



1 Prototypical Building (4 Story) - Side Elevation  
Scale: 1/8"=1' (24'X36')



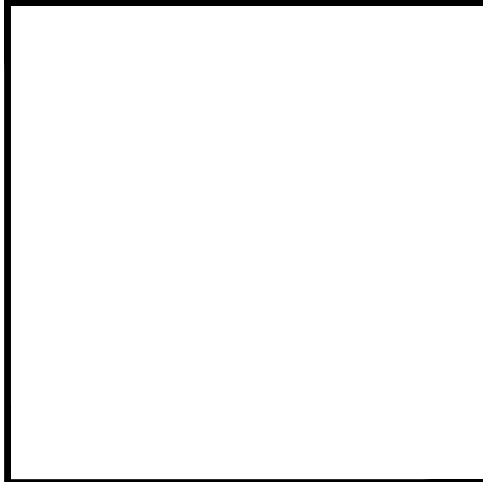
2 Prototypical Building (4 Story) - Side Elevation  
Scale: 1/8"=1' (24'X36')

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EMERALD HILLS  
4100 NORTH HILLS DRIVE  
HOLLYWOOD, FLORIDA, 33021

Prototypical Building (4 Story)  
Elevations



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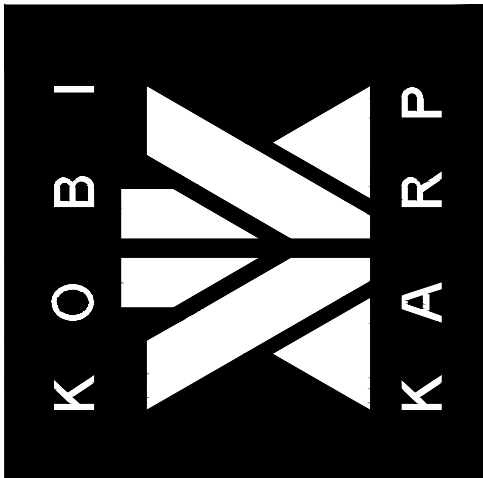
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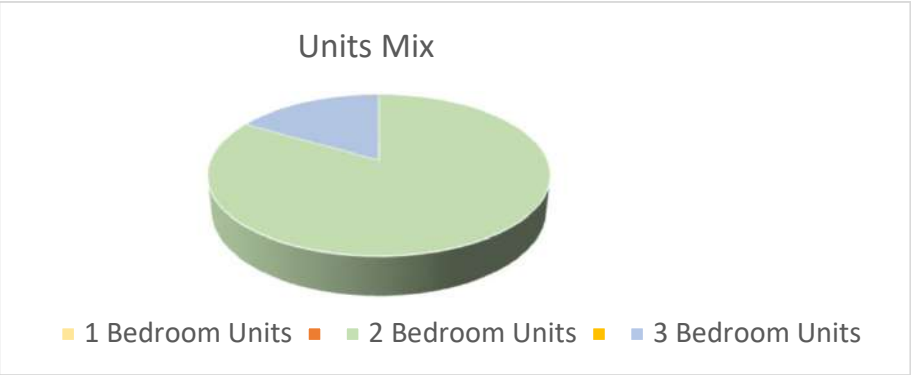


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| LEVEL<br>ROOF | BLOCK 5 |       |               | BLOCK 6 |       |       |
|---------------|---------|-------|---------------|---------|-------|-------|
|               | 1 Bdr   | 2 Bdr | 3 Bdr         | 1 Bdr   | 2 Bdr | 3 Bdr |
| LEVEL 4       | 0       | 6     | 3             | 0       | 6     | 3     |
| LEVEL 3       | 0       | 9     | 1             | 0       | 9     | 1     |
| LEVEL 2       | 0       | 9     | 1             | 0       | 9     | 1     |
| LEVEL 1       | 0       | 6     | 1             | 0       | 6     | 1     |
| 0306          |         |       | 0306          |         |       |       |
| Block Units36 |         |       | Block Units36 |         |       |       |

|                 |    |       |
|-----------------|----|-------|
| TOTAL UNITS     | 72 |       |
| 1 Bedroom Units | 0  | 0.0%  |
| 2 Bedroom Units | 60 | 83.3% |
| 3 Bedroom Units | 12 | 16.7% |



Parking Required

|                         |                |         |
|-------------------------|----------------|---------|
| Units PS                | 1.5 PS / Unit  | 108 PS  |
| Guests PS               | 1 PS / 5 Units | 14.4 PS |
| Total Parking Required  | 123 PS         |         |
| Parking Stalls Provided | 204 PS         |         |

|                      |                              |                     |
|----------------------|------------------------------|---------------------|
| Proposed Subdivision |                              |                     |
| SF                   | 309567                       | 7.1067 Acres        |
| Proposed Zoning      | PD (BASED OFF ADJACENT RM25) |                     |
| Maximum Density      | 25 apts / Acre               |                     |
| Allowed Density      | 72 Units                     |                     |
| Proposed Density     | 72 Units                     | 10.131 Units / Acre |



Emerald Hills, Hollywood, FL

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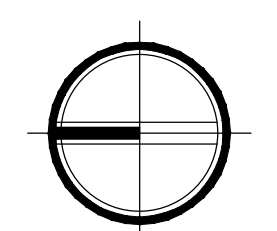


Emerald Hills, Hollywood, FL



N 46TH AVE  
CASPER CT  
N 31 ST CT  
GRANDVIEW EMERALD  
HILLS INTERIOR STREET

1 Plan View  
Scale: 1/32"=1' (24'X36')



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Hole 8 Siteplan

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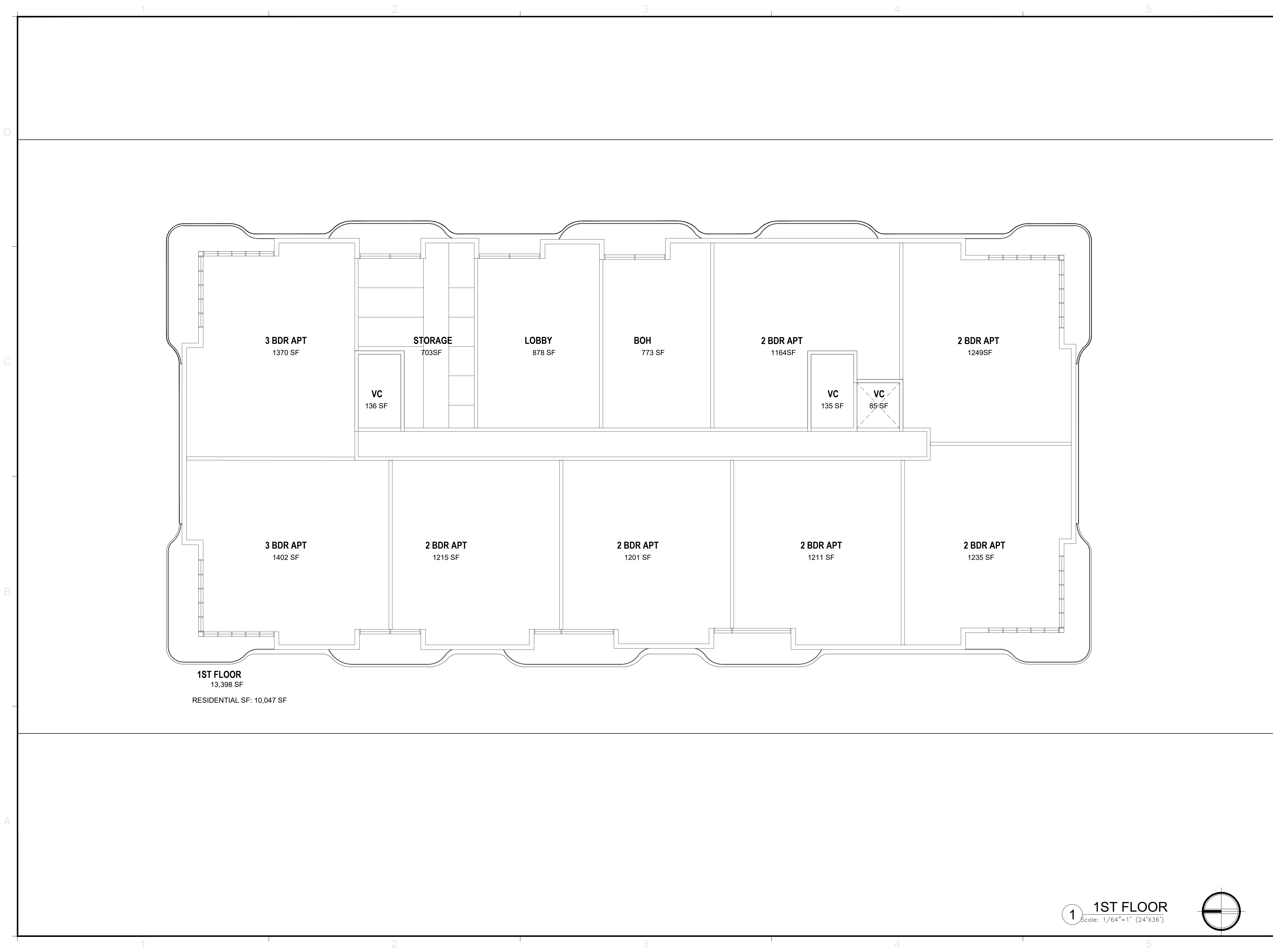
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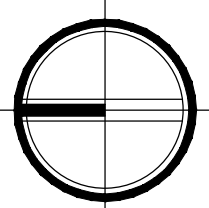
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**1ST FLOOR**  
13,398 SF  
RESIDENTIAL SF: 10,047 SF

