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PARADISE GARDENS NARANJA
HOMEOWNERS ASSOCIATION, INC.

DECLARATION OF CONDITIONS,
COVENANTS
EASEMENTS, AND RESTRICTIONS OF
PARADISE GARDENS

TABLE OF CONTENTS

DECLARATION OF CONDITIONS, COVENANTS EASEMENTS, AND RESTRICTIONS OF PARADISE GARDENS

<u>Number</u>	<u>Matter</u>
I	Definitions
II	Property Subject to this Declaration
III	Membership and Voting Rights in the Association
IV	Property Rights in the Common Areas and Easements
V	Association Covenant for Maintenance Assessments
VI	Enforcement
VII	General Provisions

TABLE OF EXHIBITS

DECLARATION OF CONDITIONS, COVENANTS EASEMENTS, AND RESTRICTIONS OF PARADISE GARDENS

<u>Number</u>	<u>Matter</u>
A	Legal Description
1	Site Plan
2	Floor Plan
3	Elevation
4	Survey
5	Articles of Incorporation of Association
6	Bylaws of Association

DECLARATION OF CONDITIONS, COVENANTS
EASEMENTS, AND RESTRICTIONS OF PARADISE GARDENS

This Declaration of Conditions, Covenants, Easements, and Restrictions is made this 12th day of JUNE, 2019, by **FS PARADISE GARDENS**, a Florida limited liability company(hereinafter the "Developer").

WHEREAS, the developer is the fee simple owner of the land described in Exhibit A attached hereto and made a part hereof (hereinafter the "Property"), which shall be held, transferred, sold, conveyed and occupied subject to the covenants, restrictions, easements, charges, and liens hereinafter set forth.

I. Definitions:

a. "Assessment" means and refer to the amounts and charges assed to a Lot as set forth in this Declaration from time to time.

b. "Association" means and refer to PARADISE GARDENS NARANJA HOMEOWNERS ASSOCIATION INC., a Florida not for profit corporation, its successors, and its assigns, whose purpose is to administer the Property in accordance with the provisions of the Land Use Documents.

c. "Board of Directors" means and refers to the board of directors of the Association, its successors and/or assigns.

d. "Resolutions" shall mean and refer to the documents containing the rules and regulations and policies adopted by the Board of Directors of the Association as supplemented or amended.

e. "Common Area" shall mean and refer to those areas of land which is not a Lot, together with any improvements thereon, and which are intended to be devoted to the common use and enjoyment of the Owners, which shall include, by way of example, but not by way of limitation, to streets and roadways, street lights; exterior walls; landscaped areas and entrance feature, if any.

f. "Common Wall" shall mean or refer to any wall built as part of a Residential Townhome Unit to separate it from another Residential Townhome Unit and which is not an exterior boundary wall of a Residential Building. The Owners to the Residential Townhome Units separated by the Common Wall shall be entitled to the use of the Common Wall and shall each be responsible for maintaining the Common Wall.

g. "Developer" means and refers to Developer, its successors, assigns, or any combination thereof, so long as they own any unsold Lots or Residential Townhome Unit. Upon recordation of evidence of any such succession or assignment, the predecessor or assignor shall be released and absolved from any obligation on the part of the Developer as

may arise by or through this Declaration and shall have no further rights hereunder. An Owner shall not be deemed to be the Developer by the mere act of purchase or mortgage of a Lot.

h. "Declaration" means and refers to this Declaration of Conditions, Covenants, Easements, and Restrictions, as recorded in the Public Records of Miami-Dade County, Florida, and as the same may be amended and supplemented from time to time.

i. "Entitled To Vote" means and refers to that Owner who shall cast a vote for a Lot at an Association meeting. If more than one person or legal entity shall own any Lot, the Owners thereof shall determine among themselves who shall be the Member Entitled To Vote. Said determination shall be manifested upon a voting certificate, signed by all Owners of said Lot, and given to the Association Secretary for placement in the Association records. Notwithstanding anything contained herein to the contrary, all Owners, whether Entitled To Vote or not are assured of all other privileges, rights, and obligations of Association membership and shall be Members of the Association. In no event shall any mortgages or other party holding any type of security interest in a Lot or the Residence constructed thereon be Entitled To Vote for purposes hereof unless and until any of said parties obtain or receive fee simple title to such Lot.

j. "Institutional Lender" or "Institutional Mortgagee" means and refers to a bank, savings and loan association, insurance company, mortgage company, real estate investment trust, pension fund, pension trust, or any other generally recognized institutional-type lender or its loan correspondent, the Federal Home Loan Mortgage Corporation (FHLMC), the Federal National Mortgage Association (FNMA), the Federal Housing Administration (FHA), or the Veteran's Administration (VA), and to any successor or assignee thereof.

k. "Land Use Documents" shall mean and refer to this Declaration, the Articles, and Bylaws, as amended or supplemented.

l. "Limited Common Area" as used herein, shall mean and be comprised of the common area which are reserved or assigned or granted separately here for the use of one or more Residential Townhome Unit(s) (as an appurtenance thereto) to the exclusion of other Units, which may consist of yards, balconies, and parking area abutting each unit as depicted in the Floor Plans, Elevations, and Survey of this Association included as Exhibits to this Declaration in Exhibits "4", "5", and "6" to this Declaration. The "Limited Common Areas" shall be maintained by the unit owner the limited common area serves, who shall bear the cost of said maintenance.

m. "Lot" Means and refers to any part of the Property which is improved or will be improved with a Residential Townhome Unit.

n. "Member" means and refers to all those Owners who are Members of the Association as provided in Article III thereof.

o. "Owner" means and refers to the record owner Lot, whenever one or more persons or entities, of the fee simple title to any Lot situated upon the Property including contract

sellers, but excluding those having such interest merely as security for the performance of an obligation.

p. "Plat" means and refers to plat of PARADISE GARDENS, as recorded in Plat Book 174, Page 16 through —, of the Public Records of Miami-Dade County, Florida, in one or more stages or phases.

q. "Property or "Properties" means and refers to the property as described in Exhibit A and Article II of this Declaration, as are now or hereafter made subject to this Declaration and to the jurisdiction of the Association, except such as are withdrawn from the provisions hereof in accordance with the procedures hereinafter set forth.

r. "Residential Building" shall mean and refer to the improvement or structure containing attached Residential Units for which a certificate of occupancy has been duly issued.

s. "Residential Townhome Unit" means and refers to the single-family residence built and improved upon a Lot and shall include all patios, courtyards, balconies and improved areas within the Lot including the "Common Walls, provided however, all heating, cooling, plumbing apparatus, utility installations and bearing columns or supports within a unit which service more than one unit shall be part of the common elements. Doors, glass, screen and other material covering openings in vertical exterior walls shall be part of the unit.

t. "Single Family Home" shall mean and refer to Residential Units constructed within the Residential Buildings as attached residences.

u. "Special Taxing District" shall mean and refer to the special taxing districts established by the Developer incident to the Property in accordance with Chapter 18 of the Code of Miami-Dade County.

v. "Turnover" shall mean and refer to that date upon which the Developer's control of the Board of Directors of the Association terminates and control is turned over to a Board of Director selected by the Membership of the Association.

II. Property Subject to this Declaration

a. Legal Description: The real property which, initially, is and shall be held, transferred, sold, conveyed, and occupied subject to this Declaration is located in Miami Dade County, Florida and is more particularly described as attached hereto. All of which real property and all additions thereto are herein referred to collectively as the "Property".

b. Description of Property:

i. The description of the improvements comprising the Property, consisting of sixteen (16) Residential Buildings of two (2) floors with one hundred and forty-three (143) Residential Units.

ii. The identification of the Residential Units shall be identified by letter name or number, or combination thereof, so that no unit bears the same designation as any other unit. Exhibits "2", "3", "4", and "6" of this Declaration of Condominium contain a survey of the Land showing the location of the building, a graphic description of the building contents of the units and of the elevations of the buildings, of the common elements and of the limited common elements in sufficient detail to reflect their respective locations and dimensions prepared and certified by a registered land surveyor in the manner required by the Condominium Act. The improvements are further described as:

1. Residential Buildings: The improvements include sixteen (16) buildings with one hundred and forty-three (143) Residential Units.

2. Other improvements: In addition to the residential buildings, the Property also includes improvements other than buildings such as landscaping and all other underground structures and improvements which are not a part or located within residential buildings such as wires, cables, drains, pipes, ducts, conduits, valves, and fittings.

c. Effect of Declaration: Each Owner of a Lot or any other portion of the Property, by acceptance of a deed or other instrument evidencing its ownership interest, accepts and acknowledges the authority of this Declaration and of the Association created herein, and agrees to abide by and be bound by the provisions of this Declaration, the Articles, the Bylaws, and other rules and regulations of the Association. In addition to the foregoing, the family, guests, invitees, and tenants of said Owners shall, while in or on the Property, abide and be bound by the provisions of this Declaration, the Articles, the Bylaws, and other rules and regulations of the Association.

III. Membership and Voting Rights in the Association

a. Membership. Every record Owner of a fee or undivided fee interest in any Lot shall be a Member of the Association. Notwithstanding anything else to the contrary set forth in this section, any such person or entity who holds such interest merely as security for the performance of an obligation shall not be a Member of the Association. Membership in the Association shall be appurtenant to each Lot and may not be separated from ownership of said Lot. The record titleholder to each Lot shall automatically become a Member of the Association and shall be assured of all rights and privileges thereof upon presentation of a photostatically or otherwise reproduced copy of said Owner's deed to the Association Secretary for placement in the records of the Association. To the extent that said deed shall pass title to a new Owner from an existing Lot Owner, membership in the Association shall be transferred from the existing Owner to the new Owner. In no event shall any mortgagee or other party holding any type of security interest in a Lot or the Residence constructed thereon be a Member of the Association unless and until any of said parties obtain or receive fee simple title to such Lot or Proposed Lot.

b. Voting Rights. The Association shall have one (1) class of voting membership. Each Owner shall be entitled to one (1) vote for each Lot in which they hold the interests required

for membership. When more than one person holds such interest or interest in any Lot, all such persons shall be Members, but the vote for such Lot shall be exercised only by that one person who is Entitled To Vote. In no event shall more than one vote be cast with respect to any such Lot.

c. General matters. When reference is made herein, or in the Article of Incorporation, Bylaws, Rules and Regulations, management contracts, or otherwise, to a majority or specific percentage of Members, such reference shall be deemed to be reference to a majority or specific percentage of the votes of Members Entitled To Vote and not of the Members themselves.

d. Turnover. At time of Turnover, the Developer shall direct the company employed by the Association to provide management services to the Association to provide the Members of the Board of Directors with all records required to be kept by the Association in accordance with the terms of the Bylaws. These records shall include, but not be limited to all maintenance and repair records pertaining to the improvements to the Common Areas constructed by the Developer together with all warranties still in effect, if any. No warranty for improvements to the Common Areas shall extend beyond one year from completion of the Common Area and/or the improvements thereon and under no circumstances shall the Turnover extend any warranty given by the Developer whatsoever.

IV. Property Rights in the Commons Areas and Easements

a. Members Easements. Each Member, and each tenant, agent, and invitee of such Member or tenant, shall have a nonexclusive permanent and perpetual easement over and upon the Common Area for the intended use and enjoyment thereof in common with all other such Member, their tenants, agents, and invitees, in such manner as may be regulated by the Association.

i. Without limiting the generality of the foregoing, such rights of use and enjoyment are hereby made subject to the following:

1. The right and duty of the Association to levy Assessments against each Lot for the purpose of maintaining the Common Area and facilities in compliance with the provisions of this Declaration and with the restrictions on the Plats of portions of the Property from time to time recorded;

2. The right of the Association to suspend the Member's and Owner's voting rights for any period during which any Assessments against the Member's or Owner's Lot remains unpaid; and, for a period not to exceed sixty (60) days, for any infraction of lawfully adopted and published rules and regulations;

3. The right of the Association to adopt at any time and from time to time and enforce rules and regulations governing the use of the Lots and Common Area at any time situated thereon, including the right to fine Owners and Members as hereinafter

provided. All rules and regulations so adopted shall apply, until rescinded or modified, as if originally set forth at length in the Declaration; and

4. The right to the use and enjoyment of the Common Area thereon shall extended to all permitted user's immediate family who reside with that user, subject to regulation from time to time by the Association in its lawfully adopted and published rules an and regulations.

b. Easements Appurtenant. The easements provided in Section 4(a) shall be appurtenant to and shall pass with the title to each Lot which shall be deemed to include, without limitation, the following:

i. An undivided share in the Common Area and in the Common Surplus (as that term is elsewhere herein defined) and

ii. The right to use exclusively those portions of the Common Area designated and/or reserved herein and/or granted elsewhere or assigned by the Association to a certain Residential Townhome Unit as Limited Common Area; and

iii. An exclusive easement for the use of the air space occupied by the Residential Townhome Unit as it exist at any particular time (as shown in Exhibit "2" hereto) and as it may lawfully be altered or reconstructed from time to time, which easement shall be terminated automatically in any air space permanently vacated from time to time; and

iv. Irrevocable, perpetual, non-exclusive easements, to be used and enjoyed in common with the owners of all units in the Association for use of those Common Area not designated elsewhere herein as Limited Common Area, including without limitation, easements for:

1. The furnishing and maintenance of public utility services to all parties of the real property of the condominium over, across, in and through the land, buildings, and other improvements, as the fixtures and equipment therefore now exists and/or may be modified or relocated; and

2. Vehicular and pedestrian access over, across, upon in and through the drives, entries, gates, walks, grounds and other portions, of any of the Common Areas as are intended and/or provided for pedestrian and vehicular traffic through out of the Association; and

3. Recreational purposes, pedestrian access, over, across, upon, in and through to drives, entries, gates, walks, ground, and other portions, if any of the Association; and

v. An exclusive easement for the unintentional and non-negligent encroachment by any unit upon any other unit or Common Area or vice-versa for any reason not caused by or resulting from the willful or negligent act of Developer or any owner or owners including without limitation, encroachments, caused by or resulting from the original construction of improvements, which exclusive easement shall exist at all times during the continuance of such

encroachments as easements appurtenant to the encroaching unit or other improvement, to the extent of such encroachment; and

vi. An exclusive easement for the use of the area of land and air space occupied by air conditioning compressors, and the equipment and fixtures appurtenant thereto, situated in and/or common elements of the condominium but exclusively servicing and individually owned by easement shall be terminated automatically in any air space which is permanently vacated by such air conditioning compressor, and the equipment and fixtures appurtenant thereto; provided, however, that the removal of the same for repair and/or replacement shall not be constructed to be a permanent vacation of the air space which it occupied.

c. Maintenance by Association. The Common Areas shall be maintained and operated by the Association for the benefit of the Association, its Members and the Owners, the Owners the Developer. In order to maintain, manage, and operate the Common Area, and such appurtenances as are described above, the Association shall have the right and authority to enter into such contracts or agreements (including without limitation agreements with the Developer) as the Board of Directors of the Association deem appropriate. Without limiting the generality of the foregoing, the Association shall assume all of Developer's responsibility to any governmental entity of any kind with respect to the Common Area and shall indemnify and hold the Developer harmless with respect thereto.

d. Easements for Maintenance. Easements are hereby reserved in favor of the Special Taxing District and the Association upon, across, under, through and over all portions of the Common Areas for the purpose, as deemed necessary by the Association and/or the Special Taxing District for maintaining the common Areas and carrying out the responsibilities pursuant to this Declaration and the Special Taxing Districts' enabling documents, respectively.

e. Maintenance by Owner. Each Owner shall be responsible for the maintenance, replacements, and repair of all improvements located on such Owner's Lot, other than those specifically provided to be maintained by the Association as a Limited Common Area or other agreement or obligation of the Association.

All of the Association's work and responsibilities pursuant to this Section and all expenses incurred hereunder shall be paid for by the Association through Assessments (either general or special) imposed in accordance herewith. No Owner may waive or otherwise escape liability for Assessments by non-use of the Common Area or abandonment of the right to use the Common Area.

f. Except as otherwise provided by the Special Taxing District, in no event shall Miami-Dade County be obligated to carry out any of the maintenance obligations of the Association, including, unless such obligations are undertaken by way of a resolution of the Board of County Commissioners of Miami-Dade County.

g. Ownership. In accordance with the dedication set forth on the Plat, the Common Area is hereby dedicated non-exclusively to the joint and several use, in common, of the Owners of all Lots that may from time to time constitute part of the Property and such Owners'

tenant, guests, and invitees. The Developer shall convey the Common Area within the plat of Paradise Gardens to the Association, which shall accept such conveyance. Beginning on the date this Declaration is recorded, the Association shall be responsible for the maintenance of the Common Area (whether or not then conveyed to the Association), such maintenance to be performed in a continuous and satisfactory manner. It is intended that all real estate taxes and assessments, if any, assessed against that portion of the Common Area owned or to be owned by the Association shall be proportionally assessed against and payable as part of the taxes of the Lots within the Property. However, in the event that, notwithstanding the foregoing, any such taxes are assessed directly against the Common Area, the Association shall be responsible for the payment of the same, including taxes on any improvements and any personal property located thereon, which taxes accrue from and after the date this Declaration is recorded.

h. Sidewalk. Public sidewalk easements, if any, may be referred to on the Plat(s) or created by separate instrument.

i. Alterations of and Improvements to Residential Townhome Units and Common Areas.

i. No alteration or improvement or addition to a unit or to any limited common areas to which the owner has an exclusive right to use, shall be made, constructed, erected or installed, which shall: (a) remove in whole or in part, replace, reroute or otherwise affect any column, bearing, wall or partition, pipe, duct, wire or conduit or obstruct any easement herein provided for, or (b) remove, or change the style, pattern material, texture or outside color of any door, window, screen, fixture, equipment, enclosure or appliance in or an exterior unit or building wall, or (c) remove, from the inside or outside, the glass of other transparent and/or translucent material in any exterior door or window with or apply or affix thereto, any materials or substances which shall render the same opaque or change the exterior color therefore, except interior draperies, curtains, shades or shutters which are lined, backed, covered or painted on the side visible from the exterior with a neutral color, material or (d) affix to or cover any exterior door or window or otherwise install on the exterior of any unit or building any storm or hurricane shutter or awning or any protective or decorative panel, trim, enclosure, fixture or appliance, or (e) otherwise change, modify, or alter the exterior of any unit or building so that it thereby differs in appearance from any other units or buildings of the same type. There shall be not material alterations or substantial improvements or additions to the common elements except in the following manner: subject to the foregoing restrictions against changing the exterior appearance of units and/or buildings, the Association shall have the right to make or cause to be made alterations, improvements and additions to the common elements, except the acquisition of additional real property, which have been approved by the owners of units to which seventy-five percent of the common elements are appurtenant. The cost of such alterations, improvements and/or additions shall be assessed against and collected from the owners of all units as Common Areas.

ii. Right of Access to Residential Townhome Units: The Association has the irrevocable rights of access to each unit during reasonable hours, when necessary for the maintenance, repair, or replacement of any common area or as necessary to prevent damage to the common area.

V. Association-Covenant for Maintenance Assessments

a. Creation of the Lien and Personal Obligations of the Assessments. Except as provided elsewhere herein, the Developer, for all Lots within the Property, hereby covenants and agrees and each Owner of any Lot by acceptance of a deed therefor, whether or not it shall be so expressed in such deed or other conveyance, shall be deemed to covenant and agree, to pay to the Association annual Assessments or charges for the maintenance, management, operation, and insurance of the Common Area and other properties that may be otherwise used for the benefit of the Property as provided elsewhere herein, including such reasonable reserves as the Association may deem necessary, including capital improvement Assessments, as provided elsewhere herein, and all other changes and Assessments hereinafter referred to, all such Assessments to be fixed, established, and collected from time to time as herein provided. In addition, individual assessments may be levied against particular Owners and Lots for expenses incurred against those particular Lots and Owners to the exclusion of others and other charges against specific Lots or Owners as contemplated in this Declaration. The annual, special, and other Assessments, together with such interest thereon and costs of collection thereof as hereinafter provided, shall be a charge on the land and shall be a continuing lien upon the Lot against which each such Assessment is made. Each such Assessment, together with such interest thereon and costs of collection thereof as hereinafter provided, shall also be the personal obligation of the person who is the Owner of such property at the time when the Assessment fell due. Except as provided herein with respect to individual Assessments that may be imposed on one or more Lots and Owners to the exclusion of others, all Assessments imposed by the Association shall be imposed against all Lots subject to its jurisdiction equally. Reference herein to Assessments shall be understood to include reference to any and all of said charges whether or not specifically mentioned.

b. Purpose of Assessments. The regular Assessments levied by the Association shall be used exclusively for payments and purposes described herein and in paragraph 5(a) above and for operation, maintenance, repair, renovation, and construction upon the Common Areas, including the maintenance and repair of such other properties as may be used for the benefit of the Property, as specifically provided herein, capital improvements, reserves, operating costs of the Association, and to promote the health, safety, welfare, and aesthetics of the Members of the Association and of their families residing with them, their guests, tenants, and invitees, all as provided for herein.

c. Reserves for Replacement. The Association may establish and maintain a reserve fund for the periodic maintenance, repair, and replacement of improvements to the Common Area. The reserve fund may be maintained from annual Assessments. Notwithstanding the foregoing, if the Developer elects to pay the amount of any deficits incurred by the Association for expenses in excess of the amounts collected as Assessments, in accordance with the provisions of Section 5(l) of this Declaration, then the Developer shall not be required to contribute to a reserve fund.

d. Initiation Fee; Initial Assessment Payment. The Board of Directors may fix the initial annual Assessment and any maximum annual Assessments.

e. Capital Improvements. Funds necessary for the addition of capital improvements (as distinguished from repairs and maintenance) relating to the Common Area or other properties used for the benefit of the Property and which have not previously been collected as reserves or are otherwise available to the Association shall be levied by the Association as special Assessments only upon approval by a majority of the total cumulative vote of the Members voting in person or by proxy at a meeting duly called for such purpose.

f. Notice and Quorum for Any Action Authorized Under Section 5(e). Written notice of any meeting, which occurs after Turnover, called for the purpose of taking any action authorized under Section 5(e) shall be sent to all Members not less than ten (10) days nor more than sixty (60) days in advance of the meeting. At the first such meeting called, the presence of Members or of proxies entitled to cast thirty percent (30%) of the total cumulative vote of the Members shall constitute a quorum. If the required quorum is not present at the scheduled meeting, another meeting may be called with written notice to all Members, and the required quorum at the subsequently scheduled meeting shall be one-half (1/2) of the required quorum at the preceding scheduled meeting. If the required quorum for the subsequent scheduled meeting is not present, the process shall be repeated each time reducing the quorum to one-half (1/2) the required quorum at the immediately preceding scheduled meeting, until a quorum is attained. In no event shall a quorum be less than one vote of a Member. No such subsequent meeting shall be scheduled more than ninety (90) days following the preceding scheduled meeting. After notice of the first scheduled meeting, until a meeting authorized under Section 5(e) is held at which a quorum is present, the minimum notice for such meetings shall be reduced to five (5) days. This section deals only with meetings to take action authorized under Section 5(e).

g. Date of Commencement of Annual Assessments Due Dates. The annual Assessments provided for in this Article shall commence on the first day of the month next following the recordation of these covenants and shall be applicable through December 31 of such year. Each subsequent annual Assessment shall be payable in advance by one (1) annual payment, or by monthly, quarterly, or biannual installments in the discretion of the board of Directors of the Association. The due date of any special Assessment shall be fixed in the Board of Directors resolution authorizing such assessment.

h. Certain Duties of the Board of Directors. The Board of Directors of the Association shall fix the date of commencement and the amount of the Assessment against each Lot subject to the Association's jurisdiction for each assessment period, to the extent practicable, at least thirty (30) days in advance of such date or period, and shall, at the time, prepare a roster of the Lots and Assessments applicable thereto which shall be kept in the office of the Association and shall be open to inspection by any Owner, except that until the first budget year after the Turnover, the Annual General Assessments shall be established by the Developer. Written notice of the Assessment shall thereupon be sent to every Owner subject thereto thirty (30) days prior to payment of the first installment or full payment thereof, as required in the discretion of the Board of Directors of the Association, except as to emergency Assessments. Subject to other provisions hereof, the Association shall upon demand at any time furnish to any Owner liable for an Assessment a certificate in writing signed by an

officer of the Association, setting forth whether such assessment has been paid to any particular Lot. Such certificate shall be conclusive evidence of payment of any Assessment to the Association therein stated to have been paid. The Association may charge a reasonable fee for such certificate. The Association, through the action of its Board of Directors, shall have the power, but not the obligation, to enter into an agreement or agreements from time to time with one or more persons, firms, or corporations (including affiliates of the Developer) for management services or for other services beneficial to the Association or the proper operation and maintenance of the Property. The Association shall have all other powers provided elsewhere herein, in its Articles of Incorporation and its Bylaws.

i. Effect of Non-Payment of Assessment; the Personal Obligation; the Lien; Remedies of the Association. If the Assessments (or installments), whether general or special, or individual, are not paid on the date(s) when due (being the date(s) specified herein), then such Assessments (or installments) shall become delinquent (and, at the option of the Developer or the Board of Directors of the Association, all general Assessments attributable to the Lot for the existing fiscal year shall be accelerated and shall become immediately due and payable) and shall, together with late charges, interest, and the costs of collection thereof as hereinafter provided, thereupon become a continuing lien on the Lot that shall bind such property. Each Assessment against a Lot shall also be the personal obligation of the Owner at the time the Assessments fell due.

If any installment of an Assessment is not paid within fifteen (15) days after the due date, at the option of the Association, a late charge of up to five percent (5%) of the installment may be imposed and all such sums including administrative fees, costs, and all charges shall bear interest from the date when due until paid at the highest lawful rate, and the Association may bring an action at law against any Owner personally obligated to pay the same, may record a claim of lien against the Lot on which the assessment and late charges are unpaid and may foreclose the lien against the Lot on which the assessments and late charges are unpaid, may take any other action or pursue any other remedy available at law or equity, or may pursue one or more of such action and remedies at the same time or successively. The Association shall also have the right to recover its attorneys' fees, paralegal fees, and costs, including, without limitation, costs and expenses for consultation with an attorney because any such sums have not been paid, and costs and expenses charged by such attorney for services related in any way to the failure by an Owner to pay such sums, including, without limitation, fees for telephone calls, preparation of correspondence, attendance at meetings, etc., whether or not suit is filed. Further, in addition to the foregoing in the event suit is filed, the Association shall have the right to recover all attorneys' fees, paralegals' fees, and costs incurred before trial, at trial, and upon all appellate levels.

The Association does not intend to collect or receive interest in excess of the maximum legal rate permitted under applicable usury laws. In the event the Association or any court determines that any charge, fee, or interest paid or agreed to be paid to the Association may, under applicable usury laws, cause the interest rate to exceed the maximum rate permitted by law, then such charges, fees, or interest shall be reduced to the maximum rate permitted by law, and any amounts actually paid in excess of such maximum rate permitted by law shall be

applied to reduce the principal balance of any sums due the Association and excess repaid directly to the Owner.

In addition to the rights of collection stated above, if any installment of an Assessment is not paid within fifteen (15) days after the due date, the Board of Directors of the Association may impose a fine on the Lot for which the Assessment was not paid, which fine shall also be the personal obligation of the Owner. The fine shall be imposed by the Board of Directors at a duly called meeting in accordance with the Bylaws of the Association, and notice of the fine, once imposed, shall be sent to the Owner by certified mail, return receipt requested, postage prepaid. The Owner may appeal the fine to the Board of Directors in accordance with reasonable procedures prescribed by such Board of Directors from time to time. The determination of the Board of Directors with respect to any such appeal shall be final.

Any such fine, together with reasonable fees and costs of collection thereof, including, without limitation, attorney's fees and costs shall be a continuing lien on all Lots owned by the Owner liable for the fine. Additionally, the fine shall also be the personal obligation of the Owner at the time the fine is assessed.

The Association may bring an action at law against the Owner personally obligated to pay the fine or may record a claim of lien against the Lot for which the fine is unpaid, and may foreclose the lien against the Lot on which the fine is unpaid or may pursue one or more such remedies and any and all other available remedies at the same time or successively.

In addition to the rights of collection of Assessments stated in this Section, any and all persons acquiring title to or an interest in a Lot as to which the Assessment is delinquent, including, without limitation, persons acquiring title by operation of law and by judicial sales, shall not be entitled to the occupancy of such Lot or the enjoyment of the Common Area until such time as all unpaid and delinquent Assessments due and owing from the selling Owner have been fully paid. No sale or other disposition of Lots shall be permitted until an estoppel letter is received from the Association acknowledging payment in full of all Assessments and other sums due; provided, however, that the provisions of this sentence shall not be applicable to the mortgagees and purchasers contemplated by Section 5(j) of this Article.

