

AGREEMENT FOR TRAFFIC CONTROL JURISDICTION

This Traffic Control Agreement made and entered into this ____ day of _____, 2024, by and between the West Lake Village Homeowners' Association, Inc., a non-profit corporation, authorized to do business in the State of Florida (hereinafter "Owner") and the City of Hollywood, a municipal corporation of the State of Florida (hereinafter "City").

W I T N E S S E T H:

WHEREAS, Owner currently holds legal title to that parcel of real property which is the subject of this Agreement as more particularly described on Exhibit "A" attached hereto and incorporated herein by reference (hereinafter referred to as "Property" or "Common Areas"); and

WHEREAS, the City, its duly appointed officers, employees and agents, recognizes that it has full power and jurisdiction to enforce all laws of the Nation, State, County and City, duly enacted, excluding those of traffic control and enforcement of same on the private property of Owner; and

WHEREAS, Owner wishes to specifically grant the City the power and authority to enforce traffic control on the Property and to grant an easement for ingress and egress for said purpose; and

WHEREAS, pursuant to Section 316.006(2)(b), Florida Statutes, Owner wishes to have City exercise jurisdiction for traffic regulation over a private or limited access road or roads (the "Roads"), owned or maintained by Owner upon the property; and

WHEREAS, the Board of Directors for the Owner, at a duly noticed Board meeting, approved this agreement by a majority vote, to have state traffic laws enforced by the City's Police Department on its private roads that are controlled by the association and a copy of the Board's Resolution/Minutes are hereby attached to this agreement as Exhibit "B";

NOW, THEREFORE, for and in consideration of the mutual covenants and undertakings of the parties hereto, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto covenant and agree as follows:

1. The foregoing recitals are true and correct and are incorporated herein by reference.

2. This agreement shall commence on the date executed by the City and shall expire on _____, 2029. This Agreement may be renewed for one (1) additional five (5) year term upon sixty (60) days prior written notice from Owner requesting this Agreement be renewed and contingent upon approval by Hollywood City Commission.
3. Such exercise of traffic control jurisdiction shall be in addition to jurisdictional authority presently exercised by the City under law. The Owner agrees that City shall have jurisdiction to enforce State, County and City traffic regulations over any roads within the private property and nothing in this Agreement shall be construed to limit or remove any such jurisdictional authority.
4. The City hereby agrees to exercise jurisdiction for traffic control purposes over any roads within the private property. Such jurisdiction includes regulation of access to such road or roads by security devices or personnel.
5. Owner hereby agrees that if the City determines that multiparty stop signs should be installed within the Property or Common Areas in order to enhance traffic safety, then such installation shall be completed by Owner under the direction of City. Said signs must conform to the manual and specifications of the Florida Department of Transportation, however, minimum traffic volumes may not be required for the installation of such signage. Owner shall bear the cost for such signage. Any enforcement for the signs shall be as provided in Section 316.123, Florida Statutes.
6. Either party may terminate this Agreement, without cause, upon thirty (30) days prior written notice to the other party.
7. That Owner, in further consideration for the above stated commitments of City, does hereby declare, establish, provide, give and grant to the City, its successors, administrators and assigns, a non-exclusive easement for ingress and egress over the private property for the purpose of providing traffic control.
8. The Owner agrees to indemnify and hold the City, its officials, employees, assigns and agents, the City of Hollywood Police Department, its officials, employees, agents, successors and assigns, and Police Chief, his/her successors, heirs and assigns, harmless from and against any and all claims or causes of action resulting from personal injury or damage to property caused by or arising from any lawful action(s) effectuated by members of the City of Hollywood Police Department and/or any other lawful action or omission of the City, its officials or employees arising out

of or occurring by virtue of this Agreement. Nothing in this Agreement shall be construed to affect in any way the City's rights, privileges and immunities under the doctrine of "sovereign immunity" and as set forth in Section 768.28, Florida Statutes.

9. Any notices required under this Agreement shall be deemed to have been duly given on the date said notice was mailed by United States Certified Mail, Return Receipt Requested, postage prepaid, and addressed as follows (or to such other address as any party may specify by notice to all other parties as aforesaid):

As to City: Chief of Police
3250 Hollywood Boulevard, 4th Floor
Hollywood, Florida 33021

With a copy to: City Attorney
2600 Hollywood Boulevard, Room 407
Hollywood, Florida 33020

As to Owner: President, Board of Directors
1200 Lemonwood Street
Hollywood, Florida 33019

With a copy to: Property Manager
1200 Lemonwood Street
Hollywood, Florida 33019

10. No change or modification of this Agreement shall be valid unless it is in writing and signed by all parties hereto.
11. The Owner expressly understands and agrees that nothing contained herein is intended or should be construed as creating or establishing a duty or obligation of the City to provide traffic jurisdiction to the private property. The City's presence on, or use of the premises, does not in any way create or establish in favor of owner a level of prevention or the enforcement of traffic laws greater than the City owes to the general public.
12. This Agreement shall be governed by the laws of the State of Florida. Any and all legal action necessary to enforce this Agreement shall be held in Broward County, Florida. Each Party shall bear its own attorney's fees and in order to expedite the conclusion of any action, waive their right to a jury trial.

TRAFFIC CONTROL AGREEMENT BETWEEN THE CITY OF HOLLYWOOD AND WEST LAKE VILLAGE HOMEOWNERS' ASSOCIATION, INC. (2024)

IN WITNESS OF THE FOREGOING, the parties have made and executed this Agreement on the respective dates under each signature: West Lake Village Homeowners' Association, by and through its _____, authorized to execute same on _____, 2024, and the HOLLYWOOD CITY COMMISSION, signing by and through its Mayor, authorized to execute same on _____, 2024.