**1 1ST FLOOR**  
Scale: 1/64"=1' (24'X36')

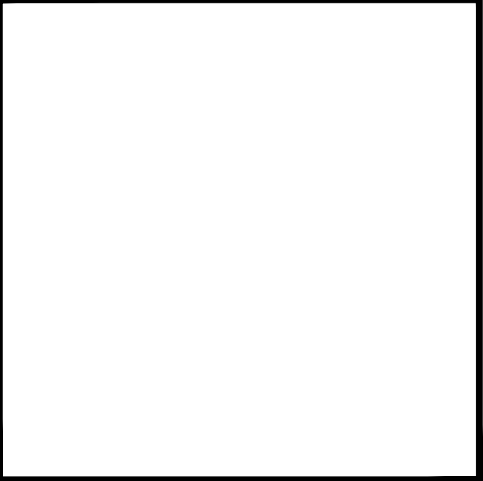


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**Hole 8 FIRST FLOOR**



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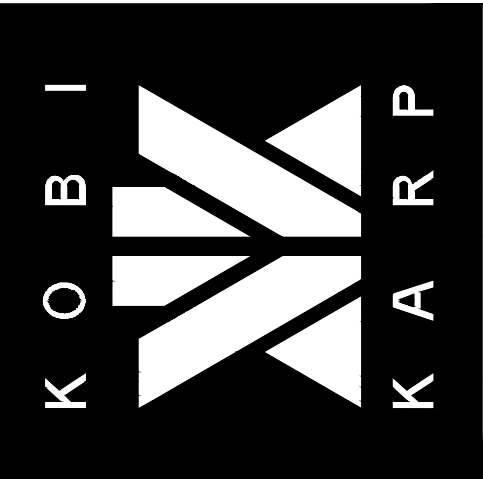
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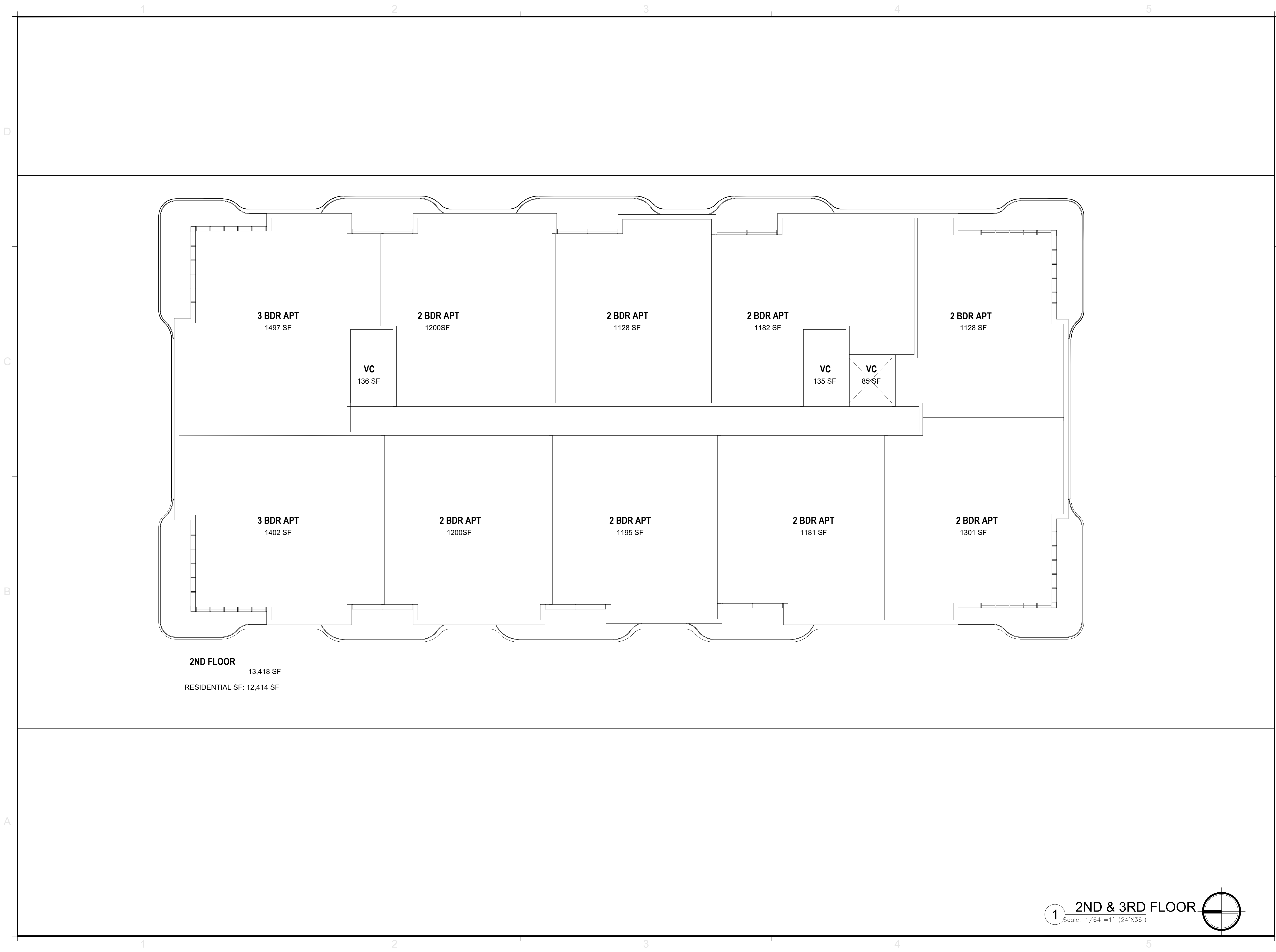
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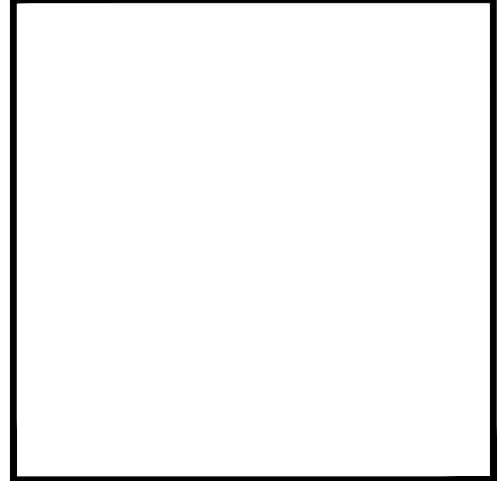


