

2019020 0945

76

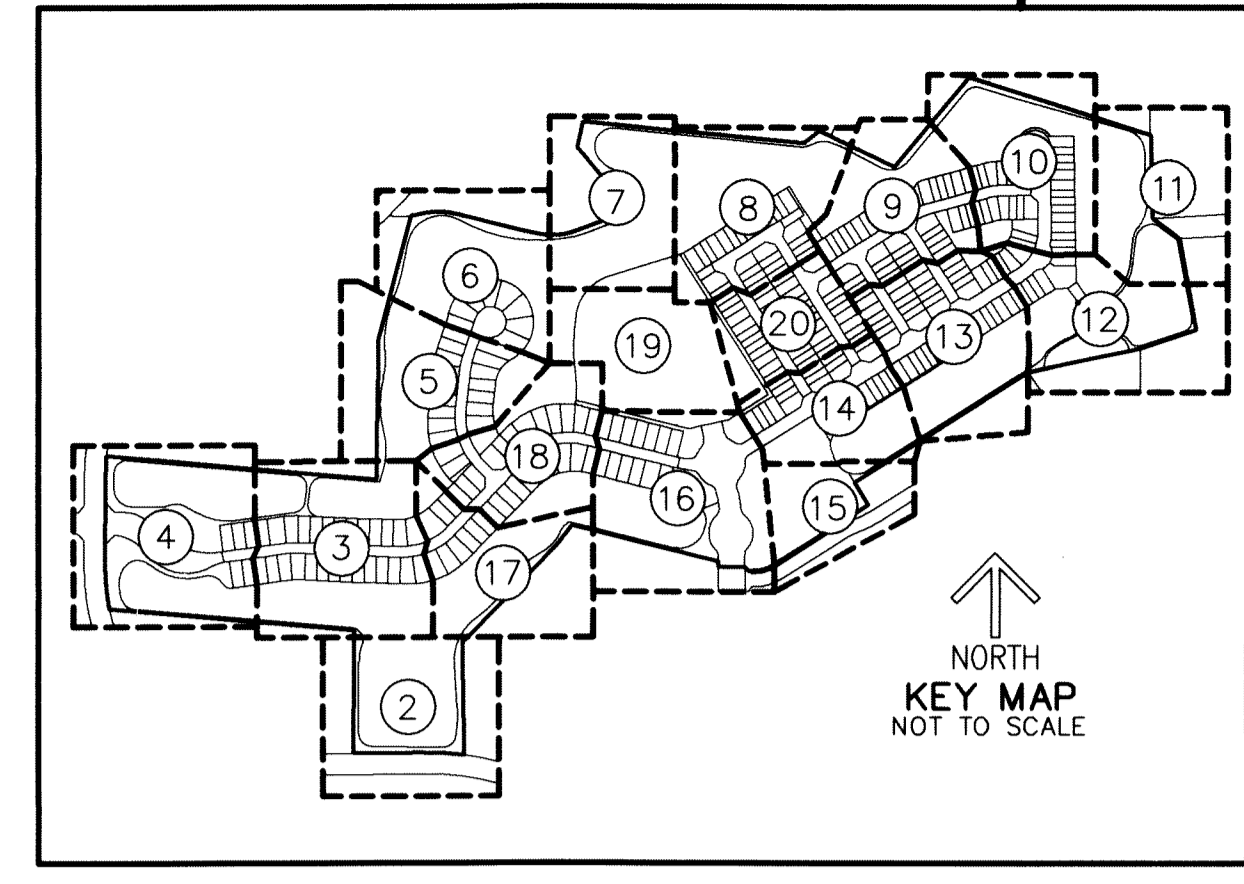
STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT 10:25 A.M.  
THIS 4th DAY OF June  
A.D. 2019 AND DULY RECORDED  
IN PLAT BOOK 133 ON  
PAGES 76 AND 95  
thru

