

THIS INSTRUMENT PREPARED UNDER THE DIRECTION
OF (RETURN TO):
Lilliana M. Farinas-Sabogal, Esq.
BECKER & POLIAKOFF, P.A.
121 Alhambra Plaza, 10th Floor
Coral Gables, FL 33134

CFN 2010R0532843
DR Bk 27379 Pgs 3750 - 3783 (34pgs)
RECORDED 08/06/2010 14:36:57
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

NOTICE OF PRESERVATION OF USE RESTRICTIONS UNDER MARKETABLE RECORD TITLE ACT

Pursuant to Chapter 712, Florida Statutes, the undersigned Claimant files this Notice and in support thereof states:

1. The name and address of the entity filing this Notice is Fox Chase Property Owners Association, Inc. (the "Association"), a Florida corporation, not-for-profit, c/o Board of Directors, Fox Chase Property Owners Association, Inc. (8605 NW 8th Street, Miami, FL 33126), the Articles of Incorporation of which were originally filed in the office of the Secretary of State on August 13, 1980 the Association having been organized for the purpose of operating and administering the Fox Chase community, pursuant to the recorded covenants pertaining thereto which were filed of record in the Official Records for Miami-Dade County, Florida, as follows:

Name	Recording Date	OR Book/Page #
DECLARATION OF COVENANTS AND RESTRICTIONS	08/20/1980	10845/1694

2. The Association has sent a **Statement of Marketable Title Action** in the form set forth in Section 712.06(1)(b), Florida Statutes, to all members of the Association and attaches hereto an Affidavit executed by a member of the Board of Directors of the Association affirming that the Board of Directors caused the Statement of Marketable Title Action to be mailed to all members of the Association and further attaches the original Statement of Marketable Title Action which was mailed to all members of the Association as composite EXHIBIT "A".

3. The lands affected by this Notice are depicted and legally described as follows:

Lot 2 of Block 1 of SUMMIT CHASE, according to the Plat thereof, as recorded in Plat Book 106, at Page 82, of the Public Records of Dade County, Florida; and

4. The real property interest claimed under this Notice is the right to preserve those certain use restrictions, covenants, and agreements set forth in the:

a. Declaration of Covenants and Restrictions for Fox Chase recorded on August 20, 1980 in Official Records Book 10845 at Page 1694, et. seq. Public Records of Miami-Dade County, Florida

all as same have been or may be amended from time to time.

5. A complete list of the property owners affected by this Notice of Preservation of Use Restrictions is attached hereto as EXHIBIT "B".

Dated this 14th day of July, 2010.

FOX CHASE PROPERTY OWNERS
ASSOCIATION, INC.

BY:

Jorge Daniel, President

Witness Signature

Printed Name

Angelina Comas

Romas
Witness Signature
Angelina Comas
Printed Name
Angelina Comas

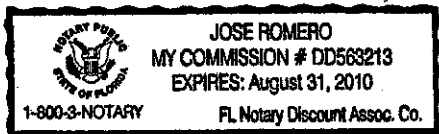
ATTEST: *Elias*
Elias Guardiola, Secretary



Corporate Seal:

STATE OF FLORIDA }
COUNTY OF MIAMI-DADE }

The foregoing instrument was acknowledged before me this 14th day of July, 2010, by JORGE DANIEL as President of FOX CHASE PROPERTY OWNERS ASSOCIATION, INC., a Florida corporation, on behalf of the corporation. He/She is personally known to me or has produced _____ as identification. If no type of identification is indicated, the above-named person is personally known to me.



Notary Public *J. Romero*
Printed Name JOSE ROMERO

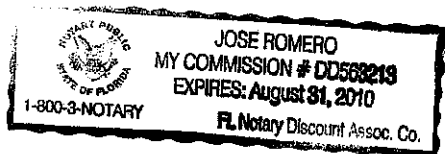
State of Florida
My Commission Expires:

STATE OF FLORIDA }
COUNTY OF MIAMI-DADE }

The foregoing instrument was acknowledged before me this 14th day of July, 2010, by GUIARDINU, IELIAS as Secretary of FOX CHASE PROPERTY OWNERS ASSOCIATION, INC., a Florida corporation, on behalf of the corporation. He/She is personally known to me or has produced _____ as identification. If no type of identification is indicated, the above-named person is personally known to me.

Notary Public *J. Romero*
Printed Name JOSE ROMERO

State of Florida
My Commission Expires:
ACTIVE: F00755/204026:3004953_1



AFFIDAVIT OF MAILING OR HAND DELIVERING OF
STATEMENT OF MARKETABLE TITLE ACTION
TO OWNERS

STATE OF FLORIDA
COUNTY OF MIAMI DADE

BEFORE ME, personally appeared Victoria Paez, who after being duly sworn, deposes and says that the **Statement of Marketable Title Action** approved at the special meeting of the Board of Directors of Fox Chase Property Owners Association, Inc. for preservation of use restrictions under Marketable Record Title Act held July 14, 2010, at 7.30 P.M. at Chickadee, was mailed or hand delivered in accordance with the Bylaws and applicable law. The notice was mailed or hand delivered to each owner at the address last furnished to the Association, as such address appears on the books of the Association, on July 16, 2010.

**FOX CHASE PROPERTY OWNERS
ASSOCIATION, INC.**

By: Gicco

The foregoing instrument was acknowledged before me this 16th day of July, 2010, by Victoria Paez as Employee of Fox Chase Property Owners Association, Inc., a Florida not-for-profit corporation, on behalf of the corporation. He/she is personally known to me, or has produced FDL-P256-866-58-586-D as identification and did take an oath. If no type of identification is indicated, the above-named person is personally known to me.

(Signature)

JOSE ROMERO

(Print Name)

Notary Public, State of Florida at Large.

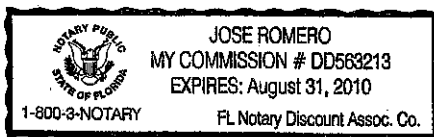


EXHIBIT A

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Date: July 14, 2010

ATTENTION MEMBERS:

STATEMENT OF
MARKETABLE TITLE ACTION

On July 14, 2010, at the Special Board Meeting for which proper notice was furnished by U.S. Mail and/or hand delivery to all members, the Board of Directors of **Fox Chase Property Owners Association, Inc.** (the "Association") voted to ensure that the Declaration of Covenants and Restrictions enforced by **Fox Chase Property Owners Association, Inc.** currently burdening the property of the members of the Association in the Fox Chase community, retains its status as the source of marketable title with regard to the transfer of a member's residence in this community. Said Declaration is recorded as follows:

Declaration of Covenants and Restrictions for Fox Chase recorded on August 20, 1980, in Official Records Book 10845 at Page 1694, et. seq. of the Public Records of Miami-Dade, County, Florida.

This document has been or may be amended from time to time.

To this end, the Association shall cause the notice required by Chapter 712, Florida Statutes, to be recorded in the Public Records of Miami-Dade County, Florida. Copies of this notice and its attachments are available through the Association pursuant to the Association's governing documents regarding official records of the Association and the applicable Statute.

**FOX CHASE PROPERTY OWNERS
ASSOCIATION, INC.**

By: _____

Jorge Daniel, President

Attest: _____

Margarita Iannelli, Secretary

Elios Guindani

EXHIBIT A
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FOX CHASE CONDO.#1 ASSOC., INC
MEMBERSHIP ROSTER - NUMERIC
AS OF 07/01/2010

OWNER / BILLING ADDRESS	PROPERTY ADDRESS/LAST CHANGE
IRAIDA AND GERRARDO GUZMAN 8615 NW 8 STREET #101 MIAMI, FL 33126	8615 N.W. 8 ST. #101 03/30/2000
LOURDES Z. MENESES 105 SW 96TH COURT MIAMI, FL 33174	8615 N.W. 8 ST. #102 R 04/09/2002
Isabely De La Mota 8615 NW 8th ST # 103 MIAMI, FL 33126	8615 N.W. 8 ST. #103 08/28/2009
ADA L. RODRIGUEZ 8615 N.W. 8 ST. #104 MIAMI, FL 33126	8615 N.W. 8 ST. #104 11/07/1994
GERARDO & IRAIDA GUZMAN 8615 NW 8 STREET # 101 MIAMI, FL 33126	8615 N.W. 8 ST. #105 12/18/2002
JULIO & ROSA MENDEZ 3429 EAST LANDIS AVENUE VINELAND, NJ 08361 -3058	8615 N.W. 8 ST. #106 R
mUKESH JAIN/RASHI MEHTA 3953 sw 139 ave davie, FL 33330	8615 N.W. 8 ST. #107 12/30/2009
ANA DE LA MOTA 8615 N.W. 8 ST. #108 MIAMI, FL 33126	8615 N.W. 8 ST. #108 02/23/1993
EMILIO & NOIDA ALVAREZ 8615 N.W. 8 ST. #109 MIAMI, FL 33126	8615 N.W. 8 ST. #109
MIGUEL NEBOT 8615 N.W. 8 ST. #110 MIAMI, FL 33126	8615 N.W. 8 ST. #110 07/10/1996

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FOX CHASE CONDO.#1 ASSOC., INC
MEMBERSHIP ROSTER - NUMERIC
AS OF 07/01/2010

OWNER / BILLING ADDRESS	PROPERTY ADDRESS/LAST CHANGE
JESUS & MYRNA FUENTES 8615 N.W. 8 ST. #111 MIAMI, FL 33126	8615 N.W. 8 ST. #111 04/26/1996 MARTIN9891@BELLSOUTH.NET
JULIO R. ACOSTA & M.E. CRUZ 1300 WESTWARD DRIVE MIAMI SPRINGS, FL 33166	8615 N.W. 8 ST. #112 R 04/26/1993
JUAN F FAROY 8615 N.W. 8 ST. #113 MIAMI, FL 33126	8615 N.W. 8 ST. #113 12/04/2009
LYDIA SUAREZ 8615 N.W. 8 ST. #114 MIAMI, FL 33126	8615 N.W. 8 ST. #114 06/04/2003
NEW CENTURY MORTGAGE CORP 3351 MICHELSON DR STE 400 IRVINE, CA 92612-8886	8615 N.W. 8 ST #115 R 12/19/2007
RUTH ZEGARA 8615 N.W. 8 ST., #116 MIAMI, FL 33126	8615 N.W. 8 ST. #116 06/22/2006
NELA RODRIGUEZ 8615 N.W. 8 ST. #117 MIAMI, FL 33186	8615 N.W. 8 ST. #117 09/10/1998
HUMBERTO REYES AND HUMBERTO R. REYES 8615 N.W. 8 ST. #118 MIAMI, FL 33126	8615 N.W. 8 ST. #118 04/26/2000
JOSE RAMON & CARMEN TORRES 8615 N.W. 8 ST. #119 MIAMI, FL 33126	8615 N.W. 8 ST. #119 08/27/1997
MS. ISIS LOPEZ 5601 BOULEVARD EAST-APT. 13C WEST NEW YORK, NJ 07093	8615 N.W. 8 ST. #120 R 12/06/1990

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FOX CHASE CONDO.#1 ASSOC., INC
MEMBERSHIP ROSTER - NUMERIC
AS OF 07/01/2010

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OWNER / BILLING ADDRESS	PROPERTY ADDRESS/LAST CHANGE
JOSE & ROSA LARA 8615 N.W. 8 ST. #121 MIAMI, FL 33126	8615 N.W. 8 ST. #121
LUISA PEREZ 8615 N.W. 8 ST. #122 MIAMI, FL 33126	8615 N.W. 8 ST. #122 03/15/2000
BERTHA GONZALEZ 8615 N.W. 8 ST. #123 MIAMI, FL 33126	8615 N.W. 8 ST. #123
JULIO R. ACOSTA & M.ELENA CRUZ 1300 WESTWARD DRIVE MIAMI SPRINGS, FL 33166	8615 N.W. 8 ST. #124 R 02/17/1998
HIREN N. & BHAVNA DAVE 8615 N.W. 8 ST. #201 MIAMI, FL 33126	8615 N.W. 8 ST. #201 06/28/2001
DAVID LESLIE 8615 N.W. 8 ST. #202 MIAMI, FL 33126	8615 N.W. 8 ST. #202
CARMEN RICCI 8615 N.W. 8 STREET, #203 MIAMI, FL 33126	8615 N.W. 8 ST. #203 07/13/2000
LUZ M. MUNERA 8615 N.W. 8 ST. #204 MIAMI, FL 33126	8615 N.W. 8 ST. #204 12/19/2003
MARINA GONZALEZ DE PUJOL 8615 N.W. 8 ST. #205 MIAMI, FL 33126	8615 N.W. 8 ST. #205 05/15/2009
MIRTHA E. GONZALEZ & A.OROZCO 8615 N.W. 8 ST. #206 MIAMI, FL 33126	8615 N.W. 8 ST. #206

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FOX CHASE CONDO.#1 ASSOC., INC
MEMBERSHIP ROSTER - NUMERIC
AS OF 07/01/2010

OWNER / BILLING ADDRESS	PROPERTY ADDRESS/LAST CHANGE
ROBERTO O. PEREZ 189 N.W. 100 ST. MIAMI SHORES, FL 33150	8615 N.W. 8 ST. #207 02/16/2009
ROLANDO JIMENEZ 8615 N.W. 8 ST. #208 MIAMI, FL 33126	8615 N.W. 8 ST. #208 04/23/2002
JORGE A BIRD 8615 N.W. 8 ST. #209 MIAMI, FL 33126	8615 N.W. 8 ST. #209 07/31/2001
GERARDO GUZMAN 8615 N.W. 8 STREET #101 MIAMI, FL 33126	8615 N.W. 8 ST. #210 03/06/2000
MARISELA RODRIGUEZ & M. ALONSO 6350 N.W. 19 TERRACE MIAMI, FL 33155	8615 N.W. 8 ST. #211 R 02/02/2006
LAZARO R. & BEATRIZ M. ARANGO 3700 SW 139 PLACE MIAMI, FL 33175	8615 N.W. 8 ST. #212 R 06/19/2000
FRANCISCO & NORA PADURA 9254 SW 10 TER MIAMI, FL 33174	8615 N.W. 8 ST. #213 R 04/23/2004
ELIAS J. & NATALIA GUIARDINU 8615 N.W. 8 ST. #214 MIAMI, FL 33126	8615 N.W. 8 ST. #214 09/21/1992
RUBEN D. BENITEZ 2723 S.W. 22 AVENUE MIAMI, FL 33133	8615 N.W. 8 ST. #215 R 01/11/2001
ROBERTO & ANA FENTON 9450 S.W. 78 STREET MIAMI, FL 33172	8615 N.W. 8 ST. #216 R 02/02/1996

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FOX CHASE CONDO.#1 ASSOC., INC
MEMBERSHIP ROSTER - NUMERIC
AS OF 07/01/2010

OWNER / BILLING ADDRESS	PROPERTY ADDRESS/LAST CHANGE
JORGE L. PLANA & IVIS SARDINAS 5245 S.W. 89 COURT MIAMI, FL 33165	8615 N.W. 8 ST. #217 R 11/08/1994
DRAGOMIR D. KUBAT 8615 NW 8 STREET #218 MIAMI, FL 33126	8615 N.W. 8 ST. #218 01/22/2003
PATRICIA CASIELLES 199 S.W. 12 AVENUE, SUITE 11 MIAMI, FL 33130	8615 N.W. 8 ST. #219 R 01/25/1996
DAMARIS CRUZ 6086 SW 191 AVE PEMBROKE PINES, FL 33332	8615 N.W. 8 ST. #220 R 10/02/2003
EDUARDO FUENTES JOSEFINA MILIAN 8615 NW 8TH ST APT 221 MIAMI, FL 33126	8615 N.W. 8 ST. #221 R 01/11/2010
ADYS B. AGUILERA 8615 N.W. 8 ST. #222 MIAMI, FL 33126	8615 N.W. 8 ST. #222 12/10/1993
IRMA S. TEALDO 8615 N.W. 8 ST. #223 MIAMI, FL 33126	8615 N.W. 8 ST. #223
CARLOS A. CALLE AND SANDRA C. VARGAS 8615 N.W. 8th STREET #224 MIAMI, FL 33126	8615 N.W. 8 ST. #224 02/26/2001
ROXANA BOLIVAR 4207 W. NORTH A ST. # 6 TAMPA, FL 33609 -2237	8615 N.W. 8 ST. #301 R 02/05/2009
JULIO & ELVIRA ESCRIBANO 1700 GRANADA BLVD. CORAL GABLES, FL 33134	8615 N.W. 8 ST. #302 03/12/2009

