

MOUNTS, P.U.D.

A PORTION OF TRACT 43, BLOCK 6, AND PORTION OF TRACTS 7, 8, 9 AND 10, BLOCK 12 AND A PORTION OF THE ROAD RESERVATION BETWEEN BLOCKS 6 AND 12 PALM BEACH FARMS COMPANY PLAT No. 37, (P.B. 2, PG. 46) BEING IN SECTION 5, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

DEDICATION AND RESERVATIONS

STATE OF FLORIDA COUNTY OF PALM BEACH } ss

KNOW ALL MEN BY THESE PRESENTS THAT HOME DYNAMICS SEQUOIA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS MOUNTS, P.U.D., A REPLAT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE FOLLOWING DESCRIBED PARCELS ALL LYING IN BLOCK 6 OR BLOCK 12, PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 46, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 4: TRACT 43 OF SAID BLOCK 6, LYING SOUTH OF THE SOUTH RIGHT-OF-WAY LINE OF THE WEST PALM BEACH CANAL PER DEED RECORDED IN OFFICIAL RECORDS BOOK 854, PAGE 117, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS THE EAST 705 FEET AND LESS THE WEST 50 FEET THEREOF.

PARCEL 5: TRACT 8 OF SAID BLOCK 12, LESS THE EAST 296.66 FEET AND LESS THE WEST 50 FEET THEREFROM.

PARCEL 6: THE EAST 296.66 FEET OF TRACT 8 OF SAID BLOCK 12, TOGETHER WITH THE WEST 16.67 FEET OF THE WEST HALF OF TRACT 7 OF SAID BLOCK 12.

PARCEL 7: THE WEST HALF OF TRACT 7 OF SAID BLOCK 12, LESS THE WEST 16.67 FEET THEREFROM.

PARCEL 8: THE WEST HALF OF TRACT 10 OF SAID BLOCK 12, LESS THE WEST 16.67 FEET, LESS THE SOUTH 18 FEET, LESS THE RIGHT-OF-WAY FOR THE SUNSHINE STATE PARKWAY AND LESS A RIGHT-OF-WAY FOR INGRESS AND EGRESS, 50 FEET IN WIDTH, PARALLEL WITH ADJACENT TO THE RIGHT-OF-WAY OF THE SUNSHINE STATE PARKWAY.

PARCEL 9: THE EAST 296.66 FEET OF TRACT 9 OF SAID BLOCK 12, TOGETHER WITH THE WEST 16.67 FEET OF THE WEST HALF OF TRACT 10 OF SAID BLOCK 12, LESS THE SOUTH 18 FEET THEREFROM.

PARCEL 10: TRACT 9 OF SAID BLOCK 12, LESS THE EAST 296.66 FEET, LESS THE WEST 50 FEET AND LESS THE SOUTH 18 FEET THEREFROM.

TOGETHER WITH:

THE FOLLOWING PORTION OF THE 50' ROAD RIGHT OF WAY BETWEEN W/4 TRACT 7 AND TRACT 8, BLOCK 12 AND TRACT 43, BLOCK 6, PALM BEACH FARMS PLAT NO. 3, RECORDED IN PLAT BOOK 2, PAGE 46, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA:

THE S 25' OF SAID RIGHT OF WAY LYING NORTH AND CONTIGUOUS WITH PARCELS 5, 6 AND 7.

THE ENTIRE 50' RIGHT OF WAY BETWEEN PARCEL: 4 AND 5 BEING A DISTANCE OF 235'.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

1. TRACT A-1 (PRIVATE STREET), AS SHOWN HEREON, IS HEREBY RESERVED FOR HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

2. TRACTS A-2 AND A-3 (RESIDENTIAL ACCESS STREETS), AS SHOWN HEREON, ARE HEREBY RESERVED FOR HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, AS RESIDENTIAL ACCESS STREETS FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

3. TRACTS B-1, B-2 AND B-3, (LANDSCAPE BUFFER TRACTS), AS SHOWN HEREON ARE HEREBY RESERVED FOR HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

4. TRACT C-1 (CIVIC SITE), AS SHOWN HEREON IS HEREBY RESERVED FOR HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE CIVIC SITE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

