

→ **WILL CALL**  
**GREENBERG TRAURIG, P.A.**

This Instrument Prepared by and Return to:

Debbie M. Orshesky, Esq.  
Greenberg Traurig, P.A.  
401 East Las Olas Boulevard, Suite 2000  
Fort Lauderdale, Florida 33301

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR PROCESSING DATA

**DECLARATION OF RESTRICTIVE COVENANTS**

This Declaration of Restrictive Covenants ("Declaration") related to the Sheridan Stationside Village development project ("Project") is executed this 27<sup>th</sup> day of MAY, 2008, by STATIONSIDE VILLAGE, LLC, a Florida limited liability corporation, whose address is 9400 South Dadeland Boulevard, Suite 100, Miami, Florida 33156, and OKOMO ASSOCIATES, LLC, a Florida limited liability corporation, whose address is 9400 South Dadeland Boulevard, Suite 100, Miami, Florida 33156 (collectively referred to as the "Developers").

**WHEREAS**, Developers are owners and lessees of that certain real property approximately 40 gross acres of land located at the intersection of Interstate 95 and Sheridan Street in the City of Hollywood, Florida, in Broward County, more particularly described in the attached **Exhibit "A"** ("Property"); and

**WHEREAS**, in connection with the Project, the Developers have Submitted Land Use Plan Amendment Application PCT 07-1 ("**Application**") for the Property, to change the Property's designation from 18.7 acres of Industrial and 21.7 acres of Medium-High (25 du/acre) Residential to Transit Oriented Development; and

**WHEREAS**, in connection with the Application, the Developers have voluntarily agreed to enter into this Declaration regarding the items enumerated and described and made a part of this Declaration.

**NOW, THEREFORE**, the undersigned agree and covenant to the following:

1. The above recitals are true and correct and are incorporated herein.
2. **Workforce Housing.** Twenty Percent (20%) of the total number of dwelling units developed within the Project will be "workforce-income" housing units, defined in Section 420.5095, F.S. (2007), as housing for persons having a total annual anticipated income for the household that is not more than one hundred forty percent (140%) of the area median income,

effect on the enforcement or validity of any other section, paragraph or part hereof, and the same shall remain in full force and effect.

8. **Recordation.** This Declaration shall be recorded in the Public Records of Broward County, Florida, and the provisions hereof shall constitute a covenant running with the land and shall remain in full force and effect and binding upon the undersigned, its heirs, legal representatives, successors, grantees, and assigns.

9. **Modification of Declaration.** This Declaration may be modified or terminated by a recorded document executed by the Developer, its successors or assigns.

**IN WITNESS WHEREOF,** the Developers have executed this Declaration of Restrictive Covenants.

Signed, sealed and delivered  
in the presence of:

**WITNESSES:**

STATIONSIDE VILLAGE LLC, a Florida  
limited liability corporation,

Print Name: Marlene Lopez

By: [Signature]

Name: Michael Wohl

Title: Member

Print Name: BEATRICE SOLNIS

STATE OF FLORIDA     )  
                                      ) SS  
COUNTY OF BROWARD )

The foregoing instrument was acknowledged before me this 21 day of May, 2008, by Michael Wohl, as Sole Member of Stationside Village, freely and voluntarily of behalf of said corporation. He/She is personally known to me or has produced \_\_\_\_\_ as identification.

NOTARY PUBLIC, STATE OF FLORIDA  
Lisa M. Gonzalvo  
Commission # DD501308  
Expires JAN 10, 2010  
Notary Public, State of Florida, Inc.

[Signature]  
Notary Public, State of Florida  
My Commission Expires:

EXHIBIT "A"

PARCEL NO. 101

THAT PART OF THE NW 1/4 OF THE NW 1/4 OF SECTION 9, TOWNSHIP 51 SOUTH, RANGE 42 EAST; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 9; THENCE N 88 DEGREES 55'14" E ALONG THE NORTH LINE OF SAID SECTION 9, A DISTANCE OF 883.90 FEET; THENCE S 01 DEGREES 04'46" E, PERPENDICULAR TO THE LAST DESCRIBED COURSE, A DISTANCE OF 51.25 FEET TO THE INTERSECTION OF THE SOUTHERLY EXISTING RIGHT OF WAY LINE OF SHERIDAN STREET WITH THE WESTERLY EXISTING LIMITED ACCESS RIGHT OF WAY LINE OF INTERSTATE 95 (I-95); THENCE S 00 DEGREES 58'26" E ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 198.75 FEET TO THE POINT OF BEGINNING; THENCE S 88 DEGREES 55'14" W A DISTANCE OF 194.85 FEET TO A POINT ON THE EASTERLY EXISTING RIGHT OF WAY LINE OF NORTH 28TH AVENUE; THENCE S 00 DEGREES 58'26" E ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 368.40 FEET; THENCE N 88 DEGREES 01'34" E, A DISTANCE OF 138.62 FEET TO A POINT ON SAID WESTERLY EXISTING LIMITED ACCESS RIGHT OF WAY LINE OF INTERSTATE 95 (I-95); THENCE N 08 DEGREES 44'38" E ALONG SAID WESTERLY EXISTING LIMITED ACCESS RIGHT OF WAY LINE OF INTERSTATE 95 (I-95); A DISTANCE OF 174.80 FEET; THENCE N 13 DEGREES 03'46" E ALONG SAID WESTERLY EXISTING LIMITED ACCESS RIGHT OF WAY LINE, A DISTANCE OF 193.28 FEET TO THE POINT OF BEGINNING.