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FOX CHASE CONDO.#1 ASSOC., INC
MEMBERSHIP ROSTER - NUMERIC
AS OF 07/01/2010

OWNER / BILLING ADDRESS	PROPERTY ADDRESS/LAST CHANGE
MILADIS VILLANUEVA 8615 NW 8 STREET #303 MIAMI, FL 33126	8615 N.W. 8 ST. #303 12/19/2005
ERICK MARTINEZ & LUIS CRESPO 8615 N.W. 8 ST. #304 MIAMI, FL 33126	8615 N.W. 8 ST. #304 01/26/2006
INES SHERON 19 ANTILLA AVE. CORAL GABLES, FL 33143	8615 N.W. 8 ST. #305 R 10/21/2008
RAFAEL GUTIERREZ 8615 N.W. 8 STREET #306 MIAMI, FL 33126	8615 N.W. 8 ST. #306 07/03/2002
MARIA L. OLIVEROS 2128 N.W. 18 Ave CAPE CORAL, FL 33993	8615 N.W. 8 ST. #307 R 02/14/2007
DENNIS SEIGLIE 8615 N.W. 8 ST. #308 MIAMI, FL 33144	8615 N.W. 8 ST. #308 03/24/1997
SILVIA PEREIRA 12367 SW 122 ST MIAMI, FL 33186	8615 N.W. 8 ST. #309 R 11/29/2006
ANDRES AND GRECIA PAZOS 1518 BLUE ROAD CORAL GABLES, FL 33146	8615 N.W. 8 ST. #310 R
JESUS B. & DULCE M. PENA 8615 N.W. 8 ST. #311 MIAMI, FL 33126	8615 N.W. 8 ST. #311
MARIA CRISTINA GRILLE 8615 N.W. 8 ST. #312 MIAMI, FL 33126	8615 N.W. 8 ST. #312 12/21/1999

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FOX CHASE CONDO.#1 ASSOC., INC
MEMBERSHIP ROSTER - NUMERIC
AS OF 07/01/2010

OWNER / BILLING ADDRESS	PROPERTY ADDRESS/LAST CHANGE
MIGUEL A. BARBENA 1905 IVISA AVE. NAPLES, FL 34117	8615 N.W. 8 ST. #313 02/16/2009
BEVERLY BEAUMONT & A. KENNEDY 8615 N.W. 8 ST. #314 MIAMI, FL 33126	8615 N.W. 8 ST. #314
OLGA SOSA COMAS 8615 N W 8 ST #315 MIAMI, FL 33126	8615 N.W. 8 ST. #315 02/03/2004
ELISA E. SANCHEZ 8615 N.W. 8 ST. #316 MIAMI, FL 33126	8615 N.W. 8 ST. #316
JOSEFINA TOLL 8615 N.W. 8 ST. #317 MIAMI, FL 33126	8615 N.W. 8 ST. #317 12/29/1992
MARIA RAPOSO & AWILDA MORETA 8615 N.W. 8 ST. #318 MIAMI, FL 33126	8615 N.W. 8 ST. #318 01/08/1993
Jose Luis Vargas 5880 S.W. 14 Street MIAMI, FL 33144	8615 N.W. 8 ST. #319 R 06/27/2007
GUSTAVO & ESTHER CASTANEDA 8615 N.W. 8 ST. #320 MIAMI, FL 33126	8615 N.W. 8 ST. #320 09/18/1998
TERESA D. LEON 3931 SW 154 Ct MIAMI, FL 33185	8615 N.W. 8 ST. #321 R 01/17/2007
MANUEL BATISTA 8615 N.W. 8 ST. #322 MIAMI, FL 33126	8615 N.W. 8 ST. #322 08/08/1991

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FOX CHASE CONDO.#1 ASSOC., INC
MEMBERSHIP ROSTER - NUMERIC
AS OF 07/01/2010

OWNER / BILLING ADDRESS	PROPERTY ADDRESS/LAST CHANGE
MUKESH JAIN & RASHI MEHTA 3953 sw 139 ave davie, FL 33330	8615 N.W. 8 ST. #323 12/30/2009
ANTONIO GONZALEZ 8615 N.W. 8 ST. #324 MIAMI, FL 33126	8615 N.W. 8 ST. #324 10/02/1996
BENINGNO RODRIGUEZ & MABEL HERREIRA 8615 NW 8 ST. #401 MIAMI, FL 33126	8615 N.W. 8 ST. #401 R 10/21/2008
ROBERTO GUERRA 8615 NW 8TH STREET #402 MIAMI, FL 33126 -5930	8615 N.W. 8 ST. #402 R 01/06/2005
JOSE VILLA 9221 S.W 76 TRR MIAMI, FL 33173	8615 N.W. 8 ST. #403 R 04/07/1999
ROBERT JERRY BARAN & M.V.PENA 6795 ORCHID DRIVE MIAMI LAKES, FL 33014	8615 N.W. 8 ST. #404 R
SONIA M. RODRIGUEZ 8295 S.W. 2 STREET MIAMI, FL 33144	8615 N.W. 8 ST. #405 R 12/14/1990
WILLIAM M. RIVERA 10881 N.W. 7 ST. MIAMI, FL 33172	8615 N.W. 8 ST. #406 R 11/28/2006
LOUIS DE SOUZA RAMONA LOPEZ 8615 N.W. 8 ST. #407 MIAMI, FL 33126	8615 N.W. 8 ST. #407 12/05/1995
SILVIA CALLEJAS 6422 COLLINS AVE. #502 MIAMI BEACH, FL 33141	8615 N.W. 8 ST. #408 R 01/15/2004

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FOX CHASE CONDO.#1 ASSOC., INC
MEMBERSHIP ROSTER - NUMERIC
AS OF 07/01/2010

OWNER / BILLING ADDRESS	PROPERTY ADDRESS/LAST CHANGE
LILLIAM PAEZ 4767 CLINTON AVENUE LAKE WORTH, FL 33463-2234	8615 N.W. 8 ST. #409 R 07/31/2007
RAFAEL & MONICA SANTANA 15066 SW 108 TERRACE MIAMI, FL 33196	8615 N.W. 8 ST. #410 R 11/02/2004
RODOLFO ALVAREZ 8615 N.W. 8 ST. #411 MIAMI, FL 33126	8615 N.W. 8 ST. #411 04/22/1992
ROMELIO GONZALEZ & MARTHA CASTANO 8615 NW 8 STREET #412 MIAMI, FL 33126	8615 N.W. 8 ST. #412 08/05/2002
BENITEZ QUESADA 8615 N.W. 8 ST. #413 MIAMI, FL 33126	8615 N.W. 8 ST. #413
WILLIAM & ANA BAUTISTA 8615 N.W. 8 ST. #414 MIAMI, FL 33126	8615 N.W. 8 ST. #414 06/15/1992
MARITZA ESTABIL A-65 CALLE LIRIO GUAYANILLA, PR 00656	8615 N.W. 8 ST. #415 R 12/19/2006
JAMES C. & CRISTINA SLACK 15610 WOODWAY DRIVE TAMPA, FL 33613	8615 N.W. 8 ST. #416 R 01/13/2009
ANDY FORNAGUERA 1209 VENETIA TERRACE CORAL GABLES, FL 33134	8615 N.W. 8 ST. #417 R 05/14/1991
RAMON ORTEGA & DIANA A. AYALA 8615 NW 8 ST #418 MIAMI, FL 33126	8615 N.W. 8 ST. #418 07/16/2001

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FOX CHASE CONDO.#1 ASSOC., INC
MEMBERSHIP ROSTER - NUMERIC
AS OF 07/01/2010

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OWNER / BILLING ADDRESS	PROPERTY ADDRESS/LAST CHANGE
IGNACIO F. & NOELIA GARCIA 8615 N.W. 8 ST. #419 MIAMI, FL 33126	8615 N.W. 8 ST. #419 08/31/1992
MARIA A. JIMENEZ 8615 N.W. 8 ST. #420 MIAMI, FL 33126	8615 N.W. 8 ST. #420 04/05/2004
CARLOS FIDALGO & C. SLACK 15610 WOODWAY DRIVE TAMPA, FL 33613	8615 N.W. 8 ST. #421 R 01/13/2009
ARNALDO ALVAREZ 8615 N.W. 8 ST. #422 MIAMI, FL 33126	8615 N.W. 8 ST. #422
OSMAR RIVERA 8615 N.W. 8 ST. #423 MIAMI, FL 33126	8615 N.W. 8 ST. #423 12/11/1995
HECTOR J. QUINTELA AND CLARA QUINTELA 8615 N.W. 8 STREET #424 MIAMI, FL 33126	8615 N.W. 8 ST. #424 09/27/2000

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FOX CHASE CONDO.#2 ASSOC., INC
MEMBERSHIP ROSTER - NUMERIC
AS OF 07/01/2010

OWNER / BILLING ADDRESS	PROPERTY ADDRESS/LAST CHANGE
CASSANDRA E. RODRIGUEZ CASSEL REALTY, INC. 814 PONCE DE LEON BLVD # 319 CORAL GABLES, FL 33134	8625 N.W. 8 ST. #101 R 11/13/2007
JUAN REYES 8625 N.W. 8 ST. #102 MIAMI, FL 33126	8625 N.W. 8 ST. #102 01/10/2007
NABIL GHALI 1388 ALLEGHENY LANE NORTH PORT, FL 34286	8625 N.W. 8 ST. #103 R 12/15/2008
MIRIAM LEDON PENA 8625 N.W. 8 ST. #104 MIAMI, FL 33126	8625 N.W. 8 ST. #104
ANTHONY & SARAH ROIG 8625 N.W. 8 ST. #105 MIAMI, FL 33126	8625 N.W. 8 ST. #105
JULIA FLORENTINA ACEVEDO 6030 NW 99 AVE #0403 MIAMI, FL 33178	8625 N.W. 8 ST. #106 R 06/17/2010
AIDA N. & CARLOS MONMANY 4312 Diamond Pointe Lane WESTON, FL 33331	8625 N.W. 8 ST. #107 R 06/13/2006
ESTHER BELTRAN & Rosa Marquez 8625 ZNW 8 St # 108 MIAMI, FL 33126	8625 N.W. 8 ST. #108 08/09/2007
RAFAEL S. PEREZ 8625 NW 8 ST #109 MIAMI, FL 33126	8625 N.W. 8 ST. #109 11/18/2004
MARK & MONICA ARMERO 14474 S.W. 58 TERRACE MIAMI, FL 33183	8625 N.W. 8 ST. #110 R 03/27/1997

FOX CHASE CONDO.#2 ASSOC., INC
MEMBERSHIP ROSTER - NUMERIC
AS OF 07/01/2010

OWNER / BILLING ADDRESS	PROPERTY ADDRESS/LAST CHANGE
GERARDO JOSE FERRER & CARMEN RITA CASTILLO 8625 NW 8 STREET #111 MIAMI, FL 33126	8625 N.W. 8 ST. #111 03/15/2004
IDALIA, ANA, JAIRO FARINAS 8625 N.W. 8 ST. #112 MIAMI, FL 33126	8625 N.W. 8 ST. #112 09/16/1993
ANTONIO VALDEZ-MIRANDA 8625 NW 8 STREET APT# 113 MIAMI, FL 33126	8625 N.W. 8 ST. #113 07/26/2001
LETICIA BELLO-REJON 414 SW 89 PLACE MIAMI, FL 33174	8625 N.W. 8 ST. #114 R 02/06/2008
ANGEL O. AND ILDA M. CASTILLO 540 S.W. 89 COURT MIAMI, FL 33174	8625 N.W. 8 ST. #115 R
FRANCISCO J. MORERA 8625 N.W. 8 ST. #116 MIAMI, FL 33126	8625 N.W. 8 ST. #116 07/18/1996
LOURDES OTERO 8625 N.W. 8 ST. #117 MIAMI, FL 33126	8625 N.W. 8 ST. #117 05/27/1992
JULIO & ANA CASTRO 8625 N.W. 8 ST. #118 MIAMI, FL 33126	8625 N.W. 8 ST. #118
ALCIRA MENDEZ 11529 NW 84 TERR. MIAMI, FL 33178	8625 N.W. 8 ST. #119 R 04/12/2010
ALFONSO IGLESIAS YIRAL CARDONA 15400 S.W. 57 TERRRAS MIAMI, FL 33193	8625 N.W. 8 ST. #120 R 01/08/2007

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OWNER / BILLING ADDRESS	PROPERTY ADDRESS/LAST CHANGE
LEONOR VILLAR 8974 SW 25 STREET MIAMI, FL 33165	8625 N.W. 8 ST. #121 R 11/22/2004
ISMAEL & CARIDAD MESA SARAH ROIG 8900 BLVD EAST 3-C-N NORTH BERGEN, NJ 07047	8625 N.W. 8 ST. #122 R 05/15/2002
FRANCISCO & MARISELA MONJARREZ 8625 N.W. 8 ST. #123 MIAMI, FL 33126	8625 N.W. 8 ST. #123 02/13/1998
VERONICA XAVIER 15260 SW. 138 PLACE MIAMI, FL 33177	8625 N.W. 8 ST. #124 R 06/05/2007
MANUEL I. ESCOBAR 6092 W 26 CT HIALEAH, FL 33016	8625 N.W. 8 ST. #201 R 10/17/2005
JOSE & ODALYS ROMERO 5853 S.W. 147 PLACE MIAMI, FL 33193	8625 N.W. 8 ST. #202 R 11/09/2004
JULIA GONZALEZ 4470 S.W. 13 STREET MIAMI, FL 33134	8625 N.W. 8 ST. #203 R
FELIX C. & ALICIA DOMINGUEZ 8625 N.W. 8 ST. #204 MIAMI, FL 33126	8625 N.W. 8 ST. #204 01/09/1997 HILDA-305-206-8776
NATASHA AHUJA 2040 Redfern RD Venice, FL 34293	8625 N.W. 8 ST. #205 R 09/01/2009
FLORENTINA ESTRELLA 825 VIA DEL SOL DR. DAVENPORT, FL 33896	8625 N.W. 8 ST. #206 R 05/05/2006 cpbubbles@hotmail.com