CITY OF HOLLYWOOD, a Municipal Corporation of the State of Florida

ATTEST:

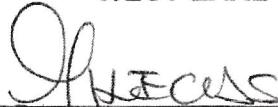
By: _____
Josh Levy, Mayor

Patricia A. Cerny, MMC
City Clerk


APPROVED AS TO FORM:

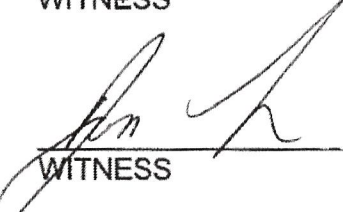
Douglas R. Gonzales
City Attorney

WEST LAKE VILLAGE HOMEOWNERS' ASSOCIATION, INC.:

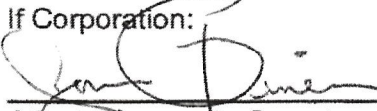


WITNESS

BY:  _____
Walter J. Collins, President
West Lake Village Homeowners'
Association, Inc.



WITNESS

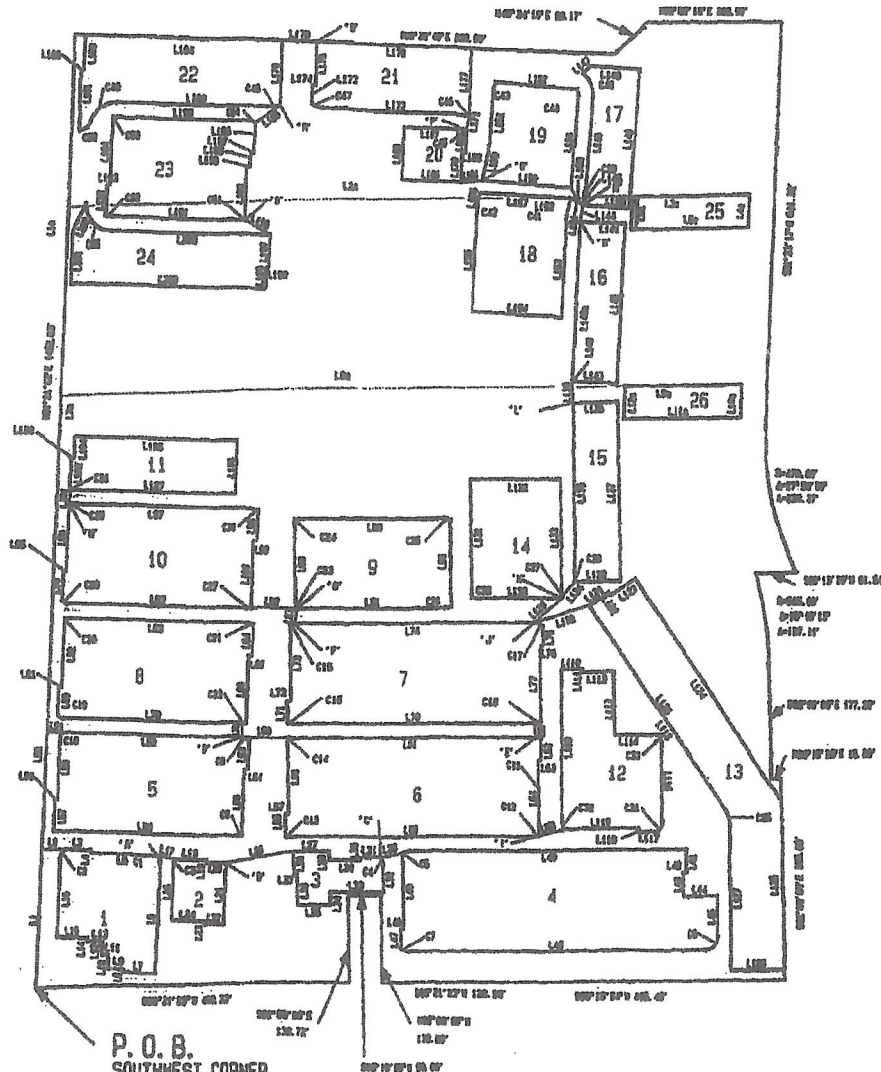
If Corporation:


Attest: Corporate Secretary
(Affix Corporate Seal)

EXHIBIT "A"
MAP OF PROPERTY AND COMMON AREAS FOR TRAFFIC CONTROL
JURISDICTION (ATTACHED HERETO)

SKETCH & LEGAL DESCRIPTION
WEST LAKE VILLAGE PHASE ONE
COMMON AREA

EXHIBIT A
(10 pgs)



P. O. B.
SOUTHWEST CORNER
PARCEL "A"
WEST LAKE VILLAGE PLAT
P. B. 146, PG. 29 8CR

NOTES:

1. BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON THE WESTERLY LINE OF PARCEL "A" OF "WEST LAKE VILLAGE PLAT", AS RECORDED IN PLAT BOOK 146, PAGE 29 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, HAVING A BEARING OF N 01°21'12" E.
2. THIS IS NOT A BOUNDARY SURVEY, BUT ONLY A GRAPHIC DEPICTION OF THE LEGAL DESCRIPTION ATTACHED HEREON.
3. B. C. R. - DENOTES BROWARD COUNTY, RECORDS.
4. P. B. - DENOTES PLAT BOOK.



