

MANATEE COUNTY GOVERNMENT AGENDA MEMORANDUM

SUBJECT	FINAL PLAT - CARLYLE AT THE VILLAGES OF PALM-AIRE, UNIT 3	TYPE-AGENDA ITEM	Consent
DATE REQUESTED	January 9, 2001	DATE SUBMITTED/REVISED	December 28, 2000
BRIEFINGS?/WHO?	None	CONSEQUENCES IF DEFERRED	None
DEPARTMENT/DIVISION	Planning Plan Implementation Division	AUTHORIZED BY TITLE	Carol Clarke <i>Carol Clarke</i> Director <i>for LBC</i>
CONTACT PERSON TELEPHONE/EXTENSION	Debbie Perron, 6866 <i>DP</i>	PRESENTER/TITLE TELEPHONE/EXTENSION	Debbie Perron, Final Plat Coordinator, 6866
ADMINISTRATIVE APPROVAL	<i>[Signature]</i>		

ACTION DESIRED

INDICATE WHETHER ¹REPORT or ²DISCUSSION, ³FORM OF MOTION, or ⁴OTHER ACTION REQUIRED:

FORM OF MOTION:

- Approval of, authorization for Chairman to execute, and authorization to record Final Subdivision Plat;
- Acceptance of, and authorization for Chairman to execute Agreement in Conjunction with Surety Bond as Security Guaranteeing Completion of Required Improvements; Re: Surety Bond No. 20-84-39 from American Home Assurance Company;
- Acceptance of, and authorization for Chairman to execute Surety Bond No. 20-84-39 from American Home Assurance Company;
- Acceptance of, and authorization for Chairman to execute Required Improvements Agreement and Temporary Construction Easement for Private Improvements ; Re: Surety Bond No. 20-85-11 from American Home Assurance Company;
- Acceptance of, and authorization for Chairman to execute Surety Bond No. 20-85-11 from American Home Assurance Company;

ENABLING/REGULATING AUTHORITY

Federal/State law(s), administrative ruling(s), Manatee County Comp Plan/Land Development Code, ordinances, resolutions, policy.)

MANATEE COUNTY LAND DEVELOPMENT CODE, ORDINANCE 90-01, AS AMENDED

THE MANATEE COUNTY COMPREHENSIVE PLAN, FUTURE LAND USE ELEMENT GOAL 2.4, ADEQUATE PUBLIC FACILITIES IN ALL DEVELOPED OR DEVELOPING AREAS.

The Developer has been issued a Certificate of Level of Service for Potable Water, Solid Waste, Sanitary Sewer, Transit, Drainage, Traffic and Fire Protection, Objection 2.4.2, Concurrency.

APPROVED IN OPEN SESSION

JAN 09 2001

**BOARD OF COUNTY COMMISSIONERS
MANATEE COUNTY, FLORIDA**

26

BACKGROUND/DISCUSSION

- This is a single family subdivision with eighty (80) lots.
- The Developer has posted performance bonds for the remaining required infrastructure, sidewalks and private improvements.
- All common areas will be maintained by the Carlyle Community Association, Inc.

HAS COUNTY ATTORNEY REVIEW BEEN REQUESTED ? Indicate "NO" or "YES" @ right. (If "NO," proceed to 1) below; and if "YES," proceed to 2) below)

1) IF "NO" TO ABOVE ,
A) PLEASE EXPLAIN BELOW: (see also following section 1B) re: contract, agreement, lease, etc.:

NOT REQUIRED BY THE LAND DEVELOPMENT CODE

B) IF A CONTRACT, AGREEMENT, LEASE OR OTHER DOCUMENT WAS PREVIOUSLY APPROVED, STATE YEAR OF LAST USE @ RIGHT: N/A

2) IF "YES" TO FIRST QUESTION IN THIS SECTION,

A) HAS ENTIRE MATTER, OR ONLY A PORTION, BEEN REVIEWED? IF ONLY A PORTION, WHICH PORTION?

N/A

B) HAVE ALL COMMENTS/SUGGESTIONS RAISED BY COUNTY ATTORNEY BEEN ADDRESSED/INCORPORATED; IF NOT, PLEASE EXPLAIN. A COPY OF FINAL COUNTY ATTORNEY MEMO RE THIS MATTER MUST BE ATTACHED (If comments were verbal, so indicate.)

N/A

<p>ATTACHMENTS: (List in order as attached)</p> <ul style="list-style-type: none"> • Final Plat • Documents <p>These attachments may not be included in each agenda packet; however, the original is on file with Board Records and a full copy has been placed in the Board of County Commissioner's Reading file for review.</p>	<p>INSTRUCTIONS TO BOARD RECORDS:</p> <p>1) Final Plat (5 Pages. Please return 2 certified copies of Plat), <i>90 + (26x2) = 142.00</i></p> <p>2) Second Amendment to Declaration of Covenants, Conditions, Restrictions, and Easements for Carlyle at the Villages of Palm-Aire. <i>(15 pg)</i> <i>(9 pg)</i> <i>42.00</i></p> <p align="right"><i>\$184.00</i></p>
<p>COST N/A</p>	<p>SOURCE (ACCT# & NAME) N/A</p>
<p>COMMENTS N/A</p>	<p>AMT./FREQ. OF RECURRING COSTS (ATTACH FISCAL IMPACT STATEMENT) N/A</p>

*Rec'd check
 1/16/01 Plat +
 2nd Amend to Decla
 to Recording*

16. Description of Proposed Activity or Use (Attach Separate Sheet if Necessary): _____
Residential Development - 80 Lots

B. Names/Addresses

List all person(s) having ownership in subject property.


1. Name of Property Owner: Taylor Woodrow Communities
Address: 7120 Beneva Road, Sarasota, Florida
Zip: 34238 Phone: (941) 927-0999
2. Name: _____
Address: _____
Zip: _____ Phone: _____
3. Name of Agent: KIMLEY-HORN AND ASSOCIATES, INC.
Address: 8586 Potter Park Drive, Suite 100, Sarasota, Florida
Zip: 34238 Phone: (941) 922-8187
Contact Person: Thomas M. Stovall, P.E.
4. Name of Engineer: Thomas M. Stovall, P.E.
Address: 8586 Potter Park Drive, Suite 100, Sarasota, Florida
Zip: 34238 Phone: (941) 922-8187
Contact Person: Thomas M. Stovall, P.E.
5. Name of Architect: _____
Address: _____
Zip: _____ Phone: _____
Contact Person: _____
6. Name of Landscape Architect: _____
Address: _____
Zip: _____ Phone: _____
Contact Person: _____

NOTE: UNLESS OTHERWISE NOTED ALL WRITTEN CORRESPONDENCE WILL BE MAILED TO THE AGENT. IF THERE IS NO AGENT, COMMENTS WILL BE SENT TO THE PROPERTY OWNER.

C. Signature

I hereby certify that the information in this application is true and correct. I have read this application and understand that other review processes and fees may be required prior to applying for and receiving Building Permits and/or Final Development Approval.

By executing this application, I acknowledge that I am familiar with the Rules of Procedure which apply to the boards or commissions which will act on my application and that I have read and understand such Rules of Procedures.


(Signature of Property Owner or Agent)

MANATEE COUNTY PLANNING, PERMITTING AND INSPECTIONS DEPARTMENT

AFFIDAVIT OF OWNERSHIP/AGENT AUTHORIZATION

AFFIDAVIT

FILE NUMBER PDR-97-04(PP)(F)(CALLYNE)

Taylor: Woodview Communities, 7120 S. Beneva Rd, Sarasota, FL 34238

John R. Peshkin, President

(Print) PROPERTY OWNER, MAILING ADDRESS, OFFICER'S NAME, TITLE

Being first duly sworn, deposes(s) and say(s):

1. That I am (we are) the owner(s) and record title holder(s) of the following described property legal description, to wit: _____

LEGAL DESCRIPTION ATTACHED

2. That this property constitutes the property for which a request for _____

FINAL PLAT

(Type of Application Approval Requested)

is being applied for to Manatee County, Florida;

3. That the undersigned has (have) appointed and does (do) appoint Kimex-Hard Associates, Inc. as agent(s) to execute any petitions or other documents necessary to affect such petition; and request that you accept my agent(s) signature as representing my agreement of all terms and condition of the approval process;

4. That this affidavit has been executed to induce Manatee County, Florida to consider and act on the foregoing request;

5. That I, (we) the undersigned authority, hereby certify that the foregoing is true and correct.

[Signature] President
Owner Signature/Print Title

Owner Signature/Print Title

STATE OF FLORIDA
COUNTY OF MANATEE
SARASOTA

The foregoing instrument was acknowledged before me this November 3, 1997 by _____ date

John R. Peshkin who is personally known to me or who has (name of (named by person acknowledging)

person acknowledging) produced _____ as identification.
type of identification)

[Signature]
Signature of Person Taking Acknowledgement

Laurie J. Wood-Peters
Name

Administrative Assistant
Title or Rank

N/A
Serial Number, if any

My Commission Expires: March 4, 2001

Commission No.: CC 626525

Revised 05/04/94



EXHIBIT "A"

