified language, the following:

1. "SUBJECT TO: The Long-Term Lease recorded in Official Records Book 5928 at page 128, Public Records of  
Broward County, Florida, which Long-Term Lease Grantees (Transferees) herein assume (if applicable), and Amendments  
thereto, if any."
2. "SUBJECT TO: The Management Agreement to which the Grantees (Transferees) agree to be bound.
3. "SUBJECT TO: The Master Management Agreement recorded in Official Records Book 5928 at Page 176, Public  
Records of Broward County, Florida, to which the Grantees (Transferees) herein agree to be bound."
4. "SUBJECT TO: The Declaration of Condominium heretofore described and all the terms and conditions thereof to which  
the Grantees (transferees) agree to be bound and Amendments thereto, if any,"
5. "SUBJECT TO: The Membership of Grantor in the Cenclub Homeowners Association, Inc., The obligation of which the  
Grantees (Transferees hereby agree to assume and be bound hereby (if applicable)."

In the event that the deed or instrument of conveyance or transfer does not contain the foregoing "SUBJECT TO" clauses,  
then this "CERTIFICATE OF APPROVAL" shall be deemed a part thereof, and the grantee or transferee agrees to, and shall be,  
bound thereby.

A photo copy of the recorded Deed shall be furnished to the Condominium Association, and all other parties entitled  
thereof, within thirty (30) days from the date of closing.

In the event a previously unapproved party is assuming possession of the premises, by virtue of the terms of the Deed of  
Conveyance, or Trust Indenture, then this Certificate of Approval shall be deemed, pursuant to said party's application therefor,  
including the Interrogatories and interview by the Association's Board of Directors, binding as if it had been recorded with an  
instrument of conveyance.

Signed, Sealed and Delivered  
IN THE PRESENCE OF:

Katie Goodman  
**KATIE GOODMAN**  
Bill Dellinger  
**BILL DELLINGER**

STATE OF FLORIDA)  
COUNTY OF BROWARD) ss:

MARKHAM N CONDOMINIUM  
ASSOCIATION, INC.

BY George Gross  
PRESIDENT

ATTEST \_\_\_\_\_  
SECRETARY  
(SEAL)

BEFORE ME, the undersigned authority, personally appeared George Gross and \_\_\_\_\_  
personally well known to me, and known to me to be the persons described in and who executed the foregoing instrument as  
President and Secretary, respectively, of MARKHAM N Condominium Association, Inc., and they, and each of  
them, duly acknowledged before me that they executed such instrument as such officers of said Association, and that the said  
instrument is the free act and deed of said Association and was executed for the purposes therein expressed.

WITNESS my hand and official seal in the State and County aforesaid  
this 2 day of March, 1999.

KATIE GOODMAN  
CENTURY MIANT. & MGMT.  
410 S. POWERLINE RD.  
DEERFIELD BCH., FL 33442



Katie Goodman  
NOTARY PUBLIC STATE OF FLORIDA  
AT LARGE

(SEAL)

RECORDED IN THE OFFICIAL RECORDS BOOK  
OF BROWARD COUNTY, FLORIDA  
COUNTY ADMINISTRATOR

BK29286PG0779

Mail To: AMERICAN TITLE CORP  
1540 N. OLD RAND ROAD  
WAUCONDA, IL 60084  
847-487-9200

**WHEN RECORDED RETURN TO:**

**CITIBANK**  
Document Administration  
1000 Technology Drive - MS 221  
O'Fallon, MO 63368-2240

**THIS INSTRUMENT WAS PREPARED BY:**

G.SENTHIL KUMAR  
P.O. Box 790017, MS 221  
St. Louis, MO 63179  
(800) 925-2484

**EQUITY SOURCE ACCOUNT® MORTGAGE**

ACCOUNT NO.: **107012307952000**

In this Mortgage, "You", "Your" and "Yours" means **LIBORIO W. GARGANO, A SINGLE MAN, of 303 MARKHAM DR N, 303, DEERFIELD BEACH, FL 33442**, each person signing as mortgagor. "We," "Us" and "Our" means Citibank, N.A., a national banking association, whose home address is 3900 Paradise Road, Suite 127, Las Vegas, Nevada 89109. The "Borrower" means the individual(s) who has(ve) signed the Equity Source Account® Agreement and Disclosure (the "Agreement") of even date herewith and in connection with this Mortgage. The "Property" means the real estate, including the leasehold (if any), located at **303 MARKHAM DR N, 303, DEERFIELD BEACH, FL 33442** and having the legal description attached to and made a part of this Mortgage.

**THIS MORTGAGE** between You and Us is made as of the date next to Your first signature below and has a final maturity date 30 years and 2 months from such date.

The Agreement provides that the credit secured by the Property is an open-end revolving line of credit at a variable rate of interest. The maximum amount of all loan advances made to the Borrower under the Agreement and which may be secured by this Mortgage may not exceed **\$30,700.00** (the "Credit Limit"). At any particular time, the outstanding obligation of Borrower to Us under the Agreement may be any sum equal to or less than the Credit Limit plus interest and other charges owing under the Agreement and amounts owing under this Mortgage. Obligations under the Agreement, Mortgage and any riders thereto shall not be released even if all indebtedness under the Agreement is paid, unless and until We cause a mortgage release to be executed and such release is properly recorded.

**TO SECURE** to Us: (a) the payment and performance of all indebtedness and obligations of the Borrower under the Agreement or any modification or replacement of the Agreement; (b) the payment of all other sums advanced in accordance herewith to protect the security of this Mortgage, with finance charges thereon at the variable rate described in the Agreement; and (c) the payment of any future advances made by Us to Borrower (pursuant to Paragraph 16 of this Mortgage (herein "Future Loan Advances")) and, in consideration of the indebtedness herein recited, You hereby mortgage, grant and convey to Us, with, if allowed by applicable law, power of sale, the Property.

**TOGETHER WITH** all the improvements now or hereafter erected on the Property, and all easements, rights, appurtenances, rents (subject however to the rights and authorities given herein to You to collect and apply such rents), royalties, mineral, oil and gas rights and profits, water, water rights and water stock, and all fixtures now or hereafter attached to the Property (which, if this Mortgage is on a unit in a condominium project or planned unit development, shall include the common elements in such project or development associated with such unit), all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the Property.



## Mortgage, continued

IN WITNESS WHEREOF, YOU HAVE EXECUTED THIS MORTGAGE, AND AGREE TO BE BOUND BY ALL TERMS AND CONDITIONS STATED ON PAGES 3 THROUGH 6 FOLLOWING.

NOTICE TO BORROWER  
DO NOT SIGN THIS MORTGAGE IF IT CONTAINS BLANK SPACES.  
ALL SPACES SHOULD BE COMPLETED BEFORE YOU SIGN.

X Liborio W. Gargano 02/17/2007  
Mortgagor: **LIBORIO W GARGANO**  
303 MARKHAM DR N, 303, DEERFIELD BEACH, FL  
33442  
☐ Married ☒ Unmarried

Mortgagor: \_\_\_\_\_  
☐ Married ☐ Unmarried

Mortgagor: \_\_\_\_\_  
☐ Married ☐ Unmarried

Mortgagor: \_\_\_\_\_  
☐ Married ☐ Unmarried

☐ Married ☐ Unmarried

☐ Married ☐ Unmarried

Signed, sealed and delivered in the presence of \_\_\_\_\_

Witness \_\_\_\_\_ Date \_\_\_\_\_

STATE OF FLORIDA

County of Browards

The foregoing instrument was acknowledged before me this 02/17/2007, by LIBORIO W GARGANO who is personally known to me or who has produced FL Driver License as identification and who did (did not) take an oath.



(Signature of Person Taking Acknowledgment)

(Name of Person Taking Acknowledgment Typed, Printed or Stamped)

(Title or Rank)

(Serial Number, if any)



## Mortgage, continued

You covenant that You are lawfully seized of the estate hereby conveyed and have the right of mortgage, grant, and convey the Property, and that the Property is unencumbered, except for the encumbrances of record and any first mortgage. You covenant that You warrant and will defend generally the title to the Property against all claims and demands, except those disclosed in writing to Us as of the date of this Mortgage.

You and We covenant and agree as follows:

1. **Payment of Indebtedness.** Borrower shall promptly pay when due the indebtedness secured by this Mortgage including, without limitation, that evidenced by the Agreement.
2. **Application of Payments.** Unless applicable law provides otherwise, all payments received by Us under the Agreement will be applied to the principal balance and any finance charges, late charges, collection costs, and other charges owing with respect to the indebtedness secured by this Mortgage in such order as We may choose from time to time.
3. **Charges; Liens.** Except as expressly provided in this Paragraph 3, You shall pay all taxes, assessments and other charges, fines and impositions attributable to the Property which may attain a priority over this Mortgage, and leasehold payments or ground rents, if any, by Your making payments, when due, directly to the payee thereof. In the event You make payments directly to the payee thereof, upon Our request You shall promptly furnish to Us receipts evidencing such payment.

You shall make payments, when due, on any indebtedness secured by a mortgage or other lien that is prior in right on time to this Mortgage (a "Prior Mortgage"). You shall promptly discharge the lien of any Prior Mortgage not disclosed to Us in writing at the time of application for the Agreement, provided, however, that You shall not be required to discharge any such lien so long as You shall (a) in good faith contest such lien by, or defend enforcement of such lien in, legal proceedings which operate to prevent the enforcement of the lien or forfeiture of the Property or any part thereof, or (b) secure from the holder of such prior lien an agreement in form and substance satisfactory to Us subordinating such lien to this Mortgage. You shall not enter into any agreement with the holder of a Prior Mortgage whereby such Prior Mortgage, or the indebtedness secured thereby is modified, amended, extended or renewed, without Our prior written consent. You shall neither request nor allow any future advances to be secured by a Prior Mortgage without Our prior written consent.

4. **Hazard Insurance.** You shall keep the improvements now existing or hereafter erected on the Property insured against loss by fire, hazards included within the term "extended coverage" and such other hazards as We may require (including flood insurance coverage, if required by Us) and in such amounts and for such periods as We may require. Unless We require in writing otherwise, the policy shall provide insurance on a replacement cost basis in an amount not less than that necessary to comply with any coinsurance percentage stipulated in the hazard insurance policy. All insurance policies and renewals thereof shall be in form and substance and with carriers acceptable to Us and shall include a standard mortgage clause in favor of and in form and substance satisfactory to Us. In the event of loss, You shall give prompt notice to the insurance carrier and Us. We may make proof of loss if not made promptly by You.

If the Property is abandoned by You, or if You fail to respond to Us within thirty (30) days from the date the notice is mailed by Us to You that the insurance carrier offers to settle a claim for insurance benefits, We are authorized to collect and apply the insurance proceeds at Our option either to restoration or repair of the Property, or to sums secured by this Mortgage.

If the Property is acquired by Us under Paragraph 14 of this Mortgage, all of Your right, title and interest in and to any insurance policies, and in and to the proceeds thereof resulting from damage to the Property prior to the sale or acquisition, shall pass to Us to the extent of the sums secured by this Mortgage immediately prior to such sale or acquisition.

The provisions of this Paragraph 4 shall be subject to the provisions of Paragraph 5 if this Mortgage covers a unit in a condominium project or a planned unit development.

5. **Preservation and Maintenance of Property; Condominiums and Planned Unit Developments.** If this Mortgage is on a unit in a condominium or a planned unit development (herein "Condominium Project"), then: (a) You shall perform all of Your obligations under the declaration or covenants creating or governing the Condominium Project, the by-laws and regulations of the Condominium Project, and all constituent documents (herein "Project Documents"), including the payment when due of assessments imposed by the



## Mortgage, continued

homeowners association or other governing body of the Condominium Project (herein "Owner's Association"); (b) You shall be deemed to have satisfied the insurance requirements under Paragraph 4 of this Mortgage if the Owners Association maintains full force and effect a "master" or "blanket" policy on the Condominium Project which provides insurance coverage against fire, hazards included within the term "extended coverage" and such other hazards (including flood insurance) as We may require, and in such amounts and for such periods as We may require naming Us as additional loss payee; (c) the provisions of any Project Documents regarding the application of any insurance proceeds from "master" or "blanket" policies covering the Condominium Project shall supersede the provisions of Paragraph 4 of this Mortgage to the extent necessary to avoid conflict between the provisions thereof and hereof; (d) You hereby assign to Us the right to receive distributions on account of the Property under "master" or "blanket" policies covering the Condominium Project to the extent not applied to the restoration or repair of the Property, with any such distributions in excess of the amount necessary to satisfy in full the obligations secured by this Mortgage being paid to You; (e) You shall give Us prompt written notice of any lapse in any insurance coverage under a "master" or "blanket" policy on the Condominium Project; and (f) You shall not, without Our prior written consent, consent to either (i) the abandonment or termination of the Condominium Project (except for the abandonment or termination provided by law in the case of substantial destruction by fire or other casualty or in the case of a taking or condemnation or eminent domain), (ii) any material amendment to the Project Documents (including any change in the percentage interest of the unit owners in the Condominium Project), or (iii) the effectuation of any decision by the Owners Association to terminate professional management and assume self-management of the Condominium Project. If the Property has rental units, You shall maintain insurance against rent loss in addition to the other hazards for which insurance is required herein.

**6. Protection of Our Security.** If You fail to perform Your obligations under this Mortgage, or if any action or proceedings adversely affects our interest in the Property, We may, at Our option, take any action reasonably necessary (including, without limitation, paying expenses and attorney fees and to have entry upon the Property to make repairs) to perform Your obligations or to protect Our interests. Any amounts disbursed by Us pursuant to this Paragraph 6, with interest thereon at the variable rate described in the Agreement, shall become indebtedness secured by this Mortgage (except as expressly provided herein). Nothing contained in this Paragraph 6 shall require Us to incur any expense or take any action hereunder.

**7. Inspection.** We or Our agents may enter and inspect the Property, after giving You reasonable prior notice.

**8. Condemnation.** The proceeds of any award or claim for damages, direct or consequential, in connection with any condemnation or other taking of the Property, or part thereof, or for conveyance in lieu of condemnation, are hereby assigned and shall be paid to Us. Neither Borrower nor You will be relieved of any obligation to make payments if We apply the award received to the outstanding balance owed.

If You abandon the Property, or if, after notice by Us to You that the condemnor offers to make an award or settle a claim for damages, You fail to respond to Us within thirty (30) days after the date such notice is mailed, We are authorized to collect and apply the proceeds in the same manner as provided in Paragraph 4 hereof.

**9. Forbearance Not a Waiver.** Any forbearance by Us in exercising any right or remedy hereunder, or otherwise afforded by applicable law, shall not be a waiver of or preclude the exercise of any such right or remedy in the future. Any waiver by Us must be in writing and signed by Us.

**10. Successors and Assigns Bound; Joint and Several Liability; Captions.** The covenants and agreements herein contained shall bind, and the rights hereunder shall inure to, Your and Our respective successors and assigns, subject to the provisions of Paragraph 13 hereof. All Your covenants and agreements shall be joint and several. The captions and headings of the paragraphs of this Mortgage are for convenience only and are not to be used to interpret or define the provisions hereof.

**11. Notices.** Except for any notice required under applicable law to be given in another manner, (a) any notice to You provided for in this Mortgage shall be given by personal delivery or by mailing such notice by first-class postage paid, addressed to You at the address of the Property shown at the beginning of this Mortgage or at such other address as You may designate by notice to Us as provided herein, and (b) any notice to Us shall be given by personal delivery or by mailing such notice by certified mail, return receipt requested, to Our address stated herein or to such other address as We may designate by notice to You as provided herein.



## Mortgage, continued

12. **Severability.** If any term of this Mortgage is found to be unenforceable, all other provisions will remain in full force.
13. **Due on Transfer Provision - Transfer of the Property.** If all or any part of the Property or any interest in it is sold or transferred (or if a beneficial interest in You is sold or transferred and You are not a natural person) without Our prior written consent, We may, at Our option, require immediate payment in full of all sums secured by this Mortgage. However, We shall not exercise this option if the exercise is prohibited by applicable law as of the date of this Mortgage. If We exercise this option, We shall give You notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is delivered or mailed within which all sums secured by this Mortgage paid. If these sums are not paid prior to the expiration of this period, We may invoke any remedies permitted by this Mortgage without further notice or demand on You.
14. **Default.** If You breach any term in this Mortgage, or if Borrower fails to perform any obligation under the Agreement, We may, at Our option, declare all sums secured by this Mortgage to be immediately due and payable without further demand and may invoke the power of sale under this Mortgage and any other remedies permitted by law. We may collect from You all reasonable costs incurred in enforcing the terms of this Mortgage, including attorney's fees and allocated costs of Our salaried employees.
15. **Assignment of Rents.** As additional security hereunder, You hereby assign to Us the rents of the Property; provided, however, that You shall have, prior to acceleration under Paragraph 14 hereof or abandonment of the Property, the right to collect and retain such rents as they become due and payable.
16. **Future Loan Advances.** Upon Your request, We at Our option may make Future Loan Advances to You or Borrower. Such Future Loan Advances, with interest thereon, shall be secured by this Mortgage when evidenced by a promissory note or agreement stating that said note or agreement is so secured.
17. **Release.** Upon payment of all sums secured by this Mortgage and upon (a) expiration of the Agreement or (b) Your request, We shall release this Mortgage and You shall pay all costs of recordation, if any.
18. **Appointment of Receiver; Lender in Possession.** Upon acceleration under this Mortgage or abandonment of the Property, We shall be entitled to have a receiver appointed by a court to enter upon, take possession of, and manage the Property and collect the rents of the Property including those past due. All rents collected by the receiver shall be applied first to payment of the costs of management of the Property and collection of rents, including but not limited to, receiver's fees and premiums on the receiver's bonds and reasonable attorneys fees and then to the sums secured by this Mortgage. The receiver shall be liable to account only for those rents actually received.
19. **Statement of Obligation.** We may collect a fee for furnishing a statement of obligation in an amount not to exceed the maximum amount permitted under applicable law.
20. **No Merger.** There shall be no merger of the interest or estate created by this Mortgage with any other interest or estate in the Property at any time held by or for Our benefit in any capacity, without Our prior written consent.
21. **Fixture Filing.** This Mortgage constitutes a financing statement filed as a fixture filing in the Official Records of the County Recorder of the county in which the Property is located with respect to any and all fixtures included within the term "Property" as used in this Mortgage and with respect to any goods or other personal property that may now or hereafter become such fixtures.
22. **Third Party Waivers.** In the event that any of You has not also signed the Agreement as Borrower, each of You: (a) agrees that We may, from time to time, without notice to, consent from or demand on You, and without affecting or impairing in any way any of Our rights or Your obligations, (i) renew, extend, accelerate, compromise or change the interest rate or other terms of the Agreement and any promissory note or agreement evidencing a Future Loan Advance, and (ii) accept, waive and release other security (including guarantees) for the obligations arising under the Agreement or any promissory note or agreement evidencing a Future Loan Advance, and (b) waives (i) any right to require Us to proceed against any Borrower or any other person, proceed against or exhaust any security for the obligations secured by this Mortgage or pursue any other remedy in Our power whatsoever, (ii) any defense or right against Us arising out of any





## Mortgage, continued

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disability or other defense or cessation of liability of any Borrower for any reason other than full payment, (iii) any defense or right against Us arising out of Our foreclosure upon the Property, even though such foreclosure results in the loss of any right of subrogation, reimbursement or other right You have against any Borrower, (iv) all presentments, diligence, protests, demands and notice of protest, dishonor, and nonperformance, (v) until payment in full of the indebtedness secured by this Mortgage, any right of subrogation or the benefit of any security for such indebtedness, and (vi) the benefit of the statute of limitations affecting the Property to the extent permitted by law. Any partial payment by Borrower or other circumstance that operates to toll any statute of limitations as to such person shall operate to toll such statute as to You.

**23. Choice of Law.** The Mortgage will be governed by United States federal law and, to the extent the United States federal law is inapplicable, then by the laws of the State of Nevada; except that, with regard to the perfection and enforcement of Citibank's security interest in the Property, the Mortgage will be governed by the law of the state where the Property is located.

**24. Your Copy.** You shall be given one conformed copy of the Agreement and this Mortgage.

**25. Loan Charges Legislation Affecting Our Rights.** If the Agreement is subject to a law which sets maximum loan charges, and that law is finally interpreted so that the interest or other loan charges collected or to be collected in connection with the Agreement exceed the permitted limits, then (a) any such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limit; and (b) any such loan charge already collected from You or Borrower which exceeded permitted limits will be refunded to You or Borrower; We may choose to make this refund by reducing the principal owed under the Agreement or by making a direct payment to You or Borrower. If a refund reduces principal, the reduction will be treated as a partial prepayment without any prepayment charge due. If enactment or expiration of applicable laws has the effect of rendering any provision of the Agreement or this Mortgage unenforceable according to its terms, We may at Our option, require immediate payment in full of all sums secured by this Mortgage and may invoke any remedies permitted by Paragraph 14.

ACAPS #: 107012307952000  
ATC FILE #: 0097610  
Customer Name: Liborio Gargano

LEGAL DESCRIPTION

CONDOMINIUM PARCEL NO. 303, OF MARKHAM "N" CONDOMINIUM,  
ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF,  
RECORDED IN OFFICIAL RECORDS BOOK 5928, PAGES 92 THROUGH  
182, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

P.I.N. #: 18203-GJ-01500

*AMERICAN TITLE CORPORATION*  
1540 N. Old Rand Rd, Wauconda, IL. 60084 ♦ Phone: (847) 487-9200 Fax: (847) 487-9753  
[www.americantitlecorp.com](http://www.americantitlecorp.com)

This Instrument Prepared By:  
BENSON, MUCCI & WEISS, P.L.  
5561 University Drive, Suite 102  
Coral Springs FL 33067  
954-323-1023

**CLAIM OF LIEN**

**KNOW ALL MEN by these presents that: CVE MASTER MANAGEMENT COMPANY, INC.,** with principal address at 3501 West Drive , Deerfield Beach, FL 33442, claims that this lien pursuant to Florida Statutes and its Master Management Agreement recorded as Exhibit "6" to the Declaration of Condominium of Markham "N" Condominium Association, Inc. recorded in OR Book 5928 Pages 92 through 182 against the following real property which street address is 303 MARKHAM N, DEERFIELD BEACH, FL 33442 legally described as follows:

CONDOMINIUM PARCEL NO. 303, OF MARKHAM "N" CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 5928, PAGES 92 THROUGH 182, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

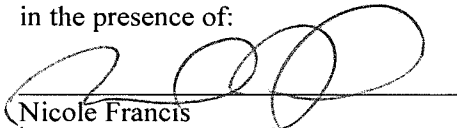
The record owner of the property is **ESTATE OF LIBORIO W. GARGANO**. CVE Master Management Company, Inc. is owed the following amount for shares of the common expenses:

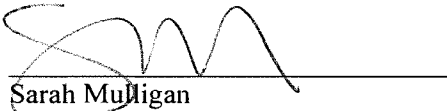
**December 1, 2019 through May 1, 2020**

**\$737.00**

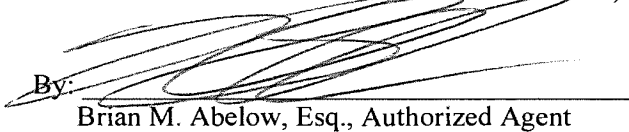
plus, interest at the rate of 18.00 % per annum from the due dates. This Claim of Lien shall also secure all unpaid assessments, interests, late fees, costs and attorney's fees which are due, and which may accrue subsequent to the date of this Claim of Lien and prior to entry of a final judgment of foreclosure.

Signed, sealed and delivered  
in the presence of:

  
Nicole Francis

  
Sarah Mulligan

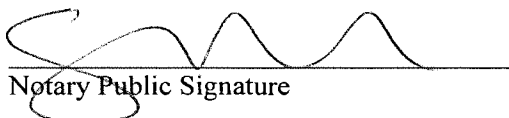
**CVE MASTER MANAGEMENT COMPANY, INC.**

By:   
Brian M. Abelow, Esq., Authorized Agent

State of Florida       )  
County of Broward    )

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 1<sup>st</sup> day of May 2020, before me, a Florida Notary Public, by Brian M. Abelow, Esq., an authorized agent of CVE Master Management Company, Inc., who is personally known to me, and did take an oath.



  
Notary Public Signature

This Instrument Was Prepared by  
David Weisman  
Abrams Anton P.A.  
P.O. Box 229010  
Hollywood, Florida 33022-9010

INSTR # 100441905  
OR BK 30732 PG 0990  
RECORDED 08/03/2000 03:09 PM  
COMMISSION  
BROWARD COUNTY  
DEPUTY CLERK 1012

### AGREEMENT AS TO OPTION EXERCISE DATE

THIS Agreement is made and entered into as of July 17, 2000, by and between **CEN-CLUB HOME OWNERS ASSOCIATION, INC.**, a Florida not-for-profit corporation, whose address is 100 Century Boulevard, West Palm Beach, Florida 33417, (the "Optionee") and **CVRF DEERFIELD LIMITED**, a Florida limited partnership, whose address is C/O Mr. Michael Korotkin, 919 Third Avenue, 41st Floor, New York, NY 10022(the "Owner").

### RECITALS

- A. Owner is the Owner of certain real property in Broward County, Florida described in Exhibit "A" attached hereto (the "Recreational Facilities").
- B. The Recreational Facilities are the subject of a Ground Lease from the Owner to D.R.F., Inc. a Delaware corporation, described on Exhibit "B", (the "Underlease"), and further subject to a sub-lease (the "Long Term Lease") in favor of individual unit owners and condominium associations who are the users of the Recreational Facilities.
- C. The Long Term Lease contains an Option to Purchase in favor of Optionee, which is exercisable upon the expiration of the Long Term Lease on December 31, 2019 (the "Option").
- D. Optionee, **CEN-CLUB HOMEOWNERS ASSOCIATION, INC.**, is the owner and holder of that certain Option to Purchase the Recreational Facilities dated December 20, 1976, by and between **CENTURY VILLAGE EAST, INC.** (as predecessor in interest to Owner) and **CEN-CLUB HOMEOWNERS ASSOCIATION, INC.**
- E. The Option to Purchase the Recreational Facilities is also set forth as Schedule C to a Declaration of Restrictive Covenants filed March 16, 1976 in Official Records Book 6521, Page 151, of the Public Records of Broward County, Florida.
- F. The Option is not exercisable prior to December 31, 2019, the expiration of the Long Term Lease, and Optionee and Owner desire to confirm that fact and clarify the Option on this regard.

Now therefore, in consideration of the mutual covenants contained herein and other good and valuable considerations, the receipt of which is hereby acknowledged, it is agreed as follows:

- 1. The above Recitals are true and correct and are incorporated in this Agreement as is set forth herein.

6

2. **CEN-CLUB HOMEOWNERS ASSOCIATION, INC.** is the owner and holder of that certain Option to Purchase the Recreational Facilities dated December 20, 1976, by and between **CENTURY VILLAGE EAST, INC.** (as predecessor in interest to Owner) and **CEN-CLUB HOMEOWNERS ASSOCIATION, INC.** for itself and its successors, assigns and all beneficiaries under the Option, confirms, agrees and acknowledges that **CEN-CLUB HOMEOWNERS ASSOCIATION, INC.** shall have no right to exercise the Option to Purchase contained as an exhibit to the Long Term Lease prior to December 31, 2019, and set forth as Schedule C to a Declaration of Restrictive Covenants filed March 16, 1976 in Official Records Book 6521, Page 151, of the Public Records of Broward County, Florida
3. The Owner and D.R.F, INC. acknowledge that the Underlease is in full force and effect and no notices of default or termination have been served on anyone.
4. Owner, D.R.F., INC., and Optionee further acknowledge that the Long Term Lease is in full force and effect and no notice of default or termination have been served on anyone.
5. Optionee further represents that the sole Directors of **CEN-CLUB HOMEOWNERS ASSOCIATION, INC.** are:

Mark F. Levy  
Karen Speir  
Daniel Cruz

and that, until **CEN-CLUB HOMEOWNERS ASSOCIATION, INC.** acquires the Recreational Facilities, pursuant to the Option, only these Directors or such successors as are appointed by these Directors, all of whom shall be affiliates of **D.R.F., INC.**, shall have control of Optionee pursuant to the Articles of Incorporation of Optionee and pursuant to its By-Laws.

7. MISCELLANEOUS PROVISIONS -

- a. Counterpart Execution - This Agreement may be executed in two or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.
- b. Parties in Interest - Provisions of this Agreement shall be binding upon and inure to the benefit of and be enforceable by, each of the parties to this Agreement, their heirs, executors, administrators, successors and other permitted assignees, if any.
- c. Authority - Each of the parties executing this Agreement represents and warrants that they have the authority to do so, and that such action has been duly authorized
- d. Construction - This Agreement shall be governed by the laws of the State of Florida.

e. Cooperation - The parties hereto agree to cooperate with one another in respect of this Agreement, including reviewing and executing any document necessary for the performance of this Agreement, to comply with law or as reasonably requested by any party hereto, or legal counsel to any party hereto.

**IN WITNESS WHEREOF**, the parties have caused this **AGREEMENT AS TO OPTION EXERCISE DATE** to be duly executed as of the date first written above.

**CEN-CLUB HOMEOWNERS ASSOCIATION, INC.**,  
a Florida not-for-profit corporation,

**CVRF DEERFIELD LIMITED**, a Florida  
limited partnership,

By: Mark F. Levy  
**MARK F. LEVY, Director**

By: **HOLROD REALTY HOLDING CORPORATION**  
General Partner

By: \_\_\_\_\_  
**KAREN SPEIR, Director**  
**President / Treasurer**

By: Ronald A. Nicholson  
**RONALD A. NICHOLSON,**  
**President**

By: \_\_\_\_\_  
**DANIEL CRUZ, Director**  
**Vice-President / Secretary**

**D.R.F., INC.**

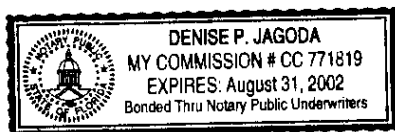
By: Mark F. Levy  
**MARK. F. LEVY, President**

**Acknowledgments on Following Page**

W:\WPFR\0003\AGREEMENT AS TO OPTION EXERCISE DATE.wpd

STATE OF FLORIDA  
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this July 21, 2000, by, **MARK F. LEVY**, as Director of **CEN-CLUB HOMEOWNERS ASSOCIATION, INC.**, and as President of **D.R.F. INC.** who ☒ is personally known to me or who produced ☐ a driver's license or ☐ other: \_\_\_\_\_ as identification.



My Commission Expires: 8/31/02

Denise P. Jagoda  
Notary Public

e. Cooperation - The parties hereto agree to cooperate with one another in respect of this Agreement, including reviewing and executing any document necessary for the performance of this Agreement, to comply with law or as reasonably requested by any party hereto, or legal counsel to any party hereto.

**IN WITNESS WHEREOF**, the parties have caused this **AGREEMENT AS TO OPTION EXERCISE DATE** to be duly executed as of the date first written above.

**CEN-CLUB HOMEOWNERS ASSOCIATION, INC.,**  
a Florida not-for-profit corporation,


**CVRF DEERFIELD LIMITED**, a Florida limited partnership,

By:   
**MARK F. LEVY, Director**


By: **HOLROD REALTY HOLDING CORPORATION**  
General Partner

By:   
**KAREN SPEIR, Director**  
President / Treasurer

By:   
**RONALD A. NICHOLSON,**  
President

By:   
**DANIEL CRUZ, Director**  
Vice-President / Secretary

**D.R.F., INC.**

By:   
**MARK. F. LEVY, President**

**Acknowledgments on Following Page**

W:\WPFR\0003\AGREEMENT AS TO OPTION EXERCISE DATE.wpd

STATE OF FLORIDA  
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this July \_\_\_\_, 2000, by, **MARK F. LEVY**, as Director of **CEN-CLUB HOMEOWNERS ASSOCIATION, INC.**, and as President of **D.R.F. INC.** who [ ] is personally known to me or who produced [ ] a driver's license or [ ] other: \_\_\_\_\_ as identification.