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OWNER / BILLING ADDRESS PROPERTY ADDRESS/LAST CHANGE

MARLENE MONCAYO
5600 NW 107 AVE # 1407
MIAMI, FL 33178

8625 N.W. 8 ST. #207
R 04/21/2010

MIRTHA CASTRO FERNANDEZ
8625 N.W. 8 ST. #208
MIAMI, FL 33126

8625 N.W. 8 ST. #208
12/11/1999

FRANCES C. RAMIREZ
8625 N.W. 8 ST. #209
MIAMI, FL 33126

8625 N.W. 8 ST. #209

FERNANDO & MARIA ROA
8625 N.W. 8 ST. #210
MIAMI, FL 33126

8625 N.W. 8 ST. #210
01/10/2007

DR. ADA DE GONGORA
P.O.BOX 510743
KEY COLONY BEACH, FL 33051

8625 N.W. 8 ST. #211
R 08/24/2004

WILLIAM TAYLOR/SANDRA BELLMAS
8625 N.W. 8 ST. #212
MIAMI, FL 33126

8625 N.W. 8 ST. #212
12/29/2003
TAINAN-YUTAKA@COMCAST.NET

DONNA RUTH STONE
8625 N.W. 8 ST. #213
MIAMI, FL 33126

8625 N.W. 8 ST. #213

LYDIA P.SUAREZ
8625 NW 8 STREET # 214
MIAMI, FL 33126

8625 N.W. 8 ST. #214
10/09/2006

GILBERTO GONZALEZ
8625 N.W. 8 ST. #215
MIAMI, FL 33126

8625 N.W. 8 ST. #215
07/20/2005

LINA M. CRUZ
8625 N.W. 8 ST. #216
MIAMI, FL 33126

8625 N.W. 8 ST. #216

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OWNER / BILLING ADDRESS	PROPERTY ADDRESS/LAST CHANGE
HENRY PEREZ 8625 NW 8 STREET #217 MIAMI, FL 33126	8625 N.W. 8 ST. #217 01/15/2002
JOSE PINEIRO & CARMEN PEREZ 8625 N.W. 8 ST. #218 MIAMI, FL 33126	8625 N.W. 8 ST. #218 09/06/2002
KAMRAM KHURSHID ALAM 3416 PRIMROSE COURT # 214 PALM BEACH GARDENS, FL 33410	8625 N.W. 8 ST. #219 R 12/18/2006
KRIMARKA ENTERPRISES INC. 8625 NW 8TH ST #220 MIAMI, FL 33126	8625 N.W. 8 ST. #220 01/15/2004
JOSE R. LOPEZ 1300 SW 122 AVE #322 MIAMI, FL 33184	8625 N.W. 8 ST. #221 01/06/2010
YONEL MORENO 8625 N.W. 8 ST. #222 MIAMI, FL 33126	8625 N.W. 8 ST. #222 06/03/1999
B.G. INTL REAL ESTATE INC 888 BRICKELL AVE. 5TH FLOOR MIAMI, FL 33131	8625 N.W. 8 ST. #223 R 11/25/2002
GABRIEL MILIAN 8625 N.W. 8 ST #224 MIAMI, FL 33126	8625 N.W. 8 ST. #224 R 12/05/2002
ALBERTO LUENGO 8625 NW 8 STREET UNIT 301 MIAMI, FL 33126	8625 N.W. 8 ST. #301 07/18/2005
ERICK J. ALONSO 8986 WEST FLAGLER ST. BLDG. #4 MIAMI, FL 33174	8625 N.W. 8 ST. #302 R 02/28/2006

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OWNER / BILLING ADDRESS	PROPERTY ADDRESS/LAST CHANGE
MARY L RODRIGUEZ 8625 N.W. 8 STREET #303 MIAMI, FL 33126	8625 N.W. 8 ST. #303 09/04/2001
ALFONSO IGLESIAS 15400 S.W. 57 TERRAS MIAMI, FL 33193	8625 N.W. 8 ST. #304 R 01/08/2007
DELIA SANCHEZ 8625 N.W. 8 STREET #305 MIAMI, FL 33126	8625 N.W. 8 ST. #305 04/10/1997
CANDELARIO M. GARCIA 8625 SW 8 STREET #306 MIAMI, FL 33126	8625 S.W. 8 ST. #306 03/15/2004
HUMBERTO A. & LIVIA LOPEZ 8625 N.W. 8 ST. #307 MIAMI, FL 33126	8625 N.W. 8 ST. #307
DONNA THOMAS & STEPHEN THOMAS 8625 N.W. 8 ST. #308 MIAMI, FL 33126	8625 N.W. 8 ST. #308 12/22/2008
MAGELYS DIAZ 4515 SW 117 AVENUE MIAMI, FL 33175	8625 N.W. 8 ST. #309 R 07/23/2004
GILDA M PADILLA 8625 NW 8 ST #310 MIAMI, FL 33126	8625 N.W. 8 ST. #310 07/12/2001
JOHN & ANNETTE MONTAGUE 5725 BURKE TOWNE COURT BURKE, VA 22015	8625 N.W. 8 ST. #311 R 06/24/1991
GLORIA M. PIEDRA 8625 NW 8 ST #312 MIAMI, FL 33126	8625 N.W. 8 ST. #312 03/18/2010

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FOX CHASE CONDO.#2 ASSOC., INC
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OWNER / BILLING ADDRESS	PROPERTY ADDRESS/LAST CHANGE
PARK PLAZA ENTERPRISES, INC. P.O. BOX 141026 CORAL GABLES, FL 33114	8625 N.W. 8 ST. #313 R 01/22/1992
MANUEL & GLADYS GAYOL 13048 NORDLAND DRIVE CORONA, CA 92880	8625 N.W. 8 ST. #314 R 07/29/2008
FRANCISCO J./ROSEMARIE RONDON 8625 NW. 8 ST. #315 MIAMI, FL 33126	8625 N.W. 8 ST. #315 08/11/2006
SONIA BERMUDEZ 8625 N.W. 8 ST. #316 MIAMI, FL 33126	8625 N.W. 8 ST. #316 11/09/1999
ELIZABETH URIBE 8625 N.W. 8 ST. #317 MIAMI, FL 33126	8625 N.W. 8 ST. #317 01/26/2006
JOHN FIGUEROA 8625 N.W. 8 ST. #318 MIAMI, FL 33126	8625 N.W. 8 ST. #318 09/17/1998
LINA CRUZ 8625 N.W. 8 ST. #319 MIAMI, FL 33126	8625 N.W. 8 ST. #319 09/23/1991
FERMIN & ANGELA IGLESIAS 14326 S.W. 175 TERRACE MIAMI, FL 33177	8625 N.W. 8 ST. #320 R 10/13/2003
MARIA DEL CARMEN PALACIO 6708 West Sample RD Coral Springs, FL 33067	8625 N.W. 8 ST. #321 R 10/16/2009
MANUEL LEON 536 SW 88 CT MIAMI, FL 33174	8625 N.W. 8 ST. #322 R 01/23/2006

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FOX CHASE CONDO.#2 ASSOC., INC
MEMBERSHIP ROSTER - NUMERIC
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OWNER / BILLING ADDRESS	PROPERTY ADDRESS/LAST CHANGE
NILDA DE ARELLANO 8625 N.W. 8 ST. #323 MIAMI, FL 33126	8625 N.W. 8 ST. #323
DAVID HICKSON 8625 N.W. 8 ST. #324 MIAMI, FL 33126	8625 N.W. 8 ST. #324
GENOVEVA QUINTANA 8625 N.W. 8 ST. #401 MIAMI, FL 33126	8625 N.W. 8 ST. #401
CARLOS M MONMANY & AIDA M. 4312 DIAMOND POINTE LANE WESTON, FL 33331	8625 N.W. 8 ST. #402 R 09/07/2004
FIDEL M. ALVAREZ 15019 SW 90 TERRACE MIAMI, FL 33196	8625 N.W. 8 ST. #403 R 09/13/1999
ROXANA CHIGIN 11100 S.W. 128 STREET MIAMI, FL 33176	8625 N.W. 8 ST. #404 R 01/09/1995
NICOLAS ALVAREZ MARIA HURTADO DE MENDOZA 8862 S.W. 4 LANE MIAMI, FL 33126	8625 N.W. 8 ST. #405 R 01/06/2000
PATRICIO ROBERTO VALLEJOS 8625 N.W. 8 ST. #406 MIAMI, FL 33126	8625 N.W. 8 ST. #406 06/15/1992
RODOLFO B. PEREZ NORMA E. GRACIANO 8625 N.W 8TH ST. #407 MIAMI, FL 33102 -5261	8625 N.W. 8 ST. #407 03/31/2006
PARIBORZ AZIMA MR. KAUEH P.O. BOX 6885 LEAWOOD, KS 66206	8625 N.W. 8 ST. #408 R

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OWNER / BILLING ADDRESS	PROPERTY ADDRESS/LAST CHANGE
SUSAN S.HERNANDEZ 8625 N.W. 8 ST. #409 MIAMI, FL 33126	8625 N.W. 8 ST. #409
JUAN & MARIA VALDEZ 9731 N.W. 41 STREET MIAMI, FL 33178	8625 N.W. 8 ST. #410 R 09/13/1995
CARLOS & AIDA MONMANY 4312 Diamond Point Lane Weston, FL 33331	8625 N.W. 8 ST. #411 R 05/12/2009
ANA & FERNANDO LEZA 8625 NW 8 STREET #412 MIAMI, FL 33126	8625 N.W. 8 ST. #412 07/09/2002
Silvana E. Bragagnini CASSEL REALTY 814 PONCE DE LEON BLVD # 319 CORAL GABLES, FL 33134	8625 N.W. 8TH STREET #413 R 11/13/2007
JULIA N. & TERESITA L. OLIVERA 8625 N.W. 8 ST. #414 MIAMI, FL 33126	8625 N.W. 8 ST. #414 07/26/1993
JAIRO G. ARZT 32 West 40th Street 9-D New York, NY 10018	8625 N.W. 8 ST. #415 R 01/14/2010
VINCENT PANETTA 8625 N.W. 8 ST. #416 MIAMI, FL 33126	8625 N.W. 8 ST. #416
CARMEN ELIZABETH SANCHEZ 9187 FONTAINE BLEAU BLVD #22 MIAMI, FL 33172	8625 N.W. 8 ST. #417 R 02/28/2001 mmoflo3@aol.com
VICTORIA V. PEREZ 8625 N.W. 8 ST. #418 MIAMI, FL 33126	8625 N.W. 8 ST. #418 05/03/1994

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OWNER / BILLING ADDRESS	PROPERTY ADDRESS/LAST CHANGE
MARIA AMBRON & MAGDA MARTIN 7710 TARA CIRCLE NAPLES, FL 34104	8625 N.W. 8 ST. #419 R 03/12/2010
REINALDO VINAS 8625 N.W. 8 ST. #420 MIAMI, FL 33126	8625 N.W. 8 ST. #420 07/18/2005
GRACIELA DONOSO 8625 N.W. 8 ST. #421 MIAMI, FL 33126	8625 N.W. 8 ST. #421 01/08/1999
MUKESH K. JAIN & RASHI MEHTA 8625 NW 8 STREET #422 MIAMI, FL 33126	8625 N.W. 8 ST. #422 06/26/2000
FERNANDO L. MIJARES & AMERICA MIJARES 8625 N.W. 8 ST. #423 MIAMI, FL 33126	8625 N.W. 8 ST. #423 06/16/1993
VERONICA XAVIER 15260 SW 138 PLACE MIAMI, FL 33177	8625 N.W. 8 ST. #424 R 06/05/2007

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OWNER / BILLING ADDRESS	PROPERTY	ADDRESS/LAST CHANGE
HIRAM GONZALEZ & ANA AGUILAR 8635 N.W. 8 ST. #101 MIAMI, FL 33126	8635 N.W. 8 ST. #101	02/23/2007
JENNIFER J. & MARLENE GAMBOA 8635 N.W. 8 ST. #102 MIAMI, FL 33126	8635 N.W. 8 ST. #102	01/17/2005
JULIO E. VALERA 8635 N.W. 8 ST. #103 MIAMI, FL 33126	8635 N.W. 8 ST. #103	12/11/2007
GERARDO GUZMAN 8615 NW 8 ST #101 MIAMI, FL 33126	8635 N.W. 8 ST. #104 R	12/18/2002
FRANCISCO & CARMEN O. NAVARRO 8635 N.W. 8 STREET UNIT 105 MIAMI, FL 33126	8635 N.W. 8 ST. #105	01/29/1999
EDILIO & NIEVES PANTOJA 8635 N.W. 8 STREET #106 MIAMI, FL 33126	8635 N.W. 8 ST. #106	12/04/2008
TRUDY (RAMOS) KRASOVIC 8635 N.W. 8 ST. #107 MIAMI, FL 33126	8635 N.W. 8 ST. #107	
E. LAWRENCE & JULIANNE NIENABER 6435 S. MITCHELL MANOR CIRCLE MIAMI, FL 33156	8635 N.W. 8 ST. #108 R	
BARBARA TORRES 7115 SW 153 COURT MIAMI, FL 33193	8635 N.W. 8 ST. #109 R	12/02/2003
FRANK PENA & SARA QUINTANA 8635 N.W. 8 ST. #110 MIAMI, FL 33126	8635 N.W. 8 ST. #110	10/31/2002

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OWNER / BILLING ADDRESS PROPERTY ADDRESS/LAST CHANGE

PEDRO HINOJOSA & MARISOL MATOS 1615 SW 4TH STREET #4 MIAMI, FL 33135	8635 N.W. 8 ST. #111 R 08/28/2003
MIRNA M. BANE GAS 8635 N.W. 8 STREET #112 MIAMI, FL 33126	8635 N.W. 8 ST. #112 12/16/2008
DALVIS VELASCO 16011 SW 147 LANE MIAMI, FL 33196	8635 N.W. 8 ST. #113 R 04/17/2002
LUIS A GAYOL & MARVELIS MARTINEZ 8635 NW 8 STREET #114 MIAMI, FL 33126	8635 N.W. 8 ST. #114 07/10/2002
ROMAN CABRERA & ONETTI G. SOSA CEBALLOS 13014 S.W. 119 TERRACE MIAMI, FL 33186	8635 N.W. 8 ST. #115 R 12/22/2008
JUAN MIGUEL OVALLE 8635 NW 8TH STREET # 116 MIAMI, FL 33126	8635 N.W. 8 ST. #116 01/10/2008
RAMONA O. GUZMAN 8635 N.W. 8 STREET #117 MIAMI, FL 33126	8635 N.W. 8 ST. #117 12/11/1999
REBECA VILLANUEVA & MARGARITA RODRIGUEZ 8635 NW 8 STREET #118 MIAMI, FL 33126	8635 N.W. 8 ST. #118 10/04/2002
MARIA T. MORERA 8635 N.W. 8 ST. #119 MIAMI, FL 33126	8635 N.W. 8 ST. #119 05/03/2004
FRANCISCO RIVAS CARDENAS 8635 NW 8 ST # 120 MIAMI, FL 33126	8635 N.W. 8 ST. #120 10/28/1999

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OWNER / BILLING ADDRESS	PROPERTY ADDRESS/LAST CHANGE
RUTH R. KUHL 8635 N.W. 8 ST. #207 MIAMI, FL 33126	8635 N.W. 8 ST. #207
CYNTHIA ANE OMOZ 8635 NW 8 STREET #208 MIAMI, FL 33186	8635 N.W. 8 ST. #208 06/13/2006
ENRIQUE ISOBA 8635 N.W. 8 ST. #209 MIAMI, FL 33126	8635 N.W. 8 ST. #209 05/15/2003
MARIELENA RODRIGUEZ 8635 N.W. 8 ST. #210 MIAMI, FL 33126	8635 N.W. 8 ST. #210 11/17/1992
GUILLERMO PEREZ 2645 OAK DRIVE PALM BEACH GARDENS, FL 33410	8635 N.W. 8 ST. #211 R 11/26/2007
ANTONIO & CORA CALLEJA 7480 N.W. 52 STREET MIAMI, FL 33166	8635 N.W. 8 ST. #212 R
JUANA & EINAR OJITO 19201 COLLINS AVENUE SUNNY ISLES BCH, FL 33160	8635 N.W. 8 ST. #213 R 01/31/2005
LETICIA R. GARCIA & E. CAMPOS 8635 N.W. 8 ST. #214 MIAMI, FL 33126	8635 N.W. 8 ST. #214
NILDA PADRON & HENRY PEREZ 601 S.W. 141 AVENUE APT 311-P PEMBROKE PINES, FL 33027	8635 N.W. 8 ST. #215 R 05/24/2007
HENRY & SONIA PEREZ 8625 NW 8TH STREET # 217 MIAMI, FL 33126	8635 N.W. 8 ST. #216 R 01/23/2002