5. TRACTS L-1, L-2 AND L-3, (WATER MANAGEMENT TRACTS), AS SHOWN HEREON ARE HEREBY RESERVED FOR HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR STORM WATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, TRACTS L-1 AND L-3 ARE SUBJECT TO EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT AS RECORDED IN OFFICIAL RECORD BOOK 21019 AT PAGE 814, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

6. TRACTS OS-1 THROUGH OS-8, (OPEN SPACE), AS SHOWN HEREON ARE HEREBY RESERVED FOR HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

7. TRACT P-1 (TREE PRESERVE), AND THE BUFFER WITHIN THE PRESERVE AS SHOWN HEREON, ARE HEREBY RESERVED FOR HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR VEGETATION PRESERVE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA. THIS PERPETUAL MAINTENANCE OBLIGATION IS SET FORTH IN THE PRESERVE MANAGEMENT PLAN AS REQUIRED BY PALM BEACH COUNTY UNIFIED LAND DEVELOPMENT CODE, ARTICLE 14.C. THIS PLAN SHALL BE APPROVED PRIOR TO SITE DEVELOPMENT. THIS TRACT IS SUBJECT TO A CONSERVATION EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 20520, PAGES 1830-1833 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

8. TRACTS R-1 AND R-2, (RECREATION TRACTS), AS SHOWN HEREON, ARE RESERVED FOR HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR RECREATION PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

9. ALL TRACTS FOR PRIVATE STREET PURPOSES, AND DRIVEWAY/PARKING TRACTS, AS SHOWN HEREON, ARE HEREBY SUBJECT TO AN OVERLYING NON-EXCLUSIVE EASEMENT DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATION LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES. NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE TRACTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

DEDICATION AND RESERVATIONS CONTINUED:

10. DRAINAGE EASEMENTS: THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

11. THE LAKE MAINTENANCE EASEMENTS AND LAKE MAINTENANCE ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY RESERVED FOR HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORM WATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACTS 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.

12. 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.

13. THE TEN FOOT WIDE UTILITY EASEMENTS RUNNING ADJACENT AND PARALLEL TO PUBLIC ROADS AND THE TRACTS FOR PRIVATE ROAD PURPOSES, AND DRIVEWAY/PARKING TRACTS, AS SHOWN HEREON, ARE NON-EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATION LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES. NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE TRACTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

14. THE PALM BEACH COUNTY UTILITY EASEMENTS IDENTIFIED ON THE PLAT HEREON ARE EXCLUSIVE EASEMENTS AND HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, AND RELATED APPURTENANCES. THE MAINTENANCE OF THE LAND UNDERLYING THESE EASEMENTS SHALL ME A PERPETUAL OBLIGATION OF THE PROPERTY OWNER. NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE TRACTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

15. EACH OVERHANG EASEMENT, AS SHOWN HEREON, IS HEREBY RESERVED TO THE LOT OWNER, HIS AND/OR HER SUCCESSORS AND ASSIGNS, WHOSE DWELLING UNIT ABUTS SAID EASEMENT FOR ROOF OVERHANG PURPOSES, UTILITY SERVICES AND BUILDING MAINTENANCE, WITHOUT RECOURSE TO PALM BEACH COUNTY.

16. THE LANDSCAPE BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR BUFFERING AND LANDSCAPING PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

17. THE LIFT STATION EASEMENT IDENTIFIED ON THE PLAT HEREON IS AN EXCLUSIVE EASEMENT AND IS HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF WASTEWATER LIFT STATIONS AND RELATED APPURTENANCES. THESE EASEMENT MAY BE FENCED IN BY PALM BEACH COUNTY FOR ACCESS CONTROL PURPOSES. THE MAINTENANCE OF THE UNFENCED PORTIONS OF THE LAND UNDERLYING THIS EASEMENT SHALL BE THE PERPETUAL OBLIGATION OF THE PROPERTY OWNER. NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THE LIFT STATION EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

18. TRACTS OS-2, OS-3, OS-4, OS-8, A-1 AND A-2 ARE SUBJECT TO THE OVERLYING FLORIDA POWER AND LIGHT COMPANY EASEMENT SHOWN WITHIN SAID TRACTS FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF ANY OF SUCH FLORIDA POWER AND LIGHT COMPANY UTILITIES.