DESCRIPTION

A TRACT OF LAND IN SECTION 22, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF PALM-AIRE AT SARASOTA, UNIT NO. 7, PHASES II & III, RECORDED IN PLAT BOOK 21 AT PAGE 177 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA: THENCE N.00°03'45"W. ALONG THE EASTERLY LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 22, A DISTANCE OF 604.55 FEET TO THE CENTERLINE OF RATTLESNAKE SLOUGH, SAID POINT BEING A POINT ON A CURVE OF WHICH THE RADIUS POINT LIES S.42°28'23"W., A RADIAL DISTANCE OF 450.00 FEET (THE FOLLOWING TWELVE CALLS ARE ALONG THE CENTERLINE OF RATTLESNAKE SLOUGH); THENCE NORTHWESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 22°14'33", A DISTANCE OF 174.69 FEET TO THE POINT OF REVERSE CURVE (PRC) OF A CURVE TO THE RIGHT HAVING A RADIUS OF 248.00 FEET AND A CENTRAL ANGLE OF 46°08'35"; THENCE NORTHWESTERLY ALONG THE ARC, A DISTANCE OF 199.73 FEET TO THE PRC OF A CURVE TO THE LEFT HAVING A RADIUS OF 600.00 FEET AND A CENTRAL ANGLE OF 25°59'26"; THENCE NORTHWESTERLY ALONG THE ARC, A DISTANCE OF 272.17 FEET TO THE POINT OF COMPOUND CURVE (PCC) OF A CURVE TO THE LEFT HAVING A RADIUS OF 280.00 FEET AND A CENTRAL ANGLE OF 56°51'56"; THENCE NORTHWESTERLY ALONG THE ARC, A DISTANCE OF 277.90 FEET TO THE PRC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 200.00 FEET AND A CENTRAL ANGLE OF 43°03'27"; THENCE NORTHWESTERLY ALONG THE ARC, A DISTANCE OF 150.30 FEET TO THE PRC OF A CURVE TO THE LEFT HAVING A RADIUS OF 122.00 FEET AND A CENTRAL ANGLE OF 57°37'59"; THENCE SOUTHWESTERLY ALONG THE ARC, A DISTANCE OF 122.72 FEET TO THE PCC OF A CURVE TO THE LEFT HAVING A RADIUS OF 205.00 FEET AND A CENTRAL ANGLE OF 47°37'42"; THENCE SOUTHWESTERLY ALONG THE ARC, A DISTANCE OF 170.41 FEET TO THE PRC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 60.00 FEET AND A CENTRAL ANGLE OF 80°34'36"; THENCE SOUTHWESTERLY ALONG THE ARC, A DISTANCE OF 84.38 FEET TO THE PRC OF A CURVE TO THE LEFT HAVING A RADIUS OF 40.00 FEET AND A CENTRAL ANGLE OF 77°18'23"; THENCE SOUTHWESTERLY ALONG THE ARC, A DISTANCE OF 53.97 FEET TO THE PRC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 85.00 FEET AND A CENTRAL ANGLE OF 52°00'06"; THENCE SOUTHWESTERLY ALONG THE ARC, A DISTANCE OF 77.15 FEET TO THE PCC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 500.00 FEET AND A CENTRAL ANGLE OF 13°52'47"; THENCE SOUTHWESTERLY ALONG THE ARC, A DISTANCE OF 121.12 FEET TO THE PCC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1,059.00 FEET AND A CENTRAL ANGLE OF 11°05'50"; THENCE SOUTHWESTERLY ALONG THE ARC, A DISTANCE OF 205.11 FEET TO THE EASTERLY LINE OF CARLYLE AT THE VILLAGES OF PALM AIRE UNIT 1, RECORDED IN PLAT BOOK 33 AT PAGE 97 OF SAID PUBLIC RECORDS (THE FOLLOWING SEVEN CALLS ARE ALONG THE LINES OF SAID UNIT 1); THENCE S.09°30'00"W., A DISTANCE OF 241.62 FEET TO A POINT ON A CURVE OF WHICH THE RADIUS POINT LIES N.09°30'00"E., A RADIAL DISTANCE OF 675.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 04°10'08", A DISTANCE OF 49.11 FEET; THENCE S.05°19'52"W., A DISTANCE OF 50.00 FEET TO A POINT ON A CURVE OF WHICH THE RADIUS POINT LIES S.05°19'52"W., A RADIAL DISTANCE OF 25.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 86°10'39", A DISTANCE OF 37.60 FEET; THENCE S.09°09'15"W., A DISTANCE OF 29.51 FEET TO THE POINT OF CURVE (PC) OF A CURVE TO THE LEFT HAVING A RADIUS OF 175.00 FEET AND A CENTRAL ANGLE OF 08°08'43"; THENCE SOUTHWESTERLY ALONG THE ARC A DISTANCE OF 24.88 FEET; THENCE S.01°00'32"W., A DISTANCE OF 68.58 FEET TO THE NORTHERLY LINE OF CARLYLE AT THE VILLAGES OF PALM AIRE UNIT 2, RECORDED IN PLAT BOOK 35 AT PAGE 104 OF SAID PUBLIC RECORDS, SAID POINT BEING A POINT ON A CURVE OF WHICH THE RADIUS POINT LIES N.04°30'48"E., A RADIAL DISTANCE OF 1,000.00 FEET (THE FOLLOWING EIGHT CALLS ARE ALONG THE LINES OF SAID UNIT 2); THENCE SOUTHEASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 08°37'38", A DISTANCE OF 150.57 FEET; THENCE N.85°53'11"E., A DISTANCE OF 129.23 FEET TO A POINT ON A CURVE OF WHICH THE RADIUS POINT LIES N.86°07'36"E., A RADIAL DISTANCE OF 35.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 86°43'17", A DISTANCE OF 52.98 FEET TO THE PCC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1,355.00 FEET AND A CENTRAL ANGLE OF 05°30'54"; THENCE NORTHEASTERLY ALONG THE ARC, A DISTANCE OF 130.43 FEET TO THE PRC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 2,700.00 FEET AND A CENTRAL ANGLE OF 04°09'30"; THENCE NORTHEASTERLY ALONG THE ARC, A DISTANCE OF 195.96 FEET; THENCE S.01°00'32"W., A DISTANCE OF 125.10 FEET TO A POINT ON A CURVE OF WHICH THE RADIUS POINT LIES S.01°15'30"E., A RADIAL DISTANCE OF 3,525.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 00°40'08", A DISTANCE OF 41.15 FEET; THENCE S.01°00'32"W., A DISTANCE OF 209.29 FEET TO THE NORTHERLY LINE OF PALM-AIRE AT SARASOTA UNIT NO. 7, PHASE IV RECORDED IN PLAT BOOK 22 AT PAGE 197 OF SAID PUBLIC RECORDS; THENCE S.88°59'46"E. ALONG SAID NORTHERLY LINE AND THE NORTHERLY LINE OF THE AFOREMENTIONED PALM-AIRE AT SARASOTA UNIT NO. 7, PHASES II & III, A DISTANCE OF 896.30 FEET TO THE POINT OF BEGINNING.

CONTAINING 27.798 ACRES, MORE OR LESS.

10/09/1997 16:15 9417493071

MANATEE CO PLANNING

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"CONCURRENCY" CERTIFICATE OF LEVEL OF SERVICE COMPLIANCE
Planning Department
Manatee County, Florida

Public facilities must serve land development adequately according to adopted level-of-service standards. This certificate verifies adequacy or exemption and will reserve impacts unless expired. It offers no other assurance, does not approve any development order and does not grant any development rights. It applies only to the identified proposed project and must accompany development order(s) for the project.

Date Issued: 07/22/1997 Expiration Date: 07/22/2000

CERTIFICATE NUMBER: CLOS#97-978

Project Name TAYLOR WOODROW COMM/PALM AIRE PARCEL

Project File No. PDR-97-94(E)(P)

Type of Development Order PLANNED DEVELOPMENT RESIDENTIAL

Location: Sec. 21.28 Twp. 35E Rge. 18E

DP# 19406.0005/4, 18724, 2000/6, 18722, 0005/2 Land Acres 4-

ADDRESS WHITFIELD AVENUE WATER TREATMENT PLANT 8E

MUST THE DEVELOPMENT ORDER CONTAIN CONDITIONS AND AGREEMENTS TO ASSURE COMPLIANCE? YES XX NO

Prior to final site plan approval, the Engineer of Record/Architect must provide documentation to prove that concurrency has been met relative to fire flow and drainage design.

Traffic is approved with the following stipulations:

Prior to the first certificate of occupancy, the following site related transportation improvements shall be implemented:

1- At the middle access driveway located on the south side of Whitfield Avenue, provide as follows:

a. An Eastbound right-turn lane, 155 feet in length, including a 50 foot taper.

b. A Westbound left-turn lane, 155 feet in length, including a 50 foot taper. The queue length component should be 25 feet.

10/09/1997 16:15 9417493071

MANATEE CO PLANNING

PAGE 03

TAYLOR WOODROW/PALM AIRS CLOS
 PDR-97-04 (S) (F)
 PAGE 2

2- At the middle access driveway located on the North side of Whitfield Avenue, provide as follows:

a. An Eastbound left-turn lane, 155 feet in length, including a 50 foot taper. The queue length component should be 75 feet.

b. A Westbound right-turn lane, 155 feet in length, including a 50 foot taper.

3- Participate in geometric and signal improvements to the intersection of University Parkway & Whitfield Avenue. Such participation was estimated at \$14,650.

4- Participate in geometric and future signalization to the intersection of Lockwood Ridge Road & Whitfield Avenue. Such participation was estimated at \$32,000.

5- Participate in future signalization to the intersection of Lockwood Ridge & Tallevast Roads. Such participation was estimated at \$10,434.

6- At the intersection of Whitfield Avenue & West Country Club Lane, provide as follows:

a. An Eastbound left-turn lane, 155 feet in length, including a 50 foot taper. Moreover, the queue length component should be a minimum of 75 feet.

b. A Westbound right-turn lane, 155 in length, including a 50 foot taper.

SPECIAL EXCEPTION:

A "Special Exception" to Compliance with the Comprehensive Plan Concurrency requirements approved by:

X/A

Planning Department

APPROVAL:

This development complies with the Comprehensive Plan Concurrency requirements:

Nicki Ryan
 Approved by: Planning Department, Growth Management Division
 (Traffic circulation, mass transit, drainage, sanitary sewer,
 solid waste and potable water; parks if residential)

• 572 SINGLE FAMILY DETACHED AND SEMI-DETACHED UNITS

PDR-97-04/00-5-23 (E)

HANDSET COUNTY

Handset County
PDR-97-04/00-5-23 (E)
Handset County
PDR-97-04/00-5-23 (E)
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Handset County
PDR-97-04/00-5-23 (E)

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HYDROLABOROUS INVOICE

INVOICE # : 216324
INVOICE DATE : 05/26/2000

PRINT DATE : 05/26/2000
PRINT TIME : 12:00:42
OPERATOR : stephb
COPY # : 1

RECEIVED BY : stephb
REC'D. FROM : TAYLOR WOODROW COMM
UDF 106.1 :
UDF 106.2 :