It shall be legal right of the Association to enforce payment of the Assessments hereunder. Failure of the Association to send or deliver bills shall not, however, relieve Owners from their obligations hereunder.

j. Subordination of the Lien. The lien of the Assessments shall be superior to all other liens provided for herein except for tax liens and the lien of any first mortgage representing a first lien on any Residential Townhome Unit, subject only to tax liens, and secure indebtedness which is amortized in monthly or quarter-annual payment over a period of not less than ten (10) years. Sale or transfer of any Lot shall not affect the Assessment lien; provided, however, the sale or transfer of any Residential Townhome Unit pursuant to foreclosure shall extinguish the lien of such Assessments as to payments which became due prior to such sale or transfer unless such Assessments are secured by a claim of lien for Assessments that is recorded prior to the recording of such mortgage. No sale or transfer of any type shall relieve such Lot from liability for any

Assessments thereafter becoming due or due or from the lien thereof. It is the express intent of this Section, notwithstanding any other provisions hereof, to subordinate the Assessment lien referred to above only to first mortgages executed in favor of institutional mortgagees which shall include banks, savings and loan associations; insurance companies and mortgage bankers. In no event shall any second mortgage or other junior mortgage take priority over the Assessment lien.

k. Collection of Assessments. The Association shall collect the Assessments of the Association.

l. Effect on Developer. Notwithstanding any provision that may be contained to the contrary in this Declaration or the Articles of Incorporation or Bylaws of the Association, for as long as Developer or its successors or assignees, from time to time, are the Owners of any Lot on which a Residence has not yet been constructed, the Developer shall be liable for the full Assessments against each Lot so owned; provided, however, the Developer, in its sole discretion, may elect in any given assessment year, in lieu of payment of the full Assessments for each such Lot, to pay the amount of any deficits incurred by the Association for expenses incurred in excess of the amounts collected as Assessments. In such event, Developer shall not be required to fund reserves. For purposes hereof, the existence, or nonexistence of a deficit for the Association shall be determined on cash basis accounting instead of accrual basis. When Developer has sold and conveyed all Lots in the Property, Developer shall not have further liability of any kind to the Association for the payment of Assessments or for funding any deficits of the Association.

m. Anything in this Declaration to the contrary notwithstanding, each Owner or Member, by acceptance of title to a Lot herein, whether or not it is so expressed in the document or act of transfer of title to that Lot is deemed to covenant and agree that all regular, special, and other assessments hereunder pertaining to that Lot, all fines hereunder pertaining to that Lot or its Owners, all taxes, and all other charges, fees, and costs hereunder pertaining to that Lot or its Owners, and all charges, fees, and costs attributable to the collection of any of the foregoing, to the enforcement of the covenants, conditions, and restriction affecting that lot or its Owners, or to both collection and enforcement (including, without limitation, attorney's fees and costs) together with interest in all thereof, shall constitute an assessment and a continuing lien upon the Lot against which the assessment is made. Said assessment and continuing lien, regardless of the date of the assessment shall relate back to the date of recording this Declaration in the public records of the county in which the Lot is located.

VI. Enforcement

a. Compliance by Owners. Every Owner shall comply with the terms, provisions, restrictions, and covenants set forth herein and any and all rules and regulations that from time to time may be adopted by the Board of Directors of the Association.

b. Enforcement. The Developer, the Association, the Board of Directors, each Owner, or any other party as provided herein shall each have the right, but not the obligation, to enforce this Declaration and the covenants, restrictions, and provisions thereof, including without limitation, bringing the actions and filing and foreclosing the liens described in Article

V hereto. Enforcement of this Declaration and the covenants, restrictions, and provisions hereof may be accomplished by any proceeding at law or equity, including, without limitations, an action for damages and injunctive relief. The Association shall have the right to suspend the voting rights and use of the Common Area of any defaulting Owner. Failure to enforce any covenant, restriction, or provision hereof shall not be deemed a waiver to do so thereafter. The Owner responsible for the default or offense shall be responsible for all costs incurred in enforcement of this Declaration, including, but not limited to, attorney, paralegal, and legal assistant fees, costs, and expenses, related fees, costs, and expenses, court costs, and witness and expert fees and costs, whether suit be brought or not, and whether in settlement, in any declaratory action, at trial, or on appeal.

VII. General Provisions

a. Use Restrictions. Use of the Property shall be in accordance with the following provisions so long as the Association exists and these restrictions shall be for the benefit of and enforceable by the Association.

i. Residential Townhome Units: Each of the units shall be occupied only by a family, its servants and guests, as a residence and not for other purposes. No unit may be divided or subdivided into a smaller unit, not any portion thereof sold or otherwise transferred.

ii. Common Area: The common area and Limited Common Areas shall be used only for the purposes for which there were intended in the furnishing of services and facilities for the enjoyment of units.

iii. Nuisances: No nuisances shall be allowed upon the Property, not any use or practice which is the source of annoyance to residents or which interferes with the peaceful possession and proper use of the Property by residents. All parts of the Property shall be kept in clean and sanitary condition and no rubbish, refuse or garbage shall be allowed to accumulate nor shall any fire hazard be allowed to exist. No use shall be made of any or of the common area or limited common areas which would increase the rate of insurance upon the Property.

iv. Lawful Use: No immoral, improper, offensive or unlawful use shall be made of the Property or any part thereof, all valid laws, zoning ordinances and restrictions and limitations of records shall be observed. The responsibility of meeting the requirements of governmental bodies pertaining to maintenance, replacement, modification or repair of the Property shall be the same as is elsewhere herein specified.

v. Regulations: Reasonable regulations concerning the use of the Property may be made and amended from time to time by the unit owners provided, however, that all such restrictions and amendments thereto shall be approved by not less than a majority of the members of the Association before the same shall become effective. Copies of such regulations and amendments thereto shall be furnished by the Association to all unit owners and residents of the Association upon request.

vi. Proviso: Provided, however, that until Developer has completed and sold all of the units, neither unit owners or the Association nor the use of the Property shall interfere with the completion of the proposed improvements and the sale of the units Developer may make such use of the unsold units and common elements as may facilitate such completion and sale, including but not limited to, maintenance of a sales office, the showing of the Property and the display of signs.

b. Duration. The covenants and restrictions of this Declaration shall run with and bind the Property for a term of fifty (50) years from the date this Declaration is recorded, after which they shall be automatically extended for successive periods of ten (10) years, unless, during the last year of its applicability during the initial term or any extension period, no less than seventy-five percent (75%) of the total vote of the Members at a duly noticed meeting of the Association vote in person or by proxy to terminate this Declaration. Further, no such termination shall have the effect of terminating any easements herein provided or reserved. Except as otherwise provided herein, this Declaration may be amended by an instrument signed by the owner(s) of the majority of the total votes of the Membership.

c. Amendment. Except for amendments which Developer is authorized and or obligated elsewhere herein to make and except as may be elsewhere herein or pursuant to Florida law otherwise specifically provided, this Declaration may be amended only in the following manner:

i. Notice: The full text of the provisions to be amended pursuant to F.S. 720.306 shall be included in the notice of any meeting at which such proposed amendment is to be considered. Additionally, no provision of the declaration shall be reversed, or amended by referring to its title or number only. Proposals to amend existing provisions of the declaration shall contain the full text of the provisions to be amended, and new words shall be inserted in the text and underlined, and words to be deleted shall be lined through with hyphens.

ii. Proposal: Amendments to this Declaration may be proposed by the Owners by resolution adopted by a majority vote of the Owners at any special meeting, or in the alternative, by a written instrument signed by all of the Owners.

iii. Adoption: Any amendment to this Declaration so proposed by the members of the Association shall be transmitted to the Owners, who shall thereupon call a special meeting to consider and vote upon such proposed amendment. The special meeting, of the members shall be held not sooner than thirty days nor later than sixty days from the date of receipt of the proposed amendment. Notice of the meeting shall be delivered to each Owners. The proposed amendment may be adopted and shall become effective, by and upon the affirmative vote at such meeting of all of the members owning units. Notwithstanding the foregoing provisions, for adoption of amendments to this Declaration or any other provisions for amendments in Florida Statute no amendment may:

1. Change the size or configuration or size of any Residential Townhome Unit in any material fashion, unless the record owner of the unit and all record owners of liens join in the execution of the amendment, said joinder by lien holders not be unreasonably

withheld, and unless at least a majority of the records owners of all other units approve the amendment, or

2. Discriminate against any unit owner or against any unit or buildings comprising part of the association property, unless all record owners and all record holders of lien shall join in the execution and acknowledgement of the amendment, said joinder by lien holders not to be unreasonably withheld, unless approved by more than two-thirds of all the unit owners; or

3. Change, modify or alter the appurtenances to any unit or units or the share of any unit owner in the common elements or common surplus unless the record owner of all such units so affected and the record owner of all liens encumbering such units join in the execution of the document, said joinder by lien holders not be unreasonably withheld, and unless at least a majority of the record owners of all other units approve the amendment.

4. No amendment to this declaration shall make any change in the provisions of this Declaration regarding "Insurance" and "Reconstruction or Repair after Casualty" unless the record owners of all mortgages of units shall join the execution and acknowledgement of the amendment, said joinder not to be unreasonably withheld, unless approved by more than two-thirds of all of the unit owners; or

5. No new amendment shall adversely affect the interest of any and all record owners of all mortgage liens thereon unless that record owner mortgagee joins in a consent to the execution, which consent may not be unreasonably withheld, and/or acknowledgement of the amendment, unless approved by more than two-thirds of all of the unit owners.

iv. **Effective Date and Recording Evidence of Amendment:** As to the members of the Association and non-members, such amendment shall be effective at the time of filing the amendment and certificate of amendment in the Public Records of Miami-Dade County, Florida. The proposing unit owner shall cause to be filed in the Public Records of Miami-Dade County, Florida, the original amendment to the Declaration and certificate of amendment, if it in the form of an instrument executed and acknowledged by unit owners and the holders of liens thereon, or the original amendment to the Declaration and the certificate of amendment. A true and correct copy of each such amendment or certificate shall be delivered, after adoption thereof, to the record owners of all units and to the record owners of all liens on units by the proposing unit owner upon request to such unit owner, but delivery of such copies shall not be a condition precedent to the effectiveness of any such amendment.

d. **Notice.** Any notice required to be sent to any Member or Owner under the provisions of this Declaration shall be deemed to have been properly sent when personally delivered or mailed, postage prepaid to the last known address of the person who appears as a Member or Owner on the records of the Association at the time of such mailing.

e. **Severability.** Invalidation of any one of these covenants or restrictions or any part, clause, or word hereof, or the application thereof in specific circumstances by judgment

or court order shall not affect any other provisions or applications in other circumstances, all of which shall remain in full force and effect.

f. Effective Date. This Declaration shall become effective upon its recordation in the Public Records of Miami-Dade County, Florida.

g. Conflict. This Declaration shall take precedence, over conflicting provisions in the Articles of Incorporation and Bylaws of the Association, and, as to issues not addressed by this Declaration, the Articles shall take precedence over the Bylaws.

h. Standards for Consent, Approval, Completion, Other Action, and Interpretation. Whenever this Declaration shall require the consent, approval, completion, substantial completion, or other action by the Developer or the Association such consent, approval, or action may be withheld in the sole and absolute discretion of the party requested to give such consent or approval or take such action and all matters required to be completed or substantially completed by the Developer or the Association shall be deemed completed or substantially completed when so determined, in the discretion of the Developer or Association, as appropriate.

i. Easements. Should the intended creation of any easement provided for in this Declaration fail because at the time of creation there may have been no grantee having the capacity to take and hold such easement, then any such grant of easement deemed not to have been so created shall nevertheless be considered as having granted directly to the Association as agent for such intended grantees for the purpose of allowing the original part or parties to whom the easements were originally intended to have been granted the benefit of such easement. The Owners hereby designate the Developer and the Association (or either of them) as their lawful attorney-in-fact to execute any instrument on such Owners' behalf as may hereafter be required or deemed necessary for the purpose of later creating such easement as it was intended to have been created herein. Formal language of grant or reservation with respect to such easements, as appropriate, is hereby incorporated in the easement provisions hereof to the extent not so recited in some or all of such provisions.

j. Covenants Running With The Land. ANYTHING TO THE CONTRARY HEREIN NOTWITHSTANDING AND WITHOUT LIMITING THE GENERALITY, IT IS THE INTENTION OF ALL PARTIES AFFECTED HEREBY (AND THEIR RESPECTIVE HEIRS, PERSONAL REPRESENTATIVES, SUCCESSORS, AND ASSIGNS) THAT THESE COVENANTS AND RESTRICTIONS SHALL RUN WITH THE LAND AND WITH TITLE TO THE PROPERTY. IF ANY PROVISION OR APPLICATION OF THIS DECLARATION WOULD PREVENT THIS DECLARATION FROM RUNNING WITH THE LAND AS AFORESAID, SUCH PROVISION, APPLICATION, OR BOTH SHALL BE JUDICIALLY MODIFIED, IF AT ALL POSSIBLE, TO COME AS CLOSE AS POSSIBLE TO THE INTENT OF SUCH PROVISION OR APPLICATION AND THEN BE ENFORCED IN A MANNER WHICH WILL ALLOW THESE COVENANTS AND RESTRICTIONS TO SO RUN WITH THE LAND; BUT IF SUCH PROVISION, APPLICATION, OR BOTH CANNOT BE SO MODIFIED, SUCH PROVISION, APPLICATION, OR BOTH SHALL BE UNENFORCEABLE AND CONSIDERED NULL AND VOID IN ORDER THAT THE

PARAMOUNT GOAL OF THE PARTIES AFFECTED HEREBY (THAT THESE COVENANTS AND RESTRICTIONS RUN WITH THE LAND AS AFORESAID) BE ACHIEVED.

k. Dissolution of Association. In the event of a permanent dissolution of the Association, (i) all assets of the Association shall be conveyed to a non-profit organization with similar purposes and Said successor non-profit organization or governmental entity shall, pursuant to this Declaration, provide for the continued maintenance and upkeep of the Common Area and such other property as may be contemplated herein.

l. Compliance and Default. Each unit owner shall be governed by and shall comply with the terms of the Declaration of Condominium, the Articles of Incorporation and Bylaws of the Association and any and all regulations adopted pursuant thereto, as they may be amended from time to time. Failure of the unit owner to comply therewith shall entitle the other unit owner to the following relief in addition to the remedies provided by Florida Statutes:

i. Negligence: A unit owner shall be liable for the expense of any maintenance, repair or replacement rendered necessary by this act, neglect or carelessness or by that of any member of this family, or his or their guests, employees, agents, lessees or other invites.

ii. Costs and Attorney's Fees: In any proceeding arising because of an alleged failure of a unit owner to comply with the terms of the Declaration, the Articles of Incorporation and the Bylaws of the Association, any and all regulations adopted pursuant thereto, as they may be amended from time to time, the prevailing party shall be entitled to recover the costs of the proceeding and such reasonable attorney's fees as may be awarded by the court.

iii. No Waiver of Rights: The failure of the Association or any unit owner to enforce any covenant, restriction or other provision of Florida law, this Declaration of Condominium the Articles of Incorporation and Bylaws of the Association or the regulations adopted pursuant thereto, shall not constitute a waiver of the right to do so thereafter.

m. Rights of Developer to Sell or Lease Residential Townhome Units and Common Areas and amend this Declaration.

i. So long as Developer, or any mortgages succeeding Developer in title, shall own any unit, it shall have the absolute right to lease, or sell any such unit to any person, firm or corporation upon any terms and conditions as it shall deem to be in its own best interest and as to the lease or sale of such unit, the right of first refusal and any right of redemption herein granted to the Association shall not be operative or effective in any manner.

ii. The Developer reserves the right to amend this Declaration in order to change the size and/or type of units and/or buildings before recording this Declaration in the Public Records of Miami-Dade County, Florida.

n. Sales Activity and Developer's Rights. Until the Developer has completed and sold all the Residential Townhome Units of the Association, neither the Owners nor the Association

shall interfere with the completion of the contemplated improvements and the sale of Residential Townhome Units. The Developer (or its duly authorized agents or assigns) may make such use of the unsold Residential Townhome Units and the common areas as may facilitate such completion and sale, including, but not limited to, the maintenance of sale offices for the showing of the property and display of signs, billboards, placards, and visual promotional materials. The Developer may use unsold Residential Townhome Units as model units and/or as sales offices for display purposes to prospective condominium purchasers. The sales office personal property, model furnishings, signs and all items pertaining to sale shall not be considered common areas and shall remain the property of the Developer.

o. Warranties. The developer does not warrant to the Association or the Owners the construction of, or any part of, the condominium property, common elements of Residential Townhome Units, save and except any express written warranties delivered by the Developer in writing to the Owners and/or warranties provided for under Florida law. Seller hereby grants to Purchasers warranties for the Residential Townhome Unit expressly set forth in Florida Statutes. To the maximum extent allowed by law, Developer disclaims any and all implied warranties of merchantability and fitness as to the unit, building and such appurtenances upon the property other than such warranties expressly set forth in Florida Statutes but only to the extent that the same extend of the property. As to any implied warranty which cannot be disclaimed entirely, as a result of federal or state law, all secondary incidental and consequential damages are specifically excluded and disclaimed (claim of secondary, incidental and consequential damages being clearly unavailable in the case of implied warranties which are disclaimed entirely above.) The foregoing disclaimer does not, however, extend to and is not a limitation upon any implied warranties otherwise conferred as to personally or appliances supplied by Developer constituting consumer products that are within the purview of the status granting the same. In the event a competent court of law decides any disclaimer hereunder to be ineffective the parties agree that any action brought under warranty must be brought within the time prescribed by Florida Statutes.

p. Litigation: Mediation/Arbitration of Disputes: If a dispute arises out of or relates to the Declaration, or the breach thereof, and if said dispute cannot be settled through direct negotiation, the parties agree to first endeavor to settle the dispute in an amicable manner by mediation administered by the American Arbitration Association under its then current Commercial Mediation Rules, before resorting to arbitration. The mediation shall occur within thirty (30) days following a written request for mediation by the Association and/or Developer. Thereafter, any unresolved controversy or claim (as determined by any party hereto) arising out of or relating to the Declaration, or the breach thereof, shall be settled by arbitration administered by the American Arbitration Association in accordance with its then current Commercial Arbitration Rules, and judgment upon the award rendered by the arbitrator(s) may be entered in any court having jurisdiction thereof. In the event of any such arbitration brought under the terms of the Declaration, the prevailing party in such arbitration shall be entitled to an award of costs, expenses and reasonable attorneys' fees, including paralegal charges, in addition to any other award of damages made by such panel. Notwithstanding the foregoing, and as pursuant to Section V above, the Association may foreclose on any unit owner or Lot for any unpaid assessment lien in Miami-Dade County, Florida.

IN WITNESS WHEREOF, Developer has caused the foregoing Declaration to be executed and its seal affixed by its undersigned duly authorized officers on the date set forth above.

Witness:

FS PARADISE GARDENS, LLC
a Florida limited liability company

Print Name: Tia Rodriguez

Jacob Shakibpanah individually and as
Manager of FS Paradise Gardens, LLC, a Florida
limited liability company

Print Name: Catherine Johnson

Roland Faith individually and as Manager of
FIP MANAGEMENT, LLC, a Florida limited
liability company, Manager of FS Paradise Gardens,
LLC, a Florida limited liability company

STATE OF FLORIDA)

COUNTY F MIAMI-DADE)

The foregoing instrument was acknowledged before me this 19TH day of JUNE,
2019, by Jacob Shakibpanah and Roland Faith, who is/are personally known to me or who has
produced DL as identification.

[Signature]
(Notary Public

My commission expires: December 12, 2020

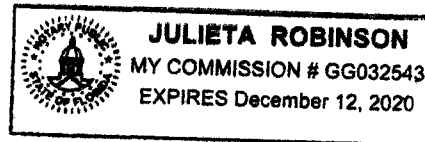


EXHIBIT A
LEGAL DESCRIPTION

Portion of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 27, Township 56 South, Range 39 East, portion of Tract A and portion of Tract D, of WAL-MART AT HOMESTEAD, according to the Plat thereof, recorded in Plat Book 141, Page 7, of the Public Records of Miami-Dade County, Florida; portions of Lots 46, 47 and 49, and Lots 50 and 51, Block 1, of NARANJA VILLAS, according to the Plat thereof, as recorded in Plat Book 29, Page 51, of the Public Records of Miami-Dade County, Florida; all laying in Miami-Dade County, Florida and being more particularly described as follows:

Beginning at the SE corner of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 27 also being the intersection of S.W. 260th Street and S.W. 139th Avenue; thence South $89^{\circ}23'24''$ West along the South line of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 27, a distance of 727.85 feet to a point; thence North $00^{\circ}34'07''$ West, a distance of 157.23 feet to a point on a curve to the right having a radius of 40.00 feet and a central angle of $41^{\circ}51'56''$; thence Northerly along the arc of said curve a distance of 29.23 feet; thence North $41^{\circ}17'49''$ East, a distance of 378.63 feet; thence North $48^{\circ}42'11''$ West, a distance of 86.00 feet; thence North $41^{\circ}17'49''$ East, a distance of 516.21 feet to a point on a curve to the right having a radius of 163.00 feet and a central angle of $47^{\circ}55'57''$; thence Northeasterly along the arc of said a distance of 136.36 feet; thence North $89^{\circ}13'46''$ East, a distance of 60.29 feet to a point on the east line of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said section 27; thence South $00^{\circ}46'10''$ East, a distance of 961.62 feet to the Point of Beginning.

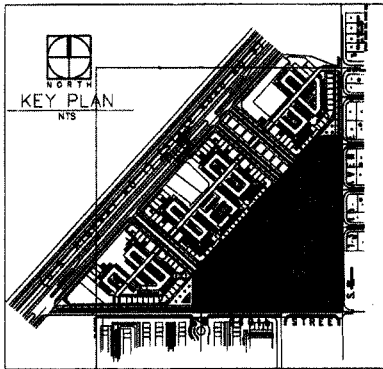
Less and except the East 25 feet thereof, the South 25 feet thereof and the area bounded by a 25.00 feet radius arc concave to the Northwest, by the Northerly right of way line of S.W. 260th Street and by the Westerly right of way line of S.W. 139th Avenue as shown on said Wal-Mart at Homestead Plat. Said arc being tangent to both of the last described right of way lines.

DISCLOSURE STATEMENT

SPECIAL TAXING DISTRICT

ALL OF THE UNITS LOCATED IN PARADISE GARDENS NARANJA ARE LOCATED WITHIN THE SPECIAL TAXING DISTRICT KNOWN AS CEDRA WEST PARC MULTIPURPOSE SPECIAL TAXING DISTRICT AND THE CEDAR WEST PARC STREET LIGHTING SPECIAL TAXING DISTRICT CREATED BY Miami-Dade COUNTY (OR PROPOSED TO THE BOARD OF COUNTY COMMISSIONERS) FOR THE PURPOSE OF PROVIDING LOCAL IMPROVEMENTS AND SERVICES IN THE NATURE OF MAINTENANCE AND LIGHTING. THE COSTS FOR PROVIDING SUCH IMPROVEMENTS AND SERVICES SHALL BE PAID BY SPECIAL ASSESSMENTS LEVIED AGAINST PROPERTIES WITHIN THE DISTRICT. SAID SPECIAL ASSESSMENTS MAY BE COLLECTED AT THE SAME TIME AND IN THE SAME MANNER AS AD VALOREM TAXES.

EXHIBIT 1
SITE PLAN



GENERAL DATA		
GROSS	524,393	12.038
PROPOSED RIGHT OF WAY DEDICATION	60,020	1.075
NET AREA	464,373	10.963
TOTAL UNITS	143	UNITS
GROSS DENSITY	11.9	UNITS / ACRE
NET DENSITY	13.4	UNITS / ACRE
AREAS		
	S.F.	% OF NET AREA
RESIDENTIAL BUILDING AREA (GROUND LEVEL)	97,880	20.85%
PRIVATE ROADS (IMPERVIOUS)	108,311	23.29%
PARKING AREAS (IMPERVIOUS)	43,758	9.42%
SIDEWALK (PERVIOUS)	61,881	13.32%
AMENITIES BUILDING AREA (SHELTERS)	580	0.12%
RECREATION AREA (MAIN PARK AREA)	33,932	7.30%
GREEN OPEN AREA	130,896	28.14%
TOTAL (+/- NET AREA)	464,373	100.00%
LOT COVERAGE (PERCENTAGE OF NET AREA)		
LOT COVERAGE (BASED ON NET AREA)		21.21%
LOT OPEN SPACE DATA		
	S.F.	% OF NET AREA
GREEN OPEN AREAS	130,896	28.14%
SIDEWALK (PERVIOUS)	61,881	13.32%
RECREATION AREA (MAIN PARK AREA)	33,932	7.30%
TOTAL OPEN SPACE	226,709	48.76%
LOT OPEN SPACE TYPICAL		
LOT - UNIT	UNIT - D	UNIT - E
	788 S.F.	588 S.F.
PRIVATE OPEN SPACE CALCULATION FOR TYPICAL UNIT		
	UNIT - D	UNIT - E
ROOF TOP TERRACE		400 S.F.
BALCONY	32 S.F.	32 S.F.
FRONT YARD	220 S.F.	220 S.F.
REAR YARD	180 S.F.	180 S.F.
FRONT SETBACK	18'-0"	18'-0"
REAR SETBACK	18'-0"	18'-0"
PARKING DATA		
	REQUIRED	PROVIDED
A - RESIDENTIAL PARKING SPACES (143 UNITS) x 2.00 =	286	286
B - VISITOR PARKINGS		136
TOTAL	286	422

NOTE:
THE SHIP'S RIGHT DISTANCE TRIANGLE AREA SHALL NOT CONTAIN OBSTRUCTIONS TO CROSS-VISIBILITY AT A HEIGHT BETWEEN 2' AND 4' ABOVE PAVEMENT. POTENTIAL OBSTRUCTIONS INCLUDE, BUT ARE NOT LIMITED TO STRUCTURES, SPANNS, SPOND COVERS, AIRPLANE, VINYL, WEDGES, TREES, ROCKS, WALL AND FENCES AND IN COMPLIANCE WITH FOOT STANDARD 548.