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Hole 8 2NDFLOOR



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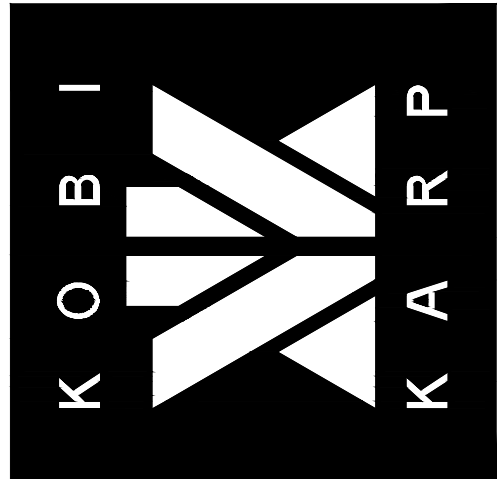
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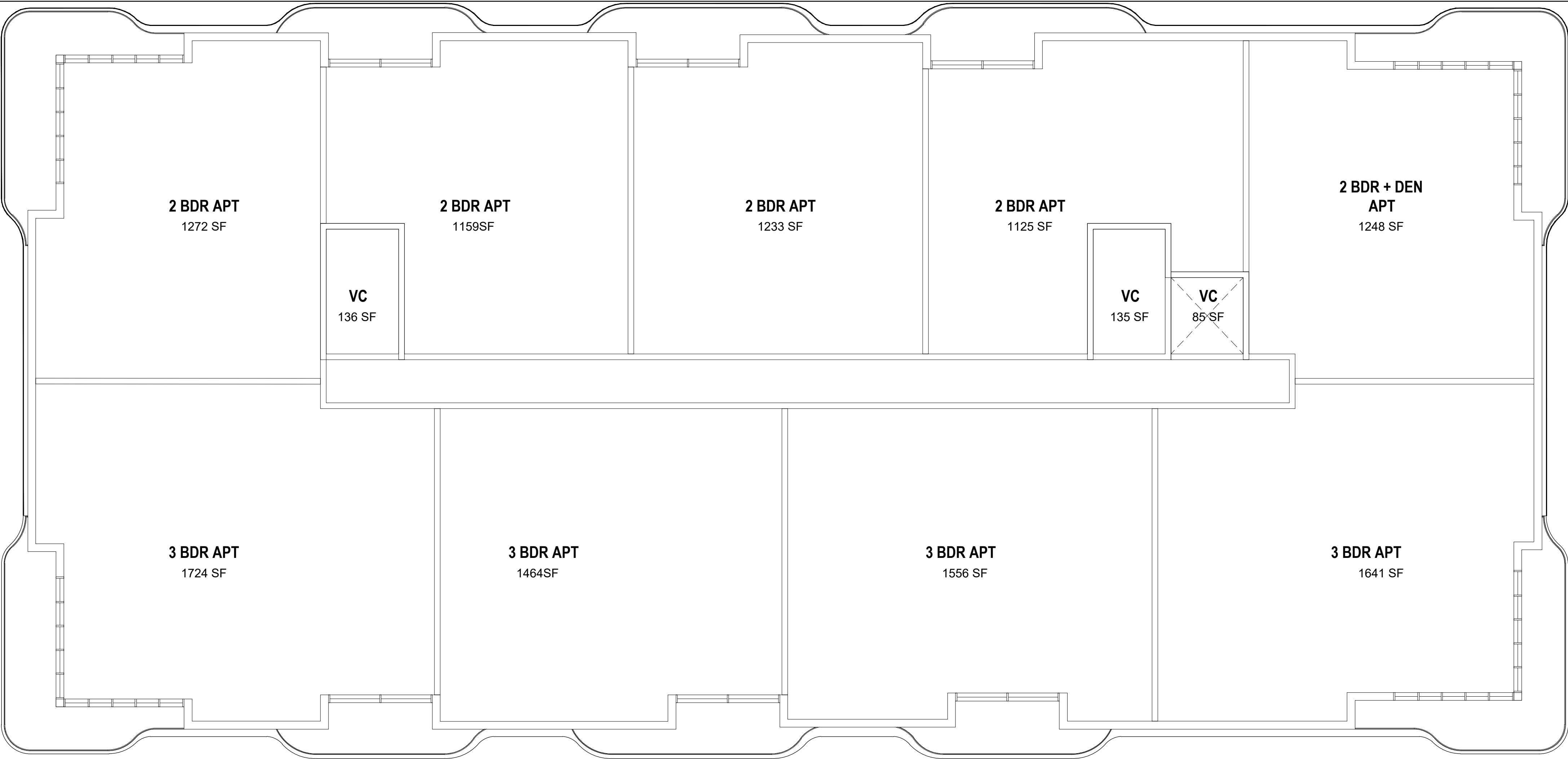
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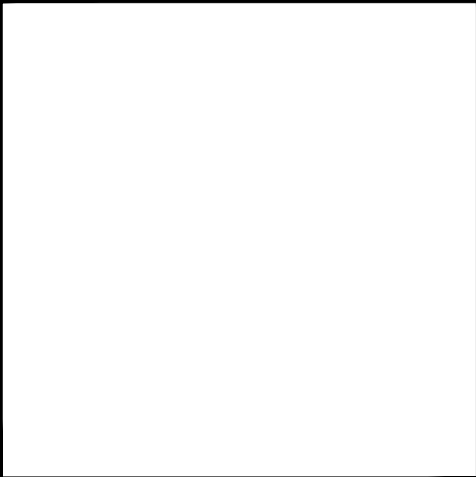
**3RD FLOOR**  
13,418 SF  
RESIDENTIAL SF: 12,422 SF  
TOTAL RESIDENTIAL SF PER BUILDING :  
40,774 SF

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Hole 8 3RD FLOOR



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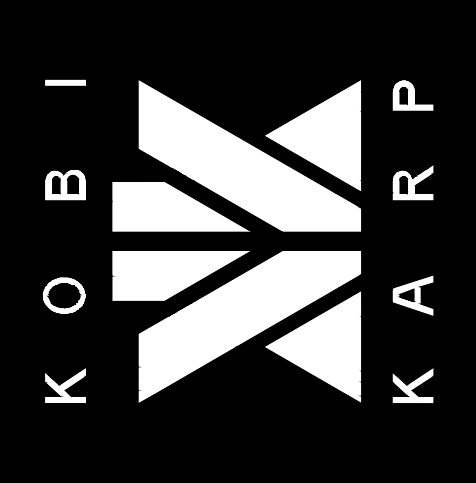
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D

C

B

A



1 Prototypical Building (4 Story) - Main Elevation  
Scale: 1/8"=1' (24'X36')



2 Prototypical Building (4 Story) - Secondary Elevation  
Scale: 1/8"=1' (24'X36')

REVISIONS / SUBMISSIONS

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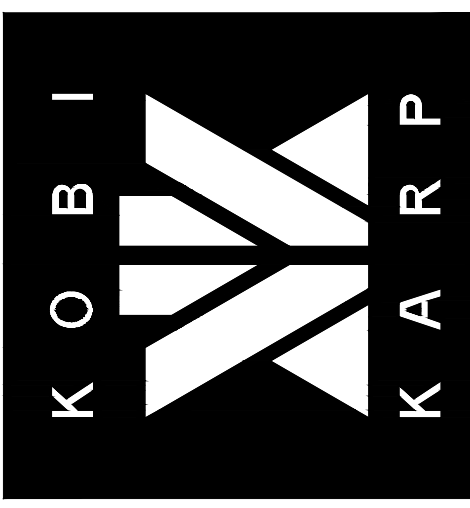
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Prototypical Building (4 Story)  
Elevations

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1 Prototypical Building (6 Story) - Main Elevation  
Scale: 1/8"=1' (24"X36")



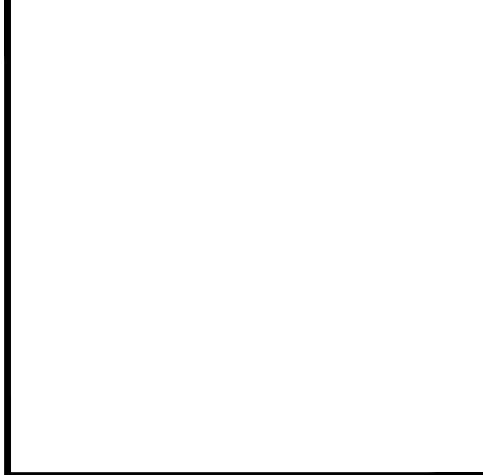
2 Prototypical Building (6 Story) - Secondary Elevation  
Scale: 1/8"=1' (24"X36")

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Prototypical Building (6 Story)  
Elevations



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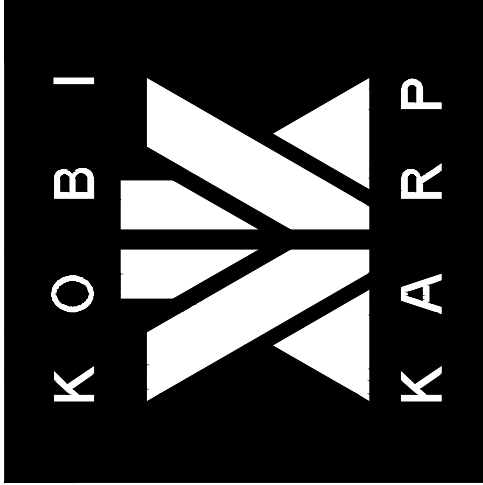
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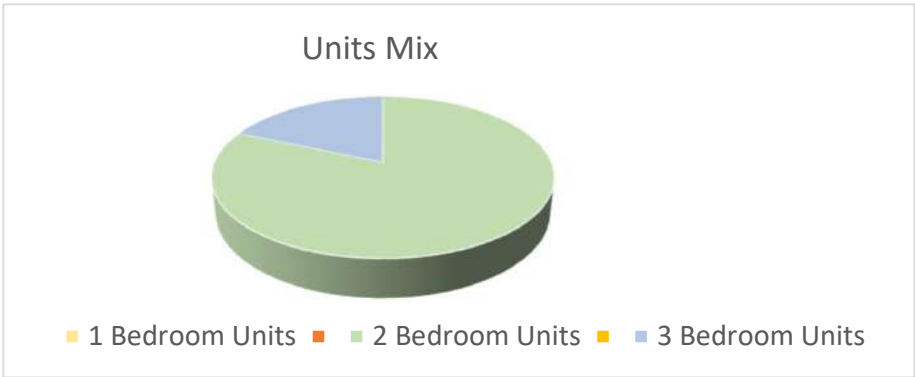
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| BLOCK 7 |             |       |       | BLOCK 8     |       |       |  |
|---------|-------------|-------|-------|-------------|-------|-------|--|
| LEVEL   | 1 Bdr       | 2 Bdr | 3 Bdr | 1 Bdr       | 2 Bdr | 3 Bdr |  |
| ROOF    |             |       |       |             |       |       |  |
| LEVEL 3 | 0           | 7     | 3     | 0           | 7     | 3     |  |
| LEVEL 2 | 0           | 9     | 1     | 0           | 9     | 1     |  |
| LEVEL 1 | 0           | 6     | 1     | 0           | 6     | 1     |  |
|         | 0           | 22    | 5     | 0           | 22    | 5     |  |
|         | Block Units |       | 27    | Block Units |       | 27    |  |

|                 |    |       |
|-----------------|----|-------|
| TOTAL UNITS     | 54 |       |
| 1 Bedroom Units | 0  | 0.0%  |
| 2 Bedroom Units | 44 | 81.5% |
| 3 Bedroom Units | 10 | 18.5% |