\_\_\_\_\_  
Notary Public

My Commission Expires:

Law Offices Abrams Anton P.A., P.O. Box 229010, Hollywood, FL 33022-9010

STATE OF FLORIDA  
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this July \_\_\_\_, 2000, by **KAREN SPEIR**, as Director and President / Treasurer of **CEN-CLUB HOMEOWNERS ASSOCIATION, INC.**, , who [ ] is personally known to me or who produced [ ] a driver's license or [ ] other: \_\_\_\_\_ as identification.

\_\_\_\_\_  
Notary Public

My Commission Expires:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this July \_\_\_\_, 2000, by **DANIEL CRUZ**, as Director and Vice-President / Secretary of **CEN-CLUB HOMEOWNERS ASSOCIATION, INC.**, , who [ ] is personally known to me or who produced [ ] a driver's license or [ ] other: \_\_\_\_\_ as identification.

\_\_\_\_\_  
Notary Public

My Commission Expires:

STATE OF NEW YORK  
COUNTY OF NEW YORK

The foregoing instrument was acknowledged before me this July 20, 2000, by **RONALD A. NICHOLSON**, as President of **HOLROD REALTY HOLDING CORPORATION**, as General Partner of **CVRF DEERFIELD LIMITED**, a Florida limited partnership, who M is personally known to me or who produced [ ] a driver's license or [ ] other: \_\_\_\_\_ as identification.

**HAZEL M. SVOZIL**  
Notary Public, State of New York  
No. 01SV5057742  
Qualified in New York County  
Commission Expires March 25, 2003

*Hazel M. Svozil*  
Notary Public, State of New York

My Commission Expires:



OR BK 30732 PG 0995

STATE OF FLORIDA  
COUNTY OF PALM BEACH

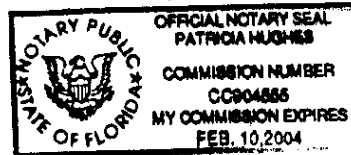
The foregoing instrument was acknowledged before me this July 20, 2000, by **KAREN SPEIR**, as Director and President / Treasurer of **CEN-CLUB HOMEOWNERS ASSOCIATION, INC.**, who ☒ is personally known to me or who produced ☐ a driver's license or ☐ other: \_\_\_\_\_ as identification.

*Patricia Hughes*  
Notary Public

My Commission Expires:

2-10-2004

STATE OF FLORIDA  
COUNTY OF PALM BEACH



The foregoing instrument was acknowledged before me this July 20, 2000, by **DANIEL CRUZ**, as Director and Vice-President / Secretary of **CEN-CLUB HOMEOWNERS ASSOCIATION, INC.**, who ☒ is personally known to me or who produced ☐ a driver's license or ☐ other: \_\_\_\_\_ as identification.

*Patricia Hughes*  
Notary Public

My Commission Expires:

2-10-2004

STATE OF NEW YORK  
COUNTY OF NEW YORK



The foregoing instrument was acknowledged before me this July 20, 2000, by **RONALD A. NICHOLSON**, as President of **HOLROD REALTY HOLDING CORPORATION**, as General Partner of **CVRF DEERFIELD LIMITED**, a Florida limited partnership, who ☒ is personally known to me or who produced ☐ a driver's license or ☐ other: \_\_\_\_\_ as identification.

**HAZEL M. SVOZIL**  
Notary Public, State of New York  
No. 01SV5057742  
Qualified in New York County  
Commission Expires March 25, 2002

*Hazel M. Svozil*  
Notary Public, State of New York

My Commission Expires:

Law Offices Abrams Anton P.A., P.O. Box 229010, Hollywood, FL 33022-9010

## **RECORDING COVER PAGE**

**Prepared By and Return To: Michael E. Boutzoukas, Esq.  
Becker & Poliakoff, P.A.  
1511 N. Westshore Blvd., Suite 1000  
Tampa, FL 33607**

**Document: Assignment and Assumption of Leases**

**Assignor: CVRF Deerfield Limited**

**Assignee: Cenclub Homeowners Association, Inc.**

**Legal Description: See Exhibit "A" attached hereto**

**ASSIGNMENT AND ASSUMPTION OF LEASES**

THIS ASSIGNMENT AND ASSUMPTION OF LEASES (this “Assignment”) is made and entered into effective as of the 31st day of December, 2019, by and between CVRF DEERFIELD, LIMITED, a Florida limited partnership, (“Assignor”), and CENCLUB HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation (“Assignee”).

**Recitals**

This Assignment is made with respect to the following facts:

A. That James A. Nicholson is President of Holrod Realty Holding Corporation, the general partner of CVRF Deerfield, Limited, a Florida limited partnership and in such capacity has personal knowledge of the matters set forth herein.

B. Assignor is fee simple owner of certain real property located in Broward County, Florida more particularly described as:

See **Exhibit A** attached hereto and made a part hereof

(the “Property”), which Property is used for the recreational areas and amenities of Century Village, Deerfield Beach, Florida.

C. As fee simple owner of the Property, Assignor and/or its predecessor in interest, as Lessor, granted leasehold interests to the individual lessees and lessee associations of Century Village and their successors, as lessees, and as amended from time to time by and through that certain Long Term Lease recorded in Official Records Book 6521, Page 167, and amendments recorded in Official Records Book 6065, Page 850, Official Records Book 8491, Page 483 and Official Records Book 9642, Page 1, as assigned by Century Village to CVRF Deerfield, Limited, a Florida limited partnership in Official Records Book 9987, Page 460, all of the Public Records of Broward County, Florida, together with individual leases affecting the Property entered into prior to the Long Term Lease (collectively, the “Long Term Leases”) for use of the facilities included within the Long Term Leases as appurtenant rights to the ownership of the respective units, and which said Long Term Leases include a purchase option right in favor of Assignee ( “Option”).

D. Assignor, as successor by assignment from Century Village East, Inc., as Seller, and Assignee, as Purchaser, have exercised the Option as described in that Option Contract for Sale and Purchase, attached as Schedule C to the Declaration of Restrictive Covenants recorded in Official Records Book 6521, Page 151, with said Schedule C beginning at page 159, as assigned and amended, of the public records of Broward County, Florida, (the “Option Agreement”) for the sale of the Property to Assignee.

E. Assignor has as of the date hereof conveyed to Assignee the Property, subject to the Long Term Leases, and such other matters as specifically identified in the Special Warranty Deed through which title was conveyed.

F. In connection with the conveyance of the Property, subject to the terms hereof, Assignor has agreed to assign all of its right, title and interest in and to the Long Term Leases identified herein on Exhibit "B" annexed to the original hereof (but not to be included if recorded) except for certain reserved rights as set forth herein, and Assignee has agreed to assume and perform all of Assignor's liabilities and obligations arising under the Long Term Leases and the Options from and after the date hereof.

#### **Assignment**

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. Assignment.

(a) Assignor hereby assigns, transfers and conveys to Assignee all of Assignor's right, title and interest as landlord or lessor in, to and under the Long Term Leases; provided, that Assignor reserves the right to receive and collect rents due pursuant to the Option Agreement from the date hereof through the expiration of any Long Term Leases to expire on December 31, 2019, per the terms of the Option Agreement. Insofar as Assignor received payment from Assignee at the time of transfer for arrearages under the Long Term Leases as required pursuant to the second paragraph of Section 17 of the Option Agreement, Assignor hereby further assigns all rights of collection for unpaid rents accruing prior to December 31, 2019, and the same, to the extent collected, shall be the property of the Assignee. If Assignor receives payment for said amounts, or any portion thereof after December 31, 2019, the same shall be remitted to Assignee immediately.

(b) Additionally, Assignor has a lien securing its right and interest to amounts equal to the difference between the monthly rent then entitled to be received pursuant to Long Term Leases, continuing after December 31, 2019, and the amount of the operating costs then assessed against the members of Assignee for their pro rata share of operating, etc. expenses of the Property (it being understood that the number of continuing Long Term Leases shall be considered in the pro rata calculation for payment of expenses) pursuant to the Third Paragraph of Section 18 of the Option Agreement (see the third paragraph of Section 18 the Option Agreement for illustrations to assist with interpretation of this provision). Assignee shall diligently pursue the collection of said monthly rents under the Long Term Leases against both individual lessees and lessee associations, and Assignee shall not cancel any of such Long Term Leases prior to the expiration thereof. Assignee shall annually certify to Assignor the amount of collections and the amount of each lessee's pro rata share of expenses. In the event any prepayment is made hereinafter then the monies received therefrom shall, except for the portion attributable to operating expenses, if any, be immediately paid over to Assignor.

2. Without Recourse. Assignee agrees and acknowledges that Assignor's assignment herein is provided without recourse.

3. Assumption. Assignee agrees and acknowledges that Assignor's assignment herein is provided without recourse. Assignee hereby expressly releases Assignor from all liability under such Long Term Leases and Assignee assumes all liabilities and obligations of

Assignor under the Long Term Lease which relate to the periods from and after the date hereof and agrees (a) to perform all obligations of Assignor, as the landlord or lessor under the Long Term Leases which are to be performed or which become due on or after the date hereof.

4. Indemnity by Assignee. Assignee agrees to indemnify, defend and hold harmless Assignor from and against any and all claims, damages, liabilities, losses, costs and expenses (including, without limitation, reasonable attorneys' fees and expenses) asserted against or suffered or incurred by Assignor as a result of or in connection with any liabilities or obligations of Assignee, as the landlord or lessor under the Long Term Leases and the Option and relating to periods from and after the date hereof.

5. Non-Merger; Continuation of Leases. Assignor and Assignee acknowledge and agree that it is not the intention of the parties that a merger of title be effected by this assignment when fee simple title vests in the Assignee together with this Assignment, and the interest of Grantee as Landlord and fee simple owner by that certain Special Warranty Deed executed simultaneously herewith shall remain in full force and effect and the Long Term Leases assigned may be enforced upon by Assignee as provided for in each of said Leases so assigned as to all sublessees, users and occupants of the Property.

6. Successors and Assigns. This Assignment shall be binding upon and inure to the benefit of the parties' respective successors and assigns.

7. The Assignor further certifies and warrants, without investigation of the same, that Exhibit B hereto is a true, complete, and accurate copy of the rent roll for the lessees as of the date shown thereon, and that Assignor has no knowledge of any other persons or parties that claim any rights to options, claims or interest in the Property, except the persons and parties listed on the Rent Roll as tenants only under valid, unrecorded leases and/or agreements and their successors in interest, and that no rights to use the Property for other than recreational purposes have been granted.

8. Counterparts. This Assignment may be executed in counterparts, each of which shall be deemed a duplicate original.

*[Remainder of page blank; signatures follow]*

IN WITNESS WHEREOF, Assignor has caused this this Assignment to be executed by its duly authorized representative on the day and year first above written.

**ASSIGNOR:**

CVRF DEERFIELD, LIMITED,  
a Florida limited partnership

By: **HOLROD REALTY HOLDING  
CORPORATION**  
a New York corporation,  
its General Partner

By: \_\_\_\_\_  
James A. Nicholson, President

STATE OF NEW YORK

COUNTY OF New York

On this 27 day of December, 2019, before me, the undersigned notary public, appeared James A. Nicholson, as president of Holrod Realty Holding Corporation, a New York corporation, the general partner of CVRF Deerfield, Limited, a Florida limited partnership, and who is personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument to be the individual whose name is subscribed to within.

Notary Public

Printed Name: Arnold I Mazel

[Seal]

ARNOLD I MAZEL  
NOTARY PUBLIC STATE OF NEW YORK  
No. 07MA5057000  
Qualified in Queens County  
My Commission Expires 12-18-2022

ACCEPTANCE OF ASSIGNMENT

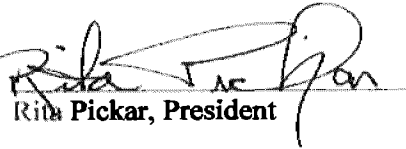
Assignee, by joining herein, accept the assignment from Assignor of all rights under the Long Term Lease and the delegation of all duties of Assignor thereunder from and after the effective date of such Assignment.

IN WITNESS WHEREOF, the Assignee has executed this Acceptance of Assignment as of the date set forth above.

**ASSIGNEE:**

CENCLUB HOMEOWNERS  
ASSOCIATION, INC.,  
a Florida not-for-profit corporation

By:

  
Rita Pickar, President

(Corporate Seal)

State of Florida  
County of Palm Beach

The foregoing instrument was acknowledged before me this 31<sup>st</sup> day of December, 2019 by Rita Pickar as President of Cenclub Homeowners Association, Inc., on behalf of the corporation. She ☐ is personally known to me or ☒ has produced Florida Driver License as identification.

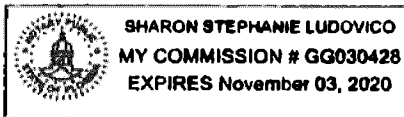
[Notary Seal]

  
Notary Public

Printed Name: Sharon S Ludovico

My Commission  
Expires:

11/3/2020



**EXHIBIT A**

**Legal Description of the Property:**

Parcel 1:

"CLUBHOUSE AREA"

A parcel of land in Sections 2 and 3, Township 48 South, Range 42 East, Broward County, Florida; said parcel of land being more specifically described as follows:

From the Southwest corner of said Section 2, bear North 01 degrees 15' 00" West, along the West line of said Section 2, a distance of 1980.75 feet to the Point of Beginning;

Thence, North 60 degrees 00' 00" East, a distance of 53.18 feet; thence, South 30 degrees 00' 00" East, a distance of 84.07 feet; thence, North 60 degrees 00' 00" East, a distance of 229.78 feet; thence, North 15 degrees 00' 00" West, a distance of 165.00 feet; thence, North 12 degrees 25' 42" East, a distance of 223.77 feet; thence, North 44 degrees 00' 00" East, a distance of 200.00 feet; thence, North 64 degrees 32' 51" East, a distance of 125.00 feet; thence, North 03 degrees 10' 00" West, a distance of 115.32 feet; thence, North 36 degrees 00' 00" East, a distance of 202.96 feet to a point on the Southerly right of way line of Century Boulevard; said right of way line being a curve concave to the North, having a delta angle of 29 degrees 52' 47", a radius of 1550.00 feet, a chord distance of 799.20 feet and whose center bears North 0 degrees 37' 46" West; thence, along the arc of said curve, a distance of 803.32 feet; thence, North 29 degrees 15' 01" East, a distance of 10.00 feet; thence, North 58 degrees 50' 23" West, a distance of 299.88 feet; thence, North 60 degrees 45' 00" East, a distance of 200.11 feet; thence, South 29 degrees 15' 00" West, a distance of 490.82 feet; thence, South 57 degrees 46' 20" East, a distance of 290.00 feet; thence, South 45 degrees 22' 44" East, a distance of 262.34 feet; thence, due South, a distance of 345.00 feet; thence, South 56 degrees 50' 33" East, a distance of 89.88 feet; thence, South 30 degrees 00' 00" East, a distance of 329.76 feet; thence North 60 degrees 00' 00" East, a distance of 128.30 feet to the Point of Beginning.

Parcel 2:

**LEGAL DESCRIPTION FOR TENNIS COURTS**

A parcel of land in the West one-half of Section 2, Township 48 South, Range 42 East, Broward County, Florida; said parcel of land being specifically described as follows:

Begin at the intersection of the East line of the West one-half of said Section 2, with the Southerly right of way line of State Road No. 810, (a 100 foot road right of way);



Thence, bear South 01 degrees 14' 29" East, along the East line of said West one-half of Section 2, a distance of 1415.00 feet to the South boundary line of the Administration Building Parcel;

Thence, South 89 degrees 01' 04" West, along said South boundary line, a distance of 309.33 feet to the Point of Beginning;

Thence, continue South 89 degrees 01' 04" West, a distance of 100.00 feet; thence, North 00 degrees 58' 56" West, a distance of 118.50 feet; thence, North 89 degrees 01' 04" East, a distance of 100.00 feet; thence, South 00 degrees 58' 56" East, a distance of 118.50 feet to the Point of Beginning.

Parcel 3:

#### LEGAL DESCRIPTION FOR LYNDHURST RECREATION AREA NORTH

A parcel of land in Section 3, Township 48 South, Range 42 East, Broward County, Florida; said parcel of land being specifically described as follows:

From the Southeast corner of said Section 3, bear North 01 degrees 15' 00" West, along the East line of said Section, a distance of 2636.99 feet;

Thence, due West, a distance of 1582.85 feet to the Point of Beginning.

Thence, South 11 degrees 40' 00" West, a distance of 115.50 feet; thence, North 78 degrees 20' 00" West, a distance of 35.00 feet; thence, South 11 degrees 40' 00" West, a distance of 35.00 feet; thence, North 78 degrees 20' 00" West, a distance of 128.46 feet to a point on the East right of way line of Century Boulevard South; thence, North 19 degrees 45' 00" West, along said right of way line, a distance of 147.39 feet;

Thence, North 70 degrees 15' 00" East, a distance of 140.17 feet; thence, South 56 degrees 30' 00" East, a distance of 130.00 feet to the Point of Beginning.

Parcel 4:

#### LEGAL DESCRIPTION FOR LYNDHURST RECREATION AREA SOUTH

A parcel of land in Section 3, Township 48 South, Range 42 East, Broward County, Florida; said parcel of land being specifically described as follows:

From the Southeast corner of said Section 3, bear North 01 degrees 15' 00" West, along the East line of said Section, a distance of 1217.05 feet to a point on a curve concave to the South, having a radius of 1690.00 feet, a central angle of 07 degrees 07' 01", a chord bearing of North 83 degrees 09' 43" West and a chord

distance of 209.79 feet; said curve being the North right of way line of Century Boulevard South and said point being the Point of Beginning.

Thence, Westerly, along the arc of said curve, a distance of 209.92 feet to the end of said curve; thence, due North, a distance of 149.87 feet; thence, due East, a distance of 169.49 feet; thence, due South, a distance of 42.19 feet; thence, South 47 degrees 15' 00" East, a distance of 50.37 feet to a point on the East line of said Section 3, thence, South 01 degrees 15' 00" East, along said section line, a distance of 96.11 feet to a point on the North right of way line of Century Boulevard South and the Point of Beginning.

Parcel 5:

#### GRANTHAM RECREATION AREA

A parcel of land in Section 2, Township 48 South, Range 42 East, Broward County, Florida; said parcel of land being specifically described as follows:

From the Southwest corner of said Section 2, bear North 01 degrees 15 minutes 00 seconds West, along the West line of said Section 2, a distance of 1659.59 feet; Thence, due East, a distance of 680.84 feet to the Point of Beginning; Thence, continue due East, a distance of 74.49 feet to a point of curvature of a curve to the right, having a radius of 56.00 feet, a central angle of 150 degrees 00 minutes 00 seconds and a chord bearing of South 15 degrees 00 minutes 00 seconds East; Thence, Southerly, along the arc of said curve, a distance of 146.61 feet to the Point of Tangency; Thence, South 60 degrees 00 minutes 00 seconds West, a distance of 55.50 feet to a point of curvature of a curve to the right, having a radius of 65.00 feet, a central angle of 90 degrees 00 minutes 00 seconds and a chord bearing of North 75 degrees 00 minutes 00 seconds West; Thence, Westerly, along the arc of said curve, a distance of 102.10 feet to the Point of Tangency; Thence, North 30 degrees 00 minutes 00 seconds West; a distance of 28.24 feet to a point of curvature of a curve to the right, having a radius of 56.00 feet, a central angle of 120 degrees 00 minutes 00 seconds and a chord bearing of North 30 degrees 00 minutes 00 seconds East; Thence, Northerly, along the arc of said curve, a distance of 117.29 feet to the Point of Beginning.

Parcel 6:

#### ASHBY RECREATION AREA

A parcel of land in Section 2, Township 48 South, Range 42 East, Broward County, Florida; said parcel of land being specifically described as follows:

From the Southwest corner of said Section 2, bear North 01 degrees 15 minutes 00 seconds West, along the West line of said Section 2, a distance of 1562.73 feet; Thence, due East, a distance of 1640.26 feet to the Point of Beginning; Thence, North 55 degrees 00 minutes 00 seconds East, a distance of 184.77 feet; Thence, South 66 degrees 38 minutes 41 seconds East, a distance of 41.86 feet to a point on a curve concave to the Northwest having a radius of 1010.00

feet; a central angle of 18 degrees 24 minutes 01 seconds, a chord bearing of South 32 degrees 33 minutes 20 seconds West and a chord distance of 332.96 feet; said curve being the West right of way line of Century Boulevard South; Thence, Southwesterly, along the arc of said curve, a distance of 324.36 feet to the end of said curve; Thence, North 05 degrees 00 minutes 00 seconds West, a distance of 183.53 feet to the Point of Beginning.

Parcel 7:

#### DURHAM RECREATION AREA

A parcel of land located in Section 3, Township 48 South, Range 42 East, Broward County, Florida, described as follows:

From the Southeast corner of Section 3, proceed North 01 degrees 15 minutes 00 seconds West, a distance of 2685.49 feet, along the East line of said Section 3, to the East one-quarter corner; thence North 01 degrees 12 minutes 39 seconds West, along the East line of said Section 3, a distance of 1457.53 feet; thence due West, a distance of 30.52 feet to the Point of Beginning; thence, due South, a distance of 31.19 feet; thence South 76 degrees 22 minutes 45 seconds West, a distance of 174.42 feet to a point of curvature of a curve to the left, (curve Data: Delta Angle 30 degrees 00 minutes 00 seconds, Radius = 186.60 feet; Chord Bearing = South 64 degrees 22 minutes 45 seconds West; Chord Distance = 96.59 feet); thence, along the arc of the curve, a distance of 97.70 feet; thence South 49 degrees 22 minutes 45 seconds West, a distance of 50.00 feet; thence North 40 degrees 37 minutes 15 seconds West, a distance of 59.39 feet to a Point of Curvature of a curve to the left, (Curve Data: Delta Angle = 37 degrees 59 minutes 00 seconds; Radius = 132.52 feet; Chord Bearing = North 59 degrees 36 minutes 45 seconds West; Chord Distance = 86.25 feet); thence, along the arc of the curve, a distance of 87.85 feet; thence, North 11 degrees 45 minutes 40 seconds East, a distance of 39.99 feet; thence, South 78 degrees 14 minutes 20 seconds East, a distance of 36.00 feet; thence, North 11 degrees 45 minutes 40 seconds East, a distance of 17.50 feet; thence, due East, a distance of 362.59 feet to the Point of Beginning.

Parcel 8:

#### UPMINSTER RECREATION AREA

A parcel of land in Section 2, Township 48 South, Range 42 East, Broward County, Florida; said parcel of land being specifically described as follows:

From the Southwest corner of Section 2, bears North 01 degrees 15 minutes 00 seconds West, along the West line of said Section 2, a distance of 2685.49 feet to the West quarter section corner of said Section 2; thence, North 01 degrees 12 minutes 39 seconds West, along said West line, a distance of 679.45 feet; thence, due East, a distance of 1751.67 feet to a point on a curve concave to the Northwest, having a radius of 920.00 feet, a central angle of 13 degrees 34 minutes 08 seconds, a chord bearing of North 32 degrees 48 minutes 24 seconds East and a chord distance of 188.59 feet; said curve being the East right of way line of Century Boulevard South and the Point of Beginning; thence, Northeasterly, along the arc of said curve, a distance of

188.92 feet to the end of said curve; thence, North 89 degrees 01 minutes 04 seconds East, a distance of 100.00 feet; thence, due South, a distance of 66.32 feet; thence, due West, a distance of 50.00 feet; thence, due South, a distance of 175.00 feet; thence, due West, a distance of 94.85 feet; thence North 35 degrees 15 minutes 00 seconds West, a distance of 99.30 feet to the Point of Beginning.

Parcel 9:

#### MARKHAM RECREATION AREA

A parcel of land in Section 3, Township 48 South, Range 42 East, Broward County, Florida; said parcel of land being specifically described as follows:

From the Southeast corner of said Section 3, bear North 01 degrees 15 minutes 00 seconds West, along the East line of said Section, a distance of 1335.97 feet; thence due West, a distance of 1396.95 feet to the Point of Beginning; thence South 15 degrees 40 minutes 00 seconds West, a distance of 179.13 feet; thence, South 22 degrees 40 minutes 00 seconds East, a distance of 154.01 feet; thence South 03 degrees 50 minutes 26 seconds West, a distance of 18.16 feet to a point on a curve concave to the North, having a radius of 470.00, a central angle of 54 degrees 46 minutes 28 seconds, a chord bearing of North 58 degrees 46 minutes 17 seconds West and a chord distance of 432.40 feet; said curve being the North right of way line of Century Boulevard South, Thence, Northwesterly, along the arc of said curve, a distance of 449.32 feet to the end of said curve; thence, South 86 degrees 50 minutes 00 seconds East, a distance of 238.97 feet; thence, North 15 degrees 40 minutes 00 seconds East, a distance of 150.00 feet; thence, South 74 degrees 20 minutes 00 seconds East, a distance of 84.00 feet to the Point of Beginning.

Parcel 10:

#### BERKSHIRE RECREATION AREA

A parcel of land located in Section 2, Township 48 South, Range 42 East, Broward County, Florida, said parcel of land being more specifically described as follows:

From the Southwest corner of Section 2, bear North 01 degrees 15 minutes 00 seconds West, along the West line of said Section 2, a distance of 2685.49 feet to the West one-quarter corner; Thence, North 89 degrees 40 minutes 07 seconds East, a distance of 1245.51 feet to the Point of Beginning; Thence, due East, a distance of 305.63 feet; thence, due South, a distance of 125.61 feet; thence, South 59 degrees 01 minutes 04 seconds West, a distance of 176.48 feet; thence, North 60 degrees 58 minutes 56 seconds West, a distance of 176.48 feet; thence, due North, a distance of 130.85 feet to the Point of Beginning.

Parcel 11:

#### RICHMOND RECREATION AREA

A parcel of land in Section 2, Township 48 South, Range 42 East, Broward County, Florida; said

parcel of land being specifically described as follows:

From the Southwest corner of said Section 2, bear North 01 degrees 15 minutes 00 seconds West, along the West line of said Section , a distance of 1568.55 feet; thence, due East, a distance of 1879.59 feet to the Point of Beginning; thence, South 60 degrees 00 minutes 00 seconds East, a distance of 287.00 feet; thence, South 35 degrees 00 minutes 00 seconds West, a distance of 123.13 feet; thence South 05 degrees 00 minutes 00 seconds West, a distance of 215.20 feet; thence, South 65 degrees 00 minutes 00 seconds West, a distance of 215.20 feet; thence, South 65 degrees 00 minutes 00 seconds West, a distance of 51.11 feet to a point on the North right-of-way line of East Drive; thence, North 16 degrees 32 minutes 00 seconds West, along said right-of-way line, a distance of 176.70 feet to a point of curvature of a curve to the left, having a radius of 194.25 feet, a central angle of 35 degrees 55 minutes 09 seconds, a chord bearing of North 34 degrees 29 minutes 35 seconds West, and a chord distance of 119.79 feet; said curve being said right-of-way line; thence, Northwesterly, along the arc of said curve, a distance of 121.78 feet to the point of tangency; thence; North 52 degrees 27 minutes 09 seconds West, along said right-of-way line, a distance of 105.18 feet to the Easterly right-of-way line of Century Boulevard South; said right-of-way line being a curve concave to the West, having a radius of 1090.00 feet; a central angle of 09 degrees 05 minutes 03 seconds, a chord bearing of North 30 degrees 54 minutes 04 seconds East and a chord distance of 172.64 feet; thence, Northeasterly, along the arc of said curve, a distance of 172.82 feet to the Point of Beginning.

Parcel 12:

#### WESTBURY RECREATION AREA

A parcel of land in Section 2, Township 48 South, Range 42 East, Broward County, Florida; said parcel of land being specifically described as follows:

From the Southwest corner of said Section 2, bear North 01 degrees 15 minutes 00 seconds West, along the West line of said Section, a distance of 2685.49 feet to the West quarter Section corner of said Section 2; thence, North 01 degrees 12 minutes 39 seconds West, along said West section line, a distance of 1645.84 feet; thence, due East, a distance of 1341.54 feet to the Point of Beginning; thence, due North, a distance of 107.00 feet; thence, due East, a distance of 36.00 feet; thence, due North, a distance of 41.00 feet; thence, due East, a distance of 130.00 feet; thence, due South, a distance of 112.00 feet; thence, due West, a distance of 36.00 feet; thence, due South, a distance of 72.00 feet; thence, due West, a distance of 90.00 feet; thence, due North, a distance of 36.00 feet; thence, due West, a distance of 40.00 feet to the Point of Beginning.

Parcel 13:

#### VENTNOR RECREATION AREA

A parcel of land in Section 3, Township 48 South, Range 42 East, Broward County, Florida; said parcel being specifically described as follows:

From the Southeast corner of Section 3, bear North 01 degrees 15 minutes 00 seconds West,

along the East line of said Section 3, a distance of 2685.49 feet to the East one-quarter section corner; thence, North 01 degrees 12 minutes 329 seconds West, along said East section line, a distance of 100.15 feet; thence, due West, a distance of 2684.69 feet to the Point of Beginning. Thence, South 88 degrees 19 minutes 56 seconds West, a distance of 297.63 feet; thence, North 23 degrees 47 minutes 53 seconds West, a distance of 43.37 feet; thence, North 01 degrees 13 minutes 22 seconds West, a distance of 120.00 feet; thence, South 88 degrees 46 minutes 38 seconds West, a distance of 40.00 feet; thence, North 01 degrees 13 minutes 22 seconds West, a distance of 317.00 feet; thence, North 88 degrees 46 minutes 38 seconds East, a distance of 93.34 feet; thence South 01 degrees 00 minutes 00 seconds East, a distance of 182.58 feet; thence South 31 degrees 00 minutes 00 seconds East, a distance of 158.24 feet; thence South 51 degrees 00 minutes 00 seconds East, a distance of 239.73 feet to the Point of Beginning.

Parcel 14:

#### OAKRIDGE RECREATION AREA

A parcel of land in Section 3, Township 48 South, Range 42 East, Broward County, Florida; said parcel of land being specifically described as follows:

From the Southeast corner of said Section 3, bear North 01 degrees 15 minutes 00 seconds West, along the East line of said section, a distance of 1132.19 feet; thence, due West, a distance of 1792.51 feet to a point of the Southwesterly right of way line of Century Boulevard and the Point of Beginning; thence South 50 degrees 00 minutes 00 seconds West, a distance of 180.00 feet; thence North 40 degrees 00 minutes 00 seconds West, a distance of 86.11 feet; thence, due West, a distance of 119.61 feet to a point on the East line of the "Nature Preserve"; thence, due North, along said East line, a distance of 100.00 feet; thence, due East, a distance of 277.68 feet to a point on a curve concave to the Northeast, having a radius of 550.00 feet; a central angle of 06 degrees 23 minutes 36 seconds, a chord bearing of South 34 degrees 58 minutes 48 seconds East and a chord distance of 6.34 feet; said curve being on the Southwesterly right of way line of Century Boulevard; thence, Southeasterly, along the arc of said curve, a distance of 61.37 feet to the end of said curve and the Point of Beginning.

Parcel 15:

#### NEWPORT RECREATION AREA

A parcel of land in Section 3, Township 48 South, Range 42 East, Broward County, Florida; said parcel being specifically described as follows:

From the Southeast corner of said Section 3, bear North 01 degrees 15 minutes 00 seconds West, along the East line of said section, a distance of 288.42 feet; thence, due West, a distance of 2458.61 feet to the Point of Beginning; thence, South 82 degrees 48 minutes 15 seconds West, a distance of 203.11 feet; thence South 89 degrees 19 minutes 00 seconds West, a distance of 198.21 feet; thence, North 00 degrees 41 minutes 00 seconds West, a distance of 145.00 feet; thence, North 89 degrees 19 minutes 00 seconds East, a distance of 280.97 feet; thence, South 45 degrees 00 minutes 00 seconds East, a distance of 170.46 feet to the Point of Beginning.

