

DEDICATION:

Know all men by these presents that Rainbow Lakes Estates, Inc., a Florida corporation, owner of the lands shown hereon as "WINDCHIME LAKES", being a replat of all of Tract 'D' according to the Plat of TARTAN LAKES PLAT NO. 3 - P.U.D. as recorded in Plat Book 170 through 174 of the Public Records of Palm Beach County, Florida, said lands situate, lying and being in Palm Beach County, Florida and containing 51.09 acres, more or less, has caused the same to be surveyed and platted as shown hereon, and does hereby dedicate as follows:

- 1. Tract 'A' (for private road purposes) as shown is hereby dedicated to the Windchime Lakes Homeowner's Association, its successors and assigns and is the perpetual maintenance obligation of said corporation without recourse to Palm Beach County, Florida.
2. Water Management Tracts as shown hereon are hereby dedicated to and are the perpetual maintenance obligation of the Rainbow Lakes Community Master Association, Inc., its successors and assigns...
3. Recreation Areas as shown hereon are hereby dedicated to and are the perpetual maintenance obligation of the Windchime Lakes Homeowners' Association, Inc., its successors and assigns...
4. Drainage Easements - that the easements shown hereon and designated as drainage easements are hereby dedicated to and are the perpetual maintenance obligation of the Windchime Lakes Homeowners' Association, Inc., its successors and assigns...
5. Lake Maintenance Easements - as shown hereon and designated as lake maintenance easements are hereby dedicated to and are the perpetual maintenance obligation of the Rainbow Lakes Community Master Association, Inc., its successors and assigns...
6. Lake Maintenance Access Easements - as shown hereon and designated as lake maintenance access easements are hereby dedicated to and are the perpetual maintenance obligation of the Rainbow Lakes Community Master Association, Inc., its successors and assigns...
7. Utility easements as shown hereon and designated as utility easements are hereby dedicated in perpetuity for the construction and maintenance of utilities and cable television systems.
8. Open Space - Tracts OS - 1 through OS - 11 as shown hereon are hereby dedicated to and are the perpetual maintenance obligation of the Windchime Lakes Homeowners' Association, Inc., its successors and assigns, for open space purposes, without recourse to Palm Beach County.
9. Limited Access Easement - the limited access easements shown hereon are hereby dedicated to the Board of County Commissioners of Palm Beach County for the purpose of control and jurisdiction over access rights.

In witness whereof, Rainbow Lakes Estates, Inc., a Florida corporation, has caused these presents to be signed by its President and attested by its Secretary-Treasurer and its corporate seal affixed hereto by and with the authority of its Board of Directors this 15th day of February, 1989. A.D.

Bernard Puder, President
Richard Krieff, Secy-Treas.
Attest: Richard Krieff, Secy-Treas.

ACKNOWLEDGEMENT

State of Florida ss. BEFORE ME personally appeared Bernard Puder and Richard County of Palm Beach ss. Krieff, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as President and Secretary-Treasurer of Rainbow Lakes Estates, Inc., a Florida corporation, 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 is 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 at Pembroke Pines Broward County, Florida this 15th day of February 1989 A.D. My commission expires: 2-9-92 Date Notary Public - State of Florida

MORTGAGEE'S CONSENT

State of Florida ss. County of Broward 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 mortgage which is recorded in Official Record Book 5295 at Page 1227 of the public records of Palm Beach County, Florida shall be subordinated to the dedication shown hereon.

In witness whereof, I, Bernard Puder do hereunto set my hand and seal this 8th day of March 1989.

Witness: James A. Legg, Bernard Puder, Notary Public - State of Florida

ACKNOWLEDGEMENT

State of Florida ss. County of Broward ss. Before me personally appeared Bernard Puder, to me well known and known to me to be the person described in and who executed the foregoing instrument, and acknowledged before me that he executed said instrument for the purposes expressed therein.

Witness my hand and official seal this 8th day of March 1989.

My commission expires: 2-9-92 Date Notary Public - State of Florida

"WINDCHIME LAKES"

A REPLAT OF TRACT 'D' OF TARTAN LAKES PLAT NO. 3-P.U.D. (P.B. 51, Pp.170-174, PALM BEACH COUNTY RECORDS) LYING IN SECTION 15, TOWNSHIP 45 SOUTH, RANGE 42 EAST PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 5