CASH DRAWER: CASHIER

NOTES : FINAL PLAT FOR CARLYSLE CT THE VILLAGES OF PALM AIRE UT 3

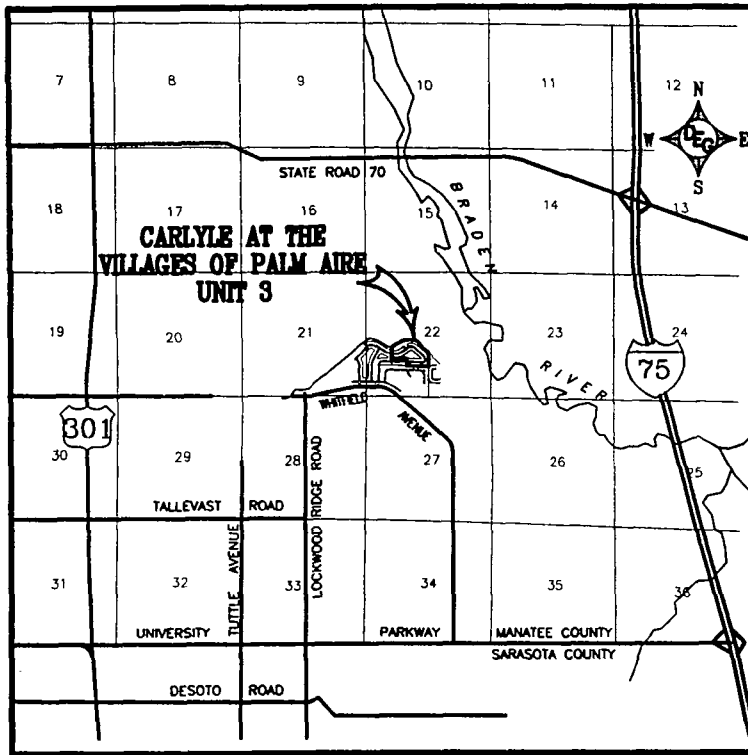
formerly Phase 3A

FEE ID	AMOUNT	THIS PCPT	BALANCE
FSUB	1925.95	1925.95	0.00
TOTALS:	1925.95	1925.95	0.00

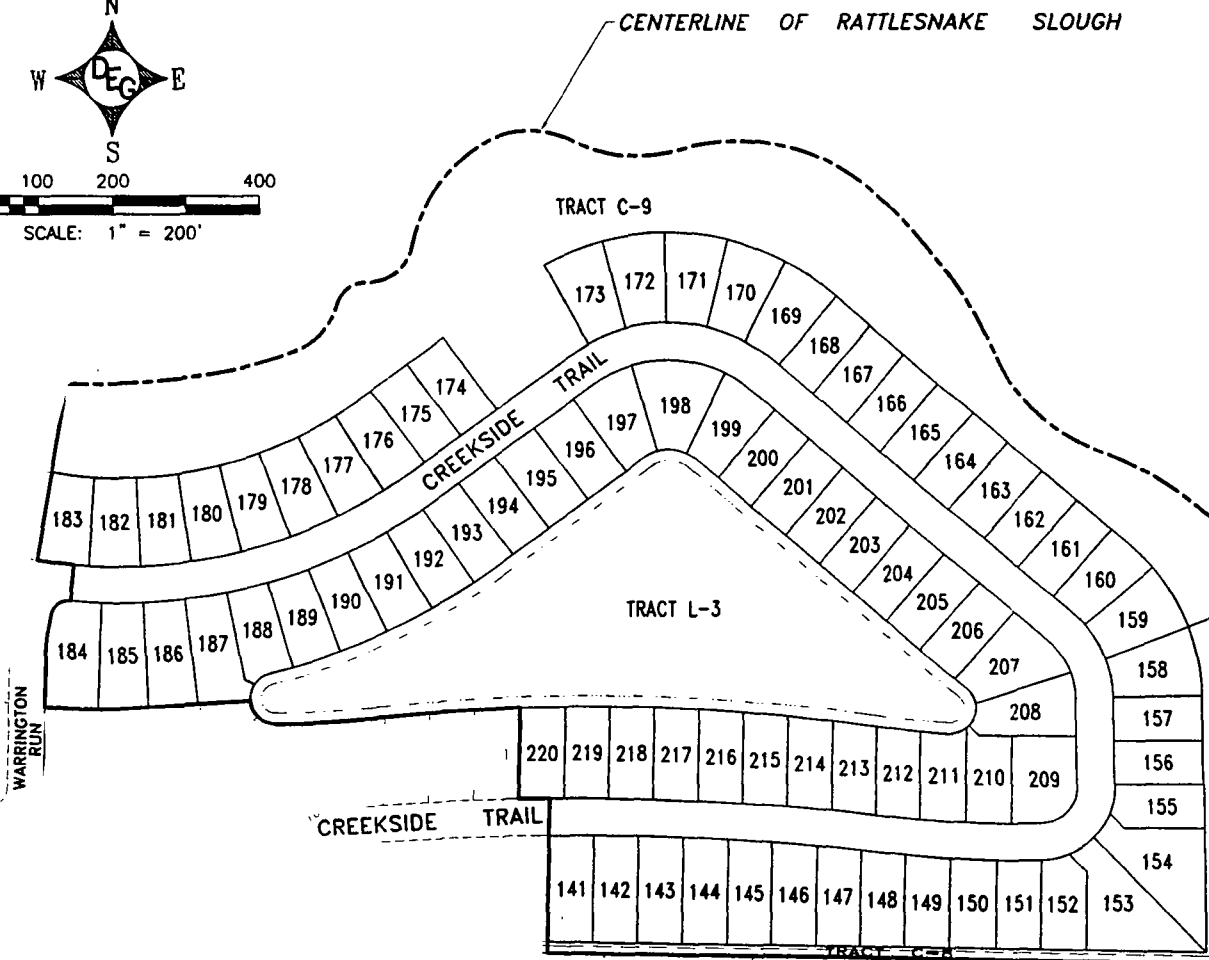
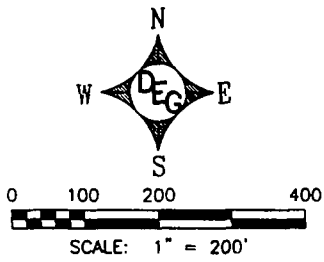
METHOD OF PAYMENT	AMOUNT	NUMBER
CHECK	1925.95	00323
TOTAL INVOICE :	1925.95	

CARLYLE AT THE VILLAGES OF PALM AIRE UNIT 3

A SUBDIVISION IN SECTION 22
TOWNSHIP 35 SOUTH, RANGE 18 EAST
MANATEE COUNTY, FLORIDA



LOCATION MAP



TITLE CERTIFICATION

SUBDIVISION NAME: Carlyle at The Villages of Palm-Aire Unit 3
LEGAL DESCRIPTION: See Exhibit "A" attached hereto.

I, MARC I. SPENCER, licensed attorney, hereby confirm that apparent record title to the land described above and shown on the plat of Carlyle at The Villages of Palm-Aire Unit 3 is in the name of TAYLOR WOODROW COMMUNITIES, a Florida general partnership, who is the party executing the offer of dedication appearing on the above identified plat. All property taxes, including 2000 taxes, have been paid on the land described as of the date of certification. There are no mortgages or liens of record.

WITNESS my hand and seal at Sarasota County, Florida, this 11th day of December, 2000.



MARC I. SPENCER

FLORIDA BAR #0508950

Taylor Woodrow Communities
7120 S. Beneva Road
Sarasota, FL 34238

EXHIBIT "A"

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BEGIN AT THE NORTHEAST CORNER OF PALM-AIRE AT SARASOTA, UNIT NO. 7, PHASES II & III, RECORDED IN PLAT BOOK 21 AT PAGE 177 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA: THENCE N.00°03'45"W. ALONG THE EASTERLY LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 22, A DISTANCE OF 604.55 FEET TO THE CENTERLINE OF RATTLESNAKE SLOUGH, SAID POINT BEING A POINT ON A CURVE OF WHICH THE RADIUS POINT LIES S.42°28'23"W., A RADIAL DISTANCE OF 450.00 FEET (THE FOLLOWING TWELVE CALLS ARE ALONG THE CENTERLINE OF RATTLESNAKE SLOUGH); THENCE NORTHWESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 22°14'33", A DISTANCE OF 174.69 FEET TO THE POINT OF REVERSE CURVE (PRC) OF A CURVE TO THE RIGHT HAVING A RADIUS OF 248.00 FEET AND A CENTRAL ANGLE OF 46°08'35"; THENCE NORTHWESTERLY ALONG THE ARC, A DISTANCE OF 199.73 FEET TO THE PRC OF A CURVE TO THE LEFT HAVING A RADIUS OF 600.00 FEET AND A CENTRAL ANGLE OF 25°59'26"; THENCE NORTHWESTERLY ALONG THE ARC, A DISTANCE OF 272.17 FEET TO THE POINT OF COMPOUND CURVE (PCC) OF A CURVE TO THE LEFT HAVING A RADIUS OF 280.00 FEET AND A CENTRAL ANGLE OF 56°51'56"; THENCE NORTHWESTERLY ALONG THE ARC, A DISTANCE OF 277.90 FEET TO THE PRC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 200.00 FEET AND A CENTRAL ANGLE OF 43°03'27"; THENCE NORTHWESTERLY ALONG THE ARC, A DISTANCE OF 150.30 FEET TO THE PRC OF A CURVE TO THE LEFT HAVING A RADIUS OF 122.00 FEET AND A CENTRAL ANGLE OF 57°37'59"; THENCE SOUTHWESTERLY ALONG THE ARC, A DISTANCE OF 122.72 FEET TO THE PCC OF A CURVE TO THE LEFT HAVING A RADIUS OF 205.00 FEET AND A CENTRAL ANGLE OF 47°37'42"; THENCE SOUTHWESTERLY ALONG THE ARC, A DISTANCE OF 170.41 FEET TO THE PRC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 60.00 FEET AND A CENTRAL ANGLE OF 80°34'36"; THENCE SOUTHWESTERLY ALONG THE ARC, A DISTANCE OF 84.38 FEET TO THE PRC OF A CURVE TO THE LEFT HAVING A RADIUS OF 40.00 FEET AND A CENTRAL ANGLE OF 77°18'23"; THENCE SOUTHWESTERLY ALONG THE ARC, A DISTANCE OF 53.97 FEET TO THE PRC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 85.00 FEET AND A CENTRAL ANGLE OF 52°00'06"; THENCE SOUTHWESTERLY ALONG THE ARC, A DISTANCE OF 77.15 FEET TO THE PCC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 500.00 FEET AND A CENTRAL ANGLE OF 13°52'47"; THENCE SOUTHWESTERLY ALONG THE ARC, A DISTANCE OF 121.12 FEET TO THE PCC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1,059.00 FEET AND A CENTRAL ANGLE OF 11°05'50"; THENCE SOUTHWESTERLY ALONG THE ARC, A DISTANCE OF 205.11 FEET TO THE EASTERLY LINE OF CARLYLE AT THE VILLAGES OF PALM AIRE UNIT 1, RECORDED IN PLAT BOOK 33 AT PAGE 97 OF SAID PUBLIC RECORDS (THE FOLLOWING SEVEN CALLS ARE ALONG THE LINES OF SAID UNIT 1); THENCE S.09°30'00"W., A DISTANCE OF 241.62 FEET TO A POINT ON A CURVE OF WHICH THE RADIUS POINT LIES N.09°30'00"E., A RADIAL DISTANCE OF 675.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 04°10'08", A DISTANCE OF 49.11 FEET; THENCE S.05°19'52"W., A DISTANCE OF 50.00 FEET TO A POINT ON A CURVE OF WHICH THE RADIUS POINT LIES S.05°19'52"W., A RADIAL DISTANCE OF 25.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 86°10'39", A DISTANCE OF 37.60 FEET; THENCE S.09°09'15"W., A DISTANCE OF 29.51 FEET TO THE POINT OF CURVE (PC) OF A CURVE TO THE LEFT HAVING A RADIUS OF 175.00 FEET AND A CENTRAL ANGLE OF 08°08'43"; THENCE SOUTHWESTERLY ALONG THE ARC A DISTANCE OF 24.88 FEET; THENCE S.01°00'32"W., A DISTANCE OF 68.58 FEET TO THE NORTHERLY LINE OF CARLYLE AT THE VILLAGES OF PALM AIRE UNIT 2, RECORDED IN PLAT BOOK 35 AT PAGE 104 OF SAID PUBLIC RECORDS, SAID POINT BEING A POINT ON A CURVE OF WHICH THE RADIUS POINT LIES N.04°30'48"E., A RADIAL DISTANCE OF 1,000.00 FEET (THE FOLLOWING EIGHT CALLS ARE ALONG THE LINES OF SAID UNIT 2); THENCE SOUTHEASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 08°37'38", A DISTANCE OF 150.57 FEET; THENCE N.85°53'11"E., A DISTANCE OF 129.23 FEET TO A POINT ON A CURVE OF WHICH THE RADIUS POINT LIES N.86°07'36"E., A RADIAL DISTANCE OF 35.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 86°43'17", A DISTANCE OF 52.98 FEET TO THE PCC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1,355.00 FEET AND A CENTRAL ANGLE OF 05°30'54"; THENCE NORTHEASTERLY ALONG THE ARC, A DISTANCE OF 130.43 FEET TO THE PRC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 2,700.00 FEET AND A CENTRAL ANGLE OF 04°09'30"; THENCE NORTHEASTERLY ALONG THE ARC, A DISTANCE OF 195.96 FEET; THENCE S.01°00'32"W., A DISTANCE OF 125.10 FEET TO A POINT ON A CURVE OF WHICH THE RADIUS POINT LIES S.01°15'30"E., A RADIAL DISTANCE OF 3,525.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 00°40'08", A DISTANCE OF 41.15 FEET; THENCE S.01°00'32"W., A DISTANCE OF 209.29 FEET TO THE NORTHERLY LINE OF PALM-AIRE AT SARASOTA UNIT NO. 7, PHASE IV RECORDED IN PLAT BOOK 22 AT PAGE 197 OF SAID PUBLIC RECORDS; THENCE S.88°59'46"E. ALONG SAID NORTHERLY LINE AND THE NORTHERLY LINE OF THE AFOREMENTIONED PALM-AIRE AT SARASOTA UNIT NO. 7, PHASES II & III, A DISTANCE OF 896.30 FEET TO THE POINT OF BEGINNING.

CONTAINING 27.798 ACRES, MORE OR LESS.



MANATEE COUNTY GOVERNMENT

PLANNING DEPARTMENT
"TO SERVE WITH EXCELLENCE"

May 2, 2000

Mr. Thomas M. Stovall, P.E.
Kimley-Horn and Associates, Inc.
Suite 100
8586 Potter Park Drive
Sarasota, Fl. 34238

RE: Villages of Palm Aire Unit III, Carlye East PDR-97-04
Performance Bond Cost Estimate

Dear Mr. Stovall:

Your cost estimate for a Performance Bond for the completion of remaining site work improvements to serve the above referenced development is approved for the appropriate surety.

A Performance Bond in the amount of \$511,431.96, which is 130% of the estimated cost of completion of the remaining site work for Phase III would be sufficient to assure the County construction of the required public improvements.

If we can be of further assistance, please contact me at 749-3070, Ext. 6858.