**EXHIBIT B**

**This exhibit was redacted from the instrument before submission for recording as it contains confidential and personal financial information**

**EXHIBIT C-1**

**This exhibit was redacted from the instrument before submission for recording as it contains confidential and personal financial information**



This instrument was prepared by:  
**KENNETH S. DIREKTOR, ESQ.**  
Becker & Poliakoff, P.A.  
1 East Broward Blvd., Suite 1800  
Ft. Lauderdale, FL 33301

**CERTIFICATE OF AMENDMENT TO THE  
BYLAWS AND ARTICLES OF INCORPORATION OF  
CENCLUB HOMEOWNERS ASSOCIATION, INC.**

WHEREAS, the **Declaration of Restrictive Covenants of Cenclub Homeowners Association, Inc.** has been duly recorded in the Public Records of Broward County, Florida, in Official Record Book **6521** at Page **151**; and

WHEREAS, the By-Laws and Articles of Incorporation are attached as Exhibits "D" and "E", respectively, thereto; and

WHEREAS, at a duly called and noticed meeting of the Board of Directors of Cenclub Homeowners Association, Inc., a Florida not-for-profit corporation, held **December 4, 2019**, the aforementioned Bylaws and Articles of Incorporation were amended and restated pursuant to the provisions of said By-Laws and Articles of Incorporation.

NOW, THEREFORE, the undersigned hereby certify that the following Amended and Restated By-Laws and Amended and Restated Articles of Incorporation are a true and correct copy of the Amended and Restated Bylaws and Articles of Incorporation as approved unanimously by the board of Directors, **which shall be effective January 1, 2020.**

**SEE ATTACHED**

\* \* \* \* \*

WITNESS my signature hereto this 10 day of December, 2019, at Deerfield Beach, Broward County, Florida.

**CENCLUB HOMEOWNERS ASSOCIATION, INC.**

Roni Jo Stirone  
Witness  
Roni Jo Stirone  
(PRINT NAME)  
Charles M. Burdman  
Witness  
Charles M. Burdman  
(PRINT NAME)

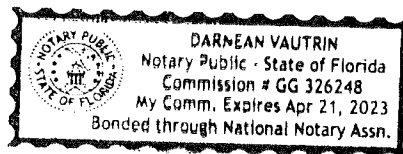
By: Rita Pickar  
Rita Pickar, President  
Attest: Michael Rackman  
Michael Rackman, Secretary

STATE OF FLORIDA :  
COUNTY OF BROWARD :

The foregoing instrument was acknowledged before me this 10 day of December 2019, by Rita Pickar and Michael Rackman, as President and Secretary, respectively, of **Cenclub Homeowners Association, Inc.**, a Florida not-for-profit corporation, on behalf of the corporation. They are personally known to me, or have produced \_\_\_\_\_ as identification and did take an oath.

D Vautrin (Signature)

Darnean Vautrin (Print Name)  
Notary Public, State of Florida at Large



**AMENDED AND RESTATED BYLAWS OF  
CENCLUB HOMEOWNERS ASSOCIATION, INC.**

**THIS AMENDS AND RESTATES THE BYLAWS IN THEIR ENTIRETY  
EFFECTIVE JANUARY 1, 2020**

**PURPOSE**

The purpose of Cenclub Homeowners Association, Inc. (herein referred to as "Cenclub") is to promote and develop the common good and social welfare of its Members. To that end, Cenclub has or will exercise an option to purchase of certain real property (the "facilities") located in Deerfield Beach, Florida, in the project known as Century Village, Deerfield Beach, Florida (Century), as the same is described in Exhibit A hereto, as said description may be modified from time to time. The purchase option to acquire the facilities closed or is set to close on or before December 31, 2019. After that time, Cenclub will own, operate and maintain the facilities.

It is for the purposes enumerated herein and in the Articles of Incorporation that Cenclub was formed.

**ARTICLE I  
Officers**

Section 1. Executive Officers: The Executive Officers of Cenclub shall be a President, a Vice President, a Secretary, and a Treasurer. An individual may hold more than one office at one time except as prohibited by law. Officers shall be appointed by the Board of Directors. They shall take office immediately after election. All officers shall be members of the Board and Members of Cenclub.

Section 2. The President: Subject to the direction of the Board, the President shall be the Chief Executive Officer of Cenclub, and shall perform such other duties as from time to time may be assigned by the Board.

Section 3. The Vice President: The Vice President shall have such powers and perform such duties as may be assigned to him by the Board or the President. In case of the absence or disability of the President, the duties of that officer shall be performed by the Vice President.

Section 4. The Secretary: The Secretary shall keep the minutes of all proceedings of the Board, minutes of election meetings and such other records as the Board may direct, and shall perform all the duties incident to the office of Secretary, subject to the control of the Board and the President; and shall also perform such other duties as may be assigned by the President or by the Board. The records kept by the Secretary shall be at all times made available to the members of the Board upon request.

Section 5. The Treasurer: The Treasurer shall have the custody of all the receipts, disbursements, funds, and securities of Cenclub and shall perform all duties incident to the office

of Treasurer, subject to the control of the Board and the President. The Treasurer shall perform such other duties as may, from time to time, be assigned to by the Board or the President. If required by the Board, the Treasurer shall give a bond for the faithful discharge of the Treasurer's duties in such sum as the Board may require. Payment therefor shall be made by Cenclub.

Section 6. Subordinate Officers: The President, with the approval of the Board, may appoint such other officers and agents as the Board may deem necessary, who shall hold office at the pleasure of the Board, and who shall have such authority and perform such duties as from time to time may be prescribed by the President or by the Board.

Section 7. Removal: The officers of Cenclub shall serve at the pleasure of the Board and shall be deemed valid officers until the expiration of their terms or they are replaced by at least five (5) members of the Board. Vacancies shall be filled by a majority of a quorum of the Board as such vacancies arise.

## **ARTICLE II**

### **Board of Directors**

Section 1. Number of Board members: The business and affairs of Cenclub shall be managed by a Board of Directors which shall consist of seven (7) members. Board members shall serve until their successors are elected, they are disqualified or removed or they resign. The Board must be comprised of Members of Cenclub. Board members shall be elected by four hundred fourteen (414) Voting Representatives selected by the two hundred fifty-three (253) associations in Century Village East (Voting Representatives). Each association shall select its Voting Representatives in a manner that it determines, but each Voting Representative must be an owner of a Unit in the condominium operated by the association for which he or she serves as a Voting Representative. The four hundred fourteen (414) Voting Representatives shall be constituted as follows:

- (a) Each sixteen (16), twenty (20) and twenty-four (24) unit association shall select one (1) of its unit owners as a Voting Representative;
- (b) Each fifty-six (56) and sixty-four (64) unit building shall select three (3) of its unit owners as Voting Representatives;
- (c) Each seventy-two (72) and eighty (80) unit building shall select four (4) of its unit owners as Voting Representatives; and
- (d) Each ninety-six (96) unit building shall elect five (5) of its unit owners as Voting Representatives.

The election of Cenclub Board members may, at the option of the Board, be conducted by an election organization that is independent of Cenclub. For the Voting Representatives of any association to be entitled to vote, the President of the association, or if unavailable, the Vice President of the association, shall notify the Board or election organization as applicable, in writing and prior to January 1 each year, of the names of the Voting Representatives selected by the association. At the option of the Board, an election organization may determine both the manner in which the election is conducted and the notification procedure. Electronic voting shall be

permitted to the extent allowed by Florida statutes if it is implemented by the Board or election organization.

The present Board shall select three (3) of its members to serve three (3) year terms starting with the January 2020 election. At the January 2020 election, four (4) additional Board members shall be elected. The two (2) elected Board members with the largest numbers of votes shall serve two (2) year terms, and the two (2) elected Board members with the next largest numbers of votes shall serve one (1) year terms. Thereafter, in each year starting with the January 2021 election, Board members shall be elected for three (3) year terms to fill the positions of Board members whose terms have expired. A Board member whose term has expired may run for a new three (3) year term. There shall be no term limits on Board members.

Section 2. Executive Committee: The Board may elect from their number an Executive Committee consisting of not less than three (3) members of the Board, which committee shall have all the powers of the Board between Board meetings, regular or special. The President of the Corporation shall be a Member of and shall be chairman of the Executive Committee.

Section 3. Regular Meetings: The Board shall meet for the transaction of business at such place as may be designated from time to time.

Section 4. Special Meetings: Special Meetings of the Board may be called by the President or by three (3) members of the Board for any time and place, provided reasonable notice of such meetings shall be given to each member of the Board before the time appointed for such meetings.

Section 5. Quorum: The Board shall act only as a Board, and the individual Directors shall have no power as such, except as expressly delegated by the Board. A majority of the Board in office shall constitute a quorum for the transaction of business, but a majority of those present at the time and place of any regular or special meeting, although less than a quorum, may adjourn the same from time to time without notice until a quorum be at hand. The act of a majority of Directors present at any meeting at which there is a quorum shall be the act of the Board, except as may be otherwise provided by these Bylaws or by law.

Section 6. Order of Business: The Board may from time to time determine the order of business at its meeting.

Section 7. Chairman: At all meetings of the Board, the President or, in the absence of the President, the Vice President, or in the absence of both, a Chairman chosen by the Board present, shall preside.

Section 8. Annual Report: After the Board is elected, the Board shall, after the close of each fiscal year, submit to the Members of Cenclub a report as to the condition of Cenclub and its property and shall submit also an account of the financial transactions of the past year.

Section 9. Vacancies in Board: Whenever a vacancy in the membership of the Board shall occur, the remaining members of the Board, even if less than a quorum, shall have the power, by a majority vote of the remaining members, to elect a replacement to serve the unexpired term of the vacancy.

Section 10. Removal: Those Directors of Cenclub elected/appointed by the Board shall serve and shall be deemed valid Directors until the expiration of their terms or they are replaced by at least five (5) members of the Board.

### **ARTICLE III**

#### **Annual Elections, Meetings of Voting Representatives and Meetings of Members**

Section 1. Annual Meetings: There shall be an annual election of the Board in January at such place at the facilities as may be designated by the Board. Notice of said meeting shall be provided in the manner determined by the Board or an election organization that is independent of Cenclub if it is designated to conduct the election by the Board.

Section 2. Special Meetings of Members: Special meetings of the Members shall be held whenever called by the Board. Notice of each special meeting, stating the time, place, and in general terms the purposes or purpose thereof, shall be deemed given by posting in conspicuous locations at the Clubhouse, Century Village, Deerfield Beach, Florida, at least ten (10) days prior to the meeting.

Section 3. Proxy: Subject to the qualifications hereafter specified, every Voting Representative, as described in Article II above, may vote either in person or by proxy, or by an online voting process approved by the Board which complies with the requirements of Section 718.128, Florida Statutes, as the same may be renumbered or amended from time to time. Notwithstanding this voting method, Cenclub is not a condominium association.

Section 4. Quorum: At any meeting of the Voting Representatives, a quorum shall consist of at least seventy-five (75) of the four hundred fourteen (414) voting representatives, who may be present either in person or by proxy, or by online vote, as described in Section 3 of this Article, and a vote of a majority represented shall decide any question that may come before the meeting except for elections of the Board, which shall be decided by a plurality.

### **ARTICLE IV**

#### **Membership**

Section 1. Qualifications: All owners of residential units in Century Village shall be Members of Cenclub.

However, only designated Voting Representatives, as described in Section 1 of Article II of these Amended and Restated Bylaws, shall be entitled to vote.

Section 2. Members: A Member shall have no vested right, interest or privilege of, in, or to the assets, functions, affairs, or franchises of Cenclub, or any right, interest, or privilege which may be transferable or inheritable (except as an appurtenance to the member's unit) or which shall continue after Membership ceases, or while the Member is not in good standing.

Section 3. Membership Certificates; Memberships Not Transferable: The issuance of Membership certificates or identification cards, if any, shall be governed by the Board. No Membership or certificate of Membership may be sold, assigned, or transferred, voluntarily or by

will or by operation of law, except in conjunction with the transfer of title to the condominium unit.

For all Members who own units in Century, although such Membership is personal, it shall also attach to said unit and any appurtenance thereto, and shall be deemed to transfer automatically to any transferee of said unit who shall be bound by such Membership; provided, however, that no person holding any lien, mortgage, or other encumbrance on said unit shall be entitled, by virtue thereof, to Membership in Cenclub or to any of the rights or privileges of such Membership. Such transfer of Membership shall be confirmed by the acceptance of a deed from said Member.

Section 4. Termination of Membership: Whenever any Member shall cease to have all of the qualifications necessary for admission to Membership in Cenclub, as determined by the Articles of Incorporation, or these Bylaws, or as may be determined by the Board, then such Membership shall terminate.

Section 5. Waiver: No Member may avoid obligations by waiver of the use and enjoyment of the facilities or by an attempted termination of Membership, it being understood that Cenclub shall act in reliance of the performance of the obligations of the Membership.

#### **ARTICLE V**

##### **Loss of Property**

Section 1. Neither Cenclub nor the Board shall be liable or responsible for the destruction or the loss of or damage to the property of any Member or the guest of any Member, or visitor, or other person.

#### **ARTICLE VI**

##### **Assessments**

Section 1. The Board of Cenclub shall have the right and power to subject its Members, personally, and the property of its Members to annual maintenance charges, special assessment charges, capital improvement charges, reserve funds charges and charges for purchase of the facilities (collectively referred to as Assessments) as follows:

Each Member in Cenclub shall pay to Cenclub, in advance, Assessments attributable to Membership, and such payments shall be used by Cenclub for the purpose of paying the expenses of Cenclub. The Assessments will be delinquent when not paid within ten (10) days after the due date, and all delinquencies shall bear interest from the date thereof at the maximum rate allowable by law.

In the event that such Member does not pay such Assessments when due, Cenclub may assess, and the Member shall pay a late charge as determined from time to time by the Board.

In addition to the foregoing, in the event of a Member's default in the payment of Assessments, the Board may accelerate, and the Member shall pay, the full sum due and owing for the balance of the fiscal year.

In any proceeding arising because of an alleged failure of a Member or Cenclub to comply

with the requirements of the Chapter 617, Florida Statutes, these Bylaws, the Articles of Incorporation or the Rules and Regulations, as the same may be amended from time to time, the prevailing party shall be entitled to recover the costs of the proceeding and attorneys' fees at all trial and appellate levels, including attorney fees and costs to determine the amount of attorney's fees and costs and including pre-litigation attorney's fees and costs.

Each Member confirms a lien on the Member's unit for the purpose of securing all sums of money due hereunder and each Member recognizes that such lien is essential for the orderly and efficient operation of Cenclub.

Cenclub may bring an action in its name to foreclose a lien for Assessments in the manner a mortgage of real property is foreclosed and may also bring an action to recover a money judgment for the unpaid assessments without waiving any lien. Cenclub is entitled to recover its attorney's fees incurred in either a lien foreclosure action or an action to recover a money judgment for unpaid Assessments at all trial and appellate levels including attorney fees and costs to determine the amount of attorney's fees and costs and including pre-litigation attorney's fees and costs.

The Assessments may be adjusted from year to year by the Board as the needs of Cenclub in the judgment of the Board may require. Assessments shall be assessed equally against all Members, notwithstanding the fact that the Members may own different types of units or property, except in those cases where a special assessment is levied against certain Members because of their actions or special use of the premises.

## **ARTICLE VII**

### **Powers**

The Board shall, on behalf of Cenclub, have the following powers to operate the facilities after its acquisition by Cenclub:

(a) To cause to be hired, paid and supervised, all persons and entities necessary to be employed in order to properly maintain and operate the facilities. Those persons hired shall be the employees of Cenclub and those entities hired shall be independent contractors. The Board, in its absolute discretion, shall have the power to discharge any person or entity so hired, subject to any applicable contractual commitments.

(b) To maintain, repair, replace, alter, improve, add to, remove, or otherwise take any action with regard to the facilities.

(c) To take such action as may be necessary to comply or cause all persons using the facilities to comply with all laws, statutes, ordinances and rules of all appropriate governmental authorities, and the Rules and Regulations of the National Board of Fire Underwriters or its successor.

(d) To take all such action as may be necessary to comply or cause all persons using the facilities to comply with all Rules and Regulations governing the facilities (and the provisions of these Bylaws).



(e) To enter into contracts for vermin extermination and other services; to purchase or lease all tools, equipment, and supplies which shall be necessary to properly maintain and operate the facilities. All such contracts and purchases may be made in Cenclub's name.

(f) To cause to be placed or kept in force all insurance to fully insure the facilities, including casualty, and insure Cenclub and its Board members against liability; to act as Agent for Cenclub, each Member, and for each owner of any other insured interest; to adjust all claims arising under said insurance policies; to bring suit thereon and deliver releases upon payment of claims; to otherwise exercise all of the rights, powers and privileges of the insured parties; to receive, on behalf of the insured parties, all insurance proceeds.

(g) To maintain Cenclub's financial record books, accounts and other records; to issue certificates of account to Members and their mortgagees and lienors without liability for errors, unless as a result of gross negligence. Such records shall be kept at the office of Cenclub and shall be available for inspection by the Members at such reasonable time as Cenclub shall agree. As standard procedure, Cenclub shall render to each Member, by conspicuous posting on the facilities, such statement as it deems advisable, if any, for each calendar year no later than April 1st of the following year. Cenclub shall perform a continuous internal audit of Cenclub's financial records for the purpose of verifying the same, but no independent or external audit shall be required or permitted except as herein provided.

(h) To maintain sufficient records to describe its services hereunder and such financial books and records sufficient in accordance with prevailing accounting standards to identify the source of all funds collected by it and the disbursement thereof. Such records shall be kept at the office of Cenclub and shall be available for inspection in accordance with the provisions of the foregoing.

(i) To adopt an annual budget sufficient to meet Cenclub's anticipated operating expenses and, in the discretion of the Board, accumulate reserves for non-recurring expenses. In the event that the Board, in accordance with its best estimate or past experience determines that, in accordance with the terms hereof, the assessments for expenses to be collected from the Members will vary from those previously collected, the Board will notify the Members thereof and the same shall be thereupon paid, as specified in said notice, until further notice of another change in assessments is given as herein provided.

(j) To deposit all funds collected from all sources in a special bank account or accounts of Cenclub in banks and/or savings and loan associations in the State of Florida, with suitable designation indicating their source. Provided, however, that all sums collected by Cenclub from assessments may be comingled in a single fund or divided into more than one fund, as determined by the Board. All assessment payments by a Member shall be applied as to interest, delinquencies, costs and attorneys' fees, other charges, expenses and advances, and general or special assessments, in such manner and amounts as the Board determines, in its sole discretion.

(k) To supervise, operate, control, and manage the facilities; promulgate, adopt and amend rules and regulations as it deems advisable, in its sole discretion, for the use and occupancy of the facilities.

(l) To undertake investigations of prospective Members in accordance with the provisions of these Bylaws. Cenclub may charge a reasonable administrative fee for the investigation in addition to its remuneration hereunder as determined from time to time by the Board.

(m) In the event of a violation (other than non-payment of an assessment) by a Member of any of the provisions of the Articles of Incorporation, these Bylaws or Rules and Regulations adopted pursuant thereto, the Board shall have all the rights and powers of Cenclub to remedy such violation. If the Board deems it advisable not to act in any particular situation, the Board shall not be liable or responsible to any Member for the failure to so act. Under no circumstances shall said failure to act in any situation be deemed a waiver or indulgence of the right to act in that same or any other situation in the future.

(n) To retain and employ such professionals and other experts whose services may be reasonably required to effectuate the duties and powers herein on any basis as it deems most beneficial.

(o) The board shall have the power to fix, determine and collect, from time to time, the sums necessary and adequate to provide for the operation of the facilities and for any of the other purposes stated herein.

(p) To make and collect special assessments for such purposes and against such parties as the Board determines, to the same extent that the Board is permitted to do so in the Bylaws. Should an increase in the assessments or a special assessment be required during the year, the same shall be determined and collected by the Board from the Member or Members, as the case may be. The assessments as to each Member shall be made payable to Cenclub or such other firm or entity as the Board shall direct. The Board shall have the right to change the fiscal year of Cenclub.

(q) If any part of the facilities is damaged by casualty and it is determined that such property be reconstructed, the Board shall have Cenclub's responsibility of reconstruction. The cost of any said repair shall be a cost of operating Cenclub.

(r) To collect rent and all other charges under the long-term lease of the facilities after its acquisition, if applicable.

(s) The Board shall also have such general powers to do any other thing necessary or desirable, in the opinion of the Board, to keep the facilities neat and in good order, and to operate the same in such a manner which, in the opinion of the Board, may be of general benefit to the Members.

## **ARTICLE VIII**

### **Lien**

Cenclub shall have a lien on the units or dwelling of all Members to secure the payment of Assessments due and to become due, and the Members, their heirs, successors and assigns shall be personally liable for all such charges. The lien shall secure all Assessments, Special Assessments and other monetary obligations of the Members to Cenclub accrued as of the date the

lien is recorded and those which accrue after the lien is recorded, and until it is foreclosed by entry of a foreclosure judgment or until it is satisfied, as well as any costs and attorney's fees incurred by Cenclub enforcing the lien or the monetary obligation of the Member. The Claim of Lien shall be recorded in the Public Records of Broward County, Florida.

Upon demand, Cenclub shall furnish to any owner, mortgagee or person interested, a certificate showing the unpaid maintenance charges against any Member's land unit, provided that such certificates shall not be required or necessary until after January 1, 2020 or conveyance of the facilities, whichever is earlier.

The Board may, in its discretion, subordinate in writing, for limited periods of time, the liens of Cenclub against any unit for the benefit or better security of a mortgagee.

## **ARTICLE IX**

### **Notice**

Section 1. Notice: Notice of Board meetings shall be posted at the main Clubhouse at least forty-eight (48) hours before the meeting and shall contain an agenda. Only Board members may attend and speak to agenda items, unless otherwise permitted by the Board. The Board may hold closed meetings when determined by the Board to be in the best interests of Cenclub. Such notice shall also be given to each Director by mail, electronic transmission or hand delivery at his or her address as the same appears on the books of Cenclub, which may be to such email address as the Director may designate for such purposes, and the time when such notice is sent shall be deemed the time of the giving of such notice.

Section 2. Notice of election meetings shall be given at least fourteen (14) days before the meeting and shall be delivered by posting conspicuously at the facilities and by mail, hand delivery or email to each Director and to each association in Century Village.

Section 3. Waiver of Notice: Any notice required to be given by these Bylaws may be waived by the person entitled thereto and shall be deemed waived by attendance at the meeting.

## **ARTICLE X**

### **Fiscal Year**

Section 1. The fiscal year of Cenclub shall begin on the first day of January, and terminate on the 31st day of December of each year, unless otherwise designated by the Board.

## **ARTICLE XI**

### **Indemnification**

Section 1. Indemnity: To the fullest extent permitted by Florida law:

(A) Cenclub shall indemnify any person who is or was a party to any proceeding by reason of the fact that he or she is or was a director, officer, committee member or employee of Cenclub or any person or entity for whom Cenclub is contractually obligated, against liability incurred in connection with such proceeding.

(B) Cenclub shall indemnify any person who is a party to any proceeding brought by or in the right of Cenclub, by reason of the fact that he or she is or was a director, officer, committee member or employee of Cenclub against liability incurred in connection with such proceeding.

(C) The foregoing indemnity shall include, without limitation, costs and legal fees incurred and amounts paid in settlement not exceeding, in the judgment of the Board of Directors, the actual and reasonable expenses incurred in connection with the defense or settlement of such proceeding, including appeal thereof.

Section 2. Limitations: The foregoing indemnity obligations shall be subject to such limitations and restrictions as are now or hereafter set forth in the applicable Statutes.

Section 3. Inclusions: The indemnification provided for herein shall include any threatened, pending or contemplated action, suit or proceeding, whether civil, criminal, administrative or investigative, whether formal or informal, any appeal in any such action, suit or proceeding, and any inquiry or investigation that might lead to such an action, suit or proceeding.

Section 4. Recovery of Expenses: Expenses incurred by any person entitled to indemnification hereby may, in the discretion of the Board, be paid in advance of the final disposition of the proceeding upon receipt of any undertaking acceptable to Cenclub, subject to the obligation of such person to repay such amount if he or she is ultimately found not to be entitled to indemnification pursuant to law.

Section 5. Non-exclusive: The indemnification and advancement of expenses provided pursuant to this section are not exclusive, and, to the extent permitted by law, Cenclub may make any other or further indemnification or advancement of expenses if approved by a majority of the disinterested Directors or vote of the Members, or as permitted under any Bylaw or agreement, to the extent permitted by law.

Section 6. Application for Indemnity: Nothing herein is intended to restrict a party's authority, as provided by law, to apply for indemnification or advancement of expenses, or both, to the court conducting the proceeding, to the circuit court, or to another court of competent jurisdiction.

## **ARTICLE XII**

### **Amendments**

Amendments to these Bylaws may be proposed and adopted in the manner set forth as follows:

Section 1. Proposal: Amendments to these Bylaws may be proposed by the Board acting upon vote of the majority of the directors.

Section 2. Call for Meeting: Upon any amendment or amendments to these Bylaws being proposed by said Board members, such proposed amendment or amendments shall be transmitted to the full Board, who shall thereupon call a Special Meeting of the Members of the

Board for a date not sooner than two (2) days or later than sixty (60) days from receipt of such proposed amendment or amendments. It shall be the duty of the Secretary to give each Board member written or printed notice of such meeting.

Section 3. Vote Necessary: In order for such amendment or amendments to become effective, the same must be approved by an affirmative vote of at least five (5) members of the Board.

### **ARTICLE XIII**

#### **Enforcement**

Each Member and every occupant, lessee, guest, or invitee of a Member shall be governed by and shall comply with the terms of any rules and regulations adopted by the Board (and the Board is hereby empowered to make and amend Rules and Regulations from time to time with regard to the use of the Facilities). Cenclub shall be entitled to the following relief in the event of violations of such rules and regulations:

Section 1. Negligence. A Member shall be liable to Cenclub for the expense of any maintenance, repair or replacement to the Facilities, including, but not limited to, the personal property of Cenclub made necessary by his or her violation of any portion of the Rules and Regulations or by his or her negligence or intentional misconduct, or by that of any member of his or her family or his or her occupants, tenants, guests, or invitees. Any sums due Cenclub by a Member under this Section shall be secured by a lien which shall be enforceable in the same manner as the lien provided for in Article VIII of these Bylaws.

Section 2. Fines. In addition to all other remedies provided hereunder, in the event a Member or anyone for whom a Member is responsible fails to comply with a provision of the rules and regulations, Cenclub shall have the right to impose a fine against the Member. The amount of any fine shall be determined by the Board of Directors of Cenclub, but in any event shall not exceed the maximum amount permitted by applicable law, if any.

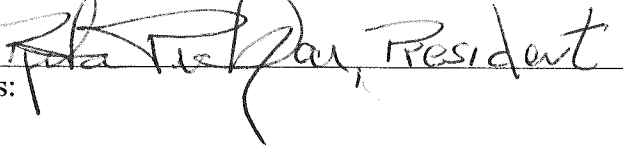
Section 3. Suspension of Use Rights. In addition to all other remedies provided hereunder, Cenclub shall have the right to suspend the rights of any Member and his or her occupants, tenants, guests, or invitees, to use any portion of the Facilities during any period of time during which the Member is delinquent in the payment of any financial obligation owed to Cenclub or in the event a Member or anyone for whom a Member is responsible fails to comply with a provision of the rules and regulations.

Section 4. Costs and Legal Fees. In any proceeding arising because of an alleged failure of a Member to comply with the Rules and Regulations, as the same may be amended from time to time, the prevailing party shall be entitled to recover the costs of the proceeding and such reasonable legal fees (including appellate legal fees).

Section 5. No Waiver of Rights. The failure of Cenclub to enforce any rule or regulation, as the same may be amended from time to time, shall not constitute a waiver of their right to do so thereafter.

Section 6. Election of Remedies. All rights, remedies and privileges granted to Cenclub pursuant hereto shall be deemed to be cumulative, and the exercise of any one or more shall neither be deemed to constitute an election of remedies, nor shall it preclude the party thus exercising the same from exercising such other additional rights, remedies or privileges as may be provided hereunder, by the Articles of Incorporation or by applicable law.

CENCLUB HOMEOWNERS ASSOCIATION, INC.

By  Resident  
Its:

**AMENDED AND RESTATED ARTICLES OF INCORPORATION  
OF  
CENCLUB HOMEOWNERS ASSOCIATION, INC.  
(A FLORIDA NOT-FOR-PROFIT CORPORATION)**

In order to form a corporation under and in accordance with the provisions of the laws of the State of Florida for the formation of corporations not-for-profit, we, the undersigned, hereby associate ourselves into a corporation for the purpose and with the powers hereinafter mentioned; and to that end we do, by these ARTICLES OF INCORPORATION, set forth:

**I.**

The name of this corporation is Cenclub Homeowners Association, Inc. which shall hereinafter be referred to herein as "Cenclub" or the "Corporation."

**II.**

The purpose for which Cenclub is organized is solely to provide an entity to acquire, own and operate those certain recreational facilities at Century Village, Deerfield Beach, Florida, more particularly described in Exhibit "A" to the Bylaws of Cenclub (hereinafter the "facilities") and as further provided in the Bylaws and to exercise Cenclub's contractual option to acquire and operate the facilities.

**III.**

Cenclub shall have the following powers:

1. Cenclub shall have all of the powers and privileges granted to corporations not for profit by Chapter 617, Florida Statutes, as the same may be renumbered or amended from time to time.

2. Cenclub shall have all of the powers reasonably necessary to implement and effectuate the purposes of the Corporation, including but not limited to:

(a) To make, establish and enforce rules and regulations governing the use of the facilities and all property owned and/or operated by Cenclub.

(b) To levy and collect assessments against the Members of Cenclub to pay all the expenses of Cenclub including, but not limited to, the provision of insurance, the acquiring, operating, leasing, managing and otherwise dealing with the facilities and all other property of Cenclub, whether real or personal, which may be necessary or convenient for the operation and management of Cenclub, and to do all things necessary to accomplish the purposes set forth in

these Articles of Incorporation, the Bylaws of Cenclub and the contractual commitments of Cenclub.

(c) To manage, maintain, insure, equip, improve, repair, reconstruct, pay taxes and expenses, replace, alter and operate Cenclub and its facilities and property and to contract with others for such purposes.

(d) To contract for the management of the facilities and all property owned and/or operated by Cenclub and to delegate to such management all or any part of the powers and duties of Cenclub.

(e) To enforce the provisions of Cenclub's Articles of Incorporation, Bylaws and the Rules and Regulations governing the use of the facilities and all property owned and/or operated by Cenclub.

(f) To enter into agreements for the use of the facilities with such persons or entities as it deems proper.

(g) To grant easements, licenses, etc. over and across all property owned and/or operated by Cenclub.

(h) To exercise, undertake and accomplish all of the rights, duties and obligations which may be granted to, or imposed upon Cenclub.

(i) To enter into agreements whereby Cenclub acquires real and personal property for the enjoyment, recreation or other use or benefit of its Members residing in the development known as Century Village, Deerfield Beach, Florida.

#### **IV.**

The qualification of Members, the manner of their admission, termination of such Membership, and voting by members ("Member") shall be as follows:

1. The owners ("Unit Owner") of all residential units ("Unit") in Century Village, Deerfield Beach, Florida ("Century Village") shall be Members of Cenclub, and no other persons or entities shall be entitled to Membership.