SHARON R. BOCK  
CLERK AND COMPTROLLER

BY: *[Signature]*  
DEPUTY CLERK



SHEET 1 OF 20

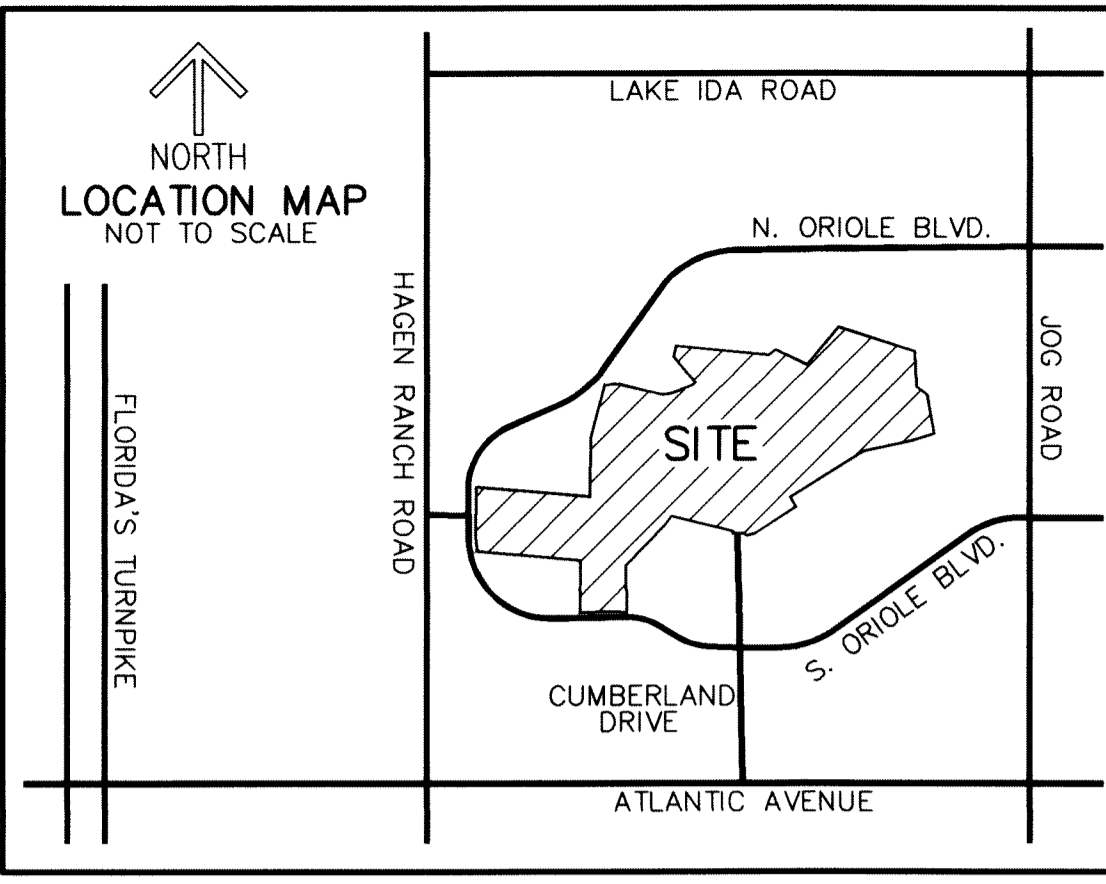


# AVALON TRAILS AT VILLAGES OF ORIOLE PUD

A PLANNED UNIT DEVELOPMENT  
BEING A REPLAT OF ALL OF PARCELS G-1, G-3, G-4, G-5 AND L.W.D.D. CANAL L-33,  
RECREATION PLAT OF VILLAGE OF ORIOLE, AS RECORDED IN PLAT BOOK 31, PAGE 168,  
TOGETHER WITH

ALL OF THE PLAT OF GOLF AND TENNIS CLUB OF VILLAGES OF ORIOLE, AS RECORDED IN PLAT BOOK 31, PAGE 213,  
ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA  
LYING IN SECTIONS 15 AND 16, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY  
DAVID P. LINDLEY  
OF  
**CAULFIELD and WHEELER, INC.**  
SURVEYORS - ENGINEERS - PLANNERS  
7900 GLADES ROAD, SUITE 100  
BOCA RATON, FLORIDA 33434 - (561)392-1991  
CERTIFICATE OF AUTHORIZATION NO. LB3591



## DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT 13FH AVALON LP, A DELAWARE LIMITED PARTNERSHIP, AUTHORIZED TO DO BUSINESS IN FLORIDA, OWNER OF THE LANDS SHOWN HEREON AS AVALON TRAILS AT VILLAGES OF ORIOLE PUD, BEING A REPLAT OF ALL OF PARCELS G-1, G-3, G-4, G-5 AND L.W.D.D. CANAL L-33, RECREATION PLAT OF VILLAGE OF ORIOLE, AS RECORDED IN PLAT BOOK 31, PAGE 168, TOGETHER WITH ALL OF THE PLAT OF GOLF AND TENNIS CLUB OF VILLAGES OF ORIOLE, AS RECORDED IN PLAT BOOK 31, PAGE 213, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA LYING IN SECTIONS 15 AND 16, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID RECREATION PLAT OF VILLAGE OF ORIOLE; THENCE ALONG THE BOUNDARY LINE OF SAID RECREATION PLAT OF VILLAGE OF ORIOLE, THE FOLLOWING TWENTY FIVE (25) COURSES AND DISTANCES: N.00°14'48"E., A DISTANCE OF 463.98 FEET; THENCE N.84°55'38"W., A DISTANCE OF 927.93 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES N.78°12'27"E., A RADIAL DISTANCE OF 690.00 FEET; THENCE NORTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 1°02'21", A DISTANCE OF 144.98 FEET TO A POINT OF TANGENCY; THENCE N.00°14'48"E., A DISTANCE OF 376.54 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 630.00 FEET AND A CENTRAL ANGLE OF 05°18'37"; THENCE NORTHERLY ALONG THE ARC A DISTANCE OF 58.39 FEET TO A POINT ON A NON-TANGENT LINE; THENCE S.84°53'10"E., A DISTANCE OF 1,024.14 FEET; THENCE N.00°36'50"E., A DISTANCE OF 527.21 FEET; THENCE N.14°51'50"E., A DISTANCE OF 482.92 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N.08°02'16"W., A RADIAL DISTANCE OF 300.00 FEET; THENCE EASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 05°32'48", A DISTANCE OF 29.04 FEET TO A POINT OF REVERSE CURVATURE TO THE RIGHT HAVING A RADIUS OF 300.00 FEET AND A CENTRAL ANGLE OF 27°30'00"; THENCE EASTERLY ALONG THE ARC, A DISTANCE OF 143.99 FEET; THENCE S.76°05'04"E., A DISTANCE OF 310.00 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 250.00 FEET AND A CENTRAL ANGLE OF 34°56'00"; THENCE EASTERLY ALONG THE ARC A DISTANCE OF 152.43 FEET; THENCE N.68°58'56"E., A DISTANCE OF 183.51 FEET; THENCE N.44°56'35"E., A DISTANCE OF 33.07 FEET; THENCE N.40°13'25"W., A DISTANCE OF 294.25 FEET; THENCE N.12°11'30"E., A DISTANCE OF 100.66 FEET; THENCE S.84°34'13"E., A DISTANCE OF 837.29 FEET; THENCE N.52°06'49"E., A DISTANCE OF 75.00 FEET; THENCE S.64°22'03"E., A DISTANCE OF 311.41 FEET; THENCE N.39°56'43"E., A DISTANCE OF 441.87 FEET; THENCE S.72°25'48"E., A DISTANCE OF 718.47 FEET; THENCE S.01°30'48"E., A DISTANCE OF 314.20 FEET; THENCE S.53°35'52"E., A DISTANCE OF 125.98 FEET; THENCE S.10°07'59"E., A DISTANCE OF 353.01 FEET; THENCE S.71°52'01"W., A DISTANCE OF 220.00 FEET TO THE NORTHEAST CORNER OF PARCEL G-2 OF SAID RECREATION PLAT OF VILLAGE OF ORIOLE; THENCE S.78°10'53"W., ALONG THE NORTH LINE OF SAID PARCEL G-2, A DISTANCE OF 434.33 FEET TO THE NORTHWEST CORNER OF SAID PARCEL G-2; THENCE S.57°33'04"W., ALONG THE BOUNDARY LINE OF SAID RECREATION PLAT OF VILLAGE OF ORIOLE, A DISTANCE OF 775.00 FEET TO A POINT OF INTERSECTION WITH THE BOUNDARY LINE OF SAID PLAT OF GOLF AND TENNIS CLUB OF VILLAGES OF ORIOLE; THENCE ALONG SAID BOUNDARY LINE THE FOLLOWING EIGHT (8) COURSES AND DISTANCES; S.30°41'58"E., A DISTANCE OF 100.04 FEET; THENCE S.57°33'02"W., A DISTANCE OF 419.74 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 155.48 FEET AND A CENTRAL ANGLE OF 31°45'00"; THENCE WESTERLY ALONG THE ARC A DISTANCE OF 86.16 FEET; THENCE S.89°18'02"W., A DISTANCE OF 14.14 FEET; THENCE N.45°41'58"W., A DISTANCE OF 21.21 FEET; THENCE S.89°18'02"W., A DISTANCE OF 100.00 FEET; THENCE N.00°41'58"W., A DISTANCE OF 22.18 FEET; THENCE N.76°22'38"W., A DISTANCE OF 567.97 FEET TO A POINT OF INTERSECTION WITH THE BOUNDARY LINE OF SAID RECREATION PLAT OF VILLAGE OF ORIOLE; THENCE ALONG SAID BOUNDARY LINE THE FOLLOWING FIVE (5) COURSES AND DISTANCES; S.37°29'01"W., A DISTANCE OF 87.48 FEET; THENCE S.44°10'04"W., A DISTANCE OF 517.48 FEET; THENCE S.01°00'59"E., A DISTANCE OF 423.06 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S.07°36'16"W., A RADIAL DISTANCE OF 1,040.00 FEET; THENCE WESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 08°18'14", A DISTANCE OF 150.73 FEET TO A POINT OF TANGENCY; THENCE S.89°18'02"W., A DISTANCE OF 267.96 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN PALM BEACH COUNTY, FLORIDA,  
CONTAINING 4,684,947 SQUARE FEET/107,5516 ACRES MORE OR LESS.