Sincerely,

Alfred R. Wallace
Engineer II
Growth Management Division

cc: Records Management
M. Jane Oliver, MCPD
Debbie Perron, MCPD

March 2, 2000

Mr. Al Wallace
Manatee County Growth Management
County Administration Building
1112 Manatee Avenue West, 4th Floor
Bradenton, Florida 34206

Re: Villages of Palm Aire, Unit 3, Carlyle East
Engineer's Opinion of Probable Cost for Performance Bond
Manatee County File No. PDR-97-04/99-S-63(F)

Our Ref: 048006020

Dear Mr. Wallace:

I hereby certify that the installation costs outlined herein represents our estimate of the actual cost of all required public improvements to serve the above referenced development. The attached Opinion of Probable Cost has been prepared in order for a Performance Bond to be posted with Manatee County for the purpose of completing any construction within County right-of-way or easements in the development.

Upon completion of your review and approval of this engineer's estimate of \$393,409.20, please notify our office so that the appropriate surety may be obtained. The developer of this project, Taylor Woodrow Communities, will furnish security in the form of a bond or letter of credit in the amount of \$511,431.96 (130% of the estimated cost) to guarantee completion of the required improvements.

Thank you in advance for your cooperation. Please advise if you should have any questions or require additional information.

Very truly yours,

KIMLEY-HORN AND ASSOCIATES, INC.

Thomas M. Stovall, P.E.
Florida Registration #41224

TMS:cdm(h:)

Attachments

cc: Michael Miller, Taylor Woodrow Communities

L0302PERBOND.CARE(h:)

ENGINEERS OPINION OF PROBABLE COST OF CONSTRUCTION

FOR

VILLAGES OF PALM AIRE, UNIT 3, CARLYLE EAST

ITEM	DESCRIPTION	ESTIMATED QUANTITY	UNIT PRICE	AMOUNT
I. CLEARING AND EARTHWORK				
1	Final grading of road bed and area from back of curb to back of utility easement	4,780 LF	\$ 1.70	\$ 8,126.00
2	Survey Monumentation	80 EA	70.00	5,600.00
CLEARING AND EARTHWORK TOTAL				\$ 13,726.00
II. UNDERGROUND				
II.a DRAINAGE				
1	24" RCP	504 LF	\$ 23.00	\$ 11,592.00
2	19" x 30" RCP	72 LF	30.00	2,160.00
3	Endwalls	2 EA	885.00	1,770.00
4	Junction Box (33A)	1 EA	1,750.00	1,750.00
5	Type " F " Inlets	6 EA	1,700.00	10,200.00
6	6" Roadside underdrain	900 LF	7.25	6,525.00
7	Underdrain cleanouts	4 EA	125.00	500.00
8	Underdrain endcaps	2 EA	20.00	40.00
DRAINAGE SUBTOTAL				\$ 34,537.00
II.b SANITARY SEWER				
1	Manholes	10 EA	\$ 2,100.00	\$ 21,000.00
2	8" PVC, SDR-26	2,264 LF	17.50	39,620.00
3	Single service	4 EA	295.00	1,180.00
4	Double service	32 EA	400.00	12,800.00
5	Final adjust cleanouts and pads on existing sewer services	4 EA	125.00	500.00
6	Adjust existing ring and cover	2 EA	125.00	250.00
7	Connect to existing manhole	2 EA	700.00	1,400.00
SANITARY SEWER SUBTOTAL				\$ 76,750.00
II.c WATER DISTRIBUTION				
1	6" PVC DR-18, C-900 CL 150	2,557 LF	\$ 7.00	\$ 17,899.00

ENGINEERS OPINION OF PROBABLE COST OF CONSTRUCTION

FOR

VILLAGES OF PALM AIRE, UNIT 3, CARLYLE EAST

ITEM	DESCRIPTION	ESTIMATED QUANTITY	UNIT PRICE	AMOUNT
2	6" Fittings	13 EA	155.00	2,015.00
3	Fire hydrant assembly	2 EA	1,900.00	3,800.00
4	1" Water service	76 EA	270.00	20,520.00
5	Remove existing plug and tie into existing watermain	1 EA	400.00	400.00
WATER DISTRIBUTION SUBTOTAL				44,634.00
UNDERGROUND TOTAL				\$ 155,921.00
III. ROAD CONSTRUCTION				
1	Type "M" curb includes all curb trans. for handicap ramps	26,775 LF	\$ 5.00	\$ 133,875.00
2	Type "F" curb includes all curb trans. For handicap ramps	192 LF	8.50	1,632.00
3	Subbase	6,838 SY	1.95	13,334.10
4	6" soil cement base and prime	6,838 SY	5.80	39,660.40
5	1½" Type III asphalt surface	6,838 SY	2.65	18,120.70
6	Sod along curbs, around structures, and as directed by owner/engineer	1,062 SY	1.25	1,327.50
7	Pavement markings, traffic control signs, and street name signs	1 LS	250.00	250.00
8	4' wide sidewalk fronting lots	2490 LF	6.25	15,562.50
ROAD CONSTRUCTION TOTAL				\$ 223,762.20
SUMMARY				
I. CLEARING AND EARTHWORK				\$ 13,726.00
II. UNDERGROUND				\$ 155,921.00
III. ROAD CONSTRUCTION				\$ 223,762.20
TOTAL				\$ 393,409.20
PERFORMANCE TOTAL @ 130 %				\$ 511,431.96



MANATEE COUNTY GOVERNMENT

PLANNING DEPARTMENT
"TO SERVE WITH EXCELLENCE"

July 19, 2000

Mr. Brendan Beck
Kimley-Horn and Assoc., Inc.
Suite 100
8586 Potter Park Drive
Sarasota, Fl. 34238

RE: Villages Of Palm Aire, Carlyle, Phase III, PDR-97-04
Private Improvements Performance Bond Cost Estimate
Landscape and Irrigation


Dear Mr. Beck:

Your cost estimate for a Performance Bond for the completion of the above referenced development is approved for the appropriate surety.

A Performance Bond in the amount of \$37,801.00, which is 200% of the estimated cost of completion of the remaining private improvements, plus a 3% administrative fee, for Phase III, would be sufficient to assure the County construction of the required improvements.

If we can be of further assistance, please contact me at 749-3070, Ext. 6858.

Sincerely,


Alfred R. Wallace

Engineer II
Growth Management Division

cc: Records Management
Debbie Perron, MCPD
Jane Oliver, MCPD
Charles Rudolph, MCPMD - 6th. Ave. E.

MCPD FORM 4014arw 1/01/97

March 30, 2000

Mr. Aristotle Shinas
Manatee County Planning Department
1112 Manatee Avenue West
Bradenton, FL 34205

Re: Villages of Palm Aire - Carlyle Phase III #9734

Dear Mr. Shinas:

Our office has reviewed the updated plans, revision dated 01/18/00, we prepared for the various buffer and internal tree planting areas of Carlyle at the Villages of Palm Aire for the purpose of determining the planted cost of trees not yet in place. The currently planted trees plus the quantity of trees below conforms to the updated plans and phasing lines. The following is a summary of estimated planting costs for the selected areas:

Carlyle Phase III		
<u>Lake L-4</u>	20 Oaks @ 2.5" dbh	= \$ 8,000.00
	15 Pines / Cypress @ 2.5" dbh	= \$ 3,750.00
<u>Buffer G-3 & H1</u>	No additional trees required	
<u>Buffer H2</u>	4 Oaks @ 2.5" dbh	= \$ 1,600.00
	Irrigation for above areas	= \$ 5,000.00

Total estimated value: \$ 18,350.00

Respectfully submitted,

Edward E. Stewart

Edward E. Stewart, ASLA

9734\cert7

CLERK'S CERTIFICATE OF PLAT RECORDING

STATE OF FLORIDA
COUNTY OF MANATEE

NOTICE TO THE PUBLIC: PLEASE NOTE THE FOLLOWING
SUBDIVISION HAS BEEN RECORDED IN THE PUBLIC RECORDS
OF MANATEE COUNTY, FLORIDA:

CARLYLE AT THE VILLAGES OF PALM AIRE UNIT 3

IN PLAT BOOK 36 PAGE(S) 198 THRU 202

R.B. SHORE
CLERK OF CIRCUIT COURT
MANATEE COUNTY, FLORIDA

BY: J. Kersey
DEPUTY CLERK



OWNER OF RECORD AS STATED ON PLAT: TAYLOR
WOODROW COMMUNITIES

REQUIRED IMPROVEMENTS AGREEMENT

(In conjunction with a Surety Bond as security guaranteeing completion of Required Improvements)

WHEREAS, Taylor Woodrow Communities, a Florida general partnership, ("Developer") has made application to Manatee County, Florida ("County"), for approval of a proposed subdivision or final site plan identified as Carlyle at The Villages of Palm Aire, Unit 3 ("Project"); and

WHEREAS, the Manatee County Land Development Code (LDC), Ordinance 90-01, requires that a final subdivision plat not be approved for recording, and that a Certificate of Occupancy not be issued in accordance with final site plan approval, until certain improvements required by the Land Development Code or required as a condition of approval of the plat or site plan (Required Improvements) have been duly constructed, completed, and approved, unless the Developer has provided performance security guaranteeing to the satisfaction of the County that such improvements will be duly constructed, completed, and approved; and

WHEREAS, in connection with the Project the Developer has submitted construction drawings for the Required Improvements which are on file with and have been approved by the County; and

WHEREAS, the developer desires to obtain approval of the Project prior to installation of the Required Improvements; and

WHEREAS, the developer has submitted a cost estimate certified by the Engineer of Record to be an accurate reflection of the cost to complete the remaining Required Improvements, and the Developer herewith tenders to the County a Surety Bond which is in an amount representing at least 130% of that estimated cost.

WITNESSETH:

1. The Developer, in consideration for the mutual covenants and conditions contained herein, hereby agrees to duly construct and complete the Required Improvements and to otherwise comply fully with the LDC, any conditions of the Project approval, and all other applicable regulations, requirements, and agreements.
2. Developer and American Home Assurance Company, a Surety Company duly authorized to transact business in the State of Florida (Surety) are held and firmly bound unto the County as obligee/owner in the amount of Five Hundred Eleven Thousand Four Hundred Thirty One and 96/100 Dollars (\$511,431.96), and the Developer herewith tenders to the County a Surety Bond, No. 20-84-39, dated June 14, 2000, with American Home Assurance Company, in the amount of \$511,431.96. Said Bond shall not expire until the Required Improvements guaranteed by this Bond have been accepted by the County.

Accepted in open session.....1/9/01.....
Board of County Commissioners, Manatee County

3. CONDITIONS OF THE SECURITY FOR THE BENEFIT OF THE COUNTY:

- (a) If the Developer should fail or refuse to complete, to the satisfaction of the County, all Required Improvements on or before the 12th day of September, ~~2000~~²⁰⁰¹, in accordance with the construction drawings or any amendments thereto approved by the County, and unless the County elects to proceed in accordance with Paragraph (b) below, the Surety upon thirty (30) days written notice of the default from the County will cause to be completed the Required Improvements and will pay all costs thereof, including and without limitation all engineering, legal, and contingent costs.
- (b) Alternatively, if the Developer should fail or refuse to complete all Required Improvements in the manner described above, the County, at its option, shall have the right to construct and complete or cause to be constructed the Required Improvements. In the event the County should exercise such right, the Developer and the Surety shall be jointly and severally liable hereunder to reimburse the County the total cost thereof from the proceeds of this Bond, and shall indemnify and save harmless the County against or from all claims, costs, expenses, damages, injury, or loss, either direct or consequential, including without limitation all engineering, legal, and contingent costs which the County may sustain on account of the failure of the Developer to fulfill within the time specified its obligations as described herein. Cost expended on the construction of Required Improvements shall be at the sole discretion of the County.
4. The Developer agrees that it is liable to the County for all costs and damages, as described above, that the County may incur in connection with constructing and completing the Required Improvements without regard to the amount of this Bond.
5. Should the Developer fail or refuse to complete the Required Improvements, nothing herein shall be construed as affecting the County's right to resort to any and all legal and equitable remedies against the Developer and the Surety, including specific performance, to which the Developer hereby agrees.
6. This Agreement shall become effective upon the execution hereof by both parties hereto.