2. The Membership of any party shall be automatically terminated upon being divested of title to all residential units owned by such Member in Century Village provided, however, that said Membership shall run with the land and shall automatically transfer to the grantee thereof as an appurtenance to such Unit. Membership is nontransferable except as an appurtenance to and shall automatically transfer with title to and shall bind all future owners of such Unit.

3. On all matters on which the Membership shall be entitled to vote, each Member shall have one vote for each Unit owned by such Member. Such vote may be exercised or cast by the owner or owners of each Unit in such manner as is provided for in the Bylaws hereinafter adopted by Cenclub.



4. Persons other than Unit Owners may not be admitted to Membership in Cenclub.

5. Until such time as the facilities which Cenclub is intended to operate are conveyed to Cenclub by the execution and delivery of the deed of conveyance, the voting Membership of Cenclub shall be comprised of the Board of Directors of Cenclub, each of whom shall be entitled to cast one vote on all matters on which the Membership shall be entitled to vote as provided in the Bylaws.

6. Membership in Cenclub, including both the benefits and obligations thereof, shall run with a Member's Unit and shall, without further instrument, be deemed transferred automatically as an appurtenance thereto to any subsequent transferee of said Unit and said subsequent transferee shall be entitled to the benefits and be bound by the obligations of such Membership.

#### V.

Cenclub shall have perpetual existence.

#### VI.

The principal office of Cenclub shall be located in the Century Village Clubhouse located on a portion of that property defined herein as Cenclub. The registered office of the Association shall be located at Becker & Poliakoff, P.A., 1 East Broward Blvd., Suite 1800, Ft. Lauderdale, Florida 33301, and the registered agent at such address shall be Allen M. Levine, Esq.

#### VII.

The affairs of Cenclub will be managed by a Board of Directors ("Board") consisting of seven (7) directors who must be Members of Cenclub.

Directors of Cenclub shall be elected in the manner provided by the Bylaws. Directors may be removed and vacancies on the Board shall be filled in the manner provided by the Bylaws.

There shall be an election of directors held in January 2020, which shall be conducted in the manner provided in the Bylaws. The directors named in these Articles shall serve until the time provided in the Bylaws and any vacancies in their number occurring before the January 2020 election shall be filled by the remaining directors as provided for in the Bylaws of Cenclub.

The names and addresses of the members of the current Board of Directors who shall hold office until their successors are elected and have qualified, or until they resign or are removed, are as follows:

<u>Name</u>	<u>Address</u>
RITA PICKAR	1063 Oakridge F, Deerfield Beach, FL 33442
PHILIP RAYMOND	200 Lyndhurst M, Deerfield Beach, FL 33442

JAY R. BAIMEL	4058 Lyndhurst N, Deerfield Beach, FL 33442
MICHAEL RACKMAN	1041 Berkshire C, Deerfield Beach, FL 33442
SUSAN DOVE	19 Tilford B, Deerfield Beach, FL 33442
MARJORIE CAMPBELL	4019 Ellesmere B, Deerfield Beach, FL 33442
CAROLYN W. DAVIS	145 Grantham C, Deerfield Beach, FL 33442

#### **VIII.**

The officers of Cenclub shall serve at the pleasure of the Board of Directors and shall be deemed valid officers until replaced by the Board of Directors.

The Board shall have the power to create such additional officerships as authorized in the Bylaws.

#### **IX.**

Cenclub shall indemnify its officers and directors as provided in the Bylaws.

#### **X.**

Amendments to these Articles of Incorporation may be proposed and adopted in the manner set forth below:

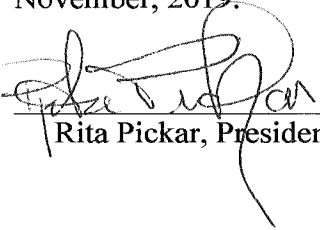
1. **PROPOSAL.** Amendments to these Articles may be proposed by the Board acting upon vote of the majority of the total number of directors.

2. **CALL FOR MEETING.** Upon any amendment or amendments to these Articles being proposed by said Board members, such proposed amendment or amendments shall be transmitted to the full Board, who shall thereupon call a Special Meeting of the Members of the Board for a date not sooner than two (2) days or later than sixty (60) days from receipt of such proposed amendment or amendments. It shall be the duty of the Secretary to give each Board Member written or printed notice of such meeting. The amendment must be approved by an affirmative vote of at least five (5) Members of the Board.

#### **XI.**

A Unit Owner's Membership interest cannot be assigned, hypothecated or transferred in any manner, except as an appurtenance to his Unit, subject to these Articles and the Bylaws. The funds and assets of Cenclub shall belong solely to Cenclub, subject to the limitation that the same be expended, held, or used for the benefit of the Membership and for the purposes authorized in these Article and the Bylaws of Cenclub.

IN WITNESS WHEREOF, the undersigned has affixed her signature this 10 day of November, 2019.

  
\_\_\_\_\_  
Rita Pickar, President

Prepared by and return to:  
Michael Boutzoukas, Esq.  
Becker & Poliakoff, P.A.  
1511 N. Westshore Blvd., Ste. 1000  
Tampa, FL 33607

**SPECIAL WARRANTY DEED**

**THIS DEED**, made this 31st day of December, 2019, **CVRF DEERFIELD, LIMITED, a Florida limited partnership**, whose mailing address is 117 W. 72<sup>nd</sup> Street, Suite 5W, New York, NY 10023-3204 as “GRANTOR,” and **CENCLUB HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation**, whose mailing address is c/o Century Village East Clubhouse 2400 Century Blvd., Deerfield Beach, FL 33442, as “GRANTEE.”

(Whenever used herein, the terms “GRANTOR” and “GRANTEE” include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

**WITNESSETH:**

The GRANTOR, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations in hand paid to GRANTOR by said GRANTEE, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the GRANTEE the following described real property, and rights and interest in real property located and situated in the County of Broward and State of Florida, to wit:

SEE EXHIBIT “A” ATTACHED HERETO AND MADE A PART HEREOF (the “Property”).

This Deed is executed in connection with that certain option agreement, as described in that Option Contract for Sale and Purchase, attached as Schedule C to the Declaration of Restrictive Covenants recorded in Official Records Book 6521, Page 151, as assigned and amended, of the public records of Broward County, Florida, (the “Agreement”), dated December 20, 1976 (“Option Agreement:”), as thereafter amended.

This conveyance is subject to the following:

1. Taxes and assessments for the year 2020 and years subsequent thereto.
2. All matters of record in the Public Records of Broward County, including, without limitation, declarations, plats, covenants, conditions, reservations, restrictions, dedications and easements of record.
3. Zoning and/or other restrictions and prohibitions imposed by governmental authority.
4. Public utility easements of record.

5. Terms and conditions of the long-term recreational facilities leases, including but not limited to that certain Long Term Lease recorded in Official Records Book 6521, Page 167, and amendments recorded in Official Records Book 6065, Page 850, Official Records Book 8491, Page 483 and Official Records Book 9642, Page 1, as assigned by Century Village to CRVF Deerfield, Limited, a Florida limited partnership in Official Records Book 9987, Page 460, all of the Public Records of Broward County, Florida, as amended ("Long Term Lease") and all leases affecting the Property entered into prior to the Long Term Lease ("Long Term Leases").

6. Options to purchase the Property set forth in the Long Term Leases.

7. Subject to master management agreement providing for provisions of community facilities in accordance with such individual contracts between residents of Century Village, Deerfield Beach, Florida and the Master Management Firm defined therein and Century Village East, Inc.

8. Any franchise, concession or other agreements affecting said Property.

9. Terms and conditions of the Option Agreement for Sale and Purchase between Century Village East, Inc. and Cenclub Homeowners Association, Inc. contained in Schedule C to the Declaration of Restrictive Covenants recorded in Official Records Book 6521, Page 151, Amendments recorded in Official Records Book 6881, Page 589, Official Records Book 7420, Page 539 and in Official Records Book 9977, Page 1 re-recorded in Official Records Book 9987, Page 399, and assigned to CVRF Deerfield, Limited, a Florida limited partnership recorded in Official Records Book 9987, Page 494, as affected by Agreement as to Option Exercise Date recorded in Official Records Book 30732, Page 990, all of the Public Records of Broward County, Florida ("Option Agreement").

9. That certain purchase money mortgage encumbering the Property, and executed contemporaneously herewith by GRANTEE in favor of GRANTOR and recorded in the Public Records of Broward County, Florida (the "Purchase Money Mortgage").

10. That certain declaration of restrictive covenants restricting the use of the Property to recreational purposes only for a period of ninety-nine (99) years executed contemporaneously herewith and recorded in the Public Records of Broward County, Florida.

11. GRANTEE hereby acknowledged and reaffirms each of the continuing covenants (each a "Continuing Covenant" and collectively referred to as the "Continuing Covenants") set forth in Section 28 of the Option Agreement except that, other than the Purchase Money Mortgage, there are no mortgage or like security instruments affecting the Property as described in Section 28(b), and Section 28(d) shall have no application after closing.

**TOGETHER** with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

**TO HAVE AND TO HOLD** the same in fee simple forever.

The GRANTOR hereby specially warrants the title to the said real property, and will defend the same, against the lawful claims of all persons claiming by, through or under the said GRANTOR.

GRANTOR and GRANTEE covenant and agree that it is not the intention of the parties that a merger of title be effected by this conveyance, and the interest of Grantee as Landlord by assignment of the Long Term Leases under that certain Assignment and Assumption of Leases of even date herewith, which Long Term Leases shall remain in full force and effect and may be enforced upon by Grantee as provided for in each of said Leases so assigned as to all sublessees, users and occupants of the above-described property.

GRANTEE, by acceptance and recordation of this Special Warranty Deed, expressly and specifically approves, accepts, covenants and agrees to be bound by and to assume performance of all of the applicable provisions and requirements set forth in the recorded Declaration of Condominium described above and all amendments and/or supplements thereto, which provisions and requirements are acknowledged by Grantee to be reasonable, fair, and all of which are incorporated herein by this reference.

[SIGNATURES AND EXHIBIT "A" TO FOLLOW]

IN WITNESS WHEREOF, GRANTOR has caused this Special Warranty Deed to be executed by its duly authorized representative on the day and year first above written.

Signed, sealed and delivered  
in the presence of

Leslie Giasi  
Witness signature

Leslie Giasi  
Witness print name

Arnold W. Mazel  
Witness signature

\_\_\_\_\_  
Witness print name

CVRF DEERFIELD, LIMITED,  
a Florida limited partnership

By: HOLROD REALTY HOLDING  
CORPORATION, a New York  
corporation, its General Partner

By: James A. Nicholson  
James A. Nicholson, President

STATE OF NEW YORK

COUNTY OF New York

On this 27 day of December, 2019, before me, the undersigned notary public, appeared James A. Nicholson, as president of Holrod Realty Holding Corporation, a New York corporation, the general partner of CVRF Deerfield, Limited, a Florida limited partnership, and who is personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument to be the individual whose name is subscribed to within.

Arnold W. Mazel  
Notary Public

Printed Name: Arnold W. Mazel

ARNOLD I MAZEL  
NOTARY PUBLIC-STATE OF NEW YORK  
No. 02MA5057099  
Qualified In Queens County  
My Commission Expires 03-18-2022

[Seal]

SPECIAL WARRANTY DEED

**EXHIBIT A**

Legal description of the Property:

**Parcel 1:**

**"CLUBHOUSE AREA"**

**A parcel of land in Sections 2 and 3, Township 48 South, Range 42 East, Broward County, Florida; said parcel of land being more specifically described as follows:**

**From the Southwest corner of said Section 2, bear North 01 degrees 15' 00" West, along the West line of said Section 2, a distance of 1980.75 feet to the Point of Beginning;**

**Thence, North 60 degrees 00' 00" East, a distance of 53.18 feet; thence, South 30 degrees 00' 00" East, a distance of 84.07 feet; thence, North 60 degrees 00' 00" East, a distance of 229.78 feet; thence, North 15 degrees 00' 00" West, a distance of 165.00 feet; thence, North 12 degrees 25' 42" East, a distance of 223.77 feet; thence, North 44 degrees 00' 00" East, a distance of 200.00 feet; thence, North 64 degrees 32' 51" East, a distance of 125.00 feet; thence, North 03 degrees 10' 00" West, a distance of 115.32 feet; thence, North 36 degrees 00' 00" East, a distance of 202.96 feet to a point on the Southerly right of way line of Century Boulevard; said right of way line being a curve concave to the North, having a delta angle of 29 degrees 52' 47", a radius of 1550.00 feet, a chord distance of 799.20 feet and whose center bears North 0 degrees 37' 46" West; thence, along the arc of said curve, a distance of 803.32 feet; thence, North 29 degrees 15' 01" East, a distance of 10.00 feet; thence, North 58 degrees 50' 23" West, a distance of 299.88 feet; thence, North 60 degrees 45' 00" East, a distance of 200.11 feet; thence, South 29 degrees 15' 00" West, a distance of 490.82 feet; thence, South 47 degrees 46' 20" East, a distance of 290.00 feet; thence, South 45 degrees 22' 44" East, a distance of 262.34 feet; thence, due South, a distance of 345.00 feet; thence, South 56 degrees 50' 33" East, a distance of 89.88 feet; thence, South 30 degrees 00' 00" East, a distance of 329.76 feet; thence North 60 degrees 00' 00" East, a distance of 128.30 feet to the Point of Beginning.**

**Parcel 2:**

**LEGAL DESCRIPTION FOR TENNIS COURTS**

**A parcel of land in the West one-half of Section 2, Township 48 South, Range 42 East, Broward County, Florida; said parcel of land being specifically described as follows:**



**Begin at the intersection of the East line of the West one-half of said Section 2, with the Southerly right of way line of State Road No. 810, (a 100 foot road right of way);**

**Thence, bear South 01 degrees 14' 29" East, along the East line of said West one-half of Section 2, a distance of 1415.00 feet to the South boundary line of the Administration Building Parcel;**

**Thence, South 89 degrees 01' 04" West, along said South boundary line, a distance of 309.33 feet to the Point of Beginning;**

**Thence, continue South 89 degrees 01' 04" West, a distance of 100.00 feet; thence, North 00 degrees 58' 56" West, a distance of 118.50 feet; thence, North 89 degrees 01' 04" East, a distance of 100.00 feet; thence, South 00 degrees 58' 56" East, a distance of 118.50 feet to the Point of Beginning.**

**Parcel 3:**

**LEGAL DESCRIPTION FOR LYNDHURST RECREATION AREA  
NORTH**

**A parcel of land in Section 3, Township 48 South, Range 42 East, Broward County, Florida; said parcel of land being specifically described as follows:**

**From the Southeast corner of said Section 3, bear North 01 degrees 15' 00" West, along the East line of said Section, a distance of 2636.99 feet;**

**Thence, due West, a distance of 1582.85 feet to the Point of Beginning.**

**Thence, South 11 degrees 40' 00" West, a distance of 115.50 feet; thence, North 78 degrees 20' 00" West, a distance of 35.00 feet; thence, South 11 degrees 40' 00" West, a distance of 35.00 feet; thence, North 78 degrees 20' 00" West, a distance of 128.46 feet to a point on the East right of way line of Century Boulevard South; thence, North 19 degrees 45' 00" West, along said right of way line, a distance of 147.39 feet;**

**Thence, North 70 degrees 15' 00" East, a distance of 140.17 feet; thence, South 56 degrees 30' 00" East, a distance of 130.00 feet to the Point of Beginning.**

**Parcel 4:**

**LEGAL DESCRIPTION FOR LYNDHURST RECREATION AREA  
SOUTH**

**A parcel of land in Section 3, Township 48 South, Range 42 East, Broward County, Florida; said parcel of land being specifically described as follows:**

**From the Southeast corner of said Section 3, bear North 01 degrees 15' 00" West, along the East line of said Section, a distance of 1217.05 feet to a point on a curve concave to the South, having a radius of 1690.00 feet, a central angle of 07 degrees 07' 01", a chord bearing of North 83 degrees 09' 43" West and a chord distance of 209.79 feet; said curve being the North right of way line of Century Boulevard South and said point being the Point of Beginning.**

**Thence, Westerly, along the arc of said curve, a distance of 209.92 feet to the end of said curve; thence, due North, a distance of 149.87 feet; thence, due East, a distance of 169.49 feet; thence, due South, a distance of 42.19 feet; thence, South 47 degrees 15' 00" East, a distance of 50.37 feet to a point on the East line of said Section 3, thence, South 01 degrees 15' 00" East, along said section line, a distance of 96.11 feet to a point on the North right of way line of Century Boulevard South and the Point of Beginning.**

**Parcel 5:**

#### **GRANTHAM RECREATION AREA**

**A parcel of land in Section 2, Township 48 South, Range 42 East, Broward County, Florida; said parcel of land being specifically described as follows:**

**From the Southwest corner of said Section 2, bear North 01 degrees 15 minutes 00 seconds West, along the West line of said Section 2, a distance of 1659.59 feet; Thence, due East, a distance of 680.84 feet to the Point of Beginning; Thence, continue due East, a distance of 74.49 feet to a point of curvature of a curve to the right, having a radius of 56.00 feet, a central angle of 150 degrees 00 minutes 00 seconds and a chord bearing of South 15 degrees 00 minutes 00 seconds East; Thence, Southerly, along the arc of said curve, a distance of 146.61 feet to the Point of Tangency; Thence, South 60 degrees 00 minutes 00 seconds West, a distance of 55.50 feet to a point of curvature of a curve to the right, having a radius of 65.00 feet, a central angle of 90 degrees 00 minutes 00 seconds and a chord bearing of North 75 degrees 00 minutes 00 seconds West; Thence, Westerly, along the arc of said curve, a distance of 102.10 feet to the Point of Tangency; Thence, North 30 degrees 00 minutes 00 seconds West; a distance of 28.24 feet to a point of curvature of a curve to the right, having a radius of 56.00 feet, a central angle of 120 degrees 00 minutes 00 seconds and a chord bearing of North 30 degrees 00 minutes 00 seconds East; Thence, Northerly, along the arc of said curve, a distance of 117.29 feet to the Point of Beginning.**

**Parcel 6:**

**ASHBY RECREATION AREA**

**A parcel of land in Section 2, Township 48 South, Range 42 East, Broward County, Florida; said parcel of land being specifically described as follows:**

**From the Southwest corner of said Section 2, bear North 01 degrees 15 minutes 00 seconds West, along the West line of said Section 2, a distance of 1562.73 feet; Thence, due East, a distance of 1640.26 feet to the Point of Beginning; Thence, North 55 degrees 00 minutes 00 seconds East, a distance of 184.77 feet; Thence, South 66 degrees 38 minutes 41 seconds East, a distance of 41.86 feet to a point on a curve concave to the Northwest having a radius of 1010.00 feet; a central angle of 18 degrees 24 minutes 01 seconds, a chord bearing of South 32 degrees 33 minutes 20 seconds West and a chord distance of 332.96 feet; said curve being the West right of way line of Century Boulevard South; Thence, Southwesterly, along the arc of said curve, a distance of 324.36 feet to the end of said curve; Thence, North 05 degrees 00 minutes 00 seconds West, a distance of 183.53 feet to the Point of Beginning.**

**Parcel 7:**

**DURHAM RECREATION AREA**

**A parcel of land located in Section 3, Township 48 South, Range 42 East, Broward County, Florida, described as follows:**

**From the Southeast corner of Section 3, proceed North 01 degrees 15 minutes 00 seconds West, a distance of 2685.49 feet, along the East line of said Section 3, to the East one-quarter corner; thence North 01 degrees 12 minutes 39 seconds West, along the East line of said Section 3, a distance of 1457.53 feet; thence due West, a distance of 30.52 feet to the Point of Beginning; thence, due South, a distance of 31.19 feet; thence South 76 degrees 22 minutes 45 seconds West, a distance of 174.42 feet to a point of curvature of a curve to the left, (curve Data: Delta Angle 30 degrees 00 minutes 00 seconds, Radius = 186.60 feet; Chord Bearing = South 64 degrees 22 minutes 45 seconds West; Chord Distance = 96.59 feet); thence, along the arc of the curve, a distance of 97.70 feet; thence South 49 degrees 22 minutes 45 seconds West, a distance of 50.00 feet; thence North 40 degrees 37 minutes 15 seconds West, a distance of 59.39 feet to a Point of Curvature of a curve to the left, (Curve Data: Delta Angle = 37 degrees 59 minutes 00 seconds; Radius = 132.52 feet; Chord Bearing = North 59 degrees 36 minutes 45 seconds West; Chord Distance = 86.25 feet); thence, along the arc of the curve, a distance of 87.85 feet; thence, North 11 degrees 45 minutes 40 seconds East, a distance of 39.99 feet; thence, South 78 degrees 14 minutes 20 seconds East, a distance of 36.00 feet; thence, North 11 degrees 45 minutes 40 seconds East, a distance of 17.50 feet; thence, due East, a distance of 362.59 feet to the Point of Beginning.**

**Parcel 8:**

**UPMINSTER RECREATION AREA**

**A parcel of land in Section 2, Township 48 South, Range 42 East, Broward County, Florida; said parcel of land being specifically described as follows:**

**From the Southwest corner of Section 2, bears North 01 degrees 15 minutes 00 seconds West, along the West line of said Section 2, a distance of 2685.49 feet to the West quarter section corner of said Section 2; thence, North 01 degrees 12 minutes 39 seconds West, along said West line, a distance of 679.45 feet; thence, due East, a distance of 1751.67 feet to a point on a curve concave to the Northwest, having a radius of 920.00 feet, a central angle of 13 degrees 34 minutes 08 seconds, a chord bearing of North 32 degrees 48 minutes 24 seconds East and a chord distance of 188.59 feet; said curve being the East right of way line of Century Boulevard South and the Point of Beginning; thence, Northeasterly, along the arc of said curve, a distance of 188.92 feet to the end of said curve; thence, North 89 degrees 01 minutes 04 seconds East, a distance of 100.00 feet; thence, due South, a distance of 66.32 feet; thence, due West, a distance of 50.00 feet; thence, due South, a distance of 175.00 feet; thence, due West, a distance of 94.85 feet; thence North 35 degrees 15 minutes 00 seconds West, a distance of 99.30 feet to the Point of Beginning.**

**Parcel 9:**

**MARKHAM RECREATION AREA**

**A parcel of land in Section 3, Township 48 South, Range 42 East, Broward County, Florida; said parcel of land being specifically described as follows:**

**From the Southeast corner of said Section 3, bear North 01 degrees 15 minutes 00 seconds West, along the East line of said Section, a distance of 1335.97 feet; thence due West, a distance of 1396.95 feet to the Point of Beginning; thence South 15 degrees 40 minutes 00 seconds West, a distance of 179.13 feet; thence, South 22 degrees 40 minutes 00 seconds East, a distance of 154.01 feet; thence South 03 degrees 50 minutes 26 seconds West, a distance of 18.16 feet to a point on a curve concave to the North, having a radius of 470.00, a central angle of 54 degrees 46 minutes 28 seconds, a chord bearing of North 58 degrees 46 minutes 17 seconds West and a chord distance of 432.40 feet; said curve being the North right of way line of Century Boulevard South, Thence, Northwesterly, along the arc of said curve, a distance of 449.32 feet to the end of said curve; thence, South 86 degrees 50 minutes 00 seconds East, a distance of 238.97 feet; thence, North 15 degrees 40 minutes 00 seconds East, a distance of 150.00 feet; thence, South 74 degrees 20 minutes 00 seconds East, a distance of 84.00 feet to the Point of Beginning.**

**Parcel 10:**

### **BERKSHIRE RECREATION AREA**

**A parcel of land located in Section 2, Township 48 South, Range 42 East, Broward County, Florida, said parcel of land being more specifically described as follows:**

**From the Southwest corner of Section 2, bear North 01 degrees 15 minutes 00 seconds West, along the West line of said Section 2, a distance of 2685.49 feet to the West one-quarter corner; Thence, North 89 degrees 40 minutes 07 seconds East, a distance of 1245.51 feet to the Point of Beginning; Thence, due East, a distance of 305.63 feet; thence, due South, a distance of 125.61 feet; thence, South 59 degrees 01 minutes 04 seconds West, a distance of 176.48 feet; thence, North 60 degrees 58 minutes 56 seconds West, a distance of 176.48 feet; thence, due North, a distance of 130.85 feet to the Point of Beginning.**

**Parcel 11:**

### **RICHMOND RECREATION AREA**

**A parcel of land in Section 2, Township 48 South, Range 42 East, Broward County, Florida; said parcel of land being specifically described as follows:**

**From the Southwest corner of said Section 2, bear North 01 degrees 15 minutes 00 seconds West, along the West line of said Section , a distance of 1568.55 feet; thence, due East, a distance of 1879.59 feet to the Point of Beginning; thence, South 60 degrees 00 minutes 00 seconds East, a distance of 287.00 feet; thence, South 35 degrees 00 minutes 00 seconds West, a distance of 123.13 feet; thence South 05 degrees 00 minutes 00 seconds West, a distance of 215.20 feet; thence, South 65 degrees 00 minutes 00 seconds West, a distance of 215.20 feet; thence, South 65 degrees 00 minutes 00 seconds West, a distance of 51.11 feet to a point on the North right-of-way line of East Drive; thence, North 16 degrees 32 minutes 00 seconds West, along said right-of-way line, a distance of 176.70 feet to a point of curvature of a curve to the left, having a radius of 194.25 feet, a central angle of 35 degrees 55 minutes 09 seconds, a chord bearing of North 34 degrees 29 minutes 35 seconds West, and a chord distance of 119.79 feet; said curve being said right-of-way line; thence, Northwesterly, along the arc of said curve, a distance of 121.78 feet to the point of tangency; thence; North 52 degrees 27 minutes 09 seconds West, along said right-of-way line, a distance of 105.18 feet to the Easterly right-of-way line of Century Boulevard South; said righ-of-way line being a curve concave to the West, having a radius of 1090.00 feet; a central angle of 09 degrees 05 minutes 03 seconds, a chord bearing of North 30 degrees 54 minutes 04 seconds East and a chord distance of 172.64 feet; thence, Northeasterly, along the arc of said curve, a distance of 172.82 feet to the Point of Beginning.**

**Parcel 12:**

### **WESTBURY RECREATION AREA**

**A parcel of land in Section 2, Township 48 South, Range 42 East, Broward County, Florida; said parcel of land being specifically described as follows:**

**From the Southwest corner of said Section 2, bear North 01 degrees 15 minutes 00 seconds West, along the West line of said Section, a distance of 2685.49 feet to the West quarter Section corner of said Section 2; thence, North 01 degrees 12 minutes 39 seconds West, along said West section line, a distance of 1645.84 feet; thence, due East, a distance of 1341.54 feet to the Point of Beginning; thence, due North, a distance of 107.00 feet; thence, due East, a distance of 36.00 feet; thence, due North, a distance of 41.00 feet; thence, due East, a distance of 130.00 feet; thence, due South, a distance of 112.00 feet; thence, due West, a distance of 36.00 feet; thence, due South, a distance of 72.00 feet; thence, due West, a distance of 90.00 feet; thence, due North, a distance of 36.00 feet; thence, due West, a distance of 40.00 feet to the Point of Beginning.**

**Parcel 13:**

#### **VENTNOR RECREATION AREA**

**A parcel of land in Section 3, Township 48 South, Range 42 East, Broward County, Florida; said parcel being specifically described as follows:**

**From the Southeast corner of Section 3, bear North 01 degrees 15 minutes 00 seconds West, along the East line of said Section 3, a distance of 2685.49 feet to the East one-quarter section corner; thence, North 01 degrees 12 minutes 329 seconds West, along said East section line, a distance of 100.15 feet; thence, due West, a distance of 2684.69 feet to the Point of Beginning. Thence, South 88 degrees 19 minutes 56 seconds West, a distance of 297.63 feet; thence, North 23 degrees 47 minutes 53 seconds West, a distance of 43.37 feet; thence, North 01 degrees 13 minutes 22 seconds West, a distance of 120.00 feet; thence, South 88 degrees 46 minutes 38 seconds West, a distance of 40.00 feet; thence, North 01 degrees 13 minutes 22 seconds West, a distance of 317.00 feet; thence, North 88 degrees 46 minutes 38 seconds East, a distance of 93.34 feet; thence South 01 degrees 00 minutes 00 seconds East, a distance of 182.58 feet; thence South 31 degrees 00 minutes 00 seconds East, a distance of 158.24 feet; thence South 51 degrees 00 minutes 00 seconds East, a distance of 239.73 feet to the Point of Beginning.**

**Parcel 14:**

#### **OAKRIDGE RECREATION AREA**

**A parcel of land in Section 3, Township 48 South, Range 42 East, Broward County, Florida; said parcel of land being specifically described as follows:**

**From the Southeast corner of said Section 3, bear North 01 degrees 15 minutes 00 seconds West, along the East line of said section, a distance of 1132.19 feet; thence, due West, a distance of 1792.51 feet to a point of the Southwesterly right of way line of Century Boulevard and the Point of Beginning; thence South 50 degrees 00 minutes 00**

seconds West, a distance of 180.00 feet; thence North 40 degrees 00 minutes 00 seconds West, a distance of 86.11 feet; thence, due West, a distance of 119.61 feet to a point on the East line of the "Nature Preserve"; thence, due North, along said East line, a distance of 100.00 feet; thence, due East, a distance of 277.68 feet to a point on a curve concave to the Northeast, having a radius of 550.00 feet; a central angle of 06 degrees 23 minutes 36 seconds, a chord bearing of South 34 degrees 58 minutes 48 seconds East and a chord distance of 6.34 feet; said curve being on the Southwesterly right of way line of Century Boulevard; thence, Southeasterly, along the arc of said curve, a distance of 61.37 feet to the end of said curve and the Point of Beginning.

**Parcel 15:**

#### **NEWPORT RECREATION AREA**

**A parcel of land in Section 3, Township 48 South, Range 42 East, Broward County, Florida; said parcel being specifically described as follows:**

**From the Southeast corner of said Section 3, bear North 01 degrees 15 minutes 00 seconds West, along the East line of said section, a distance of 288.42 feet; thence, due West, a distance of 2458.61 feet to the Point of Beginning; thence, South 82 degrees 48 minutes 15 seconds West, a distance of 203.11 feet; thence South 89 degrees 19 minutes 00 seconds West, a distance of 198.21 feet; thence, North 00 degrees 41 minutes 00 seconds West, a distance of 145.00 feet; thence, North 89 degrees 19 minutes 00 seconds East, a distance of 280.97 feet; thence, South 45 degrees 00 minutes 00 seconds East, a distance of 170.46 feet to the Point of Beginning.**

3 Broward County Property Appraiser's Network

Page 1 of 11

This Instrument was prepared by:  
Broward County Property Appraiser's Office  
115 S. Andrews Ave. Room 111  
Fort Lauderdale, FL 33301-1899  
954-357-6830 - [www.bcpa.net](http://www.bcpa.net)

Re: Property ID: 484203-00-0238

## NOTICE OF INSUFFICIENCY OF DEED

COMES NOW Marty Kiar, in his official capacity as the Broward County Property Appraiser, by and through the undersigned Deputy Property Appraiser who, being duly sworn and under oath, gives notice to the following parties:

CENCLUB HOMEOWNERS ASSN INC

CVRF DEERFIELD  
117 W 72 ST #5W  
NEW YORK NY 10023

that upon review the attached deed(attached hereto as Exhibit A) recorded in the official records of Broward County, Instrument # 116264494, appears to be legally insufficient for the following reasons:

- There is an issue with the legal description in the Deed. The description in your Deed does not correctly or completely match the full legal description of record for this property. If you used a title company, you should contact them so they may fix the error and re-record it as a Corrective Deed. If the Deed was self-prepared, you should correct the Deed and re-record it as a Corrective Deed. If you have any questions, please contact us at 954-357-6846.
- The Special Warranty Deed recorded has two parcels that have errors. The parcel 484203-00-0153 in the 3 paragraph on line 11 it reads 9f and it should read of. In paragraph 3 line 13 it reads 803.32 and it should be 808.32. In the same paragraph on line 17 it reads South 47 degrees 46'20" East and it should be South 57 degrees 46'20" East. Please refer back to Book 9987 Page 453. In parcel 484203-00-0340 in the second paragraph in line five reads 198.21 and it should be 196.21. Please refer back to Book 9987 Page 459. If you have any questions please contact Maria Fonseca at (954) 357-6508 or via email at [mfonseca@bcpa.net](mailto:mfonseca@bcpa.net).