NOT A PART
(FOR REFERENCE ONLY)

PROPOSED SITE

NOT A PART
(FOR REFERENCE ONLY)

BELLÓN
ARCHITECTS
12930 S.W. 128 STREET
SUITE 203
MIAMI, FLORIDA 33186
T: (305) 270-7777
F: (305) 270-7474
WWW.BELLONARCHITECTS.COM
AA-254001-1-E
ARCHITECTURE
LAND PLANNING
INTERIORS
CONSTRUCTION MANAGEMENT
CONSULTANTS

**PARADISE GARDENS
NARANJA COMMUNITY URBAN CENTER**
IS-TECC DEVELOPERS
MIAMI, FLORIDA

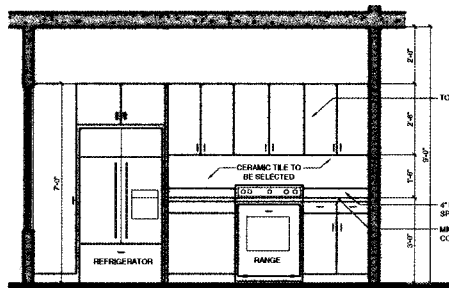
MARK	DATE	DESCRIPTION
1	08-14-18	08-14-18

PROJECT No. LB400
DRAWN BY: P
CHECKED BY: LB
DATE: 08-14-17

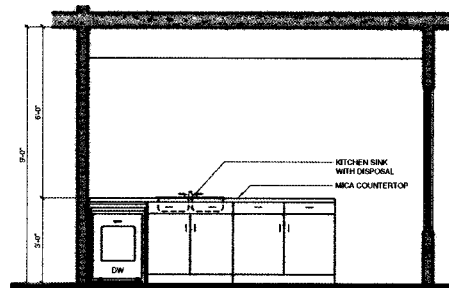
PROFESSOR BELLON, AA-254001-1-E
SHEET TITLE
SITE PLAN
SP-1
SHEET 01

OVERALL SITE PLAN
SCALE 1" = 50'-0"

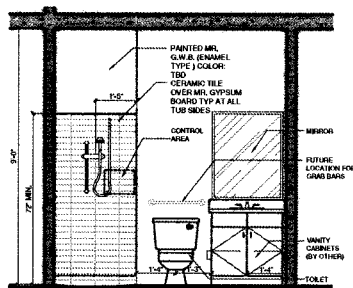
EXHIBIT 2
FLOOR PLAN



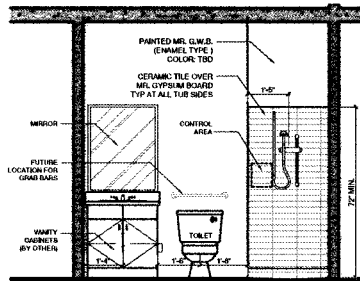
A KITCHEN ELEVATION
SCALE: 1/2" = 1'-0"



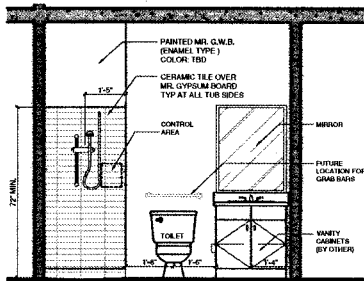
B KITCHEN ELEVATION
SCALE: 1/2" = 1'-0"



C BATHROOM ELEVATION
SCALE: 1/2" = 1'-0"



D BATHROOM ELEVATION
SCALE: 1/2" = 1'-0"



E BATHROOM ELEVATION
SCALE: 1/2" = 1'-0"

- GENERAL NOTES**
1. SHOWER & BATHTUB SHALL HAVE NON-SLIP FLOOR & WALL FINISH UP TO 12" HEIGHT, AS PER F.B.C. 1907.2
 2. CERAMIC TILE WALL FINISH AND TUB SHOWER AREAS SHALL HAVE CEMENT FIBER OR GLASS MAT BACKING BOARD, AS PER F.B.C. 1905.4.2
 3. GLAZING WITHIN 48" OF FLOOR LEVEL IN WALLS SURROUNDING TUB OR SHOWER WITHIN 48" HORIZONTALLY OF TUB OR SHOWER SHALL BE SAFETY GLAZING CAT. II PER F.B.C. 1905.4.1 & 1905.4.5 F.B.C.
 4. SHOWER ENCLOSURES SHALL COMPLY TO THE SAFETY STANDARD FOR ADOPT. GLAZING MATERIAL CATEGORY II
 5. VENT DRYER THRU WALL TO OUTSIDE.
 6. 1/2" GYPSUM BOARD ON METAL STUDS AT 16" O.C.
 7. DESIGNATED EMERGENCY EGRESS DOOR SHALL BE LARGE, DOUBLE IMPACT RESISTANT, AS PER F.B.C. 1905.4.1 & 1905.4.2
 8. ALL WALKWAY MATERIAL SHALL HAVE A PLANE SMOOTH INDEX OF NOT MORE THAN 25 AND A SMOOTH DEVELOPED INDEX NOT TO EXCEED 400 WHEN TESTED AS PER ASTM E 64 OR UL 723 - FNC 1032.19.1
 9. LAMINATE AT EXTERIOR EGRESS DOOR SHALL BE 1/2" MAX LOWER THAN THE TOP OF THE THRESHOLD (RUL 13.1) (TYPE 1)
 10. 1/2" DRYWALL OVER 1/2" PT WOOD FLOORING AND 4-1/2" FOL INSULATION (TYPICAL ALL EXT. WALLS)
 11. EXPOSED CONCRETE WALL WITH ONE COAT APPLIED FINISH

WINDOW SCHEDULE				
NO.	TYPE	MODULAR SIZES		REMARKS
		W	H	
1	HORIZONTAL ROLLER	48"	60"	CAT. II SAFETY GLASS
2	HORIZONTAL ROLLER	64"	60"	CAT. II SAFETY GLASS
3	FIXED WINDOW	30"	60"	CAT. II SAFETY GLASS

U-FACTOR: 1.06 SHGC - 0.43

DOOR SCHEDULE

No.	LOCATION	SIZE	TYPE	MATERIAL	FINISH	THRESHOLD	JAMB	REMARKS
1	ENTRY (FRONT ENTRY)	3'-0" x 6'-0"	SWING	METAL	FAC. FIN.	METAL	METAL	IMPACT RESISTANT
2	WATER CLOSET (TO MASTER BATH)	5'-0" x 6'-0"	SWING	METAL	WOOD	PAINTED	WOOD	HANDICAP ACCESS
3	LIVING & DINING (MASTER BEDROOM)	7'-0" x 6'-0"	SLIDING DOOR	METAL / GLASS	---	METAL	METAL	CAT. II SAFETY GLASS
4	KITCHEN	3'-0" x 6'-0"	SLIDING DOOR	METAL	PAINTED	---	---	FULLY COVERED
5	BATHROOM	5'-0" x 6'-0"	SLIDING DOOR	METAL	PAINTED	---	---	FULLY COVERED
6	ROOF TERRACE	12'-0" x 12'-0"	SWING	METAL	FAC. FIN.	METAL	METAL	IMPACT RESISTANT
7	WALL	5'-0" x 6'-0"	SLIDING DOOR	METAL	PAINTED	---	---	LOCKED

- FLOOD NOTES**
- ALL CONSTRUCTION AND FINISH MATERIAL BELOW BASE FLOOD SHALL BE FLOOD-DAMAGE-RESISTANT MATERIALS - AS PER A.C.E. 1905.4.1
 - A.C. CONDENSING UNITS AND POOL EQUIPMENT SHALL BE AT THE BFE (1/2" NGVD) MINIMUM
 - ALL UTILITIES AND EQUIPMENTS (ELECTRICAL, MECHANICAL, AND PLUMBING) SUCH AS THE A.C. CONDENSING UNITS AND POOL EQUIPMENT, SHALL BE INSTALLED ABOVE THE BFE (1/2" NGVD) ON THE DESIGN FLOOD ELEVATION, WHICH IS 10' IN HEIGHT

INTERIOR FINISH

FLOOR	CERAMIC TILE
BASEBOARD	CERAMIC TILE
WALL / PARTITION	TEXT. PAINT
CEILING	TEXT. PAINT

AREA BREAKDOWN

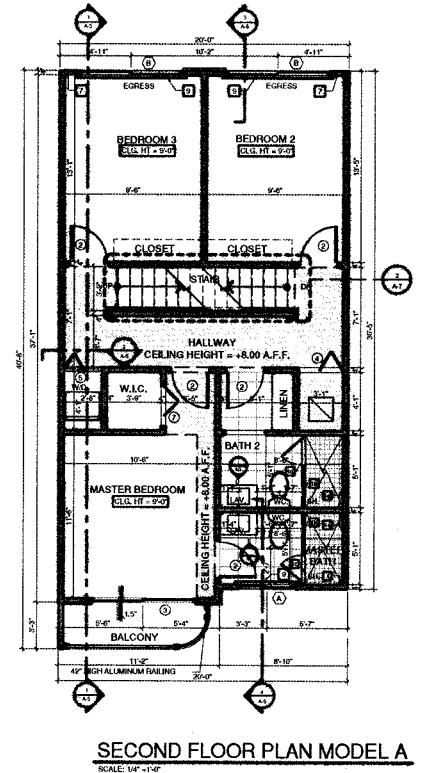
GROUND FLOOR A.C. AREA	658 SQ. FT.
SECOND FLOOR A.C. AREA	611 SQ. FT.
TOTAL A.C. AREA	1,269 SQ. FT.
BALCONY	42 SQ. FT.
ROOF TERRACE	644 SQ. FT.
COVERED ENTRY (FRONT)	27 SQ. FT.
COVERED ENTRY (REAR)	29 SQ. FT.
TOTAL AREA	1,481 SQ. FT.

- SECOND MEANS OF ESCAPE WINDOWS**
- EGRESS WINDOW AS SECOND MEANS OF ESCAPE TO HAVE AN OUTSIDE WINDOW OR DOOR OPENABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS AND PROVIDING A CLEAR OPENING OF NOT LESS THAN 20 IN. IN WIDTH, 24 IN. IN HEIGHT AND 5.7 SQ. FT. IN AREA.

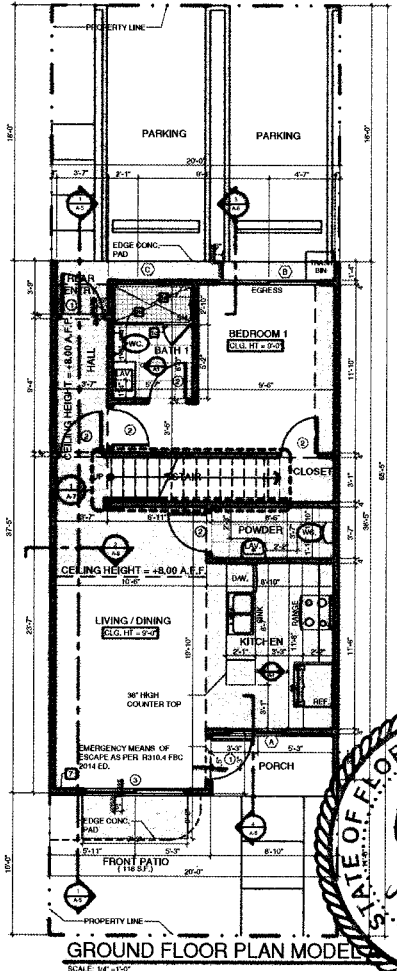
- NOTE:** ALL WINDOWS AND GLASS DOORS SHALL BE IMPACT RESISTANT (HURRICANE RATED) AS PER MIAMI DADE COUNTY PRODUCT CONTROL APPROVALS

- TERMITE TREATMENT SOIL:**
- ALL BUILDINGS SHALL HAVE PRE-CONSTRUCTION TREATMENT PROTECTION AGAINST TERMITES AS PER F.B.C. 1905.2.4. A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH THE RULES AND REGULATIONS ESTABLISHED BY THE FLORIDA DEPT. OF AGRICULTURE AND CONSUMER SERV.

- COMPONENTS OF MEANS OF ESCAPE**
- (A) NO DOOR IN THE PATH OF TRAVEL OF MEANS OF ESCAPE SHALL BE LESS THAN 2'-0" WIDE, EXCEPT THAT BATHROOM DOORS MAY BE 6'-0" WIDE UNLESS A LARGER DOOR OPENING IS REQUIRED TO SATISFY REQUIREMENTS
 - (B) EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET
 - (C) EVERY BATHROOM DOOR LOCK SHALL BE DESIGNED TO PERMIT THE OPENING OF THE LOCKED DOOR FROM THE OUTSIDE IN AN EMERGENCY
 - (D) DOORS MAY BE SWINGING ON BUILDING AND ARE EXEMPT FROM THE REQUIREMENTS
 - (E) NO DOOR IN ANY MEANS OF ESCAPE SHALL BE LOCKED AGAINST EGRESS WHEN THE BUILDING IS OCCUPIED. ALL LOCKING DEVICES WHICH IMPED OR PROHIBIT EGRESS OR WHICH CANNOT BE EASILY DEOCCUPIED SHALL BE PROHIBITED.



SECOND FLOOR PLAN MODEL A
SCALE: 1/4" = 1'-0"

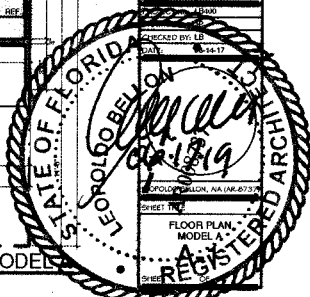


GROUND FLOOR PLAN MODEL A
SCALE: 1/4" = 1'-0"

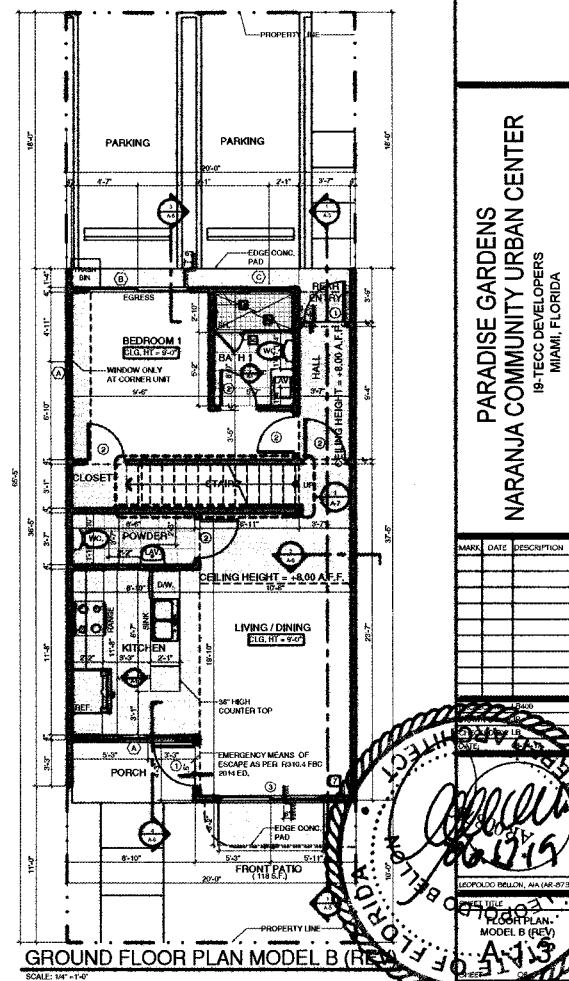
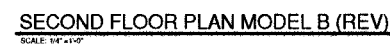
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ARCHITECTURE
AND PLANNING
INTERIORS
CONSTRUCTION MANAGEMENT
CONSULTANTS

**PARADISE GARDENS
NARANJA COMMUNITY URBAN CENTER**
19-TECC DEVELOPERS
MIAMI, FLORIDA



Shyniew Set

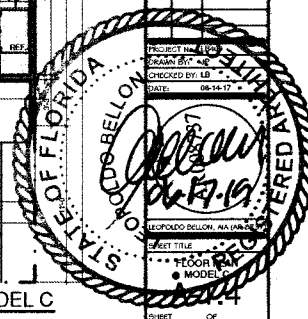
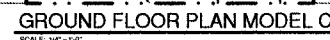
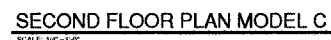




- ### COMPONENTS OF MEANS OF ESCAPE
- (A) NO DOOR IN THE PATH OF TRAVEL OF MEANS OF ESCAPE SHALL BE LESS THAN 2' WIDE. EXCEPT THAT BATHROOM DOORS MAY BE 24" WIDE UNLESS A LARGER DOOR MAY BE REQUIRED TO SATISFY REQUIREMENTS.
 - (B) EVERY CLOSET DOOR SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE. THE CLOSET.
 - (C) EVERY BATHROOM DOOR LOCK SHALL BE DESIGN TO PERMIT THE OPENING OF THE LOCKED DOOR FROM THE OUTSIDE IN AN EMERGENCY.
 - (D) DOORS MAY BE SWINGING ON SLIDING AND ARE EXEMPT FROM THE REQUIREMENTS.
 - (E) NO DOOR IN ANY MEANS OF ESCAPE SHALL BE LOCKED AGAINST EGRESS WHEN THE BUILDING IS OCCUPIED. ALL LOCKING DEVICES WHICH IMPED OR PROHIBIT EGRESS OR WHICH CANNOT BE EASILY DISENGAGED SHALL BE.

AREA BREAKDOWN	
GROUND FLOOR A/C AREA	855 SQ. FT.
SECOND FLOOR A/C AREA	891 SQ. FT.
TOTAL A/C AREA	1,546 SQ. FT.
BALCONY	42 SQ. FT.
ROOF TERRACE	646 SQ. FT.
COVERED ENTRY (FRONT)	27 SQ. FT.
COVERED ENTRY (REAR)	20 SQ. FT.
TOTAL AREA	1,461 SQ. FT.

DOOR SCHEDULE										
No.	LOCATION	WIDTH	HEIGHT	SIZE	TYPE	MATERIAL	FINISH	THRESHOLD	JAMB	REMARKS
(1)	ENTRY REAR ENTRY	3'-0"	6'-8"	1 3/4"	SWING	METAL	FAC. FIN.	METAL	METAL	IMPACT RESISTANT
(2)	MASTER BEDROOM 2 3/4" MASTER BATH (1 1/2" x 1 1/2")	6'-0"	6'-8"	1 3/4"	PRE-ANG	WOOD	PAINTED	---	WOOD	HANDICAP ACCESS
(3)	LIVING ROOM MASTER BEDROOM	7'-0"	6'-8"	1 3/4"	SLIDING DOOR	METAL / GLASS	---	METAL	---	CAT. B SAFETY GLASS
(4)	BATH	5'-0"	6'-8"	1 3/4"	BU-FLD	METAL	PAINTED	---	---	FULLY COUNTERED
(5)	LAUNDRY	2'-0"	6'-8"	1 3/4"	BU-FLD	METAL	PAINTED	---	---	---
(6)	DOOR TERRACE	2'-0"	6'-8"	1 3/4"	SWING	METAL	FAC. FIN.	METAL	METAL	IMPACT RESISTANT
(7)	M/LC	2'-0"	6'-8"	1 3/4"	BU-FLD	WOOD	PAINTED	---	---	COUNTERED

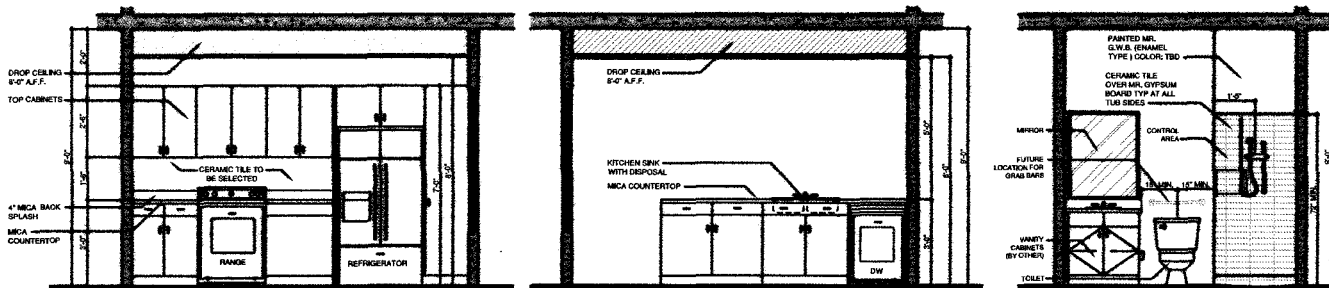


PARADISE GARDENS
NARANJA COMMUNITY URBAN CENTER
I9-TECC DEVELOPERS
MIAMI, FLORIDA

[illegible]

Skynew Set

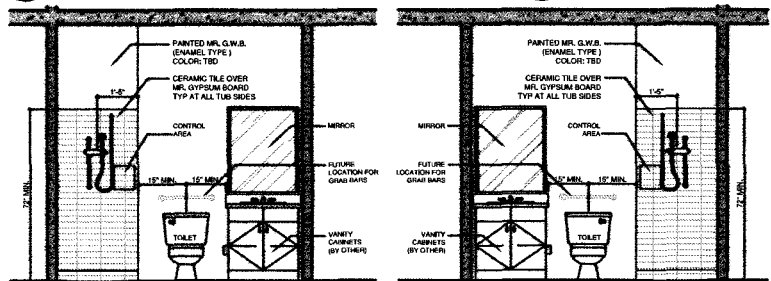
Architectural drawing of a building facade, showing a section with a large circular seal overlaid. The seal is the official stamp of the State of Florida Board of Architecture, featuring the text "STATE OF FLORIDA" at the top, "BOARD OF ARCHITECTURE" around the perimeter, and "REGISTERED ARCHITECT" at the bottom. The seal also contains the text "TOP OF SECOND FLOOR", "EL. = 9'-0\" (2895.60) ±", and "TOP OF GROUND FLOOR", "EL. = 0'-0\" (0.0) ±". The drawing includes a section line labeled "SECTION A-A" and a scale bar indicating "1\" = 10'-0\"". The building facade shows a section with a large circular seal overlaid. The seal is the official stamp of the State of Florida Board of Architecture, featuring the text "STATE OF FLORIDA" at the top, "BOARD OF ARCHITECTURE" around the perimeter, and "REGISTERED ARCHITECT" at the bottom. The seal also contains the text "TOP OF SECOND FLOOR", "EL. = 9'-0\" (2895.60) ±", and "TOP OF GROUND FLOOR", "EL. = 0'-0\" (0.0) ±". The drawing includes a section line labeled "SECTION A-A" and a scale bar indicating "1\" = 10'-0\"".



(A) KITCHEN ELEVATION
SCALE: 1/2" = 1'-0"

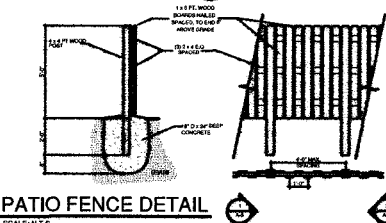
(B) KITCHEN ELEVATION
SCALE: 1/2" = 1'-0"

(C) BATHROOM ELEVATION
SCALE: 1/2" = 1'-0"



(D) BATHROOM ELEVATION
SCALE: 1/2" = 1'-0"

(E) BATHROOM ELEVATION
SCALE: 1/2" = 1'-0"



PATIO FENCE DETAIL
SCALE: N.T.S.

- GENERAL NOTES**
1. SHOWER & BATHTUB SHALL HAVE NON-ABSORBENT FLOOR & WALL FINISH UP TO 72" HEIGHT, AS PER F.A.C. R107.2
 2. GLAZING WITHIN 60" OF FLOOR LEVEL IN WALLS SURROUNDING TUB OR SHOWER WITHIN 60" HORIZONTALLY OF TUB OR SHOWER SHALL BE SAFETY GLAZING CAT. II PER F.A.C. R107.2.1 & R107.2.1.1
 3. SHOWER ENCLOSURE SHALL COMPLY TO THE SAFETY STANDARD FOR ARCH. GLAZING MATERIAL, CATEGORY II
 4. VENT DRYER THRU WALL TO OUTSIDE
 5. 1/2" GYPSUM BOARD ON METAL STUDS AT 16" O.C.
 6. DESIGNATED EMERGENCY EGRESS DOOR SHALL BE LARGE MESSILE IMPACT RESISTANT, AS PER F.A.C. R104.4 & R1415.4
 7. ALL INSULATION MATERIAL SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE DEVELOPED INDEX NOT TO EXCEED 450 WHEN TESTED AS PER ASTM E 84 OR UL 793 - (ISO 9705.1)
 8. LANDING AT EXTERIOR EGRESS DOOR SHALL BE 1/2" MAX LOWER THAN THE TOP OF THE THRESHOLD R311.3.1 (TYP)
 9. EXPOSED CONCRETE WALL WITH ONE COAT APPLIED FINISH
 10. INTERIOR QUADRANT 80°

- FLOOD NOTES**
- ALL CONSTRUCTION AND FINISH MATERIAL BELOW BASE FLOOD SHALL BE FLOOD-DAMAGE-RESISTANT MATERIALS - AS PER ASCE 24-06 OR D.S.B.
 - A/C CONDENSING UNITS AND POOL EQUIPMENT WILL BE AT THE BFE (7.2' NGVD) MINIMUM.
 - ALL UTILITIES AND EQUIPMENTS (ELECTRICAL, MECHANICAL, AND PLUMBING) SUCH AS THE A/C CONDENSING UNITS AND POOL EQUIPMENT, SHALL BE INSTALLED ABOVE THE BFE (7.2' NGVD) OR THE DESIGN FLOOD ELEVATION, WHICHEVER IS HIGHER.

INTERIOR FINISH

FLOORS	CERAMIC TILE
BASEBOARD	CERAMIC TILE
WALL / PARTITION	TEXT. PAINT
CEILING	TEXT. PAINT

AREA BREAKDOWN

GROUND FLOOR A/C AREA	665 SQ. FT.
SECOND FLOOR A/C AREA	691 SQ. FT.
TOTAL A/C AREA	1,348 SQ. FT.
BALCONY	42 SQ. FT.
COVERED TERRACE	96 SQ. FT.
COVERED ENTRY (FRONT)	27 SQ. FT.
COVERED ENTRY (REAR)	20 SQ. FT.
TOTAL AREA	1,461 SQ. FT.

- SECOND MEANS OF ESCAPE WINDOWS**
- EGRESS WINDOW OR DOOR OPENABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS AND PROVIDING A CLEAR OPENING OF NOT LESS THAN 20 IN. IN WIDTH, 24 IN. IN HEIGHT AND 5.7 SQ. FT. IN AREA.

NOTE:
ALL WINDOWS AND GLASS DOORS SHALL BE IMPACT RESISTANT HURRICANE RATED AS PER MIAMI DADE COUNTY PRODUCT CONTROL APPROVALS

TERMITE TREATMENT SOIL:

ALL BUILDINGS SHALL HAVE PRECONSTRUCTION TREATMENT PROTECTION AGAINST TERMITES AS PER F.A.C. R115.7. A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH THE RULES AND LAWS RETAIN SHED BY THE FLORIDA DEPT OF AGRICULTURE AND CONSUMER SERV."

- COMPONENTS OF MEANS OF ESCAPE**
- (A) NO DOOR IN THE PATH OF TRAVEL OR MEANS OF ESCAPE SHALL BE LESS THAN 2'-4" WIDE, EXCEPT THAT BATHROOM ENTRY MAY BE 2'-0" WIDE UNLESS A LARGER DOOR OPENING IS REQUIRED TO SATISFY REQUIREMENTS
 - (B) EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET.
 - (C) EVERY BATHROOM DOOR LOCK SHALL BE DESIGNED TO PERMIT THE OPENING OF THE LOCKED DOOR FROM THE OUTSIDE IN AN EMERGENCY.
 - (D) DOORS MAY BE SWINGING OR SLIDING AND ARE EXEMPT FROM THE REQUIREMENTS
 - (E) NO DOOR IN ANY MEANS OF ESCAPE SHALL BE LOCKED AGAINST EGRESS WHEN THE BUILDING IS OCCUPIED. ALL LOCKING DEVICES WHICH IMPED OR PROHIBIT EGRESS OR WHICH CANNOT BE EASILY DISENGAGED SHALL BE PROHIBITED.

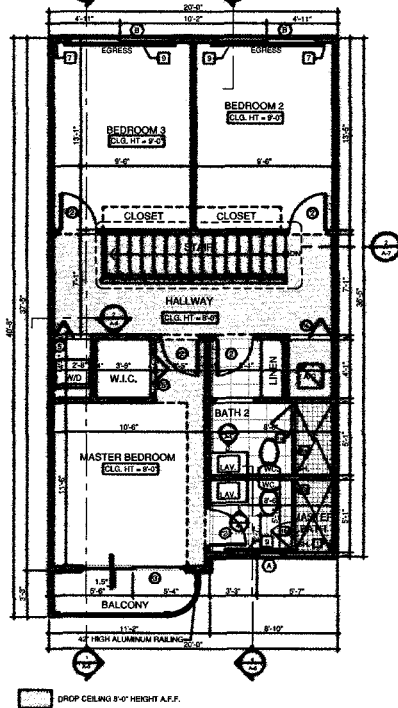
WINDOW SCHEDULE

NO.	TYPE	W	H	REMARKS
1	HORIZONTAL ROLLER	48"	60"	CAT. II SAFETY GLASS
2	HORIZONTAL ROLLER	64"	60"	CAT. II SAFETY GLASS
3	FIXED WINDOW	36"	60"	OPAQUE GLASS

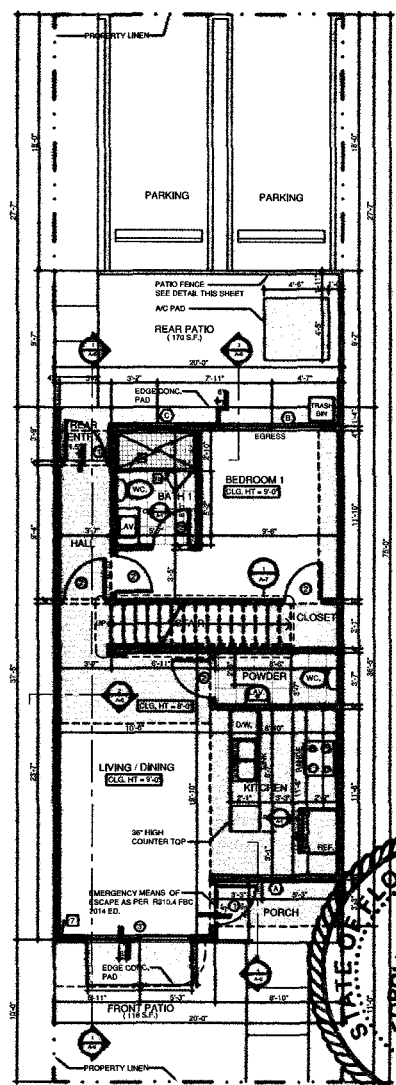
U FACTOR 1.25 SHGC - 0.50

DOOR SCHEDULE

NO.	LOCATION	W	H	TYPE	MATERIAL	FINISH	THRESHOLD	JAMB	REMARKS
1	ENTRY / REAR ENTRY	2'-0"	6'-6"	SLIDING	METAL	PAN.	SWING	METAL	IMPACT RESISTANT
2	MASTER BED / BED / MASTER BATH / BATH / L.S. / LAUNDRY	2'-0"	6'-6"	SLIDING	WOOD	PAINTED	SWING	WOOD	HANDICAP ACCESS
3	LIVING & DINING / MASTER BEDROOM	7'-0"	6'-6"	SLIDING DOOR	METAL / GLASS	---	---	METAL	CAT. II SAFETY GLASS
4	BATH	3'-0"	6'-6"	SLIDING DOOR	METAL	PAINTED	---	---	FULLY LOUVERED
5	LAUNDRY / W.C.	2'-0"	6'-6"	SLIDING DOOR	METAL	PAINTED	---	---	LOUVERED



SECOND FLOOR PLAN MODEL A
SCALE: 1/4" = 1'-0"



GROUND FLOOR PLAN MODEL A
SCALE: 1/4" = 1'-0"