FOR: Carlyle at The Villages
of Palm Aire, Unit 3

SIGNED AND SEALED this _____ day of _____, 2000

WITNESSES:

Candice M. Pierce
Witness
CANDICE MARIE PIERCE

TAYLOR WOODROW COMMUNITIES, a
Florida general partnership

BY: MONARCH HOMES OF FLORIDA,
INC., a Florida corporation, a
general partner

Type or Print Name
Patricia A. Crane
Witness

By: John R. Peshkin
Its: President

Patricia A. Crane
Type or Print Name

Candice M. Pierce
Witness
CANDICE MARIE PIERCE

BY: TAYLOR WOODROW HOMES FLORIDA,
INC., a Florida corporation, a
general partner

Type or Print Name
Patricia A. Crane
Witness

By: John R. Peshkin
Its: President

Patricia A. Crane
Type or Print Name

7120 South Beneva Road
Postal Address

OR CORPORATE SEAL:

Sarasota FL 34238
City State Zip

NOTARY ACKNOWLEDGEMENT

STATE OF FLORIDA

COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me
this 31st day of May, 2000, by John R. Peshkin, as
President of Monarch Homes of Florida, Inc., a Florida
corporation, and President of Taylor Woodrow Homes Florida, Inc.,
a Florida corporation, the general partners of Taylor Woodrow
Communities, a Florida general partnership, on behalf of the
partnership identified herein as Developer and who is personally
known to me ~~or who has produced~~ (Type of
Identification) ~~as identification~~ and who ~~did~~ did not take an
oath.

NOTARY SEAL:



Laurie J. Wood-Peters
Notary Public
Laurie J. Wood-Peters
Print Name of Notary

Commission No. _____

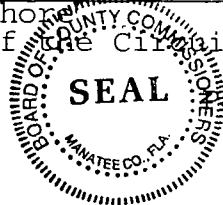
My Commission Expires _____

Approved and accepted for and on behalf of Manatee County,
Florida, this 9th day of January, 2000.

BOARD OF COUNTY COMMISSIONERS
OF MANATEE COUNTY, FLORIDA

BY: J. M. Class
Chairman

ATTEST: R. B. Shor
R. B. Shor
Clerk of the Circuit Court



1/11/01 region bond fee #1308
✓ access

SURETY BOND

FOR PERFORMANCE OF REQUIRED IMPROVEMENTS

(Attachment "A")

BOND NO. 20-84-39

KNOW ALL MEN BY THESE PRESENTS:

That the Developer Taylor Woodrow Communities, a Florida general partnership, as Principal, and American Home Assurance Company as Surety Company, duly authorized to transact business in the State of Florida, are held and firmly bound unto the County of Manatee, State of Florida, as obligee, in the sum of (\$511,431.96) Five Hundred Eleven Thousand Four Hundred Thirty One and 96/100 Dollars for the payment of which we jointly and severally bind ourselves, our heirs, executors, administrators, successors and assigns, for the specific benefit of the County in accordance with the conditions set forth herein and in the "Required Improvements Agreement" which is hereby incorporated herein by reference.

THE CONDITION of the above obligation is such that, Whereas the Principal has entered into a contract, dated Jan. 9, 2001 with the obligation to do and perform certain work relating to Carlyle at The Villages of Palm Aire, Unit 3.

NOW THEREFORE, if the principal shall fully perform all the covenants and terms of said contract, then this obligation shall be null and void; otherwise this obligation shall remain in full force and effect, and Surety shall cause the contract to be fully performed or pay to obligee the cost of performing said contract in an amount not exceeding the said sum specified above. In the event such performance is not completed within the time specified in the attached "Agreement", the obligee shall be entitled to collection of this surety bond. Means of notification of intent to collect shall be by certified mail to the Surety at the address listed below. Payment will be made to the County within 30 days by certified check drawn on behalf of the Board of County Commissioners at P.O. Box 1000, Bradenton, FL 34206.

The Surety does hereby consent to any and all alterations, extensions of time, or other modifications to the contract secured by this bond.

Accepted in open session.....1/9/01
Board of County Commissioners, Manatee County

INSURANCE COMPANY SIGNATURE FORM

FOR: Carlyle at The Villages of Palm-Aire, Unit 3
(Name of Project)

BOND NO. 20-84-39

SIGNED AND SEALED this 14th day of JUNE, 2000

AMERICAN HOME ASSURANCE COMPANY

Surety Company Name

By: *Cynthia L. Lewis*

Signature - As its Agent

CYNTHIA L. LEWIS, ATTORNEY-IN-FACT

Print Name & Title

P.O. Box 25477, 100 North Tampa
Street, Suite 2550

Address

Tampa FL 33603
City State Zip

WITNESSES OR CORPORATE SEAL

Susan Hecker
Signature
Susan Hecker
Print Name

Susan Exline
Signature
SUSAN EXLINE
Print Name

NOTARY ACKNOWLEDGEMENT (See California
ALL-Purpose
Acknowledgment)
attached

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____
day of _____, 2000, by _____
as _____ (Title), on behalf of the Surety
identified herein, and who is personally known to me or who has
produced _____ (Type of
Identification) as identification and who did/did not take an oath.

NOTARY SEAL:

Notary Public

Print Name of Notary
My Commission Expires _____

Commission No. _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

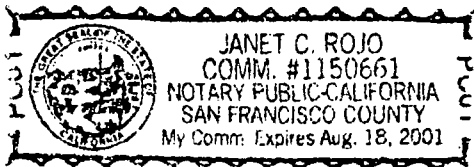
State of California

County of San Francisco

On **June 14, 2000** before me, **Janet C. Rojo, Notary Public**

personally appeared ----- **Cynthia L. Lewis** -----

- personally known to me - **OR** -
- proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.



WITNESS my hand and official seal.

Janet C. Rojo

Signature of Notary

DEVELOPER SIGNATURE FORM

FOR: Carlyle at The Villages of Palm-Aire, Unit 3
(Name of Project)

BOND NO. 20-84-39

SIGNED AND SEALED this _____ day of _____, 2000

WITNESSES OR CORPORATE SEAL:

Candice Marie Pierce
Witness

CANDICE MARIE PIERCE
Type or Print Name

Patricia A. Crane
Witness

Candice Marie Pierce
Type or Print Name

CANDICE MARIE PIERCE
Witness

Patricia A. Crane
Type or Print Name

Patricia A. Crane
Witness

Patricia A. Crane
Type or Print Name

TAYLOR WOODROW COMMUNITIES, a Florida general partnership

BY: MONARCH HOMES OF FLORIDA, INC., a Florida corporation, a general partner

By: *John R. Peshkin*
John R. Peshkin
Its: President

BY: TAYLOR WOODROW HOMES FLORIDA, INC., a Florida corporation, a general partner

By: *John R. Peshkin*
John R. Peshkin
Its: President

7120 South Beneva Road
Postal Address

Sarasota FL 34238
City State Zip

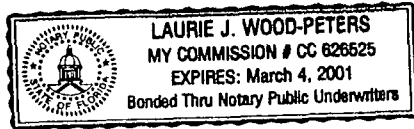
NOTARY ACKNOWLEDGEMENT

STATE OF FLORIDA

COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 31st day of May, 2000, by John R. Peshkin, as President of Monarch Homes of Florida, Inc., a Florida corporation, and President of Taylor Woodrow Homes Florida, Inc., a Florida corporation, the general partners of Taylor Woodrow Communities, a Florida general partnership, on behalf of the partnership identified herein as Developer and who is personally known to me ~~or who has produced~~ _____ (Type of Identification) as ~~identification~~ and who ~~did~~/did not take an oath.

NOTARY SEAL:



Laurie J. Wood-Peters
Notary Public
Laurie J. Wood-Peters
Print Name of Notary

Commission No. _____ My Commission Expires _____

APPROVED AND ACCEPTED for and on behalf of Manatee County, Florida, this 9th day of January, 2000.

BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA

BY: *Jem' Clark*
Chairman

B. Shore
B. Shore
Clerk of the Circuit Court
SEAL
BOARD OF COUNTY COMMISSIONERS
MANATEE CO. FLA.

KNOW ALL MEN BY THESE PRESENTS:

That American Home Assurance Company, a New York corporation, and National Union Fire Insurance Company of Pittsburgh, Pa., a Pennsylvania corporation, does each hereby appoint

---Terry J. Moughan, Jack M. Woodruff, Cynthia L. Lewis, Donna M. Gergurich, Susan Gannuscio, Janet C. Rojo,
Thomas J. Gallagher, Swan Lee: of San Francisco, California---

its true and lawful Attorney(s)-in-Fact, with full authority to execute on its behalf bonds, undertakings, recognizances and other contracts of indemnity and writings obligatory in the nature thereof, issued in the course of its business, and to bind the respective company thereby.

IN WITNESS WHEREOF, American Home Assurance Company and National Union Fire Insurance Company of Pittsburgh, Pa. have each executed these presents



this 3rd day of February, 2000.

Lawrence W. Carlstrom, Senior Vice President
National Union Fire Insurance Company of Pittsburgh, PA.
Vice President, American Home Assurance Company

STATE OF NEW YORK }
COUNTY OF NEW YORK }ss.

On this 3rd day of February, 2000 before me came the above named officer of American Home Assurance Company and National Union Fire Insurance Company of Pittsburgh, Pa., to me personally known to be the individual and officer described herein, and acknowledged that he executed the foregoing instrument and affixed the seals of said corporations thereto by authority of his office.

JOSEPH B. NOZZOLIO
Notary Public, State of New York
No. 01-NO4652754
Qualified in Westchester County
Term Expires Jan. 31, 2002

CERTIFICATE

Excerpts of Resolutions adopted by the Boards of Directors of American Home Assurance Company and National Union Fire Insurance Company of Pittsburgh, Pa. on May 18, 1976:

"RESOLVED, that the Chairman of the Board, the President, or any Vice President be, and hereby is, authorized to appoint Attorneys-in-Fact to represent and act for and on behalf of the Company to execute bonds, undertakings, recognizances and other contracts of indemnity and writings obligatory in the nature thereof, and to attach thereto the corporate seal of the Company, in the transaction of its surety business;

"RESOLVED, that the signatures and attestations of such officers and the seal of the Company may be affixed to any such Power of Attorney or to any certificate relating thereto by facsimile, and any such Power of Attorney or certificate bearing such facsimile signatures or facsimile seal shall be valid and binding upon the Company when so affixed with respect to any bond, undertaking, recognizance or other contract of indemnity or writing obligatory in the nature thereof;

"RESOLVED, that any such Attorney-in-Fact delivering a secretarial certification that the foregoing resolutions still be in effect may insert in such certification the date thereof, said date to be not later than the date of delivery thereof by such Attorney-in-Fact."

I, Elizabeth M. Tuck, Secretary of American Home Assurance Company and of National Union Fire Insurance Company of Pittsburgh, Pa. do hereby certify that the foregoing excerpts of Resolutions adopted by the Boards of Directors of these corporations, and the Powers of Attorney issued pursuant thereto, are true and correct, and that both the Resolutions and the Powers of Attorney are in full force and effect.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the facsimile seal of each corporation

this 14th day of JUNE, 2000


Elizabeth M. Tuck, Secretary

For: Carlyle at the Villages
of Palm-Aire, Unit 3
Bond No. 20-84-39

AFFIRMATION AND ACCEPTANCE OF LOCAL ADDRESS

By signature below, I hereby affirm and accept the designation of the Tampa office of the American International Companies, parent company of The American Home Assurance Company, located at P.O. Box 25477, 100 North Tampa Street, Suite 2550, Tampa, Florida 33603, to accept any correspondence or other matters concerning this Bond.

Witness

[Signature]
Signature

Maria Bradner
(Type or Print Name)

By [Signature]
Signature

Emily Mough
(Type or Print Name & Title) *Coordinator*

NOTARY ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 5th day of July, 2000, by _____ as _____ (Title), on behalf of the Surety identified herein, and who is personally known to me or who has produced _____ (Type of Identification) as identification and who did/did not take an oath.

