



ROYAL WOODS P.U.D. A REPLAT OF ALL OF TRACTS 3 AND 4, OF BLOCK 81, "PALM BEACH FARMS COMPANY PLAT NO. 3" (P.B. 2, PGS. 45-54, P.B.C.R.), IN SECTION 30, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA. NOVEMBER, 2004

STATE OF FLORIDA COUNTY OF PALM BEACH THIS PLAT WAS FILED FOR RECORD AT 12:29 PM THIS 14 DAY OF Feb 2005, AND DULY RECORDED IN PLAT BOOK 104 ON PAGES 30 THROUGH 31 DOROTHY H. WILKEN, CLERK BY [Signature]

SHEET 1 OF 2

DESCRIPTION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS that, Centex Homes, a Nevada General Partnership, licensed to do business in Florida, owner of the land shown hereon, being all of Tracts 3 and 4, Block 81 "Palm Beach Farms Company Plat No. 3", according to the thereof, as recorded in Plat Book 2 at pages 45 through 54 of the Public Records of Palm Beach County, Florida, in Section 30, Township 47 South, Range 42 East, shown hereon as ROYAL WOODS P.U.D.

Have caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:

- 1. Tract A, as shown hereon, is hereby reserved for the owners for development purposes.
2. Tract C, as shown hereon, is hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the perpetual use of the public for public street purposes.
3. Tract D, as shown hereon, is hereby reserved for the Royal Woods Condominium Association, Inc., a Florida Corporation, Not for Profit, its successors and assigns, for stormwater management and drainage purposes and is the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County. Tract D is subject to existing Littoral Zone Restrictive Covenant Agreement as recorded in Official Records Book 17850 at Page 1244 of the Public Records of Palm Beach County, Florida.
4. The Lake Maintenance Easement, as shown hereon is hereby reserved for the Royal Woods Condominium Association, Inc., a Florida Corporation, Not for Profit, its successors and assigns, for access to stormwater management and drainage facilities located within the associated water management easement for purposes of performing any and all maintenance activities pursuant to the maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County. Palm Beach County shall have the right, but not the obligation, to maintain any portion of the drainage system encompassed by this plat which is associated with the drainage of public streets, including the right to utilize for proper purposes any and all drainage, lake maintenance, and lake maintenance access easements, and private streets associated with said drainage system.
5. The Limited Access Easements as shown hereon are hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the purpose of control and jurisdiction over access rights.
6. Tract B, as shown hereon, is hereby reserved for the Royal Woods Condominium Owners Association, Inc., a Florida Corporation, not for profit, its successors and assigns, for open space purposes and is the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County. Tract B is subject to restrictions set forth in Official Records Book 17758, Page 582, of the Public Records of Palm Beach County, Florida, in favor of the Lake Worth Drainage District.
7. The Landscape Buffer Easements, as shown hereon, are hereby reserved for the Royal Woods Condominium Association, Inc., a Florida Corporation, not for profit, its successors and assigns, for landscape buffer purposes and is the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County.

IN WITNESS WHEREOF, the above-named General Partnership has caused these presents to be signed by its Division President and attested by its Assistant Secretary and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 10th day of JANUARY, 2005.

CENTEX HOMES, a Nevada General Partnership BY: Centex Real Estate Corporation, a Nevada Corporation Managing General Partner, authorized to transact business in the State of Florida

BY: [Signature] Print Name: David E. Abrams Title: Division President

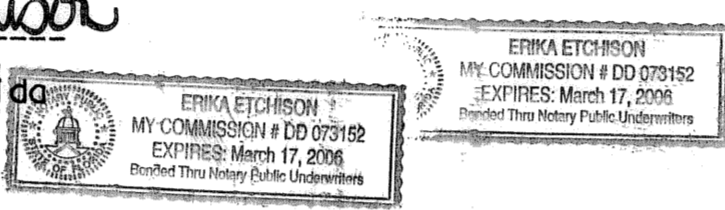
ATTEST: [Signature] Print Name: Michael Reynolds Title: Assistant Secretary