AND

COMMENCE AT THE NORTHWEST CORNER OF SECTION 9, TOWNSHIP 51 SOUTH, RANGE 42 EAST; THENCE N 88 DEGREES 55'14" E ALONG THE NORTH LINE OF SAID SECTION 9 A DISTANCE OF 883.90 FEET; THENCE S 01 DEGREES 04'46" E A DISTANCE OF 51.25 FEET TO THE EXISTING SOUTHERLY RIGHT OF WAY LINE OF A PUBLIC ROAD KNOWN AS SHERIDAN STREET, AND THE POINT OF BEGINNING; THENCE S 00 DEGREES 58'26" E A DISTANCE OF 198.75 FEET; THENCE N 88 DEGREES 55'14" E A DISTANCE OF 14.85 FEET TO THE EXISTING WESTERLY LIMITED ACCESS RIGHT OF WAY LINE OF STATE ROAD 9 (I-95); THENCE N 00 DEGREES 55'49" W ALONG SAID EXISTING WESTERLY LIMITED ACCESS RIGHT OF WAY LINE, A DISTANCE OF 198.75 FEET TO THE EXISTING SOUTHERLY RIGHT OF WAY LINE OF SAID SHERIDAN STREET; THENCE S 88 DEGREES 55'14" W ALONG SAID EXISTING SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 15 FEET TO THE POINT OF BEGINNING.

AND LESS:

PARCEL NO. 113.2:

THE EAST 25 FEET OF THE FOLLOWING DESCRIBED PARCEL OF LAND:

COMMENCING AT THE N.W. CORNER OF SECTION 9, TOWNSHIP 51 SOUTH, RANGE 42 EAST, RUN NORTH 88 DEGREES 55'14" EAST ALONG THE NORTH LINE OF SAID SECTION 9 A DISTANCE OF 883.01 FEET; THENCE SOUTH 0 DEGREES 55'49" EAST A DISTANCE OF 50 FEET TO THE POINT OF BEGINNING; FROM SAID POINT OF BEGINNING RUN SOUTH 0 DEGREES 55'44" EAST A DISTANCE OF 200 FEET; THENCE NORTH 88 DEGREES 55'14" EAST A DISTANCE OF 200 FEET; THENCE NORTH 0 DEGREES 55'49" WEST A DISTANCE OF 200 FEET; THENCE SOUTH 88 DEGREES 55'14" WEST A DISTANCE OF 200 FEET TO POINT OF BEGINNING.

LESS

THE SOUTH 30.00 FEET OF THE WEST ONE-HALF (W.1/2), OF THE SOUTHWEST ONE-QUARTER (S.W.1/4), OF THE NORTHWEST ONE-QUARTER (N.W.1/4), OF THE NORTHWEST ONE-QUARTER (N.W.1/4), OF SAID SECTION 9, AND THAT PORTION OF THE SOUTH 30.00 FEET, OF THE NORTH ONE-HALF (N.1/2), OF BLOCK 'A', "CENTRAL GOLF SECTION OF HOLLYWOOD", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 9, PAGE 44, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LYING EAST OF THE C.S.X. (FORMERLY KNOWN AS THE SEABOARD AIR LINE) RAILROAD RIGHT OF WAY, MORE, PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE AFOREMENTIONED POINT A; THENCE RUN SOUTH 88°57'11" WEST, A DISTANCE OF 332.38 FEET TO THE EAST LINE OF SAID SECTION 8; THENCE SOUTH 88°49'07" WEST, A DISTANCE OF 114.90 FEET TO SAID EASTERLY RIGHT OF WAY LINE OF THE C.S.X. RAILROAD; THENCE NORTH 01°08'15" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE OF THE C.S.X. RAILROAD A DISTANCE OF 30.00 FEET; THENCE NORTH 88°49'07" EAST, A DISTANCE OF 114.90 FEET TO THE EAST LINE OF SAID SECTION 8; THENCE NORTH 88°57'11" EAST, A DISTANCE OF 332.42 FEET; THENCE SOUTH 00°59'35" EAST, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 17.806 ACRES OF LAND, MORE OR LESS.