NOTARY SEAL:



Sharon K. Moore
MY COMMISSION # CC888211 EXPIRES
November 15, 2003
BONDED THRU TROY FAIN INSURANCE INC.

[Signature]
Notary Public

Sharon K. Moore
Print Name of Notary

Commission No. _____

My Commission Expires: 11-15-03

c:\word\plmainre\affirmation7.doc

1/11/01 orig in Bond file #1308
✓ Access

For: Carlyle at The Villages of
Palm-Aire, Unit 3
(Name of Project)

**REQUIRED IMPROVEMENTS AGREEMENT AND TEMPORARY
CONSTRUCTION EASEMENT FOR PRIVATE IMPROVEMENTS**

(Required with a Surety Bond as security guaranteeing completing of Required Improvements, Form No. 8414)

WHEREAS, Taylor Woodrow Communities, a Florida general partnership, (Developer) has made application to Manatee County, Florida (County), for approval of a proposed subdivision or final site plan identified as Carlyle at The Villages of Palm-Aire, Unit 3 (Project), the legal description for which is more particularly described in Exhibit "A", attached hereto and incorporated herein; and

WHEREAS, the Manatee County Land Development Code, Ordinance 90-01, required that a final subdivision plat not be approved for recording, and that a Certificate of Occupancy not be issued in accordance final site plan approval, until certain improvements required by the Land Development Code or required as a condition of approval of the plat or site plan (Required Improvements) have been duly constructed, completed, and approved, unless the Developer has provided performance security guaranteeing to the satisfaction of the County that such improvements will be duly constructed, completed, and approved; and

WHEREAS, in connection with the Project the Developer has submitted construction drawings for the Required Improvements which are on file with and have been approved by the County; and

WHEREAS, the Developer desires to obtain approval of the Project prior to installation of the Required Improvements; and

WHEREAS, the Developer has submitted a cost estimate certificate by the Engineer of Record to be an accurate reflection of the cost to complete the remaining Required Improvements, and the Surety Bond referred to below is in an amount which represents at least 200% of that estimated cost with a 3% administrative fee; and

WHEREAS, the Required Improvements shall be privately owned necessitating additional covenants and protections for the County and the public in the event that the Developer fails to complete the Required Improvements.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

1. That the Developer, in consideration of the County's approval of the proposed Project, and for other valuable consideration, hereby agrees to duly construct and complete the Required Improvements and to otherwise comply fully with the Land Development Code, any conditions of the Project's approval, and all other applicable regulations, requirements and agreements.
2. Developer and American Home Assurance Company, a Surety Company duly authorized to transact business in the State of Florida (Surety) are held and firmly bound unto the County as

1 Accepted in open session.....
Board of County Commissioners, Manatee Cou

For: Carlyle at The Villages of Palm-Aire, Unit 3
(Name of Project)

obligee/owner in the amount of Thirty Seven Thousand Eight Hundred One and 00/100 Dollars (\$37,801.00), and the Developer herewith tenders to the County a Surety Bond, No. DC-85-11, dated August 14, 2000, with American Home Assurance Company in the amount of Thirty Seven Thousand Eight Hundred One and 00/100 Dollars (\$37,801.00). Said Bond shall not expire until the Required Improvements guaranteed by this Bond have been approved by the County.

3. That in consideration of the foregoing, it is hereby mutually AGREED as follows:
 - (a) The Developer shall complete to the satisfaction of the County all Required Improvements, on or before the 3rd day of September, 2000, in accordance with the construction drawings or any amendments thereto approved by the County, and unless the County elects to proceed in accordance with Paragraph (b) below, the Surety upon thirty (30) days written notice of the default from the County will cause to be complete the Required Improvements, pay all costs thereof, including without limitation all engineering, legal and contingent costs.
 - (b) In the event the Developer should fail or refuse to fulfill within the time specified its obligations under this Agreement, the County, at its option, shall have the right to enter upon that portion of the Project property, as determined necessary by the County and take all actions required to construct and complete, or cause to be constructed the Required Improvements. In the event the County shall exercise such right, the County shall have the unqualified right to draw funds for the purpose of construction and completing the Required Improvements, or causing the same to be done, and for paying costs incidental to the exercise of its rights hereunder, in such amount as the County shall in its sole discretion determine, in accordance with the terms of the surety bond, and shall indemnify and save harmless the County against or from all claims, costs, expenses, damages, injury, or loss, either direct or consequential, including without limitation all engineering, legal, and contingent costs which the County may sustain on account of the failure of the Developer to fulfill its obligations as described herein.
 - (c) The Developer, his successors and assigns, hereby grants a temporary easement over property in the Project as necessary to allow the County to complete the Required Improvements.
 - (d) Should it become necessary for the County to complete the Required Improvements, the Developer hereby appoints the County as its agent for the purposes of using the approvals granted for the required improvements.
4. The Developer agrees that it is liable to the County for all costs and damages, as described above, that the County may incur in connection with constructing and completing the Required Improvements for the life of the Project, without regard to the amount of the surety Bond identified above. Should the Developer fail or refuse to complete the Required Improvements, as required, nothing herein shall be construed as affecting the County's right to resort to any

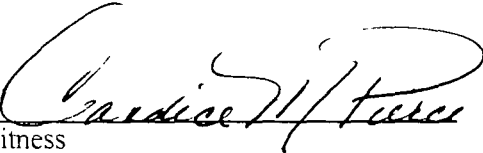
For: Carlyle at The Villages of Palm-Aire, Unit 3
(Name of Project)

and all legal and equitable remedies against the Developer, including specific performance, to which the Developer hereby agrees.

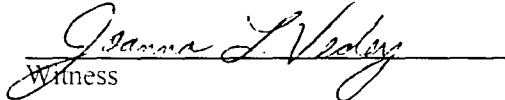
5. The Developer understands and agrees that in the event that the Required Improvements are not constructed or installed in the manner or time consistent with this Agreement, the County shall withhold further permits or approvals for the Project until the Required Improvements have been completed or adequate progress, as determined by the Board of County Commissioners, toward completion of the Required Improvements has been demonstrated.
6. Upon the County's completion of private improvements, the improvement shall be transferred to the Homeowner's Association or that entity set up in the deed restrictions to be responsible for ongoing maintenance of the improvements. In no event shall public funds be used for the maintenance of private improvements, unless they are dedicated to and accepted by the County.

SIGNED AND SEALED this 14th day of August, 2000.


WITNESSES:


Witness

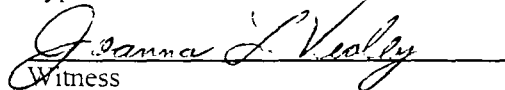
CANDICE MARIE PIERCE
Type or Print Name


Witness

Joanna L. Vealey
Type or Print Name


Witness

CANDICE MARIE PIERCE
Type or Print Name



Witness

Joanna L. Vealey
Type or Print Name


OR CORPORATE SEAL:

Developer
TAYLOR WOODROW COMMUNITIES, a
Florida general partnership

BY: MONARCH HOMES OF FLORIDA,
a Florida corporation, a
general partner

By: 
John R. Peshkin
Its: President

BY: TAYLOR WOODROW HOMES FLORIDA,
INC., a Florida corporation, a
general partner

By: 
John R. Peshkin
Its: President

For: Carlyle at The Villages of Palm-Aire, Unit 3
(Name of Project)

NOTARY ACKNOWLEDGMENT

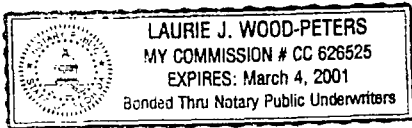
STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 14th day of August, 2000 by John R. Peshkin, as President of Monarch Homes of Florida, Inc., a Florida corporation, and President of Taylor Woodrow Homes Florida, Inc., a Florida corporation, the general partners of Taylor Woodrow Communities, a Florida general partnership (Title), on behalf of the partnership identified herein as Developer and who is personally known to me ~~or who has produced~~ (Type of Identification) as identification

NOTARY SEAL:

Laurie J. Wood-Peters
Notary Public

Laurie J. Wood-Peters
Print Name of Notary



Approved and accepted for and on behalf of Manatee County, Florida, this 9th day of January, 2000.
2001.

BOARD OF COUNTY COMMISSIONERS
OF MANATEE COUNTY, FLORIDA

By: [Signature]
Chairman

ATTEST: [Signature]
R.B. Shore, Clerk of Circuit Court



EXHIBIT "A"

DESCRIPTION

A TRACT OF LAND IN SECTION 22, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF PALM-AIRE AT SARASOTA, UNIT NO. 7, PHASES II & III, RECORDED IN PLAT BOOK 21 AT PAGE 177 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA: THENCE N.00°03'45"W. ALONG THE EASTERLY LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 22, A DISTANCE OF 604.55 FEET TO THE CENTERLINE OF RATTLESNAKE SLOUGH, SAID POINT BEING A POINT ON A CURVE OF WHICH THE RADIUS POINT LIES S.42°28'23"W., A RADIAL DISTANCE OF 450.00 FEET (THE FOLLOWING TWELVE CALLS ARE ALONG THE CENTERLINE OF RATTLESNAKE SLOUGH); THENCE NORTHWESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 22°14'33", A DISTANCE OF 174.69 FEET TO THE POINT OF REVERSE CURVE (PRC) OF A CURVE TO THE RIGHT HAVING A RADIUS OF 248.00 FEET AND A CENTRAL ANGLE OF 46°08'35"; THENCE NORTHWESTERLY ALONG THE ARC, A DISTANCE OF 199.73 FEET TO THE PRC OF A CURVE TO THE LEFT HAVING A RADIUS OF 600.00 FEET AND A CENTRAL ANGLE OF 25°59'26"; THENCE NORTHWESTERLY ALONG THE ARC, A DISTANCE OF 272.17 FEET TO THE POINT OF COMPOUND CURVE (PCC) OF A CURVE TO THE LEFT HAVING A RADIUS OF 280.00 FEET AND A CENTRAL ANGLE OF 56°51'56"; THENCE NORTHWESTERLY ALONG THE ARC, A DISTANCE OF 277.90 FEET TO THE PRC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 200.00 FEET AND A CENTRAL ANGLE OF 43°03'27"; THENCE NORTHWESTERLY ALONG THE ARC, A DISTANCE OF 150.30 FEET TO THE PRC OF A CURVE TO THE LEFT HAVING A RADIUS OF 122.00 FEET AND A CENTRAL ANGLE OF 57°37'59"; THENCE SOUTHWESTERLY ALONG THE ARC, A DISTANCE OF 122.72 FEET TO THE PCC OF A CURVE TO THE LEFT HAVING A RADIUS OF 205.00 FEET AND A CENTRAL ANGLE OF 47°37'42"; THENCE SOUTHWESTERLY ALONG THE ARC, A DISTANCE OF 170.41 FEET TO THE PRC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 60.00 FEET AND A CENTRAL ANGLE OF 80°34'36"; THENCE SOUTHWESTERLY ALONG THE ARC, A DISTANCE OF 84.38 FEET TO THE PRC OF A CURVE TO THE LEFT HAVING A RADIUS OF 40.00 FEET AND A CENTRAL ANGLE OF 77°18'23"; THENCE SOUTHWESTERLY ALONG THE ARC, A DISTANCE OF 53.97 FEET TO THE PRC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 85.00 FEET AND A CENTRAL ANGLE OF 52°00'06"; THENCE SOUTHWESTERLY ALONG THE ARC, A DISTANCE OF 77.15 FEET TO THE PCC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 500.00 FEET AND A CENTRAL ANGLE OF 13°52'47"; THENCE SOUTHWESTERLY ALONG THE ARC, A DISTANCE OF 121.12 FEET TO THE PCC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1,059.00 FEET AND A CENTRAL ANGLE OF 11°05'50"; THENCE SOUTHWESTERLY ALONG THE ARC, A DISTANCE OF 205.11 FEET TO THE EASTERLY LINE OF CARLYLE AT THE VILLAGES OF PALM AIRE UNIT 1, RECORDED IN PLAT BOOK 33 AT PAGE 97 OF SAID PUBLIC RECORDS (THE FOLLOWING SEVEN CALLS ARE ALONG THE LINES OF SAID UNIT 1); THENCE S.09°30'00"W., A DISTANCE OF 241.62 FEET TO A POINT ON A CURVE OF WHICH THE RADIUS POINT LIES N.09°30'00"E., A RADIAL DISTANCE OF 675.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 04°10'08", A DISTANCE OF 49.11 FEET; THENCE S.05°19'52"W., A DISTANCE OF 50.00 FEET TO A POINT ON A CURVE OF WHICH THE RADIUS POINT LIES S.05°19'52"W., A RADIAL DISTANCE OF 25.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 86°10'39", A DISTANCE OF 37.60 FEET; THENCE S.09°09'15"W., A DISTANCE OF 29.51 FEET TO THE POINT OF CURVE (PC) OF A CURVE TO THE LEFT HAVING A RADIUS OF 175.00 FEET AND A CENTRAL ANGLE OF 08°08'43"; THENCE SOUTHWESTERLY ALONG THE ARC A DISTANCE OF 24.88 FEET; THENCE S.01°00'32"W., A DISTANCE OF 68.58 FEET TO THE NORTHERLY LINE OF CARLYLE AT THE VILLAGES OF PALM AIRE UNIT 2, RECORDED IN PLAT BOOK 35 AT PAGE 104 OF SAID PUBLIC RECORDS, SAID POINT BEING A POINT ON A CURVE OF WHICH THE RADIUS POINT LIES N.04°30'48"E., A RADIAL DISTANCE OF 1,000.00 FEET (THE FOLLOWING EIGHT CALLS ARE ALONG THE LINES OF SAID UNIT 2); THENCE SOUTHEASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 08°37'38", A DISTANCE OF 150.57 FEET; THENCE N.85°53'11"E., A DISTANCE OF 129.23 FEET TO A POINT ON A CURVE OF WHICH THE RADIUS POINT LIES N.86°07'36"E., A RADIAL DISTANCE OF 35.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 86°43'17", A DISTANCE OF 52.98 FEET TO THE PCC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1,355.00 FEET AND A CENTRAL ANGLE OF 05°30'54"; THENCE NORTHEASTERLY ALONG THE ARC, A DISTANCE OF 130.43 FEET TO THE PRC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 2,700.00 FEET AND A CENTRAL ANGLE OF 04°09'30"; THENCE NORTHEASTERLY ALONG THE ARC, A DISTANCE OF 195.96 FEET; THENCE S.01°00'32"W., A DISTANCE OF 125.10 FEET TO A POINT ON A CURVE OF WHICH THE RADIUS POINT LIES S.01°15'30"E., A RADIAL DISTANCE OF 3,525.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 00°40'08", A DISTANCE OF 41.15 FEET; THENCE S.01°00'32"W., A DISTANCE OF 209.29 FEET TO THE NORTHERLY LINE OF PALM-AIRE AT SARASOTA UNIT NO. 7, PHASE IV RECORDED IN PLAT BOOK 22 AT PAGE 197 OF SAID PUBLIC RECORDS; THENCE S.88°59'46"E. ALONG SAID NORTHERLY LINE AND THE NORTHERLY LINE OF THE AFOREMENTIONED PALM-AIRE AT SARASOTA UNIT NO. 7, PHASES II & III, A DISTANCE OF 896.30 FEET TO THE POINT OF BEGINNING.

