

96R424705 1996 SEP 19 15:11

REAFFIRMATION OF DECLARATION

WHEREAS, Flamingo Gardens Development, L.C., a Florida Limited Liability Company; Jose A. Garrido and Elia Garrido, husband and wife; Geraldine Dana; Carlos Monje and Jenny Monje, husband and wife; Howard James Beckett and Glenda Faye Kirby Beckett, husband and wife; William J. Weaver and Wendy Weaver, husband and wife; Ernie Deboaliac and Virginia Deboaliac, husband and wife; Charles McCarthy; Gregory D. Bellamy and Angela R. Bellamy, husband and wife; Barnett Bank of South Florida; (hereinafter referred to as "Owner"), are the owners of the real property located in Dade County, Florida and described in Exhibit "A" attached hereto and made a part hereof ("the Property"); and

WHEREAS, the aforesaid Property is currently subject to the terms and conditions of that certain Declaration of Covenants and Restrictions for Flamingo Gardens Estates and Amendment to Declaration of covenants and restrictions for Flamingo Gardens Estates dated July 16, 1990 and March 19, 1993 and recorded on February 28, 1991 and March 22, 1993 in Official Records Book 14919 at Page 444 and Book 15853 at Page 0583 of the Public Records of Dade County, Florida, which Declaration has been subsequently amended; and

WHEREAS, Owner is in the process of replatting the Property and, after said replatting, the Property will be legally described as follows ("Replatted Property"):

FLAMINGO GARDENS ESTATES, according to the  
Plat thereof, as recorded in Plat Book 149 at Page 6  
of the Public Records of Dade County, Florida

and

WHEREAS, Owner agrees to reaffirm that the Replatted Property shall be subject to the terms and conditions of the aforesaid Declaration.

NOW, THEREFORE, Owner hereby reaffirms that the Property legally described  
as:

FLAMINGO GARDENS ESTATES, according to the  
Plat thereof, as recorded in Plat Book 149 at Page 6  
of the Public Records of Dade County, Florida

19.50  
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shall be subject to the terms and conditions of those aforementioned Declaration and shall be binding upon all parties having any right, little and interest in and to the Replatted Property or any part thereof, their heirs, successors and assigns.

IN WITNESS WHEREOF, the undersigned, being the Owner herein, sets its hand and seal this \_\_\_\_\_ day of January, 1996.

By: [Signature]  
Martin Molina Manager of  
Flamingo Gardens Development, L.C.

By: [Signature] MD  
Jose A. Garrido

By: [Signature]  
Elia Garrido

WITNESS  
FOR ALL  
[Signature]  
Ken Cortez

By: [Signature]  
Geraldine Dana

WITNESS  
FOR ALL  
[Signature]  
Ken Cortez

By: [Signature]  
Carlos Monje

By: [Signature]  
Jenny Monje

WITNESS  
FOR ALL  
[Signature]  
Alberto Bernal

By: [Signature]  
Howard James Beckett

By: [Signature]  
Glenda Faye Kirby Beckett

By: [Signature]  
William J. Weaver

By: [Signature]  
Wendy Weaver

By: [Signature]  
Ernie Debolias

By: [Signature]  
Virginia Debolias

By: [Signature]  
Charles McCarthy

By: [Signature]  
Gregory Bellamy

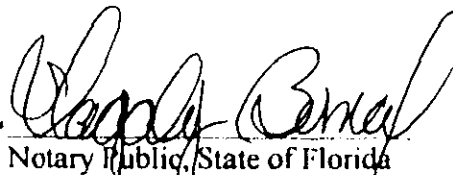
By: [Signature]  
Angela R. Bellamy

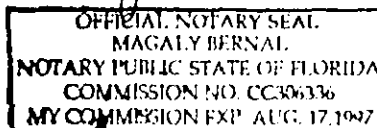
STATE OF FLORIDA  
COUNTY OF DADE

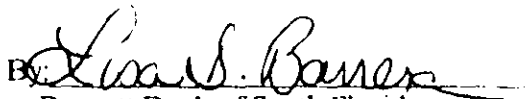
I HEREBY CERTIFY, before me personally appeared Martin Molina as Manager of Flamingo Gardens Development, L.C.; Jose A. Garrido, Elia Garrido; Geraldine Dana; Carlos Monje, Jenny Monje; Howard James Beckett, Glenda Faye Kirby Beckett; William J. Weaver, Wendy Weaver; Ernie Debolias, Virginia Debolias; Charles McCarthy; Gregory Bellamy, Angela R. Bellamy; to me known to be the persons who signed the foregoing REAFFIRMATION OF DECLARATION OF COVENANTS AND


RESTRICTIONS as such duly authorized officers and acknowledged before me the execution thereof to be their free act and deed as such officers for the uses and purposes therein mentioned and that they affixed thereto the official seal of said Corporation and that the said instrument is the act and deed of said Corporation.

WITNESS my hand and seal in the County and State last aforesaid this 30 day of January, 1996

  
Notary Public, State of Florida

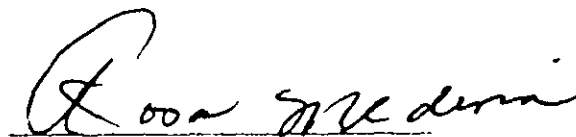


BY   
Barnett Bank of South Florida  
LISA D. BARRERA  
VICE PRESIDENT  
STATE OF FLORIDA  
COUNTY OF DADE

BY   
RITA LIZANO  
VICE PRESIDENT

I HEREBY CERTIFY, before me personally appeared LISA D. BARRERA AND RITA LIZANO as VICE-PRESIDENT of Barnett Bank of South Florida to me known to be the persons who signed the foregoing REAFFIRMATION OF DECLARATION OF COVENANTS AND RESTRICTIONS as such duly authorized officers and acknowledged before me the execution thereof to be their free act and deed as such officers for the uses and purposes therein mentioned and that they affixed thereto the official seal of said Corporation and that the said instrument is the act and deed of said Corporation.

WITNESS my hand and seal in the County and State last aforesaid this 31 day of January, 1996

  
Notary Public, State of Florida



ROSA MEDINA  
My Commission CC377231  
Expires Jun. 01, 1998  
Bonded by HAI  
800-422-1555

EXHIBIT "A"

LEGAL DESCRIPTION:

ALL OF LOTS 2 THROUGH 16 AND LOTS 18 THROUGH 20, OF BLOCK 2 OF THE PLAT OF "FLAMINGO FARMS ESTATES FIRST ADDITION" AS RECORDED IN PLAT BOOK 138 AT PAGE 17 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA,

AND

ALL LOTS 1 THROUGH 23 OF BLOCK 1, OF THE PLAT OF "FLAMINGO FARMS ESTATES" AS RECORDED IN PLAT BOOK 135 AT PAGE 76 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA,

AND

ALL OF LOTS 1A AND 17A OF BLOCK 2, OF THE PLAT OF "FLAMINGO ESTATES AMENDED", AS RECORDED IN PLAT BOOK 142 AT PAGE 13 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

RECORDED IN OFFICIAL RECORDS BOOK  
OF DADE COUNTY, FLORIDA.  
RECORD VERIFIED  
HARVEY RUVIN  
CLERK CIRCUIT COURT