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LAND PLANNING
INTERIORS
CONSTRUCTION MANAGEMENT
CONSULTANTS

**PARADISE GARDENS
NARANJA COMMUNITY URBAN CENTER**
19-TECC DEVELOPERS
MIAMI, FLORIDA

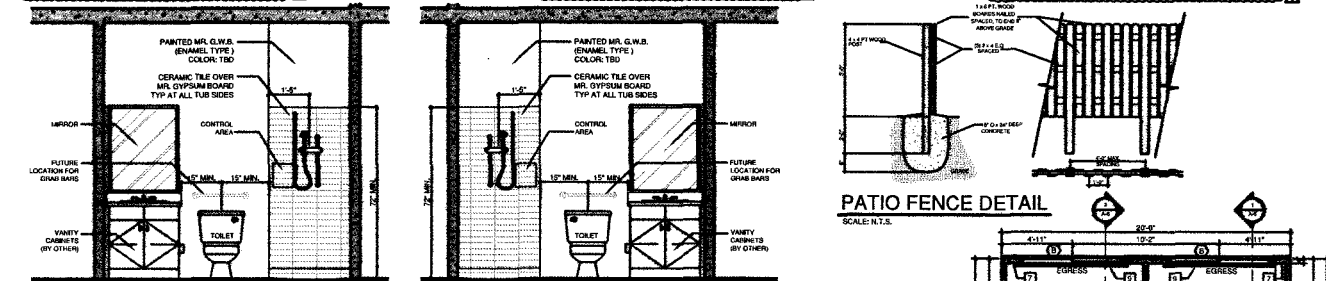
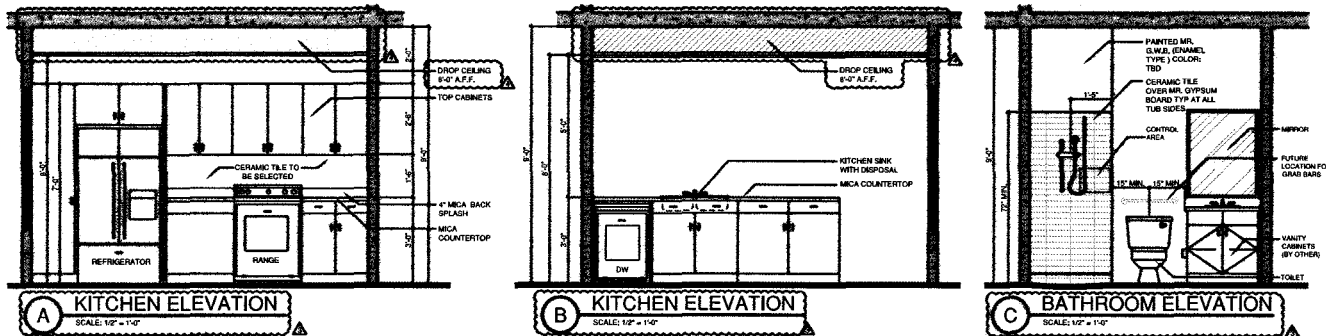
REVISIONS

NO.	DATE	DESCRIPTION
1	11-26-11	ISSUED FOR PERMIT

DESIGNED BY: JF
DRAWN BY: JF
CHECKED BY: JF
DATE: 11-26-11

STATE OF FLORIDA
LEOPOLDO BELLON ARCHITECT
11-17-11
REGISTERED PROFESSIONAL ARCHITECT

Greenview Set



- GENERAL NOTES**
1. SHOWER & BATHTUB SHALL HAVE NON-ABSORBENT FLOOR & WALL FINISH UP TO 72" HEIGHT, AS PER F.B.C. R307.2
 2. GLAZING WITHIN 60" OF FLOOR LEVEL IN WALLS SURROUNDING TUB OR SHOWER WITHIN 60" HORIZONTALLY OF TUB OR SHOWER SHALL BE SAFETY GLAZING CAT. II PER F.B.C. 2.8.1 & 2.8.2 & 2.8.3 & 2.8.4
 3. SHOWER ENCLOSURE SHALL CONFORM TO THE SAFETY STANDARD FOR A.R.C. GLAZING MATERIAL CATEGORY II
 4. VENT DRYER THRU ROOF TO OUTSIDE
 5. 1/2" GYPSUM BOARD ON METAL H-HATS AT 16" O.C.
 6. DESIGNATED EMERGENCY EGRESS DOOR SHALL BE LARGE MISSILE IMPACT RESISTANT, AS PER F.B.C. R310.4 & R410.4
 7. ALL INSULATION MATERIAL SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE DEVELOPED INDEX NOT TO EXCEED 450 WHEN TESTED AS PER ASTM E 84 OR UL 723 - FBC R302.1C.1
 8. LANDING AT EXTERIOR EGRESS DOOR SHALL BE 1.5" MAX LOWER THAN THE TOP OF THE THRESHOLD R311.3.1 (TYP.)
 9. 1/4" 1-METAL CLAD INSULATED PANEL (TYPICAL ALL EXT. WALLS)
 10. EXPOSED CONCRETE WALL WITH ONE COAT APPLIED FINISH
 11. INTERIOR GUARDRAIL @ 36"

FLOOD NOTES

- ALL CONSTRUCTION AND FINISH MATERIAL BELOW BASE FLOOD SHALL BE FLOOD-DAMAGE-RESISTANT MATERIALS - AS PER A.C.E. 24-08 O.C. 5.0.
- A.C. CONDENSING UNITS AND POOL EQUIPMENT WILL BE AT THE BFE (7.2) MINIMUM.
- ALL UTILITIES AND EQUIPMENTS (ELECTRICAL, MECHANICAL AND PLUMBING SUCH AS THE A.C. CONDENSING UNITS AND POOL EQUIPMENT) SHALL BE INSTALLED ABOVE THE BFE (7.2) MINIMUM ON THE DESIGN FLOOD ELEVATION, WHICHEVER IS HIGHER.

INTERIOR FINISH

FLOORS	CERAMIC TILE
BASEBOARD	CERAMIC TILE
WALL / PARTITION	TEXT PAINT
CEILING	TEXT PAINT

AREA BREAKDOWN

GROUND FLOOR A.C. AREA	685 SQ. FT.
SECOND FLOOR A.C. AREA	691 SQ. FT.
TOTAL A.C. AREA	1,376 SQ. FT.
BALCONY	42 SQ. FT.
COVERED TERRACE	26 SQ. FT.
COVERED ENTRY (FRONT)	27 SQ. FT.
COVERED ENTRY (REAR)	80 SQ. FT.
TOTAL AREA	1,481 SQ. FT.

SECOND MEANS OF ESCAPE WINDOWS

EGRESS WINDOW AS SECOND MEANS OF ESCAPE TO HAVE AN OUTSIDE WINDOW OR DOOR OPENABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS AND PROVIDING A CLEAR OPENING OF NOT LESS THAN 20 IN. IN WIDTH, 24 IN. HEIGHT AND 5.7 SQ. FT. IN AREA.

NOTE: ALL WINDOWS AND GLASS DOORS SHALL BE IMPACT RESISTANT (HURRICANE RATED) AS PER MIAMI DADE COUNTY PRODUCT CONTROL APPROVALS

TERMITE TREATMENT SOIL:

ALL BUILDINGS SHALL HAVE PRECONSTRUCTION TREATMENT PROTECTION AGAINST TERMITES AS PER F.B.C. 155.1.2. A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH THE RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPT. OF AGRICULTURE AND CONSUMER SERV.

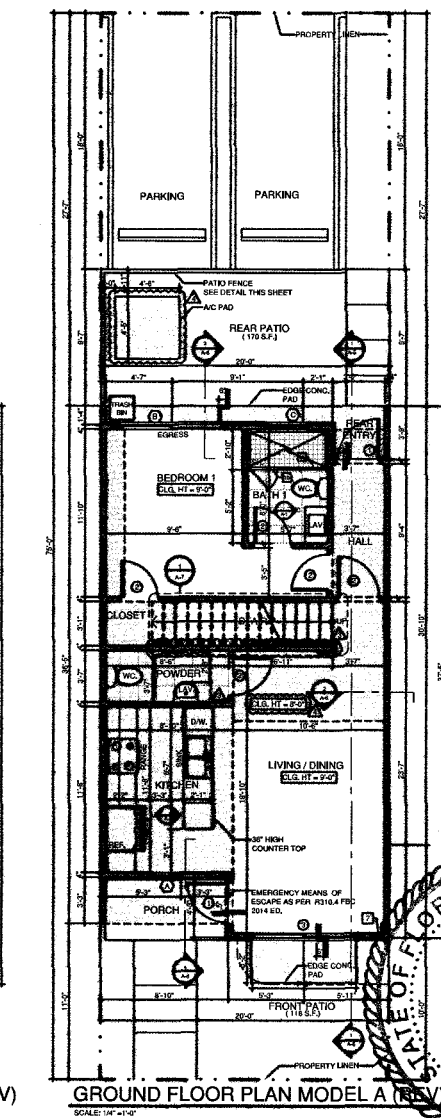
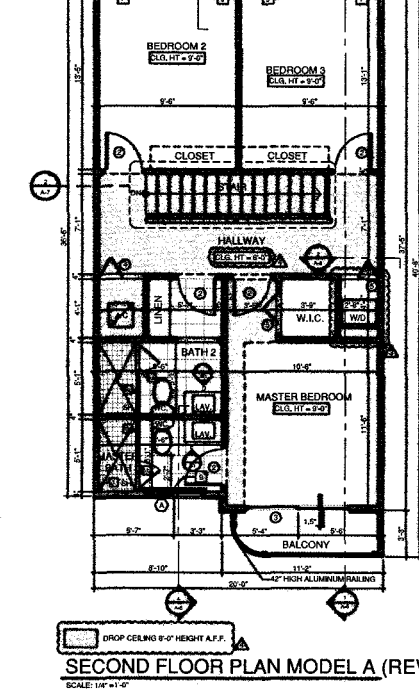
COMPONENTS OF MEANS OF ESCAPE

- (A) NO DOOR IN THE PATH OF TRAVEL OF MEANS OF ESCAPE SHALL BE LESS THAN 2'-4" WIDE EXCEPT THAT BATHROOM DOORS MAY BE 2'-0" WIDE UNLESS A LARGER DOOR OPENING IS REQUIRED TO SATISFY REQUIREMENTS
- (B) EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET.
- (C) EVERY BATHROOM DOOR LOCK SHALL BE DESIGN TO PERMIT THE OPENING OF THE LOCKED DOOR FROM THE OUTSIDE IN AN EMERGENCY.
- (D) DOORS MAY BE SPRING OR SLIDING AND ARE EXEMPT FROM THE REQUIREMENTS
- (E) NO DOOR IN ANY MEANS OF ESCAPE SHALL BE LOCKED AGAINST EGRESS WHEN THE BUILDING IS OCCUPIED. ALL LOCKING DEVICES WHICH IMPEDS OR PREVENTS EGRESS OR WHICH CANNOT BE EASILY DISENGAGED SHALL BE PROHIBITED.

WINDOW SCHEDULE				
NO.	TYPE	MODULAR SIZES		REMARKS
		W	H	
1	HORIZONTAL ROLLER	48"	60"	CAT. II SAFETY GLASS
2	HORIZONTAL ROLLER	84"	60"	CAT. II SAFETY GLASS
3	FIXED WINDOW	30"	60"	OPAQUE GLASS
U FACTOR 1.05 SHGC - 0.50				

DOOR SCHEDULE

NO.	LOCATION	WIDTH	HEIGHT	THICK	TYPE	MATERIAL	FINISH	THRESHOLD	JAMB	REMARKS
1	ENTRY / REAR ENTRY	3'-0"	6'-6"	1 3/4"	SWING	METAL	METAL	METAL	METAL	IMPACT RESISTANT
2	MASTER BED / BATH 1 / BATH 2 / BATH 3 / LAUNDRY / ENTRY / INTERIOR CLOSET	2'-4"	6'-6"	1 3/4"	PRE-HUNG	WOOD	PAINTED	WOOD	WOOD	HANDICAP ACCESS
3	LAUNDRY / BATH 1 / MASTER BEDROOM	7'-0"	6'-6"	1 3/4"	SLIDING DOOR	METAL / GLASS	METAL	METAL	METAL	CAT. II SAFETY GLASS
4	A.C.	3'-0"	6'-6"	1 3/4"	BI-FOLD	METAL	PAINTED	BI-FOLD	METAL	FULLY LOUVERED
5	LAUNDRY / W.C.	3'-0"	6'-6"	1 3/4"	BI-FOLD	METAL	PAINTED	BI-FOLD	METAL	LOUVERED



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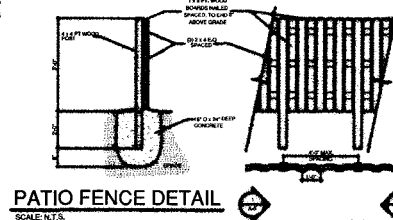
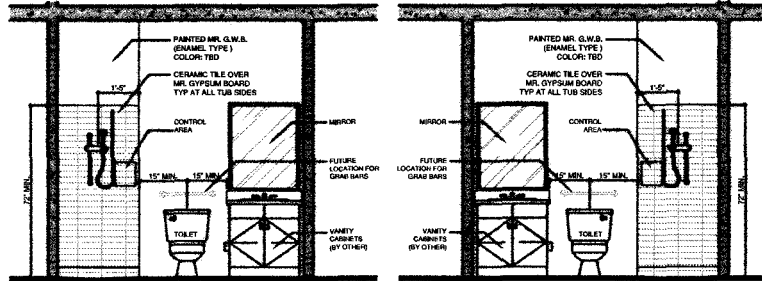
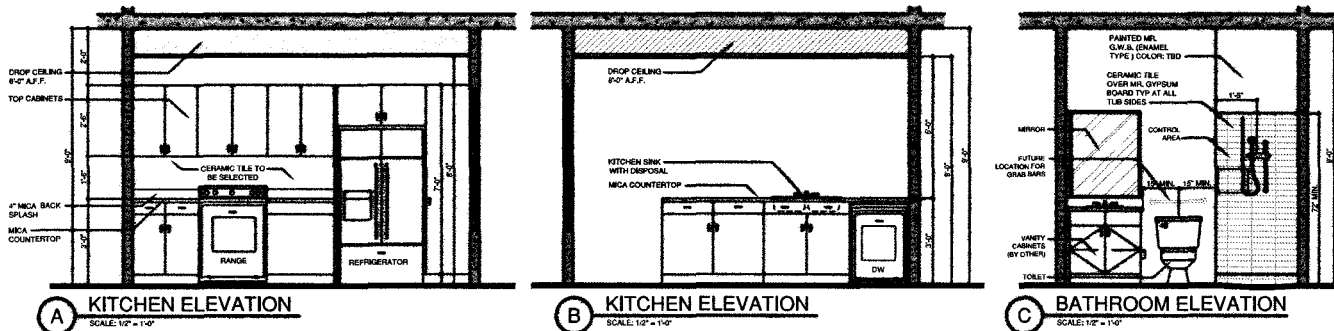
**PARADISE GARDENS
NARANJA COMMUNITY URBAN CENTER**

19-TECC DEVELOPERS
MIAMI, FLORIDA

NO.	DATE	DESCRIPTION
1	05-14-19	
2	10-8-19	
3	11-05-19	

PROJECT NO. 19-000
CHECKED BY: [Signature]
DATE: 08-14-19
FLOOR PLAN MODEL A (REV)
A-1.3
SHEET 35 OF 73

Greenview Set



GENERAL NOTES

1. SHOWER & BATHTUB SHALL HAVE NON-ABSORBENT FLOOR & WALL FINISH UP TO 12" HEIGHT, AS PER F.B.C. 1207.2
2. GLAZING WITHIN 60" OF FLOOR LEVEL IN WALLS SURROUNDING TUB OR SHOWER WITHIN 60" HORIZONTALLY OF TUB OR SHOWER SHALL BE SAFETY GLAZING. CAT. II PER F.B.C. 1207.2 & F.B.C. 1207.3
3. SHOWER ENCLOSURE SHALL COMFORM TO THE SAFETY STANDARD FOR A.C. GLAZING MATERIAL, CATEGORY II
4. VENT DRYER THRU WALL TO OUTSIDE
5. 1/2" GYPSUM BOARD ON METAL FRAMING AT 16" O.C.
6. DESIGNATED EMERGENCY EGRESS DOOR SHALL BE LARGE MESSILE IMPACT RESISTANT, AS PER F.B.C. 1207.4 & F.B.C. 1207.5
7. ALL INSULATION MATERIAL SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED INDEX NOT TO EXCEED 450 WHEN TESTED AS PER ASTM E 84 OR UL TB 120 (ISO 9259-1)
8. LANDING AT EXTERIOR EGRESS DOOR SHALL BE 1/2" MAX LOWER THAN THE TOP OF THE THRESHOLD RSI 1.31 (TYP)
9. R-4.1 METAL CLAD INSULATED PANEL (TYPICAL ALL EXT. WALLS)
10. EXPOSED CONCRETE WALL WITH ONE COAT APPLIED FINISH
11. INTERIOR GUARDRAIL @ 36"

WINDOW SCHEDULE

NO.	TYPE	MODULAR SIZES	REMARKS
1	HORIZONTAL ROLLER	48" x 60"	CAT. II SAFETY GLASS
2	HORIZONTAL ROLLER	84" x 60"	CAT. II SAFETY GLASS
3	FIXED WINDOW	30" x 60"	OPAQUE GLASS

U FACTOR 1.25 SHGC - 0.50

DOOR SCHEDULE

NO.	LOCATION	SIZE	TYPE	MATERIAL	FINISH	THRESHOLD	JAMB	REMARKS
1	ENTRY / REAR ENTRY	2'-0" x 6'-6"	SWING	METAL	FAC. FIN.	METAL	METAL	IMPACT RESISTANT
2	MASTER BED / BED 123 / MASTER BATH (BATH 1) / LAUNDRY (ENTRY) / PORCH (WALL) / CLOSET	2'-0" x 6'-6"	PRE-HUNG	WOOD	PAINTED	---	WOOD	HANDICAP ACCESS
3	LIVING & DINING / MASTER BEDROOM	7'-0" x 6'-6"	SLIDING DOOR	METAL / GLASS	---	METAL	METAL	CAT. II SAFETY GLASS
4	AC	2'-0" x 6'-6"	BI-FOLD	METAL	PAINTED	---	---	FULLY LOWERED
5	LAUNDRY / W.C.	2'-0" x 6'-6"	BI-FOLD	METAL	PAINTED	---	---	COVERED

FLOOD NOTES

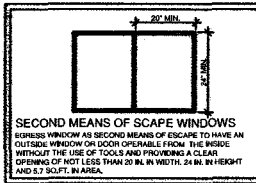
- ALL CONSTRUCTION AND FINISH MATERIAL BELOW BASE FLOOD SHALL BE FLOOD-DAMAGE-RESISTANT MATERIALS - AS PER ASCE 24-05 OR I.S.
- A/C CONDENSING UNITS AND POOL EQUIPMENT WILL BE AT THE SITE (2' MIN) MINIMUM
- ALL UTILITIES AND EQUIPMENTS ELECTRICAL, MECHANICAL AND PLUMBING SUCH AS THE A/C CONDENSING UNITS AND POOL EQUIPMENT, SHALL BE INSTALLED ABOVE THE FIVE (5') MIN OR THE DESIGN FLOOD ELEVATION, WHICHEVER IS HIGHER.

INTERIOR FINISH

FLOORS	CERAMIC TILE
BASEBOARD	CERAMIC TILE
WALL / PARTITION	TEXT. PAINT
CEILING	TEXT. PAINT

AREA BREAKDOWN

GROUND FLOOR A/C AREA	655 SQ. FT.
SECOND FLOOR A/C AREA	691 SQ. FT.
TOTAL A/C AREA	1,346 SQ. FT.
BALCONY	42 SQ. FT.
COVERED TERRACE	26 SQ. FT.
COVERED ENTRY (FRONT)	27 SQ. FT.
COVERED ENTRY (REAR)	20 SQ. FT.
TOTAL AREA	1,461 SQ. FT.

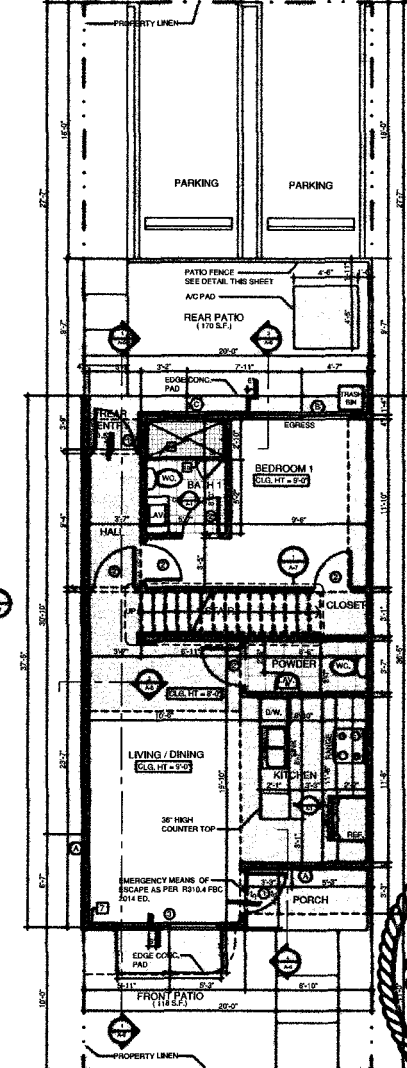
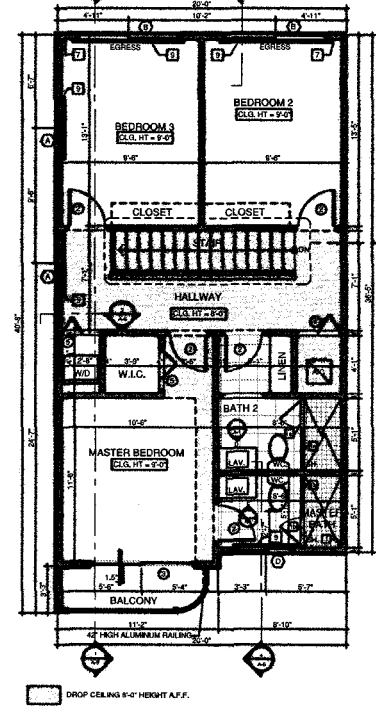


NOTE:
ALL WINDOWS AND GLASS DOORS SHALL BE IMPACT RESISTANT HURRICANE RATED AS PER MIAMI DADE COUNTY PRODUCT CONTROL APPROVALS

TERMITE TREATMENT SOIL:
ALL BUILDINGS SHALL HAVE PRECONSTRUCTION TREATMENT PROTECTION AGAINST TERMITES AS PER F.B.C. 1207.2 A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED TERMITE CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERNEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH THE RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPT. OF AGRICULTURE AND CONSUMER SERV.

COMPONENTS OF MEANS OF ESCAPE

- NO DOOR IN THE PATH OF TRAVEL OF MEANS OF ESCAPE SHALL BE LESS THAN 2'-0" WIDE, EXCEPT THAT BATHROOM DOORS MAY BE 2'-0" WIDE UNLESS A LARGER DOOR OPENING IS REQUIRED TO SATISFY REQUIREMENTS
- EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET
- EVERY BATHROOM DOOR LOCK SHALL BE DESIGNED TO PERMIT THE OPENING OF THE LOCKED DOOR FROM THE OUTSIDE IN AN EMERGENCY
- DOORS MAY BE SWINGING OR SLIDING AND ARE EXEMPT FROM THE REQUIREMENTS
- NO DOOR IN ANY MEANS OF ESCAPE SHALL BE LOCKED AGAINST EGRESS WHEN THE BUILDING IS OCCUPIED. ALL LOCKING DEVICES WHICH IMPED OR PROHIBIT EGRESS OR WHICH CANNOT BE EASILY DESENGAGED SHALL BE PROHIBITED.

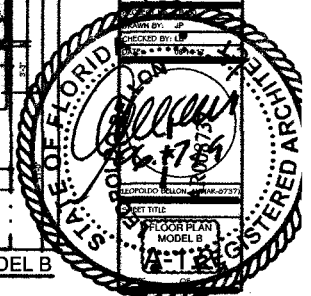


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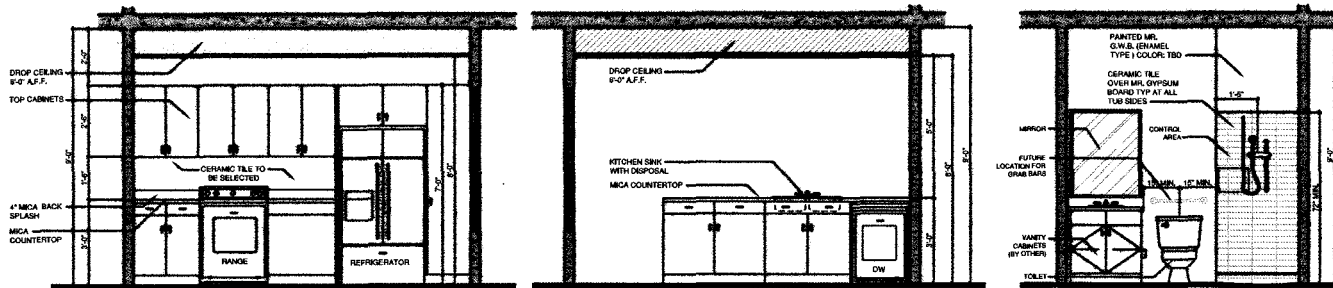
**PARADISE GARDENS
NARANJA COMMUNITY URBAN CENTER**
19-TECC DEVELOPERS
MIAMI, FLORIDA

REVISIONS

NO.	DATE	DESCRIPTION
1	11-04-08	



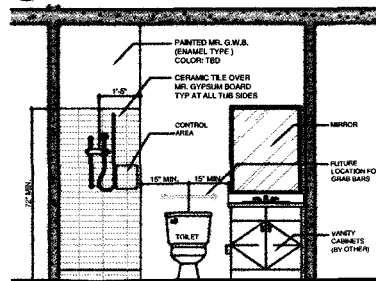
Greenview Est



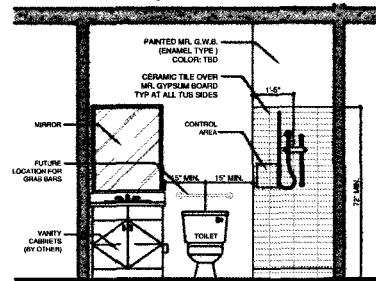
A KITCHEN ELEVATION
SCALE: 1/2" = 1'-0"

B KITCHEN ELEVATION
SCALE: 1/2" = 1'-0"

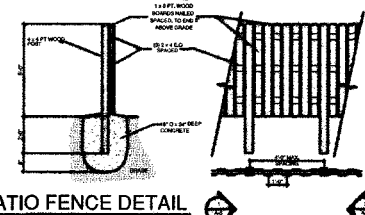
C BATHROOM ELEVATION
SCALE: 1/2" = 1'-0"



D BATHROOM ELEVATION
SCALE: 1/2" = 1'-0"



E BATHROOM ELEVATION
SCALE: 1/2" = 1'-0"



PATIO FENCE DETAIL
SCALE: 1/2" = 1'-0"

- GENERAL NOTES**
- OWNER & BATHING SHALL HAVE NON-ABSORBENT FLOOR & WALL FINISH UP TO 72" HEIGHT, AS PER F.B.C. R307.2
 - GLAZING WITHIN 60" OF FLOOR LEVEL IN WALLS SURROUNDING TUB OR SHOWER WITHIN 60" HORIZONTALLY OF TUB OR SHOWER SHALL BE SAFETY GLAZING CAT. II PER F.B.C. R307.2 & R307.3 E.C.
 - SHOWER ENCLOSURE SHALL CONFORM TO THE SAFETY STANDARD FOR ARCH. GLAZING MATERIAL CATEGORY II
 - VENT DRYER THRU WALL TO OUTSIDE
 - 1/2" GYPSUM BOARD ON METAL STUDS AT 16" O.C.
 - DESIGNATED EMERGENCY EGRESS DOOR SHALL BE LARGE MESSILE IMPACT RESISTANT, AS PER F.B.C. R310.4 & R310.5
 - ALL INSULATION MATERIAL SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED INDEX NOT TO EXCEED 450 WHEN TESTED AS PER ASTM E 84 OR UL 793, FBC 1992, 10.1
 - LANDING AT EXTERIOR EGRESS DOOR SHALL BE 1/2" MAX LOWER THAN THE TOP OF THE THRESHOLD R311.3.1 (TYP)
 - R-4.1 METAL CLAD INSULATED PANEL (TYPICAL ALL EXT. WALLS)
 - EXPOSED CONCRETE SHALL HAVE ONE COAT APPLIED FINISH
 - INTERIOR GUARDRAIL @ 36"

- FLOOD NOTES**
- ALL CONSTRUCTION AND FINISH MATERIAL BELOW BASE FLOOD SHALL BE FLOOD-DAMAGE-RESISTANT MATERIALS - AS PER AISC 340 OR C.S.B.
 - AC CONDENSING UNITS AND POOL EQUIPMENT WILL BE AT THE BFE (2' MIN) MINIMUM
 - ALL UTILITIES AND EQUIPMENTS (ELECTRICAL, MECHANICAL AND PLUMBING) SUCH AS THE AC CONDENSING UNITS AND POOL EQUIPMENT, SHALL BE INSTALLED ABOVE THE BFE (2' MIN) OR THE DESIGN FLOOD ELEVATION, WHICHEVER IS HIGHER.

INTERIOR FINISH

FLOORS	CERAMIC TILE
BASEBOARD	CERAMIC TILE
WALL / PARTITION	TEXT. PAINT
CEILING	TEXT. PAINT

AREA BREAKDOWN

GROUND FLOOR AC AREA	686 SQ. FT.
SECOND FLOOR AC AREA	591 SQ. FT.
TOTAL AC AREA	1,277 SQ. FT.
BALCONY	42 SQ. FT.
COVERED TERRACE	26 SQ. FT.
COVERED ENTRY (FRONT)	27 SQ. FT.
COVERED ENTRY (REAR)	20 SQ. FT.
TOTAL AREA	1,491 SQ. FT.