ALSO KNOWN AS:

THAT PART OF THE NORTHWEST ONE-QUARTER (N.W.1/4), OF THE NORTHWEST ONE-QUARTER (N.W.1/4), OF SECTION 9, AND THAT PART OF THE NORTHEAST ONE-QUARTER (N.E.1/4), OF THE NORTHEAST ONE-QUARTER (N.E.1/4), OF SECTION 8, ALL IN TOWNSHIP 51 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID SECTION 9; THENCE RUN ALONG THE NORTH LINE OF SAID SECTION 9, (SAID LINE ALSO BEING THE SOUTHERLY EXISTING RIGHT OF WAY LINE FOR SHERIDAN STREET), NORTH 88°30'41" EAST, A DISTANCE OF 272.91 FEET; THENCE, ALONG SAID RIGHT OF WAY LINE, SOUTH 84°17'29" EAST, A DISTANCE OF 358.83 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF NORTH 29TH AVENUE; THENCE, ALONG SAID RIGHT OF WAY LINE SOUTH 01°22'59" EAST, A DISTANCE OF 824.41 FEET; THENCE SOUTH 88°34'14" WEST, A DISTANCE OF 293.71 FEET; THENCE SOUTH 01°24'08" EAST, A DISTANCE OF 839.52 FEET; THENCE SOUTH 88°32'38" WEST, A DISTANCE OF 332.42 FEET TO THE EAST LINE OF SAID SECTION 8; THENCE SOUTH 88°24'34" WEST, A DISTANCE OF 114.90 FEET TO A POINT ON THE EASTERLY EXISTING RIGHT OF WAY LINE OF THE C.S.X. (FORMERLY KNOWN AS THE SEABOARD AIR LINE) RAILROAD; THENCE, ALONG SAID EASTERLY RIGHT OF WAY LINE, NORTH 01°30'48" WEST, A DISTANCE OF 1,308.53 FEET TO THE NORTH LINE OF SAID SECTION 8; THENCE, ALONG SAID NORTH LINE, NORTH 88°31'12" EAST, A DISTANCE OF 114.80 FEET TO THE POINT OF BEGINNING.

CONTAINING 17.805 ACRES, MORE OR LESS.



## Yard Certification Checklist

Does your yard measure up?

Florida Yards and Neighborhoods (FY&N) honors model landscapes as certified Florida-Friendly Yards.

### To be certified as Florida Yard, your landscape must:

- Collect at least 36 inches on this Yardstick Checklist
- Receive full points for practices marked with 2 asterisks\*\*
- Receive partial credit for practices marked with 1 asterisk\*
- Comply with all existing codes and laws

### Water Efficiently

- Mow lawns high to encourage a deeper, more drought and pest tolerant root system. \*\* 2"
- Irrigate lawn and landscape only when they wilt. Apply < 3/4 inches water per application. 3"

*For a yard that uses an irrigation system (in-ground or hose-end sprinklers):*

- Calibrate irrigation/sprinkler system to apply < 3/4 inches of water. \*\* 3"
- Put a rain gauge in your yard to track irrigation amounts. \*\* 2"
- Install a rain shut-off device for in-ground irrigation systems. \*\* 2"
- Make sure irrigation system waters lawn areas separately from plant beds. 2"
- Use drip or micro-irrigation in plant and flower beds. 2"

*For a yard that does not use an irrigation system:*

- Design and maintain a landscape that exists predominantly on rainfall once plants are established. 6"

### Mulch

- Maintain a 2-3" layer of organic mulch over tree roots, shrubs and plant beds, leaving a 2 inch space between the plant base and the mulch. \* 2"
- Create self-mulching areas under trees where leaves can remain as they fall. 1"
- Use by-product mulches such as pine bark, melaleuca or recycled mulches. 1"
- Replenish mulch once or twice a year to maintain 2-3" depth. 1"

### Recycle

- Whenever possible, recycle grass clippings by allowing them to remain on the lawn. \*\* 2"
- Use leaves and pine needles found in your yard as mulch. 2"
- Create and maintain a compost pile with yard clippings, leaves, kitchen scraps, etc. 3"

### Wildlife

- Plant vines, shrubs, and trees that provide cover, nesting areas or food sources for birds, butterflies and other wildlife. 3"
- Provide a water source, such as a bird bath or a small pond for wildlife. 1"
- Provide wildlife shelters such as a bat house, bird house, brush pile, etc. 1"
- Identify five kinds of wildlife (insects, reptile, birds, etc.) that live in your yard. 2"

### Yard Pests

- Treat only affected plants or lawn areas with pesticide applications. Avoid indiscriminate spraying. \*\* 3"
- Check your landscape every 1-2 weeks for signs of problems. 2"
- Learn to identify 5 beneficial insects that provide natural control of harmful pests. 2"
- Use environmentally friendly pesticides such as horticultural oils and insecticidal soaps. 3"
- Use non-chemical approaches to pest control, such as pruning off affected areas, hand removing insects, etc., whenever possible. 3"

**Exhibit C**

**Traffic Mitigation Plan**

**Sheridan Street at Interstate 95**

- Construct an additional left-turn lane on the southbound off-ramp
- Construct an additional left-turn lane on the northbound off-ramp
- Increase the merge distance on the southbound entrance ramp; and
- Modify the existing traffic signals to accommodate the proposed improvements.