SCALE 1" = 200'

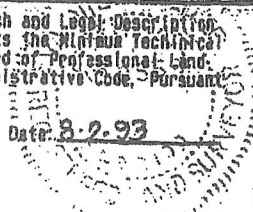
BERRY & CALVIN, INC.
CIVIL ENGINEERS - LAND SURVEYORS
2 OAKWOOD BLVD., SUITE 120
HOLLYWOOD, FLORIDA 33020
BROWARD (305) 921-7701
FAX: (305) 921-8807

BOOK NO.: 91-146
FILE NO.: West Lake
DRAWN BY: epc
DATE: 8-2-93

I HEREBY CERTIFY: that the attached Sketch and Legal Description was prepared under my supervision and meets the Minimum Technical Standards as set forth by the Florida Board of Professional Land Surveyors in Chapter 21hh-6, Florida Administrative Code, Pursuant to Section 472.027 Florida Statutes.

By: *Eva Nieddermuller*
Eva Nieddermuller
Professional Land Surveyor, No. 3559
State of Florida

Date: 8-2-93



PK21928PG01.15

LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH
L1	N01°21'13"E	212.52'	L68	N01°44'08"W	22.00'	L137	S01°44'00"E	271.75'
L2	S00°30'40"E	35.97'	L70	S00°15'54"W	372.72'	L138	S00°15'54"W	57.93'
L3	S00°30'40"E	42.23'	L71	N01°44'08"W	34.20'	L139	N01°44'08"W	33.41'
L4	S01°21'12"N	5.00'	L72	N00°15'54"E	5.00'	L140	N01°44'08"W	1.77'
L5	S00°30'40"E	100.32'	L73	N01°44'08"W	116.05'	L140a	N01°05'30"E	230.90'
L6	S01°21'12"N	105.00'	L74	N00°15'54"E	367.18'	L141	S00°04'20"E	95.00'
L7	N00°30'40"W	40.00'	L76	S01°44'00"E	25.23'	L142	S01°05'30"E	241.75'
L8	N01°21'12"E	5.00'	L76	S00°15'54"W	5.00'	L143	N00°04'20"E	57.89'
L9	N00°30'40"W	22.00'	L77	S01°44'00"E	114.32'	L144	N07°00'20"E	25.85'
L10	N01°21'12"E	20.90'	L78	N01°24'45"E	22.00'	L145	N00°01'13"E	10.25'
L11	N00°30'40"W	10.00'	L79	N00°30'40"W	271.57'	L146	N00°30'40"E	141.48'
L12	N01°21'12"E	20.50'	L80	N01°21'12"E	43.75'	L147	N40°30'52"E	16.58'
L13	N00°30'40"W	22.00'	L81	S00°30'40"E	5.00'	L148	S00°20'00"E	74.93'
L14	N01°21'12"E	5.00'	L82	N01°21'12"E	102.25'	L149	S00°30'52"W	211.00'
L15	N00°30'40"W	40.00'	L83	S00°30'40"E	277.70'	L150	N00°20'00"W	95.91'
L16	N01°21'12"E	110.00'	L84	S01°21'12"W	40.00'	L151	N00°40'24"W	23.10'
L17	S77°20'20"E	25.00'	L85	N00°30'40"W	5.00'	L152	S00°01'13"W	20.37'
L18	S00°30'40"E	40.35'	L85	S01°21'12"W	102.35'	L153	S01°05'35"W	147.77'
L19	S01°21'12"W	5.00'	L87	N00°20'11"E	22.34'	L154	N00°04'20"W	136.00'
L20	S00°30'40"E	32.00'	L88	S01°44'12"E	135.71'	L155	N01°05'30"E	150.57'
L21	S01°21'12"W	92.00'	L89	N00°15'54"E	224.05'	L156	N11°00'02"E	10.48'
L22	N00°30'40"W	32.00'	L90	N01°44'12"W	131.31'	L157	S00°04'20"E	130.53'
L23	N01°21'12"E	5.00'	L91	S00°15'54"W	228.60'	L158	N30°42'33"W	31.01'
L24	N00°30'40"W	40.00'	L92	N00°27'44"W	59.80'	L159	N00°20'00"W	135.22'
L25	N01°21'12"E	87.00'	L93	N00°30'40"W	277.73'	L160	N11°00'02"E	45.55'
L26	N70°30'30"E	105.54'	L94	N01°21'12"E	43.75'	L161	N00°30'52"E	95.93'
L27	N00°15'04"E	53.00'	L95	S00°30'40"E	5.00'	L162	S00°20'00"E	123.75'
L28	S01°44'00"E	13.50'	L96	N01°21'12"E	102.25'	L163	S00°30'52"W	140.83'
L29	N00°15'55"E	45.00'	L97	S00°30'40"E	277.70'	L164	S04°27'43"W	33.15'