CONTAINING 27.798 ACRES, MORE OR LESS.

1/11/01 original bundle #1308
✓ access

**SURETY BOND
FOR PERFORMANCE OF REQUIRED PRIVATE IMPROVEMENTS**

(Attachment "B")

BOND NO. 20-85-11

KNOW ALL MEN BY THESE PRESENTS:

That the Developer, Taylor Woodrow Communities, a Florida general partnership, as Principal, and American Home Assurance Company, a Surety Company, duly authorized to transact business in the State of Florida, are held and firmly bound unto the County of Manatee, State of Florida, as Obligee, in the sum of \$37,801.00 (Numbers) Thirty Seven Thousand Eight Hundred One and NO/100 (Words) for the payment of which we jointly and severally bind ourselves, our heirs, executors, administrators, successors and assigns, for the specific benefit of the County in accordance with the conditions set forth herein and in the "Required Improvements Agreement" which is hereby incorporated herein by reference.

THE CONDITION of the above obligation is such that, Whereas the Principal has entered into a contract, dated Jan. 9, 2001 (Board of County Commission approval date) with the obligation to do and perform certain work relating to Carlyle at The Villages of Palm-Aire, Unit 3 (Subdivision).

NOW THEREFORE, if the principal shall fully perform all the covenants and terms of said contract, then this obligation shall be null and void; otherwise this obligation shall remain in full force and effect, and Surety shall cause the contract to be fully performed or pay to obligee the cost of performing said contract in an amount not exceeding the said sum specified above. In the event such performance is not completed within the time specified in the attached "Required Improvements Agreement and Temporary Construction Easement for Private Improvements", the obligee shall be entitled to collection of this surety bond. Means of notification of intent to collect shall be by certified mail to the Surety at the address on page 2. Payment will be made to the County within 30 days by certified check drawn on behalf of the Board of County Commissioners at P.O. Box 1000, Bradenton, FL 34206.

The Surety does hereby consent to any and all alterations, extensions of time, or other modifications to the contract secured by this bond.

Accepted in open session.....1/9/01.....
Board of County Commissioners, Manatee County

INSURANCE COMPANY SIGNATURE FORM

FOR: Carlyle at The Villages of Palm-Aire, Unit 3
(Name of Project)

BOND NO. 20-85-11

SIGNED AND SEALED this 3rd day of NOVEMBER, 2000

American Home Assurance Company
Surety Company Name

By: Cynthia L. Lewis
Signature - As its Agent

CYNTHIA L. LEWIS, ATTORNEY IN FACT
Print Name & Title

P.O. Box 25477, 100 North Tampa Street, Suite 2550
Address

Tampa FL 33603
City State Zip

WITNESSES OR CORPORATE SEAL

Susan Exline
Signature
SUSAN EXLINE
Print Name

Melinda Thomas
Signature
MELINDA THOMAS
Print Name

NOTARY ACKNOWLEDGEMENT See attached

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by _____ as _____ (Title), on behalf of the Surety identified herein, and who is personally known to me or who has produced _____ (Type of Identification) as identification.

NOTARY SEAL:

Notary Public

Print Name of Notary

Commission No. _____

My Commission Expires: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of San Francisco

On November 3, 2000 before me, **Janet C. Rojo, Notary Public**

personally appeared ----- **Cynthia L. Lewis** -----

personally known to me - OR -

proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.



WITNESS my hand and official seal.

Janet C. Rojo

Signature of Notary

DEVELOPER SIGNATURE FORM

FOR: Carlyle at The Villages of Palm-
Aire, Unit 3

(Name of Project)

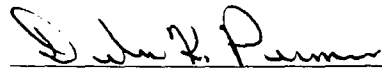
BOND NO. 20-85-11

SIGNED AND SEALED this 13th day of October, 2000

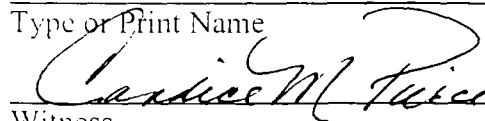
(If attorney-in-fact
attach Power of Attorney)


Developer
TAYLOR WOODROW COMMUNITIES, a
Florida general partnership

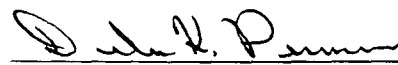
WITNESSES:


Witness
Debra K. Perman

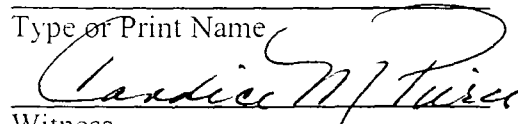
BY: MONARCH HOMES OF FLORIDA.
INC., a Florida corporation, a general
partner

Type or Print Name

Witness
CANDICE MARIE PIERCE

By: 
John R. Peshkin
Its: President

Type or Print Name

Witness
Debra K. Perman

BY: TAYLOR WOODROW HOMES
FLORIDA, INC., a Florida
corporation, a general partner

Type or Print Name

Witness
CANDICE MARIE PIERCE

By: 
John R. Peshkin
Its: President

Type or Print Name

7120 South Beneva Road
Postal Address

Sarasota FL 34238
City State Zip

DEVELOPER SIGNATURE FORM (cont.)

FOR: Carlyle at The Villages of Palm-Aire, Unit 3

NOTARY ACKNOWLEDGEMENT

STATE OF FLORIDA

COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 13th day of October, 2000, by John R. Peshkin, as President (Title) of Monarch Homes of Florida, Inc., a Florida corporation, and as President (Title) of Taylor Woodrow Homes Florida, Inc., a Florida corporation, the general partners of Taylor Woodrow Communities, a Florida general partnership, on behalf of the partnership identified herein as Developer and who is personally known to me ~~or who has produced~~ _____ (Type of Identification) as identification.

NOTARY SEAL:



Laurie J. Wood-Peters
Notary Public
Laurie J. Wood-Peters
Print Name of Notary

APPROVED AND ACCEPTED for and on behalf of Manatee County, Florida, this 9th day of January, 2001.

BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA

BY: DeMichele
Chairman

ATTEST: R.B. Shore
R.B. Shore, Clerk of the Circuit Court



KNOW ALL MEN BY THESE PRESENTS:

That American Home Assurance Company, a New York corporation, and National Union Fire Insurance Company of Pittsburgh, Pa., a Pennsylvania corporation, does each hereby appoint

---Terry J. Moughan, Jack M. Woodruff, Cynthia L. Lewis, Susan Hecker, Janet C. Rojo,
Thomas J. Gallagher, Swan Lee, Susan Exline: of San Francisco, California---

its true and lawful Attorney(s)-in-Fact, with full authority to execute on its behalf bonds, undertakings, recognizances and other contracts of indemnity and writings obligatory in the nature thereof, issued in the course of its business, and to bind the respective company thereby.

IN WITNESS WHEREOF, American Home Assurance Company and National Union Fire Insurance Company of Pittsburgh, Pa. have each executed these presents



this 5th day of July, 2000.

Lawrence W. Carlstrom, Senior Vice President
National Union Fire Insurance Company of Pittsburgh, P.A.
Vice President, American Home Assurance Company

STATE OF NEW YORK }
COUNTY OF NEW YORK }ss.

On this 5th day of July, 2000 before me came the above named officer of American Home Assurance Company and National Union Fire Insurance Company of Pittsburgh, Pa., to me personally known to be the individual and officer described herein, and acknowledged that he executed the foregoing instrument and affixed the seals of said corporations thereto by authority of his office.

MIRIAM TAYLOR
Notary Public, State of New York
No. 0212803638
Qualified in Essex County
Commission Expires Feb. 14, 2002

CERTIFICATE

Excerpts of Resolutions adopted by the Boards of Directors of American Home Assurance Company and National Union Fire Insurance Company of Pittsburgh, Pa. on May 18, 1976:

"RESOLVED, that the Chairman of the Board, the President, or any Vice President be, and hereby is, authorized to appoint Attorneys-in-Fact to represent and act for and on behalf of the Company to execute bonds, undertakings, recognizances and other contracts of indemnity and writings obligatory in the nature thereof, and to attach thereto the corporate seal of the Company, in the transaction of its surety business;

"RESOLVED, that the signatures and attestations of such officers and the seal of the Company may be affixed to any such Power of Attorney or to any certificate relating thereto by facsimile, and any such Power of Attorney or certificate bearing such facsimile signatures or facsimile seal shall be valid and binding upon the Company when so affixed with respect to any bond, undertaking, recognizance or other contract of indemnity or writing obligatory in the nature thereof;

"RESOLVED, that any such Attorney-in-Fact delivering a secretarial certification that the foregoing resolutions still be in effect may insert in such certification the date thereof, said date to be not later than the date of delivery thereof by such Attorney-in-Fact."