**Sheridan Street at N. 29th Avenue**

- Reconstruct the northbound approach to include dual left-turn lanes, through lane, and dual right-turn lanes
- Construct an additional westbound left turn lane
- Reconstruct the eastbound approach laneage to provide for a left-turn lane, two through lanes designated for Interstate 95 northbound traffic, three general through lanes, one through lane designated for Interstate 95 southbound traffic, and a right-turn lane into the site;
- Reconstruct the southbound approach to include dual left turn lanes, a through lane and dual right-turn lanes
- Modify the existing traffic signal to accommodate the proposed improvements.

**Sheridan Street at N. Park Road**

- Installation of video detection software/hardware; and
- Installation of northbound right-turn overlap phase with opposing U-Turn Yield to right-turn sign (R10-16)

**Taft Street at SR 7/US 441**

- Construct a westbound right turn lane
- Installation of eastbound right-turn overlap signal (5 section head) phase with opposing U-Turn Yield to right-turn sign (R10-16)

**Taft Street at US 1/Federal Highway**

- Construct eastbound and westbound right turn lanes

**Taft Street at N. 40th Avenue**

- Construct eastbound and westbound left turn lanes

**Taft Street at N. 26th Avenue**

- Installation of traffic signal

**LAND DESCRIPTION  
SHERIDAN STATION PARCEL B (PARK PARCEL)  
CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA**

A portion of the Southwest one-quarter (SW ¼) of the Northwest one-quarter (NW ¼) of Section 9, together with a portion of the Southeast one-quarter (SE ¼) of the Northeast one-quarter (NE ¼) of Section 8, all lying in Township 51 South, Range 42 East, Broward County, Florida, also being a portion of Block A, CENTRAL GOLF SECTION OF HOLLYWOOD, according to the Plat thereof recorded in Plat Book 9, Page 44 of the Public Records of Broward County, Florida, all being more particularly described as follows:

**COMMENCE** at the Northeast corner of said Section 8, and the Northwest corner of said Section 9;

THENCE South 88°31'31" West on the North line of said Section 8, said line also being the Southerly Existing Right of Way line for Sheridan Street, a distance of 114.55 feet to the intersection with the Easterly Existing Right-of-Way line of the C.S.X. (formerly known as Seaboard Coastline) Railroad, as shown on the Florida Department of Transportation Right-of-Way Map, Section 86070-2453, Sheet 32 of 71, dated 03/23/1989, last revised 09/23/1997;

THENCE South 01°29'49" East on said Easterly Right-of-Way line of C.S.X. Railroad, a distance of 1847.54 feet to the **POINT OF BEGINNING**;

THENCE North 88°29'58" East, a distance of 216.00 feet;

THENCE South 01°30'02" East, a distance of 140.34 feet;

THENCE North 88°29'58" East, a distance of 97.62 feet;

THENCE North 01°30'05" West, a distance of 25.00 feet;

THENCE North 88°29'29" East, a distance of 118.89 feet;

THENCE North 01°28'28" West, a distance of 59.48 feet;

THENCE North 88°30'11" East, a distance of 76.44 feet to the intersection with the Westerly Right-of-Way line of Interstate 95 as shown on Florida Department of Transportation Right-of-Way Map, Section 86070-2495, Sheet 2 and 3 of 5, last revised 11/03/2000;

THENCE South 19°26'38" West on said Westerly Right-of-Way line of Interstate 95, a distance of 760.94 feet to the intersection with the Northerly Right-of-Way line of Taft Street as described in Official Records Book 2978, Page 922, Official Records Book 2337, Page 350 and Official Records Book 2342, Page 266, all of the Public Records of Broward County, Florida;

THENCE South 88°28'07" West on said Northerly Right-of-Way line of Taft Street, a distance of 109.83 feet to the beginning of a tangent curve concave to the South;

Prepared By:  
CALVIN, GIORDANO AND ASSOCIATES, INC.  
1800 Eller Drive, Suite 600  
Fort Lauderdale, Florida 33316  
May 16, 2008

P:\Projects\2005\055323 Sheridan Street Village\SURVEY\Legal Descriptions\055323-V-SD-SHER-STAT-PARCEL B-PARK.doc

Sheet 1 of 3 Sheets