NOVEMBER, 1988

BOARD OF COUNTY COMMISSIONERS PALM BEACH COUNTY, FLORIDA

This plat is hereby approved for record this 4th day of APRIL A.D. 1989

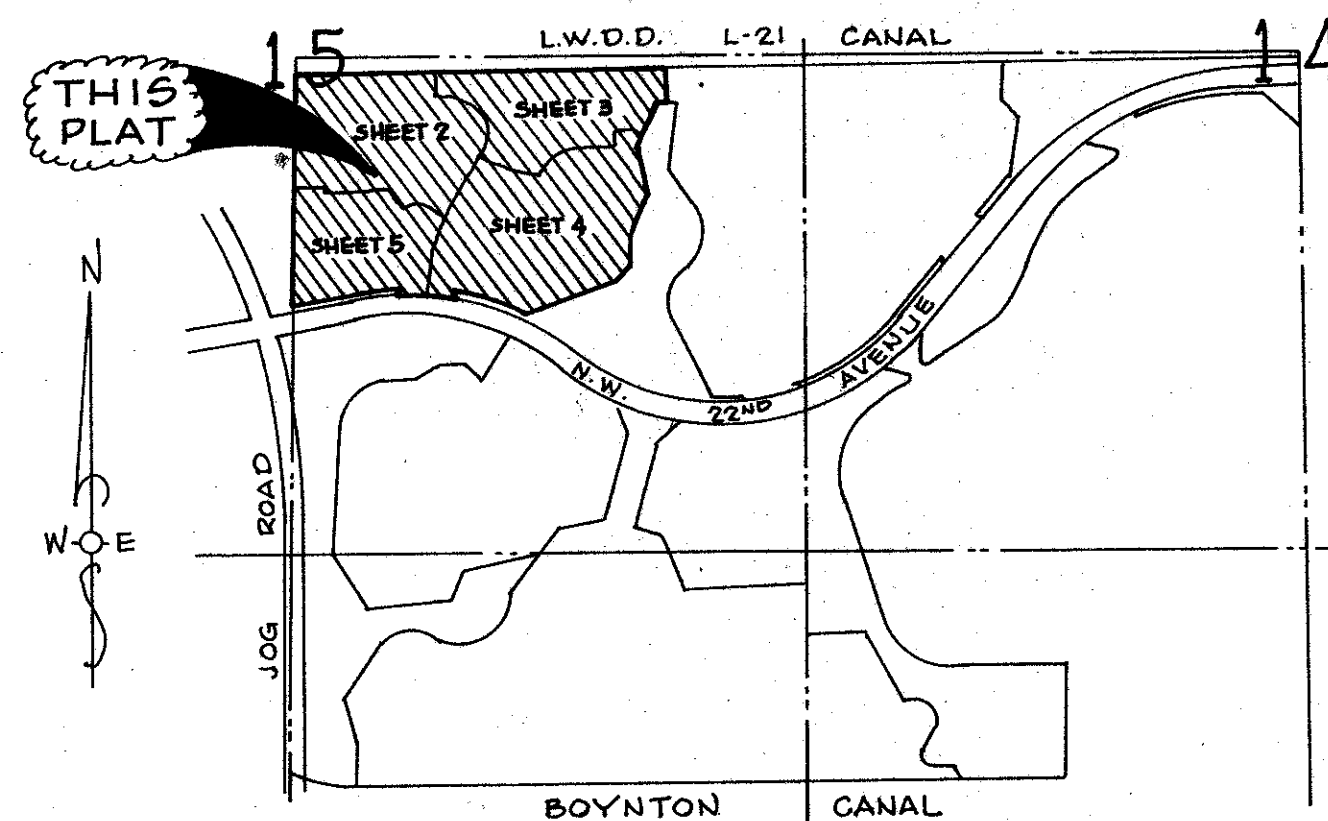
By: Carol J. Elmquist, Chairman
Julla Pawait, Deputy Clerk

Attest: John B. Dunkle, Clerk

COUNTY ENGINEER

This plat is hereby approved for record this 4th day of APRIL 1989

By: Herbert F. Kahlert, P.E.



LOCATION MAP

SURVEYOR'S NOTES:

- 1. P.R.M. denotes Permanent Reference Monument
2. P.C.P. denotes Permanent Control Point
3. D.E. denotes Drainage Easement
4. U.E. denotes Utility Easement
5. L.M.E. denotes Lake Maintenance Easement
6. L.A.E. denotes Limited Access Easement
7. O.S. denotes Open Space
8. There shall be no buildings or any kind of construction placed on utility or drainage easements. Construction or landscaping upon maintenance or maintenance access easements must be in conformance with Ordinance 86-21 and all other building and zoning codes and/or ordinances of Palm Beach County.
9. There shall be no trees or shrubs placed on utility easements which are for water and sewer use or upon drainage or access easements.
10. Landscaping on other utility easements shall be allowed only after consent of all utility companies occupying same.
11. All lines intersecting circular curves are radial unless otherwise noted: (N.R.) = Non-Radial (R.F.) = Radial to front lot line (R.R.) = Radial to rear lot line
12. There may be additional restrictions that are not recorded on this Plat that may be found in the Public Records of Palm Beach County.
13. In instances where drainage and utility easements intersect, the area within the intersection are drainage and utility easements. Construction and maintenance of utility facilities shall not interfere with the drainage facilities within the areas of intersection.
14. There shall be no above ground appurtenances within the 20' foot Lake Maintenance Easement without the consent of Palm Beach County.
15. Building Setback Lines shall be as required by current Palm Beach County Zoning Regulations and/or any restrictive covenants pertaining to that portion of the planned development reflected by this Plat.
16. The bearings shown hereon are based on the North line of Tract 'D' (S.89°05'32"E.) as shown on the Plat of "TARTAN LAKES PLAT NO. 3 - P.U.D.", Plat Book 51 Pages 170-174.

MORTGAGEE'S CONSENT

STATE OF FLORIDA ss. COUNTY OF BROWARD 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 mortgage which is recorded in Official Record Book 5098 at Page 424 of the Public Records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

In witness whereof, the said corporation has caused these presents to be signed by its President and attested to by its Vice President and the corporate seal to be affixed hereto by and with the authority of its Board of Directors this 28th day of FEBRUARY 1989

Transflorida Bank, a Florida banking corporation
By: Carl F. Griswold, President
Attest: William E. Himes, Vice President

ACKNOWLEDGEMENT

State of Florida ss. COUNTY OF BROWARD ss. BEFORE ME personally appeared Carl F. Griswold and William E. Himes, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as President and Vice President of Transflorida Bank, a Florida banking corporation, 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 is 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 at COOPER CITY Broward County, Florida this 28th day of FEBRUARY 1989 A.D. My commission expires: 5/24/92 Date Notary Public - State of Florida

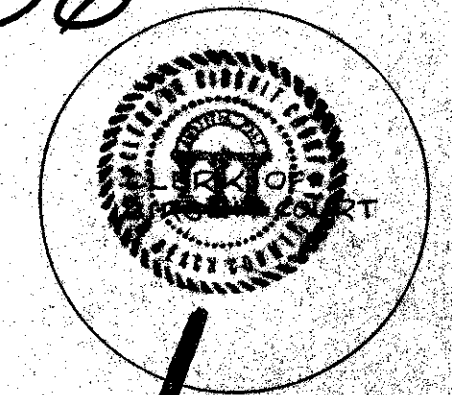
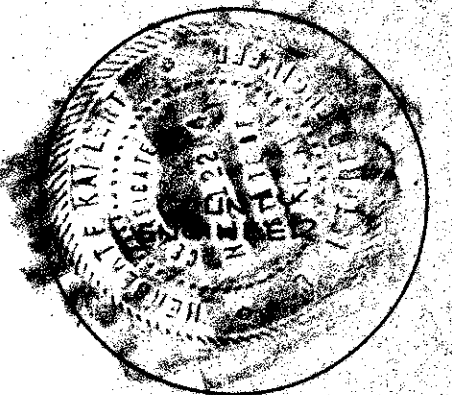
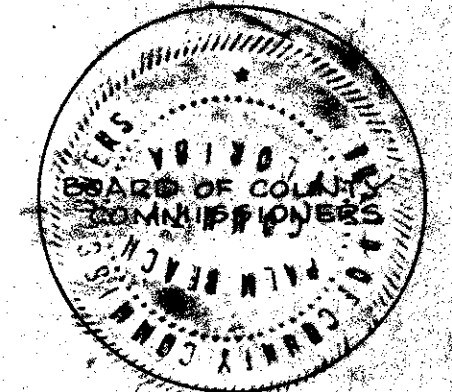
This instrument prepared by: ROBERT P. LEGG R. P. LEGG & ASSOCIATES, INC. - LAND SURVEYORS 8120 Pasadena Blvd. Pembroke Pines, FL 33024

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STATE OF FLORIDA COUNTY OF PALM BEACH THIS PLAT WAS FILED FOR RECORD AT 11:12 AM THIS 6 DAY OF APR. A.D. 1989 AND DULY RECORDED IN PLAT BOOK 62 ON PAGES 108 AND 112

JOHN B. DUNKLE CLERK, CIRCUIT COURT BY: Barbara A. Wood, S.C.



SUBDIVISION: Windchime Lakes BOOK 62 PAGE 108 FLOOD ZONE B FLOOD MAP # 25A QUAD # 34 ZONING 79-177 LTS ZIP CODE 33437 PSD NAME: Sartarville #3 PUD

0316-006

"WINDCHIME LAKES"

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