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OWNER / BILLING ADDRESS	PROPERTY ADDRESS/LAST CHANGE
HENRY & SONIA PEREZ 8625 NW 8TH STREET APT#217 MIAMI, FL 33126	8635 N.W. 8 ST. #217 R 06/29/2001
MYRIAM L. LAPORTE 8635 N.W. 8 ST. #218 MIAMI, FL 33126	8635 N.W. 8 ST. #218 08/01/1994
JORGE A. DANIEL 10569 SW 73 TERRRACE MIAMI, FL 33173	8635 N.W. 8 ST. #219 R 12/04/2000
JULISSA PEREZ & MARIO DEJESUS 1153 N.W. 123 COURT MIAMI, FL 33182	8635 N.W. 8 ST. #220 12/22/2008 JPerez7987@AOL.COM
JUAN E. PRIETO 8635 N.W. 8 ST. #221 MIAMI, FL 33126	8635 N.W. 8 ST. #221 07/07/2005
AUGUSTO RODRIGUEZ & ILCIA URTATE 4032 SW 136 AVE MIAMI, FL 33175	8635 N.W. 8 ST. #222 R 01/17/2007
ALIBEY AMUDE 8635 NW 8 STREET # 223 MIAMI, FL 33126	8635 N.W. 8 ST. #223 05/06/2002
LOURDES NORIEGA 8635 NW 8 STREET #224 MIAMI, FL 33126	8635 N.W. 8 ST. #224 11/15/2002
VIOLETA O'CONNOR EVA FALZONE 8635 N.W. 8 ST. #301 MIAMI, FL 33126	8635 N.W. 8 ST. #301
REYNALDO COLON 8635 N.W. 8 ST. #302 MIAMI, FL 33126	8635 N.W. 8 ST. #302 12/10/1993

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OWNER / BILLING ADDRESS	PROPERTY ADDRESS/LAST CHANGE
CIRA & ALBERT MAURY 8635 N.W. 8 ST. #303 MIAMI, FL 33126	8635 N.W. 8 ST. #303
EDILIA V. WEST 8635 NW 8 STREET #304 MIAMI, FL 33175	8635 N.W. 8 ST. #304 07/29/1999
WILLIAM ESPINOSA/AURA SANDOVAL 8635 N.W. 8 ST. #305 MIAMI, FL 33126	8635 N.W. 8 ST. #305 11/24/1999
CARLOS L. PATINO ADIS M. UGARTE 8635 N.W. 8 ST. #306 MIAMI, FL 33126	8635 N.W. 8 ST. #306 08/27/1996
LAJWANTI HARJANI 8635 N.W. 8 ST. #307 MIAMI, FL 33126	8635 N.W. 8 ST. #307 10/28/1996
ANGEL SANTOS 8320 NW 8TH STREET #308 MIAMI, FL 33126	8635 N.W. 8 ST. #308 R 08/27/2003
LUIS E. PANESSO 8635 N.W. 8 ST. #309 MIAMI, FL 33126	8635 N.W. 8 ST. #309 03/13/2007
IRMA AREAN 880 SW 22 ROAD MIAMI, FL 33129	8635 N.W. 8 ST. #310 R 01/29/2004 305 856 3701 HOME
LIZA N. SOTO 8635 N.W. 8 ST. #311 MIAMI, FL 33126	8635 N.W. 8 ST. #311 R 06/09/2010
Jaise Mursuli-Diaz 3165 West 73 Pl Hialeah, FL 33018	8635 N.W. 8 ST. #312 R 06/24/2009

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OWNER / BILLING ADDRESS	PROPERTY ADDRESS/LAST CHANGE
GLADYS L. ESENARRO 8635 N.W. 8 ST. #313 MIAMI, FL 33126	8635 N.W. 8 ST. #313 10/23/2000
JULIO P. & IMELDA C. LOPEZ 386 FOREST AVE GLEN ELLYN, IL 60137	8635 N.W. 8 ST. #314 R 02/13/2007
ESPERANZA VILAFANTE 8635 N.W. 8 ST. #315 MIAMI, FL 33126	8635 N.W. 8 ST. #315 11/06/2001
ADRIANA A. VALLEJOS MICHELLE JAYME 8625 NW 8 STREET #406 MIAMI, FL 33126	8635 N.W. 8 ST. #316 R 03/28/2008
LUIS A. MORENO 8635 N.W. 8 ST. #317 MIAMI, FL 33126	8635 N.W. 8 ST. #317
JANETTE VIDAL 16222 S.W. 44 TER. MIAMI, FL 33185	8635 N.W. 8 ST. #318 R 01/28/2009
MAYLIN C. ALEGRIA ROBERTO HERNANDEZ 8635 N.W. 8 ST. #319 MIAMI, FL 33126	8635 N.W. 8 ST. #319 08/11/1995
EMILIO PEREZ & ENRIQUE SABIDO 8635 N.W. 8 ST. #320 MIAMI, FL 33126	8635 N.W. 8 ST. #320 11/09/1992
MIGUEL & MARIA GARCIA 8635 NW 8 ST. 3321 MIAMI, FL 33126	8635 N.W. 8 ST. #321 01/17/2005
ERIC DIAZ 8635 N.W. 8 ST. #322 MIAMI, FL 33126	8635 N.W. 8 ST. #322 12/19/2005

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OWNER / BILLING ADDRESS	PROPERTY ADDRESS/LAST CHANGE
JORGE A. ALVAREZ MARIA DEL CARMEN ALVAREZ 10215 S.W. 9 TERRACE MIAMI, FL 33174	8635 N.W. 8 ST. #323 R 03/09/2000
MARTA ALFONSO 9822 SW 27 TERRACE MIAMI, FL 33165	8635 N.W. 8 ST. #324 R 08/12/2003
Octavio Fernandez & Aida Stocking 8635 NW 8 St Unit 401 MIAMI, FL 33126	8635 N.W. 8 ST. #401 08/16/2007 ofernanadez1943@yahoo.com
PABLO O. CASTRO AMARILIS LEXVA 8635 N.W. 8 ST. #402 MIAMI, FL 33126	8635 N.W. 8 ST. #402 02/12/1999
AMADA ROQUE 1235 SW 78 COURT MIAMI, FL 33144	8635 N.W. 8 ST. #403 R 03/12/2002
ABEL MENENDEZ 8635 N.W. 8 ST. #404 MIAMI, FL 33126	8365 N.W. 8 ST. #404 04/04/2000
MR. GERARDO EIRES 8635 N.W. 8 ST. #405 MIAMI, FL 33126	8635 N.W. 8 ST. #405 03/01/1995
PEDRO DIAZ 8635 NW. 8 STREET #406 MIAMI, FL 33126	8635 N.W. 8 ST. #406 05/30/2003
CARMEN BORRAS 8635 N.W. 8 ST #407 MIAMI, FL 33126	8635 N.W. 8 ST. #407 04/11/2002
DOMINGO J. AND ELSA V. ACOSTA 3950 S.W. 2 STREET MIAMI, FL 33134	8635 N.W. 8 ST. #408 R 09/27/2000

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AS OF 07/01/2010

OWNER / BILLING ADDRESS	PROPERTY ADDRESS/LAST CHANGE
JESUS LAZARO 8635 N.W. 8th STREET A 409 HIALEAH, FL 33126	8635 N.W. 8 ST. #409 01/29/2001
MANUEL BENITEZ, JR. 10331 S.W. 52 TERRACE MIAMI, FL 33165	8635 N.W. 8 ST. #410 R 01/29/1994
LORENZO BERGAMO JR. 8635 N.W. 8 ST. #411 MIAMI, FL 33126	8635 N.W. 8 ST. #411 12/10/1993 YVESAN@BELLSOUTH.NET
JORGE/NORMA MARTINEZ-FORTUN 4242 NW 2ND ST., APT 1203 MIAMI, FL 33126-5485	8635 N.W. 8 ST. #412 R 12/17/2007
ALBERTO & CYNTHIA PANIAGUA 8635 N.W. 8 ST. #413 MIAMI, FL 33126	8635 N.W. 8 ST. #413 03/25/1994
CHARLES LIVERMORE 8635 N.W. 8 ST. #414 MIAMI, FL 33126	8635 N.W. 8 ST. #414 01/10/2007
JHON A. BARCELO 8635 NW. 8 ST.UNIT.#415 MIAMI, FL 33126	8635 N.W. 8 ST. #415 12/11/2002
AMARILYS PERDOMO 10844 S.W. 228 TERRACE MIAMI, FL 33170	8635 N.W. 8 ST. #416 R 12/07/2009
CARMEN SLATER 15040 CAMELLIA LN. MONTCLAIRE, VA 22025	8635 N.W. 8 ST. #417 R 02/18/2009
RICARDO CRISONINO 2534 S.W. 6 STREET MIAMI, FL 33135	8635 N.W. 8 ST. #418 R

07/01/2010 11:14

PAGE 10

FOX CHASE CONDO.#3 ASSOC., INC
MEMBERSHIP ROSTER - NUMERIC
AS OF 07/01/2010

OWNER / BILLING ADDRESS	PROPERTY ADDRESS/LAST CHANGE
GRACE AMARANTE 8635 NW 8 STREET #419 MIAMI, FL 33126	8635 N.W. 8 ST. #419 02/18/2004
AIDA STOCKING 8635 N.W. 8 STREET #420 MIAMI, FL 33126	8635 N.W. 8 ST. #420 01/19/2000
LOURDES NORIEGA 8635 NW 8TH STREET #224 MIAMI, FL 33126	8635 N.W. 8 ST. #421 02/19/2010
VERA BLEL 8635 N.W. 8 ST. #422 MIAMI, FL 33126	8635 N.W. 8 ST. #422 06/15/1992
FRANCISCO RIVAS CARDENAS 8635 NW 8ST # 120 MIAMI, FL 33126	8635 N.W. 8 ST. #423 R 01/15/2001
LUCILA GONZALEZ&LUCIA CARDENAS 8635 N.W. 8 ST. #424 MIAMI, FL 33126	8635 N.W. 8 ST. #424 12/05/2002

OFF
REC

10894 PG 1465

SOR268493

1980 OCT -9 PM 12: 51

SECOND AMENDMENT TO THE DECLARATION OF COVENANTS
AND RESTRICTIONS (to the "Declaration") for FOX
CHASE, RECORDED AUGUST 20, 1980, UNDER CLERK'S
FILE NO. 80R218114, IN OFFICIAL RECORDS BOOK
10845, AT PAGE 1694, OF THE PUBLIC RECORDS OF
DADE COUNTY, FLORIDA.

F & R BUILDERS, INC., a Florida corporation, the Developer of
the FOX CHASE project and fee owner of all the units therein, hereby
amended the Declaration in the following manner:

1. Paragraph III, subparagraph F, Page 2, add the following:

"F. Notwithstanding anything to the contrary set forth
herein, each owner of a Unit shall have an easement for
access to and from his Unit to a public right-of-way over
a paved common driveway. Developer has an absolute obliga-
tion to construct all portions of the common driveway neces-
sary to afford all Unit Owners said access."

The foregoing Amendment was unanimously adopted by all Unit
Owners at a special meeti. duly conveyed in accordance with the By-
Laws of the Association.

IN WITNESS WHEREOF, the undersigned has caused these presents
to be signed in its name by its proper officer and its corporate seal
affixed this 9th day of OCTOBER, 1980.

Signed, Sealed and Delivered
in the Presence of:

Morris J. Watsky
Elena Connolly

F & R BUILDERS, INC.
BY: M. E. Saleda (Seal)
Vice-President
Attest: M. J. Watsky (Seal)
Assistant Secretary

STATE OF FLORIDA)
COUNTY OF DADE) SS:

The foregoing instrument was acknowledged before me this 9th
day of OCTOBER, 1980 by M. E. SALEDA, Vice-President and MORRIS J.
WATSKY, Assistant Secretary, respectively of F & R BUILDERS, INC., a
Florida corporation, on behalf of the corporation.

My Commission Expires:
Notary Public, State of Florida at Large
My Commission Expires Jan. 30, 1982
Bonded by American Fidelity & Casualty Company

Elena Connolly (Seal)
Notary Public, State of Florida

THIS INSTRUMENT PREPARED BY:
MORRIS J. WATSKY, ESQ.
9555 North Kendall Drive,
Miami, Florida 33176

782

OFF
REC 10894 56/466

FOX CHASE PROPERTY OWNERS ASSOCIATION, INC., a Florida corporation Not For Profit, does hereby signify their approval of the foregoing Second Amendment.

Signed, Sealed & Delivered
in the Presence of:

Robert C. Bigham
Edua Connolly

FOX CHASE PROPERTY OWNERS ASSOCIATION,
INC., a Florida corporation

BY:

Robert C. Bigham
President

Attest:

Edua Connolly
Secretary

STATE OF FLORIDA)
COUNTY OF DADE)

The foregoing instrument was acknowledged before me this 9th day of OCTOBER, 1980 by ROBERT C. BIGHAM as President and JOHN T. LANE, as Secretary of FOX CHASE PROPERTY OWNERS ASSOCIATION, INC., a Florida corporation, on behalf of said corporation.

Edua Connolly
Notary Public, State of Florida

My Commission Expires:

Notary Public, State of Florida at Large
My Commission Expires Jan. 30, 1982
Insured By American Fire & Casualty Company

RECORDED IN OFFICIAL RECORDS BOOK
OF DADE COUNTY, FLORIDA
ALONG WITH
RICHARD P. BRINKER,
CLERK CIRCUIT COURT

1980 SEP -4 PM 12:34

OFF REC 10859

1570

80R232162

FIRST AMENDMENT TO THE DECLARATION OF
COVENANTS AND RESTRICTIONS (to the
"Declaration") for FOX CHASE, RECORDED
AUGUST 20, 1980, UNDER CLERK'S FILE NO.
80R218114 IN OFFICIAL RECORDS BOOK 10845,
AT PAGE 1694, OF THE PUBLIC RECORDS OF
DADE COUNTY, FLORIDA

F & R BUILDERS, INC., a Florida corporation, the Developer of
the FOX CHASE project and fee owner of all the units therein, hereby
amends the Declaration in the following respects:

1. Article III, Section 2, is amended to read as follows:

"At such time as developer conveys title to ninety percent (90%)
of the units that ultimately will be operated by the Association
or two years from the date of filing the Declaration of Covenants
and Restrictions, whichever date shall first occur, or such
earlier time as Developer elects, Developer shall convey title
to the recreation parcel, the common driveway and parking areas
(including all assigned and unassigned parking spaces) and the
green/open areas to the Association, which shall be obligated to
accept such conveyance."

2. Article V of the Articles of Incorporation of FOX CHASE
PROPERTY OWNERS ASSOCIATION, INC. which is Exhibit "B" to the
Declaration is hereby amended to read as follows:

"V VOTING AND ASSESSMENTS

A. Subject to the restrictions and limitations herein-
after set forth, each member shall be entitled to one (1)
vote for each Unit in which he holds the interest required for
membership. In the case of the Developer it shall also have
one vote for each of the possible 288 units which may be
constructed on the Undeveloped Parcel. Until the Class B
member no longer is a member of the Association, or as provided
in paragraph "B" below, whichever first occur, the Class A members shall
have no right to vote at membership meetings. When one or more person holds
such interest or interests in any Unit, all such persons shall
be members, and the vote for such Unit shall be exercised as
they among themselves determine, but in no event shall more
than one vote be cast with respect to any Unit. Except where
otherwise required under the provisions of these Articles, the
Declaration of Covenants and Restrictions for Fox Chase or by
law, the affirmative vote of the Owners of a majority of Units
represented at any meeting of the members duly called and at which
a quorum is present, shall be binding upon the members.