L30	N01°44'00"W	5.00'	L98	S01°21'12"W	40.72'	L165	N00°30'40"W	90.00'
L31	N00°15'55"E	31.30'	L99	N00°30'40"W	5.00'	L166	N01°21'12"E	91.00'
L32	S01°44'00"E	41.50'	L100	S01°21'12"E	102.30'	L167	S00°30'40"E	95.10'
L33	S00°15'55"W	81.00'	L101	N01°21'12"E	23.50'	L168	S01°21'12"W	34.11'
L34	S01°44'00"E	15.50'	L102	N01°21'12"E	40.25'	L169	N00°30'40"W	5.00'
L35	S00°15'54"W	40.00'	L103	S00°30'40"E	5.00'	L170	S01°21'12"W	40.00'
L36	N01°44'00"W	45.00'	L104	N01°21'12"E	32.00'	L171	N10°12'00"E	24.51'
L37	N00°15'54"E	5.00'	L105	S00°30'40"E	251.00'	L172	N00°30'40"W	220.83'
L38	N01°44'00"W	35.00'	L106	S01°21'12"W	91.00'	L173	N01°21'12"E	20.33'
L39	N70°30'37"E	38.11'	L107	N00°30'40"W	282.20'	L174	S00°30'40"E	5.00'
L40	N00°15'54"E	427.00'	L108	N70°30'57"E	45.70'	L175	N01°21'12"E	55.00'
L41	S01°44'00"E	35.00'	L109	N01°44'00"W	235.00'	L176	S00°30'40"E	240.00'
L42	S00°15'54"W	5.00'	L110	N00°15'54"E	35.00'	L177	N01°21'12"E	90.57'
L43	S01°44'00"E	30.80'	L111	S01°44'00"E	5.00'	L178	N00°30'40"W	50.85'
L44	S00°15'54"E	93.00'	L112	S00°15'54"W	40.00'	L179	S01°21'12"W	90.35'
L45	S01°44'00"E	51.00'	L113	N01°44'00"W	90.00'	L180	N00°30'40"W	242.82'
L46	S00°15'54"W	455.80'	L114	N00°15'54"E	67.93'	L181	N01°21'12"E	91.70'
L47	N01°44'00"W	20.23'	L115	N00°05'53"W	13'	L182	S00°30'40"E	5.00'
L48	N00°15'54"E	5.00'	L116	S01°44'00"E	122.88'	L183	N01°21'12"E	52.00'
L49	N01°44'00"W	114.32'	L117	S00°15'54"W	20.23'	L184	S00°30'40"E	307.00'
L50	N01°21'12"E	391.53'	L118	N01°44'00"W	5.00'	L185	S00°55'40"W	47.23'
L51	S00°30'40"E	24.00'	L119	S00°15'54"W	114.32'	L186	S01°21'12"W	40.80'
L52	S00°30'40"E	277.85'	L120	N72°45'30"E	90.70'	L187	N00°30'40"W	5.00'
L53	S01°21'12"W	45.83'	L121	N04°51'07"E	30.00'	L188	S01°21'12"W	22.00'
L54	S00°30'40"E	5.00'	L122	S30°00'53"E	5.00'	L189	N00°30'40"W	5.00'
L55	S01°21'12"W	191.85'	L123	N04°51'07"E	40.00'	L190	S01°21'12"W	80.57'
L56	N00°30'40"W	204.97'	L124	S30°00'53"E	400.70'	L191	N00°30'40"W	204.00'
L57	N01°21'12"E	40.00'	L125	S02°00'00"E	280.60'	L192	N01°21'12"E	40.32'
L58	N00°30'40"W	5.00'	L126	S00°15'54"W	82.30'	L193	S00°30'40"E	5.00'
L59	N01°21'12"E	102.72'	L127	N01°44'00"W	210.70'	L194	N01°21'12"E	102.35'
L60	S00°30'40"E	72.55'	L128	N00°00'53"W	370.30'	L195	S00°30'40"E	204.95'
L61	N00°15'54"E	370.52'	L129	N40°04'30"E	67.07'	L196	S00°24'00"E	40.54'
L62	S01°44'00"E	32.20'	L130	S00°15'54"W	194.64'	L197	S01°21'12"W	40.00'
L63	S00°15'54"W	5.00'	L131	N01°44'00"W	175.50'	L198	N00°30'40"W	5.50'
L64	S01°44'00"E	118.34'	L132	N00°15'54"E	120.00'	L199	S01°21'12"W	32.00'
L65	S00°15'54"W	362.10'	L133	S01°44'00"E	175.85'	L200	N00°30'40"W	302.00'
L66	N01°44'00"W	34.54'	L134	N41°45'42"E	33.05'	L201	N01°21'12"E	81.00'
L67	N00°15'54"E	5.00'	L135	N01°44'00"W	270.11'	L202	N00°41'40"E	45.10'
L68	N01°44'00"W	118.50'	L136	N00°15'54"E	80.00'	L203	S00°30'40"E	240.00'

