

Return recorded document to:
Broward County Parks and Recreation Division
950 N.W. 38th Street
Oakland Park, Florida 33309

Document prepared by:
Pat Young, Administrative Manager
Broward County Parks and Recreation Division
950 N.W. 38th Street
Oakland Park, FL 33309
Parcel Identification Number: 514211000010 and
514211000080

DECLARATION OF RESTRICTIVE COVENANTS

THIS DECLARATION OF RESTRICTIVE COVENANTS, made this 12th day of December, 2006, by BROWARD COUNTY, hereinafter referred to as "COUNTY."

WITNESSETH

WHEREAS, COUNTY is the fee title owner of that certain real property located in Broward County, Florida, known as **WEST LAKE REGIONAL PARK**, and as described in Exhibit "A," attached hereto and made a part hereof, (the PROPERTY); and

WHEREAS, the Broward County Board of County Commissioners wishes to limit the use of the PROPERTY for park purposes or as open space in perpetuity; NOW, THEREFORE,

COUNTY hereby declares that the PROPERTY shall be developed, held, maintained, and owned subject to the following designations and restrictive covenants:

1. RECITALS.

The recitals set forth above are true and correct and are incorporated into these restrictive covenants.

2. RESTRICTIONS.

Those uses permitted on the property described in Exhibit "A" are as follows:

- (a) Passive recreational uses, including, but not limited to, nature centers and trails, scenic areas, wildlife sanctuaries and feeding stations, aquatic preserves, and picnic areas.

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Approved BCC 12/14/06 #28 (S)

Submitted By Parks & Rec.

RETURN TO DOCUMENT CONTROL

N/C

- (b) **Camping ground and facilities.**
- (c) **Active recreational uses, including, but not limited to, tennis courts, playgrounds, swimming pools, athletic fields and courts, beaches and bikeways.**
- (d) **Boat ramps and docks.**
- (e) **Outdoor cultural, educational and civic facilities, including, but not limited to, animal exhibits, habitats, band shells and outdoor classrooms.**
- (f) **Civic and cultural buildings may be permitted if they are ancillary to the primary recreation use of the site.**
- (g) **Concessions only when accessory to the above uses, such as, refreshment stands, pro shops, souvenir shops and rental facilities.**

3. MODIFICATION AND TERMINATION.

No modification or termination of this Declaration of Restrictive Covenants shall be permitted unless specifically approved by a four-fifths vote of the entire Board of County Commissioners of Broward County, Florida at a noticed public hearing. Notice of the proposed modification or termination shall be given at least ten (10) days prior to the action by the Commission by publication in a newspaper of general circulation in Broward County. In addition, at least ten (10) days prior to the public hearing, the Parks and Recreation Division, or its successor division or agency, shall post a sign visible from the street upon the property. The sign shall be in accordance with applicable municipal regulations relating to signs and shall provide pertinent information regarding the proposed modification or termination.

4. COVENANT RUNNING WITH THE LAND.

This Declaration of Restrictive Covenants shall be recorded in the Public Records of Broward County, Florida, and shall run with the PROPERTY described in Exhibit "A," and shall be binding on all persons and entities acquiring title to or use of the PROPERTY.

5. INVALIDATION.

Invalidation of any one of these restrictive covenants by judgment or court order shall in no way affect any other conditions which remain in full force an effect.

6. EFFECTIVE DATE.

The Declaration of Restrictive Covenants shall become effective upon recordation in the Public Records of Broward County, Florida.