THIS INSTRUMENT PREPARED BY:
MORRIS J. WATSKY, ESQ.
9555 North Kendall Drive
Miami, Florida 33176

REC 10859 1571

B. When unit owners other than F & R Builders, Inc., a Florida corporation (the "Developer") own fifteen percent (15%) but less than fifty percent (50%) of the Units that ultimately will be operated by the Association, the Unit owners other than the Developer shall be entitled to elect, in a manner to be provided in the By-Laws, not less than nor more than one-third (1/3) of the members of the Board of Directors. Unit owners other than the Developer shall be entitled to elect, in a manner to be provided in the By-Laws, not less than nor more than a majority of the Board of Directors three (3) years after sales by the Developer have been closed of fifty percent (50%) but less than ninety percent (90%), of the Units that will be operated ultimately by the Association, or when sales have closed by the Developer of ninety percent (90%) of the Units that ultimately will be operated by the Association, or when all of the Units that ultimately be operated by the Association have been completed, and some have been sold and none of the others have been offered for sale by the Developer in the ordinary course of business, or August 20, 1982, whichever shall first occur. The Developer shall have the right to elect, in the manner to be provided in the By-Laws, all members of the Board of Directors which Unit owners other than the Developer are not entitled to elect as long as the Developer holds for sale in the ordinary course of business any Units in the Condominium and the Developer shall be entitled to elect not less than one (1) member of the Board of Directors as long as the Developer holds for sale in the ordinary course of business at least five percent (5%) of the Units in the Condominium. Notwithstanding the foregoing, the Developer shall be entitled at any time to waive in writing its rights hereunder, and thereafter to vote in elections for members of the Board of Directors in the same manner as any other member of the Association. After unit owners other than the Developer elect a majority of the members of the Board of Directors, the Developer shall, within a reasonable time and in a manner to be provided in the By-Laws, relinquish control of the Association and shall deliver to the Association all property of the Unit owners and of the Association held or controlled by the Developer. The Developer shall be under no obligation to manage or appoint its representatives to the Board of Directors, and may, at any time, relinquish any rights it has to do so and have its representatives on the Board resign."

The foregoing Amendment was unanimously adopted by all Unit Owners at a special meeting duly convened in accordance with the By-Laws of the Association.

IN WITNESS WHEREOF, the undersigned has caused these presents to be signed in its name by its proper officer and its corporate seal affixed this 4th day of SEPTEMBER, 1980.

Signed, Sealed & Delivered
in the Presence of:

Margaret L. Potts
Edda Connolly

F & R BUILDERS, INC.

BY:

M. D. Sullivan
Vice-President

Attest:

J. V. Sullivan
Assistant Secretary

OFF REC 10859 151572

STATE OF FLORIDA)
COUNTY OF DADE)

The foregoing instrument was acknowledged before me this 4th day of SEPTEMBER, 1980 by M. E. SALEDA, Vice President and MORRIS J. WATSKY, Assistant Secretary, respectively of F & R BUILDERS, INC., a Florida corporation, on behalf of the corporation.

Edna Connolly
Notary Public, State of Florida

My Commission Expires:

Notary Public, State of Florida at Large
My Commission Expires Jan. 30, 1982
Bonded By American Fire & Casualty Company

FOX CHASE PROPERTY OWNERS ASSOCIATION, INC., a Florida corporation Not For Profit, do hereby signify their approval of the foregoing First Amendment.

Signed, Sealed & Delivered
in the Presence of:

FOX CHASE PROPERTY OWNERS ASSOCIATION, INC.

BY:

Edna M. Hallara

Edna Connolly

Attest:

Robert C. Bigham President
John T. Lane Secretary

STATE OF FLORIDA)
COUNTY OF DADE)

The foregoing instrument was acknowledged before me this 4th day of SEPTEMBER, 1980, by ROBERT C. BIGHAM as President and JOHN T. LANE, as Secretary of FOX CHASE CONDOMINIUM ASSOCIATION NO. 1, INC., a Florida corporation, on behalf of said corporation.

Edna Connolly
Notary Public, State of Florida

My Commission Expires:
Notary Public, State of Florida at Large
My Commission Expires Jan. 30, 1982
Bonded By American Fire & Casualty Company

RECORDED IN OFFICIAL RECORDS BOOK
OF DADE COUNTY, FLORIDA
RECORD VERIFIED
RICHARD P. BRINKER,
CLERK CIRCUIT COURT

DECLARATION OF COVENANTS AND
RESTRICTIONS FOR FOX CHASE

AUG 20 PM 1: 14

80R218114

OFF REC 10845 PG 1694

THIS DECLARATION, made this 19th day of AUGUST, 1980, by F & R BUILDERS, INC., (the "Developer"), a Florida corporation, which hereby declares that the real property described in Exhibit "A" which is owned by Developer (hereinafter referred to as "FOX CHASE") is and shall be held, transferred, sold, conveyed and occupied subject to the covenants, restrictions, easements, charges and liens (sometimes hereinafter referred to as "Covenants and Restrictions") hereinafter set forth.

I DEFINITIONS

The following words, when used in this Declaration (unless the context shall prohibit), shall have the following meanings:

A. "Association" shall mean and refer to Fox Chase Property Owners Association, Inc., a Florida corporation not for profit. This is the Declaration of Covenants and Restrictions to which the Articles of Incorporation (the "Articles") and By-Laws (the "By-Laws") of the Association make reference. Copies of the Articles and By-Laws are attached hereto and made a part hereof as Exhibits "B" and "C", respectively.

B. "Developer" shall mean and refer to F & R Builders, Inc., a Florida corporation, and its successors or assigns if any such successor or assign acquires the Undeveloped Parcel of Fox Chase from the Developer for the purpose of development and is designated as such by F & R Builders, Inc.

C. Fox Chase or "Property" shall mean and refer to all such existing properties and additions thereto as are subject to this Declaration or any supplemental Declaration under the provisions of Article II hereof, and shall include the real property described in Exhibit "A".

D. "Unit" shall mean and refer to any residential living unit in Fox Chase either presently existing or hereafter constructed, regardless of the form of existing ownership thereof.

E. "Owner" shall mean and refer to the record owner, whether one or more persons or entities, of the fee simple title to any Unit which is a part of the Property, including contract sellers (but not contract purchasers) and Developer.

F. "Recreation Parcels" shall mean and refer to the real property, described in Exhibit "A-1" hereto, (which is a portion of the property described in Exhibit "A"), together with improvements owned by the Developer (and may hereafter be owned by the Association) and shall be used for the common benefit and enjoyment of the members of the Association.

G. "Common Driveway and Parking Area" shall mean and refer to that part of the Property now or hereafter actually used and paved for vehicular access and striped and designated for parking for the owners of Units in Fox Chase and said parking area is defined to mean all assigned or unassigned parking spaces. "Common Drive" is legally described in Exhibit "D" attached hereto and made a part hereof.

H. "Undeveloped Parcel" shall mean and refer to the real property described in Exhibit "A-2" hereto; which is presently an unimproved parcel of land situated in Fox Chase (and is a portion of the Property described in Exhibit "A") which Developer may develop, but is not obligated to, develop for residential use in the future.

I. "Green/open areas" shall mean and refer to that part of the Property now or hereafter actually used and designated as the green and open areas for the owners of units in Fox Chase condominium project and which will contain grass, shrubbery, trees and other structures, for the benefit, use and enjoyment of the members of the Association. Said "Green/open areas" is legally described on Exhibit "A-3" attached hereto and by this reference made a part hereof.

THIS INSTRUMENT PREPARED BY:
MORRIS J. WATSKY, ESQ.
9555 North Kendall Drive
Miami, Florida 33176

II PROPERTY SUBJECT TO THIS DECLARATION: ADDITIONS THERETO;
DELETIONS THEREFROM

OFF REC 10845 PG 1695

Section 1. Legal Description. The real property which is and shall be held, transferred, sold, conveyed and occupied subject to this Declaration- is legally described in Exhibit "A" hereto.

Section 2. Restrictions and Amendments. The Developer shall be entitled at any time, and from time to time, to plat and/or replat and/or to submit to condominium all or any part of the Property and to file restrictions and/or amendments thereto with respect to any portion or portions of the Property not yet developed and/or submitted to Condominium.

III PROPERTY RIGHTS

Section 1. Owners' Easements of Enjoyment. Subject to the provisions below every Owner shall have a right of use and an easement of enjoyment in and to the recreational parcels, and the presently improved parts of the common driveway and parking area and green/open areas (and all parts of the common driveway and parking areas and green/open areas which are hereafter improved) together with an easement for access to and from the recreation parcels and over and across the green/open areas which shall be appurtenant to and shall pass with the title to the property owned by such Owner, including Units, subject to the following:

A. The right of the Association to take such steps as are reasonably necessary to protect the recreation parcels, the common driveway and parking area, and the green/open areas against foreclosure;

B. All provisions of this Declaration and the Articles and By-Laws of the Association;

C. Rules and regulations governing use and enjoyment of the recreation parcels, the common driveway and parking area, and the green/open areas adopted by the Association; and

D. Restrictions contained on any and all plats of all or any part of the recreation parcels, the common driveway and parking area, and the green/open areas or filed separately with respect to all or any part or parts of the Property.

E. The rights of the Developer, the Association or any condominium association created to manage any part of the land in Exhibit A hereafter submitted to condominium to designate the recreational parcels, common driveway and parking area and green/open area for exclusive use by Owners of Units in Fox Chase for purposes of vehicular parking.

F. Paragraph added by 10/2/80 AMD.

Section 2. Recreation Parcels, Common Driveway and Parking Area, and Green/Open Areas. At such time as Developer conveys title to the last unit developed on the Property by Developer and subject to the provisions hereof, or such earlier time as Developer elects, Developer shall convey title to the recreation parcel, the common driveway and parking areas (including all assigned and unassigned parking spaces) and the green/open areas to the Association, which shall be obligated to accept such conveyance.

See AMD
9/4/80

IV MEMBERSHIP AND VOTING RIGHTS IN THE ASSOCIATION

Section 1. Membership. Every person or entity who is a record fee simple Owner of a Unit, including the Developer at all times as long as it owns any part of the Property subject to this Declaration, shall be a member of the Association, provided that any such person or entity who holds such interest only as security for the performance of an obligation shall not be a member. Membership shall be appurtenant to, and may not be separated from, ownership of any Unit which is subject to assessment.

Section 2. Classes and Voting. The Association shall have such classes of membership, which classes shall have such voting rights, as are set forth in the Articles of the Association.

V COVENANTS FOR MAINTENANCE ASSESSMENTS

Section 1. Creation of the Lien and Personal Obligation of Assessments. The Developer, for each Unit owned by it within Fox Chase (including Units the Developer may construct upon the Unimproved Parcel in the future) hereby covenants, and each Owner of any Unit (by acceptance of a deed therefor, whether or not is shall be so expressed in any such deed or other conveyance) including any purchaser at a judicial sale, shall hereafter be deemed to covenant and agree to pay to the Association any annual assessments or charges, and any special assessments for capital improvements or major repair; such assessments to be fixed, established and collected from time to time as hereinafter provided. All such assessments, together with interest thereon from the due date at the rate of ten percent (10%) per annum and costs of collection thereof (including reasonable attorney's fees), shall be a charge on the land and shall be a continuing lien upon the Unit(s) against which each such assessment is made, and shall also be the personal obligation of the Owner. No Owner may waive or otherwise escape liability for the assessments provided for herein by non-use of the Recreation Parcel and/or of the Common Driveway and Parking Area or by abandonment. Notice of a Unit Owner's default in obligations to the Association shall be given by the Association to the first Mortgagee of that Unit. Fox Chase Condominium No. 1 shall be responsible for 96/288 of the total cost of maintaining the recreation parcel and common driveway. The units located within Fox Chase Condominium No. 1 will be assessed on the basis of the percentage interest as more particularly described in Exhibit 4 to the Declaration of Condominium for Fox Chase Condominium No. 1. Subsequent phases (proposed Fox Chase Condominium No. 2 and Fox Chase Condominium No. 3) shall be responsible for their respective interests based on a fraction, the numerator which shall be the number of units in said phase and the denominator of which shall be 288 units. Thus, if all three (3) phases of the Fox Chase Condominium Project are developed by Developer, then Fox Chase Condominium No. 2 shall be responsible for 96/288 of the total cost of maintaining the recreation parcel and common driveway, Fox Chase Condominium No. 3 shall be responsible for 96/288 of said costs. Each unit in each phase shall be responsible for its percentage of its respective phase's cost as more particularly described in the Declaration of Condominium for that phase with said percent interest being set forth in Exhibit 4 to said Declaration. Until such time as Developer shall construct units on the Undeveloped Parcel or any part thereof and waives its rights to remove them from the effect hereof only the number of existing units on the property (to-wit: 96) will be assessed and used as a basis therefor for the cost of maintaining the Recreation Parcel and Common Driveway and Parking Areas. At such time as units are actually constructed on the Undeveloped Parcel, and Developer waives its rights to withdraw them from the effect hereof, the actual number thereof shall be used for such purposes. There shall not be more than 288 units nor less than 96 units subject to the rights and obligations hereunder.

Section 2. Purpose of Assessments. The annual and special assessments levied by the Association shall be used exclusively for the purpose of promoting the recreation, health, safety and welfare of the residents in Fox Chase and in particular for the improvement, maintenance and lighting of the recreation parcel, common driveway and parking area, and green/open areas, and the lawn sprinkler systems throughout the Property subject hereto, and of any easement in favor of the Association, including, but not limited to, the cost of taxes on the Recreation Parcels, insurance, labor, equipment, materials, management, maintenance and supervision thereof, as well as for such other purposes as are permissible activities of, and undertaken by, the Association.

Section 3. Developers Assessment Guaranty. Except as hereinafter provided, the annual assessment, excluding any special assessment for capital improvements or major repair, is hereby guaranteed to all Unit Owners by the Developer not to exceed \$30.89 for a Model 1 unit per month, \$23.20 for a Model 2 unit per month and \$32.98 for a Model 3 unit per month, for the first calendar year following the first conveyance of title to a Unit in the Property and that thereafter it will not exceed 115% of the amount assessed to such Unit during the prior year each calendar year thereafter. This guaranty shall be in force only until the earlier (i) the date upon which a majority of the Board of Directors of the Association are elected by unit owners other than the Developer or (ii) such earlier date as Developer elects to terminate this guaranty and pay its proportional share of assessments for expenses of the Association based upon the number of units owned by Developer. During the period of time this guaranty is in force and effect the Developer, as owner of such units, as are owned by it, shall be relieved from the obligation of paying its prorata share of assessments for expenses of the Association, but instead shall be obligated to pay to the Association all sums in excess of sums due from all unit owners other than the Developer which are necessary to pay the actual expenses of the Association. The Board of Directors of the Association (the "Board") shall fix the assessments, subject to the aforesaid which shall be in amounts determined in accordance with the projected financial needs of the Association, as to which the decision of the Board of Directors of the Association shall be dispositive.

Section 4. Uniform Rate of Assessment. All regular and special assessments shall be at the uniform rate for each condominium in Fox Chase (i.e., Fox Chase Condominium No. 1, Fox Chase Condominium No. 2 and Fox Chase Condominium No. 3) based upon a fraction, the numerator of which is 1 and the denominator of which is the total number of units subject to assessments, the maximum of which will be 288.

Section 5. Special Assessments for Capital Improvements and Major Repairs. In addition to any annual assessments, the Association may levy in any assessment year a special assessment, applicable to that year only, for the purpose of defraying, in whole or in part, the cost of any construction, reconstruction, unexpected repair or replacement of a capital improvement as approved by the Board of Directors of the Association, including the necessary fixtures and personal property related thereto, provided that any such assessment shall have the assent of two-thirds (2/3) of the members who are voting in person or by proxy at a meeting duly called for this purpose, written notice of which shall be sent to all members at least thirty (30) days in advance and shall set forth the purpose of the meeting.