BK21328P0116

BERRY & CALVIN, INC.
 CIVIL ENGINEERS LAND SURVEYORS
 2 OAKWOOD BLVD., SUITE 120
 WOLFWOOD, FLORIDA 33020
 BROWARD (305) 921-7781
 FAX (305) 921-8807

JOB NO. : 91-146
 FILE NO. : wlean
 DRAWN BY : aps
 DATE : 9-2-93

**SKETCH & LEGAL DESCRIPTION
 WEST LAKE VILLAGE PHASE ONE
 COMMON AREA**

LINE	BEARING	LENGTH
L1a	N01°21'12"E	1190.59'
L2a	N88°11'21"E	888.92'
L3a	N88°11'21"E	182.60'
L4a	S01°23'17"W	50.00'
L5a	S88°11'21"W	182.60'
L6a	N01°23'17"E	50.00'
L7a	N01°21'12"E	903.31'
L8a	N88°12'28"E	868.75'
L9a	N88°12'28"E	182.60'
L10a	S01°23'17"W	50.00'
L11a	S88°12'28"W	182.60'
L12a	N01°23'17"E	50.00'

Curve	Radius	Delta	Length
C1	20.00'	30°00'00"	10.47
C2	20.00'	48°35'25"	16.96
C3	20.00'	14°28'39"	5.06
C4	20.00'	35°08'32"	12.28
C5	20.00'	30°00'00"	10.47
C6	20.00'	90°00'00"	31.42
C7	20.00'	48°35'25"	16.96
C8	25.00'	28°41'28"	12.52
C9	25.00'	16°20'30"	7.13
C10	10.00'	13°35'07"	2.37
C11	20.00'	30°21'13"	10.60
C12	20.00'	14°47'37"	5.16
C13	25.00'	3°58'42"	1.74
C14	25.00'	5°12'35"	2.27
C15	25.00'	14°33'31"	6.35
C16	25.00'	15°48'49"	6.91
C17	20.00'	48°35'25"	16.96
C18	20.00'	30°00'00"	10.47
C19	10.00'	61°38'35"	10.76
C20	10.00'	22°20'02"	3.90
C21	25.00'	24°48'28"	10.83
C22	25.00'	12°48'30"	5.57
C23	25.00'	4°52'34"	2.13
C24	25.00'	15°52'13"	6.92
C25	20.00'	30°13'34"	10.55
C26	20.00'	30°14'18"	10.55
C27	25.00'	12°38'47"	5.52
C28	10.00'	61°38'35"	10.76
C29	10.00'	22°20'02"	3.90
C30	25.00'	24°41'10"	10.77
C31	10.00'	22°20'02"	3.90
C32	20.00'	30°00'00"	10.47
C33	20.00'	33°24'47"	11.66
C34	20.00'	48°35'25"	16.96
C35	40.00'	33°24'47"	23.33
C36	20.00'	14°58'52"	5.23
C37	20.00'	14°58'52"	5.23
C38	20.00'	4°41'41"	1.64
C39	42.00'	5°11'21"	3.80
C40	42.00'	56°02'32"	41.08
C41	42.00'	6°55'38"	5.08
C42	20.00'	9°08'27"	3.20
C43	20.00'	30°33'50"	10.67
C44	20.00'	30°33'50"	10.67
C45	20.00'	17°08'43"	5.98
C46	20.00'	21°00'33"	7.33
C47	25.00'	42°50'37"	18.69
C48	25.00'	25°28'07"	11.55
C49	42.00'	71°58'43"	52.74
C50	20.00'	89°02'23"	24.10
C51	20.00'	2°51'58"	1.00
C52	20.00'	30°00'00"	10.47
C53	20.00'	14°28'39"	5.06
C54	25.00'	23°40'39"	10.33
C55	42.00'	90°00'00"	65.97

BK 21328PG0117

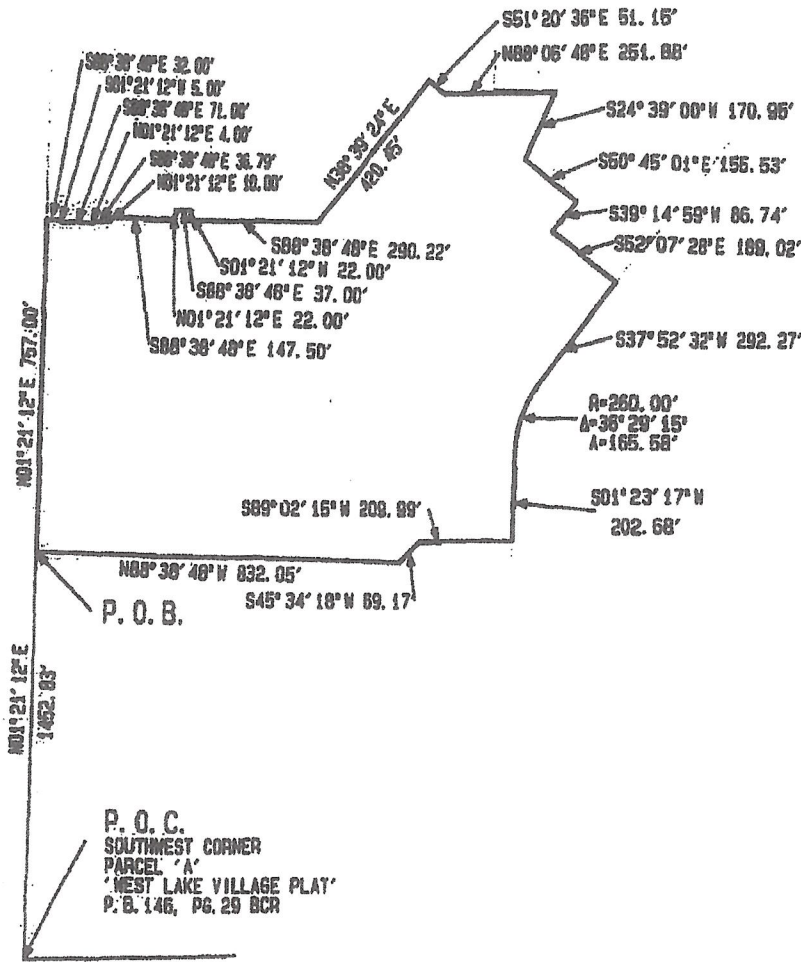
BERRY & CALVIN, INC.
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 2 OAKWOOD BLVD., SUITE 120
 HOLLYWOOD, FLORIDA 33030
 BRUNARD (305) 921-7781
 FAX (305) 921-6807

NO. 91-146
 FILE NO. 11100
 MADE BY 000
 DATE 0-2-03

**SKETCH & LEGAL DESCRIPTION
 WEST LAKE VILLAGE PHASE ONE
 COMMON AREA**

SKETCH & LEGAL DESCRIPTION
WEST LAKE VILLAGE PHASE TWO
(Part), 2 Pgs)

EXHIBIT E
(2 parts, 4 pgs
total)



NOTES:

1. BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON THE WESTERLY LINE OF PARCEL 'A' OF 'WESTLAKE VILLAGE PLAT', AS RECORDED IN PLAT BOOK 146, PAGE 29 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, HAVING A BEARING OF N 01°21'12\"
2. THIS IS NOT A BOUNDARY SURVEY, BUT ONLY A GRAPHIC DEPICTION OF THE LEGAL DESCRIPTION ATTACHED HEREON.
3. B. C. R. - DENOTES BROWARD COUNTY RECORDS.
4. P. B. - DENOTES PLAT BOOK.