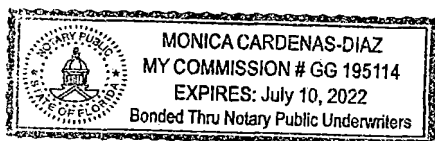
Accordingly, said property transfer will not be entered into the official tax roll of Broward County. Done this 6th day of March, 2020, in Fort Lauderdale, Broward County, Florida.

MARTY KIAR  
BROWARD COUNTY PROPERTY APPRAISER

By: Patti Huston  
Patti Huston, Deputy Appraiser  
954-357-6846

STATE OF FLORIDA  
COUNTY OF BROWARD  
Sworn to or affirmed and signed by me on March 6, 2020 by Patti Huston, a Deputy Appraiser, who is personally known.

[Seal]



[Signature]  
NOTARY PUBLIC



Instr# 116264494 , Page 1 of 12, Recorded 12/31/2019 at 04:12 PM  
Broward County Commission  
Deed Doc Stamps: \$32804.80

Prepared by and return to:  
Michael Boutzoukas, Esq.  
Becker & Poliakoff, P.A.  
1511 N. Westshore Blvd., Ste. 1000  
Tampa, FL 33607

**SPECIAL WARRANTY DEED**

**THIS DEED**, made this 31st day of December, 2019, **CVRF DEERFIELD, LIMITED**, a Florida limited partnership, whose mailing address is 117 W. 72<sup>nd</sup> Street, Suite 5W, New York, NY 10023-3204 as "GRANTOR," and **CENCLUB HOMEOWNERS ASSOCIATION, INC.**, a Florida not-for-profit corporation, whose mailing address is c/o Century Village East Clubhouse 2400 Century Blvd., Deerfield Beach, FL 33442, as "GRANTEE."

(Whenever used herein, the terms "GRANTOR" and "GRANTEE" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

**W I T N E S S E T H:**

The GRANTOR, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations in hand paid to GRANTOR by said GRANTEE, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the GRANTEE the following described real property, and rights and interest in real property located and situated in the County of Broward and State of Florida, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF (the "Property").

This Deed is executed in connection with that certain option agreement, as described in that Option Contract for Sale and Purchase, attached as Schedule C to the Declaration of Restrictive Covenants recorded in Official Records Book 6521, Page 151, as assigned and amended, of the public records of Broward County, Florida, (the "Agreement"), dated December 20, 1976 ("Option Agreement:"), as thereafter amended.

This conveyance is subject to the following:

1. Taxes and assessments for the year 2020 and years subsequent thereto.
2. All matters of record in the Public Records of Broward County, including, without limitation, declarations, plats, covenants, conditions, reservations, restrictions, dedications and easements of record.
3. Zoning and/or other restrictions and prohibitions imposed by governmental authority.
4. Public utility easements of record.

5. Terms and conditions of the long-term recreational facilities leases, including but not limited to that certain Long Term Lease recorded in Official Records Book 6521, Page 167, and amendments recorded in Official Records Book 6065, Page 850, Official Records Book 8491, Page 483 and Official Records Book 9642, Page 1, as assigned by Century Village to CRVF Deerfield, Limited, a Florida limited partnership in Official Records Book 9987, Page 460, all of the Public Records of Broward County, Florida, as amended ("Long Term Lease") and all leases affecting the Property entered into prior to the Long Term Lease ("Long Term Leases").

6. Options to purchase the Property set forth in the Long Term Leases.

7. Subject to master management agreement providing for provisions of community facilities in accordance with such individual contracts between residents of Century Village, Deerfield Beach, Florida and the Master Management Firm defined therein and Century Village East, Inc.

8. Any franchise, concession or other agreements affecting said Property.

9. Terms and conditions of the Option Agreement for Sale and Purchase between Century Village East, Inc. and Cenclub Homeowners Association, Inc. contained in Schedule C to the Declaration of Restrictive Covenants recorded in Official Records Book 6521, Page 151, Amendments recorded in Official Records Book 6881, Page 589, Official Records Book 7420, Page 539 and in Official Records Book 9977, Page 1 re-recorded in Official Records Book 9987, Page 399, and assigned to CVRF Deerfield, Limited, a Florida limited partnership recorded in Official Records Book 9987, Page 494, as affected by Agreement as to Option Exercise Date recorded in Official Records Book 30732, Page 990, all of the Public Records of Broward County, Florida ("Option Agreement").

9. That certain purchase money mortgage encumbering the Property, and executed contemporaneously herewith by GRANTEE in favor of GRANTOR and recorded in the Public Records of Broward County, Florida (the "Purchase Money Mortgage").

10. That certain declaration of restrictive covenants restricting the use of the Property to recreational purposes only for a period of ninety-nine (99) years executed contemporaneously herewith and recorded in the Public Records of Broward County, Florida.

11. GRANTEE hereby acknowledged and reaffirms each of the continuing covenants (each a "Continuing Covenant" and collectively referred to as the "Continuing Covenants") set forth in Section 28 of the Option Agreement except that, other than the Purchase Money Mortgage, there are no mortgage or like security instruments affecting the Property as described in Section 28(b), and Section 28(d) shall have no application after closing.

**TOGETHER** with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

**TO HAVE AND TO HOLD** the same in fee simple forever.

The GRANTOR hereby specially warrants the title to the said real property, and will defend the same, against the lawful claims of all persons claiming by, through or under the said GRANTOR.

**EXHIBIT A**

Legal description of the Property:

**Parcel 1:**

**"CLUBHOUSE AREA"**

**A parcel of land in Sections 2 and 3, Township 48 South, Range 42 East, Broward County, Florida; said parcel of land being more specifically described as follows:**

**From the Southwest corner of said Section 2, bear North 01 degrees 15' 00" West, along the West line of said Section 2, a distance of 1980.75 feet to the Point of Beginning;**

**Thence, North 60 degrees 00' 00" East, a distance of 53.18 feet; thence, South 30 degrees 00' 00" East, a distance of 84.07 feet; thence, North 60 degrees 00' 00" East, a distance of 229.78 feet; thence, North 15 degrees 00' 00" West, a distance of 165.00 feet; thence, North 12 degrees 25' 42" East, a distance of 223.77 feet; thence, North 44 degrees 00' 00" East, a distance of 200.00 feet; thence, North 64 degrees 32' 51" East, a distance of 125.00 feet; thence, North 03 degrees 10' 00" West, a distance of 115.32 feet; thence, North 36 degrees 00' 00" East, a distance of 202.96 feet to a point on the Southerly right of way line of Century Boulevard; said right of way line being a curve concave to the North, having a delta angle of 29 degrees 52' 47", a radius 9f 1550.00 feet, a chord distance of 799.20 feet and whose center bears North 0 degrees 37' 46" West; thence, along the arc of said curve, a distance of 803.32 feet; thence, North 29 degrees 15' 01" East, a distance of 10.00 feet; thence, North 58 degrees 50' 23" West, a distance of 299.88 feet; thence, North 60 degrees 45' 00" East, a distance of 200.11 feet; thence, South 29 degrees 15' 00" West, a distance of 490.82 feet; thence, South 47 degrees 46' 20" East, a distance of 290.00 feet; thence, South 45 degrees 22' 44" East, a distance of 262.34 feet; thence, due South, a distance of 345.00 feet; thence, South 56 degrees 50' 33" East, a distance of 89.88 feet; thence, South 30 degrees 00' 00" East, a distance of 329.76 feet; thence North 60 degrees 00' 00" East, a distance of 128.30 feet to the Point of Beginning.**

**Parcel 2:**

**LEGAL DESCRIPTION FOR TENNIS COURTS**

**A parcel of land in the West one-half of Section 2, Township 48 South, Range 42 East, Broward County, Florida; said parcel of land being specifically described as follows:**

Begin at the intersection of the East line of the West one-half of said Section 2, with the Southerly right of way line of State Road No. 810, (a 100 foot road right of way);

Thence, bear South 01 degrees 14' 29" East, along the East line of said West one-half of Section 2, a distance of 1415.00 feet to the South boundary line of the Administration Building Parcel;

Thence, South 89 degrees 01' 04" West, along said South boundary line, a distance of 309.33 feet to the Point of Beginning;

Thence, continue South 89 degrees 01' 04" West, a distance of 100.00 feet; thence, North 00 degrees 58' 56" West, a distance of 118.50 feet; thence, North 89 degrees 01' 04" East, a distance of 100.00 feet; thence, South 00 degrees 58' 56" East, a distance of 118.50 feet to the Point of Beginning.

Parcel 3:

**LEGAL DESCRIPTION FOR LYNDBURST RECREATION AREA  
NORTH**

A parcel of land in Section 3, Township 48 South, Range 42 East, Broward County, Florida; said parcel of land being specifically described as follows:

From the Southeast corner of said Section 3, bear North 01 degrees 15' 00" West, along the East line of said Section, a distance of 2636.99 feet;

Thence, due West, a distance of 1582.85 feet to the Point of Beginning.

Thence, South 11 degrees 40' 00" West, a distance of 115.50 feet; thence, North 78 degrees 20' 00" West, a distance of 35.00 feet; thence, South 11 degrees 40' 00" West, a distance of 35.00 feet; thence, North 78 degrees 20' 00" West, a distance of 128.46 feet to a point on the East right of way line of Century Boulevard South; thence, North 19 degrees 45' 00" West, along said right of way line, a distance of 147.39 feet;

Thence, North 70 degrees 15' 00" East, a distance of 140.17 feet; thence, South 56 degrees 30' 00" East, a distance of 130.00 feet to the Point of Beginning.

Parcel 4:

**LEGAL DESCRIPTION FOR LYNDBURST RECREATION AREA  
SOUTH**

A parcel of land in Section 3, Township 48 South, Range 42 East, Broward County, Florida; said parcel of land being specifically described as follows:

From the Southeast corner of said Section 3, bear North 01 degrees 15' 00" West, along the East line of said Section, a distance of 1217.05 feet to a point on a curve concave to the South, having a radius of 1690.00 feet, a central angle of 07 degrees 07' 01", a chord bearing of North 83 degrees 09' 43" West and a chord distance of 209.79 feet; said curve being the North right of way line of Century Boulevard South and said point being the Point of Beginning.

Thence, Westerly, along the arc of said curve, a distance of 209.92 feet to the end of said curve; thence, due North, a distance of 149.87 feet; thence, due East, a distance of 169.49 feet; thence, due South, a distance of 42.19 feet; thence, South 47 degrees 15' 00" East, a distance of 50.37 feet to a point on the East line of said Section 3, thence, South 01 degrees 15' 00" East, along said section line, a distance of 96.11 feet to a point on the North right of way line of Century Boulevard South and the Point of Beginning.

Parcel 5:

#### GRANTHAM RECREATION AREA

A parcel of land in Section 2, Township 48 South, Range 42 East, Broward County, Florida; said parcel of land being specifically described as follows:

From the Southwest corner of said Section 2, bear North 01 degrees 15 minutes 00 seconds West, along the West line of said Section 2, a distance of 1659.59 feet; Thence, due East, a distance of 680.84 feet to the Point of Beginning; Thence, continue due East, a distance of 74.49 feet to a point of curvature of a curve to the right, having a radius of 56.00 feet, a central angle of 150 degrees 00 minutes 00 seconds and a chord bearing of South 15 degrees 00 minutes 00 seconds East; Thence, Southerly, along the arc of said curve, a distance of 146.61 feet to the Point of Tangency; Thence, South 60 degrees 00 minutes 00 seconds West, a distance of 55.50 feet to a point of curvature of a curve to the right, having a radius of 65.00 feet, a central angle of 90 degrees 00 minutes 00 seconds and a chord bearing of North 75 degrees 00 minutes 00 seconds West; Thence, Westerly, along the arc of said curve, a distance of 102.10 feet to the Point of Tangency; Thence, North 30 degrees 00 minutes 00 seconds West; a distance of 28.24 feet to a point of curvature of a curve to the right, having a radius of 56.00 feet, a central angle of 120 degrees 00 minutes 00 seconds and a chord bearing of North 30 degrees 00 minutes 00 seconds East; Thence, Northerly, along the arc of said curve, a distance of 117.29 feet to the Point of Beginning.

**Parcel 6:**

**ASHBY RECREATION AREA**

A parcel of land in Section 2, Township 48 South, Range 42 East, Broward County, Florida; said parcel of land being specifically described as follows:

From the Southwest corner of said Section 2, bear North 01 degrees 15 minutes 00 seconds West, along the West line of said Section 2, a distance of 1562.73 feet; Thence, due East, a distance of 1640.26 feet to the Point of Beginning; Thence, North 55 degrees 00 minutes 00 seconds East, a distance of 184.77 feet; Thence, South 66 degrees 38 minutes 41 seconds East, a distance of 41.86 feet to a point on a curve concave to the Northwest having a radius of 1010.00 feet; a central angle of 18 degrees 24 minutes 01 seconds, a chord bearing of South 32 degrees 33 minutes 20 seconds West and a chord distance of 332.96 feet; said curve being the West right of way line of Century Boulevard South; Thence, Southwesterly, along the arc of said curve, a distance of 324.36 feet to the end of said curve; Thence, North 05 degrees 00 minutes 00 seconds West, a distance of 183.53 feet to the Point of Beginning.

**Parcel 7:**

**DURHAM RECREATION AREA**

A parcel of land located in Section 3, Township 48 South, Range 42 East, Broward County, Florida, described as follows:

From the Southeast corner of Section 3, proceed North 01 degrees 15 minutes 00 seconds West, a distance of 2685.49 feet, along the East line of said Section 3, to the East one-quarter corner; thence North 01 degrees 12 minutes 39 seconds West, along the East line of said Section 3, a distance of 1457.53 feet; thence due West, a distance of 30.52 feet to the Point of Beginning; thence, due South, a distance of 31.19 feet; thence South 76 degrees 22 minutes 45 seconds West, a distance of 174.42 feet to a point of curvature of a curve to the left, (curve Data: Delta Angle 30 degrees 00 minutes 00 seconds, Radius = 186.60 feet; Chord Bearing = South 64 degrees 22 minutes 45 seconds West; Chord Distance = 96.59 feet); thence, along the arc of the curve, a distance of 97.70 feet; thence South 49 degrees 22 minutes 45 seconds West, a distance of 50.00 feet; thence North 40 degrees 37 minutes 15 seconds West, a distance of 59.39 feet to a Point of Curvature of a curve to the left, (Curve Data: Delta Angle = 37 degrees 59 minutes 00 seconds; Radius = 132.52 feet; Chord Bearing = North 59 degrees 36 minutes 45 seconds West; Chord Distance = 86.25 feet); thence, along the arc of the curve, a distance of 87.85 feet; thence, North 11 degrees 45 minutes 40 seconds East, a distance of 39.99 feet; thence, South 78 degrees 14 minutes 20 seconds East, a distance of 36.00 feet; thence, North 11 degrees 45 minutes 40 seconds East, a distance of 17.50 feet; thence, due East, a distance of 362.59 feet to the Point of Beginning.

**Parcel 8:**

**UPMINSTER RECREATION AREA**

A parcel of land in Section 2, Township 48 South, Range 42 East, Broward County, Florida; said parcel of land being specifically described as follows:

From the Southwest corner of Section 2, bears North 01 degrees 15 minutes 00 seconds West, along the West line of said Section 2, a distance of 2685.49 feet to the West quarter section corner of said Section 2; thence, North 01 degrees 12 minutes 39 seconds West, along said West line, a distance of 679.45 feet; thence, due East, a distance of 1751.67 feet to a point on a curve concave to the Northwest, having a radius of 920.00 feet, a central angle of 13 degrees 34 minutes 08 seconds, a chord bearing of North 32 degrees 48 minutes 24 seconds East and a chord distance of 188.59 feet; said curve being the East right of way line of Century Boulevard South and the Point of Beginning; thence, Northeasterly, along the arc of said curve, a distance of 188.92 feet to the end of said curve; thence, North 89 degrees 01 minutes 04 seconds East, a distance of 100.00 feet; thence, due South, a distance of 66.32 feet; thence, due West, a distance of 50.00 feet; thence, due South, a distance of 175.00 feet; thence, due West, a distance of 94.85 feet; thence North 35 degrees 15 minutes 00 seconds West, a distance of 99.30 feet to the Point of Beginning.

**Parcel 9:**

**MARKHAM RECREATION AREA**

A parcel of land in Section 3, Township 48 South, Range 42 East, Broward County, Florida; said parcel of land being specifically described as follows:

From the Southeast corner of said Section 3, bear North 01 degrees 15 minutes 00 seconds West, along the East line of said Section, a distance of 1335.97 feet; thence due West, a distance of 1396.95 feet to the Point of Beginning; thence South 15 degrees 40 minutes 00 seconds West, a distance of 179.13 feet; thence, South 22 degrees 40 minutes 00 seconds East, a distance of 154.01 feet; thence South 03 degrees 50 minutes 26 seconds West, a distance of 18.16 feet to a point on a curve concave to the North, having a radius of 470.00, a central angle of 54 degrees 46 minutes 28 seconds, a chord bearing of North 58 degrees 46 minutes 17 seconds West and a chord distance of 432.40 feet; said curve being the North right of way line of Century Boulevard South, Thence, Northwesterly, along the arc of said curve, a distance of 449.32 feet to the end of said curve; thence, South 86 degrees 50 minutes 00 seconds East, a distance of 238.97 feet; thence, North 15 degrees 40 minutes 00 seconds East, a distance of 150.00 feet; thence, South 74 degrees 20 minutes 00 seconds East, a distance of 84.00 feet to the Point of Beginning.

**Parcel 10:**

#### **BERKSHIRE RECREATION AREA**

A parcel of land located in Section 2, Township 48 South, Range 42 East, Broward County, Florida, said parcel of land being more specifically described as follows:

From the Southwest corner of Section 2, bear North 01 degrees 15 minutes 00 seconds West, along the West line of said Section 2, a distance of 2685.49 feet to the West one-quarter corner; Thence, North 89 degrees 40 minutes 07 seconds East, a distance of 1245.51 feet to the Point of Beginning; Thence, due East, a distance of 305.63 feet; thence, due South, a distance of 125.61 feet; thence, South 59 degrees 01 minutes 04 seconds West, a distance of 176.48 feet; thence, North 60 degrees 58 minutes 56 seconds West, a distance of 176.48 feet; thence, due North, a distance of 130.85 feet to the Point of Beginning.

Parcel 11:

#### **RICHMOND RECREATION AREA**

A parcel of land in Section 2, Township 48 South, Range 42 East, Broward County, Florida; said parcel of land being specifically described as follows:

From the Southwest corner of said Section 2, bear North 01 degrees 15 minutes 00 seconds West, along the West line of said Section , a distance of 1568.55 feet; thence, due East, a distance of 1879.59 feet to the Point of Beginning; thence, South 60 degrees 00 minutes 00 seconds East, a distance of 287.00 feet; thence, South 35 degrees 00 minutes 00 seconds West, a distance of 123.13 feet; thence South 05 degrees 00 minutes 00 seconds West, a distance of 215.20 feet; thence, South 65 degrees 00 minutes 00 seconds West, a distance of 215.20 feet; thence, South 65 degrees 00 minutes 00 seconds West, a distance of 51.11 feet to a point on the North right-of-way line of East Drive; thence, North 16 degrees 32 minutes 00 seconds West, along said right-of-way line, a distance of 176.70 feet to a point of curvature of a curve to the left, having a radius of 194.25 feet, a central angle of 35 degrees 55 minutes 09 seconds, a chord bearing of North 34 degrees 29 minutes 35 seconds West, and a chord distance of 119.79 feet; said curve being said right-of-way line; thence, Northwesterly, along the arc of said curve, a distance of 121.78 feet to the point of tangency; thence; North 52 degrees 27 minutes 09 seconds West, along said right-of-way line, a distance of 105.18 feet to the Easterly right-of-way line of Century Boulevard South; said right-of-way line being a curve concave to the West, having a radius of 1090.00 feet; a central angle of 09 degrees 05 minutes 03 seconds, a chord bearing of North 30 degrees 54 minutes 04 seconds East and a chord distance of 172.64 feet; thence, Northeasterly, along the arc of said curve, a distance of 172.82 feet to the Point of Beginning.

Parcel 12:

#### **WESTBURY RECREATION AREA**



A parcel of land in Section 2, Township 48 South, Range 42 East, Broward County, Florida; said parcel of land being specifically described as follows:

From the Southwest corner of said Section 2, bear North 01 degrees 15 minutes 00 seconds West, along the West line of said Section, a distance of 2685.49 feet to the West quarter Section corner of said Section 2; thence, North 01 degrees 12 minutes 39 seconds West, along said West section line, a distance of 1645.84 feet; thence, due East, a distance of 1341.54 feet to the Point of Beginning; thence, due North, a distance of 107.00 feet; thence, due East, a distance of 36.00 feet; thence, due North, a distance of 41.00 feet; thence, due East, a distance of 130.00 feet; thence, due South, a distance of 112.00 feet; thence, due West, a distance of 36.00 feet; thence, due South, a distance of 72.00 feet; thence, due West, a distance of 90.00 feet; thence, due North, a distance of 36.00 feet; thence, due West, a distance of 40.00 feet to the Point of Beginning.

Parcel 13:

#### VENTNOR RECREATION AREA

A parcel of land in Section 3, Township 48 South, Range 42 East, Broward County, Florida; said parcel being specifically described as follows:

From the Southeast corner of Section 3, bear North 01 degrees 15 minutes 00 seconds West, along the East line of said Section 3, a distance of 2685.49 feet to the East one-quarter section corner; thence, North 01 degrees 12 minutes 329 seconds West, along said East section line, a distance of 100.15 feet; thence, due West, a distance of 2684.69 feet to the Point of Beginning. Thence, South 88 degrees 19 minutes 56 seconds West, a distance of 297.63 feet; thence, North 23 degrees 47 minutes 53 seconds West, a distance of 43.37 feet; thence, North 01 degrees 13 minutes 22 seconds West, a distance of 120.00 feet; thence, South 88 degrees 46 minutes 38 seconds West, a distance of 40.00 feet; thence, North 01 degrees 13 minutes 22 seconds West, a distance of 317.00 feet; thence, North 88 degrees 46 minutes 38 seconds East, a distance of 93.34 feet; thence South 01 degrees 00 minutes 00 seconds East, a distance of 182.58 feet; thence South 31 degrees 00 minutes 00 seconds East, a distance of 158.24 feet; thence South 51 degrees 00 minutes 00 seconds East, a distance of 239.73 feet to the Point of Beginning.

Parcel 14:

#### OAKRIDGE RECREATION AREA

A parcel of land in Section 3, Township 48 South, Range 42 East, Broward County, Florida; said parcel of land being specifically described as follows:

From the Southeast corner of said Section 3, bear North 01 degrees 15 minutes 00 seconds West, along the East line of said section, a distance of 1132.19 feet; thence, due West, a distance of 1792.51 feet to a point of the Southwesterly right of way line of Century Boulevard and the Point of Beginning; thence South 50 degrees 00 minutes 00

seconds West, a distance of 180.00 feet; thence North 40 degrees 00 minutes 00 seconds West, a distance of 86.11 feet; thence, due West, a distance of 119.61 feet to a point on the East line of the "Nature Preserve"; thence, due North, along said East line, a distance of 100.00 feet; thence, due East, a distance of 277.68 feet to a point on a curve concave to the Northeast, having a radius of 550.00 feet; a central angle of 06 degrees 23 minutes 36 seconds, a chord bearing of South 34 degrees 58 minutes 48 seconds East and a chord distance of 6.34 feet; said curve being on the Southwesterly right of way line of Century Boulevard; thence, Southeasterly, along the arc of said curve, a distance of 61.37 feet to the end of said curve and the Point of Beginning.

Parcel 15:

#### NEWPORT RECREATION AREA

A parcel of land in Section 3, Township 48 South, Range 42 East, Broward County, Florida; said parcel being specifically described as follows:

From the Southeast corner of said Section 3, bear North 01 degrees 15 minutes 00 seconds West, along the East line of said section, a distance of 288.42 feet; thence, due West, a distance of 2458.61 feet to the Point of Beginning; thence, South 82 degrees 48 minutes 15 seconds West, a distance of 203.11 feet; thence South 89 degrees 19 minutes 00 seconds West, a distance of 198.21 feet; thence, North 00 degrees 41 minutes 00 seconds West, a distance of 145.00 feet; thence, North 89 degrees 19 minutes 00 seconds East, a distance of 280.97 feet; thence, South 45 degrees 00 minutes 00 seconds East, a distance of 170.46 feet to the Point of Beginning.

## **RECORDING COVER PAGE**

**Prepared By and Return To:**

**Michael E. Boutzoukas, Esq.**

**Becker & Poliakoff, P.A.**

**1511 N. Westshore Blvd., Suite 1000**

**Tampa, FL 33301**

**Document: Assignment and Assumption of Leases (Corrective)**

**Assignor: CVRF Deerfield Limited**

**Assignee: Cenclub Homeowners Association, Inc. n/k/a  
Cenclub Recreation Management, Inc.**

**Legal Description: See Exhibit "A" attached hereto**

**ASSIGNMENT AND ASSUMPTION OF LEASES**

**[CORRECTIVE – SCRIVENER’S ERRORS]**

THIS ASSIGNMENT AND ASSUMPTION OF LEASES (this “**Assignment**”) is made and entered into effective as of the 31st day of December, 2019, by and between **CVRF DEERFIELD, LIMITED, a Florida limited partnership, (“Assignor”)**, and **CENCLUB HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation now known as CENCLUB RECREATION MANAGEMENT, INC., a Florida not-for-profit corporation (“Assignee”)**.

**Recitals**

This Assignment is made with respect to the following facts:

A. That James A. Nicholson is President of Holrod Realty Holding Corporation, the general partner of CVRF Deerfield, Limited, a Florida limited partnership and in such capacity has personal knowledge of the matters set forth herein.

B. Assignor is fee simple owner of certain real property located in Broward County, Florida more particularly described as:

See **Exhibit A** attached hereto and made a part hereof

(the “Property”), which Property is used for the recreational areas and amenities of Century Village, Deerfield Beach, Florida.

C. As fee simple owner of the Property, Assignor and/or its predecessor in interest, as Lessor, granted leasehold interests to the individual lessees and lessee associations of Century Village and their successors, as lessees, and as amended from time to time by and through that certain Long Term Lease recorded in Official Records Book 6521, Page 167, and amendments recorded in Official Records Book 6065, Page 850, Official Records Book 8491, Page 483 and Official Records Book 9642, Page 1, as assigned by Century Village to CRVF Deerfield, Limited, a Florida limited partnership in Official Records Book 9987, Page 460, all of the Public Records of Broward County, Florida, together with individual leases affecting the Property entered into prior to the Long Term Lease (collectively, the “Long Term Leases”) for use of the facilities included within the Long Term Leases as appurtenant rights to the ownership of the respective units, and which said Long Term Leases include a purchase option right in favor of Assignee ( “Option”).

D. Assignor, as successor by assignment from Century Village East, Inc., as Seller, and Assignee, as Purchaser, have exercised the Option as described in that Option Contract for Sale and Purchase, attached as Schedule C to the Declaration of Restrictive Covenants recorded in Official Records Book 6521, Page 151, with said Schedule C beginning at page 159, as assigned and amended, of the public records of Broward County, Florida, (the “**Option Agreement**”) for the sale of the Property to Assignee.

***This Corrective document is being executed to correct scrivener’s errors (typographical) in the legal description on the prior Assignment and Assumption of Leases recorded in Instrument #116361033, Broward County, Florida.***

E. Assignor has as of the date hereof conveyed to Assignee the Property, subject to the Long Term Leases, and such other matters as specifically identified in the Special Warranty Deed through which title was conveyed.

F. In connection with the conveyance of the Property, subject to the terms hereof, Assignor has agreed to assign all of its right, title and interest in and to the Long Term Leases identified herein on Exhibit "B" annexed to the original hereof (but not to be included if recorded) except for certain reserved rights as set forth herein, and Assignee has agreed to assume and perform all of Assignor's liabilities and obligations arising under the Long Term Leases and the Options from and after the date hereof.

### **Assignment**

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. Assignment.

(a) Assignor hereby assigns, transfers and conveys to Assignee all of Assignor's right, title and interest as landlord or lessor in, to and under the Long Term Leases; provided, that Assignor reserves the right to receive and collect rents due pursuant to the Option Agreement from the date hereof through the expiration of any Long Term Leases to expire on December 31, 2019, per the terms of the Option Agreement. Insofar as Assignor received payment from Assignee at the time of transfer for arrearages under the Long Term Leases as required pursuant to the second paragraph of Section 17 of the Option Agreement, Assignor hereby further assigns all rights of collection for unpaid rents accruing prior to December 31, 2019, and the same, to the extent collected, shall be the property of the Assignee. If Assignor receives payment for said amounts, or any portion thereof after December 31, 2019, the same shall be remitted to Assignee immediately.

(b) Additionally, Assignor has a lien securing its right and interest to amounts equal to the difference between the monthly rent then entitled to be received pursuant to Long Term Leases, continuing after December 31, 2019, and the amount of the operating costs then assessed against the members of Assignee for their pro rata share of operating, etc. expenses of the Property (it being understood that the number of continuing Long Term Leases shall be considered in the pro rata calculation for payment of expenses) pursuant to the Third Paragraph of Section 18 of the Option Agreement (see the third paragraph of Section 18 the Option Agreement for illustrations to assist with interpretation of this provision). Assignee shall diligently pursue the collection of said monthly rents under the Long Term Leases against both individual lessees and lessee associations, and Assignee shall not cancel any of such Long Term Leases prior to the expiration thereof. Assignee shall annually certify to Assignor the amount of collections and the amount of each lessee's pro rata share of expenses. In the event any prepayment is made hereinafter then the monies received therefrom shall, except for the portion attributable to operating expenses, if any, be immediately paid over to Assignor.

2. Without Recourse. Assignee agrees and acknowledges that Assignor's assignment herein is provided without recourse.

3. Assumption. Assignee agrees and acknowledges that Assignor's assignment herein is provided without recourse. Assignee hereby expressly releases Assignor from all liability under such Long Term Leases and Assignee assumes all liabilities and obligations of Assignor under the Long Term Lease which relate to the periods from and after the date hereof and agrees (a) to perform all obligations of Assignor, as the landlord or lessor under the Long Term Leases which are to be performed or which become due on or after the date hereof.

4. Indemnity by Assignee. Assignee agrees to indemnify, defend and hold harmless Assignor from and against any and all claims, damages, liabilities, losses, costs and expenses (including, without limitation, reasonable attorneys' fees and expenses) asserted against or suffered or incurred by Assignor as a result of or in connection with any liabilities or obligations of Assignee, as the landlord or lessor under the Long Term Leases and the Option and relating to periods from and after the date hereof.

5. Non-Merger; Continuation of Leases. Assignor and Assignee acknowledge and agree that it is not the intention of the parties that a merger of title be effected by this assignment when fee simple title vests in the Assignee together with this Assignment, and the interest of Grantee as Landlord and fee simple owner by that certain Special Warranty Deed executed simultaneously herewith shall remain in full force and effect and the Long Term Leases assigned may be enforced upon by Assignee as provided for in each of said Leases so assigned as to all sublessees, users and occupants of the Property.

6. Successors and Assigns. This Assignment shall be binding upon and inure to the benefit of the parties' respective successors and assigns.