Parking Required

|                         |                |         |
|-------------------------|----------------|---------|
| Units PS                | 1.5 PS / Unit  | 81 PS   |
| Guests PS               | 1 PS / 5 Units | 10.8 PS |
| Total Parking Required  | 92 PS          |         |
| Parking Stalls Provided | 130 PS         |         |

|                      |                              |                        |
|----------------------|------------------------------|------------------------|
| Proposed Subdivision |                              |                        |
| SF                   | 222316                       | 5.10367309 Acres       |
| Proposed Zoning      | PD (BASED OFF ADJACENT RM25) |                        |
| Maximum Density      | 25 apts / Acre               |                        |
| Allowed Density      | 54 Units                     |                        |
| Proposed Density     | 54 Units                     | 10.580615 Units / Acre |



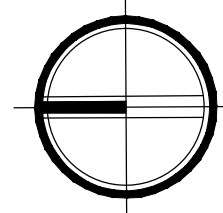
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- N 56TH AVE
- N 55TH AVE
- N 36TH AVE
- N 53RD AVE
- GREENS RD
- N 37TH AVE
- N 54TH AVE

1 Townhouses Plan View  
Scale: 1/64"=1' (24'x36')

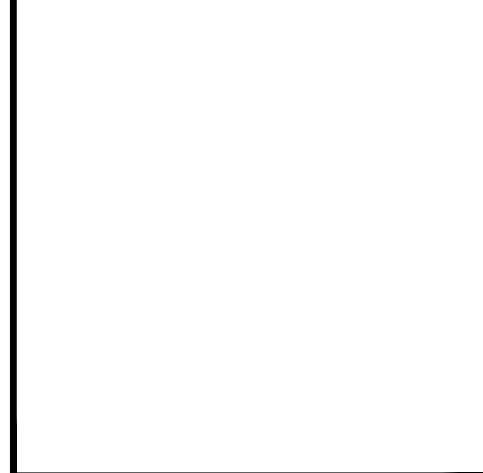


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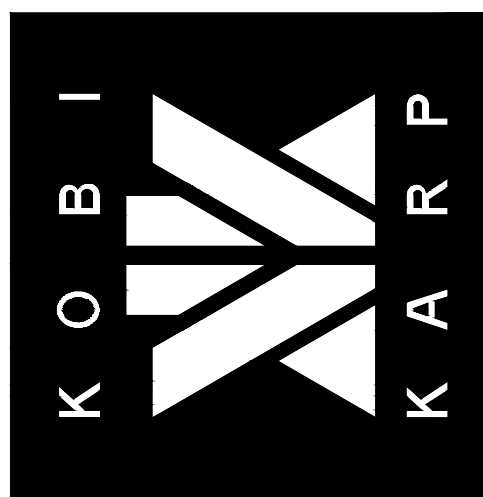
Townhouses  
Siteplan



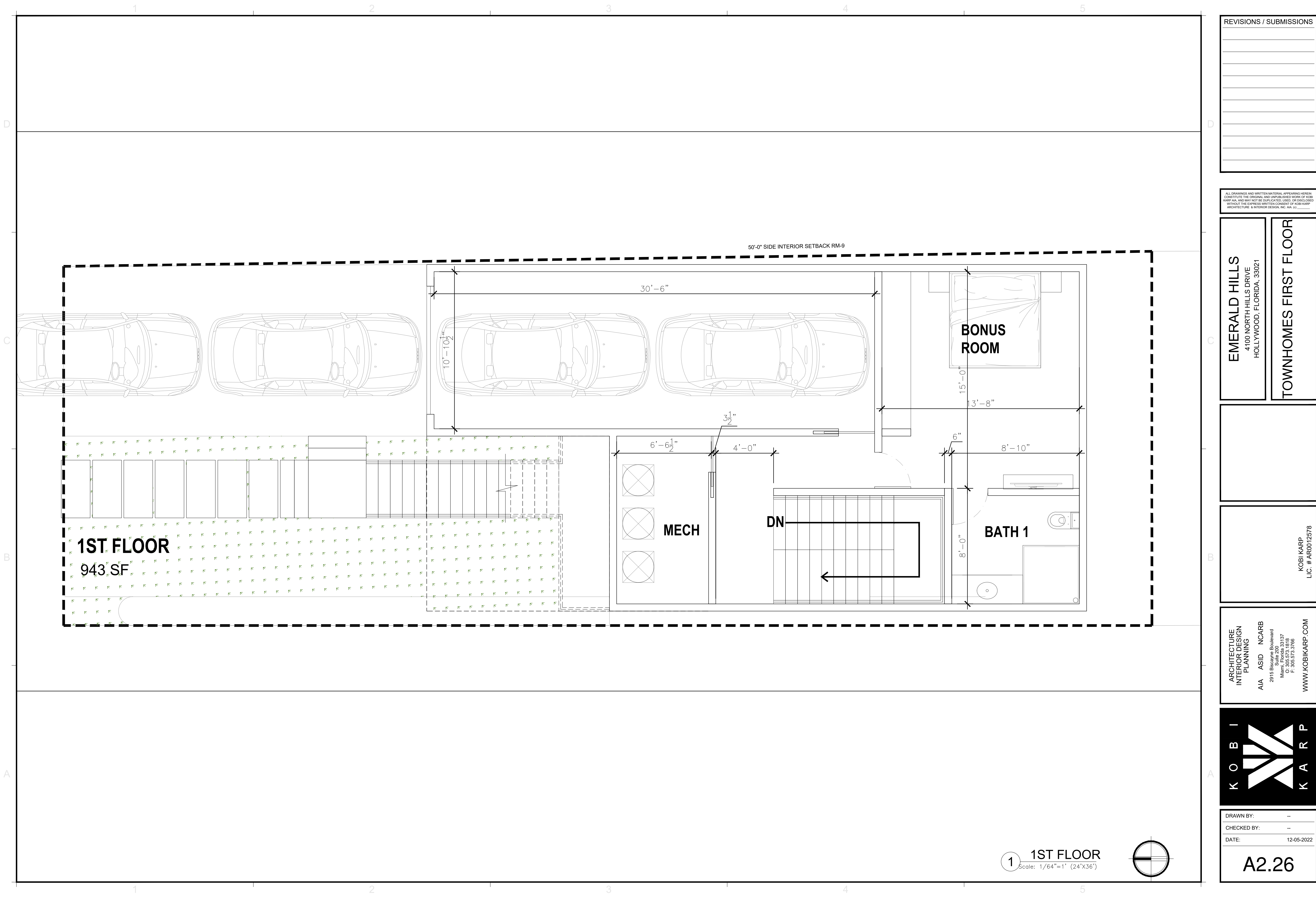
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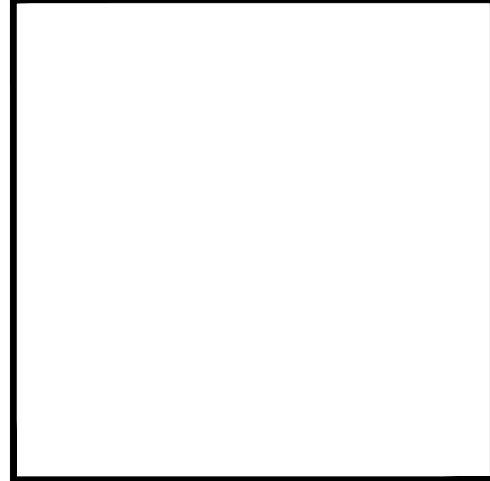


