

MODIFICATION OF DECLARATION OF RESTRICTIONS
IN MAINLANDS OF TAMARAC LAKES SEVENTH SECTION

Paragraph 7 of that certain Declaration of Restrictions recorded in Official Records Book 3896 at Page 185, et seq. of the Public Records of Broward County, Florida, which Declaration of Restrictions burdens the residential subdivision known as Mainlands of Tamarac Lakes, Seventh Section, is hereby modified to read as follows:

7. RECREATION FACILITIES: LIABILITY FOR,
ASSIGNMENT, LIEN, RELEASE.

a. the owner of each Improved Lot in MAINLANDS OF TAMARAC LAKES SEVENTH SECTION is liable to MAINLANDS SEVEN MAINTENANCE CORP., INC., its successors and assigns, for said lot owner's assessments for the cost of the community recreation parcel and facilities located upon the following described lands:

PARCEL R of THE MAINLANDS OF TAMARAC LAKES SEVENTH SECTION according to the plat thereof as recorded in Plat Book 68, Page 4 of the Public Records of Broward County, Florida.

Notwithstanding the foregoing and subparagraph 7B, the sole monetary obligation and liability of each such improved residential lot owner under this modified paragraph 7, is and shall be only as is set forth in subparagraph D, E, and F hereinbelow.

b. The aforesaid lands are currently owned by MAINLANDS SEVEN MAINTENANCE CORP., INC., as trustee for its members by virtue of that certain Warranty Deed dated April 7, 1978, and recorded in Official Records Book 7505, Page 162 of the Public Records of Broward County, Florida. MAINLANDS SEVEN MAINTENANCE CORP., INC., whose membership consists solely and entirely of all the owners of improved residential lots in Mainlands of Tamarac Lakes Seventh Section, their successors and assigns, shall have a lien on each such improved residential lot until said lot owner fulfills his lawful covenant and obligation to pay his share of

the costs of the community recreation parcel and facilities located thereon. Where said assessments as hereinafter set forth remain unpaid for a period of thirty (30) days or more, said lien may be perfected by recording a Claim of Lien in the Public Records of Broward County, Florida. Once perfected, a lot owner shall be notified by certified U.S. Mail of the intent of MAINLANDS SEVEN MAINTENANCE CORP., INC. to foreclose said lien within thirty (30) days from the date when said lien is recorded. Thereinafter, said lien may be foreclosed in equity in the same manner as is provided for the foreclosure of mortgages on real property. The owner of each improved lot in THE MAINLANDS OF TAMARAC LAKES SEVENTH SECTION shall be bound by this modification of paragraph 7 of this Declaration of Restrictions and same shall constitute a covenant and equitable servitude running with the land and same shall bind all persons claiming ownership or use of any portion of said lands until the obligations hereunder have been fulfilled.

c. It is the intent of this Declaration that the recreation parcel and facilities in Mainlands of Tamarac Lakes Seventh Section shall be for the exclusive use and benefit of the residential lot owners in said subdivision and their guests. No such residential lot owner may be denied the reasonable access to and use of said recreation facilities. Mainlands Seven Maintenance Corp. shall have the right to promulgate, publish and enforce reasonable rules and regulations regarding use of the facilities located on the recreation parcel.

d. It is contemplated that some owners of improved lots in Mainlands of Tamarac Lakes Seventh Section will avail themselves of an opportunity to fully satisfy their obligations under this paragraph 7 by the full payment of

\$1,440.00 to Mainlands Seven Maintenance Corp., and those lot owners making said payment shall be given an unconditional release in recordable form releasing them from any further monetary obligation under this paragraph 7 of this Declaration of Restrictions.

e. It is contemplated that some owners of improved residential lots in Mainlands of Tamarac Lakes Seventh Section will avail themselves of an opportunity to partially satisfy their obligations under this paragraph 7 by paying \$450.00 to Mainlands Seven Maintenance Corp. and those lot owners making said payment shall be given a partial release in recordable form indicating said payment and releasing said lot owners from any further escalation of assessment under this paragraph 7. The owner of each such lot paying said \$450.00, his successors and assigns is obligated and liable to Mainlands Seven Maintenance Corp., its successors and assigns for assessments in the fixed sum of \$12.83 per month until September 30, 1989. Thereafter, the owner of each such lot, his successors and assigns shall be completely and unconditionally released from any further monetary obligation under this paragraph 7.

f. Those owners of improved residential lots in Mainlands of Tamarac Lakes Seventh Section and their successors and assigns who have chosen not to pay advanced assessments as set forth in subsections (d) and (e) of this paragraph 7 are obligated and liable to Mainlands Seven Maintenance Corp., its successors and assigns for assessments of \$12.83 per month thereon until January 1, 1979. From January 1, 1979 through March 31, 1990, each such lot owner, his successors and assigns, shall be obligated and liable to Mainlands Seven Maintenance Corp. for the fixed sum of \$19.50 per month. After March 31, 1990, the owner of each such lot, his successors and assigns, shall be completely and unconditionally released from any further monetary obligations under this paragraph 7.

g. Contingent upon this Modification being approved and declared by an appropriate court of equity, Mainlands Seven Maintenance Corp., the owner and current lessor by assignment of that certain lease (recreation lease) recorded in Official Records Book 3961, Page 911, et seq. of the Public Records of Broward County, Florida, has agreed to seek the cancellation of said lease and all obligations thereunder. Said cancellation would in no way affect the obligations under this paragraph 7 as modified or under paragraph 6 of the Declaration of Restrictions recorded in Official Records Book 3896, Page 185, et seq., of the Public Records of Broward County, Florida. The cancellation of said lease shall become effective at such time as an instrument executed by the lessor and the lessee under said lease and the mortgagee holding the first mortgage on said parcel R is recorded in the Public Records of Broward County, Florida.

RECORDED IN THE OFFICIAL RECORDS
OF BROWARD COUNTY, FLORIDA
R. R. KAUTH
COUNTY ADMINISTRATOR

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REC 7986
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