7. The Assignor further certifies and warrants, without investigation of the same, that Exhibit B hereto is a true, complete, and accurate copy of the rent roll for the lessees as of the date shown thereon, and that Assignor has no knowledge of any other persons or parties that claim any rights to options, claims or interest in the Property, except the persons and parties listed on the Rent Roll as tenants only under valid, unrecorded leases and/or agreements and their successors in interest, and that no rights to use the Property for other than recreational purposes have been granted.

8. Counterparts. This Assignment may be executed in counterparts, each of which shall be deemed a duplicate original.

*[Remainder of page blank; signatures follow]*

IN WITNESS WHEREOF, Assignor has caused this Assignment to be executed by its duly authorized representative on the day and year first above written.

**ASSIGNOR:**

CVRF DEERFIELD, LIMITED,  
a Florida limited partnership

By: HOLROD REALTY HOLDING  
CORPORATION,  
a New York corporation,  
its General Partner

By: [Signature]  
James A. Nicholson, President

State of New York  
County of New York

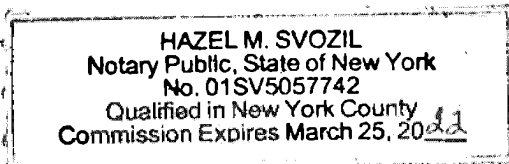
The foregoing instrument was sworn and subscribed to before me by means of ☒ physical presence or ☐ online notarization this 24 day of August, 2021 by James A. Nicholson, the President of Holrod Realty Holding Corporation, as General Partner of CVRF Deerfield, Limited, on behalf of the partnership. He ☒ is personally known to me or ☐ has produced \_\_\_\_\_ as identification.

[Notary Seal]

[Signature]  
Notary Public

Printed Name: Hazel M. Nealy

My Commission Expires: \_\_\_\_\_



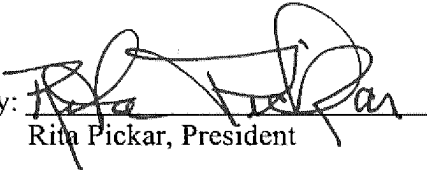
**ACCEPTANCE OF ASSIGNMENT**

Assignee, by joining herein, accept the assignment from Assignor of all rights under the Long Term Lease and the delegation of all duties of Assignor thereunder from and after the effective date of such Assignment.

IN WITNESS WHEREOF, the Assignee has executed this Acceptance of Assignment as of the Effective Date set forth above.

**ASSIGNEE:**

CENCLUB HOMEOWNERS  
ASSOCIATION, INC.,  
a Florida not-for-profit corporation  
now known as  
CENCLUB RECREATION  
MANAGEMENT, INC.,  
a Florida not-for-profit corporation

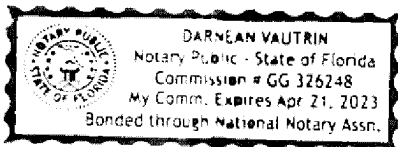
By:   
Rita Pickar, President

(Corporate Seal)

State of Florida  
County of Broward

The foregoing instrument was acknowledged before me by means of [ ☒ ] physical presence or [ ☐ ] online notarization this 17 day of August, 2021 by Rita Pickar as President of Cenclub Homeowners Association, Inc., now known as Cenclub Recreation Management, Inc., on behalf of the corporation. She [ ☒ ] is personally known to me or [ ☐ ] has produced \_\_\_\_\_ as identification.

[Notary Seal]



  
Notary Public

Printed Name: Darnean Vautrin

My Commission

Expires: April 21, 2023



**EXHIBIT A**

Legal description of the Property:

Parcel 1:

"CLUBHOUSE AREA" - 484203-00-0153

A parcel of land in Sections 2 and 3, Township 48 South, Range 42 East, Broward County, Florida; said parcel of land being more specifically described as follows:

From the Southwest corner of said Section 2, bear North 01 degrees 15' 00" West, along the West line of said Section 2, a distance of 1980.75 feet to the Point of Beginning;

Thence, North 60 degrees 00' 00" East, a distance of 53.18 feet; thence, South 30 degrees 00' 00" East, a distance of 84.07 feet; thence, North 60 degrees 00' 00" East, a distance of 229.78 feet; thence, North 15 degrees 00' 00" West, a distance of 165.00 feet; thence, North 12 degrees 25' 42" East, a distance of 223.77 feet; thence, North 44 degrees 00' 00" East, a distance of 200.00 feet; thence, North 64 degrees 32' 51" East, a distance of 125.00 feet; thence, North 03 degrees 10' 00" West, a distance of 115.32 feet; thence, North 36 degrees 00' 00" East, a distance of 202.96 feet to a point on the Southerly right of way line of Century Boulevard; said right of way line being a curve concave to the North, having a delta angle of 29 degrees 52' 47", a radius of 1550.00 feet, a chord distance of 799.20 feet and whose center bears North 0 degrees 37' 46" West; thence, along the arc of said curve, a distance of 808.32 feet; thence, North 29 degrees 15' 01" East, a distance of 10.00 feet; thence, North 58 degrees 50' 23" West, a distance of 299.88 feet; thence, **North 60 degrees 45' 00" West, a distance of 200.11 feet**; thence, South 29 degrees 15' 00" West, a distance of 490.82 feet; thence, South 57 degrees 46' 20" East, a distance of 290.00 feet; thence, South 45 degrees 22' 44" East, a distance of 262.34 feet; thence, due South, a distance of 345.00 feet; thence, South 56 degrees 50' 33" East, a distance of 89.88 feet; thence, South 30 degrees 00' 00" East, a distance of 329.76 feet; thence North 60 degrees 00' 00" East, a distance of 128.30 feet to the Point of Beginning.

Parcel 2:

LEGAL DESCRIPTION FOR TENNIS COURTS - 484202-00-0037

A parcel of land in the West one-half of Section 2, Township 48 South, Range 42 East, Broward County, Florida; said parcel of land being specifically described as follows:

Commence at the intersection of the East line of the West one-half of said Section 2, with the Southerly right of way line of State Road No. 810, (a 100 foot road right of way);

**Thence, bear South 01 degrees 14' 29" East, along the East line of said West one-half of Section 2, a distance of 1415.00 feet.**

**Thence, South 89 degrees 01' 04" West, a distance of 309.33 feet to the Point of Beginning;**

Thence, continue South 89 degrees 01' 04" West, a distance of 100.00 feet; thence, North 00 degrees 58' 56" West, a distance of 118.50 feet; thence, North 89 degrees 01' 04" East, a distance of 100.00 feet; thence, South 00 degrees 58' 56" East, a distance of 118.50 feet to the Point of Beginning.

Parcel 3:

LEGAL DESCRIPTION FOR LYNDHURST RECREATION AREA NORTH - 484203-00-0238

A parcel of land in Section 3, Township 48 South, Range 42 East, Broward County, Florida; said parcel of land being specifically described as follows:

From the Southeast corner of said Section 3, bear North 01 degrees 15' 00" West, along the East line of said Section, a distance of 2636.99 feet;

Thence, due West, a distance of 1582.85 feet to the Point of Beginning.

Thence, South 11 degrees 40' 00" West, a distance of 115.50 feet; thence, North 78 degrees 20' 00" West, a distance of 35.00 feet; thence, South 11 degrees 40' 00" West, a distance of 35.00 feet; thence, North 78 degrees 20' 00" West, a distance of 128.46 feet to a point on the East right of way line of Century Boulevard South; thence, North 19 degrees 45' 00" West, along said right of way line, a distance of 147.39 feet;

Thence, North 70 degrees 15' 00" East, a distance of 140.17 feet; thence, South 56 degrees 30' 00" East, a distance of 130.00 feet to the Point of Beginning.

Parcel 4:

LEGAL DESCRIPTION FOR LYNDHURST RECREATION AREA SOUTH – 484203-00-0142

A parcel of land in Section 3, Township 48 South, Range 42 East, Broward County, Florida; said parcel of land being specifically described as follows:

From the Southeast corner of said Section 3, bear North 01 degrees 15' 00" West, along the East line of said Section, a distance of 1217.05 feet to a point on a curve concave to the South, having a radius of 1690.00 feet, a central angle of 07 degrees 07' 01", **a chord bearing of North 83 degrees 48' 59" West** and a chord distance of 209.79 feet; said curve being the North right of way line of Century Boulevard South and said point being the Point of Beginning.

Thence, Westerly, along the arc of said curve, a distance of 209.92 feet to the end of said curve; thence, due North, a distance of 149.87 feet; thence, due East, a distance of 169.49 feet; thence, due South, a distance of 42.19 feet; thence, South 47 degrees 15' 00" East, a distance of 50.37 feet to a point on the East line of said Section 3, thence, South 01 degrees 15' 00" East, along said section line, a distance of 96.11 feet to a point on the North right of way line of Century Boulevard South and the Point of Beginning.

Parcel 5:

GRANTHAM RECREATION AREA – 484202-00-0243

A parcel of land in Section 2, Township 48 South, Range 42 East, Broward County, Florida; said parcel of land being specifically described as follows:

From the Southwest corner of said Section 2, bear North 01 degrees 15 minutes 00 seconds West, along the West line of said Section 2, a distance of 1659.59 feet; Thence, due East, a distance of 680.84 feet to the Point of Beginning; Thence, continue due East, a distance of 74.49 feet to a point of curvature of a curve to the right, having a radius of 56.00 feet, a central angle of 150 degrees 00 minutes 00 seconds and a chord bearing of South 15 degrees 00 minutes 00 seconds East; Thence, Southerly, along the arc of said curve, a distance of 146.61 feet to the Point of Tangency; Thence, South 60 degrees 00 minutes 00 seconds West, a distance of 55.50 feet to a point of curvature of a curve to the right, having a radius of 65.00 feet, a central angle of 90 degrees 00 minutes 00 seconds and a chord bearing of North 75 degrees 00 minutes 00 seconds West; Thence, Westerly, along the arc of said curve, a distance of 102.10 feet to the Point of Tangency; Thence, North 30 degrees 00 minutes 00 seconds West; a distance of 28.24 feet to a point of curvature of a curve to the right, having a radius of 56.00 feet, a central angle of 120 degrees 00 minutes 00 seconds and a chord bearing of North 30 degrees 00 minutes 00 seconds East; Thence, Northerly, along the arc of said curve, a distance of 117.29 feet to the Point of Beginning.

Parcel 6:

ASHBY RECREATION AREA – 484202-00-0231

A parcel of land in Section 2, Township 48 South, Range 42 East, Broward County, Florida; said parcel of land being specifically described as follows:

From the Southwest corner of said Section 2, bear North 01 degrees 15 minutes 00 seconds West, along the West line of said Section 2, a distance of 1562.73 feet; Thence, due East, a distance of 1640.26 feet to the Point of Beginning; Thence, North 55 degrees 00 minutes 00 seconds East, a distance of 184.77 feet; Thence, South 66 degrees 38 minutes 41 seconds East, a distance of 41.86 feet to a point on a curve concave to the Northwest having a radius of 1010.00 feet; a central angle of 18 degrees 24 minutes 01 seconds, a chord bearing of South 32 degrees 33 minutes 20 seconds West and a chord distance of **322.96 feet**; said curve being the West right of way line of Century Boulevard South; Thence, Southwesterly, along the arc of said curve, a distance of 324.36 feet to the end of said curve; Thence, North 05 degrees 00 minutes 00 seconds West, a distance of 183.53 feet to the Point of Beginning.

Parcel 7:

DURHAM RECREATION AREA - 484203-00-0152

A parcel of land located in Section 3, Township 48 South, Range 42 East, Broward County, Florida, described as follows:

From the Southeast corner of Section 3, proceed North 01 degrees 15 minutes 00 seconds West, a distance of 2685.49 feet, along the East line of said Section 3, to the East one-quarter corner; thence North 01 degrees 12 minutes 39 seconds West, along the East line of said Section 3, a distance of **1467.53 feet**; thence due West, a distance of 30.52 feet to the Point of Beginning; thence, due South, a distance of 31.19 feet; thence South 79 degrees 22 minutes 45 seconds West, a distance of 174.42 feet to a point of curvature of a curve to the left, (curve Data: Delta Angle 30 degrees 00 minutes 00 seconds, Radius = 186.60 feet; Chord Bearing = South 64 degrees 22 minutes 45 seconds West; Chord Distance = 96.59 feet); thence, along the arc of the curve, a distance of 97.70 feet; thence South 49 degrees 22 minutes 45 seconds West, a distance of 50.00 feet; thence North 40 degrees 37 minutes 15 seconds West, a distance of 59.39 feet to a Point of Curvature of a curve to the left, (Curve Data: Delta Angle = 37 degrees 59 minutes 00 seconds; Radius = 132.52 feet; Chord Bearing = North 59 degrees 36 minutes 45 seconds West; Chord Distance = 86.25 feet); thence, along the arc of the curve, a distance of 87.85 feet; thence, North 11 degrees 45 minutes 40 seconds East, a distance of 39.99 feet; thence, South 78 degrees 14 minutes 20 seconds East, a distance of 36.00 feet; thence, North 11 degrees 45 minutes 40 seconds East, a distance of 17.50 feet; thence, due East, a distance of 362.59 feet to the Point of Beginning.

Parcel 8:

UPMINSTER RECREATION AREA – 484202-00-0035

A parcel of land in Section 2, Township 48 South, Range 42 East, Broward County, Florida; said parcel of land being specifically described as follows:

From the Southwest corner of Section 2, bears North 01 degrees 15 minutes 00 seconds West, along the West line of said Section 2, a distance of 2685.49 feet to the West quarter section corner of said Section 2; thence, North 01 degrees 12 minutes 39 seconds West, along said West line, a distance of 679.45 feet; thence, due East, a distance of 1751.67 feet to a point on a curve concave to the Northwest, having a radius of 920.00 feet, a central angle of 13 degrees 34 minutes 08 seconds, a chord bearing of North 32 degrees 48 minutes 24 seconds East and a chord distance of 188.59 feet; said curve being the East right of way line of Century Boulevard South and the Point of Beginning; thence, Northeasterly, along the arc of said curve, a distance of 188.92 feet to the end of said curve; thence, North 89 degrees 01 minutes 04 seconds East, a distance of 100.00 feet; thence, due South, a distance of 66.32 feet; thence, due West, a distance of 50.00 feet; thence, due South, a distance of 175.00 feet; thence, due West, a distance of 94.85 feet; thence North 35 degrees 15 minutes 00 seconds West, a distance of 99.30 feet to the Point of Beginning.

Parcel 9:

MARKHAM RECREATION AREA – 484203-00-0237

A parcel of land in Section 3, Township 48 South, Range 42 East, Broward County, Florida; said parcel of land being specifically described as follows:

From the Southeast corner of said Section 3, bear North 01 degrees 15 minutes 00 seconds West, along the East line of said Section, a distance of 1335.97 feet; thence due West, a distance of 1396.95 feet to the Point of Beginning; thence South 15 degrees 40 minutes 00 seconds West, a distance of 179.13 feet; thence, South 22 degrees 40 minutes 00 seconds East, a distance of 154.01 feet; thence South 03 degrees 50 minutes 26 seconds West, a distance of 18.16 feet to a point on a curve concave to the North, having a radius of 470.00, a central angle of 54 degrees 46 minutes 28 seconds, a chord bearing of North 58 degrees 46 minutes 17 seconds West and a chord distance of 432.40 feet; said curve being the North right of way line of Century Boulevard South, Thence, Northwesterly, along the arc of said curve, a distance of 449.32 feet to the end of said curve; thence, South 86 degrees 50 minutes 00 seconds East, a distance of 238.97 feet; thence, North 15 degrees 40 minutes 00 seconds East, a distance of 150.00 feet; thence, South 74 degrees 20 minutes 00 seconds East, a distance of 84.00 feet to the Point of Beginning.

Parcel 10:

BERKSHIRE RECREATION AREA – 484202-00-0038

A parcel of land located in Section 2, Township 48 South, Range 42 East, Broward County, Florida, said parcel of land being more specifically described as follows:

From the Southwest corner of Section 2, bear North 01 degrees 15 minutes 00 seconds West, along the West line of said Section 2, a distance of 2685.49 feet to the West one-quarter corner; Thence, North 89 degrees 40 minutes 07 seconds East, a distance of 1245.51 feet to the Point of Beginning; Thence, due East, a distance of 305.63 feet; thence, due South, a distance of 125.61 feet; thence, South 59 degrees 01 minutes 04 seconds West, a distance of 176.48 feet; thence, North 60 degrees 58 minutes 56 seconds West, a distance of 176.48 feet; thence, due North, a distance of 130.85 feet to the Point of Beginning.

Parcel 11:

RICHMOND RECREATION AREA – 484202-00-0242

A parcel of land in Section 2, Township 48 South, Range 42 East, Broward County, Florida; said parcel of land being specifically described as follows:

From the Southwest corner of said Section 2, bear North 01 degrees 15 minutes 00 seconds West, along the West line of said Section , a distance of 1568.55 feet; thence, due East, a distance of 1879.59 feet to the Point of Beginning; thence, South 60 degrees 00 minutes 00 seconds East, a distance of 287.00 feet; thence, South 35 degrees 00 minutes 00 seconds West, a distance of 123.13 feet; thence South 05 degrees 00 minutes 00 seconds West, a distance of 215.20 feet; thence, South 65 degrees 00 minutes 00 seconds West, a distance of 51.11 feet to a point on the North right-of-way line of East Drive; thence, North 16 degrees 32 minutes 00 seconds West, along said right-of-way line, a distance of 176.70 feet to a point of curvature of a curve to the left, having a radius of 194.25 feet, a central angle of 35 degrees 55 minutes 09 seconds, a chord bearing of North 34 degrees 29 minutes 35 seconds West, and a chord distance of 119.79 feet; said curve being said right-of-way line; thence, Northwesterly, along the arc of said curve, a distance of 121.78 feet to the point of tangency; thence; North 52 degrees 27 minutes 09 seconds West, along said right-of-way line, a distance of 105.18 feet to the Easterly right-of-way line of Century Boulevard South; said right-of-way line being a curve concave to the West, having a radius of 1090.00 feet; a central angle of 09 degrees 05 minutes 03 seconds, a chord bearing of North 30 degrees 54 minutes 04 seconds East and a chord distance of 172.64 feet; thence, Northeasterly, along the arc of said curve, a distance of 172.82 feet to the Point of Beginning.

Parcel 12:

WESTBURY RECREATION AREA – 484202-00-0162

A parcel of land in Section 2, Township 48 South, Range 42 East, Broward County, Florida; said parcel of land being specifically described as follows:

From the Southwest corner of said Section 2, bear North 01 degrees 15 minutes 00 seconds West, along the West line of said Section, a distance of 2685.49 feet to the West quarter Section corner of said Section 2; thence, North 01 degrees 12 minutes 39 seconds West, along said West section line, a distance of 1645.84 feet; thence, due East, a distance of 1341.54 feet to the Point of Beginning; thence, due North, a distance of 107.00 feet; thence, due East, a distance of 36.00 feet; thence, due North, a distance of 41.00 feet; thence, due East, a distance of 130.00 feet; thence, due South, a distance of 112.00 feet; thence, due West, a distance of 36.00 feet; thence, due South, a distance of 72.00 feet; thence, due West, a distance of 90.00 feet; thence, due North, a distance of 36.00 feet; thence, due West, a distance of 40.00 feet to the Point of Beginning.

Parcel 13:

VENTNOR RECREATION AREA – 484203-00-0290

A parcel of land in Section 3, Township 48 South, Range 42 East, Broward County, Florida; said parcel being specifically described as follows:

From the Southeast corner of Section 3, bear North 01 degrees 15 minutes 00 seconds West, along the East line of said Section 3, a distance of 2685.49 feet to the East one-quarter section corner; thence, North 01 degrees 12 minutes 39 seconds West, along said East section line, a distance of 1005.15 feet; thence, due West, a distance of 2684.69 feet to the Point of Beginning. Thence, South 88 degrees 19 minutes 56 seconds West, a distance of 297.63 feet; thence, North 23 degrees 47 minutes 53 seconds West, a distance of 43.37 feet; thence, North 01 degrees 13 minutes 22 seconds West, a distance of 120.00 feet; thence, South 88 degrees 46 minutes 38 seconds West, a distance of 40.00 feet; thence, North 01 degrees 13 minutes 22 seconds West, a distance of 317.00 feet; thence, North 88 degrees 46 minutes 38 seconds East, a distance of 93.34 feet; thence South 01 degrees 00 minutes 00 seconds East, a distance of 182.58 feet; thence South 31 degrees 00 minutes 00 seconds East, a distance of 158.24 feet; thence South 51 degrees 00 minutes 00 seconds East, a distance of 239.73 feet to the Point of Beginning.

Parcel 14:

OAKRIDGE RECREATION AREA – 484203-00-0236

A parcel of land in Section 3, Township 48 South, Range 42 East, Broward County, Florida; said parcel of land being specifically described as follows:

From the Southeast corner of said Section 3, bear North 01 degrees 15 minutes 00 seconds West, along the East line of said section, a distance of 1132.19 feet; thence, due West, a distance of 1792.51 feet to a point of the Southwesterly right of way line of Century Boulevard and the Point of Beginning; thence South 50 degrees 00 minutes 00 seconds West, a distance of 180.00 feet; thence North 40 degrees 00 minutes 00 seconds West, a distance of 86.11 feet; thence, due West, a distance of 119.61 feet to a point on the East line of the "Nature Preserve"; thence, due North, along said East line, a distance of 100.00 feet; thence, due East, a distance of 277.68 feet to a point on a curve concave to the Northeast, having a radius of 550.00 feet; a central angle of 06 degrees 23 minutes 36 seconds, a chord bearing of South 34 degrees 58 minutes 48 seconds East and a chord distance of 61.34 feet; said curve being on the Southwesterly right of way line of Century Boulevard; thence, Southeasterly, along the arc of said curve, a distance of 61.37 feet to the end of said curve and the Point of Beginning.

Parcel 15:

NEWPORT RECREATION AREA – 484203-00-0340

A parcel of land in Section 3, Township 48 South, Range 42 East, Broward County, Florida; said parcel being specifically described as follows:

From the Southeast corner of said Section 3, bear North 01 degrees 15 minutes 00 seconds West, along the East line of said section, a distance of 288.42 feet; thence, due West, a distance of 2458.61 feet to the Point of Beginning; thence, South 82 degrees 48 minutes 15 seconds West, a distance of 203.11 feet; thence South 89 degrees 19 minutes 00 seconds West, a distance of 198.21 feet; thence, North 00 degrees 41 minutes 00 seconds West, a distance of 145.00 feet; thence, North 89 degrees 19 minutes 00 seconds East, a distance of 280.97 feet; thence, South 45 degrees 00 minutes 00 seconds East, a distance of 170.46 feet to the Point of Beginning.

**EXHIBIT B**

**This exhibit was redacted from the instrument before submission for recording as it contains confidential and personal financial information.**



**EXHIBIT C-1**

**This exhibit was redacted from the instrument before submission for recording as it contains confidential and personal financial information**

Prepared by and return to:  
Michael Boutzoukas, Esq.  
Becker & Poliakoff, P.A.  
1511 N. Westshore Blvd., Ste. 1000  
Tampa, FL 33607

**SPECIAL WARRANTY DEED**  
**[CORRECTIVE – SCRIVENER’S ERRORS]**

**THIS CORRECTIVE DEED**, effective as of December 31, 2019, by **CVRF DEERFIELD, LIMITED, a Florida limited partnership**, whose mailing address is 117 W. 72<sup>nd</sup> Street, Suite 5W, New York, NY 10023-3204 as “GRANTOR,” and **CENCLUB HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation**, now known as **CENCLUB RECREATION MANAGEMENT, INC., a Florida not-for-profit corporation** (by formal name change) whose mailing address is c/o Century Village East Clubhouse 2400 Century Blvd., Deerfield Beach, FL 33442, as “GRANTEE.”

(Whenever used herein, the terms “GRANTOR” and “GRANTEE” include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

**W I T N E S S E T H:**

The GRANTOR, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations in hand paid to GRANTOR by said GRANTEE, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the GRANTEE the following described real property, and rights and interest in real property located and situated in the County of Broward and State of Florida, to wit:

SEE EXHIBIT “A” ATTACHED HERETO AND MADE A PART HEREOF (the “Property”).

This Deed is executed in connection with that certain option agreement, as described in that Option Contract for Sale and Purchase, attached as Schedule C to the Declaration of Restrictive Covenants recorded in Official Records Book 6521, Page 151, as assigned and amended, of the public records of Broward County, Florida, (the “Agreement”), dated December 20, 1976 (“Option Agreement:”), as thereafter amended.

This conveyance is subject to the following:

1. Taxes and assessments for the year 2020 and years subsequent thereto.
2. All matters of record in the Public Records of Broward County, including, without

***This Corrective Deed is being executed to correct scrivener’s errors (typographical) in the legal description on the prior Special Warranty Deed recorded in Instrument #116264494, Broward County, Florida.***

limitation, declarations, plats, covenants, conditions, reservations, restrictions, dedications and easements of record.

3. Zoning and/or other restrictions and prohibitions imposed by governmental authority.

4. Public utility easements of record.

5. Terms and conditions of the long-term recreational facilities leases, including but not limited to that certain Long Term Lease recorded in Official Records Book 6521, Page 167, and amendments recorded in Official Records Book 6065, Page 850, Official Records Book 8491, Page 483 and Official Records Book 9642, Page 1, as assigned by Century Village to CRVF Deerfield, Limited, a Florida limited partnership in Official Records Book 9987, Page 460, all of the Public Records of Broward County, Florida, as amended ("Long Term Lease") and all leases affecting the Property entered into prior to the Long Term Lease ("Long Term Leases").

6. Options to purchase the Property set forth in the Long Term Leases.

7. Subject to master management agreement providing for provisions of community facilities in accordance with such individual contracts between residents of Century Village, Deerfield Beach, Florida and the Master Management Firm defined therein and Century Village East, Inc.

8. Any franchise, concession or other agreements affecting said Property.

9. Terms and conditions of the Option Agreement for Sale and Purchase between Century Village East, Inc. and Cenclub Homeowners Association, Inc. contained in Schedule C to the Declaration of Restrictive Covenants recorded in Official Records Book 6521, Page 151, Amendments recorded in Official Records Book 6881, Page 589, Official Records Book 7420, Page 539 and in Official Records Book 9977, Page 1 re-recorded in Official Records Book 9987, Page 399, and assigned to CVRF Deerfield, Limited, a Florida limited partnership recorded in Official Records Book 9987, Page 494, as affected by Agreement as to Option Exercise Date recorded in Official Records Book 30732, Page 990, all of the Public Records of Broward County, Florida ("Option Agreement").

9. That certain purchase money mortgage encumbering the Property, and executed contemporaneously herewith by GRANTEE in favor of GRANTOR and recorded in the Public Records of Broward County, Florida (the "Purchase Money Mortgage").

10. That certain declaration of restrictive covenants restricting the use of the Property to recreational purposes only for a period of ninety-nine (99) years executed contemporaneously herewith and recorded in the Public Records of Broward County, Florida.

11. GRANTEE hereby acknowledged and reaffirms each of the continuing covenants (each a "Continuing Covenant" and collectively referred to as the "Continuing Covenants") set forth in Section 28 of the Option Agreement except that, other than the Purchase Money Mortgage, there are no mortgage or like security instruments affecting the Property as described in Section 28(b), and Section 28(d) shall have no application after closing.

**TOGETHER** with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

**TO HAVE AND TO HOLD** the same in fee simple forever.

The GRANTOR hereby specially warrants the title to the said real property, and will defend the same, against the lawful claims of all persons claiming by, through or under the said GRANTOR.

GRANTOR and GRANTEE covenant and agree that it is not the intention of the parties that a merger of title be effected by this conveyance, and the interest of Grantee as Landlord by assignment of the Long Term Leases under that certain Assignment and Assumption of Leases of even date herewith, which Long Term Leases shall remain in full force and effect and may be enforced upon by Grantee as provided for in each of said Leases so assigned as to all sublessees, users and occupants of the above-described property.

GRANTEE, by acceptance and recordation of this Special Warranty Deed, expressly and specifically approves, accepts, covenants and agrees to be bound by and to assume performance of all of the applicable provisions and requirements set forth in the recorded Declaration of Condominium described above and all amendments and/or supplements thereto, which provisions and requirements are acknowledged by Grantee to be reasonable, fair, and all of which are incorporated herein by this reference.

[SIGNATURES AND EXHIBIT "A" TO FOLLOW]

IN WITNESS WHEREOF, GRANTOR has caused this Special Warranty Deed to be executed by its duly authorized representative on the day and year first above written.

Signed, sealed and delivered  
in the presence of

W. M. Gardener

Witness signature

K. Slade

Witness print name

\_\_\_\_\_  
Witness signature

\_\_\_\_\_  
Witness print name

CVRF DEERFIELD, LIMITED,  
a Florida limited partnership

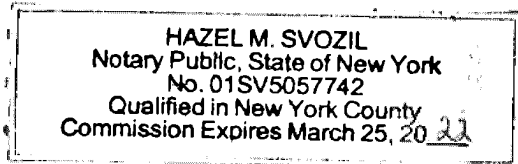
By: HOLROD REALTY HOLDING  
CORPORATION, a New York  
corporation, its General Partner

By: [Signature]  
James A. Nicholson, President

STATE OF NEW YORK

COUNTY OF NEW YORK

On this 24 day of August, 2021, before me, the undersigned notary public, appeared by means of ☒ physical presence or ☐ online notarization, James A. Nicholson, as president of Holrod Realty Holding Corporation, a New York corporation, the general partner of CVRF Deerfield, Limited, a Florida limited partnership, and who is personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument to be the individual whose name is subscribed to within.



Hazel M. Svozil  
Notary Public

Printed Name: Hazel M. Svozil

[Seal]

EXHIBIT "A"  
LEGAL DESCRIPTION

Parcel 1:

"CLUBHOUSE AREA" - 484203-00-0153

A parcel of land in Sections 2 and 3, Township 48 South, Range 42 East, Broward County, Florida; said parcel of land being more specifically described as follows:

From the Southwest corner of said Section 2, bear North 01 degrees 15' 00" West, along the West line of said Section 2, a distance of 1980.75 feet to the Point of Beginning;

Thence, North 60 degrees 00' 00" East, a distance of 53.18 feet; thence, South 30 degrees 00' 00" East, a distance of 84.07 feet; thence, North 60 degrees 00' 00" East, a distance of 229.78 feet; thence, North 15 degrees 00' 00" West, a distance of 165.00 feet; thence, North 12 degrees 25' 42" East, a distance of 223.77 feet; thence, North 44 degrees 00' 00" East, a distance of 200.00 feet; thence, North 64 degrees 32' 51" East, a distance of 125.00 feet; thence, North 03 degrees 10' 00" West, a distance of 115.32 feet; thence, North 36 degrees 00' 00" East, a distance of 202.96 feet to a point on the Southerly right of way line of Century Boulevard; said right of way line being a curve concave to the North, having a delta angle of 29 degrees 52' 47", a radius of 1550.00 feet, a chord distance of 799.20 feet and whose center bears North 0 degrees 37' 46" West; thence, along the arc of said curve, a distance of 808.32 feet; thence, North 29 degrees 15' 01" East, a distance of 10.00 feet; thence, North 58 degrees 50' 23" West, a distance of 299.88 feet; thence, **North 60 degrees 45' 00" West, a distance of 200.11 feet**; thence, South 29 degrees 15' 00" West, a distance of 490.82 feet; thence, South 57 degrees 46' 20" East, a distance of 290.00 feet; thence, South 45 degrees 22' 44" East, a distance of 262.34 feet; thence, due South, a distance of 345.00 feet; thence, South 56 degrees 50' 33" East, a distance of 89.88 feet; thence, South 30 degrees 00' 00" East, a distance of 329.76 feet; thence North 60 degrees 00' 00" East, a distance of 128.30 feet to the Point of Beginning.