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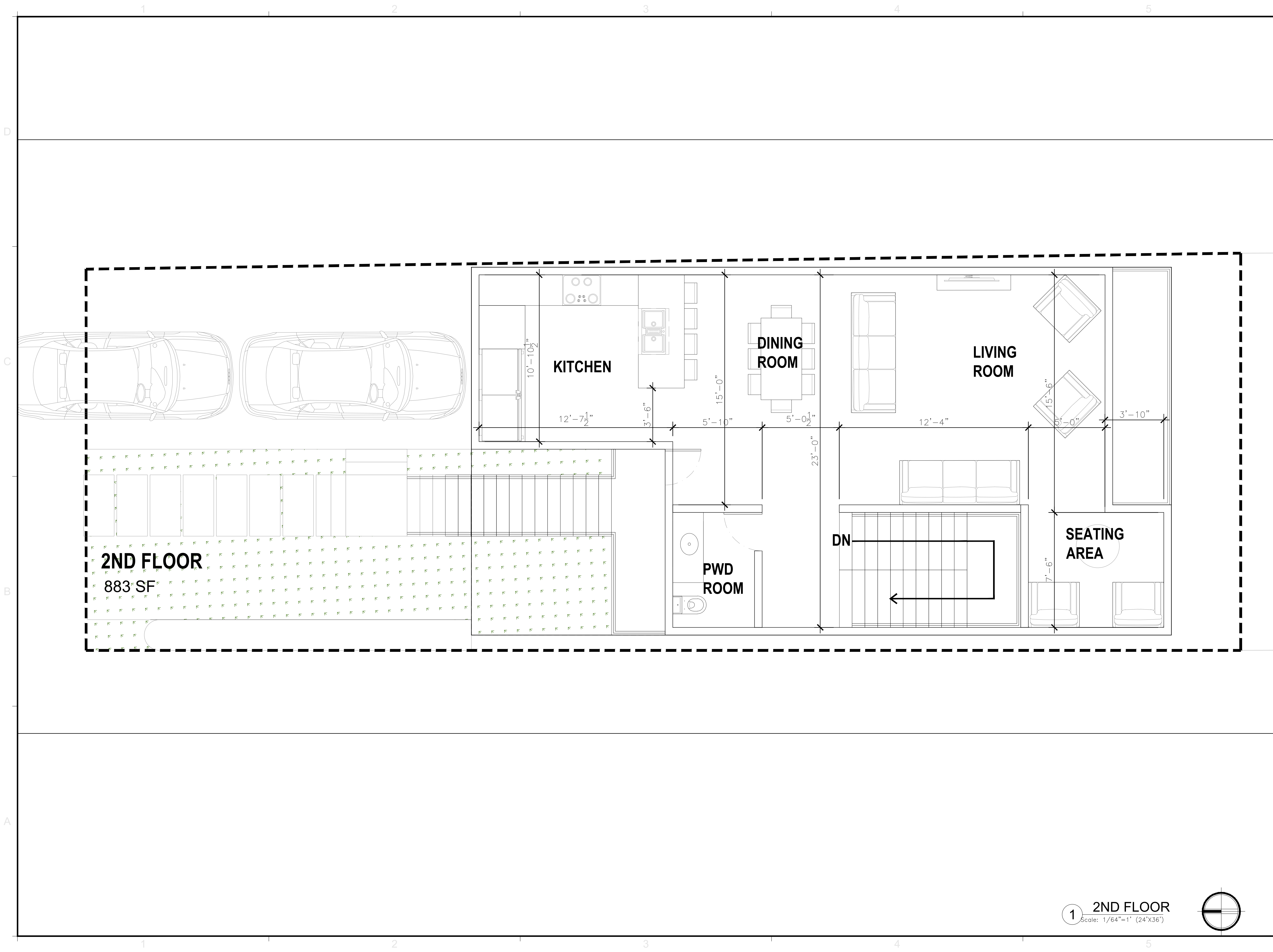
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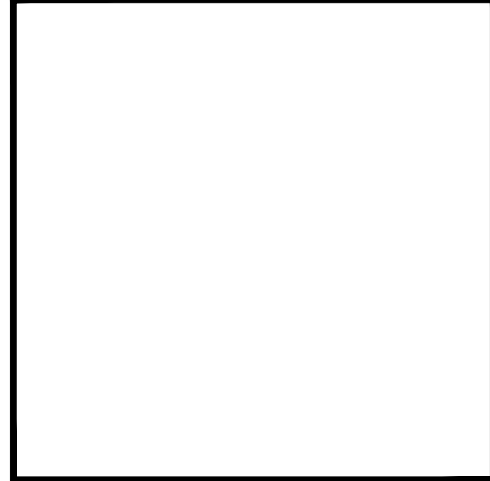


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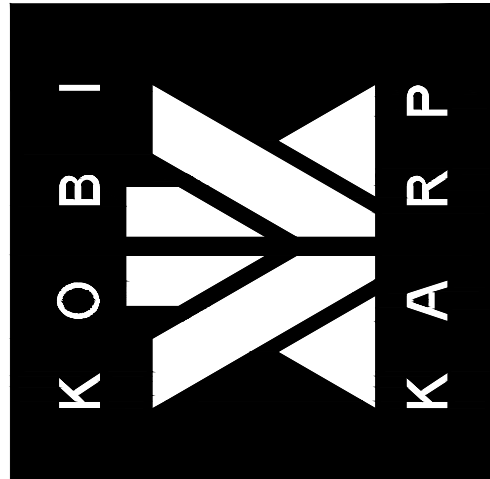
TOWNHOMES 2ND FLOOR



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LIC. # AR0012578

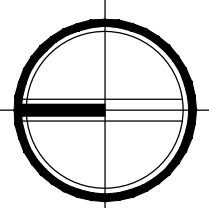
ARCHITECTURE  
INTERIOR DESIGN  
PLANNING

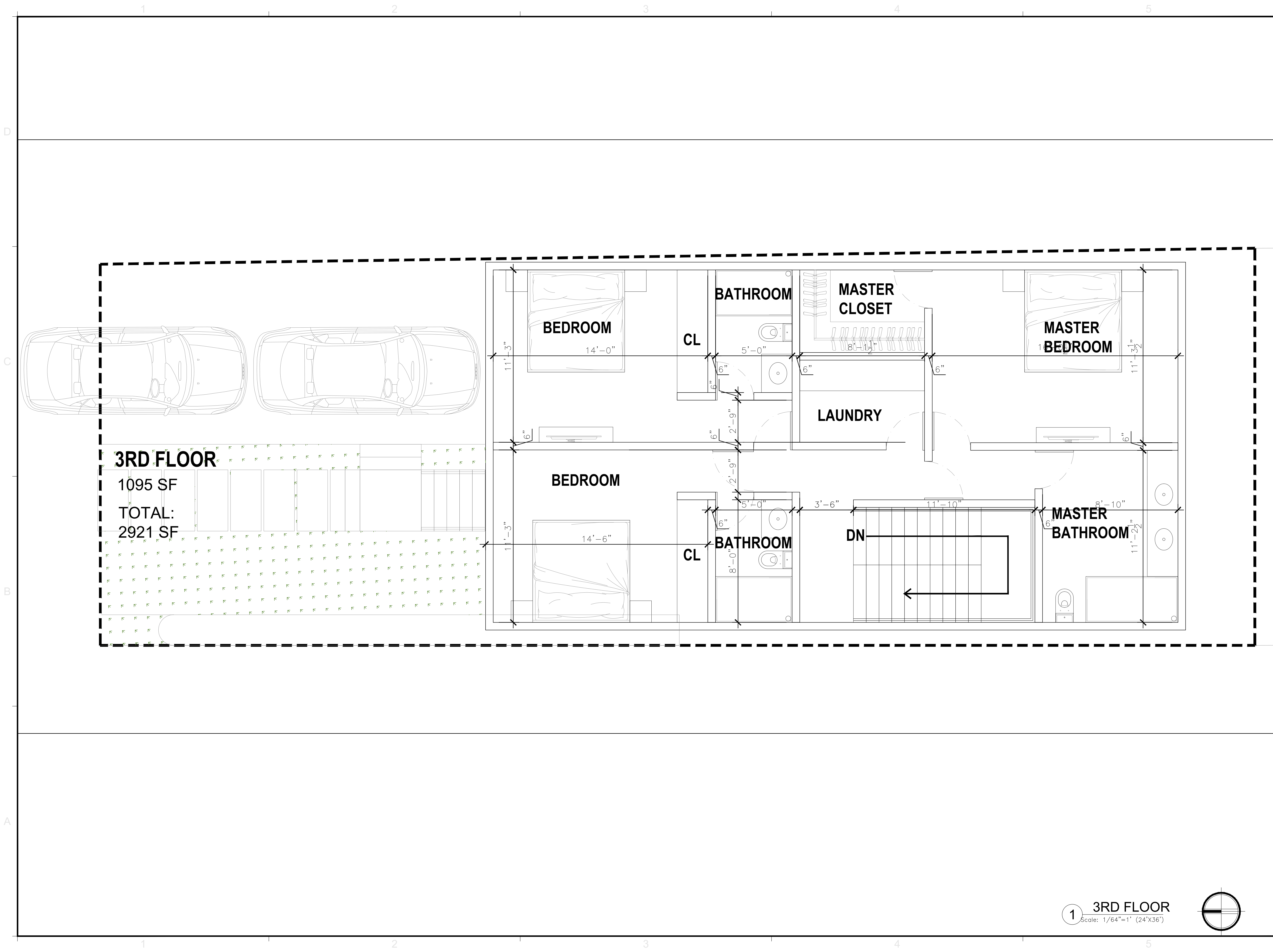
AIA ASID NCARB  
2015 Biscayne Boulevard  
Suite 200  
Miami, Florida 33137  
P: 305.573.3766  
F: 305.573.3766  
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|             |            |
|-------------|------------|
| DRAWN BY:   | -          |
| CHECKED BY: | -          |
| DATE:       | 12-05-2022 |