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

- PRIVATE STREETS**  
TRACT R1 AND R2, AS SHOWN HEREON ARE HEREBY RESERVED FOR THE AVALON TRAILS HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, 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.
- RESIDENTIAL ACCESS STREETS**  
TRACTS R3 AND R4, AS SHOWN HEREON ARE HEREBY RESERVED FOR THE AVALON TRAILS HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, 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.
- OPEN SPACE TRACTS**  
TRACTS L1, THROUGH L11, AS SHOWN HEREON ARE HEREBY RESERVED FOR THE AVALON TRAILS HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, 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.
- RECREATIONAL AREAS**  
TRACT L-8 IS SUBJECT TO THE RESTRICTIONS SET FORTH IN OFFICIAL RECORD BOOK 30219, PAGE 1519, IN FAVOR OF THE LAKE WORTH DRAINAGE DISTRICT.
- RECREATIONAL AREAS**  
TRACTS REC-1, REC-2 AND REC-3, AS SHOWN HEREON ARE HEREBY RESERVED FOR THE AVALON TRAILS HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- WATER MANAGEMENT TRACTS**  
TRACTS W-1 THROUGH W-5, AS SHOWN HEREON ARE HEREBY RESERVED FOR THE AVALON TRAILS HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- WATER MANAGEMENT TRACTS**  
TRACTS W-3 AND W4 ARE SUBJECT TO THE RESTRICTIONS SET FORTH IN OFFICIAL RECORD BOOK 30219, PAGE 1519, IN FAVOR OF THE LAKE WORTH DRAINAGE DISTRICT.
- WATER MANAGEMENT TRACTS**  
SUBJECT TO EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 30085, PAGE 1946 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

6. **PARCEL K**  
PARCEL K, AS SHOWN HEREON IS HEREBY RESERVED FOR 13FH AVALON LP, A DELAWARE LIMITED PARTNERSHIP, AUTHORIZED TO DO BUSINESS IN FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY, FLORIDA AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNER, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

## DEDICATION AND RESERVATIONS CONTINUED:

**7. MAINTENANCE AND OVERHANG EASEMENTS FOR ZERO LOT LINE PROPERTIES:**  
MAINTENANCE AND ROOF OVERHANG EASEMENTS ARE HEREBY RESERVED IN PERPETUITY TO THE OWNER OF THE LOT ABUTTING THE EASEMENT AND THE AVALON TRAILS HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS FOR THE PURPOSE OF ACCESS TO AND MAINTENANCE OF IMPROVEMENTS, THE ROOF OVERHANG, EAVE, GUTTERS, DRAINAGE, UTILITY SERVICES, DECORATIVE ARCHITECTURAL TREATMENT AND IMPACT SHUTTERS, WITHIN AND ADJACENT TO SAID EASEMENT WITHOUT RECOURSE TO PALM BEACH COUNTY.