Parcel 2:

LEGAL DESCRIPTION FOR TENNIS COURTS - 484202-00-0037

A parcel of land in the West one-half of Section 2, Township 48 South, Range 42 East, Broward County, Florida; said parcel of land being specifically described as follows:

Commence at the intersection of the East line of the West one-half of said Section 2, with the Southerly right of way line of State Road No. 810, (a 100 foot road right of way);

**Thence, bear South 01 degrees 14' 29" East, along the East line of said West one-half of Section 2, a distance of 1415.00 feet.**

**Thence, South 89 degrees 01' 04" West, a distance of 309.33 feet to the Point of Beginning;**

Thence, continue South 89 degrees 01' 04" West, a distance of 100.00 feet; thence, North 00 degrees 58' 56" West, a distance of 118.50 feet; thence, North 89 degrees 01' 04" East, a distance of 100.00 feet; thence, South 00 degrees 58' 56" East, a distance of 118.50 feet to the Point of Beginning.

Parcel 3:

LEGAL DESCRIPTION FOR LYNDBURST RECREATION AREA NORTH - 484203-00-0238

A parcel of land in Section 3, Township 48 South, Range 42 East, Broward County, Florida; said parcel of land being specifically described as follows:

From the Southeast corner of said Section 3, bear North 01 degrees 15' 00" West, along the East line of said Section, a distance of 2636.99 feet;

Thence, due West, a distance of 1582.85 feet to the Point of Beginning.

Thence, South 11 degrees 40' 00" West, a distance of 115.50 feet; thence, North 78 degrees 20' 00" West, a distance of 35.00 feet; thence, South 11 degrees 40' 00" West, a distance of 35.00 feet; thence, North 78 degrees 20' 00" West, a distance of 128.46 feet to a point on the East right of way line of Century Boulevard South; thence, North 19 degrees 45' 00" West, along said right of way line, a distance of 147.39 feet;

Thence, North 70 degrees 15' 00" East, a distance of 140.17 feet; thence, South 56 degrees 30' 00" East, a distance of 130.00 feet to the Point of Beginning.

Parcel 4:

LEGAL DESCRIPTION FOR LYNDHURST RECREATION AREA SOUTH – 484203-00-0142

A parcel of land in Section 3, Township 48 South, Range 42 East, Broward County, Florida; said parcel of land being specifically described as follows:

From the Southeast corner of said Section 3, bear North 01 degrees 15' 00" West, along the East line of said Section, a distance of 1217.05 feet to a point on a curve concave to the South, having a radius of 1690.00 feet, a central angle of 07 degrees 07' 01", **a chord bearing of North 83 degrees 48' 59" West** and a chord distance of 209.79 feet; said curve being the North right of way line of Century Boulevard South and said point being the Point of Beginning.

Thence, Westerly, along the arc of said curve, a distance of 209.92 feet to the end of said curve; thence, due North, a distance of 149.87 feet; thence, due East, a distance of 169.49 feet; thence, due South, a distance of 42.19 feet; thence, South 47 degrees 15' 00" East, a distance of 50.37 feet to a point on the East line of said Section 3, thence, South 01 degrees 15' 00" East, along said section line, a distance of 96.11 feet to a point on the North right of way line of Century Boulevard South and the Point of Beginning.

Parcel 5:

GRANTHAM RECREATION AREA – 484202-00-0243

A parcel of land in Section 2, Township 48 South, Range 42 East, Broward County, Florida; said parcel of land being specifically described as follows:

From the Southwest corner of said Section 2, bear North 01 degrees 15 minutes 00 seconds West, along the West line of said Section 2, a distance of 1659.59 feet; Thence, due East, a distance of 680.84 feet to the Point of Beginning; Thence, continue due East, a distance of 74.49 feet to a point of curvature of a curve to the right, having a radius of 56.00 feet, a central angle of 150 degrees 00 minutes 00 seconds and a chord bearing of South 15 degrees 00 minutes 00 seconds East; Thence, Southerly, along the arc of said curve, a distance of 146.61 feet to the Point of Tangency; Thence, South 60 degrees 00 minutes 00 seconds West, a distance of 55.50 feet to a point of curvature of a curve to the right, having a radius of 65.00 feet, a central angle of 90 degrees 00 minutes 00 seconds and a chord bearing of North 75 degrees 00 minutes 00 seconds West; Thence, Westerly, along the arc of said curve, a distance of 102.10 feet to the Point of Tangency; Thence, North 30 degrees 00 minutes 00 seconds West; a distance of 28.24 feet to a point of curvature of a curve to the right, having a radius of 56.00 feet, a central angle of 120 degrees 00 minutes 00 seconds and a chord bearing of North 30 degrees 00 minutes 00 seconds East; Thence, Northerly, along the arc of said curve, a distance of 117.29 feet to the Point of Beginning.



Parcel 6:

ASHBY RECREATION AREA – 484202-00-0231

A parcel of land in Section 2, Township 48 South, Range 42 East, Broward County, Florida; said parcel of land being specifically described as follows:

From the Southwest corner of said Section 2, bear North 01 degrees 15 minutes 00 seconds West, along the West line of said Section 2, a distance of 1562.73 feet; Thence, due East, a distance of 1640.26 feet to the Point of Beginning; Thence, North 55 degrees 00 minutes 00 seconds East, a distance of 184.77 feet; Thence, South 66 degrees 38 minutes 41 seconds East, a distance of 41.86 feet to a point on a curve concave to the Northwest having a radius of 1010.00 feet; a central angle of 18 degrees 24 minutes 01 seconds, a chord bearing of South 32 degrees 33 minutes 20 seconds West and a chord distance of **322.96** feet; said curve being the West right of way line of Century Boulevard South; Thence, Southwesterly, along the arc of said curve, a distance of 324.36 feet to the end of said curve; Thence, North 05 degrees 00 minutes 00 seconds West, a distance of 183.53 feet to the Point of Beginning.

Parcel 7:

DURHAM RECREATION AREA - 484203-00-0152

A parcel of land located in Section 3, Township 48 South, Range 42 East, Broward County, Florida, described as follows:

From the Southeast corner of Section 3, proceed North 01 degrees 15 minutes 00 seconds West, a distance of 2685.49 feet, along the East line of said Section 3, to the East one-quarter corner; thence North 01 degrees 12 minutes 39 seconds West, along the East line of said Section 3, a distance of **1467.53 feet**; thence due West, a distance of 30.52 feet to the Point of Beginning; thence, due South, a distance of 31.19 feet; thence South 79 degrees 22 minutes 45 seconds West, a distance of 174.42 feet to a point of curvature of a curve to the left, (curve Data: Delta Angle 30 degrees 00 minutes 00 seconds, Radius = 186.60 feet; Chord Bearing = South 64 degrees 22 minutes 45 seconds West; Chord Distance = 96.59 feet); thence, along the arc of the curve, a distance of 97.70 feet; thence South 49 degrees 22 minutes 45 seconds West, a distance of 50.00 feet; thence North 40 degrees 37 minutes 15 seconds West, a distance of 59.39 feet to a Point of Curvature of a curve to the left, (Curve Data: Delta Angle = 37 degrees 59 minutes 00 seconds; Radius = 132.52 feet; Chord Bearing = North 59 degrees 36 minutes 45 seconds West; Chord Distance = 86.25 feet); thence, along the arc of the curve, a distance of 87.85 feet; thence, North 11 degrees 45 minutes 40 seconds East, a distance of 39.99 feet; thence, South 78 degrees 14 minutes 20 seconds East, a distance of 36.00 feet; thence, North 11 degrees 45 minutes 40 seconds East, a distance of 17.50 feet; thence, due East, a distance of 362.59 feet to the Point of Beginning.

Parcel 8:

UPMINSTER RECREATION AREA – 484202-00-0035

A parcel of land in Section 2, Township 48 South, Range 42 East, Broward County, Florida; said parcel of land being specifically described as follows:

From the Southwest corner of Section 2, bears North 01 degrees 15 minutes 00 seconds West, along the West line of said Section 2, a distance of 2685.49 feet to the West quarter section corner of said Section 2; thence, North 01 degrees 12 minutes 39 seconds West, along said West line, a distance of 679.45 feet; thence, due East, a distance of 1751.67 feet to a point on a curve concave to the Northwest, having a radius of 920.00 feet, a central angle of 13 degrees 34 minutes 08 seconds, a chord bearing of North 32 degrees 48 minutes 24 seconds East and a chord distance of 188.59 feet; said curve being the East right of way line of Century Boulevard South and the Point of Beginning; thence, Northeasterly, along the arc of said curve, a distance of 188.92 feet to the end of said curve; thence, North 89 degrees 01 minutes 04 seconds East, a distance of 100.00 feet; thence, due South, a distance of 66.32 feet; thence, due West, a distance of 50.00 feet; thence, due South, a distance of 175.00 feet; thence, due West, a distance of 94.85 feet; thence North 35 degrees 15 minutes 00 seconds West, a distance of 99.30 feet to the Point of Beginning.

Parcel 9:

MARKHAM RECREATION AREA – 484203-00-0237

A parcel of land in Section 3, Township 48 South, Range 42 East, Broward County, Florida; said parcel of land being specifically described as follows:

From the Southeast corner of said Section 3, bear North 01 degrees 15 minutes 00 seconds West, along the East line of said Section, a distance of 1335.97 feet; thence due West, a distance of 1396.95 feet to the Point of Beginning; thence South 15 degrees 40 minutes 00 seconds West, a distance of 179.13 feet; thence, South 22 degrees 40 minutes 00 seconds East, a distance of 154.01 feet; thence South 03 degrees 50 minutes 26 seconds West, a distance of 18.16 feet to a point on a curve concave to the North, having a radius of 470.00, a central angle of 54 degrees 46 minutes 28 seconds, a chord bearing of North 58 degrees 46 minutes 17 seconds West and a chord distance of 432.40 feet; said curve being the North right of way line of Century Boulevard South, Thence, Northwesterly, along the arc of said curve, a distance of 449.32 feet to the end of said curve; thence, South 86 degrees 50 minutes 00 seconds East, a distance of 238.97 feet; thence, North 15 degrees 40 minutes 00 seconds East, a distance of 150.00 feet; thence, South 74 degrees 20 minutes 00 seconds East, a distance of 84.00 feet to the Point of Beginning.

Parcel 10:

BERKSHIRE RECREATION AREA – 484202-00-0038

A parcel of land located in Section 2, Township 48 South, Range 42 East, Broward County, Florida, said parcel of land being more specifically described as follows:

From the Southwest corner of Section 2, bear North 01 degrees 15 minutes 00 seconds West, along the West line of said Section 2, a distance of 2685.49 feet to the West one-quarter corner; Thence, North 89 degrees 40 minutes 07 seconds East, a distance of 1245.51 feet to the Point of Beginning; Thence, due East, a distance of 305.63 feet; thence, due South, a distance of 125.61 feet; thence, South 59 degrees 01 minutes 04 seconds West, a distance of 176.48 feet; thence, North 60 degrees 58 minutes 56 seconds West, a distance of 176.48 feet; thence, due North, a distance of 130.85 feet to the Point of Beginning.

Parcel 11:

RICHMOND RECREATION AREA – 484202-00-0242

A parcel of land in Section 2, Township 48 South, Range 42 East, Broward County, Florida; said parcel of land being specifically described as follows:

From the Southwest corner of said Section 2, bear North 01 degrees 15 minutes 00 seconds West, along the West line of said Section , a distance of 1568.55 feet; thence, due East, a distance of 1879.59 feet to the Point of Beginning; thence, South 60 degrees 00 minutes 00 seconds East, a distance of 287.00 feet; thence, South 35 degrees 00 minutes 00 seconds West, a distance of 123.13 feet; thence South 05 degrees 00 minutes 00 seconds West, a distance of 215.20 feet; thence, South 65 degrees 00 minutes 00 seconds West, a distance of 51.11 feet to a point on the North right-of-way line of East Drive; thence, North 16 degrees 32 minutes 00 seconds West, along said right-of-way line, a distance of 176.70 feet to a point of curvature of a curve to the left, having a radius of 194.25 feet, a central angle of 35 degrees 55 minutes 09 seconds, a chord bearing of North 34 degrees 29 minutes 35 seconds West, and a chord distance of 119.79 feet; said curve being said right-of-way line; thence, Northwesterly, along the arc of said curve, a distance of 121.78 feet to the point of tangency; thence; North 52 degrees 27 minutes 09 seconds West, along said right-of-way line, a distance of 105.18 feet to the Easterly right-of-way line of Century Boulevard South; said right-of-way line being a curve concave to the West, having a radius of 1090.00 feet; a central angle of 09 degrees 05 minutes 03 seconds, a chord bearing of North 30 degrees 54 minutes 04 seconds East and a chord distance of 172.64 feet; thence, Northeasterly, along the arc of said curve, a distance of 172.82 feet to the Point of Beginning.

Parcel 12:

WESTBURY RECREATION AREA – 484202-00-0162

A parcel of land in Section 2, Township 48 South, Range 42 East, Broward County, Florida; said parcel of land being specifically described as follows:

From the Southwest corner of said Section 2, bear North 01 degrees 15 minutes 00 seconds West, along the West line of said Section, a distance of 2685.49 feet to the West quarter Section corner of said Section 2; thence, North 01 degrees 12 minutes 39 seconds West, along said West section line, a distance of 1645.84 feet; thence, due East, a distance of 1341.54 feet to the Point of Beginning; thence, due North, a distance of 107.00 feet; thence, due East, a distance of 36.00 feet; thence, due North, a distance of 41.00 feet; thence, due East, a distance of 130.00 feet; thence, due South, a distance of 112.00 feet; thence, due West, a distance of 36.00 feet; thence, due South, a distance of 72.00 feet; thence, due West, a distance of 90.00 feet; thence, due North, a distance of 36.00 feet; thence, due West, a distance of 40.00 feet to the Point of Beginning.

Parcel 13:

VENTNOR RECREATION AREA – 484203-00-0290

A parcel of land in Section 3, Township 48 South, Range 42 East, Broward County, Florida; said parcel being specifically described as follows:

From the Southeast corner of Section 3, bear North 01 degrees 15 minutes 00 seconds West, along the East line of said Section 3, a distance of 2685.49 feet to the East one-quarter section corner; thence, North 01 degrees 12 minutes 39 seconds West, along said East section line, a distance of 1005.15 feet; thence, due West, a distance of 2684.69 feet to the Point of Beginning. Thence, South 88 degrees 19 minutes 56 seconds West, a distance of 297.63 feet; thence, North 23 degrees 47 minutes 53 seconds West, a distance of 43.37 feet; thence, North 01 degrees 13 minutes 22 seconds West, a distance of 120.00 feet; thence, South 88 degrees 46 minutes 38 seconds West, a distance of 40.00 feet; thence, North 01 degrees 13 minutes 22 seconds West, a distance of 317.00 feet; thence, North 88 degrees 46 minutes 38 seconds East, a distance of 93.34 feet; thence South 01 degrees 00 minutes 00 seconds East, a distance of 182.58 feet; thence South 31 degrees 00 minutes 00 seconds East, a distance of 158.24 feet; thence South 51 degrees 00 minutes 00 seconds East, a distance of 239.73 feet to the Point of Beginning.

Parcel 14:

OAKRIDGE RECREATION AREA – 484203-00-0236

A parcel of land in Section 3, Township 48 South, Range 42 East, Broward County, Florida; said parcel of land being specifically described as follows:

From the Southeast corner of said Section 3, bear North 01 degrees 15 minutes 00 seconds West, along the East line of said section, a distance of 1132.19 feet; thence, due West, a distance of 1792.51 feet to a point of the Southwesterly right of way line of Century Boulevard and the Point of Beginning; thence South 50 degrees 00 minutes 00 seconds West, a distance of 180.00 feet; thence North 40 degrees 00 minutes 00 seconds West, a distance of 86.11 feet; thence, due West, a distance of 119.61 feet to a point on the East line of the "Nature Preserve"; thence, due North, along said East line, a distance of 100.00 feet; thence, due East, a distance of 277.68 feet to a point on a curve concave to the Northeast, having a radius of 550.00 feet; a central angle of 06 degrees 23 minutes 36 seconds, a chord bearing of South 34 degrees 58 minutes 48 seconds East and a chord distance of 61.34 feet; said curve being on the Southwesterly right of way line of Century Boulevard; thence, Southeasterly, along the arc of said curve, a distance of 61.37 feet to the end of said curve and the Point of Beginning.

Parcel 15:

NEWPORT RECREATION AREA – 484203-00-0340

A parcel of land in Section 3, Township 48 South, Range 42 East, Broward County, Florida; said parcel being specifically described as follows:

From the Southeast corner of said Section 3, bear North 01 degrees 15 minutes 00 seconds West, along the East line of said section, a distance of 288.42 feet; thence, due West, a distance of 2458.61 feet to the Point of Beginning; thence, South 82 degrees 48 minutes 15 seconds West, a distance of 203.11 feet; thence South 89 degrees 19 minutes 00 seconds West, a distance of 198.21 feet; thence, North 00 degrees 41 minutes 00 seconds West, a distance of 145.00 feet; thence, North 89 degrees 19 minutes 00 seconds East, a distance of 280.97 feet; thence, South 45 degrees 00 minutes 00 seconds East, a distance of 170.46 feet to the Point of Beginning.

3  
Broward County Property Appraiser's Network

Page 1 of 12

This Instrument was prepared by:  
Broward County Property Appraiser's Office  
115 S. Andrews Ave. Room 111  
Fort Lauderdale, FL 33301-1899  
954-357-6830 - www.bcpa.net

Re: Property ID: 484203-00-0238

**SATISFACTION OF**  
**NOTICE OF INSUFFICIENCY OF DEED**

COMES NOW Marty Kiar, in his official capacity as the Broward County Property Appraiser, by and through the undersigned Deputy Property Appraiser who, being duly sworn and under oath, gives notice to the following parties:

CENCLUB HOMEOWNERS ASSN INC

CVRF DEERFIELD  
2400 CENTURY BLVD  
DEERFIELD BEACH FL 33442

that upon review the attached deed(attached hereto as Exhibit A) recorded in the official records of Broward County (Instrument # 117558713) CURED the defect that caused the Notice of Insufficiency of Deed to be recorded in the official records of Broward County (Instrument # 116388535). Accordingly, said property transfer will be properly entered into the official tax roll of Broward County. Done this 7th day of October, 2021, in Fort Lauderdale, Broward County, Florida.

MARTY KIAR  
BROWARD COUNTY PROPERTY APPRAISER

By: Patti Huston  
Patti Huston, Deputy Appraiser  
954-357-6846

STATE OF FLORIDA  
COUNTY OF BROWARD

Sworn to or affirmed and signed before me in person on October 7, 2021 by Patti Huston, a Deputy Appraiser, who is personally known to me.

[Seal]



Jennifer A. Cavrudatz  
NOTARY PUBLIC

Instr# 117558713 , Page 1 of 11, Recorded 09/02/2021 at 01:17 PM  
Broward County Commission  
Deed Doc Stamps: \$0.70

Prepared by and return to:  
Michael Boutzoukas, Esq.  
Becker & Poliakoff, P.A.  
1511 N. Westshore Blvd., Ste. 1000  
Tampa, FL 33607

**SPECIAL WARRANTY DEED**  
**[CORRECTIVE – SCRIVENER'S ERRORS]**

**THIS CORRECTIVE DEED**, effective as of December 31, 2019, by CVRF DEERFIELD, LIMITED, a Florida limited partnership, whose mailing address is 117 W. 72<sup>nd</sup> Street, Suite 5W, New York, NY 10023-3204 as "GRANTOR," and CENCLUB HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, now known as CENCLUB RECREATION MANAGEMENT, INC., a Florida not-for-profit corporation (by formal name change) whose mailing address is c/o Century Village East Clubhouse 2400 Century Blvd., Deerfield Beach, FL 33442, as "GRANTEE."

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This conveyance is subject to the following:

1. Taxes and assessments for the year 2020 and years subsequent thereto.
2. All matters of record in the Public Records of Broward County, including, without

***This Corrective Deed is being executed to correct scrivener's errors (typographical) in the legal description on the prior Special Warranty Deed recorded in Instrument #116264494, Broward County, Florida.***

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limitation, declarations, plats, covenants, conditions, reservations, restrictions, dedications and easements of record.

3. Zoning and/or other restrictions and prohibitions imposed by governmental authority.

4. Public utility easements of record.

5. Terms and conditions of the long-term recreational facilities leases, including but not limited to that certain Long Term Lease recorded in Official Records Book 6521, Page 167, and amendments recorded in Official Records Book 6065, Page 850, Official Records Book 8491, Page 483 and Official Records Book 9642, Page 1, as assigned by Century Village to CRVF Deerfield, Limited, a Florida limited partnership in Official Records Book 9987, Page 460, all of the Public Records of Broward County, Florida, as amended ("Long Term Lease") and all leases affecting the Property entered into prior to the Long Term Lease ("Long Term Leases").

6. Options to purchase the Property set forth in the Long Term Leases.

7. Subject to master management agreement providing for provisions of community facilities in accordance with such individual contracts between residents of Century Village, Deerfield Beach, Florida and the Master Management Firm defined therein and Century Village East, Inc.

8. Any franchise, concession or other agreements affecting said Property.

9. Terms and conditions of the Option Agreement for Sale and Purchase between Century Village East, Inc. and Cencub Homeowners Association, Inc. contained in Schedule C to the Declaration of Restrictive Covenants recorded in Official Records Book 6521, Page 151, Amendments recorded in Official Records Book 6881, Page 589, Official Records Book 7420, Page 539 and in Official Records Book 9977, Page 1 re-recorded in Official Records Book 9987, Page 399, and assigned to CVRF Deerfield, Limited, a Florida limited partnership recorded in Official Records Book 9987, Page 494, as affected by Agreement as to Option Exercise Date recorded in Official Records Book 30732, Page 990, all of the Public Records of Broward County, Florida ("Option Agreement").

9. That certain purchase money mortgage encumbering the Property, and executed contemporaneously herewith by GRANTEE in favor of GRANTOR and recorded in the Public Records of Broward County, Florida (the "Purchase Money Mortgage").

10. That certain declaration of restrictive covenants restricting the use of the Property to recreational purposes only for a period of ninety-nine (99) years executed contemporaneously herewith and recorded in the Public Records of Broward County, Florida.

11. GRANTEE hereby acknowledged and reaffirms each of the continuing covenants (each a "Continuing Covenant" and collectively referred to as the "Continuing Covenants") set forth in Section 28 of the Option Agreement except that, other than the Purchase Money Mortgage, there are no mortgage or like security instruments affecting the Property as described in Section 28(b), and Section 28(d) shall have no application after closing.

**TOGETHER** with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

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**TO HAVE AND TO HOLD** the same in fee simple forever.

The GRANTOR hereby specially warrants the title to the said real property, and will defend the same, against the lawful claims of all persons claiming by, through or under the said GRANTOR.

GRANTOR and GRANTEE covenant and agree that it is not the intention of the parties that a merger of title be effected by this conveyance, and the interest of Grantee as Landlord by assignment of the Long Term Leases under that certain Assignment and Assumption of Leases of even date herewith, which Long Term Leases shall remain in full force and effect and may be enforced upon by Grantee as provided for in each of said Leases so assigned as to all sublessees, users and occupants of the above-described property.

GRANTEE, by acceptance and recordation of this Special Warranty Deed, expressly and specifically approves, accepts, covenants and agrees to be bound by and to assume performance of all of the applicable provisions and requirements set forth in the recorded Declaration of Condominium described above and all amendments and/or supplements thereto, which provisions and requirements are acknowledged by Grantee to be reasonable, fair, and all of which are incorporated herein by this reference.

[SIGNATURES AND EXHIBIT "A" TO FOLLOW]



## Broward County Property Appraiser's Network

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IN WITNESS WHEREOF, GRANTOR has caused this Special Warranty Deed to be executed by its duly authorized representative on the day and year first above written.

Signed, sealed and delivered  
in the presence of

Winnie Gardner

Witness signature

R. Slade

Witness print name

\_\_\_\_\_  
Witness signature

\_\_\_\_\_  
Witness print name

CVRF DEERFIELD, LIMITED,  
a Florida limited partnership

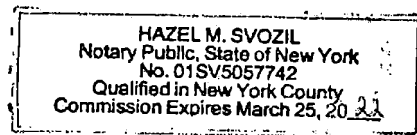
By: HOLROD REALTY HOLDING  
CORPORATION, a New York  
corporation, its General Partner

By: [Signature]  
James A. Nicholson, President

STATE OF NEW YORK

COUNTY OF NEW YORK

On this 24 day of August, 2021, before me, the undersigned notary public, appeared by means of ☒ physical presence or ☐ online notarization, James A. Nicholson, as president of Holrod Realty Holding Corporation, a New York corporation, the general partner of CVRF Deerfield, Limited, a Florida limited partnership, and who is personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument to be the individual whose name is subscribed to within.



Hazel M. Svozil  
Notary Public

Printed Name: Hazel M. Svozil

[Seal]

EXHIBIT "A"  
LEGAL DESCRIPTION

## Broward County Property Appraiser's Network

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## Parcel 1:

**"CLUBHOUSE AREA" - 484203-00-0153**

A parcel of land in Sections 2 and 3, Township 48 South, Range 42 East, Broward County, Florida; said parcel of land being more specifically described as follows:

From the Southwest corner of said Section 2, bear North 01 degrees 15' 00" West, along the West line of said Section 2, a distance of 1980.75 feet to the Point of Beginning;

Thence, North 60 degrees 00' 00" East, a distance of 53.18 feet; thence, South 30 degrees 00' 00" East, a distance of 84.07 feet; thence, North 60 degrees 00' 00" East, a distance of 229.78 feet; thence, North 15 degrees 00' 00" West, a distance of 165.00 feet; thence, North 12 degrees 25' 42" East, a distance of 223.77 feet; thence, North 44 degrees 00' 00" East, a distance of 200.00 feet; thence, North 64 degrees 32' 51" East, a distance of 125.00 feet; thence, North 03 degrees 10' 00" West, a distance of 115.32 feet; thence, North 36 degrees 00' 00" East, a distance of 202.96 feet to a point on the Southerly right of way line of Century Boulevard; said right of way line being a curve concave to the North, having a delta angle of 29 degrees 52' 47", a radius of 1550.00 feet, a chord distance of 799.20 feet and whose center bears North 0 degrees 37' 46" West; thence, along the arc of said curve, a distance of 808.32 feet; thence, North 29 degrees 15' 01" East, a distance of 10.00 feet; thence, North 58 degrees 50' 23" West, a distance of 299.88 feet; thence, North 60 degrees 45' 00" West, a distance of 200.11 feet; thence, South 29 degrees 15' 00" West, a distance of 490.82 feet; thence, South 57 degrees 46' 20" East, a distance of 290.00 feet; thence, South 45 degrees 22' 44" East, a distance of 262.34 feet; thence, due South, a distance of 345.00 feet; thence, South 56 degrees 50' 33" East, a distance of 89.88 feet; thence, South 30 degrees 00' 00" East, a distance of 329.76 feet; thence North 60 degrees 00' 00" East, a distance of 128.30 feet to the Point of Beginning.

## Parcel 2:

**LEGAL DESCRIPTION FOR TENNIS COURTS - 484202-00-0037**

A parcel of land in the West one-half of Section 2, Township 48 South, Range 42 East, Broward County, Florida; said parcel of land being specifically described as follows:

Commence at the intersection of the East line of the West one-half of said Section 2, with the Southerly right of way line of State Road No. 810, (a 100 foot road right of way);

**Thence, bear South 01 degrees 14' 29" East, along the East line of said West one-half of Section 2, a distance of 1415.00 feet.**

**Thence, South 89 degrees 01' 04" West, a distance of 309.33 feet to the Point of Beginning;**

Thence, continue South 89 degrees 01' 04" West, a distance of 100.00 feet; thence, North 00 degrees 58' 56" West, a distance of 118.50 feet; thence, North 89 degrees 01' 04" East, a distance of 100.00 feet; thence, South 00 degrees 58' 56" East, a distance of 118.50 feet to the Point of Beginning.

## Parcel 3:

**LEGAL DESCRIPTION FOR LYNDHURST RECREATION AREA NORTH - 484203-00-0238**

A parcel of land in Section 3, Township 48 South, Range 42 East, Broward County, Florida; said parcel of land being specifically described as follows:

## Broward County Property Appraiser's Network

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From the Southeast corner of said Section 3, bear North 01 degrees 15' 00" West, along the East line of said Section, a distance of 2636.99 feet;

Thence, due West, a distance of 1582.85 feet to the Point of Beginning.

Thence, South 11 degrees 40' 00" West, a distance of 115.50 feet; thence, North 78 degrees 20' 00" West, a distance of 35.00 feet; thence, South 11 degrees 40' 00" West, a distance of 35.00 feet; thence, North 78 degrees 20' 00" West, a distance of 128.46 feet to a point on the East right of way line of Century Boulevard South; thence, North 19 degrees 45' 00" West, along said right of way line, a distance of 147.39 feet;

Thence, North 70 degrees 15' 00" East, a distance of 140.17 feet; thence, South 56 degrees 30' 00" East, a distance of 130.00 feet to the Point of Beginning.

Parcel 4:

**LEGAL DESCRIPTION FOR LYNDHURST RECREATION AREA SOUTH – 484203-00-0142**

A parcel of land in Section 3, Township 48 South, Range 42 East, Broward County, Florida; said parcel of land being specifically described as follows:

From the Southeast corner of said Section 3, bear North 01 degrees 15' 00" West, along the East line of said Section, a distance of 1217.05 feet to a point on a curve concave to the South, having a radius of 1690.00 feet, a central angle of 07 degrees 07' 01", a **chord bearing of North 83 degrees 48' 59" West** and a chord distance of 209.79 feet; said curve being the North right of way line of Century Boulevard South and said point being the Point of Beginning.

Thence, Westerly, along the arc of said curve, a distance of 209.92 feet to the end of said curve; thence, due North, a distance of 149.87 feet; thence, due East, a distance of 169.49 feet; thence, due South, a distance of 42.19 feet; thence, South 47 degrees 15' 00" East, a distance of 50.37 feet to a point on the East line of said Section 3, thence, South 01 degrees 15' 00" East, along said section line, a distance of 96.11 feet to a point on the North right of way line of Century Boulevard South and the Point of Beginning.

Parcel 5:

**GRANTHAM RECREATION AREA – 484202-00-0243**

A parcel of land in Section 2, Township 48 South, Range 42 East, Broward County, Florida; said parcel of land being specifically described as follows:

From the Southwest corner of said Section 2, bear North 01 degrees 15 minutes 00 seconds West, along the West line of said Section 2, a distance of 1659.59 feet; Thence, due East, a distance of 680.84 feet to the Point of Beginning; Thence, continue due East, a distance of 74.49 feet to a point of curvature of a curve to the right, having a radius of 56.00 feet, a central angle of 150 degrees 00 minutes 00 seconds and a chord bearing of South 15 degrees 00 minutes 00 seconds East; Thence, Southerly, along the arc of said curve, a distance of 146.61 feet to the Point of Tangency; Thence, South 60 degrees 00 minutes 00 seconds West, a distance of 55.50 feet to a point of curvature of a curve to the right, having a radius of 65.00 feet, a central angle of 90 degrees 00 minutes 00 seconds and a chord bearing of North 75 degrees 00 minutes 00 seconds West; Thence, Westerly, along the arc of said curve, a distance of 102.10 feet to the Point of Tangency; Thence, North 30 degrees 00 minutes 00 seconds West; a distance of 28.24 feet to a point of curvature of a curve to the right, having a radius of 56.00 feet, a central angle of 120 degrees 00 minutes 00 seconds and a chord bearing of North 30 degrees 00 minutes 00 seconds East; Thence, Northerly, along the arc of said curve, a distance of 117.29 feet to the Point of Beginning.