1 2ND FLOOR  
Scale: 1/64"=1' (24'X36')





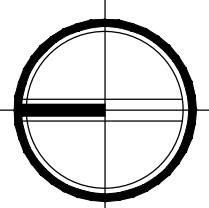
**3RD FLOOR**

1095 SF

TOTAL:

2921 SF

**1 3RD FLOOR**  
Scale: 1/64"=1' (24'X36')

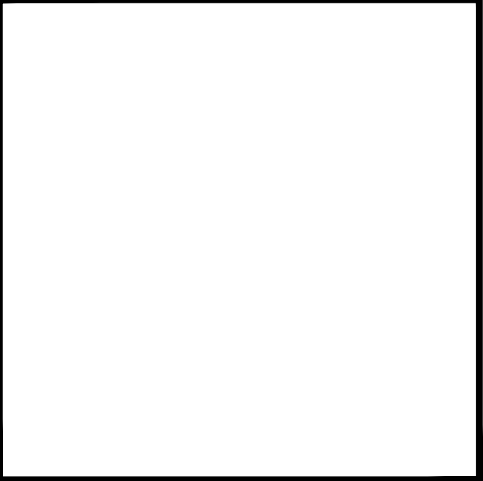


| REVISIONS / SUBMISSIONS |
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EMERALD HILLS  
4100 NORTH HILLS DRIVE  
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TOWNHOMES 3RD FLOOR



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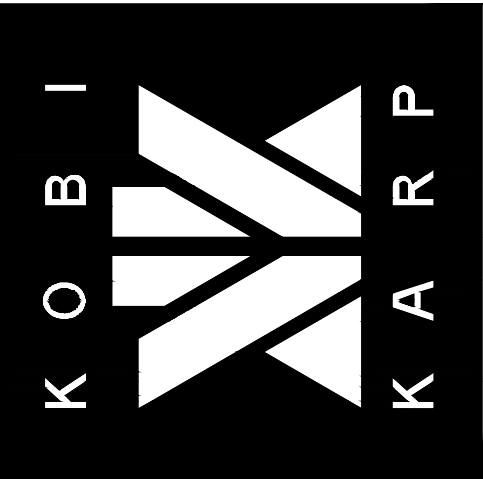
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2 Prototypical Townhouse Pod - Rear Elevation  
Scale: 1/8"=1' (24'X36")



1 Prototypical Townhouse Pod - Front Elevation  
Scale: 1/8"=1' (24'X36")



2 Prototypical Townhouse Pod - Side Elevation  
Scale: 1/8"=1' (24'X36")



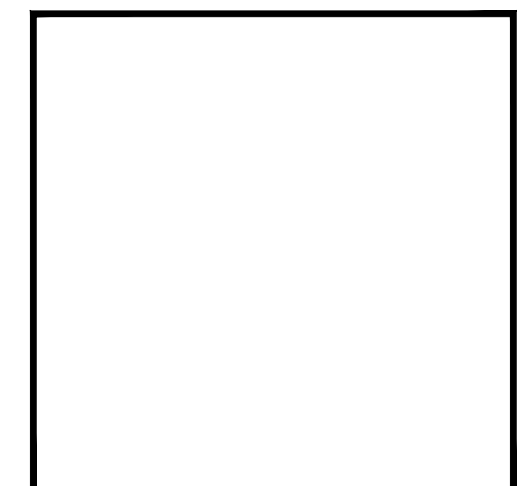
1 Prototypical Townhouse Pod - Side Elevation  
Scale: 1/8"=1' (24'X36")

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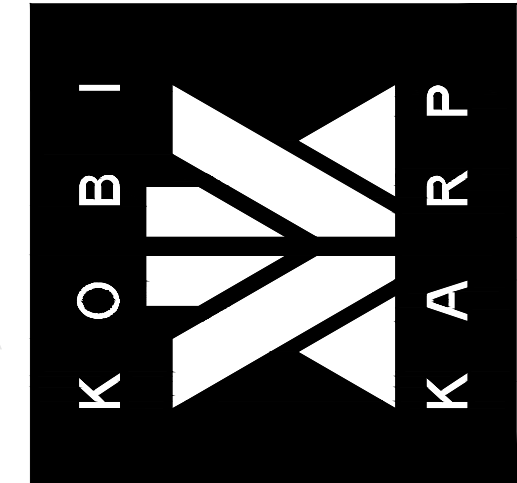
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Prototypical Townhouse Pod  
Elevation A



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| Townhouses                                   |       |       |       | Proposed Subdivision |                             |
|----------------------------------------------|-------|-------|-------|----------------------|-----------------------------|
| N 30 Townhouses 2424 SF each (Over 3 Levels) |       |       |       | SF                   | 111,106 2.5506 Acres        |
| LEVEL                                        | 1 Bdr | 2 Bdr | 3 Bdr | Proposed Zoning      | PD (BASED OFF ADJACENT RM9) |
| LEVEL 1                                      | 0     | 0     | 4     | Maximum Density      | Units / Acre                |
| Total Bdrs                                   |       |       |       | Allowed Density      | 30.42 Units                 |
|                                              |       |       |       | Proposed Density     | 30 Units / Acre             |
| TOTAL UNITS                                  |       |       |       |                      |                             |
|                                              |       |       |       |                      |                             |
| 4 Bedroom Units                              |       |       |       |                      |                             |
|                                              |       |       |       |                      |                             |

Residential Sf 87,630

total 87,630



Emerald Hills, Hollywood, FL

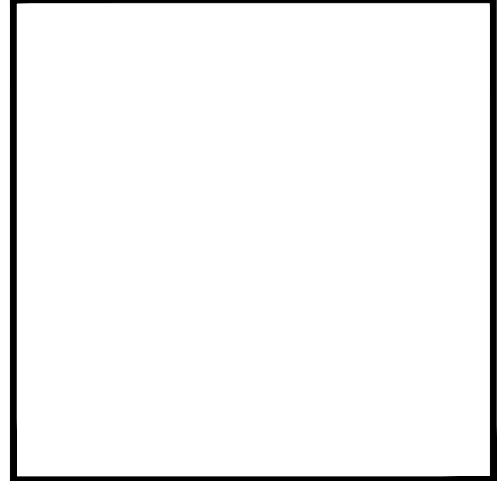


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 4100 NORTH HILLS DRIVE  
 HOLLYWOOD, FLORIDA, 33021