19. TRACT RW-1, 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.

WITNESS WHEREOF, HOME DYNAMICS SEQUOIA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED FOR BY ITS MANAGER, THIS 20th DAY OF FEBRUARY, 2007.

WITNESS
David Schack
DAVID SCHACK
PRINT NAME:
HOME DYNAMICS SEQUOIA, LLC
A FLORIDA LIMITED LIABILITY COMPANY
BY: *David Schack*
DAVID SCHACK, AS MANAGING MEMBER

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF PALM BEACH } ss
BEFORE ME PERSONALLY APPEARED DAVID SCHACK WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGING MEMBER OF HOME DYNAMICS SEQUOIA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 20th DAY OF February, 2007.

MY COMMISSION EXPIRES: 2/20/2011 COMMISSION NUMBER: DD625431

WITNESS
Sandra H. Goulston
SANDRA H. GOULSTON
PRINT NAME:
NOTARY PUBLIC

ACCEPTANCE OF DEDICATIONS AND RESERVATIONS:

SEQUOIA HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, 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 22nd DAY OF FEB. 2007.

WITNESS
Mike Hanley
MIKE HANLEY, AS PRESIDENT
BY: *Mike Hanley*
MIKE HANLEY, AS PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF PALM BEACH } ss
BEFORE ME PERSONALLY APPEARED MIKE HANLEY WHO IS PERSONALLY KNOWN TO ME AND HAS NOT PRODUCED IDENTIFICATION, AND (DID) (DID NOT) TAKE AN OATH, AND WHO EXECUTED THE FOREGOING AS PRESIDENT, OF SEQUOIA HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 22nd DAY OF February, 2007.

MY COMMISSION EXPIRES: 2/20/2011 COMMISSION NUMBER: DD625431

WITNESS
Sandra H. Goulston
SANDRA H. GOULSTON
PRINT NAME:
NOTARY PUBLIC

MORTGAGEE'S CONSENT

STATE OF FLORIDA COUNTY OF PALM BEACH } ss
THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGES WHICH ARE RECORDED IN OFFICIAL RECORD BOOK 17131 AT PAGE 1458 AND OFFICIAL RECORDS BOOK 19724, PAGE 1494 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBJECT TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 22nd DAY OF FEBRUARY, 2007.

WITNESS
Philip Lyeu
PHILIP LYEU, VICE PRESIDENT
BY: *Philip Lyeu*
PHILIP LYEU, VICE PRESIDENT
WACHOVIA BANK, NATIONAL ASSOCIATION
A NATIONAL BANKING ASSOCIATION

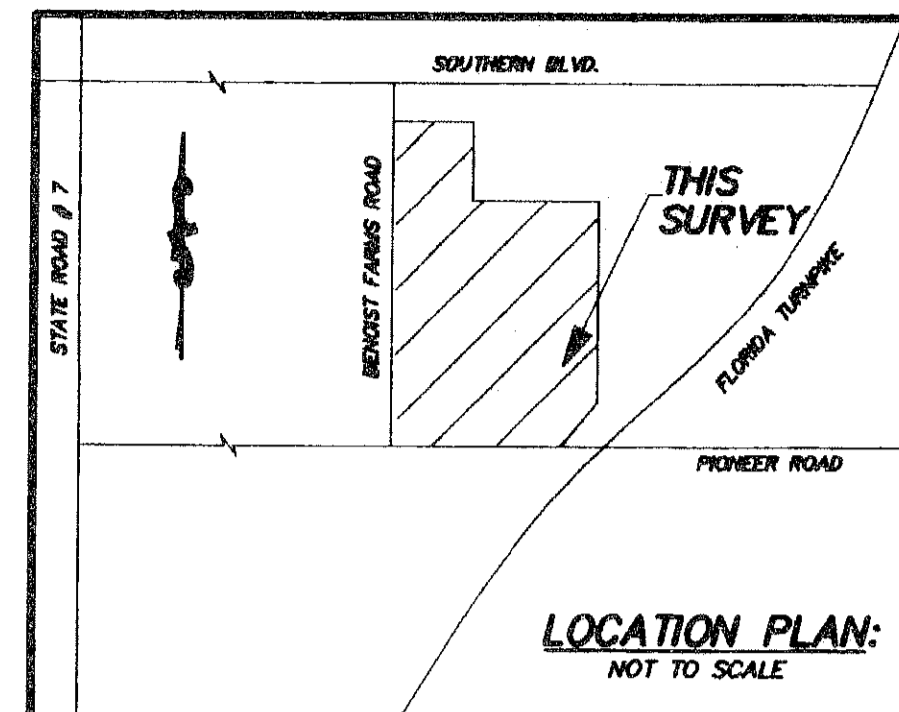
ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF PALM BEACH } ss
BEFORE ME PERSONALLY APPEARED PHILIP LYEU WHO (IS) (IS NOT) PERSONALLY KNOWN TO ME AND (HAS) (HAS NOT) PRODUCED IDENTIFICATION, AND (DID) (DID NOT) TAKE AN OATH, AND WHO EXECUTED THE FOREGOING AS VICE PRESIDENT, OF WACHOVIA BANK, NATIONAL ASSOCIATION, 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 22nd DAY OF February, 2007.