IN WITNESS WHEREOF, BROWARD COUNTY through its COUNTY ADMINISTRATOR, authorized to execute same by action of the Board of County Commissioners on the 12 day of December, 2006

COUNTY

WITNESSES:

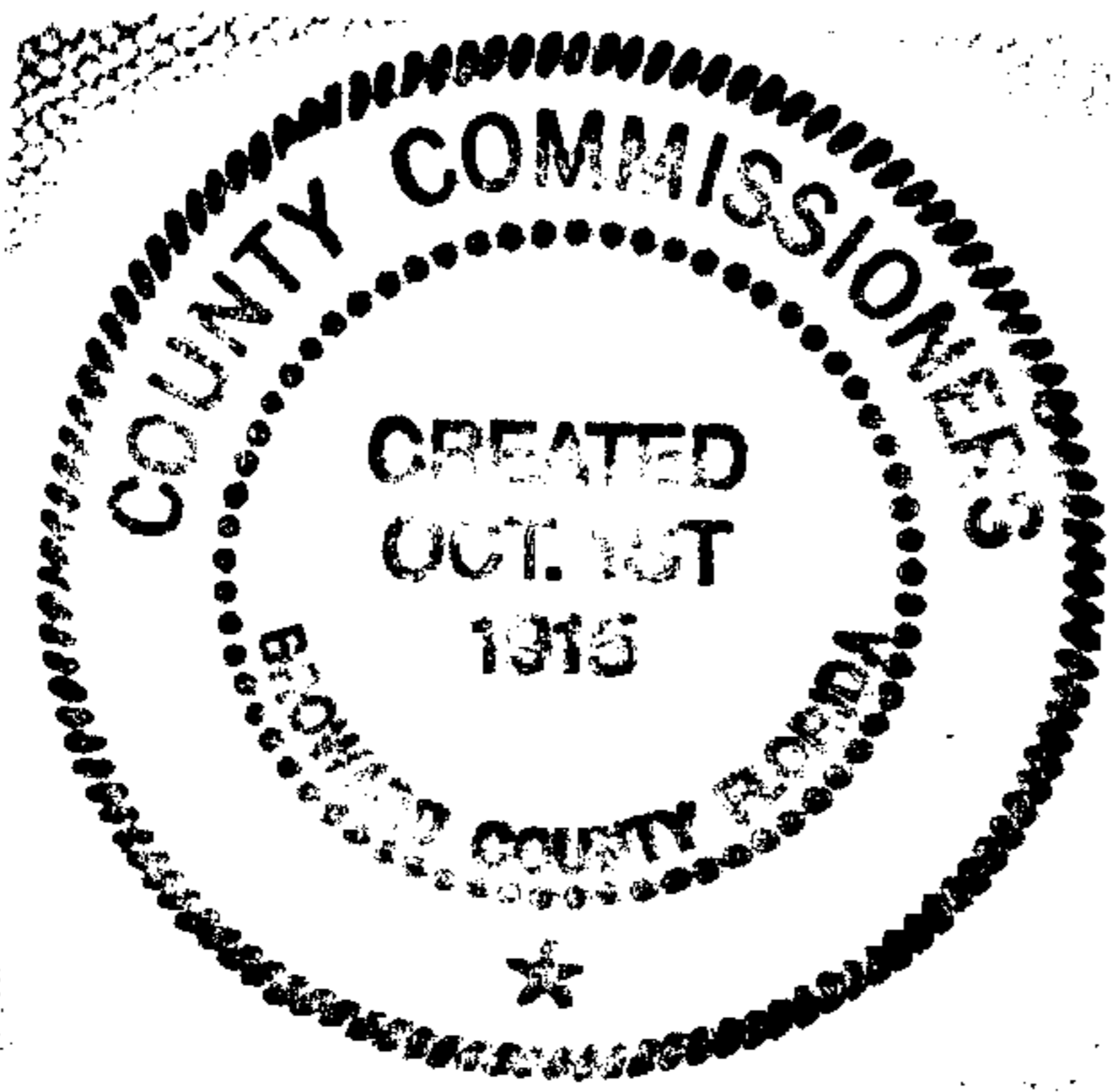
BROWARD COUNTY, through its COUNTY ADMINISTRATOR

Glorindo Atangan
Print Name: **G L O R I N D O A T A N G A N**

By [Signature]
County Administrator

Grace Notaro
Print Name: **G R A C E N O T A R O**

17th day of July, 2007



Approved as to form by
Office of County Attorney
Broward County, Florida
JEFFREY J. NEWTON, County Attorney
Governmental Center, Suite 423
115 South Andrews Avenue
Fort Lauderdale, Florida 33301
Telephone: (954) 357-7600
Telecopier: (954) 357-6968