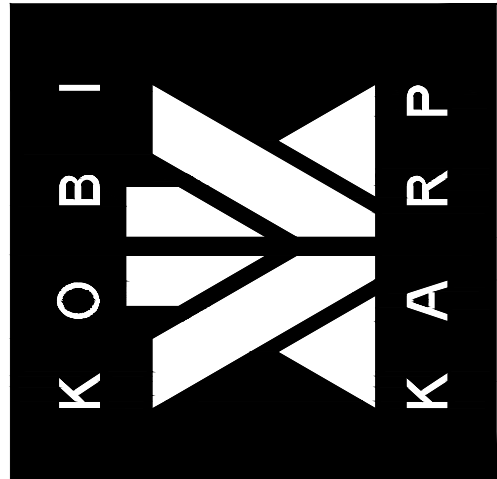
**Golf Units**  
 Siteplan



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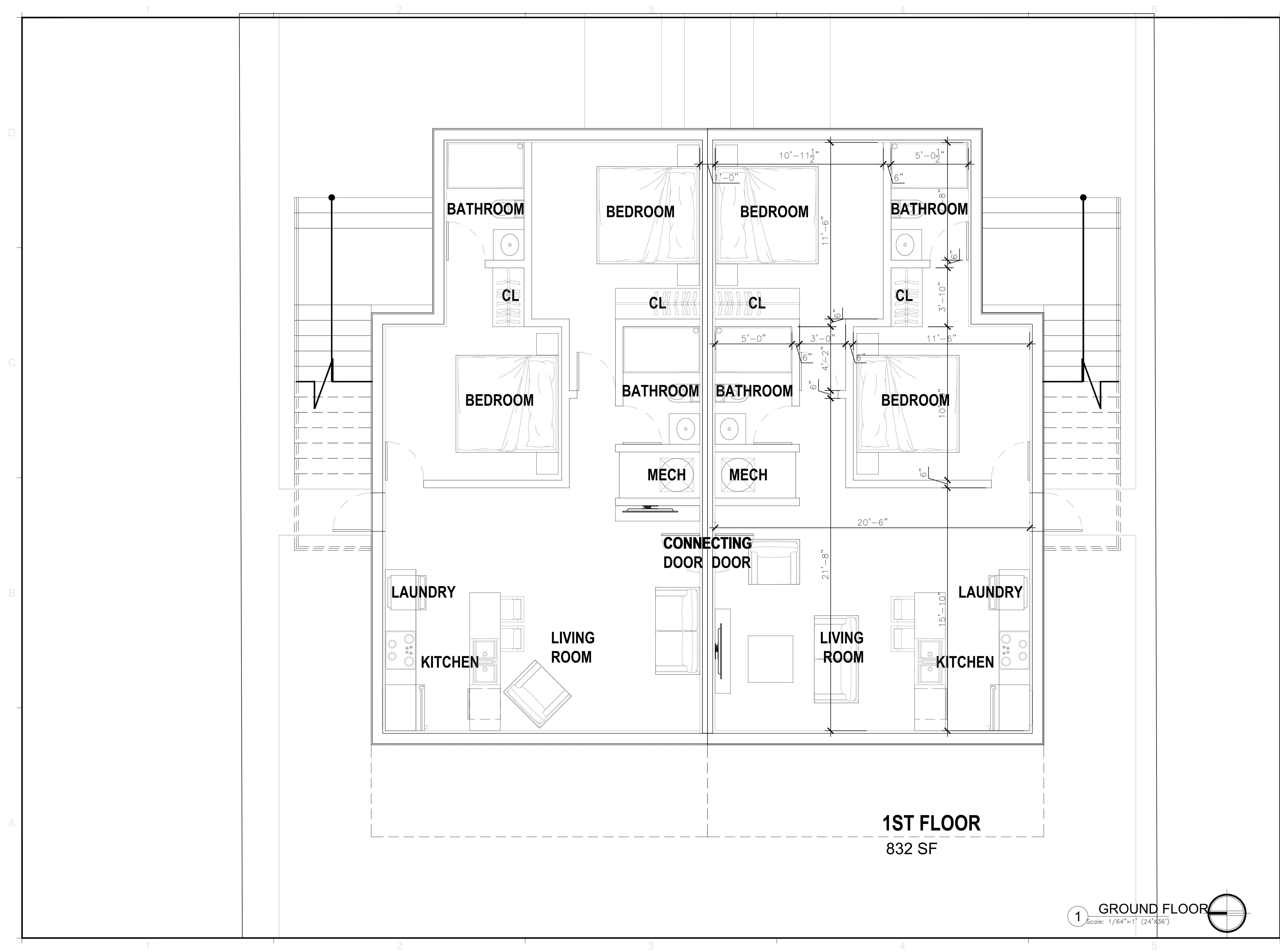


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**1**  
 Scale: 1/32"=1' (24'X36')

**Golf Units Plan View**

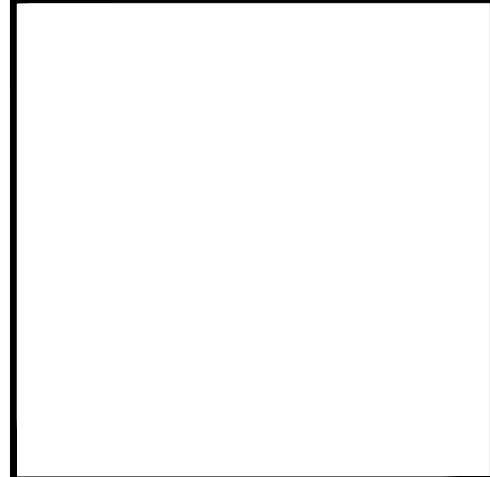


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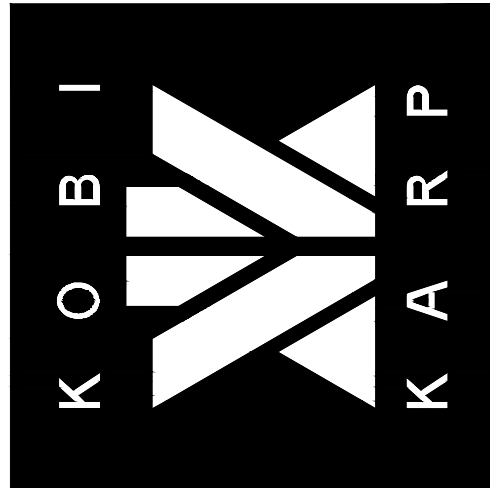
VILLAS GROUND FLOOR



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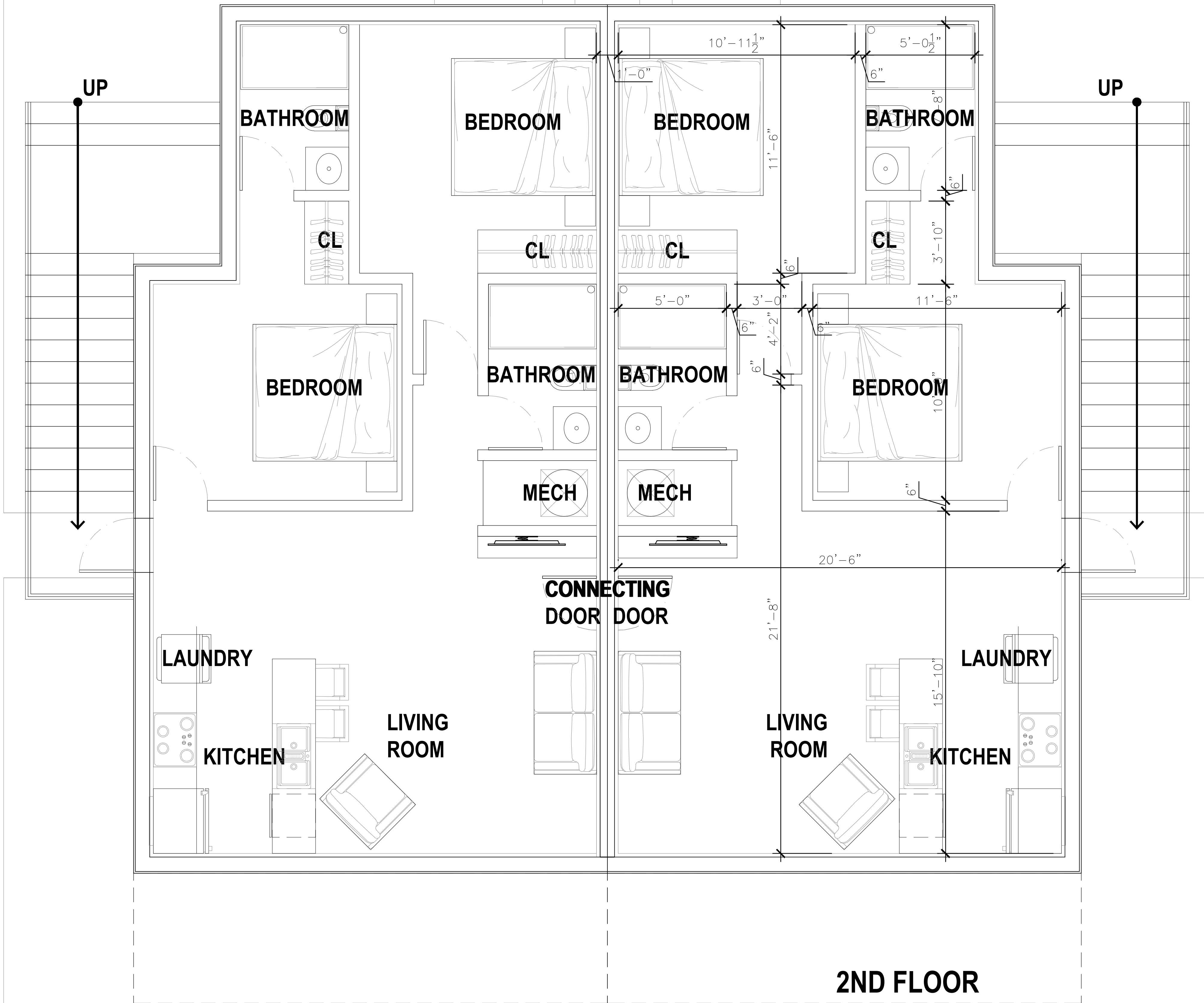


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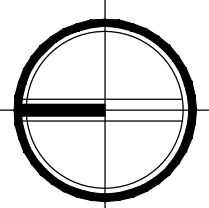
1

Scale: 1/64"=1' (24"x36")