WINDOW SCHEDULE				
NO.	TYPE	MODULAR SIZES		REMARKS
		W	H	
1	HORIZONTAL ROLLER	48"	60"	CAT. II SAFETY GLASS
2	HORIZONTAL ROLLER	36"	60"	CAT. II SAFETY GLASS
3	FIXED WINDOW	30"	60"	OPAQUE GLASS

U-FACTOR 1.65 SHGC - 0.50

DOOR SCHEDULE

NO.	LOCATION	WIDTH	HEIGHT	TYPE	MATERIAL	FINISH	THRESHOLD	JAMB	REMARKS
1	ENTRY / REAR ENTRY	3'-0"	7'-0"	SLIDING	METAL	METAL	METAL	METAL	IMPACT RESISTANT
2	MASTER BED / BED 1,2,3 MASTER BATH / BATH 1,2 / LAUNDRY / ENTRY / POWERHALL CLOSET	2'-4"	6'-8"	PRE-HUNG	WOOD	PAINTED	---	WOOD	HANDICAP ACCESS
3	ENTRY / REAR ENTRY	2'-0"	6'-8"	BUILDING DOOR	METAL / GLASS	---	METAL	METAL	CAT. I SAFETY GLASS
4	AC	3'-0"	6'-8"	BI-FOLD	METAL	PAINTED	---	---	FULLY LOWERED
5	LAUNDRY / W.C.	2'-4"	6'-8"	BI-FOLD	METAL	PAINTED	---	---	LOWERED

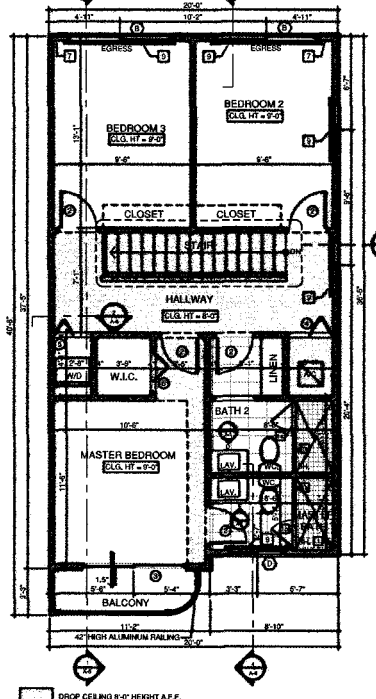
- SECOND MEANS OF ESCAPE WINDOWS**
- EGRESS WINDOW OR DOOR OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS AND PROVIDING A CLEAR OPENING OF NOT LESS THAN 20 IN. IN WIDTH, 24 IN. IN HEIGHT AND 5.7 SQ. FT. IN AREA.

NOTE: ALL WINDOWS AND GLASS DOORS SHALL BE IMPACT RESISTANT HURGLASS (RATED AS PER MIAMI DADE COUNTY PRODUCT CONTROL APPROVALS)

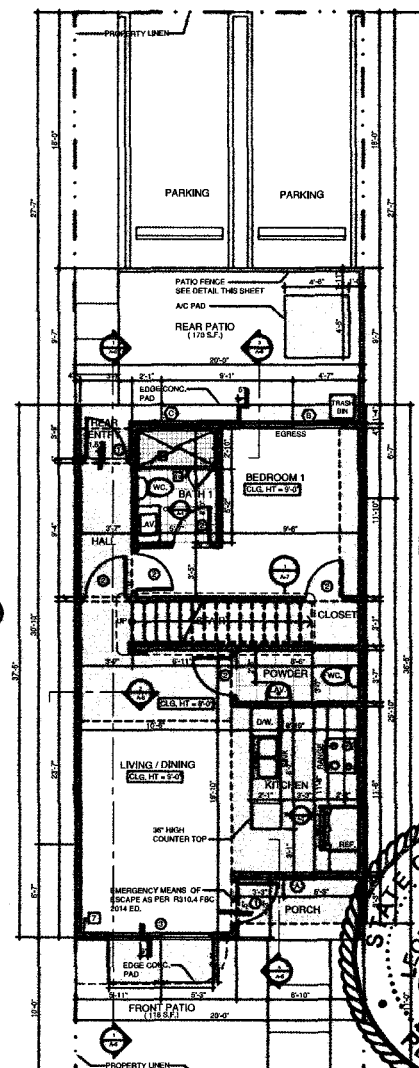
TERMITE TREATMENT SOIL:

ALL BUILDINGS SHALL HAVE PRECONSTRUCTION TREATMENT PROTECTION AGAINST TERMITES AS PER F.B.C. 1991.7.1 A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED TERMITE CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: "THE BUILDING HAS BEEN TREATED WITH A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH THE RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPT. OF AGRICULTURE AND CONSUMER SERV."

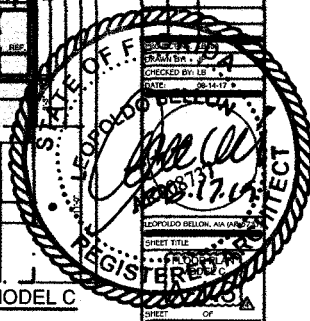
- COMPONENTS OF MEANS OF ESCAPE**
- NO DOOR IN THE PATH OF TRAVEL OF MEANS OF ESCAPE SHALL BE LESS THAN 2'-4" WIDE, EXCEPT THAT BATHROOM DOORS MAY BE 3'-0" WIDE UNLESS A LOCKED DOOR OPENING IS REQUIRED TO SATISFY REQUIREMENTS
 - EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET.
 - EVERY BATHROOM DOOR LOCK SHALL BE DESIGNED TO PERMIT THE OPENING OF THE LOCKED DOOR FROM THE OUTSIDE IN AN EMERGENCY.
 - DOORS MAY BE SPRINGING OR SLIDING AND ARE EXEMPT FROM THE REQUIREMENTS
 - NO DOOR IN ANY MEANS OF ESCAPE SHALL BE LOCKED AGAINST EGRESS WHEN THE BUILDING IS OCCUPIED. ALL LOCKING DEVICES WHICH IMPED OR PROHIBIT EGRESS OR WHICH CANNOT BE EASILY DISENGAGED SHALL BE PROHIBITED.



SECOND FLOOR PLAN MODEL C
SCALE: 1/4" = 1'-0"



GROUND FLOOR PLAN MODEL C
SCALE: 1/4" = 1'-0"



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CONSULTANTS

PARADISE GARDENS
NARANJA COMMUNITY URBAN CENTER
JB-TECC DEVELOPERS
MIAMI, FLORIDA

NO.	DATE	DESCRIPTION
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2	11-25-18	ISSUED FOR PERMIT
3	11-25-18	ISSUED FOR PERMIT
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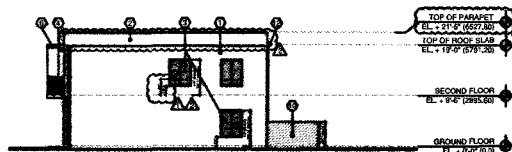
Greenview SET

ELEVATIONS AS PER
SUBSTANTIAL COMPLIANCE
D2017000022

GLAZING CALCULATIONS FOR STREET FACADE Sec. 33-284.86 (B)(3)		
	AREA	PERCENTAGE
STREET BUILDING FACADE	5,643.00 SF	100
REQUIRED	1,692.90 SF	30
PROVIDED		
FRONT - STREET	1,733.33 SF	30.76
SIDE - STREET	40.00 SF	0.70
SIDE - STREET SERVICE ROAD	40.00 SF	0.70
TOTAL	1,813.33 SF	32.16

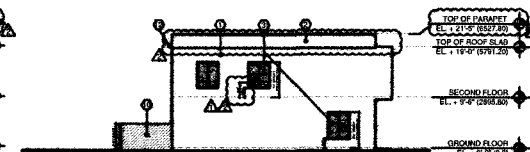
ELEVATION KEY NOTES	
1	POURED CONCRETE WALL, WITH TEXTURE PAINTED FINISH
2	28" RAISED PARAPET CAP (TYP.)
3	BLACK ANODIZED ALUMINUM & GREEN TINTED GLASS WINDOWS & DOORS
4	42" HIGH ALUMINUM RAILING TO REJECT ALL 4" OBJECTS AND 2" MAX. CLEARANCE AT BOTTOM RAIL TO FLOOR SURFACE
5	DECORATIVE STONE VENEER CLADDING
6	CONCRETE EYEBROW
7	PVC DOWNSPOUT
8	ARCH, TRIDIMENSIONAL CLADDING
9	36 x 60 METAL DOOR
10	WOOD FENCE (SEE DETAIL SHEET A-1)
11	2" MASTER C PANEL OR SIMILAR
12	CONT. METAL GUTTER

NOTE:
DOWNSPOUTS AND
CONDENSATE LINES SHALL
TERMINATE 12" AWAY FROM
BLDG. WALL - FBC 2017
R318.5



SIDE ELEVATION BUILDING 13 UNITS

SCALE: 3/32" = 1'-0"



SIDE ELEVATION BUILDING 13 UNITS

SCALE: 3/32" = 1'-0"



REAR ELEVATION BUILDING 13 UNITS

SCALE: 3/32" = 1'-0"



FRONT ELEVATION BUILDING 13 UNITS

SCALE: 3/32" = 1'-0"

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CONSULTANTS

PARADISE GARDENS
NARANJA COMMUNITY URBAN CENTER
JB-TECC DEVELOPERS
MIAMI, FLORIDA

MARK DATE DESCRIPTION

10-18-18

11-25-18

11-25-18

11-25-18

11-25-18

11-25-18

11-25-18

11-25-18

11-25-18

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11-25-18

11-25-18

11-25-18

Greenview Set

EXHIBIT 3
ELEVATION

Sheet A-5 of 6
on D2017000022

ELEVATIONS AS PER
SUBSTANTIAL COMPLIANCE
D2017000022

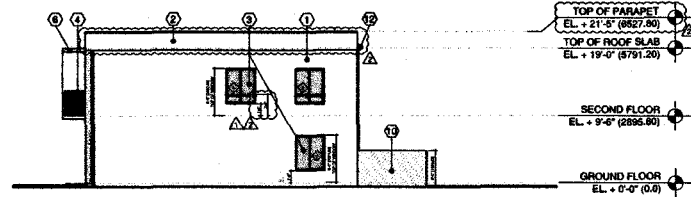
GLAZING CALCULATIONS FOR STREET FACADE Sec. 33-284.86 (B)(3)

	AREA	PERCENTAGE
STREET BUILDING FACADE	4,883.00 SF	100
REQUIRED	1,484.90 SF	30
PROVIDED		
FRONT - STREET	1,488.87 SF	30.03
SIDE - STREET	40.00 SF	0.81
SIDE - STREET SERVICE ROAD	40.00 SF	0.81
TOTAL	1,548.87 SF	31.85

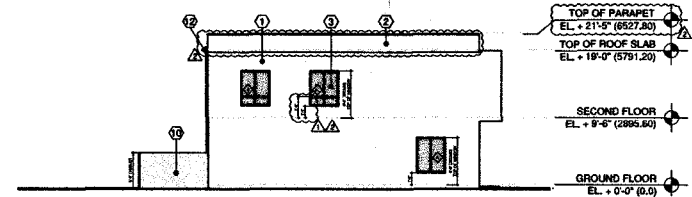
ELEVATION KEY NOTES

- ① POURED CONCRETE WALL, WITH TEXTURE PAINTED FINISH
- ② 2" RAISED PARAPET CAP (TYP.)
- ③ BLACK ANODIZED ALUMINUM & GREEN TINTED GLASS WINDOWS & DOORS
- ④ 42" HIGH ALUMINUM RAILING TO REJECT ALL 4" OBJECTS AND 2" MAX. CLEARANCE AT BOTTOM RAIL TO FLOOR SURFACE
- ⑤ DECORATIVE STONE VENEER CLADDING
- ⑥ CONCRETE EYEBROW
- ⑦ PVC DOWNSPOUT
- ⑧ ARCH. TRIDIMENSIONAL CLADDING
- ⑨ 36" x 80" METAL DOOR
- ⑩ WOOD FENCE (SEE DETAIL SHEET A-1)
- ⑪ 2" MASTER C PANEL OR SIMILAR
- ⑫ CONT. METAL GUTTER

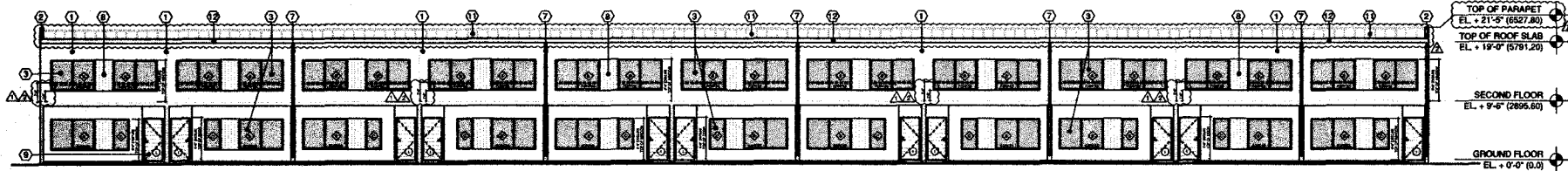
NOTE:
DOWNSPOUTS AND
CONDENSATE LINES SHALL
TERMINATE 12" AWAY FROM
BLDG. WALL - FBC 2017
R318.5



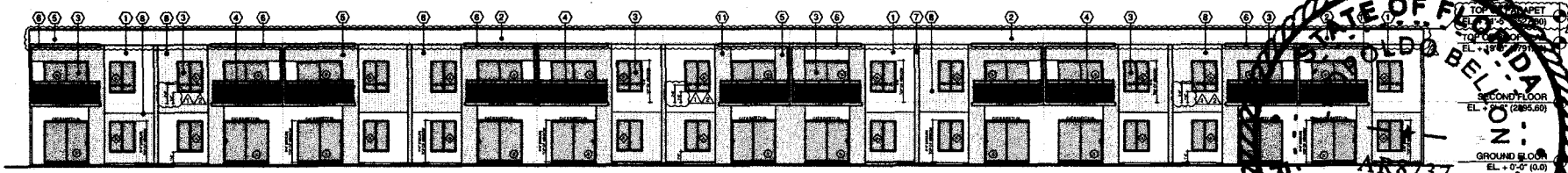
SIDE ELEVATION BUILDING 11 UNITS
SCALE: 1/8"=1'-0"



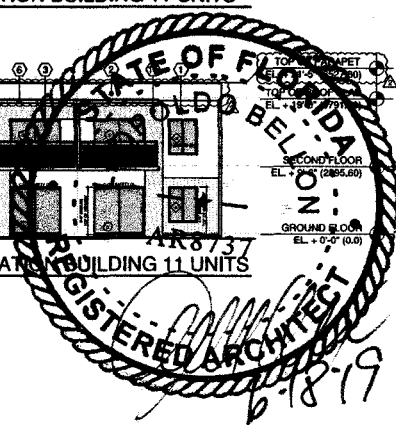
SIDE ELEVATION BUILDING 11 UNITS
SCALE: 1/8"=1'-0"



REAR ELEVATION BUILDING 11 UNITS
SCALE: 1/8"=1'-0"



FRONT ELEVATION BUILDING 11 UNITS
SCALE: 1/8"=1'-0"



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architecture

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PARADISE GARDENS
MARANJA COMMUNITY URBAN CENTER
IB-TECC DEVELOPERS
MIAMI, FLORIDA

PROJECT No. 18430
DRAWN BY: JP
CHECKED BY: LB
DATE: 06-14-17

LEOPOLDO BELLON, AIA (AR-18737)
SHEET TITLE
ELEVATION
BUILDING TYPE III
A-4
SHEET 04

Bldg 1

Sheet 1-576

ELEVATIONS AS PER
SUBSTANTIAL COMPLIANCE
D2017000022

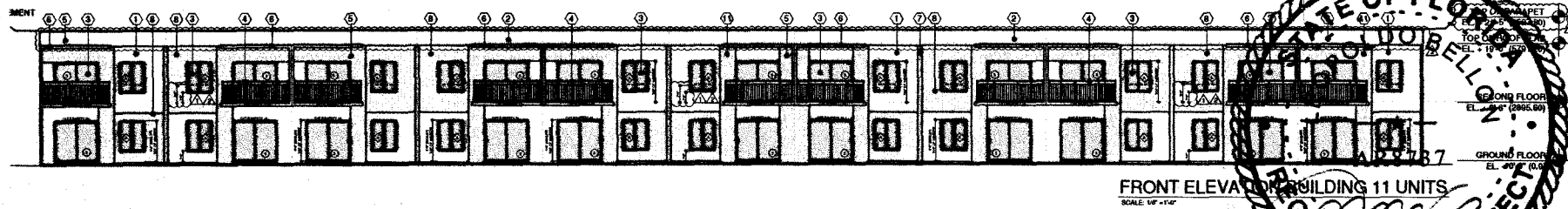
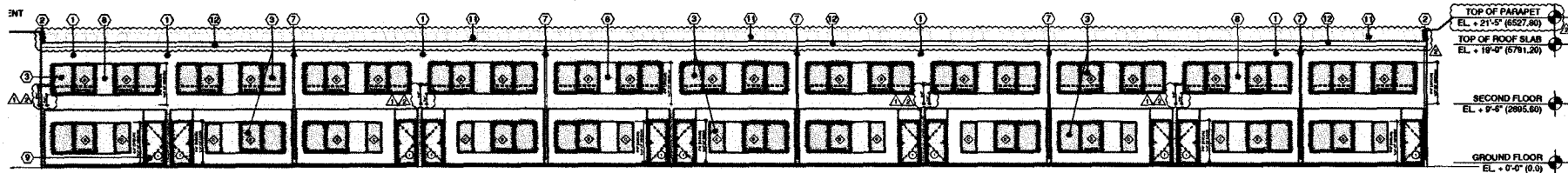
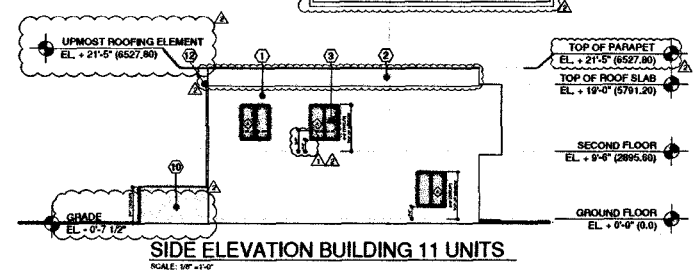
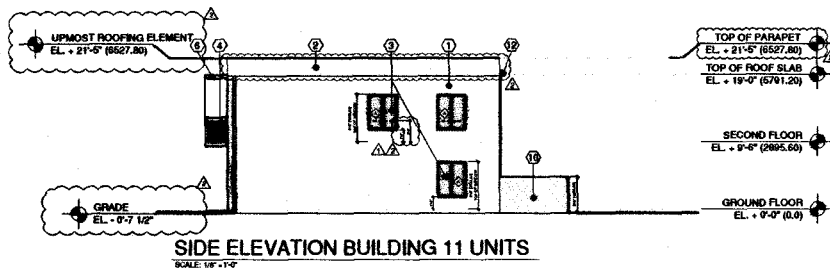
GLAZING CALCULATIONS FOR STREET FACADE Sec. 33-284.86 (B)(3)

	AREA	PERCENTAGE
STREET BUILDING FACADE	4,882.88 SF	100
REQUIRED	1,464.90 SF	30
PROVIDED		
FRONT - STREET	1,466.67 SF	30.03
SIDE - STREET	40.00 SF	0.81
SIDE - STREET SERVICE ROAD	40.00 SF	0.81
TOTAL	1,546.67 SF	31.65

ELEVATION KEY NOTES

- POURED CONCRETE WALL, WITH TEXTURE PAINTED FINISH
- 2" RAISED PARAPET CAP (TYP.)
- BLACK ANODIZED ALUMINUM & GREEN TINTED GLASS WINDOWS & DOORS
- 42" HIGH ALUMINUM RAILING TO REJECT ALL 4" OBJECTS AND 2" MAX. CLEARANCE AT BOTTOM RAIL TO FLOOR SURFACE
- DECORATIVE STONE VENEER CLADDING
- CONCRETE EYEBROW
- PVC DOWNSPOUT
- ARCH. 3D DIMENSIONAL CLADDING
- 36 x 80 METAL DOOR
- WOOD FENCE (SEE DETAIL SHEET A-1)
- 2" MASTER C PANEL OR SIMILAR
- CONT. METAL GUTTER

NOTE:
DOWNSPOUTS AND
CONDENSATE LINES SHALL
TERMINATE 12" AWAY FROM
BLDG. WALL - FBC 2017
R318.6



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ARCHITECTURE
AND PLANNING
INTERIORS
CONSTRUCTION MANAGEMENT

CONSULTANTS

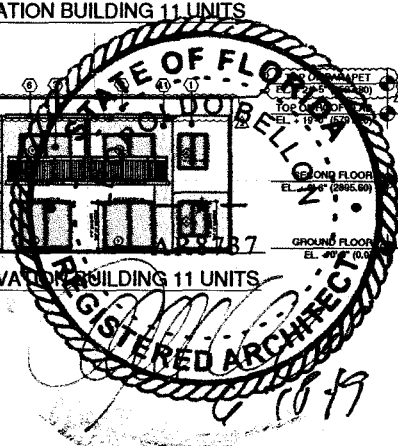
PROJECT NO. 19000
DESIGNED BY: JF
CHECKED BY: LB
DATE: 06-16-17

PARADISE GARDENS
NARANJA COMMUNITY URBAN CENTER
18-TECC DEVELOPERS
MIAMI, FLORIDA

NO.	DATE	DESCRIPTION
1	06-16-17	18-TECC

PROJECT NO. 19000
DESIGNED BY: JF
CHECKED BY: LB
DATE: 06-16-17

LEGEND: BELLON, AA-26002616
SHEET TITLE
ELEVATION
BUILDING TYPE III
A-4
SHEET OF



Bldg 2

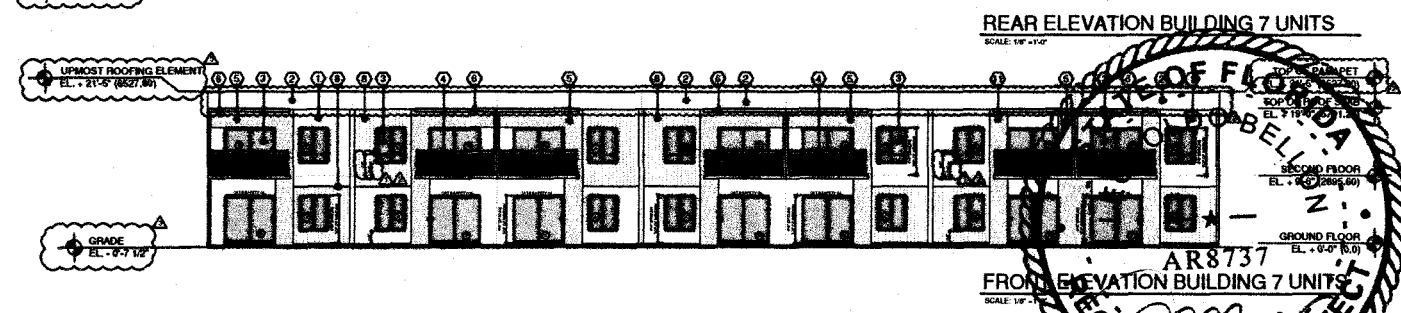
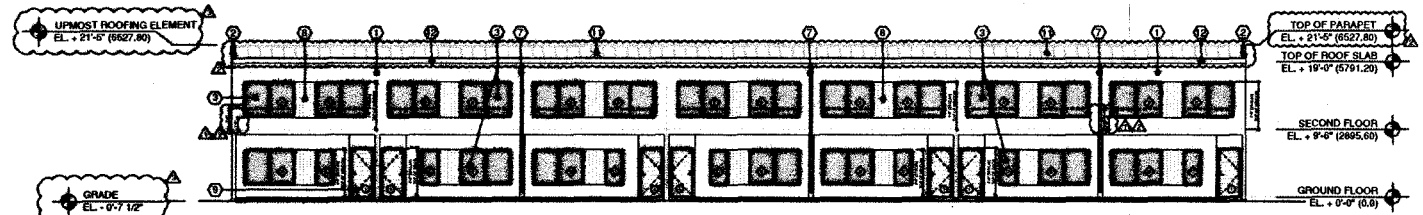
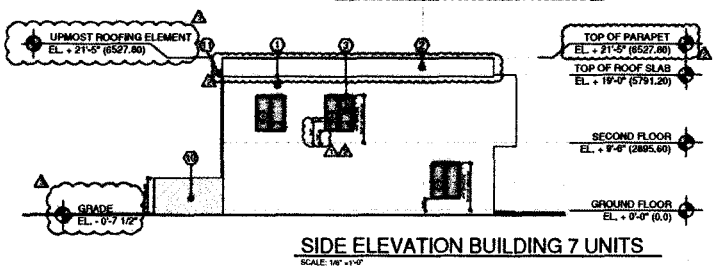
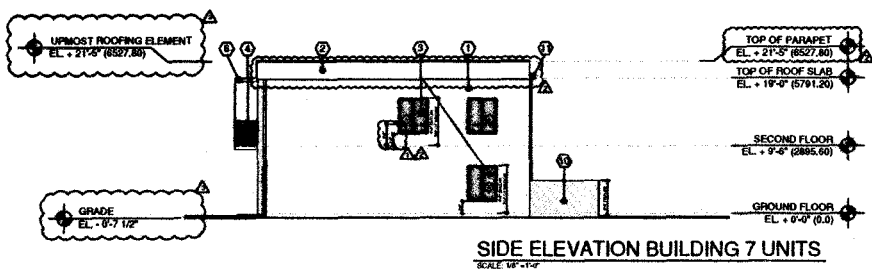
Sheet 13 9/4
2207000022

ELEVATIONS AS PER
SUBSTANTIAL COMPLIANCE
D2017000022

GLAZING CALCULATIONS FOR STREET FACADE Sec. 33-284.86 (B)(3)		
	AREA	PERCENTAGE
STREET BUILDING FACADE	3,363.00 SF	100
REQUIRED	1,000.50 SF	30
PROVIDED		
FRONT - STREET	933.33 SF	27.75
SIDE - STREET	46.00 SF	1.38
SIDE - STREET SERVICE ROAD	46.00 SF	1.38
TOTAL	1,013.33 SF	30.11

- ELEVATION KEY NOTES**
- POURED CONCRETE WALL, WITH TEXTURE PAINTED FINISH
 - 2" RAISED PARAPET CAP (TYP.)
 - BLACK ANODIZED ALUMINUM & GREEN TINTED GLASS WINDOWS & DOORS
 - 4" HIGH ALUMINUM RAILING TO REFLECT ALL 4" OBJECTS AND 2" MAX. CLEARANCE AT BOTTOM RAIL TO FLOOR SURFACE
 - DECORATIVE STONE VENEER CLADDING
 - CONCRETE EYEBROW
 - PVC DOWNSPOUT
 - ARCH. TRIDIMENSIONAL CLADDING
 - 36" x 80" METAL DOOR
 - WOOD FENCE (SEE DETAIL SHEET A-1)
 - 2" MASTER C PANEL OR SIMILAR
 - CONT. METAL GUTTER

NOTE:
DOWNSPOUTS AND
CONDENSATE LINES SHALL
TERMINATE 12" AWAY FROM
BLDG. WALL - FBC 2017
R318.5



REAR ELEVATION BUILDING 7 UNITS
SCALE: 1/8" = 1'-0"

FRONT ELEVATION BUILDING 7 UNITS
SCALE: 1/8" = 1'-0"

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CONSTRUCTION MANAGEMENT
CONSULTANTS

PARADISE GARDENS
VARANJA COMMUNITY URBAN CENTER
18-TECC DEVELOPERS
MIAMI, FLORIDA

MARK	DATE	DESCRIPTION
1	10-18-18	
2	11-25-18	
3	2-04-19	
PROJECT NO. 18040		
DRAWN BY: JP		
CHECKED BY: LB		
DATE: 08-16-17		
PROJECT TITLE: ELEVATION BUILDING TYPE II		
SHEET: A-4		