Section 6. Date of Commencement of Annual Assessments: Due Date. The assessments for which provision is herein made shall commence on the date or dates (which shall be the first day of a month) fixed by the Board of Directors of the Association to be the date of commencement. The due date of any assessment shall be fixed in the resolution authorizing such assessments, and any such assessment shall be payable in advance in monthly, quarterly, semi-annual or annual installments, as determined by the Board.

Section 7. Duties of the Board of Directors. The Board of Directors of the Association shall fix the date of commencement, and the amount of, the assessment against each unit, and other portions of the Property, for each assessment period at least thirty (30) days in advance of such date or period and shall, at that time, prepare a roster of the Lots and assessments applicable thereto which shall be kept in the office of the Association and shall be open to inspection by any Owner. Written notice of the assessment shall be sent to every Owner subject thereto not later than seven (7) days after fixing the date of commencement thereof.

The Association shall, upon demand at any time, furnish to any Owner liable for said assessment a certificate in writing signed by an officer of the Association, setting forth whether said assessment has been paid. Such certificate shall be conclusive evidence of payment of any assessment therein stated to have been paid.

Section 8. Effect of Non-Payment of Assessment: the Lien, the Personal Obligation, Remedies of Association.

The lien of the Association shall be effective from and after recording, in the Public Records of Dade County, Florida, a claim of lien stating the description of the Unit encumbered thereby, the name of the Owner, the amount and the date when due. Such claim of lien shall include only assessments which are due and payable when the claim of lien is recorded, plus interest, costs, attorney's fees, advances to pay taxes and prior encumbrances and interest thereon, all as above provided. Such claims of lien shall be signed and verified by an officer or agent of the Association. Upon full payment of all sums secured by such claim of lien, the same shall be satisfied of record.

If the assessment is not paid within thirty (30) days after the delinquency date, which shall be set by the Board of Directors of the Association, the assessment shall bear interest from the date due at the rate of ten percent (10%) per annum, and the Association may at any time thereafter bring an action to foreclose the lien against the Unit(s) in like manner as a foreclosure of a mortgage on real property, and/or a suit on the personal obligation against the Owner(s), and there shall be added to the amount of such assessment the cost of preparing and filing the complaint in such action including a reasonable attorney's fee), and in the event a judgment is obtained, such judgment shall include interest on the assessment as above provided and a reasonable attorney's fee to be fixed by the Court, together with the costs of the action.

Section 9. Subordination to Lien of Mortgages. The lien of the assessments for which provision is herein made, as well as in any other Article of this Declaration, shall be subordinate to the lien of any first mortgage to a federal or state chartered bank, mortgage company, life insurance company, federal or state savings and loan association or real estate investment trust which is perfected by recording prior to the recording of a claim of lien for any such unpaid assessments by the Association. Such subordination shall apply only to the assessments which have become due and payable prior to a sale or transfer of such Unit by deed in lieu of foreclosure of such Unit or pursuant to a decree of foreclosure, and in any other proceeding in lieu of foreclosure of such mortgage, provided however, any such unit shall be liable, following such sale, for a pro rata share of any unpaid assessments against such unit accruing prior to such sale, in common with all other Property. No sale or other transfer shall relieve any Unit from liability for any assessments thereafter becoming due, nor from the lien of any such subsequent assessment. The written opinion of either the Developer or the Association that the lien is subordinate to a mortgage shall be dispositive of any question of subordination.

Section 10. Exempt Property. The Board of Directors shall have the right to exempt any of the Property subject to this Declaration from the assessments, charge and lien created herein provided that such part of the Property exempted is used (and as long as it is used) for any of the following purposes:

A. Any easement or other interest therein dedicated and accepted by the local public authority and devoted to public use;

B. All of the Recreation Parcels and/or Common Driveway and Parking Area as defined in Article I hereof and not designated for vehicular parking appurtenant to a particular Unit.

C. Any of the Property exempted from ad valorem taxation by the laws of the State of Florida, to the extent agreed to by the Association.

Notwithstanding any provisions herein, no land or improvements devoted to residential dwelling or related use shall be exempt from said assessments, charges or lien.

Section 11. Developer's Rights. Until such time as the Association shall actively undertake to perform the responsibilities herein assigned to it or until it holds title to the Recreation Parcels, common driveway and parking area and green/open areas, Developer shall perform necessary maintenance functions therefor. Accordingly, so long as Developer in lieu of the Association, is performing such functions, all powers of enforcement, rights and lien rights hereunder shall be held by Developer and all assessments shall be levied and collected by Developer.

VI EXTERIOR MAINTENANCE ASSESSMENT

Section 1. Exterior Maintenance. In addition to maintenance upon the recreation parcels, common driveway and parking area and green/open areas, the Association may provide upon any Unit(s) and/or residential building(s) containing such Unit(s) Parking Area, the Association may provide upon any Unit(s) and/or residential building(s) containing such Unit(s) requiring same, when necessary in the opinion of the Board of Directors of the Association to preserve the beauty, quality and value of the neighborhood, maintenance, including paint, repair, roof repair and replacement, gutters, downspouts, exterior building surfaces, and yard cleanup and/or maintenance.

Section 2. Assessment of Costs. The cost of such maintenance shall be assessed against the Unit(s) within the residential building(s) upon which such maintenance is performed or, in the opinion of the Board of Directors of the Association, benefitting from same. The assessment shall be apportioned among the Units involved in the manner determined to be appropriate by the Board of Directors of the Association. If no allocation is made, the assessment shall be uniformly assessed against all of the Units in the affected area. The exterior maintenance assessments shall not be considered a part of the annual or special assessments. Any exterior maintenance assessment shall be a lien on the Unit(s) and the personal obligation of the Owner and shall become due and payable in all respects, together with interest and fees for the cost of collection, as provided for the other assessments of the Association, and shall be subordinate to mortgage liens to the extent provided by Section 9 of Article V hereinabove.

Section 3. Access. For the purpose of performing the maintenance authorized by this Article, the Association, through its duly authorized agents or employees, shall have the right, after reasonable notice to the Owner, to enter upon any Unit(s) or residential building(s) at reasonable hours on any day except Saturday or Sunday. In the case of emergency repairs, access will be permitted at anytime with only such notice as, under the circumstances, is practically affordable.

VII RESTRICTIONS

OFF
REC. 10845 PG 1700

Section 1. Residential Uses. The Property subject to these Covenants and Restrictions may be used for recreation, vehicular access and parking and related residential purposes, and for no other purpose. No business or commercial building may be erected and no business may be conducted on any part thereof.

Section 2. Common Driveway and Parking Areas and Green/Open Areas. As set forth in Section 1 hereof the common driveway and parking areas may be used for vehicular access and parking and related residential purposes, and for no other purposes; and the Property Owners Association shall have the exclusive jurisdiction over the assignment of parking spaces to the owners of Units in The Fox Chase Condominium Project. Similarly, the green/open areas may be used for recreation, access to and from one condominium to another and from one condominium to the recreation parcels, and other related residential purposes (which will be improved by the planting of grass, shrubbery and trees), and for no other purposes. The Property Owners Association may not reassign a previously assigned parking space without the consent of the unit owner who has been assigned said space and said unit owner's consent will not be unreasonably withheld. Since the common driveway and parking areas (which include assigned and unassigned parking spaces) and the green/open spaces are for the common benefit, use and enjoyment of all residents of The Fox Chase Condominium Project, the Property Owners Association may not convey, mortgage, pledge, assign, hypothecate or transfer in any manner the interests of the Property Association, in whole or in part, in said common driveway and parking areas and green/open areas unless 75% of the 238 units which may be members of this Association consent thereto.

Section 3. Rules and Regulations. The Association may, from time to time and at any time, promulgate such rules and regulations for the use of the Property as it may deem beneficial to the members of the Association.

Section 4. Nuisances. Nothing shall be done or maintained on any Unit which may be or become an annoyance or nuisance to the neighborhood. In the event of a dispute or question as to what may be or become a nuisance, such dispute or question shall be submitted to the Board of Directors, which shall render a decision in writing, which decision shall be dispositive of such dispute or question.

VIII APPROVAL OF MEMBERS, OTHER THAN DEVELOPER

Notwithstanding anything to the contrary set forth herein, the Association may not take the following actions without the prior written approval of two-thirds (2/3rds) of the members of the Association, other than the Developer:

- A. By act or omission, seek to abandon or terminate the Association, or the property.
- B. Change the prorata interest or obligations of any individual member for the purpose of: levying assessments or charges or allocating distribution of hazard insurance proceeds or condemnation awards; or determining the prorata share of ownership of each member in Association property.
- C. Use hazard insurance proceeds or losses to any Association property for other than repair, replacement or reconstruction of such Association property.
- D. Convey, mortgage, pledge, assign, hypothecate or transfer in any manner, the interests of the Association in whole or in part in the common driveways, parking areas, green/open areas and recreational facilities.

IX. GENERAL PROVISIONS

CHL 10845 PG 1701
RCL

Section 1. Duration and Remedies for Violation. The Covenants and Restrictions of this Declaration shall run with and bind the Property, and shall inure to the benefit of and be enforceable by the Developer, the Association or the Owner of any Property subject to this Declaration, their respective legal representatives, heirs, successors and assigns, for the lesser of (i) the period of time the improvements now located on the Property continue to exist thereon in substantially the same configuration now existing and are used for residential and related purposes, without a complete casualty or (ii) a term of fifty (50) years from the date this Declaration is recorded, after which time said Covenants and Restrictions shall automatically be extended for successive periods of ten (10) years unless an instrument signed by the then Owners of two-thirds (2/3) of the Units has been recorded, agreeing to change or terminate said Covenants and Restrictions in whole or in part. Violation or breach of any condition, covenant or restriction herein contained shall give the Developer and/or Association and/or Owner(s) in addition to all other remedies, the right to proceed at law or in equity to compel a compliance with the terms of said conditions, covenants or restrictions, and to prevent the violation or breach of any of them, and the expense of such litigation shall be borne by the then Owner or Owners of the subject property, provided such proceeding results in a finding that such Owner was in violation of said Covenants or Restrictions. Expenses of litigation shall include reasonable attorney's fees incurred by Developer and/or the Association in seeking such enforcement.

Section 2. Notices. Any notice required to be sent to any member or Owner under the provisions of this Declaration shall be deemed to have been properly sent when mailed, postage paid, to the last known address of the person who appears as member or Owner on either the records of the Association or the Public Records of Dade County, Florida at the time of such mailing.

Section 3. Severability. Invalidation of any one of these Covenants and Restrictions by judgment or court order shall in no way affect any other provisions which shall remain in full force and effect.

Section 4. Amendment. Except for Article VIII, Section 2, of this Declaration, this Declaration may be amended at any time and from time to time upon the execution and recordation of an instrument executed by Owners holding not less than two-thirds (2/3) of the voting interests of the membership, provided that so long as Developer is the owner of any Unit, or any Property affected by this Declaration, or amendment hereto, or appoints a Director of this Association, no amendment will be effective without Developer's express written joinder and consent.

Section 5. Usage. Whenever used the singular shall include the plural and the singular, and the use of any gender shall include all genders.

Section 6. Effective Date. This Declaration shall become effective upon its recordation in the Public Records of Dade County, Florida.

OFF
REC 10845 PG 1702

IN WITNESS WHEREOF, the Developer has caused these
Presents to be executed as required by law on this, the day and
year first above written.



F & R BUILDERS, INC.

By:

M. E. Saleh
Vice-President

ATTEST:

M. J. Watsky
Assistant Secretary

STATE OF FLORIDA

COUNTY OF DADE

} SS.

The foregoing Declaration of Covenants and Restrictions
for Fox Chase was acknowledged before me this 19th
day AUGUST, 1980, by M. E. SALEDA
and MORRIS J. WATSKY, Vice President and
Assistant Secretary, respectively, of F & R BUILDERS, INC., a
Florida corporation, on behalf of the corporation.

(Notarial Seal)

Edna Corcoran
Notary Public
State of Florida at Large
My Commission Expires:
Notary Public, State of Florida at Large
My Commission Expires Jan. 30, 1982
Bonded By American Fire & Casualty Company

EXHIBIT "A"

LEGAL DESCRIPTION

Lot 2 of Block 1 of SUMMIT CHASE, according
to the Plat thereof, as recorded in Plat
Book 106, at Page 82, of the Public Records
of Dade County, Florida.

EXHIBIT "A-1"

OFF
REL 10845 PG 1704

FOX CHASE

RECREATION TRACT

LEGAL DESCRIPTION

A portion of Lot 2, Block 1, SUMMIT CHASE, according to the plat thereof recorded in Plat Book 106, at Page 82, of the Public Records of Dade County, Florida, being particularly described as follows:

Commence at the Northeast corner of said Lot 2; thence S00°04'12"E along the East line of said Lot 2 for 159.21 feet; thence S89°55'48"W for 46.00 feet to the Point of Beginning of the tract of land herein described; thence from the above established Point of Beginning run S00°04'12"E for 74.44 feet; thence S89°55'48"W for 20.00 feet; thence S00°04'12"E for 76.96 feet; thence due West for 82.36 feet; thence N30°00'00"W for 16.74 feet; thence due West for 110.00 feet; thence due North for 122.90 feet; thence N86°21'41"E for 220.99 feet to the Point of Beginning.

The above described property contains 0.6581 acres of land, more or less.

Prepared for:
F & R Builders, Inc.
July 17, 1979
Job No. 76-5041

Prepared by:
Jack Mueller & Associates, Inc.
Civil Engineers & Land Surveyors
9450 Sunset Drive, Suite 200
Miami, Florida 33173

EXHIBIT "A-2"

OFF REC 10845 PG 1705

FOX CHASE

CONDOMINIUM NO. 2

LEGAL DESCRIPTION

A portion of Lot 2, Block 1, SUMMIT CHASE, according to the plat thereof recorded in Plat Book 106, at Page 82, of the Public Records of Dade County, Florida, being particularly described as follows:

Commence at the Northeast corner of said Lot 2; thence S00°04'12"E along the East line of said Lot 2 for 505.52 feet; thence due West for 52.47 feet to the Point of Beginning of the tract of land herein described; thence from the above established Point of Beginning continue West for 92.33 feet; thence South for 92.00 feet; thence West for 100.00 feet; thence North for 92.00 feet; thence West for 92.33 feet; thence North for 100.00 feet; thence East for 92.33 feet; thence North for 92.00 feet; thence East for 100.00 feet; thence South for 92.00 feet; thence East for 92.33 feet; thence South for 15.50 feet; thence East for 12.00 feet; thence South for 69.00 feet; thence West for 12.00 feet; thence South for 15.50 feet to the Point of Beginning.

The above described property contains 1.0949 acres of land, more or less.

Prepared for:
F & R Builders, Inc.
July 10, 1979
Job No. 76-5041

Prepared by:
Jack Mueller & Associates, Inc.
Civil Engineers & Land Surveyors
9450 Sunset Drive, Suite 200
Miami, Florida 33173

OFF: 10845 PG 1706
REC:

FOX CHASE

CONDOMINIUM NO. 3

LEGAL DESCRIPTION

A portion of Lot 2, Block 1, SUMMIT CHASE, according to the plat thereof recorded in Plat Book 106, at Page 82, of the Public Records of Dade County, Florida, being particularly described as follows:

Commence at the Northwest corner of said Lot 2; thence due South along the West line of said Lot 2 for 37.88 feet; thence S03°29'00"W along the said West line of Lot 2 for 148.14 feet; thence due South along the said West line of Lot 2 for 296.47 feet; thence due East for 72.00 feet to the Point of Beginning of the tract of land herein described; thence from the above established Point of Beginning continue due East for 92.00 feet; thence North for 92.33 feet; thence East for 100.00 feet; thence South for 92.33 feet; thence East for 92.00 feet; thence South for 100.00 feet; thence West for 92.00 feet; thence South for 92.33 feet; thence West for 15.50 feet; thence South for 12.00 feet; thence West for 69.00 feet; thence North for 12.00 feet; thence West for 15.50 feet; thence North for 92.33 feet; thence West for 92.00 feet; thence North for 100.00 feet to the Point of Beginning.