2ND FLOOR  
832 SF

1 UPPER LEVEL  
Scale: 1/64"=1' (24"x36")

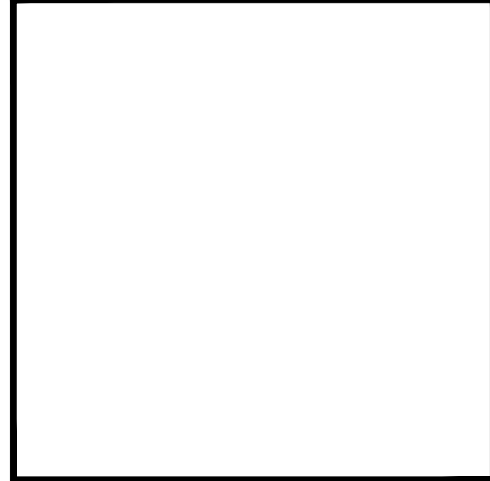


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UPPER LEVEL



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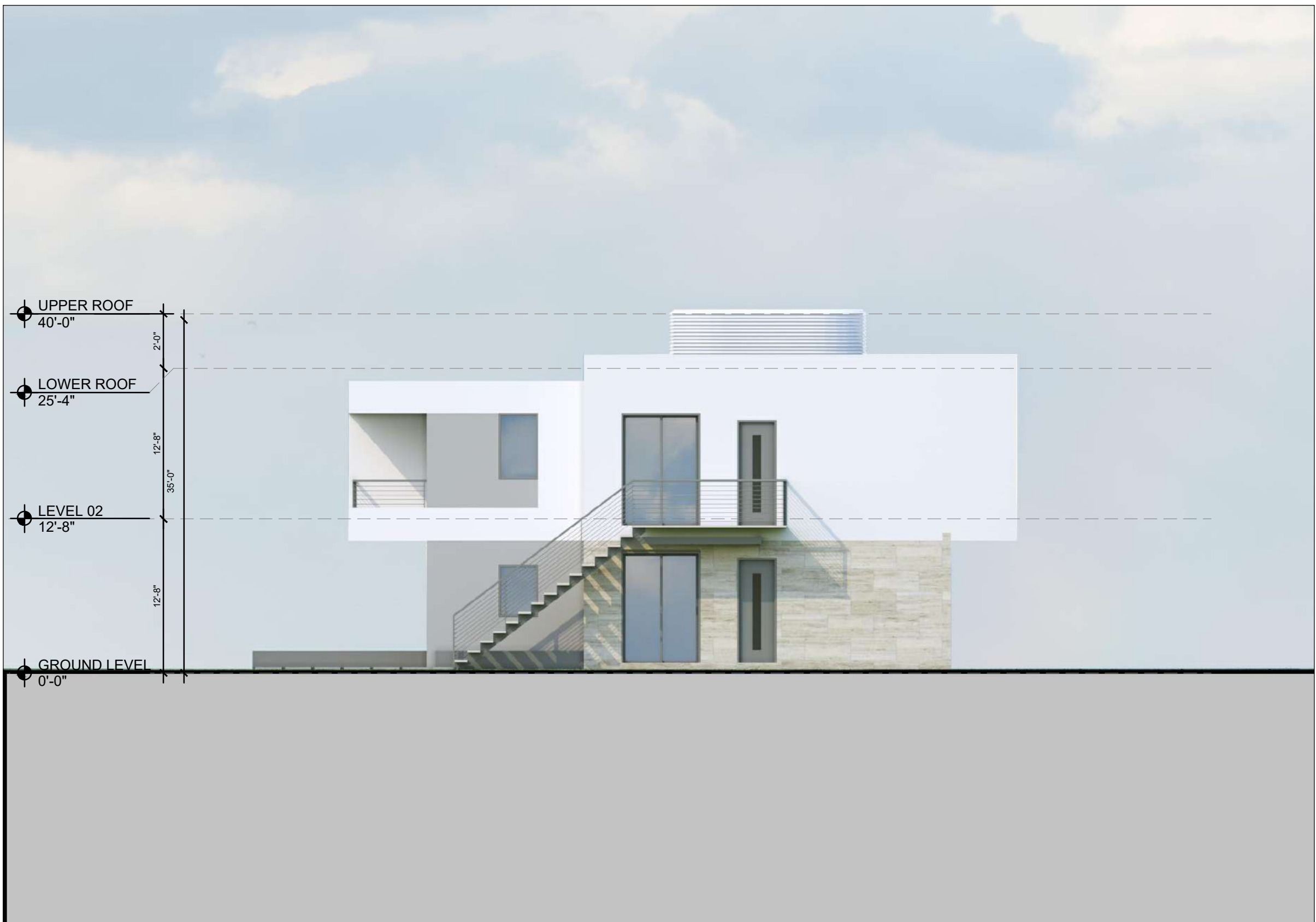
1 Prototypical Golf Villa Pod - Front Elevation  
Scale: 1/8"=1' (24'X36')



2 Prototypical olf Villa Pod - Rear Elevation  
Scale: 1/8"=1' (24'X36')



3 Prototypical Golf Villa Pod - Side Elevation  
Scale: 1/8"=1' (24'X36')



4 Prototypical olf Villa Pod - Side Elevation  
Scale: 1/8"=1' (24'X36')

REVISIONS / SUBMISSIONS

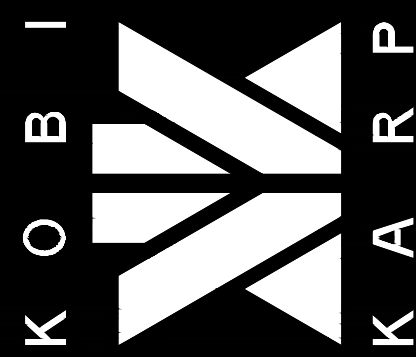
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EMERALD HILLS  
4100 NORTH HILLS DRIVE  
HOLLYWOOD, FLORIDA, 33021

Prototypical Golf Villa Pod  
Elevations

KOBIL KARP  
LIC. # AR0012578

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INTERIOR DESIGN  
PLANNING  
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2015 Biscayne Boulevard  
Suite 200  
Miami, Florida 33137  
P: 305.575.3766  
F: 305.575.3766  
WWW.KOBILKARP.COM



DRAWN BY: --  
CHECKED BY: --  
DATE: 12-05-2022

A2.33

This instrument prepared by and return to:

Keith M. Poliakoff, Esq.  
Government Law Group, PLLC  
200 S. Andrews Avenue, Suite 601  
Fort Lauderdale, Florida 33301

### **DECLARATION OF RESTRICTIVE COVENANTS**

FIRST EAGLE MANAGEMENT, LLC, a Florida limited liability company (the "Owner"), being the owner in fee simple of that certain parcel of land located in the City of Hollywood, Florida (the "City") which is legally described as follows:

SEE EXHIBIT A ATTACHED HERETO

And hereinafter referred to collectively as the "Property"; and

WHEREAS, Owner is in the process of developing a portion of the Property, legally described on the attached Exhibit B with not more than 280 for sale residential units, not more than 2 single family homes, and not more than 40 golf villas, with the capability of being converted to condominium (the "Project"); and

WHEREAS, Owner has agreed that it will not alter the land use or zoning on the balance of the Property, more particularly described on the attached Exhibit C (the "Remaining Property") and that it has agreed that the Remaining Property shall remain commercial recreational open space as further set forth herein.

NOW THEREFORE, in consideration of the premises and other good and valuable consideration, receipt and sufficiency of which are hereby accepted, the Owner intending to be legally bound, hereby agrees to the following:

1. The foregoing recitals are true and correct and are incorporated herein by reference as if set forth at length.

2. The Declaration of Restrictive Covenants (this "Declaration") shall cover and run with the Property, specifying that this restriction during its lifetime shall be for the benefit of and a limitation upon all present and future owners of the real Property, in favor of and enforceable by the City of Hollywood, Florida and the enforcing parties ("Enforcing Parties") set forth on the attached Exhibit D.

3. Owner acknowledges and agrees that the Remaining Property shall remain as commercial recreation open space. Specifically, the Remaining Property shall not be developed for any other purpose.

4. The Enforcing Parties agree to publicly support the Project in consideration of the terms and conditions contained herein.

4. The restrictive covenants set forth herein shall run with title to the Property and shall be binding on Owner and its successors and assigns in title to the Property.

5. In the event any action is brought to enforce the terms, conditions and obligations of this Agreement, the prevailing party in any such action shall be entitled to the recovery of costs and disbursements of such action, as well as reasonable attorney's fees incurred in and about such action, at trial on all appellate levels. This Declaration shall be governed by and construed in accordance with the laws of the State of Florida. Waiver of any one of the covenants, conditions or agreements contained herein by any person or entity having a right to enforce the same shall not be deemed to be a waiver of any of the other covenants or agreements contained herein. Further, the failure of any party having the right to enforce this Declaration to enforce the same in any instance shall not be deemed a future waiver of such rights.

**IN WITNESS WHEREOF**, parties have executed and delivered this Declaration as of the date first above written.

**OWNER:**

**Witnesses:**

FIRST EAGLE MANAGEMENT, LLC, a  
Florida limited liability company

\_\_\_\_\_  
Print Name:\_\_\_\_\_

By:\_\_\_\_\_  
Name:\_\_\_\_\_  
Title:\_\_\_\_\_

\_\_\_\_\_  
Print Name:\_\_\_\_\_

STATE OF FLORIDA       )  
                                          ) ss  
COUNTY OF BROWARD    )

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this \_\_\_\_\_ day of \_\_\_\_\_, 2020, by \_\_\_\_\_, as \_\_\_\_\_ of FIRST EAGLE MANAGEMENT, LLC, a Florida limited liability company. He is ☐ personally known to me or ☐ has produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Notary Public  
Print Name:\_\_\_\_\_

My Commission Expires:\_\_\_\_\_

## EXHIBIT A

### Legal Description for Entire Parcel

## EXHIBIT B

### Legal Description for the Project

## EXHIBIT C

### Legal Description for Remaining Parcel

EXHIBIT D  
Enforcing Parties