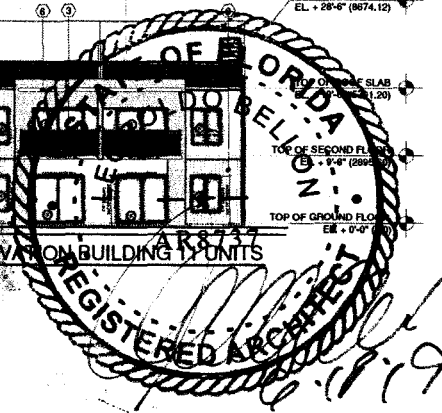
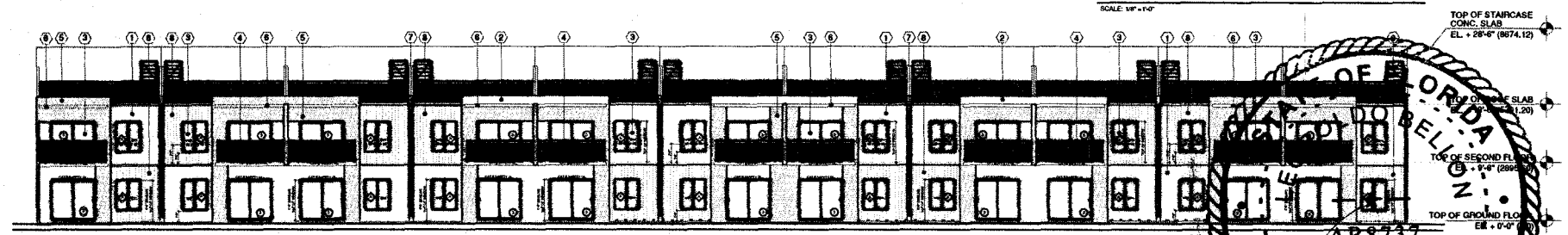
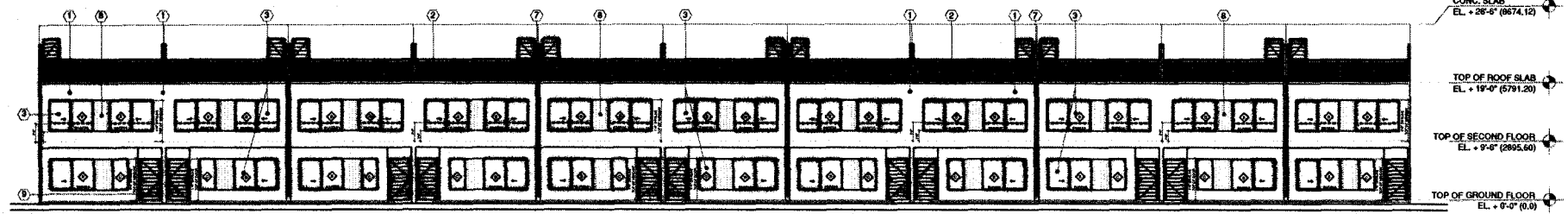
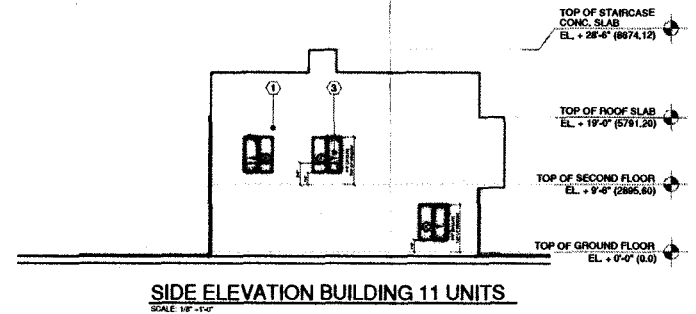
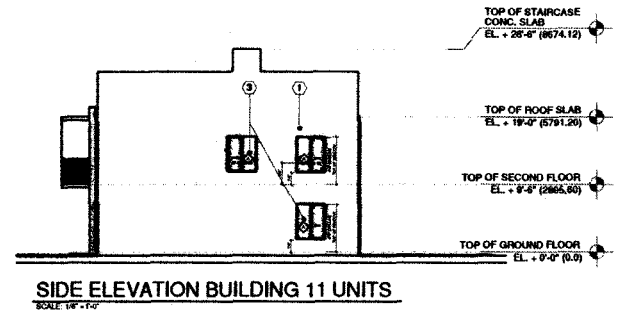
AR8737
REGISTERED ARCHITECT
Bldg 3
GYP19

Sheet 1-99/10
D2017000022

ELEVATIONS AS PER
SUBSTANTIAL COMPLIANCE
D2017000022

GLAZING CALCULATIONS FOR STREET FACADE Sec. 33-284.86 (B)(3)		
	AREA	PERCENTAGE
STREET BUILDING FACADE	4,863.00 SF	100
REQUIRED	1,464.90 SF	30
PROVIDED		
FRONT - STREET	1,466.67 SF	30.33
SIDE - STREET	46.00 SF	0.91
SIDE - STREET SERVICE ROAD	46.00 SF	0.91
TOTAL	1,546.67 SF	31.85

- ELEVATION KEY NOTES**
- POURED CONCRETE WALL WITH TEXTURE PAINTED FINISH
 - 18" RIBBED PARAPET CAP (TYP.)
 - BLACK ANODIZED ALUMINUM & GREEN TINTED GLASS WINDOWS & DOORS
 - 42" HIGH ALUMINUM RAILING TO REFLECT ALL 4" OBJECTS AND 2" MAX. CLEARANCE AT BOTTOM RAIL TO FLOOR SURFACE
 - DECORATIVE STONE VENEER CLADDING
 - CONCRETE EYEBROW
 - PVC DOWNSPOUT
 - ARCH. THIRDMENSIONAL CLADDING
 - 36 x 80 METAL DOOR
- NOTE: DOWNSPOUTS AND CONCEALED LINES SHALL TERMINATE 12" AWAY FROM BLDG. WALL - FBC 2017 F318.5



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CONSULTANTS

**PARADISE GARDENS
NARANJA COMMUNITY URBAN CENTER**
19-TECC DEVELOPERS
MIAMI, FLORIDA

DATE	DESCRIPTION
08-14-17	

PROJECT No. 18669
DRAWN BY: JP
CHECKED BY: LB
DATE: 08-14-17

BOOK & LOT: 1-11

ELEVATION
BUILDING TYPE V
A-4

Bldg 4

Sheet A-374
D2017000022

ELEVATIONS AS PER
SUBSTANTIAL COMPLIANCE
D2017000022

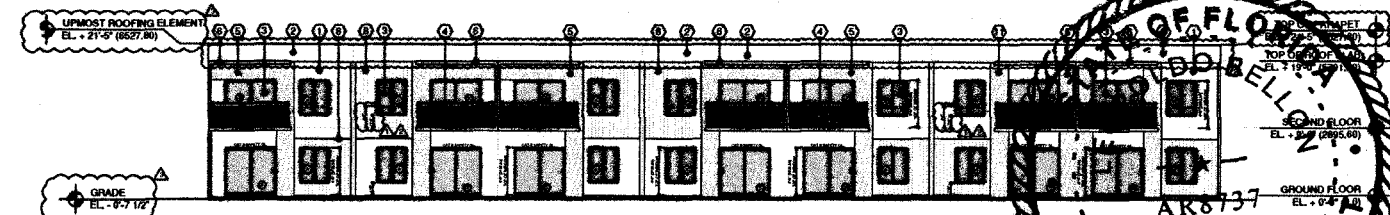
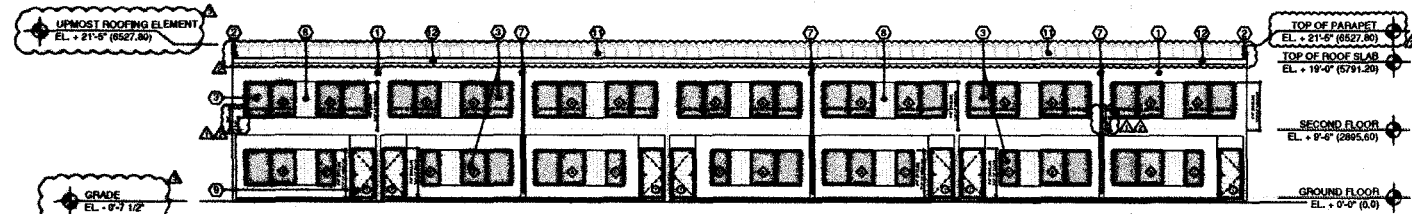
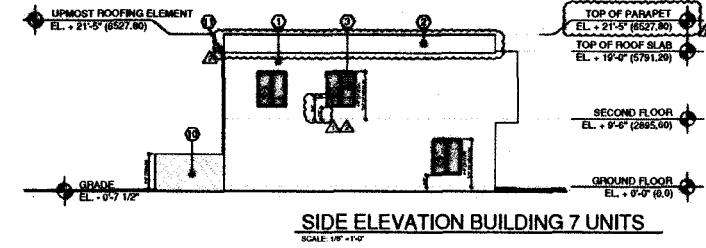
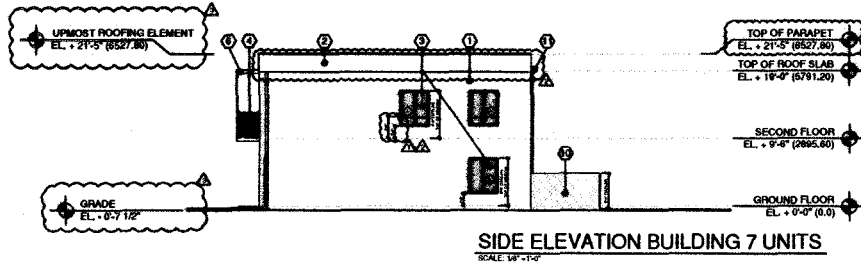
GLAZING CALCULATIONS FOR STREET FACADE Sec. 33-284.86 (B)(3)

	AREA	PERCENTAGE
STREET BUILDING FACADE	3,383.00 SF	100
REQUIRED	1,008.90 SF	30
PROVIDED		
FRONT - STREET	833.33 SF	27.75
SIDE - STREET	40.00 SF	1.18
SIDE - STREET SERVICE ROAD	40.00 SF	1.18
TOTAL	1,013.33 SF	30.11

ELEVATION KEY NOTES

- POURED CONCRETE WALL WITH TEXTURE PAINTED FINISH
- 20" RAISED PARAPET CAP (TYP.)
- BLACK ANODIZED ALUMINUM & GREEN TINTED GLASS WINDOWS & DOORS
- 42" HIGH ALUMINUM RAILING TO REFLECT ALL 4" OBJECTS AND 2" MAX. CLEARANCE AT BOTTOM RAIL TO FLOOR SURFACE
- DECORATIVE STONE VENEER CLADDING
- CONCRETE EYEBROW
- PVC DOWNSPOUT
- ARCH. TRIDIMENSIONAL CLADDING
- 36" x 80" METAL DOOR
- WOOD FENCE (SEE DETAIL SHEET A-1)
- 2" MASTER C PANEL OR SIMILAR
- CONT. METAL GUTTER

NOTE:
DOWNSPOUTS AND
CONDENSATE LINES SHALL
TERMINATE 12" AWAY FROM
BLDG. WALL - FBC 2017
R318.5



REAR ELEVATION BUILDING 7 UNITS

SCALE: 1/8" = 1'-0"

FRONT ELEVATION BUILDING 7 UNITS

SCALE: 1/8" = 1'-0"

BELLON



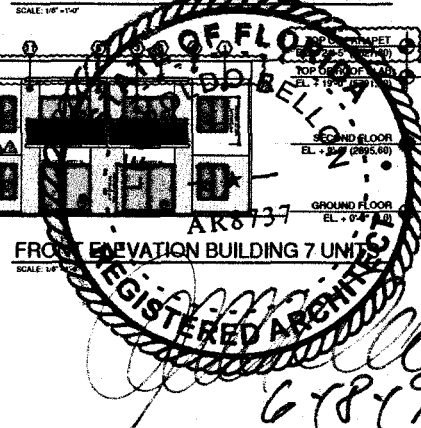
12850 S.W. 12th STREET
SUITE 203
MIAMI, FLORIDA 33146
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PARADISE GARDENS
NARANJA COMMUNITY URBAN CENTER
IS-TECC DEVELOPERS
MIAMI, FLORIDA

MARK	DATE	DESCRIPTION
1	10-08-18	
2	11-05-18	
3	04-04-19	
PROJECT NO. 18408		
DRAWN BY: JP		
CHECKED BY: LB		
DATE: 08-16-17		
PROJECT TITLE		
ELEVATION BUILDING TYPE II		
A-4		
SHEET		

BLOCK 7 - LOT 1 - 7



Bldg 7

Sheet A-3 of 4
D2017000022

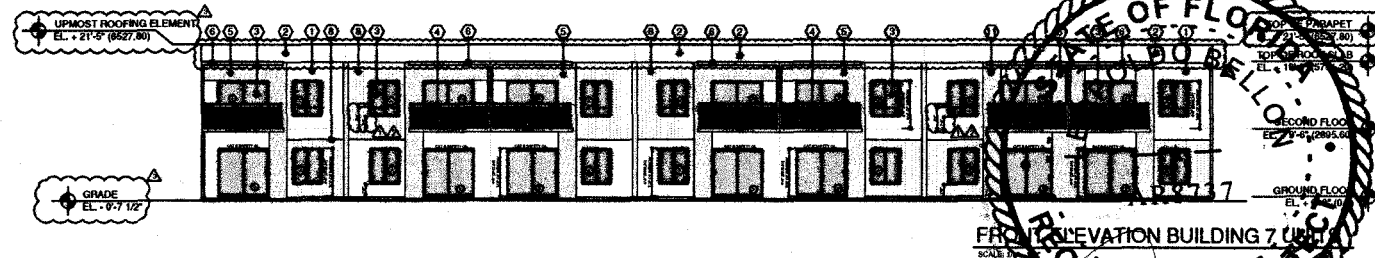
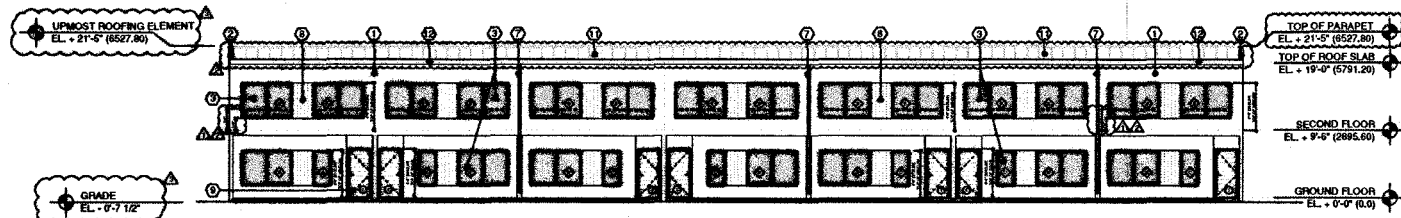
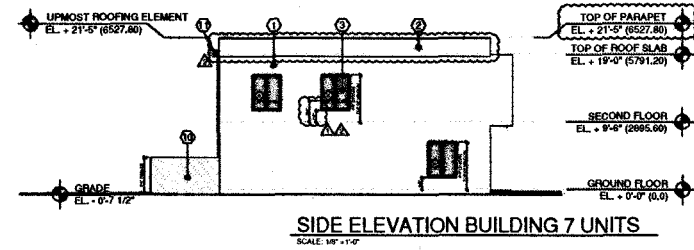
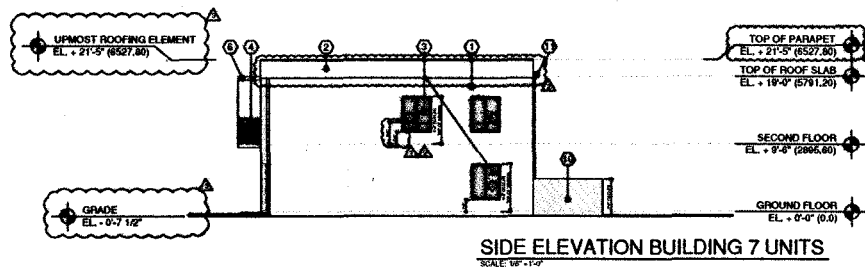
ELEVATIONS AS PER
SUBSTANTIAL COMPLIANCE
D2017000022

GLAZING CALCULATIONS FOR STREET FACADE Sec. 33-284.86 (B)(3)		
	AREA	PERCENTAGE
STREET BUILDING FACADE	3,383.00 SF	100
REQUIRED	1,008.90 SF	30
PROVIDED		
FRONT - STREET	933.30 SF	27.75
SIDE - STREET	40.00 SF	1.18
SIDE - STREET SERVICE ROAD	40.00 SF	1.18
TOTAL	1,013.30 SF	30.11

ELEVATION KEY NOTES

- ① POURED CONCRETE WALL, WITH TEXTURE
PAINTED FINISH
- ② 2" RAISED PARAPET CAP (TYP.)
- ③ BLACK ANODIZED ALUMINUM & GREEN
TINTED GLASS WINDOWS & DOORS
- ④ 4" HIGH ALUMINUM RAILING TO REST ON
@'S OBJECTS AND 2" MAX. CLEARANCE AT
BOTTOM RAIL TO FLOOR SURFACE
- ⑤ DECORATIVE STONE VENEER CLADDING
- ⑥ CONCRETE EYEBROW
- ⑦ PVC DOWNSPOUT
- ⑧ ARCH. TRIDIMENSIONAL CLADDING
- ⑨ 36 x 80 METAL DOOR
- ⑩ WOOD FENCE (SEE DETAIL SHEET A-1)
- ⑪ 2" MASTER C PANEL OR SIMILAR
- ⑫ CONT. METAL GUTTER

NOTE:
DOWNSPOUTS AND
CONDENSATE LINES SHALL
TERMINATE 12" AWAY FROM
BLGD. WALL - FBC 2017
R318.5



BELLON

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INTERIORS
CONSTRUCTION MANAGEMENT

CONSULTANTS

PARADISE GARDENS
NARANJA COMMUNITY URBAN CENTER
I9-TECC DEVELOPERS
MIAMI, FLORIDA

MARK	DATE	DESCRIPTION
⚠	10-8-18	
⚠	11-25-18	
⚠	2-04-19	

PROJECT NO. LB400

DRAWN BY: JP

CHECKED BY: LB

DATE: 06-14-17

10

171

11

12

1



LEOPOLDG BELLON, HIA (AR-8737)

✓ SHEET 010E

LOT	ELEVATION

BUILDING TYPE #

A-4

SECRET

ED [REDACTED] OF [REDACTED]

10

21-0

page 2

5

—

Sheet 1-2
720700002

PLAN ELEVATION BUILDING 13 UNITS

DATE: 8/28/19

STATE OF FLORIDA
REGISTERED ARCHITECT
AR8737
CONDOMINIUM ELEVATION BUILDING 13 UNITS

TOP OF PARAPET
= 21'-0" (8637.80)
TOP OF ROOF SLAB
= 21'-0" (8637.80)
FLOOR
= 21'-0" (8637.80)
ROOF
= 21'-0" (8637.80)

6/18/19

Bldg 9

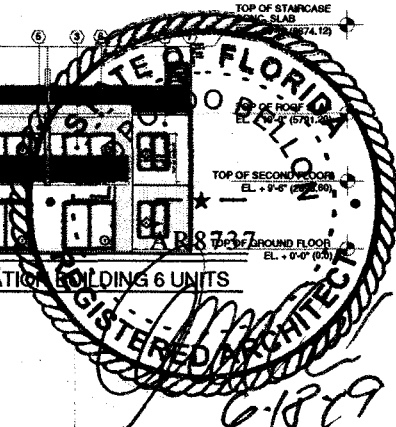
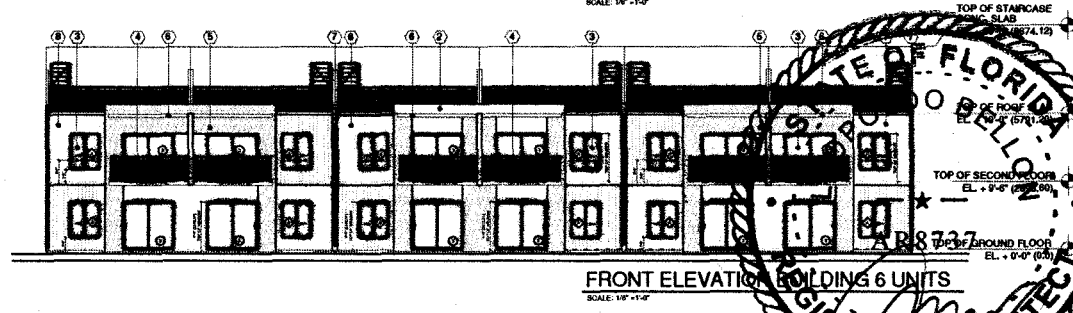
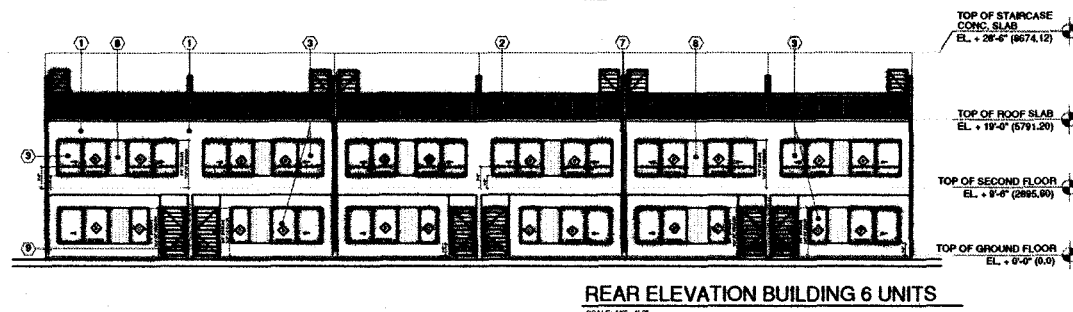
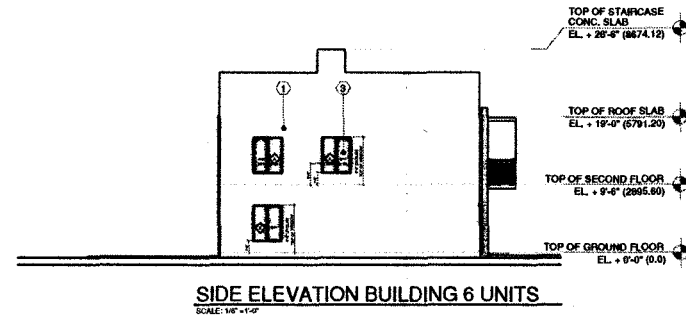
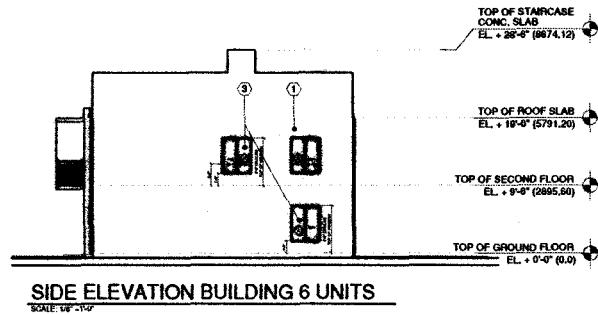
Sheets 17/18
D2017000022

ELEVATIONS AS PER
SUBSTANTIAL COMPLIANCE
D2017000022

GLAZING CALCULATIONS FOR STREET FACADE Sec. 33-284.86 (B)(3)		
	AREA	PERCENTAGE
STREET BUILDING FACADE	2,280.00 SF	100
REQUIRED	684.00 SF	30
PROVIDED		
FRONT - STREET	800.00 SF	35.08
SIDE - STREET	40.00 SF	1.75
SIDE - STREET SERVICE ROAD	40.00 SF	1.75
TOTAL	880.00 SF	38.58

ELEVATION KEY NOTES	
1	POURED CONCRETE WALL, WITH TEXTURE PAINTED FINISH
2	18" RAISED PARAPET CAP (TYP.)
3	BLACK ANODIZED ALUMINUM & GREEN TINTED GLASS WINDOWS & DOORS
4	42" HIGH ALUMINUM RAILING TO REFLECT ALL 42" OBJECTS AND 2" MAX. CLEARANCE AT BOTTOM RAIL TO FLOOR SURFACE
5	DECORATIVE STONE VENEER CLADDING
6	CONCRETE EYEBROW
7	PVC DOWNSPOUT
8	ARCH. TRIDIMENSIONAL CLADDING
9	36 x 96 METAL DOOR

NOTE:
DOWNSPOUTS AND
CONDENSATE LINES SHALL
TERMINATE 12" AWAY FROM
BLDG. WALL - FBC 2017
R318.5



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**PARADISE GARDENS
NARANJA COMMUNITY URBAN CENTER**
IS-TECC DEVELOPERS
MIAMI, FLORIDA

DATE	DESCRIPTION
06-14-17	

PROJECT NO. LB460
DRAWN BY: JF
CHECKED BY: LB
DATE: 06-14-17

LUPOLO BELLON, AIA (06-0737)

SHEET TITLE
ELEVATION
BUILDING TYPE IX
A-4
SHEET OF

Bldg 10

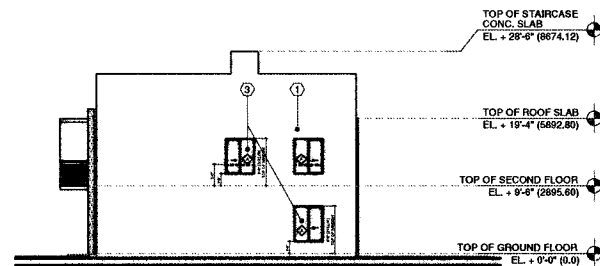
Sheets A-15 9/16
D2017000022

ELEVATIONS AS PER
SUBSTANTIAL COMPLIANCE
D2017000022

GLAZING CALCULATIONS FOR STREET FACADE Sec. 33-284.86 (B)(3)		
	AREA	PERCENTAGE
STREET BUILDING FACADE	4,503.00 SF	100
REQUIRED	1,350.90 SF	30
PROVIDED		
FRONT - STREET	1,333.33 SF	29.60
SIDE - STREET	40.00 SF	0.88
SIDE - STREET SERVICE ROAD	40.00 SF	0.88
TOTAL	1,413.33 SF	31.36

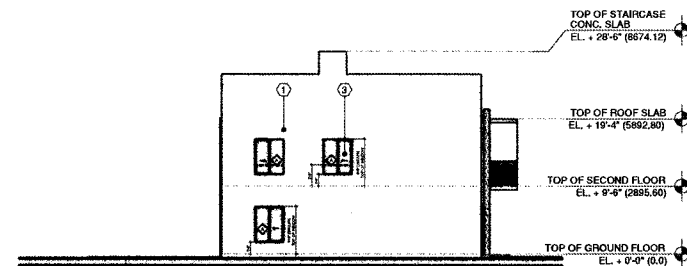
ELEVATION KEY NOTES	
①	POURED CONCRETE WALL, WITH TEXTURE PAINTED FINISH
②	16" RAISED PARAPET CAP (TYP.)
③	BLACK ANODIZED ALUMINUM & GREEN TINTED GLASS WINDOWS & DOORS
④	42" HIGH ALUMINUM RAILING TO REJECT ALL 4"X8 OBJECTS AND 2" MAX. CLEARANCE AT BOTTOM RAIL TO FLOOR SURFACE
⑤	DECORATIVE STONE VENEER CLADDING
⑥	CONCRETE EYEBROW
⑦	PVC DOWNSPOUT
⑧	ARCH. TRIDIMENSIONAL CLADDING
⑨	36 x 80 METAL DOOR

NOTE:
DOWNSPOUTS AND
CONDENSATE LINES SHALL
TERMINATE 12" AWAY FROM
BLDG. WALL - FBC 2017
R318.5



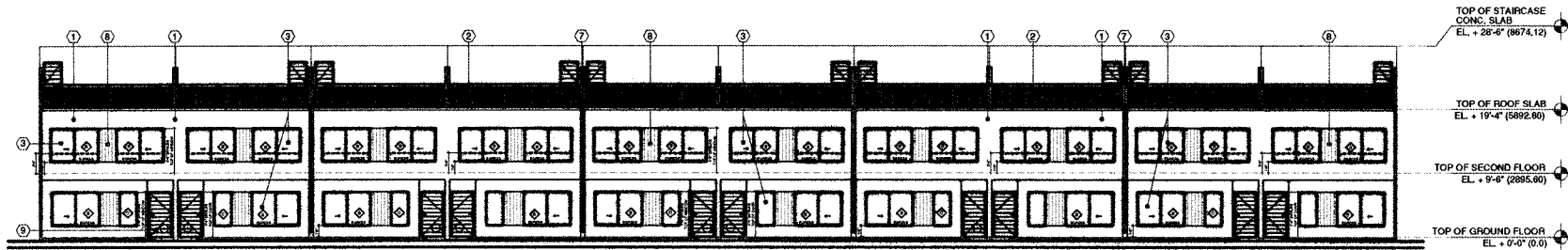
SIDE ELEVATION BUILDING 10 UNITS

SCALE: 1/8" = 1'-0"



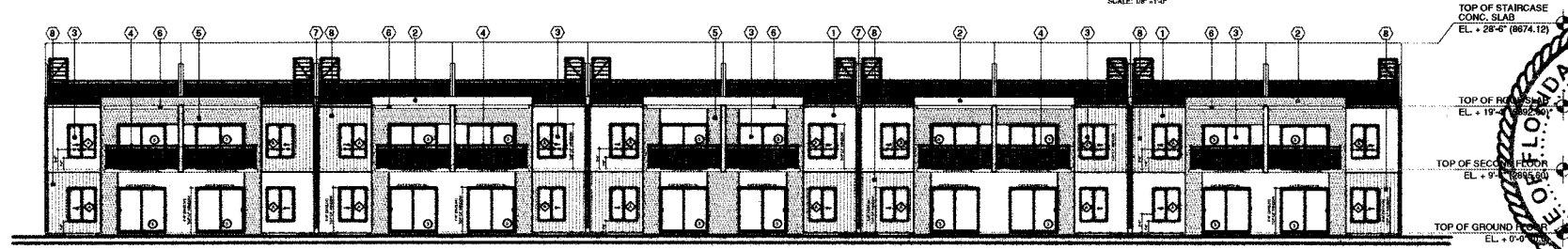
SIDE ELEVATION BUILDING 10 UNITS

SCALE: 1/8" = 1'-0"