The above described property contains 1.0949 acres of land, more or less.

Prepared for:
F & R Builders, Inc.
July 10, 1979
Job No. 76-5041

Prepared by:
Jack Mueller & Associates, Inc.
Civil Engineers & Land Surveyors
9450 Sunset Drive, Suite 200
Miami, Florida 33173

OFF
10845 PG 1707

All of Lot 2 of Block 1 of SUMMIT CHASE, according to the Plat thereof, as recorded in Plat Book 106, at Page 82, of the Public Records of Dade County, Florida, less and except the following described parcels:

1. A portion of Lot 2, Block 1, SUMMIT CHASE, according to the plat thereof recorded in Plat Book 106, at Page 82, of the Public Records of Dade County, Florida, being particularly described as follows:

Commence at the Northwest corner of said Lot 2; thence due South along the West line of said Lot 2 for 37.88 feet; thence $S03^{\circ}29'00''W$ along the said West line of Lot 2 for 129.91 feet; thence due East for 70.89 feet to the Point of Beginning of the tract of land herein described; thence from the above established Point of Beginning, continue East for 92.00 feet; thence North for 92.33 feet; thence East for 15.50 feet; thence North for 12.00 feet; thence East for 69.00 feet; thence South for 12.00 feet; thence East for 15.50 feet; thence South for 92.33 feet; thence East for 92.00 feet; thence South for 100.00 feet; thence West for 92.00 feet; thence South for 92.33 feet; thence West for 100.00 feet; thence North for 92.33 feet; thence West for 92.00 feet; thence North for 100.00 feet to the Point of Beginning.

2. A portion of Lot 2, Block 1, SUMMIT CHASE, according to the plat thereof recorded in Plat Book 106, at Page 82, of the Public Records of Dade County, Florida, being particularly described as follows:

Commence at the Northeast corner of said Lot 2; thence $S00^{\circ}04'12''E$ along the East line of said Lot 2 for 505.52 feet; thence due West for 52.47 feet to the Point of Beginning of the tract of land herein described; thence from the above established Point of Beginning, continue West for 92.33 feet; thence South for 92.00 feet; thence West for 100.00 feet; thence North for 92.00 feet; thence West for 92.33 feet; thence North for 100.00 feet; thence East for 92.33 feet; thence North for 92.00 feet; thence East for 100.00 feet; thence South for 92.00 feet; thence East for 92.33 feet; thence South for 15.50 feet; thence East for 12.00 feet; thence South for 69.00 feet; thence West for 12.00 feet; thence South for 15.50 feet to the Point of Beginning.

3. A portion of Lot 2, Block 1, SUMMIT CHASE, according to the plat thereof recorded in Plat Book 106, at Page 82, of the Public Records of Dade County, Florida, being particularly described as follows:

Commence at the Northwest corner of said Lot 2; thence due South along the West line of said Lot 2 for 37.88 feet; thence $S03^{\circ}29'00''W$ along the said West line of Lot 2 for 148.14 feet; thence due South along the said West line of Lot 2 for 296.47 feet; thence due East for 72.00 feet to the Point of Beginning of the tract of land herein described; thence from the above established Point of Beginning, continue due East for 92.00 feet; thence North for 92.33 feet; thence East for 100.00 feet; thence South for 92.33 feet; thence East for 92.00 feet; thence South for 100.00 feet; thence West for 92.00 feet; thence South for 92.33 feet; thence West for 15.50 feet; thence South for 12.00 feet; thence West for 69.00 feet; thence North for 12.00 feet; thence West for 15.50 feet; thence North for 92.33 feet; thence West for 92.00 feet; thence North for 100.00 feet to the Point of Beginning.

OFF 10845 PG 1708
REC.

State of Florida



Department of State

I certify that the attached is a true and correct copy of the Articles of Incorporation of

FOX CHASE PROPERTY OWNERS ASSOCIATION, INC.

filed on the 13th day of August, A.D., 1980

The Charter Number is 753744.



CFR 101
12-78

Given under my hand and the Great Seal of the State of Florida, at Tallahassee, the Capital, this the

13th day of August, 1980

[Signature]
Secretary of State

FLORIDA — STATE OF THE ARTS

EXHIBIT "B"

OFF REC 10845 PG 1709

FILED
JUN 11 1974
DADE COUNTY
FLORIDA

ARTICLES OF INCORPORATION
OF
FOX CHASE PROPERTY OWNERS ASSOCIATION, INC.

I NAME

The name of this Corporation shall be FOX CHASE PROPERTY OWNERS ASSOCIATION, INC., sometimes hereinafter referred to as the "Association".

II PURPOSES

The general nature, objects and purposes of the Association are as follows:

A. To promote the health, safety and social welfare of the owners of property within that residential area referred to as Fox Chase and described in the Declaration of Covenants and Restrictions for Fox Chase executed contemporaneously herewith by F & R Builders, Inc., and to be recorded in the Public Records of Dade County, Florida.

B. To own and hold title to and maintain, repair and replace the improvements on the Recreation Parcels located in Fox Chase for which the obligation to maintain and repair has been delegated and accepted.

C. To own and hold title to and to provide, improve, maintain, repair and/or replace the paving, street lights and other structures of the common driveway and parking areas and the grass, shrubbery and trees and other structures of the green/open areas in Fox Chase for the health, safety, convenience and social welfare of the members of the Association, as the Board of Directors in its discretion determines necessary, appropriate, and/or convenient.

D. To provide or provide for private security, fire protection and such other services the responsibility for which has been or may be accepted by the Association and the capital improvements and equipment related thereto, in the recreational parcels, in the common driveway and parking areas and in the green/open areas of Fox Chase.

E. To operate without profit for the sole and exclusive benefit of its members.

F. To perform all of the functions contemplated of the Association, and undertaken by the Board of Directors of the Association, in the Declaration of Covenants and Restrictions hereinabove described; including, but not limited to, the promulgation of rules and regulations governing the use of the recreational parcels, the common driveway and parking areas, the green/open areas and the other residential areas of Fox Chase.

III GENERAL POWERS

The general powers that the Association shall have are as follows:

A. To hold funds solely and exclusively for the benefit of the members for purposes set forth in these Articles of Incorporation.

B. To promulgate and enforce rules, regulations, By-Laws, covenants, restrictions and agreements to effectuate the purposes for which the Association is organized, including the enforcement of the aforesaid Declaration Of Restrictions and Covenants..

C. To delegate power or powers where such is deemed in the interest of the Association.

D. To purchase, lease, hold, sell, mortgage or otherwise acquire or dispose of interests in, real or personal property, except to the extent restricted hereby; to contract for the management and maintenance of the condominium property and to authorize a management agent to assist the association in carrying out its powers and duties by performing such functions as the submission of proposals, collection of assessments, preparation of records, enforcement of rules and maintenance, repair and replacement of the common elements with funds as shall be made available by the association for such purposes. The association and its officers shall, however, retain at all times the powers and duties granted by the condominium documents and the Condominium Act, including but not limited to the making of assessments, promulgation of rules and execution of contracts on behalf of the association.

E. To fix assessments to be levied against the property subject to the Declaration of Covenants and Restrictions to defray expenses and the cost of effectuating the objects and purposes of the Association, and to create reasonable reserves for such expenditures, and to authorize its Board of Directors, in its discretion, to enter into agreements with mortgage companies and other organizations for the collection of such assessments.

F. To charge recipients for services rendered by the Association and the user for use of Association Property when such is deemed appropriate by the Board of Directors of the Association.

G. To pay taxes and other charges, if any, on or against property owned or accepted by the Association.

H. Upon such affirmative vote as is required to do so under the laws of Florida to be merged with any condominium association subsequently formed to manage any condominium existing on any part of Fox Chase Project and act as and become a condominium association therefor.

I. To accept and perform any functions of a condominium association existing within Fox Chase.

J. In general, to have all powers conferred upon a corporation by the laws of the State of Florida, except as prohibited herein.

IV MEMBERS

A. The members shall consist of the Property Owners in Fox Chase and all such Property Owners shall be members of the Association. There shall be two (2) classes of members, as follows:

1. Class A Members. Class A members shall be all Property Owners other than the Class A Member. Owners of Property shall automatically become Class A Members upon purchase of such Property.

Builders, Inc., a Florida corporation, or its designee, successor or assignee as Developer of Fox Chase who shall remain a member so long as it owns property subject to the Declaration of Covenants and Restrictions for Fox Chase.

OFF 10845 1711

B. "Developer", "Owner", "Unit", and any other defined terms used herein, and elsewhere in the Articles, are used with the definitions given those terms in the aforesaid Declaration of Covenants and Restrictions for Fox Chase.

V VOTING AND ASSESSMENTS

See AMD 9/4/80.

A. Subject to the restrictions and limitations hereinafter set forth, each member shall be entitled to one (1) vote for each Unit in which he holds the interest required for membership. In the case of the Developer it shall also have one vote for each of the possible 288 units which may be constructed on the Undeveloped Parcel. Until the Class B member no longer is a member of the Association, the Class A members shall have no right to vote at membership meetings. When one or more person holds such interest or interests in any Unit, all such persons shall be members, and the vote for such Unit shall be exercised as they among themselves determine, but in no event shall more than one vote be cast with respect to any Unit. Except where otherwise required under the provisions of these Articles, the Declaration of Covenants and Restrictions for Fox Chase or by law, the affirmative vote of the Owners of a majority of Units represented at any meeting of the members duly called and at which a quorum is present, shall be binding upon the members.

B. When unit owners other than F & R Builders, Inc., a Florida corporation (the "Developer") own fifteen percent (15%) but less than fifty percent (50%) of the Units that ultimately will be operated by the Association, the Unit owners other than the Developer shall be entitled to elect, in a manner to be provided in the By-Laws, not less than nor more than one-third (1/3) of the members of the Board of Directors. Unit owners other than the Developer shall be entitled to elect, in a manner to be provided in the By-Laws, not less than nor more than a majority of the Board of Directors three (3) years after sales by the Developer have been closed of fifty percent (50%) but less than ninety percent (90%), of the Units that will be operated ultimately by the Association, or three months after sales have been closed by the Developer of ninety percent (90%) of the Units that ultimately will be operated by the Association, or when all of the Units that ultimately be operated by the Association have been completed, and some have been sold and none of the others have been offered for sale by the Developer in the ordinary course of business, whichever shall first occur. The Developer shall have the right to elect, in the manner to be provided in the By-Laws, all members of the Board of Directors which Unit owners other than the Developer are not entitled to elect as long as the Developer holds for sale in the ordinary course of business any Units in the Condominium and the Developer shall be entitled to elect not less than one (1) member of the Board of Directors as long as the Developer holds for sale in the ordinary course of business at least five percent (5%) of the Units in the Condominium. Notwithstanding the foregoing, the Developer shall be entitled at any time to waive in writing its rights hereunder, and thereafter to vote in elections for members of the Board of Directors in the same manner as any other member of the Association. After unit owners other than the Developer elect a majority of the members of the Board of Directors, the Developer shall, within a reasonable time and in a manner to be provided in the By-Laws, relinquish control of the Association and shall deliver to the Association all property of the Unit owners and of the Association held or controlled by the Developer. The Developer shall be under no obligation to manage or appoint its representatives to the Board of Directors, and may, at any time, relinquish any rights it has to do so and have its representatives on the Board resign.

Directors, Developer may appoint advisory Directors from the Class A membership who shall participate in the affairs of the Board of Directors, but shall have no vote.

C. The Association will obtain funds with which to operate by assessment of its members in accordance with the provisions of the Declaration of Covenants and Restrictions for Fox Chase as supplemented by the provisions of the Articles and By-Laws of the Association relating thereto.

VI BOARD OF DIRECTORS

A. The affairs of the Association shall be managed by a Board of Directors consisting of not more than (3) Directors. So long as Developer shall have the right to appoint the Board of Directors, Directors need not be members of the Association and need not be residents of the State of Florida; thereafter, all Directors shall be members of the Association and residents of the State of Florida. There shall be two (2) Directors appointed by the Class B member so long as the Class B member has the right to appoint the Board of Directors. After the Class B member's right to appoint the Board of Directors terminates, there shall be elected by the Class A members a board of Directors consisting of a number determined based upon the number of units in Fox Chase which are subject to the provisions of the Declaration of Covenants and Restrictions. The Owners of Units in each separate phase (each phase being either a separately submitted condominium regime or separately owned non-condominium parcel of Fox Chase project) of the property subject to the Declaration of Covenants and Restrictions shall elect at least one member of the Board of Directors. Any such phase with more than 98 units shall elect two such directors. Any such phase with more than 196 units shall elect three such directors. For any phase with more than 288 units an additional director shall be elected by its members for each group of 98 units in excess of 288 units. Each director elected by Class A members shall serve for a term from the date of the meeting where he is elected until the next annual meeting. In no event can a Board member be appointed by the Class B Member be removed except by action of the Class B Member. Any Director appointed by the Class B Member shall serve at the pleasure of the Class B Member, and may be removed from office, and a successor Director may be appointed, at any time by the Class B Member.

B. The names and addresses of the members of the first Board of Directors who shall hold office until the annual meeting of the members to be held in the year 1980 and until their successors are elected or appointed and have qualified, are as follows:

Robert C. Bigham
9555 N. Kendall Drive
Miami, Fla. 33156

Eileen Halloran
9555 N. Kendall Drive
Miami, Fla. 33156

John T. Lane
9555 N. Kendall Drive
Miami, Fla. 33156

VII OFFICERS

A. The officers of the Association shall be a President, a Vice President, a Secretary and a Treasurer, and such other officers as the Board may from time to time by resolution create. Any two (2) or more offices may be held by the same person except the offices of President and Secretary. Officers shall be elected for one (1) year terms in accordance with the procedures set forth in the By-Laws. The names of the officers who are to manage the affairs of the Association until the annual meeting of the Board of Directors to be held in the year 1981 and until their successors are duly elected and qualified are:

President : Robert C. Bigham
Vice President: Eileen Halloran
Secretary/Treasurer: John T. Lane

OFF REC 10845 PG 1713

VIII CORPORATE EXISTENCE

The Association shall have perpetual existence.

IX BY-LAWS

The Board of Directors shall adopt By-Laws consistent with these Articles.

X AMENDMENT TO ARTICLES OF INCORPORATION

These Articles may be altered, amended or repealed by resolution of the Board of Directors. No amendment affecting F & R Builders, Inc., a Florida corporation, or its successors or assigns as Developer of Fox Chase (as the same is defined in the Declaration of Covenants and Restrictions for Fox Chase) shall be effective without the prior written consent of said F & R Builders, Inc. or its successors or assigns, as Developer.