MY COMMISSION EXPIRES: 12/20/2009 COMMISSION NUMBER: DD488380

WITNESS
Trina Shkolnik
TRINA SHKOLNIK
PRINT NAME:
NOTARY PUBLIC



STATE OF FLORIDA COUNTY OF PALM BEACH } ss
THIS PLAT WAS FILED FOR RECORD AT 11:38, THIS 22nd DAY OF April, 2007 AND DULY RECORDED IN PLAT BOOK 109 ON PAGES 165 THROUGH 168.
SHARON R. BOCK
CLERK AND COMPTROLLER
BY: *Sharon R. Bock*
DEPUTY CLERK

P.U.D. STATISTICS:

PROJECT NAME	THE MOUNTS, PUD
PODS	'A' & 'B'
PROPOSED USE	RESIDENTIAL & RECREATIONAL
TOTAL AREA	(1,388,512 SF) 31.417 AC.
TOTAL NUMBER OF UNITS	88
ZERO LOT LINE = 62/70%	
TDR = 26/30%	
TOTAL NUMBER OF UNITS = 88	
DWELLING UNITS	
POD 'A', 39 UNITS, 17.04%, 5.35 AC.	
POD 'B', 49 UNITS, 25.14%, 7.90 AC.	
GROSS DENSITY	2.80 DU/AC.
WATER MANAGEMENT AREA	3.22 AC.
RECREATION AREA	0.55 AC.
(88 UNITS @ .006 AC./UNIT = 1.6 AC.)	
RECREATION PROVIDED	
REC AREAS	0.55 AC.
TREE PRESERVE	5.49 AC.
TOTAL	6.04 AC.

TITLE CERTIFICATION:

STATE OF FLORIDA COUNTY OF PALM BEACH } ss
I, THOMAS E. STREIT, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY, THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN HOME DYNAMICS SEQUOIA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THAT THE CURRENT TAXES HAVE BEEN PAID, THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD OR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON, AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.
DATE: 2/23/07 BY: *Thomas E. Streit*

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 THIS COUNTY.

COUNTY APPROVAL

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 3rd DAY OF February, 2007, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081 (1), F.S.
George T. Webb
GEORGE T. WEBB, P.E., COUNTY ENGINEER

PREPARING SURVEYOR & MAPPER'S STATEMENT

THIS INSTRUMENT WAS PREPARED BY CHARLES E. ROSSI, P.L.S. 1600 WEST OAKLAND PARK BOULEVARD FORT LAUDERDALE, FLORIDA 33311

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 PERMANENT CONTROL POINTS (P.C.P.'S) AND MONUMENTS ACCORDING TO SEC. 177.081 (9), F.S., WILL BE SET UNDER 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.

February 16, 2007
DATE:
Charles E. Rossi
CHARLES E. ROSSI, P.L.S.
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 4798

WACHOVIA BANK, NATIONAL ASSOCIATION "SEAL"	SEQUOIA HOMEOWNERS ASSOCIATION NO SEAL "SEAL" AVAILABLE	COUNTY ENGINEER "SEAL"	SURVEYOR "SEAL"
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Sun-Tech Engineering, Inc.
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