REAR ELEVATION BUILDING 10 UNITS

SCALE: 1/8" = 1'-0"



FRONT ELEVATION BUILDING 10 UNITS

SCALE: 1/8" = 1'-0"

BELLON

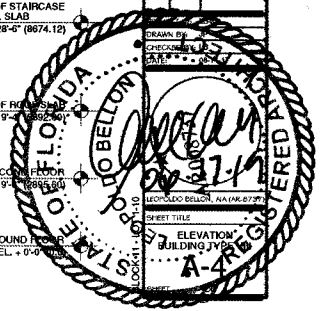


12950 S.W. 126 STREET
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CONSULTANTS

PARADISE GARDENS
NARANJA COMMUNITY URBAN CENTER
19-TECC DEVELOPERS
MIAMI, FLORIDA

MARK DATE DESCRIPTION



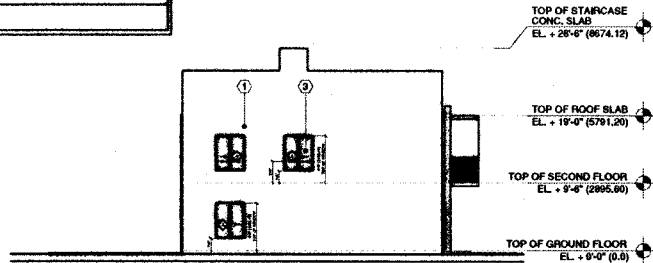
Blg 11

Sheets 13 of 14
D2017000022

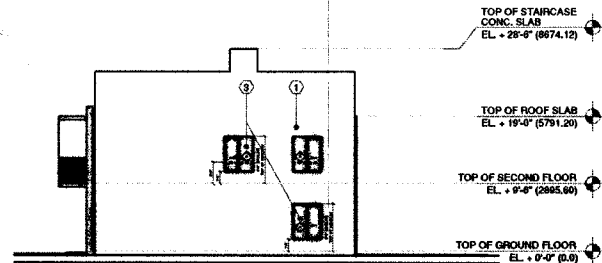
GLAZING CALCULATIONS FOR STREET FACADE Sec. 33-284.86 (B)(3)		
	AREA	PERCENTAGE
STREET BUILDING FACADE	6,743.00 SF	100
REQUIRED	2,934.86 SF	30
PROVIDED		
FRONT - STREET	2,133.33 SF	31.45
SIDE - STREET	40.00 SF	0.58
SIDE - STREET SERVICE ROAD	40.00 SF	0.58
TOTAL	2,213.33 SF	32.81

ELEVATIONS AS PER
SUBSTANTIAL COMPLIANCE
D2017000022

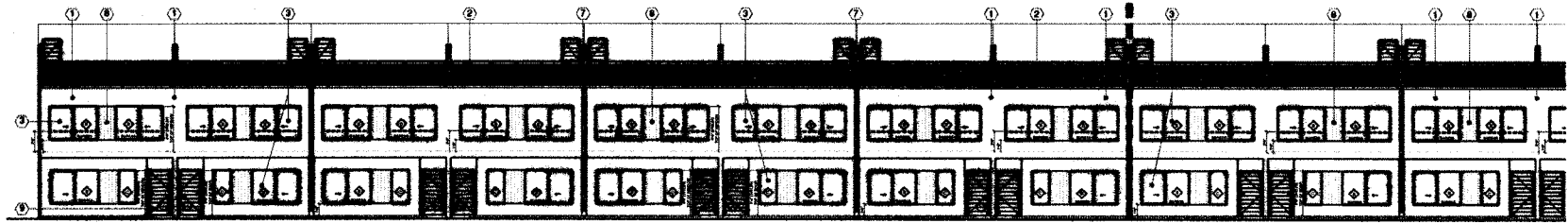
- ELEVATION KEY NOTES**
- ① POURED CONCRETE WALL, WITH TEXTURE PAINTED FINISH
 - ② 1" RASSED PARAPET CAP (TYP.)
 - ③ BLACK ANODIZED ALUMINUM & GREEN TINTED GLASS WINDOWS & DOORS
 - ④ 42" HIGH ALUMINUM RAILING TO REFLECT ALL 4" OBJECTS AND 7" MAX. CLEARANCE AT BOTTOM RAIL TO FLOOR SURFACE
 - ⑤ DECORATIVE STONE VENEER CLADDING
 - ⑥ CONCRETE EYEBROW
 - ⑦ PVC DOWNSPOUT
 - ⑧ ARCH. TRIDIMENSIONAL CLADDING
 - ⑨ 36 x 80 METAL DOOR
- NOTE: DOWNSPOUTS AND CONDENSATE LINES SHALL TERMINATE 12" AWAY FROM BLDG. WALL - FBC 2017 R319.5



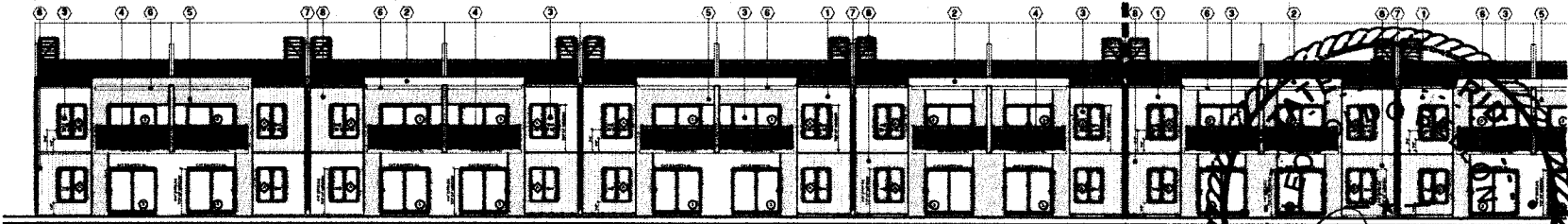
SIDE ELEVATION BUILDING 16 UNITS
SCALE: 1/8" = 1'-0"



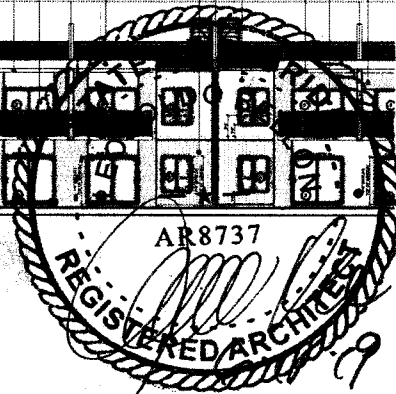
SIDE ELEVATION BUILDING 16 UNITS
SCALE: 1/8" = 1'-0"



REAR ELEVATION BUILDING 16 UNITS
SCALE: 1/8" = 1'-0"



FRONT ELEVATION BUILDING 16 UNITS
SCALE: 1/8" = 1'-0"



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**PARADISE GARDENS
NARANJA COMMUNITY URBAN CENTER**
19-TECC DEVELOPERS
MIAMI, FLORIDA

DATE	DESCRIPTION
08-16-17	PROJECT NO. 18490 DRAWN BY: LP CHECKED BY: LP

PROJECT NO. 18490
DRAWN BY: LP
CHECKED BY: LP
DATE: 08-16-17

AR8737
REGISTERED ARCHITECT

ELEVATION
BUILDING TYPE VII
A-4

Bldg 12

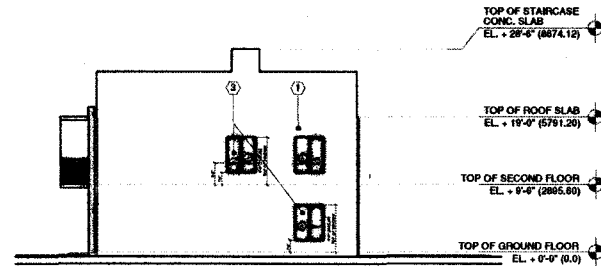
Sheets 1-11 9/12
D2017000022

ELEVATIONS AS PER
SUBSTANTIAL COMPLIANCE
D2017000022

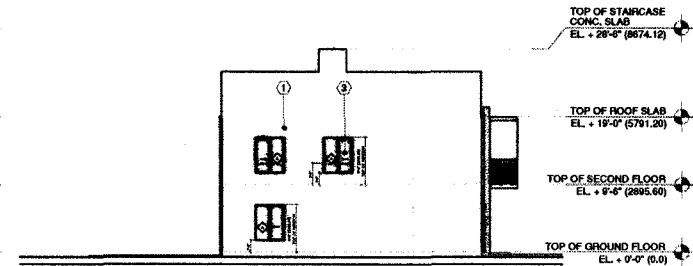
GLAZING CALCULATIONS FOR STREET FACADE Sec. 33-284.86 (B)(3)		
	AREA	PERCENTAGE
STREET BUILDING FACADE	3,743.00 SF	100
REQUIRED	1,122.90 SF	30
PROVIDED		
FRONT - STREET	1,066.67 SF	28.49
SIDE - STREET	48.00 SF	1.06
SIDE - STREET SERVICE ROAD	48.00 SF	1.06
TOTAL	1,162.67 SF	30.61

- ELEVATION KEY NOTES**
- POURED CONCRETE WALL, WITH TEXTURE PAINTED FINISH
 - 18" RAISED PARAPET CAP (TYP.)
 - BLACK ANODIZED ALUMINUM & GREEN TINTED GLASS WINDOWS & DOORS
 - 42" HIGH ALUMINUM RAILING TO REJECT ALL 4" OBJECTS AND 2" MAX. CLEARANCE AT BOTTOM RAIL TO FLOOR SURFACE
 - DECORATIVE STONE VENEER CLADDING
 - CONCRETE EYEBROW
 - PVC DOWNSPOUT
 - ARCH. TRIDIMENSIONAL CLADDING
 - 36 x 60 METAL DOOR

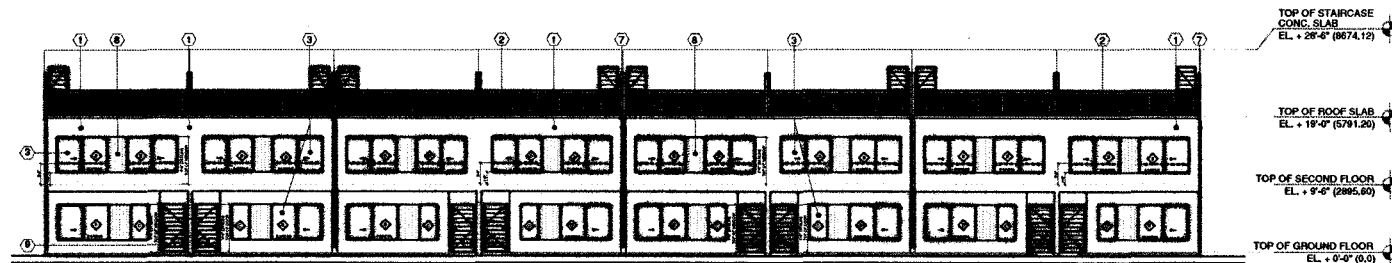
NOTE:
DOWNSPOUTS AND
CONDENSATE LINES SHALL
TERMINATE 12" AWAY FROM
BLOD. WALL - FBC 2017
R318.5



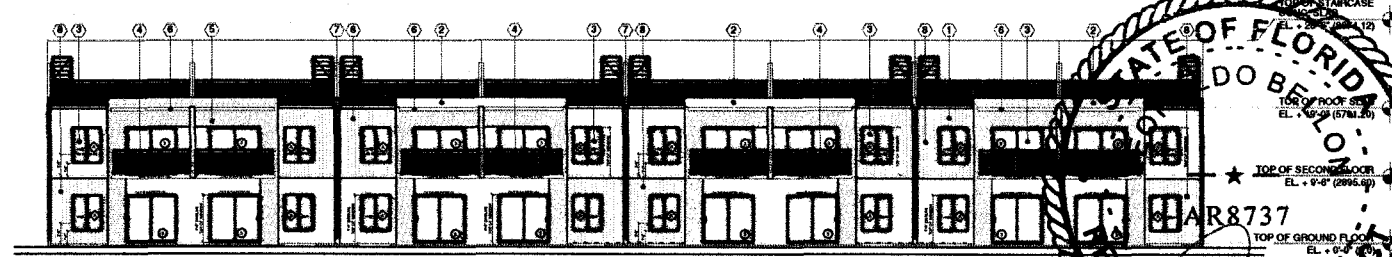
SIDE ELEVATION BUILDING 8 UNITS
SCALE: 1/8" = 1'-0"



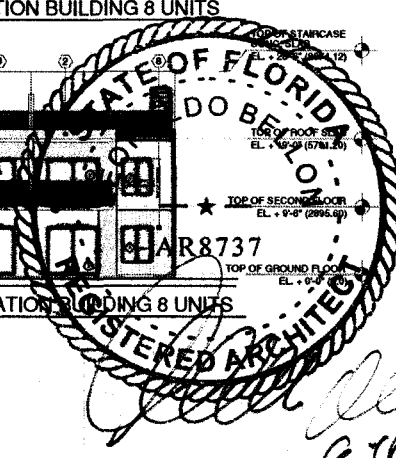
SIDE ELEVATION BUILDING 8 UNITS
SCALE: 1/8" = 1'-0"



REAR ELEVATION BUILDING 8 UNITS
SCALE: 1/8" = 1'-0"



FRONT ELEVATION BUILDING 8 UNITS
SCALE: 1/8" = 1'-0"



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CONSTRUCTION MANAGEMENT

CONSULTANTS

PARADISE GARDENS
NARANJA COMMUNITY URBAN CENTER
18-TECC DEVELOPERS
MIAMI, FLORIDA

DATE	DESCRIPTION
06-14-17 <td></td>	

PROJECT NO. 18000
DESIGN BY: LB
CHECKED BY: LB
DATE: 06-14-17

LEOPOLDO BELLON, AIA (AIA-0737)

SHEET TITLE
ELEVATION
BUILDING TYPE VI
A-4

BLOCK 13 - LOT 14

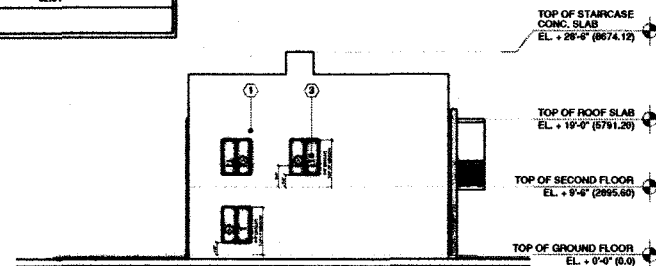
Sheets 13/14
D2017000022

GLAZING CALCULATIONS FOR STREET FACADE Sec. 33-284.86 (B)(3)		
	AREA	PERCENTAGE
STREET BUILDING FACADE	6,783.80 SF	100
REQUIRED	2,634.90 SF	30
PROVIDED		
FRONT - STREET	2,133.33 SF	31.45
SIDE - STREET	40.00 SF	0.59
SIDE - STREET SERVICE ROAD	40.00 SF	0.59
TOTAL	2,213.33 SF	32.61

ELEVATIONS AS PER
SUBSTANTIAL COMPLIANCE
D2017000022

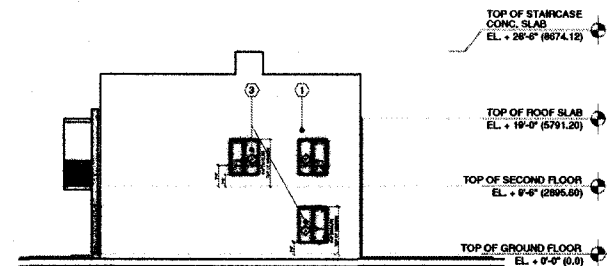
ELEVATION KEY NOTES	
①	POURED CONCRETE WALL, WITH TEXTURE PAINTED FINISH
②	18" RAISED PARAPET CAP (TYP.)
③	BLACK ANODIZED ALUMINUM & GREEN TINTED GLASS WINDOWS & DOORS
④	42" HIGH ALUMINUM RAILING TO REJECT ALL 4" Ø OBJECTS AND 2" MAX. CLEARANCE AT BOTTOM RAIL TO FLOOR SURFACE
⑤	DECORATIVE STONE VENEER CLADDING
⑥	CONCRETE EYEBROW
⑦	PVC DOWNSPOUT
⑧	ARCH. TRIDIMENSIONAL CLADDING
⑨	36 x 80 METAL DOOR

NOTE:
DOWNSPOUTS AND
CONDENSATE LINES SHALL
TERMINATE 12" AWAY FROM
BLDG. WALL - FBC 2017
R314.5



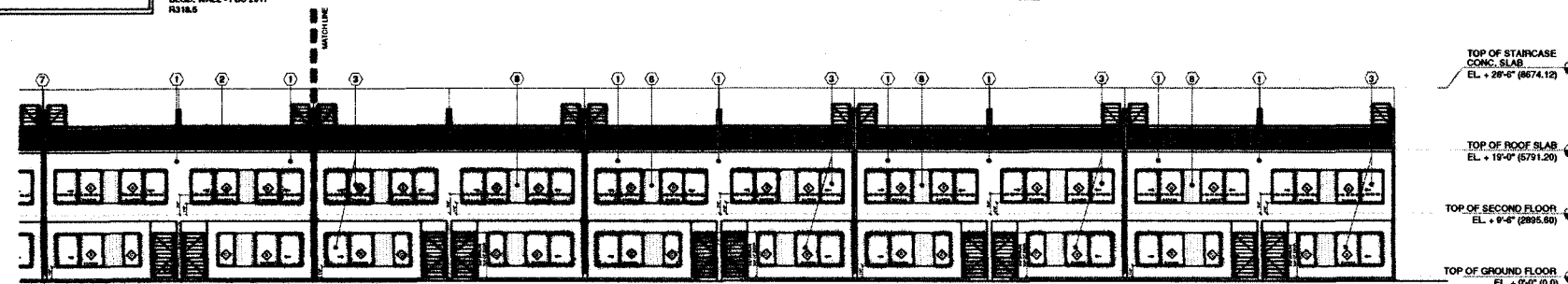
SIDE ELEVATION BUILDING 16 UNITS

SCALE: 1/8" = 1'-0"



SIDE ELEVATION BUILDING 16 UNITS

SCALE: 1/8" = 1'-0"



REAR ELEVATION BUILDING 16 UNITS

SCALE: 1/8" = 1'-0"



FRONT ELEVATION BUILDING 16 UNITS

SCALE: 1/8" = 1'-0"



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CONSULTANTS

PARADISE GARDENS
NARANJA COMMUNITY URBAN CENTER
19-TECC DEVELOPERS
MIAMI, FLORIDA

DATE DESCRIPTION

DATE	DESCRIPTION

PROJECT NO. 18460

DRAWN BY: JF

CHECKED BY: LB

DATE: 08-16-17

PROJECT TITLE

ELEVATION BUILDING TYPE VII

PROJECT NO.

PROJECT

PROJECT

PROJECT

PROJECT

PROJECT

PROJECT

PROJECT

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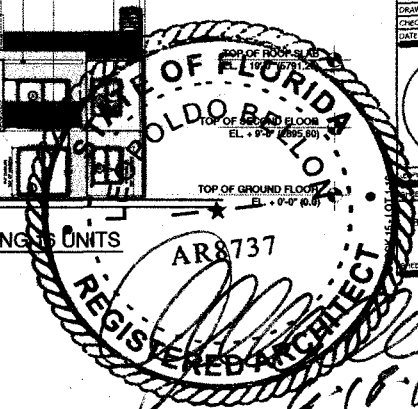
PROJECT

PROJECT

PROJECT

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PROJECT



Bldg 15
8-18-17

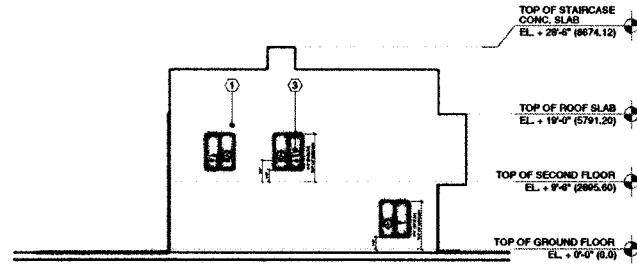
Sheets 1/19/20
D2017000022

ELEVATIONS AS PER
SUBSTANTIAL COMPLIANCE
D2017000022

GLAZING CALCULATIONS FOR STREET FACADE Sec. 33-284.86 (B)(3)		
	AREA	PERCENTAGE
STREET BUILDING FACADE	1,140.00 SF	100
REQUIRED	342.00 SF	30
PROVIDED		
FRONT - STREET	400.00 SF	35.08
SIDE - STREET	40.00 SF	3.50
SIDE - STREET SERVICE ROAD	40.00 SF	3.50
TOTAL	480.00 SF	42.08

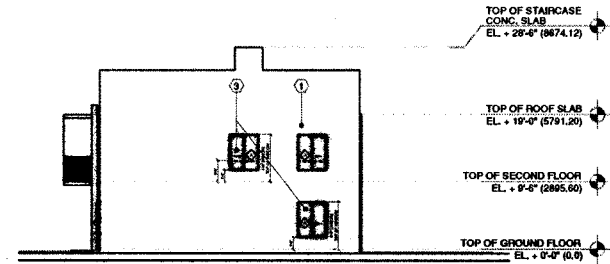
ELEVATION KEY NOTES	
①	POURED CONCRETE WALL, WITH TEXTURE PAINTED FINISH
②	16" RAISED PARAPET CAP (TYP.)
③	BLACK ANODIZED ALUMINUM & GREEN TINTED GLASS WINDOWS & DOORS
④	42" HIGH ALUMINUM RAILING TO REFLECT ALL 4" OBJECTS AND 2" MAX. CLEARANCE AT BOTTOM RAIL TO FLOOR SURFACE
⑤	DECORATIVE STONE VENEER CLADDING
⑥	CONCRETE EYEBROW
⑦	PVC DOWNSPOUT
⑧	ARCH. TRIDIMENSIONAL CLADDING
⑨	36 x 60 METAL DOOR

NOTE:
DOWNSPOUTS AND
CONDENSATE LINES SHALL
TERMINATE 12" AWAY FROM
BLDG. WALL - FBC 2017
R318.5



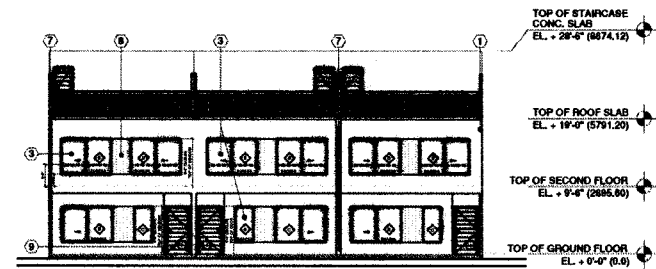
SIDE ELEVATION BUILDING 3 UNITS

SCALE: 1/8" = 1'-0"



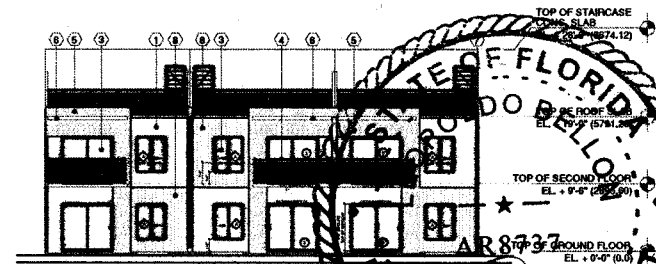
SIDE ELEVATION BUILDING 3 UNITS

SCALE: 1/8" = 1'-0"



REAR ELEVATION BUILDING 3 UNITS

SCALE: 1/8" = 1'-0"



FRONT ELEVATION BUILDING 3 UNITS

SCALE: 1/8" = 1'-0"

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PARADISE GARDENS
NARANJA COMMUNITY URBAN CENTER
18-TECC DEVELOPERS
MIAMI, FLORIDA

MARK DATE DESCRIPTION

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STATE OF FLORIDA
COUNTY OF DADE
JULIO BELLON, P.A.
REGISTERED ARCHITECT
No. 88737
1779
BLS/6

EXHIBIT 4
SURVEY

TENTATIVE PLAT OF "PARADISE GARDENS"

BEING A REEL OF A PORTION OF TRACT "A" AND ALL OF TRACT "D" OF
WALL-WART AT HOMESTEAD, AS RECORDED IN PLAT BOOK 741 AT PAGE 7,
PORTIONS OF LOTS 46, 47 AND 49 IN BLOCK 1, LOTS 50 AND 51 IN BLOCK 1
AS SHOWN IN NANTAWA VILLAGES, AS RECORDED IN PLAT BOOK 292 AT PAGE 51
OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; AND A SUBSE-
QUENT REEL OF THE NW 1/4 OF RANGE 36, EAST 1/2 OF SECTION 27, TOWNSHIP 36,
MIAMI-DADE COUNTY, FLORIDA.

MIAMI-DADE COUNTY, FLORIDA

LEGAL RESEARCH

[illegible]

SURVEYOR'S NOTES:

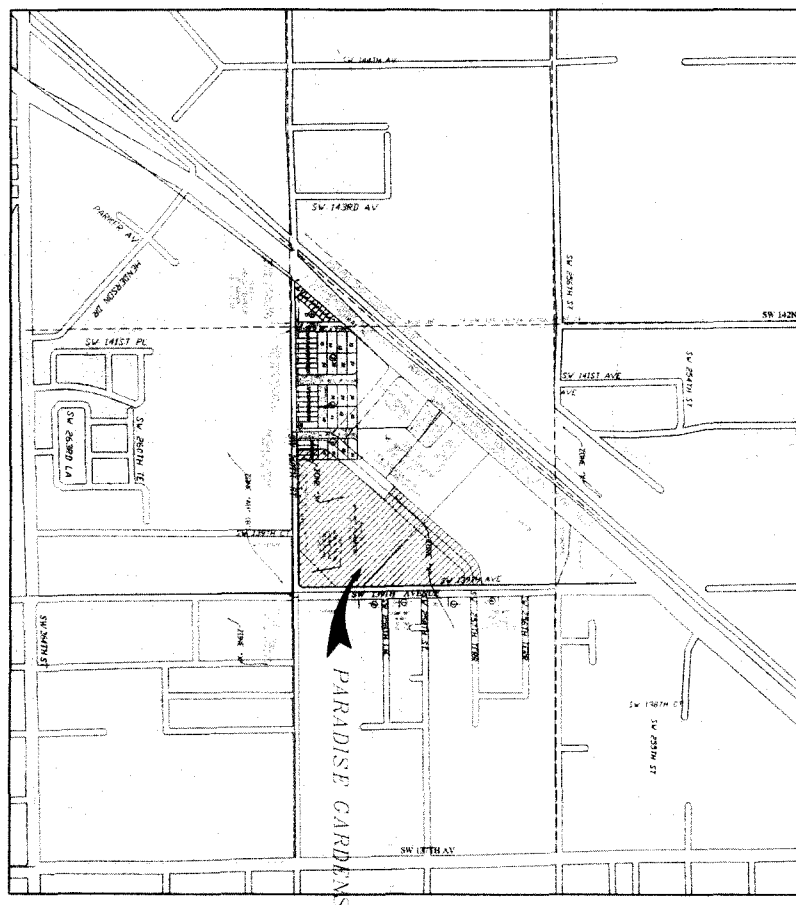
- [illegible]

EXISTING ZONE DESIGNATION.

DOI: 10.1002/eqm2.1205

CONTACT PERSON INFORMATION

Owner Name: FS PARADISE GARDENS, LLC
Name: JOSE M. LOPEZ
Telephone Number: (305) 823-3737
Fax Number: (305) 823-3172
e-mail address: joelopez1@tccountygroup.com



LOCATION MAP

NW ¼, SE ¼ SECTION 27, TOWNSHIP 56 S., RANGE 39 E.
SCALE: 1"=300'

TRACT "A" AS SHOWN ON THE ATTACHED TENTATIVE PLAT IS HEREBY RESERVED FOR INGRESS AND EGRESS TO THE INDIVIDUAL LOTS AND FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES.