SCALE 1" = 300'

BK 21328 PG 0134

BERRY & CALVIN, INC.
CIVIL ENGINEERS & LAND SURVEYORS
2070 WOODLAND BLVD., SUITE 120
HOLLYWOOD, FLORIDA 33020
BROWARD (305) 921-7701
FAX (305) 921-8807

BOOK NO. 19532052
PAGE NO. NINE COON
DATE 07/26/93

I HEREBY CERTIFY: That the attached Sketch and Legal Description was prepared under my supervision and meets the Minimum Technical Standards as set forth by the Florida Board of Professional Land Surveyors in Chapter 21HH-6, Florida Administrative Code, Pursuant to Section 472.027 Florida Statutes.

By: Eva Niederaüller Date: 7-26-93
Eva Niederaüller
Professional Land Surveyor, No. 3559
State of Florida

DESCRIPTION OF PHASE TWO:

A PORTION OF PARCEL 'A' OF "WEST LAKE VILLAGE PLAT" AS RECORDED IN PLAT BOOK 146 AT PAGE 29 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID PARCEL 'A'; THENCE N 01°21'12" E, ALONG THE WEST LINE OF SAID PARCEL 'A', DISTANCE OF 1452.83 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 01°21'12" E, ALONG SAID WEST LINE, A DISTANCE OF 757.00 FEET; THENCE S 88°38'48" E, A DISTANCE OF 32.00 FEET; THENCE S 01°21'12" W, A DISTANCE OF 5.00 FEET; THENCE S 88°38'48" E, A DISTANCE OF 71.00 FEET; THENCE N 01°21'12" E, A DISTANCE OF 4.00 FEET; THENCE S 88°38'48" E, A DISTANCE OF 36.79 FEET; THENCE N 01°21'12" E, A DISTANCE OF 10.00 FEET; THENCE S 88°38'48" E, A DISTANCE OF 147.50 FEET; THENCE N 01°21'12" E, A DISTANCE OF 22.00 FEET; THENCE S 88°38'48" E, A DISTANCE OF 37.00 FEET; THENCE S 01°21'12" W, A DISTANCE OF 22.00 FEET; THENCE S 88°38'48" E, A DISTANCE OF 290.22 FEET; THENCE N 38°38'24" E, A DISTANCE OF 420.45 FEET; THENCE S 51°20'36" E, A DISTANCE OF 51.15 FEET; THENCE N 88°06'48" E, A DISTANCE OF 251.88 FEET; THENCE S 24°38'00" W, A DISTANCE OF 170.95 FEET; THENCE S 50°45'01" E, A DISTANCE OF 155.53 FEET; THENCE E 39°14'58" W, A DISTANCE OF 86.74 FEET; THENCE S 52°07'28" E, A DISTANCE OF 189.02 FEET TO THE EAST LINE OF SAID PARCEL 'A'; THENCE SOUTHERLY ALONG SAID EAST LINE THE FOLLOWING THREE COURSES; 1) S 37°52'32" W, A DISTANCE OF 292.27 FEET TO THE POINT OF CURVATURE OF A 260.00 FOOT RADIUS CURVE, CONCAVE EASTERLY; 2) THENCE SOUTHWESTERLY, AND SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 36°29'19", AN ARC DISTANCE OF 165.58 FEET TO A POINT OF TANGENCY; 3) THENCE S 01°23'17" W, A DISTANCE OF 202.68 FEET; THENCE S 89°02'15" W, A DISTANCE OF 209.99 FEET; THENCE S 45°34'18" W, A DISTANCE OF 69.17 FEET; THENCE N 88°38'48" W, A DISTANCE OF 832.05 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE CITY OF , BROWARD COUNTY, FLORIDA, CONTAINING 23.0358 ACRES, (1,003,438 SQUARE FEET), MORE OR LESS.