By [Signature]
Assistant County Attorney

16 day of July, 2007

#06-26, 06-115
mxa/
4/3/06 Revised
G:\DIV2\SLC\SLC06\ParkLands.doc

Exhibit "A"

LEGAL DESCRIPTION OF PROPERTY

West Lake Regional Park

Folio Numbers: 514211000010, 514211000080



The West Half (W ½) of the Northeast Quarter (NE ¼) of the Southwest Quarter (SW ¼); the East Half (E ½) of the Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼) of the Northwest Quarter (NW ¼); the Northwest Quarter (NW ¼) of the Southeast Quarter (SE ¼) of the Northwest Quarter (NW ¼); the East Half (E ½) of the Northeast Quarter (NE ¼) of the Southwest Quarter (SW ¼) of the Northwest Quarter (NW ¼); the Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) of the Northwest Quarter (NW ¼); the West Half (W ½) of the Southeast Quarter (SE ¼) of the Northeast Quarter (NE ¼) of the Northwest Quarter (NW ¼); the Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼) of the Northwest Quarter (NW ¼); the Southeast Quarter (SE ¼) of the Northwest Quarter (NW ¼) of the Northwest Quarter (NW ¼); the East Half (E ½) of the Southwest Quarter (SW ¼) of the Northwest Quarter (NW ¼) of the Northwest Quarter (NW ¼); the West Half (W ½) of the Northeast Quarter (NE ¼) of the Southwest Quarter (SW ¼) of the Northwest Quarter (NW ¼); and the West Half (W ½) of the Southeast Quarter (SE ¼) of the

Southwest Quarter (SW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$); Section 11, Township 51 South, Range 42 East, said lands situate, lying and being in Broward County, Florida;

and

The West Half (W $\frac{1}{2}$) of the Southwest Quarter (SW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section 11, Township 51 South, Range 42 East; said lands situate, lying and being in Broward County, Florida;

and

The East Half (E $\frac{1}{2}$) of the Southeast Quarter (SE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section 11, Township 51 South, Range 42 East; said lands situate, lying and being in Broward County, Florida;

less

The North 50 feet of the Northwest Quarter (NW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section 11, Township 51 South, Range 42 East, said lands situate, lying and being in Broward County, Florida;

less

The West Half (W $\frac{1}{2}$) of the West Half (W $\frac{1}{2}$) of the East Half (E $\frac{1}{2}$) of the Southwest Quarter (SW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) in Section 11, Township 51 South, Range 42 East; said lands situate, lying and being in Broward County, Florida;

less

The North 30 feet of the West one-half (W $\frac{1}{2}$) of the Northeast Quarter (NE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$); the Southwest Quarter (SW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$); the East one-half (E $\frac{1}{2}$) of the Southeast Quarter (SE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$); the East half (E $\frac{1}{2}$) of the West half (W $\frac{1}{2}$) of the Southeast Quarter (SE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$); the South 304.63 feet of the Northwest Quarter (NW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$); the South 304.63 feet of the East one-half (E $\frac{1}{2}$) of the Northeast Quarter (NE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$); the South 304.63 feet of the East one-half (E $\frac{1}{2}$) of the West one-half (W $\frac{1}{2}$) of the Northeast Quarter (NE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$); excepting therefrom the East 60 feet of the South 304.63 feet of the Northwest Quarter (NW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$); the East 60 feet of the Southwest Quarter (SW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of the Northwest

Quarter (NW $\frac{1}{4}$); the East 60 feet of the North 30 feet of the West Half (W $\frac{1}{2}$) of the Northeast Quarter (NE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$);

All the above described lands in Section 11, Township 51 South, Range 42 East; said lands situate, lying and being in the City of Hollywood, Broward County, Florida and containing 70 acres more or less.