Cup Size Table			
Cup Size	Height	Weight	Protein
C1	13.00	5.97	13754.75
C2	14.46	6.00	13266.35
C3	14.46	6.00	13266.35
C4	9.31	6.90	2705.97
C5	9.31	6.90	2705.97
C6	15.00	7.00	38731.41
C7	22.51	22.00	17500.00
C8	5.00	5.00	47.42
C9	16.04	22.00	4146.70
C10	8.76	4.00	8241.05
C11	6.00	6.00	6189.55
C12	15.51	22.00	17641.31
C13	22.47	22.00	17593.31
C14	22.47	22.00	17593.31
C15	9.37	6.00	6912.42
C16	9.46	5.00	9000.00
C17	14.46	6.00	13266.35
C18	14.46	6.00	13266.35
C19	31.62	36.00	47358.41
C20	5.00	5.00	51218.00
C21	20.19	22.00	104242.23
C22	20.19	22.00	104242.23
C23	16.47	22.00	147072.41

[illegible]

REVISIONS	BY
1. MIAMI-DADE COUNTY PLAT COMMITTEE COMMENTS (02-19-2018)	Josef
2. MIAMI-DADE COUNTY PLAT COMMITTEE COMMENTS (03-14-2018)	Josef
	Josef

7 Tri-County Engineering, Inc.
Engineering - Architecture - Surveying & Mapping
EB-6706 - AA-2777 - LB-6507 State of Florida

7729 NW 148th Street
Miami Lakes, FL 33016

PH: 305-823-3737
Fax: 305-823-3172

§



LUPV TABLE				
Case #	Length	Posits	bits	
1	13101	6000	13104.00	
2	14461	6000	14460.00	
3	14627	6000	14626.00	
4	1531	1600	1529.00	
5	1631	2000	1630.00	
6	1886	2500	1884.00	
7	5186	7200	5182.00	
8	1634	2200	1634.00	
9	816	816	816.00	
10	610	610	610.00	
11	151	151	151.00	
12	317	317	317.00	
13	2549	2500	1973.00	
14	349	349	349.00	
15	349	349	349.00	
16	349	349	349.00	
17	630	600	600.00	
18	630	600	600.00	
19	630	600	600.00	
20	630	600	600.00	
21	630	600	600.00	
22	630	600	600.00	
23	630	600	600.00	
24	630	600	600.00	
25	630	600	600.00	
26	630	600	600.00	
27	630	600	600.00	
28	630	600	600.00	
29	630	600	600.00	
30	630	600	600.00	
31	630	600	600.00	
32	630	600	600.00	
33	630	600	600.00	
34	630	600	600.00	
35	630	600	600.00	
36	630	600	600.00	
37	630	600	600.00	
38	630	600	600.00	
39	630	600	600.00	
40	630	600	600.00	
41	630	600	600.00	
42	630	600	600.00	
43	630	600	600.00	
44	630	600	600.00	
45	630	600	600.00	
46	630	600	600.00	
47	630	600	600.00	
48	630	600	600.00	
49	630	600	600.00	
50	630	600	600.00	
51	630	600	600.00	
52	630	600	600.00	
53	630	600	600.00	
54	630	600	600.00	
55	630	600	600.00	
56	630	600	600.00	
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80	630	600	600.00	

7729 NW 146th Street
Miami Lakes, FL 33016

REVISIONS	BY
1. MIAMI-DADE COUNTY PLAT COMMITTEE COMMENTS (02-15-2018)	Josel
2. MIAMI-DADE COUNTY PLAT COMMITTEE COMMENTS (03-14-2018)	Josel
	Josel

CERTIFIED TO:

19TECC

SCALE:	AS SHOWN
CHECKED BY:	JML
DRAWN BY:	JOSIEB
DATE OF FIELD WORK:	09-01-2017
ORDER NUMBER:	170722

FIELD BOOK	SCANS
SHEET	3 OF 4

[illegible]

CONTACT PERSON INFORMATION

Owner Name: CEDAR PARK ALLIANCE, LLC

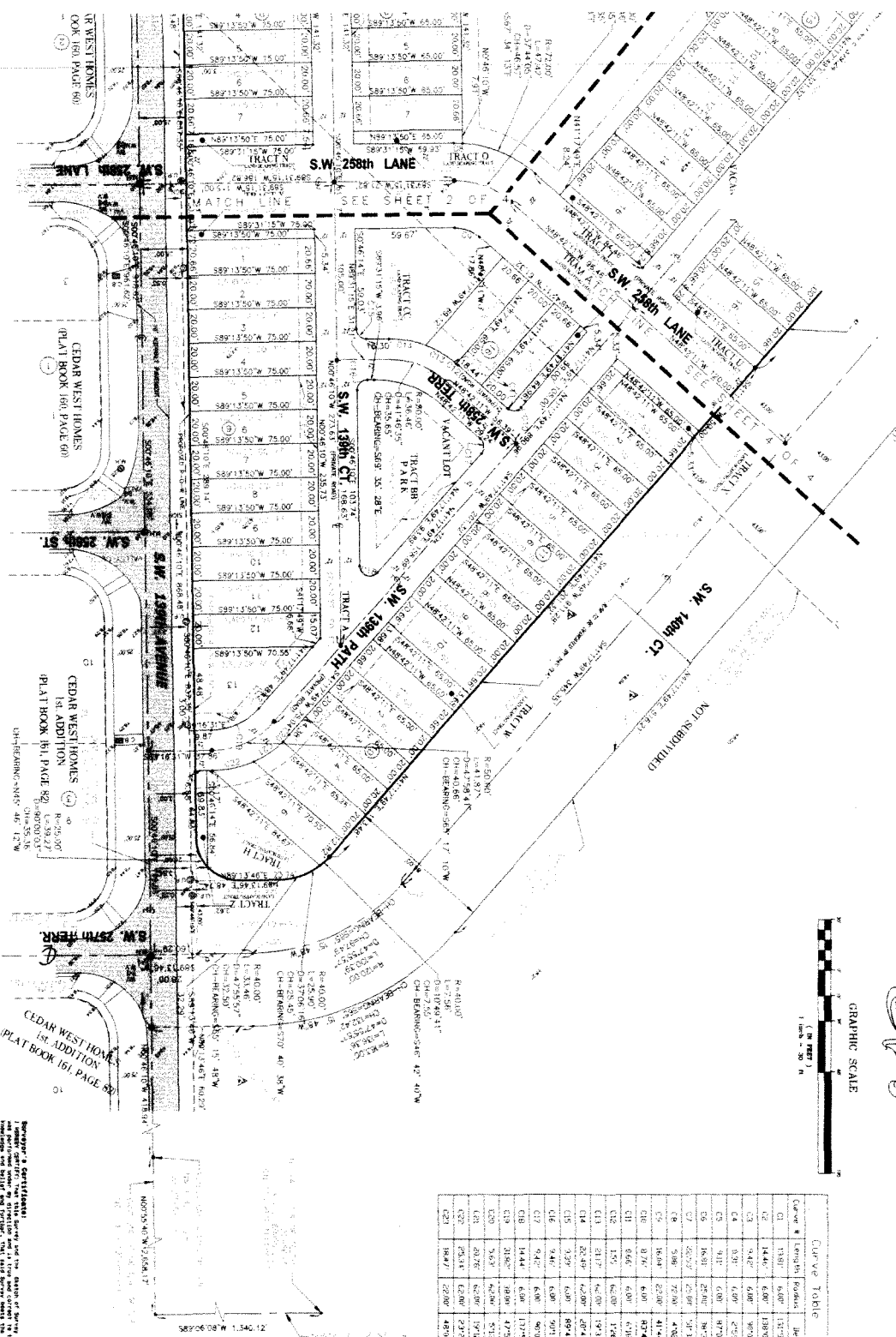
Name: JOSE M. LOPEZ

Telephone Number: (305) 823-3737

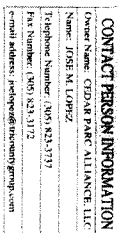
Fax Number: (305) 823-3172

e-mail address: joelopez@trinitygroup.com

ABBREVIATIONS & SYNONYMS	
1	3
A	ADRENAL
B	BILIRUBIN
C	CALCIUM
D	DIAPHRAGM
E	EPIDIDYMO
F	FIBROBLAST
G	GASTROINTESTINAL
H	HYPOTHYROIDISM
I	IMMUNE
J	JUGULAR
K	KIDNEY
L	LYMPH
M	MUSCLE
N	NEURAL
O	ONCOGENIC
P	PANCREAS
Q	QUANTITATIVE
R	REPRODUCTIVE
S	SKIN
T	TESTIS
U	UTERUS
V	VASCULAR
W	WOUND
X	X-RAY
Y	YACHT
Z	ZINC
AA	ADRENAL AND
BB	BILIRUBIN AND
CC	CALCIUM AND
DD	DIAPHRAGM AND
EE	EPIDIDYMO AND
FF	FIBROBLAST AND
GG	GASTROINTESTINAL AND
HH	HYPOTHYROIDISM AND
II	IMMUNE AND
JJ	JUGULAR AND
KK	KIDNEY AND
LL	LYMPH AND
MM	MUSCLE AND
NN	NEURAL AND
OO	ONCOGENIC AND
PP	PANCREAS AND
QQ	QUANTITATIVE AND
RR	REPRODUCTIVE AND
SS	SKIN AND
TT	TESTIS AND
UU	UTERUS AND
VV	VASCULAR AND
WW	WOUND AND
XX	X-RAY AND
YY	YACHT AND
ZZ	ZINC AND
AAA	ADRENAL AND BILIRUBIN
BBB	BILIRUBIN AND CALCIUM
CCC	CALCIUM AND DIAPHRAGM
DDD	DIAPHRAGM AND EPIDIDYMO
EEE	EPIDIDYMO AND FIBROBLAST
FFF	FIBROBLAST AND GASTROINTESTINAL
GGG	GASTROINTESTINAL AND HYPOTHYROIDISM
HHH	HYPOTHYROIDISM AND IMMUNE
III	IMMUNE AND JUGULAR
JJJ	JUGULAR AND KIDNEY
KKK	KIDNEY AND LYMPH
LLL	LYMPH AND MUSCLE
MMM	MUSCLE AND NEURAL
NNN	NEURAL AND ONCOGENIC
OOO	ONCOGENIC AND PANCREAS
PPP	PANCREAS AND QUANTITATIVE
QQQ	QUANTITATIVE AND REPRODUCTIVE
RRR	REPRODUCTIVE AND SKIN
SSS	SKIN AND TESTIS
TTT	TESTIS AND UTERUS
UUU	UTERUS AND VASCULAR
VVV	VASCULAR AND WOUND
WWW	WOUND AND X-RAY
XXX	X-RAY AND YACHT
YYY	YACHT AND ZINC
ZZZ	ZINC AND ADRENAL
AAA	ADRENAL AND BILIRUBIN
BBB	BILIRUBIN AND CALCIUM
CCC	CALCIUM AND DIAPHRAGM
DDD	DIAPHRAGM AND EPIDIDYMO
EEE	EPIDIDYMO AND FIBROBLAST
FFF	FIBROBLAST AND GASTROINTESTINAL
GGG	GASTROINTESTINAL AND HYPOTHYROIDISM
HHH	HYPOTHYROIDISM AND IMMUNE
III	IMMUNE AND JUGULAR
JJJ	JUGULAR AND KIDNEY
KKK	KIDNEY AND LYMPH
LLL	LYMPH AND MUSCLE
MMM	MUSCLE AND NEURAL
NNN	NEURAL AND ONCOGENIC
OOO	ONCOGENIC AND PANCREAS
PPP	PANCREAS AND QUANTITATIVE
QQQ	QUANTITATIVE AND REPRODUCTIVE
RRR	REPRODUCTIVE AND SKIN
SSS	SKIN AND TESTIS
TTT	TESTIS AND UTERUS
UUU	UTERUS AND VASCULAR
VVV	VASCULAR AND WOUND
WWW	WOUND AND X-RAY
XXX	X-RAY AND YACHT
YYY	YACHT AND ZINC
ZZZ	ZINC AND ADRENAL



PORTION OF PLATE A
THE VILLAS OF NARAYANA
(PLATE BOOK 130, PAGE 37)



GRAPHIC SCALE

1 INCH = 30 FEET

Curve Length Table			
Curve	Curve Length	Points	Ratio
C1	1300	1000	1300/1000
C2	1400	1000	1400/1000
C3	1400	800	1400/800
C4	1500	800	1500/800
C5	1600	800	1600/800
C6	1600	2500	1600/2500
C7	2200	2500	2200/2500
C8	1500	5000	1500/5000
C9	1600	5000	1600/5000
C10	1700	5000	1700/5000
C11	1800	5000	1800/5000
C12	1900	5000	1900/5000
C13	2000	5000	2000/5000
C14	2100	5000	2100/5000
C15	2200	5000	2200/5000
C16	2300	5000	2300/5000
C17	2400	5000	2400/5000
C18	2500	5000	2500/5000
C19	2600	5000	2600/5000
C20	2700	5000	2700/5000
C21	2800	5000	2800/5000
C22	2900	5000	2900/5000
C23	3000	5000	3000/5000

ABBREVIATIONS & SYMBOLS

[illegible]

The following is a description of the seal of the National Bureau of Standards, which is a circular emblem. The outer ring contains the text "NATIONAL BUREAU OF STANDARDS" at the top and "DEPARTMENT OF COMMERCE" at the bottom. Inside this ring is a smaller circle containing the text "UNITED STATES OF AMERICA" at the top and "1901" at the bottom. The center of the seal features a shield with a scale of justice, a balance scale, and a gear. Above the shield is a banner with the text "MAINTAINING THE STANDARD". Below the shield is a banner with the text "FOR THE BENEFIT OF MANKIND".

STATE: AS SHOWN CHECKED BY: JAL DRAWN BY: JORAN		CERTIFIED TO: 191ECC	REVISIONS 1. MIAMI-DADE COUNTY PLAT COMMITTEE COMMENTS (02-15-2018) 2. MIAMI-DADE COUNTY PLAT COMMITTEE COMMENTS (03-14-2018)	BY: JORAN JORAN JORAN
DATE OF FIELD WORK: 09-01-2017 ORDER NUMBER: 170727 FIELD BOOK: SCANS				



Tri-County Engineering, Inc.
Engineering - Architecture - Surveying & Mapping
FB-6706 - AA-2777 - LB-8507 State of Florida

7729 NW 146th Street
Miami Lakes, FL 33016

PH: 305-823-3737
Fax: 305-823-3172

EXHIBIT 5
ARTICLES OF INCORPORATION
OF
PARADISE GARDENS NARANJA HOMEOWNERS ASSOCIATION, INC.
(a Florida corporation not-for-profit)

In order to form a corporation not-for-profit under and in accordance with Chapter 617 of the Florida Statutes, we, the undersigned, hereby associate ourselves into a corporation not-for-profit for the purposes and with the powers hereinafter set forth and to that end, we do, by these Articles of Incorporation, certify as follows:

EXPLANATION OF TERMINOLOGY

The terms contained in these Articles, which are contained in the Declaration of Conditions, Covenants Easements, And Restrictions Paradise Gardens Naranja Homeowners Association ("Declaration") creating Paradise Gardens, shall have the meaning of such terms set forth in the Declaration.

ARTICLE I
NAME

The name of this Association shall be Paradise Gardens Naranja Homeowner's Association, whose present address is 26023 S Dixie Highway, Miami FL 33032

ARTICLE II
PURPOSES OF ASSOCIATION

The purpose for which this Association is organized is to maintain, operate, and manage the Condominium and to operate, lease, trade, sell and otherwise deal with the personal and real property thereof.

ARTICLE III
POWERS

The Association shall have the following powers, which shall be governed by the following provisions:

- A. The association shall have all of the common law and statutory powers of a corporation not-for-profit and all powers set forth in the Florida Statutes Chapter 723, Florida Statutes Chapter 607, and Florida Statutes Chapter 617, which are not in conflict with or limit the terms of the Declaration, these Articles and the By-Laws of the Act.
- B. The Association shall have all of the powers of an owners association under the Act and shall have all of the powers reasonably necessary to implement the purposes of the Association, including, but not limited to, the following:

1. To make, establish and enforce reasonable Rules and Regulations governing the Association Property and the use of Residential Townhome Units;
2. To make, levy, collect and enforce Special Assessments and Annual Assessments against Owners and to provide funds to pay for the expenses of the Association and the maintenance, operation and management of the Association Property in the manner provided in the Declaration, these Articles, the By-Laws and Florida Statutes and to use and expend the proceeds of such Assessments in the exercise of the powers and duties of the Association;
3. To maintain, repair, replace and operate the Association Property in accordance with the Declaration, these Articles, the By-Laws and the Act;
4. To reconstruct improvements of the Association Property in the event of casualty or other loss in accordance with the Declaration;
5. To enforce by legal means the provisions of the Declaration, these Articles, the By-Laws and the Act; and
6. To employ personnel, retain independent contractors and professional personnel and enter into service contracts to provide for the maintenance, operation and management of the Association Property and to enter into such other agreements that are consistent with the purpose of the Association

ARTICLE IV MEMBERS

The qualifications of Members, the manner of their admission to membership in the Association, and the manner of the termination of such membership shall be as follows:

- A. Until such time as the recordation of the Declaration, the Members of this Association shall be comprised solely of the Subscribers ("Subscribers Members") to these Articles; and in the event of the resignation or termination of any Subscriber Member, the remaining Subscriber Members may nominate and designate a successor Subscriber Member.
- B. Upon the recordation of the Declaration, the Subscriber Member's rights and interest shall be automatically terminated and the Owners, which in the first instance means Developer as the owner of the Residential Townhome Units, shall be entitled to exercise all of the rights and privileges of Members.
- C. Membership in the Association shall be established by the acquisition of ownership of a Residential Townhome Unit in the property as evidenced by the recording of an instrument of conveyance amongst the Public Records of Dade County, Florida, whereupon, the membership in the Association of the prior owner thereof, if any shall terminate. New

Members shall deliver a trust copy of the recorded deed or other instrument of acquisition of title to the Association.

- D. No Member may assign, hypothecate or transfer in any manner his membership in the Association or his share in the funds and assets of the Association except as an appurtenance to this Residential Townhome Unit.

ARTICLE V
TERM

The term for which this Association is to exist shall be perpetual.

ARTICLE VI
SUBSCRIBERS

The name and address of the Subscribers to these Articles are as follows:

<u>NAME</u>	<u>ADDRESS</u>
FS PARADISE GARDENS, a Florida limited liability company	2627 NE 203 Street, Suite 202 Aventura, FL 33180

ARTICLE VII
FIRST OFFICERS

The names of the initial officers who are to service until the association is transferred to the unit owners are as follows:

President:	Nelson Delgado
Secretary:	Andres Delgado
Treasurer:	Alicia Ale

The street address of the initial office of this corporation is 26023 S Dixie Highway Miami FL 33032, and the name of the initial resident agent of this Corporation is Dade County Corporate Agents.

ARTICLE VIII
BY-LAWS

The By-Laws of the Association shall be adopted by the First Board, and thereafter may be altered, amended or rescinded in the manner provided for in the By-Laws and Florida Statutes. The method for amending the By-Laws is set forth in the By-Laws.

ARTICLE IX
AMENDMENTS

- A. Prior to the recording of the Declaration amongst the Public Records of Miami-Dade County, Florida, these Articles may be amended only by an instrument in writing signed by all of the Directors and filed in the office of the Secretary of State of the State of Florida. The instrument amending these Articles being amended shall identify the particular Article or Articles being amended and give the exact language of such amendment, and a certified copy of such amendment shall always be attached to any certified copy of these articles and shall be an exhibit to the Declaration upon the recording of any such Declaration.
- B. After the recording of the Declaration amongst the Public Records of Miami-Dade County, Florida, these Articles may be amended in the following manner:
 - 1. Notice of the subject matters of the proposed amendment shall be included in the notice of any meeting (whether of the Board or of the Members) at which such proposed amendment is to be considered; and
 - 2. A resolution approving the proposed amendment may be first passed by either the Board or the Members. After such approval of a proposed amendment by one of said bodies, such proposed amendment must be submitted and approved by the other of said bodies. Approval by the Member must be by a vote of a majority of the Members present at a meeting of the membership at which a quorum (as determined in accordance with the By-Laws) is present and approval by the Board must be by a majority of the Directors present at any meeting of the Directors at which a quorum (as determined in accordance with the By-Laws) is present.
- C. A copy of each amendment shall be certified by the Secretary of State and recorded amongst the Public Records of Miami-Dade County, Florida.
- D. Notwithstanding the foregoing provisions of this Article, there shall be no amendment to these Articles which shall abridge, amend or alter the rights of Developer, including the right to designate and select the Officers as provided in Article hereof, or the provisions of this Article, without the prior written consent therefore by Developer.
- E. Except as otherwise provided in Florida Statutes, notwithstanding anything contained herein to the contrary, while the Developer is entitled to appoint a majority of the Board of Directors, these Articles may be amended by a majority of the Board of Directors evidenced by a certificate of the association, provided that such Amendment shall not

HAVING BEEN NAMED TO ACCEPT SERVICE OF PROCESS FOR THE ABOVE STATED NON-PROFIT CORPORATION, AT THE PLACE DESIGNATED IN THIS CERTIFICATE, I HEREBY ACCEPT TO ACT IN THIS CAPACITY, AND AGREE TO COMPLY WITH THE PROVISION OF SAID ACT RELATIVE TO KEEPING OPEN SAID OFFICE.

_____, 2019.

Gary H. Kornick

I HEREBY CERTIFY that on this 19TH day of JUNE, 2019, before me, a Notary Public duly authorized in the State and County named above to take acknowledgements, personally appeared GARY N. KORNICK, who is personally known to me and who did/did not take an oath.

NOTARY PUBLIC

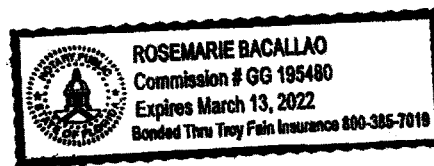


EXHIBIT 6

BY LAWS OF
PARADISE GARDENS NARANJA HOMEOWNER'S ASSOCIATION, INC.

Generally.

(a) The operation of the Association shall be governed by the articles of incorporation, and the bylaws of the Association, which shall be included as exhibits to the recorded declaration.

(b) No amendment to the articles of incorporation or bylaws is valid unless recorded with identification on the first page thereof of the book and page of the public records where the declaration of each condominium operated by the association is recorded.

1. Identity

A. These are the By-Laws of Paradise Gardens Naranja Homeowners Association, Inc. ("the Association"), a Florida corporation not for profit, the Articles of Incorporation ("the Articles"), which were filed in the office of the Secretary of the State of Florida on the _____ day of _____, 2019. The Association has been organized for the purposes of administering the operation and management of the Paradise Garden Naranja Homeowners Association, ("the Association Property") to be established in accordance with the Florida Condominium/Homeowners Act ("the Act") upon the land situate in Miami-Dade County, Florida, described on Exhibit A, attached hereto and made a part hereof.

B. The provision of these By-Laws are applicable to the association and are subject to the provision of the Articles, a copy of the Articles and a copy of these By-Laws will be annexed as an exhibit to the Declaration Of Conditions, Covenants Easements, And Restrictions For Paradise Gardens Naranja Homeowners Association, Inc. ("the Declaration") which will be recorded in the Public Records of Miami-Dade County, Florida. The terms and provisions of the Articles or Declaration shall control wherever the same may be in conflict herewith.

C. All members of the Association and their invitees, including without limitation, all present of future owners and tenants of dwelling units in the Association Property ("the Residential Townhome Units") and other persons using the Association Property or any of the facilities thereof in any manner, are subject to these By-Laws and the Declaration.

D. The Fiscal year of the Association shall be the calendar year.

E. The seal of the Association shall bear the name of the Association, the word Florida, the words Corporation not for profit and the year of incorporation.

2. Membership

A. The qualification of Members of the Association ("the Members"), the manner of their admission to membership and termination of such membership and voting by Members shall be as set forth in the Articles, the provision of which are incorporated herein by reference.

3. Amendment to Bylaws

Amendment to the Bylaws shall be proposed and adopted in the following manner:

A. Amendment to the Bylaws may be proposed by any one of the unit owners by instrument in writing signed by them.

B. Upon any amendment being proposed by a unit owner, such proposed amendment shall be transmitted to all unit owners, who shall thereupon call a special meeting of all the unit owners for a date not sooner than twenty days not later than sixty days from receipt by such proposed amendment. It shall be the duty of the unit owner proposing the amendment to give each unit owner written or printed notice of such meeting.

C. In order for such amendment to become effective, the same must be approved by an affirmative vote of all of the owners of units and a copy of such amendment to these Bylaws shall be transcribed and incorporated into the Amendment of the Declaration and recorded in the Public Records of Miami Dade County, Florida within 30 days from the date of which amendment has been affirmatively approved.

D. No amendment to the Bylaws is valid unless recorded with identification on the first page thereof of the book and page of the public records where the Declaration of each condominium operated by the association is recorded.

E. Notwithstanding the foregoing provision of this article no amendment to these Bylaws which shall abridge, amend or alter the rights of the Developer as provided in these Bylaws may be adopted or become effective without the written consent of the Developer.

4. Mandatory Nonbinding Arbitration of Disputes

Prior to the institution of Court litigation, a party to a dispute shall petition the Division of Florida Land Sales, Condominiums, and Mobile Homes of the Department of Business and Professional Regulations for non-binding arbitration in accordance with Florida Statutes and as amended from time to time.

5. Certificate of Compliance

A certificate of compliance from a licensed electrical contractor or electrician maybe accepted by the association's board as evidence of compliance of the units to all applicable Fire and Life Safety Codes.

6. Transfer of Association Control

A. When unit owners other than the Developer own 100% of the Association Property, the unit owners shall be entitled to take control of the association.

B. At the time the unit owners take control of the association, the Developer shall relinquish control of the association and the unit owner shall accept control. Simultaneously, the Developer shall deliver to the association, at the Developers expense, all property of the unit owners and of the association which is held or controlled by the Developer, including but not limited to, the following terms, if applicable:

- a. The original or photocopy of the recorded declaration and all amendments thereto. If a photocopy is provided, it shall be certified by affidavit of the Developer or an officer or agent of the Developer as being a complete copy of the actual recorded declaration.
- b. A certified copy of the articles of incorporation of the association.
- c. A copy of the Bylaws.
- d. The minute books, including all minutes, and other books and records of the association, if any.
- e. Any house rules and regulations, which have been promulgated.

C. Resignations of officers and members of the association who are required to resign because the developer is required to relinquish control of the association.

D. The financial records, including financial statements of the association through the date of the turnover. The records shall be audited for the period from the incorporation of the association or from the period covered by the last audit, if applicable, by an independent certified public accountant. All financial statements shall be prepared in accordance with generally accepted auditing standards, as prescribed by the Florida Board of Accountancy, pursuant to Chapter 473. The accountant performing the audit shall examine to the extent necessary supporting documents and records, including the cash disbursements and related paid invoices to determine if expenditures were for association purposes and the billings, cash receipts, and related records to determine that the developer was charged and paid for the proper amounts of assessments.

E. Association funds or control thereof.

F. All tangible personal property that is property of the association, which is represented by the developer to be part of the common elements or which is ostensibly part of the common elements and an inventory of that property.

G. A copy of the plans and specifications utilized in the construction or remodeling of improvements and the supplying of equipment to the condominium and in the construction and installation of all mechanical components serving the improvements and the site with a certificate in affidavit form of the developer or his agent or an architect or engineer authorized to practice in this state that such plans and specifications represent to the best of his knowledge and belief, the actual plans and specifications utilized in the construction and improvement of the Association Property and for the construction and installation of the mechanical components serving the improvements. If the Association Property has been declared an association more than 3 years after the completion of construction or remodeling of the improvements, the requirements of this paragraph do not apply.

H. A list in the names and addresses of all contractors, subcontractors, and suppliers, of which developer has knowledge, utilized in the construction or remodeling of the improvements and in the landscaping of the association property.

I. Insurance policies.

a. Copies of any certificates of occupancy, which may have been issued for the condominium property.

J. Any other permits applicable to the Association Property which have been issued by governmental bodies and are in force or were issued within 1 year prior to the date the unit owners other than the developer take control of the association.

K. All written warranties of the contractor, subcontractors, suppliers, and manufactures, if any, that are still effective.

L. A roster of unit owners and their addresses and telephone numbers, if known, as shown on the developer's records.

M. Leases of the common elements and other leases to which the association is a party.

N. Employment contracts or service contracts in which the association is one of the contracting parties or service contracts in which the association or unit owners have an obligation or responsibility, directly or indirectly, to pay some or all of the fee or charge of the person or persons performing the service.

O. All other contracts to which the association is a party.

7. Right to retain control

The Developer has the right to retain control of the Association after a majority of the units have been sold. Such rights of the Developer are pursuant to the Condominium/Homeowners Association Act.

8. Miscellaneous

A. The association may levy reasonable fines against a unit for the failure of the owner of the unit, or its occupant, licensee, or invitee, to comply with any provision of the declaration, the association bylaws, or reasonable rules of the association. No fine will become a lien against a unit. No fine may exceed \$100 per violation. However, a fine may be levied on the basis of each day of a continuing violation, with a single notice and opportunity to be hearing, provided that no such fine shall in the aggregate exceed \$1,000. No fine may be levied except after giving reasonable notice and opportunity for a hearing to the unit owner and, if applicable, its licensee or invitee. The hearing must be held before a committee of other unit owners. If the committee does not agree with the fine, the fine may not be levied.

The following is the procedure for a hearing for all unit owners before the association may levy a fine against an owner of a unit or its occupant, licensee, or invitee for failure to abide by any provision of the Declaration, the association bylaws or rules of the association the association must allow the following:

B. The party against whom the fine is sought to be levied shall be afforded an opportunity for hearing before a committee of unit owners after reasonable notice not less than fourteen (14) days and said notice shall include:

- a. A statement of the date, time, and place of hearing;
- b. A statement of the provision of the declaration, association, bylaws, or association rules which have allegedly been violated; and
- c. A short and plain statement of the matters asserted by the association.
- d. The party against whom the fine may be levied shall have an opportunity to respond evidence and to provide written and oral argument on all issues involved and shall have an opportunity to review, challenge and respond to any material considered by the association at the hearing.