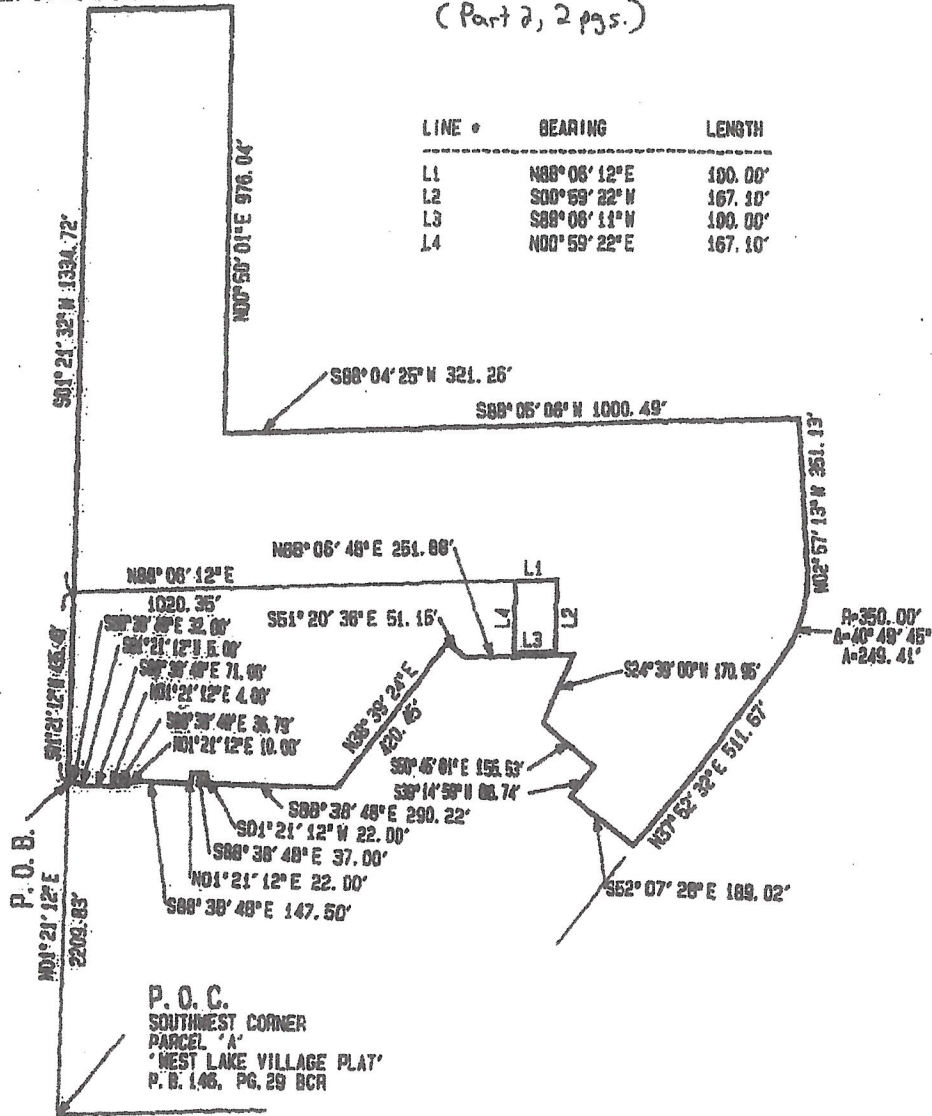
BK 21328 PG 0135

SKETCH & LEGAL DESCRIPTION WEST LAKE VILLAGE PHASE THREE EXHIBIT E

(Part 2, 2 pgs.)

887° 58' 08" N 333.10'

LINE #	BEARING	LENGTH
L1	N88° 06' 12" E	100.00'
L2	S00° 59' 22" W	167.10'
L3	S88° 08' 11" N	100.00'
L4	N00° 59' 22" E	167.10'



P. O. C.
SOUTHWEST CORNER
PARCEL 'A'
WEST LAKE VILLAGE PLAT'
P. B. 146, PG. 29 BCR

NOTES:

1. BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON THE WESTERLY LINE OF PARCEL 'A' OF WESTLAKE VILLAGE PLAT', AS RECORDED IN PLAT BOOK 146, PAGE 29 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, HAVING A BEARING OF N 01° 21' 12" E.
2. THIS IS NOT A BOUNDARY SURVEY, BUT ONLY A GRAPHIC DEPICTION OF THE LEGAL DESCRIPTION ATTACHED HEREON.
3. B. C. R. - DENOTES BROWARD COUNTY, RECORDS.
4. P. B. - DENOTES PLAT BOOK.



SCALE 1" = 300'

BERRY & CALVIN, INC.
CIVIL ENGINEERS • LAND SURVEYORS
2 DANWOOD BLVD., SUITE 120
MOLLYWOOD, FLORIDA 33009
BROWARD (305) 321-7781
FLORIDA LICENSE #27-8807

I HEREBY CERTIFY that the attached Sketch and Legal Description was prepared under my supervision and meets the Minimum Technical Standards as set forth by the Florida Board of Professional Land Surveyors in Chapter 21HH-6, Florida Administrative Code, Pursuant to Section 472.027 Florida Statutes.

By: Eva Niederaulter Date: 7-26-93
Eva Niederaulter
Professional Land Surveyor, No. 3559
State of Florida

DESCRIPTION OF PHASE THREE:

A PORTION OF PARCEL 'A' OF "WEST LAKE VILLAGE PLAT" AS RECORDED IN PLAT BOOK 145 AT PAGE 29 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID PARCEL 'A'; THENCE N 01°21'12" E, ALONG THE WEST LINE OF SAID PARCEL 'A', DISTANCE OF 2209.83 FEET TO THE POINT OF BEGINNING; THENCE S 88°38'48" E, A DISTANCE OF 32.00 FEET; THENCE S 01°21'12" W, A DISTANCE OF 5.00 FEET; THENCE S 88°38'48" E, A DISTANCE OF 71.00 FEET; THENCE N 01°21'12" E, A DISTANCE OF 4.00 FEET; THENCE S 88°38'48" E, A DISTANCE OF 36.79 FEET; THENCE N 01°21'12" E, A DISTANCE OF 10.00 FEET; THENCE S 88°38'48" E, A DISTANCE OF 147.50 FEET; THENCE N 01°21'12" E, A DISTANCE OF 22.00 FEET; THENCE S 88°38'48" E, A DISTANCE OF 37.00 FEET; THENCE S 01°21'12" W, A DISTANCE OF 22.00 FEET; THENCE S 88°38'48" E, A DISTANCE OF 280.22 FEET; THENCE N 38°38'24" E, A DISTANCE OF 420.45 FEET; THENCE S 51°20'36" E, A DISTANCE OF 51.15 FEET; THENCE N 88°06'48" E, A DISTANCE OF 251.88 FEET; THENCE S 24°39'00" W, A DISTANCE OF 170.95 FEET; THENCE S 50°45'01" E, A DISTANCE OF 155.53 FEET; THENCE S 39°14'59" W, A DISTANCE OF 86.74 FEET; THENCE S 52°07'28" E, A DISTANCE OF 189.02 FEET; THENCE N 37°52'32" E, A DISTANCE OF 511.67 FEET TO THE POINT OF CURVATURE OF A 350.00 FOOT RADIUS CURVE, CONCAVE WESTERLY; THENCE NORTHEASTERLY, AND NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 40°49'45", AN ARC DISTANCE OF 249.41 FEET TO A POINT OF TANGENCY; THENCE N 02°57'13" W, A DISTANCE OF 351.13 FEET; THENCE S 88°05'06" W, A DISTANCE OF 1000.49 FEET; THENCE S 88°04'25" W, A DISTANCE OF 321.26 FEET; THENCE N 00°50'01" E, A DISTANCE OF 976.04 FEET; THENCE S 87°59'08" W, A DISTANCE OF 333.10 FEET; THENCE S 01°21'32" W, A DISTANCE OF 1334.72 FEET; THENCE S 01°21'12" W, A DISTANCE OF 435.40 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