ACKNOWLEDGEMENT

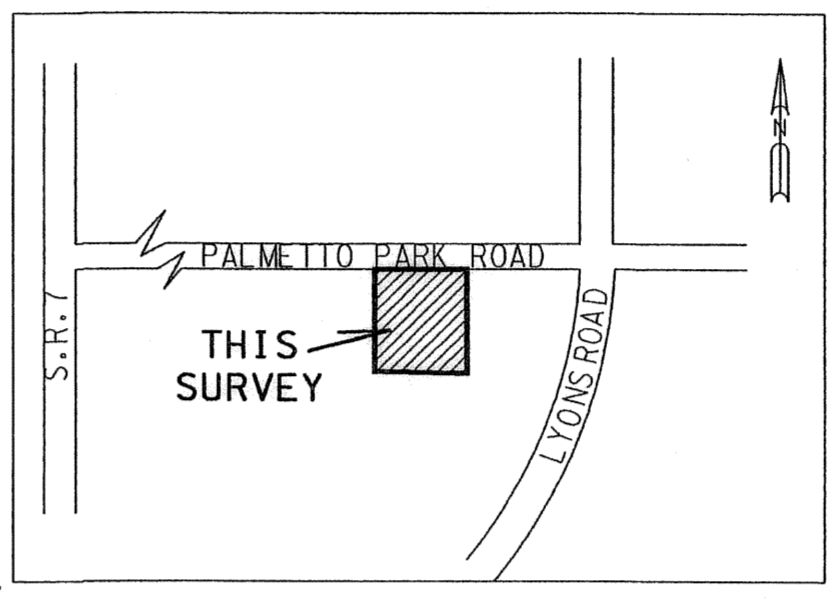
STATE OF FLORIDA ) ss COUNTY OF PALM BEACH ) BEFORE me personally appeared David E. Abrams, who is personally known to me, or has produced as Identification, and who executed the foregoing instrument as Division President of CENTEX HOMES, a Nevada General Partnership, and severally acknowledged to and before me that he executed such instrument as such officer of said corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that it was affixed to said instrument by due and regular corporate authority, and that said instrument is the free act and deed of said corporation.

WITNESS my hand and official seal this 10th day of January, 2005. My commission expires:

[Signature] Erika Etchison Notary Public, State of Florida



Erika Etchison My Commission # DD073152 Expires March 17, 2006



LOCATION MAP NOT TO SCALE

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA ) ss COUNTY OF PALM BEACH ) The Royal Woods Condominium Association, Inc., a Florida Corporation, not for profit, hereby accepts the dedications or reservations to said Association as stated and shown hereon, and hereby accepts its maintenance obligations for same as stated hereon, dated this 10th day of JANUARY, 2005.

Royal Woods Condominium Association, Inc. a Florida Corporation, not for profit

Witness: [Signature] print name: KENNETH D. DELATORRE by: [Signature] Kevin Borkenhagen, President

Witness: [Signature] print name: RICHARD H. BEACE by: [Signature] Matthew Bran, Vice President

Witness: [Signature] print name: AIMEE CRAIG CARLSON

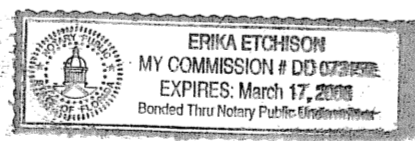
Witness: [Signature] print name: Christopher P. Barry

ACKNOWLEDGEMENT

STATE OF FLORIDA ) ss COUNTY OF PALM BEACH ) Before me personally appeared Kevin Borkenhagen and Matt Horan, who are personally known to me or have produced as Identification, and who executed the foregoing instrument as President and Vice-President of the Royal Woods Condominium Association, Inc., a Florida Corporation, not for profit, and severally acknowledged to and before me that they executed such instrument as such officers of said corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that it is affixed to said instrument by due and regular corporate authority, and that said instrument is the free act and deed of said corporation.

Witness my hand and official seal this 10 day of January, 2005

My commission expires: Notary Public



[Signature] Erika Etchison print name: Erika Etchison My Commission # DD 073152 Expires March 17, 2006

COUNTY ENGINEER

This plat is hereby approved for record pursuant to Palm Beach County Ordinance 95-33, and in accordance with Sec. 177.071(2), F.S., this 14th day of February, 2005, and has been reviewed by a Professional Surveyor & Mapper employed by Palm Beach County in accordance with Sec. 177.081(1), F.S.

[Signature] George T. Webb, P.E. County Engineer

2/14/05 date

SITE DATA

Table with 4 columns: Item, PDD 03-059, Square Feet, Acres. Includes rows for Tract A - Development Area (317621 Sq Ft, 7.29 Acres), Tract B - LWDD Easement (23100 Sq Ft, 0.53 Acres), Tract C - Public Right-of-Way (39600 Sq Ft, 0.91 Acres), Tract D - Water Management Area (54738 Sq Ft, 1.26 Acres), Total Area (435059 Sq Ft, 10.0 Acres), Total Dwelling Units (80 DU), Gross Density (8.0 DU/Acre).

TITLE CERTIFICATION

STATE OF FLORIDA ) COUNTY OF PALM BEACH ) ss

We, Commerce Title Company, Inc., a Title Insurance Company, as duly licensed in the State of Florida, do hereby certify that we have examined the title to the hereon described property; that we find the title to the property is vested in Centex Homes, a Nevada General Partnership; that the current taxes have been paid; that there are no mortgages of record; and that there are encumbrances of record but those encumbrances do not prohibit the creation of the subdivision depicted by this plat.