**8. DRAINAGE, LAKE MAINTENANCE AND LAKE MAINTENANCE ACCESS 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 THE AVALON TRAILS HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE PUBLIC DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. SAID EASEMENTS ARE FOR THE PURPOSE OF PROVIDING DRAINAGE STORAGE AND CONVEYANCE FOR LANDS ADJOINING THE LANDS PLATTED HEREIN OR STORMWATER THAT CONTRIBUTES OR FLOWS THROUGH THEM. THE MAINTENANCE OF THE PUBLIC DRAINAGE EASEMENTS INCLUDING ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE AVALON TRAILS HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

A PUBLIC DRAINAGE EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES OVER TRACTS L11, THROUGH M5 AND TRACT L11. SAID EASEMENTS ARE FOR THE PURPOSE OF PROVIDING DRAINAGE STORAGE AND CONVEYANCE FOR LANDS ADJOINING THE LANDS PLATTED HEREIN OR STORMWATER THAT CONTRIBUTES OR FLOWS THROUGH THEM. THE MAINTENANCE OF THE PUBLIC DRAINAGE EASEMENT INCLUDING ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE AVALON TRAILS HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE LAKE MAINTENANCE AND LAKE MAINTENANCE ACCESS EASEMENTS, AS SHOWN HEREON ARE HEREBY RESERVED FOR THE AVALON TRAILS HOMEOWNERS 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 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.

## 9. GENERAL UTILITY EASEMENTS

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 STORMWATER FACILITIES, POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATION LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. IF OTHERWISE APPROVED BY PALM BEACH COUNTY, 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.

THE UTILITY EASEMENTS RUNNING ADJACENT AND PARALLEL TO PUBLIC STREETS, 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 STORMWATER FACILITIES, POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATIONS LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. IF OTHERWISE APPROVED BY PALM BEACH COUNTY, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

THE PALM BEACH COUNTY UTILITY EASEMENTS IDENTIFIED ON THE PLAT HEREON ARE EXCLUSIVE EASEMENTS AND ARE 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 BE A PERPETUAL OBLIGATION OF THE PROPERTY OWNER. IF OTHERWISE APPROVED BY PALM BEACH COUNTY, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

## 10. LIFT STATION EASEMENT

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 A WASTEWATER LIFT STATION AND RELATED APPURTENANCES. THE EASEMENT MAY BE FENCED IN BY PALM BEACH COUNTY FOR ACCESS CONTROL PURPOSES. THE MAINTENANCE OF THE FENCED PORTIONS OF THE LAND UNDERLYING THE EASEMENT SHALL BE THE PERPETUAL OBLIGATION OF THE PROPERTY OWNER. IF OTHERWISE APPROVED BY PALM BEACH COUNTY, NO BUILDINGS, STRUCTURES, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THIS EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF, THE ABOVE NAMED DELAWARE LIMITED PARTNERSHIP, AUTHORIZED TO DO BUSINESS IN FLORIDA, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS AUTHORIZED PERSON, AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 22nd DAY OF October, 2018

13FH AVALON LP  
A DELAWARE LIMITED PARTNERSHIP  
AUTHORIZED TO DO BUSINESS IN FLORIDA

WITNESS: *[Signature]*  
LINDSAY M. RAYNER  
PRINT NAME

BY: *[Signature]*  
MICHAEL NUNZIATA  
AUTHORIZED PERSON

WITNESS: *[Signature]*  
JAMILLET ARANA  
PRINT NAME

ACKNOWLEDGMENT:  
STATE OF FLORIDA)  
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED MICHAEL NUNZIATA, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS AUTHORIZED PERSON OF 13FH AVALON LP, A DELAWARE LIMITED PARTNERSHIP, AUTHORIZED TO DO BUSINESS IN FLORIDA AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID LIMITED PARTNERSHIP, AND THAT THE SEAL AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR LIMITED PARTNERSHIP AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID LIMITED PARTNERSHIP.