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## Parcel 6:

## ASHBY RECREATION AREA – 484202-00-0231

A parcel of land in Section 2, Township 48 South, Range 42 East, Broward County, Florida; said parcel of land being specifically described as follows:

From the Southwest corner of said Section 2, bear North 01 degrees 15 minutes 00 seconds West, along the West line of said Section 2, a distance of 1562.73 feet; Thence, due East, a distance of 1640.26 feet to the Point of Beginning; Thence, North 55 degrees 00 minutes 00 seconds East, a distance of 184.77 feet; Thence, South 66 degrees 38 minutes 41 seconds East, a distance of 41.86 feet to a point on a curve concave to the Northwest having a radius of 1010.00 feet; a central angle of 18 degrees 24 minutes 01 seconds, a chord bearing of South 32 degrees 33 minutes 20 seconds West and a chord distance of 322.96 feet; said curve being the West right of way line of Century Boulevard South; Thence, Southwesterly, along the arc of said curve, a distance of 324.36 feet to the end of said curve; Thence, North 05 degrees 00 minutes 00 seconds West, a distance of 183.53 feet to the Point of Beginning.

## Parcel 7:

## DURHAM RECREATION AREA - 484203-00-0152

A parcel of land located in Section 3, Township 48 South, Range 42 East, Broward County, Florida, described as follows:

From the Southeast corner of Section 3, proceed North 01 degrees 15 minutes 00 seconds West, a distance of 2685.49 feet, along the East line of said Section 3, to the East one-quarter corner; thence North 01 degrees 12 minutes 39 seconds West, along the East line of said Section 3, a distance of 1467.53 feet; thence due West, a distance of 30.52 feet to the Point of Beginning; thence, due South, a distance of 31.19 feet; thence South 79 degrees 22 minutes 45 seconds West, a distance of 174.42 feet to a point of curvature of a curve to the left, (curve Data: Delta Angle 30 degrees 00 minutes 00 seconds, Radius = 186.60 feet; Chord Bearing = South 64 degrees 22 minutes 45 seconds West; Chord Distance = 96.59 feet); thence, along the arc of the curve, a distance of 97.70 feet; thence South 49 degrees 22 minutes 45 seconds West, a distance of 50.00 feet; thence North 40 degrees 37 minutes 15 seconds West, a distance of 59.39 feet to a Point of Curvature of a curve to the left, (Curve Data: Delta Angle = 37 degrees 59 minutes 00 seconds; Radius = 132.52 feet; Chord Bearing = North 59 degrees 36 minutes 45 seconds West; Chord Distance = 86.25 feet); thence, along the arc of the curve, a distance of 87.85 feet; thence, North 11 degrees 45 minutes 40 seconds East, a distance of 39.99 feet; thence, South 78 degrees 14 minutes 20 seconds East, a distance of 36.00 feet; thence, North 11 degrees 45 minutes 40 seconds East, a distance of 17.50 feet; thence, due East, a distance of 362.59 feet to the Point of Beginning.

## Parcel 8:

## UPMINSTER RECREATION AREA – 484202-00-0035

A parcel of land in Section 2, Township 48 South, Range 42 East, Broward County, Florida; said parcel of land being specifically described as follows:

From the Southwest corner of Section 2, bears North 01 degrees 15 minutes 00 seconds West, along the West line of said Section 2, a distance of 2685.49 feet to the West quarter section corner of said Section 2; thence, North 01 degrees 12 minutes 39 seconds West, along said West line, a distance of 679.45 feet; thence, due East, a distance of 1751.67 feet to a point on a curve concave to the Northwest, having a radius of 920.00 feet, a central angle of 13 degrees 34 minutes 08 seconds, a chord bearing of North 32 degrees 48 minutes 24 seconds East and a chord distance of 188.59 feet; said curve being the East right of way line of Century Boulevard South and the Point of Beginning; thence, Northeasterly, along the arc of said curve, a distance of 188.92 feet to the end of said curve; thence, North 89 degrees 01 minutes 04 seconds East, a distance of 100.00 feet; thence, due South, a distance of 66.32 feet; thence, due West, a distance of 50.00 feet; thence, due South, a distance of 175.00 feet; thence, due West, a distance of 94.85 feet; thence North 35 degrees 15 minutes 00 seconds West, a distance of 99.30 feet to the Point of Beginning.

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## Parcel 9:

## MARKHAM RECREATION AREA – 484203-00-0237

A parcel of land in Section 3, Township 48 South, Range 42 East, Broward County, Florida; said parcel of land being specifically described as follows:

From the Southeast corner of said Section 3, bear North 01 degrees 15 minutes 00 seconds West, along the East line of said Section, a distance of 1335.97 feet; thence due West, a distance of 1396.95 feet to the Point of Beginning; thence South 15 degrees 40 minutes 00 seconds West, a distance of 179.13 feet; thence, South 22 degrees 40 minutes 00 seconds East, a distance of 154.01 feet; thence South 03 degrees 50 minutes 26 seconds West, a distance of 18.16 feet to a point on a curve concave to the North, having a radius of 470.00, a central angle of 54 degrees 46 minutes 28 seconds, a chord bearing of North 58 degrees 46 minutes 17 seconds West and a chord distance of 432.40 feet; said curve being the North right of way line of Century Boulevard South, Thence, Northwesterly, along the arc of said curve, a distance of 449.32 feet to the end of said curve; thence, South 86 degrees 50 minutes 00 seconds East, a distance of 238.97 feet; thence, North 15 degrees 40 minutes 00 seconds East, a distance of 150.00 feet; thence, South 74 degrees 20 minutes 00 seconds East, a distance of 84.00 feet to the Point of Beginning.

## Parcel 10:

## BERKSHIRE RECREATION AREA – 484202-00-0038

A parcel of land located in Section 2, Township 48 South, Range 42 East, Broward County, Florida, said parcel of land being more specifically described as follows:

From the Southwest corner of Section 2, bear North 01 degrees 15 minutes 00 seconds West, along the West line of said Section 2, a distance of 2685.49 feet to the West one-quarter corner; Thence, North 89 degrees 40 minutes 07 seconds East, a distance of 1245.51 feet to the Point of Beginning; Thence, due East, a distance of 305.63 feet; thence, due South, a distance of 125.61 feet; thence, South 59 degrees 01 minutes 04 seconds West, a distance of 176.48 feet; thence, North 60 degrees 58 minutes 56 seconds West, a distance of 176.48 feet; thence, due North, a distance of 130.85 feet to the Point of Beginning.

## Parcel 11:

## RICHMOND RECREATION AREA – 484202-00-0242

A parcel of land in Section 2, Township 48 South, Range 42 East, Broward County, Florida; said parcel of land being specifically described as follows:

From the Southwest corner of said Section 2, bear North 01 degrees 15 minutes 00 seconds West, along the West line of said Section, a distance of 1568.55 feet; thence, due East, a distance of 1879.59 feet to the Point of Beginning; thence, South 60 degrees 00 minutes 00 seconds East, a distance of 287.00 feet; thence, South 35 degrees 00 minutes 00 seconds West, a distance of 123.13 feet; thence South 05 degrees 00 minutes 00 seconds West, a distance of 215.20 feet; thence, South 65 degrees 00 minutes 00 seconds West, a distance of 51.11 feet to a point on the North right-of-way line of East Drive; thence, North 16 degrees 32 minutes 00 seconds West, along said right-of-way line, a distance of 176.70 feet to a point of curvature of a curve to the left, having a radius of 194.25 feet, a central angle of 35 degrees 55 minutes 09 seconds, a chord bearing of North 34 degrees 29 minutes 35 seconds West, and a chord distance of 119.79 feet; said curve being said right-of-way line; thence, Northwesterly, along the arc of said curve, a distance of 121.78 feet to the point of tangency; thence, North 52 degrees 27 minutes 09 seconds West, along said right-of-way line, a distance of 105.18 feet to the Easterly right-of-way line of Century Boulevard South; said right-of-way line being a curve concave to the West, having a radius of 1090.00 feet; a central angle of 09 degrees 05 minutes 03 seconds, a chord bearing of North 30 degrees 54 minutes 04 seconds East and a chord distance of 172.64 feet; thence, Northeasterly, along the arc of said curve, a distance of 172.82 feet to the Point of Beginning.

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## Parcel 12:

## WESTBURY RECREATION AREA -- 484202-00-0162

A parcel of land in Section 2, Township 48 South, Range 42 East, Broward County, Florida; said parcel of land being specifically described as follows:

From the Southwest corner of said Section 2, bear North 01 degrees 15 minutes 00 seconds West, along the West line of said Section, a distance of 2685.49 feet to the West quarter Section corner of said Section 2; thence, North 01 degrees 12 minutes 39 seconds West, along said West section line, a distance of 1645.84 feet; thence, due East, a distance of 1341.54 feet to the Point of Beginning; thence, due North, a distance of 107.00 feet; thence, due East, a distance of 36.00 feet; thence, due North, a distance of 41.00 feet; thence, due East, a distance of 130.00 feet; thence, due South, a distance of 112.00 feet; thence, due West, a distance of 36.00 feet; thence, due South, a distance of 72.00 feet; thence, due West, a distance of 90.00 feet; thence, due North, a distance of 36.00 feet; thence, due West, a distance of 40.00 feet to the Point of Beginning.

## Parcel 13:

## VENTNOR RECREATION AREA -- 484203-00-0290

A parcel of land in Section 3, Township 48 South, Range 42 East, Broward County, Florida; said parcel being specifically described as follows:

From the Southeast corner of Section 3, bear North 01 degrees 15 minutes 00 seconds West, along the East line of said Section 3, a distance of 2685.49 feet to the East one-quarter section corner; thence, North 01 degrees 12 minutes 39 seconds West, along said East section line, a distance of 1005.15 feet; thence, due West, a distance of 2684.69 feet to the Point of Beginning. Thence, South 88 degrees 19 minutes 56 seconds West, a distance of 297.63 feet; thence, North 23 degrees 47 minutes 53 seconds West, a distance of 43.37 feet; thence, North 01 degrees 13 minutes 22 seconds West, a distance of 120.00 feet; thence, South 88 degrees 46 minutes 38 seconds West, a distance of 40.00 feet; thence, North 01 degrees 13 minutes 22 seconds West, a distance of 317.00 feet; thence, North 88 degrees 46 minutes 38 seconds East, a distance of 93.34 feet; thence South 01 degrees 00 minutes 00 seconds East, a distance of 182.58 feet; thence South 31 degrees 00 minutes 00 seconds East, a distance of 158.24 feet; thence South 51 degrees 00 minutes 00 seconds East, a distance of 239.73 feet to the Point of Beginning.

## Parcel 14:

## OAKRIDGE RECREATION AREA -- 484203-00-0236

A parcel of land in Section 3, Township 48 South, Range 42 East, Broward County, Florida; said parcel of land being specifically described as follows:

From the Southeast corner of said Section 3, bear North 01 degrees 15 minutes 00 seconds West, along the East line of said section, a distance of 1132.19 feet; thence, due West, a distance of 1792.51 feet to a point of the Southwesterly right of way line of Century Boulevard and the Point of Beginning; thence South 50 degrees 00 minutes 00 seconds West, a distance of 180.00 feet; thence North 40 degrees 00 minutes 00 seconds West, a distance of 86.11 feet; thence, due West, a distance of 119.61 feet to a point on the East line of the "Nature Preserve"; thence, due North, along said East line, a distance of 100.00 feet; thence, due East, a distance of 277.68 feet to a point on a curve concave to the Northeast, having a radius of 550.00 feet; a central angle of 06 degrees 23 minutes 36 seconds, a chord bearing of South 34 degrees 58 minutes 48 seconds East and a chord distance of 61.34 feet; said curve being on the Southwesterly right of way line of Century Boulevard; thence, Southeasterly, along the arc of said curve, a distance of 61.37 feet to the end of said curve and the Point of Beginning.

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Parcel 15:

NEWPORT RECREATION AREA – 484203-00-0340

A parcel of land in Section 3, Township 48 South, Range 42 East, Broward County, Florida; said parcel being specifically described as follows:

From the Southeast corner of said Section 3, bear North 01 degrees 15 minutes 00 seconds West, along the East line of said section, a distance of 288.42 feet; thence, due West, a distance of 2458.61 feet to the Point of Beginning; thence, South 82 degrees 48 minutes 15 seconds West, a distance of 203.11 feet; thence South 89 degrees 19 minutes 00 seconds West, a distance of 198.21 feet; thence, North 00 degrees 41 minutes 00 seconds West, a distance of 145.00 feet; thence, North 89 degrees 19 minutes 00 seconds East, a distance of 280.97 feet; thence, South 45 degrees 00 minutes 00 seconds East, a distance of 170.46 feet to the Point of Beginning.



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

**DATE: July 1st, 2022**  
**PROPERTY ID # 484203-GJ-0150 (TD # 48819)**

# WARNING

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

GARGANO, LIBORIO W EST  
5256 MIDDLETON PL NW  
ACWORTH, GA 30101-7508

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 303 MARKHAM N, DEERFIELD BEACH, FL 33442 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 July 29, 2022 .....\$5,056.13

Or

\* Estimated Amount due if paid by August 16, 2022 .....\$5,123.26

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON August 17, 2022 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](http://www.broward.org/recordstaxestreasury)

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

**DATE: July 1st, 2022**

**PROPERTY ID # 484203-GJ-0150 (TD # 48819)**

# WARNING

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

LIBORIO W. GARGANO  
303 MARKHAM DR N, 303  
DEERFIELD BEACH, FL 33442

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 303 MARKHAM N, DEERFIELD BEACH, FL 33442 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 July 29, 2022 .....\$5,056.13

Or

\* Estimated Amount due if paid by August 16, 2022 .....\$5,123.26

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON August 17, 2022 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](http://www.broward.org/recordstaxestreasury)

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

**DATE: July 1st, 2022**

**PROPERTY ID # 484203-GJ-0150 (TD # 48819)**

# WARNING

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

CITIBANK, N.A.  
3900 PARADISE ROAD, SUITE 127  
LAS VEGAS, NV 89109

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 303 MARKHAM N, DEERFIELD BEACH, FL 33442 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 July 29, 2022 .....\$5,056.13

Or

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

**DATE: July 1st, 2022**

**PROPERTY ID # 484203-GJ-0150 (TD # 48819)**

# WARNING

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CVE MASTER MANAGEMENT COMPANY, INC.  
3501 WEST DRIVE  
DEERFIELD BEACH, FL 33442

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

**DATE: July 1st, 2022**

**PROPERTY ID # 484203-GJ-0150 (TD # 48819)**

# WARNING

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MARKHAM "N" CONDOMINIUM ASSOCIATION, INC.  
2101 CENTRE PARK WEST DRIVE SUITE 110  
WEST PALM BEACH, FL 33409

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

**DATE: July 1st, 2022**  
**PROPERTY ID # 484203-GJ-0150 (TD # 48819)**

# WARNING

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AUDREY ADAMS, REGISTERED AGENT O/B/O MARKHAM "N" CONDOMINIUM  
ASSOCIATION, INC.  
295 MARKHAM N  
DEERFIELD BEACH, FL 33442

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

**DATE: July 1st, 2022**  
**PROPERTY ID # 484203-GJ-0150 (TD # 48819)**

# WARNING

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BENSON MUCCI & WEISS PL, REGISTERED AGENT O/B/O CENCLUB RECREATION  
MANAGEMENT, INC. C/O BRIAN ABELOW, ESQ.  
5561 NORTH UNIVERSITY DRIVE - STE. 102  
CORAL SPRINGS, FL 33067

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BEACH, FL 33442 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS  
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LAUDERDALE, FLORIDA 33301-1895. PHONE: (954) 357-5374**

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

**DATE: July 1st, 2022**  
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BENSON MUCCI & WEISS PL, REGISTERED AGENT O/B/O CVE MASTER MANAGEMENT  
COMPANY, INC.  
5561 NORTH UNIVERSITY DRIVE 102  
CORAL SPRINGS, FL 33067

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

**DATE: July 1st, 2022**  
**PROPERTY ID # 484203-GJ-0150 (TD # 48819)**

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CENCLUB HOMEOWNERS ASSOCIATION, INC. NOW KNOWN AS CENCLUB  
RECREATION MANAGEMENT, INC. C/O CENTURY VILLAGE EAST CLUBHOUSE

2400 CENTURY BLVD.  
DEERFIELD BEACH, FL 33442

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

**DATE: July 1st, 2022**  
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CENCLUB RECREATION MANAGEMENT, INC. C/O CENTURY VILLAGE EAST  
CLUBHOUSE ATTN: RITA PICKAR  
2400 CENTURY BLVD.  
DEERFIELD BEACH, FL 33442

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**DATE: July 1st, 2022**  
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CITY OF DEERFIELD BEACH  
150 NE 2ND AVE  
DEERFIELD BEACH, FL 33441-3506

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**DATE: July 1st, 2022**

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FORMICA, FRANCIS JR  
2024 ELLESMERE B  
DEERFIELD BEACH, FL 33442-3553

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MARK F LEVY, REGISTERED AGENT O/B/O CEN-DEER COMMUNITIES, INC.

1601 FORUM PLACE, SUITE 500  
WEST PALM BEACH, FL 33401

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\* Estimated Amount due if paid by August 16, 2022 .....\$5,123.26

**THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON August 17, 2022 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](http://www.broward.org/recordstaxestreasury)**

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

**DATE: July 1st, 2022**  
**PROPERTY ID # 484203-GJ-0150 (TD # 48819)**

# WARNING

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

STANFORD, PAUL ARTHUR JR  
2024 ELLESMERE B  
DEERFIELD BEACH, FL 33442-3553

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 303 MARKHAM N, DEERFIELD BEACH, FL 33442 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 July 29, 2022 .....\$5,056.13

Or

\* Estimated Amount due if paid by August 16, 2022 .....\$5,123.26

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON August 17, 2022 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](http://www.broward.org/recordstaxestreasury)

7021 2720 0000 3504 0173

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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 \$ \_\_\_\_\_

Postmark  
Here

Postage

\$

Total Pos

\$

Sent To

Street an

City, State

TD 48819 AUGUST 2022 WARNING  
CITY OF DEERFIELD BEACH  
150 NE 2ND AVE  
DEERFIELD BEACH, FL 33441-3506

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

See Reverse for Instructions

7021 2720 0000 3504 0111

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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	\$

Postmark  
Here

Postage	
\$	TD 48819 AUGUST 2022 WARNING
Total Post	CENCLUB RECREATION MANAGEMENT, INC. C/O CENTURY
\$	VILLAGE EAST CLUBHOUSE
Sent To	ATTN: RITA PICKAR
Street and	2400 CENTURY BLVD.
City, State	DEERFIELD BEACH, FL 33442



7021 2720 0000 3504 0203  
E020 405E 0000 0220 1202

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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 \$

Postmark  
Here

Postage

\$

Total Postage

TD 48819 AUGUST 2022 WARNING

MARKHAM "N" CONDOMINIUM

ASSOCIATION, INC.

2101 CENTRE PARK WEST DRIVE SUITE 110

WEST PALM BEACH, FL 33409

Sent To

Street and Ap

City, State, Zi

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

See Reverse for Instructions

7021 2720 0000 3504 0197

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OFFICIAL USE

Certified Mail Fee	
\$	
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	\$

Postmark  
Here

Postage

\$

Total Post

\$

Sent To

Street and

City, State

TD 48819 AUGUST 2022 WARNING  
STANFORD, PAUL ARTHUR JR  
2024 ELLESMERE B  
DEERFIELD BEACH, FL 33442-3553

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

Certified Mail Fee
--------------------

☐ Return Receipt (hardcopy) \$ \_\_\_\_\_☐ Return Receipt (electronic) \$ \_\_\_\_\_☐ Certified Mail Restricted Delivery \$ \_\_\_\_\_☐ Adult Signature Required \$ \_\_\_\_\_  
☐ Adult Signature Required (Not a Student) \$ \_\_\_\_\_☐ Adult Signature Restricted Delivery \$ \_\_\_\_\_

\$	
Total Posta	

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Sent To

Street and /

City, State,

Postmark  
Here

7021 2720 0000 3504 0128

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OFFICIAL USE

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	\$

Postmark  
Here

Postage

\$

TD 48819 AUGUST 2022 WARNING

Total Postage CENCLUB HOMEOWNERS ASSOCIATION, INC. NOW KNOWN AS  
CENCLUB RECREATION MANAGEMENT, INC. C/O CENTURY

Sent To

VILLAGE EAST CLUBHOUSE

2400 CENTURY BLVD.

Street and /

DEERFIELD BEACH, FL 33442

City, State, .

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

See Reverse for Instructions

7021 2720 0000 3504 0104

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Certified Mail Fee	
\$	
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	\$

Postmark  
Here

Postage
\$
Total Postage
\$
Sent To
Street and
City, State, .

TD 48819 AUGUST 2022 WARNING  
BENSON MUCCI & WEISS PL,  
REGISTERED AGENT O/B/O  
CVE MASTER MANAGEMENT COMPANY, INC.  
5561 NORTH UNIVERSITY DRIVE 102  
CORAL SPRINGS, FL 33067

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Certified Mail Fee

\$

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 | \$ |  |

Postmark  
Here

Postage

\$

Total Postage

\$

Sent To

Street and

City, State

TD 48819 AUGUST 2022 WARNING  
BENSON MUCCI & WEISS PL, REGISTERED AGENT  
O/B/O CENCLUB RECREATION MANAGEMENT, INC.  
C/O BRIAN ABELOW, ESQ.  
5561 NORTH UNIVERSITY DRIVE - STE. 102  
CORAL SPRINGS, FL 33067

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

See Reverse for Instructions

7021 2720 0000 3504 0098

7021 2720 0000 405E 1800

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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 | \$ |  |

Postmark  
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Postage

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Total Post

\$

Sent To

Street an

City, State

TD 48819 AUGUST 2022 WARNING  
AUDREY ADAMS, REGISTERED AGENT  
O/B/O MARKHAM "N" CONDOMINIUM ASSOCIATION, INC.  
295 MARKHAM N  
DEERFIELD BEACH, FL 33442

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

See Reverse for Instructions

7021 2720 0000 3504 0074

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Certified Mail Fee	
\$	
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	\$

Postmark  
Here

Postage	
\$	
Total Postage	
\$	
Sent To	TD 48819 AUGUST 2022 WARNING
Street and	FORMICA, FRANCIS JR
City, State	2024 ELLESMERE B
	DEERFIELD BEACH, FL 33442-3553



0500 405E 0000 0000 3504 0050  
7021 2720 0000 0000 3504 0050

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Certified Mail Fee	
\$	
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	\$

Postmark  
Here

Postage	
\$	
<b>Total Postage</b>	
\$	

Sent To	
Street and /	TD 48819 AUGUST 2022 WARNING
City, State,	CITIBANK, N.A.
	3900 PARADISE ROAD, SUITE 127
	LAS VEGAS, NV 89109

E400 405E 0000 0222 1202 7021 2720 0000 3504 0040

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For delivery information, visit our website at <a href="http://www.usps.com">www.usps.com</a> ®.	
OFFICIAL USE	
Certified Mail Fee	Postmark Here
\$	
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 \$	
Postage	
\$	
Total Postage	
\$	
Sent To	TD 48819 AUGUST 2022 WARNING
Street and	LIBORIO W. GARGANO
City, State,	303 MARKHAM DR N, 303
	DEERFIELD BEACH, FL 33442
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

7021 2720 0000 3504 0036

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<b>OFFICIAL USE</b>	
Certified Mail Fee	
\$	
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	\$
Postage	
\$	
Total	
\$	
Sent	TD 48819 AUGUST 2022 WARNING
Street	GARGANO, LIBORIO W EST
	5256 MIDDLETON PL NW
City, State, ZIP+4®	ACWORTH, GA 30101-7508
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

Postmark  
Here

7021 2720 0000 3504 0067

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Certified Mail Fee	
\$	
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	\$

Postmark  
Here

Postage	
\$	
Total Post	
\$	

Sent To	

Street and	
City, State	

TD 48819 AUGUST 2022 WARNING  
CVE MASTER MANAGEMENT COMPANY, INC.  
3501 WEST DRIVE  
DEERFIELD BEACH, FL 33442

## 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 48819 AUGUST 2022 WARNING  
LIBORIO W. GARGANO  
303 MARKHAM DR N, 303  
DEERFIELD BEACH, FL 33442



9590 9402 6992 1225 6715 89

2. Article Number (Transfer from service label)

7021 2720 0000 3504 0045

## COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☒ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

## 3. Service Type

- |  |   |
|--|---|
| <input type="checkbox"/> Adult Signature                               | <input type="checkbox"/> Priority Mail Express®                     |
| <input type="checkbox"/> Adult Signature Restricted Delivery           | <input type="checkbox"/> Registered Mail™                           |
| <input type="checkbox"/> Certified Mail®                               | <input type="checkbox"/> Registered Mail Restricted Delivery        |
| <input type="checkbox"/> Certified Mail Restricted Delivery            | <input type="checkbox"/> Signature Confirmation™                    |
| <input type="checkbox"/> Collect on Delivery                           | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery       |   |
| <input type="checkbox"/> Insured Mail                                  |   |
| <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500) |   |

PS Form 3811, July 2020 PSN 7530-02-000-9053

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:

TD 48819 AUGUST 2022 WARNING  
CENCLUB RECREATION MANAGEMENT, INC. C/O CENTURY  
VILLAGE EAST CLUBHOUSE  
ATTN: RITA PICKAR  
2400 CENTURY BLVD.  
DEERFIELD BEACH, FL 33442



9590 9402 6992 1225 6715 03

## 2. Article Number (Transfer from service label)

7021 2720 0000 3504 0111

PS Form 3811, July 2020 PSN 7530-02-000-9053

## COMPLETE THIS SECTION ON DELIVERY

## A. Signature

- ☐ Agent  
☐ Addressee

## B. Received by (Printed Name)

## C. Date of Delivery

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

## 3. Service Type

- |  |   |
|--|---|
| <input type="checkbox"/> Adult Signature                               | <input type="checkbox"/> Priority Mail Express®                     |
| <input type="checkbox"/> Adult Signature Restricted Delivery           | <input type="checkbox"/> Registered Mail™                           |
| <input type="checkbox"/> Certified Mail®                               | <input type="checkbox"/> Registered Mail Restricted Delivery        |
| <input type="checkbox"/> Certified Mail Restricted Delivery            | <input type="checkbox"/> Signature Confirmation™                    |
| <input type="checkbox"/> Collect on Delivery                           | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery       |   |
| <input type="checkbox"/> Insured Mail                                  |   |
| <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500) |   |

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:

TD 48819 AUGUST 2022 WARNING  
CENCLUB HOMEOWNERS ASSOCIATION, INC. NOW KNOWN AS  
CENCLUB RECREATION MANAGEMENT, INC. C/O CENTURY  
VILLAGE EAST CLUBHOUSE  
2400 CENTURY BLVD.  
DEERFIELD BEACH, FL 33442



9590 9402 6992 1225 6715 10

## 2. Article Number (Transfer from service label)

7021 2720 0000 3504 0128

## COMPLETE THIS SECTION ON DELIVERY

## A. Signature

X

D. Vanden

☐ Agent☐ Addressee

## B. Received by (Printed Name)

## C. Date of Delivery

## D. Is delivery address different from item 1? If YES, enter delivery address below:

☐ Yes  
☐ No

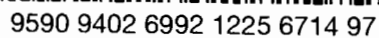
## 3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Registered Mail
- ☐ Registered Mail Restricted Delivery
- ☐ Registered Mail Restricted Delivery (over \$500)

- ☐ Priority Mail Express®
- ☐ Registered Mail
- ☐ Registered Mail Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

- 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.

TD 48819 AUGUST 2022 WARNING  
CITY OF DEERFIELD BEACH  
150 NE 2ND AVE  
DEERFIELD BEACH, FL 33441-3506



7021 2720 0000 3504 0173

**A. Signature**

**X** K. L. H. H. H.  
B. Received by (Printed Name)

☐ Addressee

B. Received by (Printed Name)

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)

### 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:

TD 48819 AUGUST 2022 WARNING  
MARK F LEVY, REGISTERED AGENT O/B/O  
CEN-DEER COMMUNITIES, INC.  
1601 FORUM PLACE, SUITE 500  
WEST PALM BEACH, FL 33401



9590 9402 6992 1225 6714 80

## 2. Article Number (Transfer from service label)

7021 2720 0000 3504 0180

PS Form 3811, July 2020 PSN 7530-02-000-9053

## COMPLETE THIS SECTION ON DELIVERY

## A. Signature

X

Shan Hegu

☒ Agent☐ Addressee

## B. Received by (Printed Name)

SH

## C. Date of Delivery

7/15/22

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

## 3. Service Type

- |  |   |
|--|---|
| <input type="checkbox"/> Adult Signature                               | <input type="checkbox"/> Priority Mail Express®                     |
| <input type="checkbox"/> Adult Signature Restricted Delivery           | <input type="checkbox"/> Registered Mail™                           |
| <input type="checkbox"/> Certified Mail®                               | <input type="checkbox"/> Registered Mail Restricted Delivery        |
| <input type="checkbox"/> Certified Mail Restricted Delivery            | <input type="checkbox"/> Signature Confirmation™                    |
| <input type="checkbox"/> Collect on Delivery                           | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery       |   |
| <input type="checkbox"/> Insured Mail                                  |   |
| <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500) |   |

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:

TD 48819 AUGUST 2022 WARNING  
AUDREY ADAMS, REGISTERED AGENT  
O/S/O MARKHAM "N" CONDOMINIUM ASSOCIATION, INC.  
295 MARKHAM N  
DEERFIELD BEACH, FL 33442



9590 9402 6992 1225 6715 41

## 2. Article Number (Transfer from service label)

7021 2720 0000 3504 0081

PS Form 3811, July 2020 PSN 7530-02-000-9053

## COMPLETE THIS SECTION ON DELIVERY

## A. Signature

X

☐ Agent☒ Addressee

## B. Received by (Printed Name)

## C. Date of Delivery

7/16/20

## 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
- ☐ 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:

TD 48819 AUGUST 2022 WARNING  
CVE MASTER MANAGEMENT COMPANY, INC.  
3501 WEST DRIVE  
DEERFIELD BEACH, FL 33442



9590 9402 6992 1225 6715 65

2. Article Number (Transfer from service label)

7021 2720 0000 3504 0067

## COMPLETE THIS SECTION ON DELIVERY

A. Signature

x Thira Hay

☐ Agent  
☒ Addressee

B. Received by (Printed Name)

Thira Hay

C. Date of Delivery

7/5/22

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
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

## 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 48819 AUGUST 2022 WARNING  
MARKHAM "N" CONDOMINIUM  
ASSOCIATION, INC.  
2101 CENTRE PARK WEST DRIVE SUITE 110  
WEST PALM BEACH, FL 33409



9590 9402 6992 1225 6714 66

## 2. Article Number (Transfer from service label)

7021 2720 0000 3504 0203

PS Form 3811, July 2020 PSN 7530-02-000-9053

## COMPLETE THIS SECTION ON DELIVERY

## A. Signature

x *Rafaelo*  
*RIM Seridu*

- ☐ Agent  
☐ Addressee

## B. Received by (Printed Name)

## C. Date of Delivery

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

## 3. Service Type

- |  |   |
|--|---|
| <input type="checkbox"/> Adult Signature                             | <input type="checkbox"/> Priority Mail Express®                     |
| <input type="checkbox"/> Adult Signature Restricted Delivery         | <input type="checkbox"/> Registered Mail™                           |
| <input type="checkbox"/> Certified Mail®                             | <input type="checkbox"/> Registered Mail Restricted Delivery        |
| <input type="checkbox"/> Certified Mail Restricted Delivery          | <input type="checkbox"/> Signature Confirmation™                    |
| <input type="checkbox"/> Collect on Delivery                         | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery     |   |
| <input type="checkbox"/> Insured Mail                                |   |
| <input type="checkbox"/> Insured Mail Restricted Delivery over \$500 |   |

Domestic Return Receipt