COMMENCE AT THE SOUTHWEST CORNER OF SAID PARCEL 'A'; THENCE N 01°21'12" E, ALONG THE WEST LINE OF SAID PARCEL 'A', DISTANCE OF 2845.23 FEET; THENCE N 88°06'11" E, A DISTANCE OF 1020.35 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 88°06'11" E, A DISTANCE OF 100.00 FEET; THENCE S 00°59'22" W, A DISTANCE OF 167.10 FEET; THENCE S 88°06'11" W, A DISTANCE OF 100.00 FEET; THENCE N 00°59'22" E, A DISTANCE OF 167.10 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE CITY OF , BROWARD COUNTY, FLORIDA. CONTAINING 35.4104 ACRES, (1,542,477 SQUARE FEET), MORE OR LESS.

BK21328PG0137

RECORDED IN THE OFFICIAL RECORDS BOOK OF BROWARD COUNTY, FLORIDA COUNTY ADMINISTRATOR



I hereby certify this document to be a true, correct and complete copy of the record filed in my office. Dated this 11th day of June 2008, Sertha Henry, Interim County Administrator, By [Signature] Deputy Clerk

EXHIBIT "B"
WEST LAKE VILLAGE HOMEOWNERS' ASSOCIATION, INC.'S BOARD
RESOLUTION ATTACHED HERETO

**CORPORATE RESOLUTION OF
WEST LAKE VILLAGE HOMEOWNERS' ASSOCIATION, INC.**

THE UNDERSIGNED SECRETARY of West Lake Village Homeowners' Association, Inc. (the "**Association**") does hereby certify that the following is a true and correct copy of a Resolution duly adopted by the Association's Board of Directors (the "**Board**") at a duly called meeting of the Board held on April 11 2024, at which a quorum of the Board was present and voting throughout:

WHEREAS, the Association is the entity responsible for the operation and administration of West Lake Village, in accordance with that certain Declaration of Covenants, recorded in Official Records Book 21328, Page 73, et seq., of the Public Records of Broward County, Florida, as subsequently amended from time to time;

WHEREAS, Section 5.1 of the Association's Articles of Incorporation provides that the property, business and affairs of the Association shall be managed and conducted by the Board;

WHEREAS, pursuant to Section 316.006(2)(b) of the Florida Statutes, the Association is permitted (by a majority vote of the Board) to grant the City of Hollywood Police Department (the "**City**") the power and authority to enforce traffic control regulations on the Association's property, including the private roads owned or controlled by the Association;

WHEREAS, the Board believes that such enforcement will result in significant benefits, including, but not limited to:

- a) The safety of residents and visitors within West Lake Village;
- b) The deterrence of reckless driving and other dangerous behaviors on the roads within West Lake Village;
- c) Maintaining a sense of order and harmony within West Lake Village, as well as avoiding conflicts between residents over traffic issues; and
- d) Maintaining a safe and pleasant living environment, which can positively impact property values within West Lake Village.

WHEREAS, the Board believes that it is in the best interest of the Association to have state traffic laws enforced by the City in West Lake Village.

BE IT RESOLVED that the above recitations are true and correct and that each are incorporated herein in their entirety by reference.

BE IT FURTHER RESOLVED that the Board hereby affirmatively votes to approve that certain "Agreement for Traffic Control Jurisdiction," a copy of which is attached hereto as Exhibit "A".

BE IT FURTHER RESOLVED that this Resolution is hereby approved with the Directors

casting their votes for or against this measure as follows:

Director, Michael Burdick [Absent]

Director, Walter Collins [For]

Director, Jonathan Lorber [Absent]

Director, Laurence Mathiot [For]

Director, Wilson Neves [For]

Director, Juan Pinera [For]

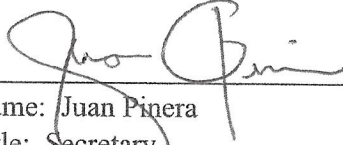
Director, Albert Ramos [For]

Director, Janelle Schnorf [For]

Director, Lester Simon [For]

THE UNDERSIGNED SECRETARY FURTHER CERTIFIES that the foregoing Resolution was duly and regularly enacted at a properly noticed meeting of the Board of Directors called for that purpose and held in accordance with the Articles of Incorporation, By-Laws, and laws of the State of Florida; that the Board of Directors has full power and authority to bind the Association pursuant thereto; and that the Resolution is in full force and effect as of the date of this Resolution and has not been altered, modified or rescinded.

IN WITNESS WHEREOF, I have affixed my name and signature in my capacity as the Secretary of the Association as set forth below on this 11 day of April, 2024.


Name: Juan Pinera
Title: Secretary