XI SUBSCRIBERS

The names and addresses of the subscribers are as follows:

Robert C. Bigham
9555 N. Kendall Drive
Miami, Fla. 33156

Eileen Halloran
9555 N. Kendall Drive
Miami, Fla. 33156

John T. Lane
9555 N. Kendall Drive
Miami, Fla. 33156

XII INDEMNIFICATION OF OFFICERS AND DIRECTORS

A. The Association hereby indemnifies any Director of officer made a party or threatened to be made a party to any threatened, pending or completed action, suit or proceeding:

1. Whether civil, criminal, administrative, or investigative, other than one by or in the right of the Association to procure a judgment in its favor, brought to impose a liability or penalty on such person for an act alleged to have been committed by such person in his capacity of Director or officer of the Association, or in his capacity as Director, officer, employee or agent of any other corporation, partnership, joint venture, trust or other enterprise which he served at the request of the Association, against judgments, fines, amounts paid in settlement and reasonable expenses, including attorneys' fees, actually and necessarily incurred as a result of such action, suit or proceeding or any appeal therein, if such person acted in good faith in the reasonable belief that such action was in the best interests of the Association, and in criminal actions or proceedings, without reasonable ground for belief that such action was unlawful.

the termination of any such action, suit or proceeding by judgment, order, settlement, conviction or upon a plea of nolo contendere or its equivalent shall not in itself create a presumption that any such Director or officer did not act in good faith in the reasonable belief that such action was in the best interests of the Association or that he had reasonable grounds for belief that such action was unlawful. OFF 10845 PG 1714

2. By or in the right of the Association to procure a judgment in its favor by reason of his being or having been a Director or officer of the Association, or by reason of his being or having been a Director, officer, employee or agent of any other corporation, partnership, joint venture, trust or other enterprise which he served at the request of the Association, against the reasonable expenses, including attorneys' fees, actually and necessarily incurred by him in connection with the defense or settlement of such action, or in connection with an appeal therein if such person acted in good faith in the reasonable belief that such action was in the best interests of the Association. Such person shall not be entitled to indemnification in relation to matters to which such person has been adjudged to have been guilty of gross negligence or misconduct in the performance of his duty to the Association unless, and only to the extent that, the court, administrative agency, or investigative body before which such action, suit or proceeding is held shall determine upon application that, despite the adjudication of liability but in view of all circumstances of the case, such person is fairly and reasonably entitled to indemnification for such expenses which such tribunal shall deem proper.

B. The Board of Directors shall determine whether amounts for which a Director or officer seeks indemnification were properly incurred and whether such Director or officer acted in good faith and in a manner he reasonably believed to be in the best interests of the Association, and whether, with respect to any criminal action or proceeding, he had no reasonable ground for belief that such action was unlawful. Such determination shall be made by the Board of Directors by a majority vote of a quorum consisting of Directors who were not parties to such action, suit or proceeding.

C. The foregoing rights of indemnification shall not be deemed to limit in any way the powers of the Association to indemnify under applicable law.

D. In no way shall this Paragraph relieve either the officers or members of the Board of Directors of the Association of their fiduciary responsibilities and relationship to the Association and its members in the event of improper action on their part.

XIII TRANSACTION IN WHICH DIRECTORS OR OFFICERS ARE INTERESTED

A. No contract or transaction between the Association and one or more of its Directors or officers, or between the Association and any other corporation, partnership, association, or other organization in which one or more of its Directors or officers are Directors or officers, have a financial interest, shall be invalid, void or voidable solely for this reason, or solely because the Director or officer is present at or participates in the meeting of the Board or committee thereof which authorized the contract or transaction, or solely because his or their votes are counted for such purpose. No Director or officer of the Association shall incur liability by reason of the fact that he is or may be interested in any such contract or transaction.

B. Interested Directors may be counted in determining the presence of a quorum at a meeting of the Board of Directors or of a committee which authorized the contract or transaction.

XIV DISSOLUTION OF THE ASSOCIATION

A. Upon dissolution of the Association, all of its assets remaining after provision for creditors and payment of all costs and expenses of such dissolution shall be distributed in the following manner:

1. Real property contributed to the Association without the receipt of other than nominal consideration by the Class B Member (or its predecessor in interest), but excluding therefrom the Recreation Parcel which it is intended shall be distributed in the manner provided in 2 below, shall be returned to the Class B Member (whether or not a Class B Member at the time of such dissolution), unless it refuses to accept the conveyance (in whole or in part).
2. Remaining assets shall be distributed among the members, subject to the limitations set forth below, as tenants in common, each members' share of the assets to be determined in accordance with its voting rights.

B. The Association may be dissolved upon a resolution to that effect being recommended by three-fourths (3/4) of the members of the Board of Directors, and, if such decree be necessary at the time of dissolution, after receipt of an appropriate decree as set forth in Florida Statutes Section 617.05 or statute of similar import, and approved by two-thirds (2/3) of the voting rights of the Association's members.

IN WITNESS WHEREOF, the said subscribers have hereto set their hands and seals this 11th day of AUGUST, 1980.

Signed, sealed and
delivered in the
presence of:

Margaret H. Potter

Edua Connolly

Margaret H. Potter

Edua Connolly

Margaret H. Potter

Edua Connolly

Robert C. Bigham
Robert C. Bigham

Eileen Halloran
Eileen Halloran

John T. Lane
John T. Lane

STATE OF FLORIDA

COUNTY OF DADE

SS.

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REC 10845 PG 1716

The foregoing instrument was acknowledged before me this
11th day of AUGUST, 1980, by Robert C. Bigham,
Eileen Halloran and John T. Lane

(SEAL)

Eileen Connolly

Notary Public
State of Florida at Large

My Commission Expires:

Notary Public, State of Florida at Large

My Commission Expires Jan. 30, 1982

Bonded by American Fidelity & Casualty Company

DUE 10845 PC 1717

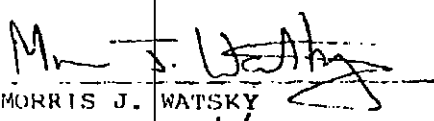
CERTIFICATE DESIGNATING PLACE OF BUSINESS FOR SERVICE OF
PROCESS WITHIN THIS STATE, NAMING AGENT UPON WHOM PROCESS
MAY BE SERVED

In pursuance of Chapter 48.091, Florida Statutes, the
following is submitted in compliance with said Act:

THAT, FOX CHASE PROPERTY OWNERS ASSOCIATION, INC.,
desiring to organize under the laws of the State of Florida,
with its principal offices at 9555 North Kendall Drive, Miami,
Florida, has named MORRIS J. WATSKY whose office is located at
9555 North Kendall Drive, Miami, Florida, as its agent
to accept service of process within the State.

ACKNOWLEDGMENT

Having been named to accept service of process for the
above stated corporation, at the place designated in this
Certificate, I hereby accept to act in this capacity, and
agree to comply with the provisions of said Act relative
to keeping open said office.


MORRIS J. WATSKY

OF

FOX CHASE PROPERTY OWNERS ASSOCIATION, INC.

I DEFINITIONS

All terms used herein which are defined in the Declaration of Covenants and Restrictions for FOX CHASE executed contemporaneously herewith shall be used herein with the same meanings as in said Declaration.

II LOCATION OF PRINCIPAL OFFICE

The principal office of the Association shall be located at 9555 N. Kendall Drive, Miami Fla., or at such other place as may be established by resolution by the Board of Directors of the Association.

III VOTING RIGHTS AND ASSESSMENTS

1. Every person or entity who is a record fee simple owner of a Unit, including the Developer at all times as long as it owns any property subject to the Declaration, shall be a member of the Association, provided that any such person or entity who holds such interest only as a security for the performance of an obligation shall not be a member. Membership shall be appurtenant to, and may not be separated from, ownership of any Unit or other property which is subject to assessment.

2. Assessments and installments thereon not paid when due shall bear interest from the date when due until paid at the rate set forth in the Declaration of Covenants and Restrictions for Fox Chase and shall result in the suspension of voting privileges during any period of such non-payment.

IV BOARD OF DIRECTORS

1. A majority of the Board of Directors shall constitute a quorum to transact business at any meeting of the Board, and the action of the majority present at a meeting at which a quorum is present shall constitute the action of the Board of Directors.

2. Any vacancy occurring on the Board of Directors because of death, resignation or other termination of services of any Director, shall be filled by the Board of Directors; except that Developer, to the exclusion of other members and/or the Board itself, shall fill any vacancy created by the death, resignation, removal or other termination of services of any Director appointed by Developer. A Director appointed to fill a vacancy shall be appointed for the unexpired term of his predecessor in office and until his successor shall have been elected and/or appointed and qualified.

V. ELECTION OF DIRECTORS:

1. Nominations for the election of Board members may be made by a Nominating Committee if one is appointed by the Board.
2. Director positions to be filled by Class A members shall be assigned to each phase of Fox Chase project and filled by vote of a majority vote of the owners of units in such phase present at a meeting for such purpose, assuming a quorum is present. The number of positions assigned to each phase is set forth in the Articles of Incorporation.
3. Petitions for nominees to Class A directorships shall be made from the floor by any Class A member and duly seconded by any other Class A member. Class A members shall only be entitled to vote for the director positions assigned to the particular phase within Fox Chase in which they own a unit and further have no right to vote upon, approve or disapprove the appointment of directors by the Class B members whose designation thereof shall constitute their appointment and election.
4. All elections to the Board of Directors, other than appointment by the Class B member, shall be made on written ballots which shall (a) describe the vacancies to be filled by Class A Members, and (b) set forth the names of those nominated for each vacancy. Each member may, in respect to each vacancy on the Board for which he is permitted to vote, cast one vote. Directorships shall be filled by a majority vote of the persons casting votes for the particular directorship.
5. The members of the Board of Directors elected or appointed in accordance with the procedures set forth in this Article shall be deemed elected or appointed as of the date of the annual meeting of the Board of Directors.

VI POWERS AND DUTIES OF THE BOARD OF DIRECTORS

1. The Board of Directors shall have power:
 - A. To call meetings of the members.
 - B. To appoint, remove at pleasure all officers, agents and employees of the Association, prescribe their duties, fix their compensation, and require of them such security or fidelity bond as it may deem expedient. Nothing contained in these By-Laws shall be construed to prohibit the employment of any member, officer or Director of the Association in any capacity whatsoever.
 - C. To establish, levy and assess, and collect the assessments necessary to operate the Association and carry on its activities, and to create such reserves for extraordinary expenditures as may be deemed appropriate by the Board of Directors.
 - D. To appoint committees, adopt and publish rules and regulations governing the use of the Recreational Parcels, the Common Driveway, the Parking Area and Parking Spaces, and the Green/Open Areas or any portion thereof and the personal

conduct of the members and their guests thereon, including reasonable admission charges if deemed appropriate.

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- E. To authorize and cause the Association to enter into contracts for the management and maintenance of the condominium property and to authorize a management agent to assist the Association in carrying out its powers and duties by performing such functions as the submission of proposals, collection of assessments, preparation of records, enforcement of rules and maintenance, repair and replacement of the common elements with funds as shall be made available by the association and its officers shall, however, retain at all times the powers and duties granted by the condominium documents and the Condominium Act, including but not limited to the making of assessments, promulgation of rules and execution of contracts on behalf of the association.
- F. To exercise for the Association all powers, duties and authority vested in or delegated to the Association, except those reserved to members in the Declaration of Covenants and Restrictions for Fox Chase or the Articles of Incorporation of the Association.
2. It shall be the duty of the Board of Directors:
- A. To cause to be kept a complete record of all its acts and corporate affairs.
- B. To supervise all officers, agents and employees of this Association and to see that their duties are properly performed.
- C. With reference to assessments of the Association:
- (1) To fix the amount of the Assessment against each member for each assessment period at least thirty (30) days in advance of such date or period;
- (2) To prepare and maintain a roster of the members and assessments applicable thereto which shall be kept in the office of the Association and shall be opened to inspection by any member; and
- (3) To send written notice of each assessment to every member subject thereto.
- D. To issue or cause an appropriate officer to issue, upon demand by any person, a certificate setting forth whether any assessment has been paid. Such certificate shall be prima facie evidence of any assessment therein stated to have been paid.

VII DIRECTORS AND MEETINGS

1. The annual meeting of the Association shall be held at 7:00 P.M. on the second Tuesday in June of each year at the principal office of the Association, unless some other time and/or place is designated by the Board commencing in 1981. Regular meetings of the Board of Directors shall be held at such time and place as provided by appropriate resolution of the Board of Directors.

2. Notice of all meetings shall be given by the Secretary or other officer of the Association to each member (unless waived in writing). Each notice shall be written or

printed and shall state the time and place of and purpose for which the meeting is called, and shall be delivered or mailed to each member not less than 14 days nor more than 60 days prior to the date set for the meeting. If the day for a regular meeting shall fall upon a holiday, the meeting shall be held at the same hour on the first day following which is not a holiday.

3. Special meetings of the Board of Directors shall be held when called by the President or Vice President of the Association or by any two (2) Directors after not less than three (3) days notice to each Director. Special meetings of the Association may be called by the same persons who may call a meeting of the Board of Directors or by written request of persons holding thirty percent (30%) of the membership votes in the Association.

4. The transaction of any business at any meeting of the Board of Directors however called and noticed, or wherever held, shall be as valid as though made at a meeting duly held after regular call and notice, if a quorum is present and, if either before or after the meeting, each of the Directors not present signs a waiver of notice, or a consent to the holding of such meeting, or an approval of the minutes thereof. All such waivers, consents and approvals shall be filed with the corporate records and made part of the minutes of the meeting.

5. At any meeting of the Association a quorum shall consist of persons entitled to cast a majority of votes of the entire membership within the Fox Chase Project and as to voting by the membership of a particular phase a quorum shall be persons entitled to cast a majority of votes within such phase.

VIII OFFICERS

1. The officers shall be a President, a Vice President, a Secretary and a Treasurer, and such other officers as may be determined by the Board, in accordance with the Articles of Incorporation, to be from time to time appropriate. The President shall be a member of the Board of Directors, but the other officers need not be.

2. The officers of the Association shall be elected by the Board of Directors at the annual meeting of the Board of Directors, which shall be held immediately following the annual meeting of the Association. New offices may be created and filled at any meeting of the Board of Directors. Each officer shall hold office until his successor shall have been duly elected and qualified.

3. A vacancy in any office because of death, resignation, or other termination of service, may be filled by the Board of Directors for the unexpired portion of the term.

4. All officers shall hold office at the pleasure of the Board of Directors.

5. The President shall preside at all meetings of the Board of Directors, shall see that orders and resolutions of the Board of Directors are carried out and sign all notes, checks, leases, mortgages, deeds and all other written instruments.

6. The Vice President, or the Vice President so designated by the Board of Directors if there is more than one (1) Vice President, shall perform all the duties of the President in his absence. The Vice President(s) shall perform such other acts and duties as may be assigned by the Board of Directors.

7. The Secretary shall be ex officio the Secretary of the Board of Directors, and shall record the votes and keep the minutes of all proceedings in a book to be kept for that purpose. He shall sign all certificates of membership. He shall keep the records of the Association. He shall record in the book kept for that purpose all the names of the members of the Association together with their addresses as registered by such member.

8. The Treasurer shall receive and deposit in appropriate bank accounts all monies of the Association and shall disburse such funds as directed by resolution of the Board of Directors, provided, however, that a resolution of the Board of Directors shall not be necessary for disbursements made in the ordinary course of business conducted within the limits of a budget adopted by the Board. The Treasurer may, but need not, be a required signatory on checks and notes of the Association.

9. The Treasurer, or his appointed agent, shall keep proper books of account and cause an annual audit of the Association books be made by a certified public accountant at the completion of each fiscal year. He or his appointed agent shall prepare an annual budget and an annual balance sheet statement and the budget and balance sheet statement shall be open for inspection upon reasonable request by a member.

IX BOOKS AND PAPERS

The books, records and papers of the Association shall at all times, during reasonable business hours, be subject to inspection of any member.

X SEAL

The Association shall have a seal in circular form having within its circumference the words: FOX CHASE Property Owners Association, Inc., not for profit, 1980.

X AMENDMENTS

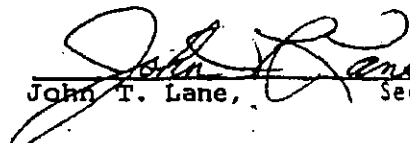
These By-Laws may be altered, amended or repealed by majority vote of the Directors present at a duly constituted meeting of the Board of Directors except that no amendment

affecting Developer shall be effective without Developer's written consent.

CERTIFICATE

The foregoing were adopted as the By-Laws of Fox Chase Property Owners Association, Inc., a corporation not for profit, under the laws of the State of Florida, on August 19, 1980, 1980.


Robert C. Bigham, President


John T. Lane, Secretary

RECORDED BY OFFICIAL RECORDS DEPT.
OF DADE COUNTY, FLORIDA
RECORD VERIFIED

RICHARD P. BRINKER,
CLERK CIRCUIT COURT