WITNESS MY HAND AND OFFICIAL SEAL THIS 22nd DAY OF October, 2018

MY COMMISSION EXPIRES: 10/20/20  
COMMISSION NUMBER: 023609

NOTARY PUBLIC  
*[Signature]*  
JANET L. TRUMP  
PRINT NAME

## ACCEPTANCE OF RESERVATIONS:

STATE OF FLORIDA)  
COUNTY OF PALM BEACH)

AVALON TRAILS HOMEOWNERS 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 22nd DAY OF October, 2018

WITNESS: *[Signature]*  
LINDSAY M. RAYNER  
PRINT NAME

BY: *[Signature]*  
LORINETTE MOCCIA  
PRESIDENT

WITNESS: *[Signature]*  
JAMILLET ARANA  
PRINT NAME  
ACKNOWLEDGEMENT:  
STATE OF FLORIDA)  
COUNTY OF PALM BEACH)

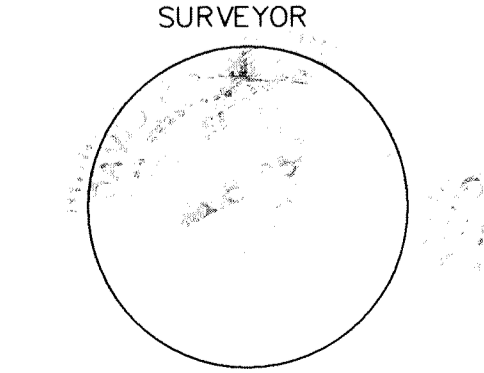
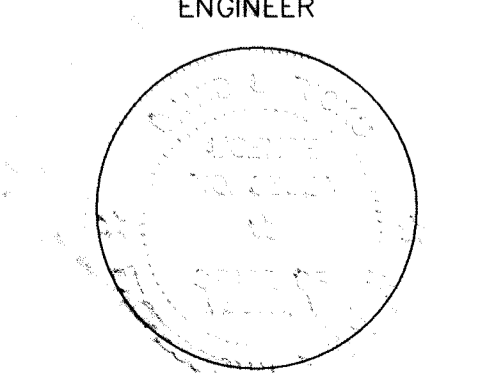
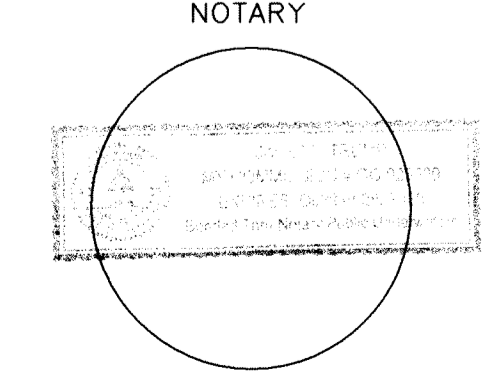
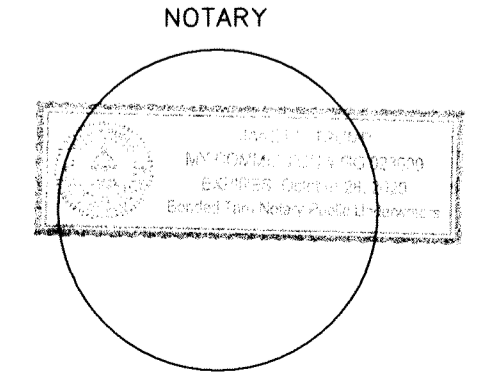
BEFORE ME PERSONALLY APPEARED LORINETTE MOCCIA, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF AVALON TRAILS HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT SHE 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 October, 2018

MY COMMISSION EXPIRES: 10/20/20  
COMMISSION NUMBER: 023609

NOTARY PUBLIC  
*[Signature]*  
JANET L. TRUMP  
PRINT NAME

AVALON TRAILS HOMEOWNERS ASSOCIATION, INC. NOTARY  
COUNTY ENGINEER  
SURVEYOR



DATED: 10-25-18

*[Signature]*  
DAVID P. LINDLEY  
PROFESSIONAL LAND SURVEYOR #5005  
STATE OF FLORIDA  
LB #3591