[Signature] Print Name: Kevin M. Arruda Title: Assistant Secretary

[Signature] Date: 1/10/2005

NOTES:

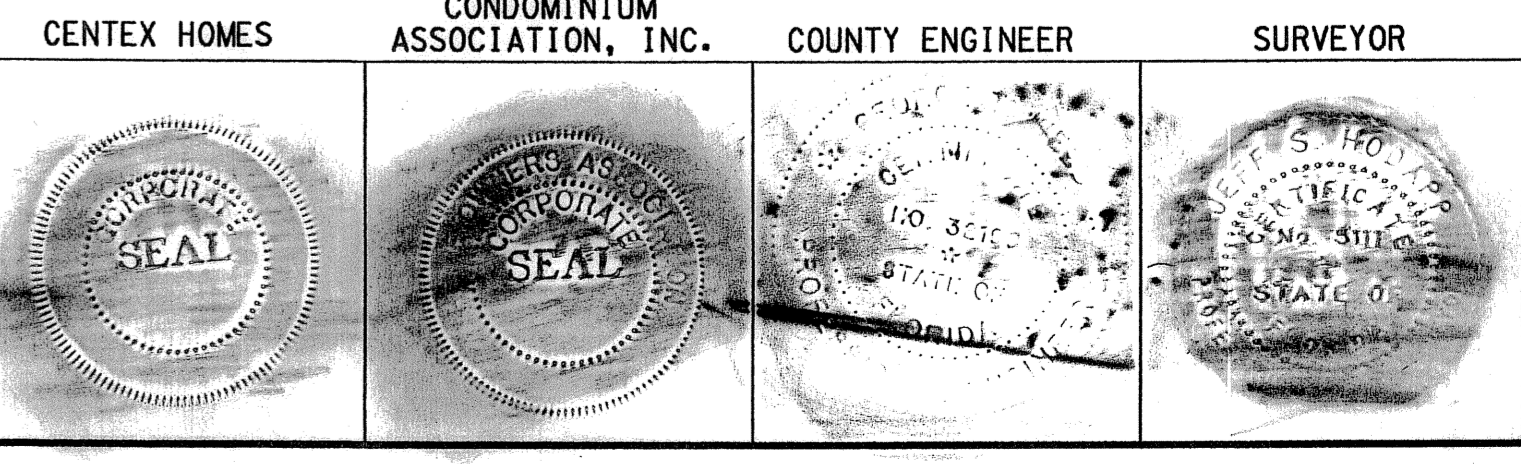
- 01. The bearings shown hereon are based on the North line of Tracts 3 and 4 of said Block 81, having a bearing of South 89°39'08" West, based on ties from control points "PBF81" and "PBF82" as established by the Palm Beach County Engineering Division based on the Florida Coordinate System, East Zone, Grid North, 1983 State Plane Transverse Mercator Projection, 1990 Adjustment.
02. No buildings or any kind of construction or trees or shrubs shall be placed on any easement without prior written approval of all easement beneficiaries and all applicable County approvals or permits as required for such encroachments.
03. Building setback lines shall be as required by current Palm Beach County Zoning regulations.
04. In those cases where easements of different types cross or otherwise coincide, drainage easements shall have first priority, utility easements shall have second priority, access easements shall have third priority, and all other easements shall be subordinate to these with their priorities determined by use of rights granted.
05. All lines which intersect curved lines are radial unless noted as being non-radial (N.R.)
06. Notice: this plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of Palm Beach County, Florida.
07. All distances shown are ground distances. scale factor used for this plat was 1.000021776.

SURVEYOR'S CERTIFICATE

This is to certify that the plat shown hereon is a true and correct representation of a survey made under my responsible direction and supervision; that said survey is accurate to the best of my knowledge and belief; that Permanent Reference Monuments ("P.R.M.s") have been placed as required by law, and that Monuments according to Sec. 177.091(9), F.S., will be set under the guarantees posted with the Palm Beach County Board of County Commissioners for the required improvements; and, further, that the survey data complies with all the requirements of Chapter 177, Florida Statutes, as amended, and the Ordinances of Palm Beach County, Florida.

[Signature] Jeff S. Hodapp, P.S.M. 1-03-2005 DATE

License No. LS5111 State of Florida Perimeter Surveying & Mapping, Inc. 951 Broken Sound Parkway, Suite 320 Boca Raton, FL 33487 Certification of Authorization No. LB7264



SUBDIVISION Royal Woods BOOK 104 PAGE 020 FLOOD MAP # 240 B ZONING PUD QUAD # 54 SE ZIP CODE 33445 TAZ 788 SUB NAME