I, Elizabeth M. Tuck, Secretary of American Home Assurance Company and of National Union Fire Insurance Company of Pittsburgh, Pa. do hereby certify that the foregoing excerpts of Resolutions adopted by the Boards of Directors of these corporations, and the Powers of Attorney issued pursuant thereto, are true and correct, and that both the Resolutions and the Powers of Attorney are in full force and effect.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the facsimile seal of each corporation

this 3rd day of NOVEMBER 2000


Elizabeth M. Tuck, Secretary

For: Carlyle at the Villages
of Palm-Aire, Unit 3
Bond No. 20-85-11

AFFIRMATION AND ACCEPTANCE OF LOCAL ADDRESS

By signature below, I hereby affirm and accept the designation of the Tampa office of the American International Companies, parent company of The American Home Assurance Company, located at P.O. Box 25477, 100 North Tampa Street, Suite 2550, Tampa, Florida 33603, to accept any correspondence or other matters concerning this Bond.

Witness

Emmy Cloud
Signature

By Steve Krusko
Signature

Emmy Cloud
(Type or Print Name)

Steve Krusko - Asst. Vice President
(Type or Print Name & Title)

NOTARY ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 8 day of November, 2000, by Steve Krusko as _____ (Title), on behalf of the Surety identified herein, and who is personally known to me or who has produced _____ (Type of Identification) as identification and who did/did not take an oath.

NOTARY SEAL:

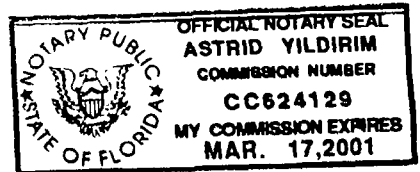
Astrid Yildirim
Notary Public

Astrid Yildirim
Print Name of Notary

Commission No. _____

My Commission Expires: _____

c:\word\plmaire\affirmation14.doc



1/11/01 orig in Bond file #1308
✓ Access

PREPARED BY AND RETURN TO:

Legal Department
Taylor Woodrow Communities
7120 S. Beneva Road
Sarasota, FL 34238

BK 1662 PG 6980 DKT # 1434282 1 of 9

**SECOND AMENDMENT TO DECLARATION
OF COVENANTS, CONDITIONS, RESTRICTIONS
AND EASEMENTS FOR CARLYLE AT THE VILLAGES OF PALM-AIRE**

This Second Amendment is made this 18 day of May, 2000, by TAYLOR WOODROW COMMUNITIES, a Florida general partnership (hereinafter the "Declarant"), and is joined by CARLYLE COMMUNITY ASSOCIATION, INC., a Florida not-for-profit corporation, (hereinafter the "Association").

RECITALS:

1. Declarant made that certain Declaration of Covenants, Conditions, Restrictions and Easements for Carlyle at the Villages of Palm-Aire (hereinafter the "Declaration") dated as of the 23rd day of November, 1998 and recorded on December 17, 1998, in Official Records Book 1578, page 3228; as rerecorded in Official Records Book 1593, Page 3066; as amended by the Scrivener's Error Amendment dated as of the 9th day of March 1999 and recorded on April 26, 1999, in Official Records Book 1593, page 3149, all in the Public Records of Manatee County, Florida; and as amended by First Amendment on the 12th day of November, 1999, and recorded on March 3, 2000, in Official Records Book 1626, page 3463.

2. Pursuant to Article 16, Section 16.2 of the Declaration, Declarant has the unilateral right to amend the Declaration.

3. Declarant, joined by Association, desires to amend the Declaration for the purpose set forth hereinafter.

4. The terms used in this Second Amendment without definition shall have the same meaning as when used in the Declaration.

NOW, THEREFORE, the Declarant, joined by Association, amends the Declaration as follows:

1. Exhibits E, G and H are deleted in their entirety and are replaced with the revised Exhibits E, G and H attached hereto.

Except as expressly amended hereby, the Declaration, and all the terms and provisions thereof, shall continue in full force and effect in accordance with their terms.

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals this 18 day of May, 2000.

Witnesses:

TAYLOR WOODROW COMMUNITIES,
a Florida general partnership

By: **Taylor Woodrow Homes Florida, Inc.,** a Florida corporation, general partner

Ruth C. Bentley
Print Name Ruth C. Bentley
Candice M. Pierce
Print Name CANDICE MARIE PIERCE

By: *[Signature]*
Name: John R. Peshkin
Title: President

By: **Monarch Homes of Florida, Inc.,** a Florida corporation, general partner

Ruth C. Bentley
Print Name Ruth C. Bentley
Candice M. Pierce
Print Name CANDICE MARIE PIERCE

By: *[Signature]*
Name: John R. Peshkin
Title: President

STATE OF FLORIDA)
)
COUNTY OF SARASOTA)

The foregoing instrument was acknowledged before me this 17th day of May, 2000, by John R. Peshkin, as President of both Taylor Woodrow Homes Florida, Inc. and Monarch Homes of Florida, Inc., both Florida corporations, as general partners of TAYLOR WOODROW COMMUNITIES, a Florida general partnership, on behalf of said corporations and said partnership, who is personally known to me, and ~~did~~ did not take an oath.



Laurie J. Wood-Peters
NOTARY PUBLIC Laurie J. Wood-Peters
(SEAL)

JOINDER OF ASSOCIATION

The undersigned joins in this Second Amendment to Declaration to acknowledge its consent to the foregoing Second Amendment.

**Signed, Sealed and Delivered
in the Presence of:**

**CARLYLE COMMUNITY
ASSOCIATION, INC.**, a Florida not-for-profit corporation

Patricia Saviano

By: *Michael T. Miller*

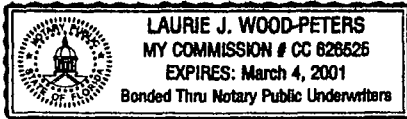
PATRICIA SAVIANO
Print:

Michael T. Miller, President

Ruth C Bentley
Ruth C Bentley
Print:

STATE OF FLORIDA)
)SS:
COUNTY OF SARASOTA)

The foregoing instrument was acknowledged before me this 18th day of May, 2000, by Michael T. Miller, President of **CARLYLE COMMUNITY ASSOCIATION, INC.**, a Florida not-for-profit corporation, on behalf of said corporation, who is personally known to me, and ~~did~~ did not take an oath.



Laurie J. Wood-Peters
NOTARY PUBLIC **Laurie J. Wood-Peters**
(SEAL)

EXHIBIT "E"

THE VILLAGES OF PALM AIRE, A SUBDIVISION

CARLYLE COMMUNITY

LISTING OF COMMON AREAS

The following is a listing of the Common Areas of the Carlyle Community Association, Inc., a non-profit Florida corporation. This organization has been established for the administration and maintenance of all land, buildings, equipment, facilities, and other holdings as specifically described below, and located within the area bounded by the Final Plats of Carlyle at The Villages of Palm-Aire, Unit 1 and Unit 2(~~"Final Plats"~~) both drawn by Bob Cross Professional Land Surveying, Inc., and the Final Plats of Carlyle at The Villages of Palm-Aire, Units 3 and 5 both drawn by Darrell E. Gerkin, PSM, Inc. ("Final Plats").

1. Tract C-2 designated as Private Recreational Area as shown on the final plat, Unit 1, along with the future improvements including, but not limited to the swimming pool, restrooms, tennis court, parking lot, and recreational equipment installed on the site.
2. Tracts C-3, C-4, C-6, and ~~C-7~~C-11 as shown on the Final Plats and any future improvements including, but not limited to walls, landscaping, irrigation, signage and fences installed within the tracts.
3. Tract C-5, C-7, C-8 and C12 as shown on the final plat, Unit 1, and any future landscaping and irrigation located within.
4. Tracts ~~L-1 and L-2~~L-1, L-2, L-3 and L-4 as shown on the final plat, Unit 1, and any lakes or future landscaping located within the tracts. Maintenance responsibility of these improvements are defined in Sections 6.3 and 6.4 of the Declaration of Covenants, Conditions, Restrictions and Easements ("Declaration").
5. All landscaping, irrigation, walls, fences, signs and other improvements located along and within easements on lots 9 and 10 as shown on the final plat, Unit 1, at the entrance to Carlyle from Whitfield Avenue.

6. All that land lying north of the Carlyle lots and south of the centerline of Rattlesnake Slough designated as ~~Tract C-1 on the final plat, Unit 1.~~ Tracts C-1, C-9 and C-10 on the Final Plats. This area is encumbered by a conservation easement that requires no common area maintenance by the Carlyle Community Association, Inc.

7. Common Property, as defined in the Declaration includes all landscaping as depicted on the Final Site Plan/Preliminary Plat approved by Manatee County on July 27, 1998, and designated as PDR-97-04(PP)(F) and more specifically described in item 10 on Exhibit G herein. Maintenance of this common property is pursuant to Sections 6.2 and 6.3 of the Declaration.

**CARLYLE AT THE VILLAGES OF PALM-AIRE
NOTICE TO BUYERS**

To the purchasers of lots in Carlyle at The Villages of Palm-Aire, Manatee County, Florida.

You are hereby notified that the purchase of your lot is subject to:

1. The Declaration of Covenants, Conditions, Restrictions, and Easements for Carlyle at The Villages of Palm-Aire ("**Declaration**") as the same may from time to time be amended, a copy of which is provided upon execution of your contract to purchase.
2. Ownership of a lot in Carlyle at The Villages of Palm-Aire automatically makes you a member of the Carlyle Community Association, Inc. and you are subject to its Articles of Incorporation, By-laws and Regulations. Each lot entitles its owner to one vote in the affairs of the Carlyle Community Association, Inc. ("**Association**").
3. The Association will own and control the common property, as described in the Listing of Common Areas attached to the Declaration, and has the right and power to assess and collect for the cost of maintenance and care of all property and uses under the purview of the Association which you have the right to enjoy, in accordance with the Declaration, the Articles of Incorporation, and By-laws of the Association. A ten year Fiscal Program is included as part of the Declaration to provide adequate reserve funds for the Association.
4. The common assessment by the Association for 2000 is \$188.87 quarterly for each lot. You are notified hereby that the Association may increase this amount as may be required to maintain the common property.
5. Unless permitted by the Manatee County Land Development Code, certain acts and activities are expressly prohibited within the boundaries of the Conservation Easement, Tracts C-1, C-9 and C-10 on the Final Plats, without the prior consent of Manatee County. The prohibited acts and activities include construction or placing of buildings, roads, signs, billboards or other advertising, or other structures on or above the ground; construction or placing of utilities on, below or above the ground without appropriate local, state and federal permits or other authorization; dumping or placing of soil or other substances of material as landfill or dumping or placing of trash, waste, unsightly or offensive materials; removal, mowing, or trimming of trees, shrubs or other vegetation; application of herbicides, pesticides or fertilizers; excavation, dredging or removal of loam, peat,

gravel, soil, rock or other material substances in such manner as to affect the surface; surface use except for purposes that permit the land or water areas to remain in its natural condition; any activity detrimental to drainage, flood control, water conservation, erosion control, soil conservation or fish and wildlife habitat preservation; and acts or uses detrimental to such retention of land or water uses

6. The presently planned source of irrigation for the common areas will be stormwater lakes or other non-potable water sources. Such irrigation water is not for human consumption. Irrigation of lots will be with potable water through individual meters or individual wells. The Code requires that all users of the irrigation system comply with all provisions of the Water Shortage Plan and the Water Shortage Emergency.
7. The Carlyle Community Association shall be a member of The Villages of Palm-Aire Maintenance Association, which is responsible for the management, maintenance and monitoring of the Southwest Florida Water Management District Water Use Permit and the Surface Water Management System for The Villages of Palm-Aire. The Carlyle Community Association is required to pay assessments to the Villages of Palm-Aire Maintenance Association.
8. The obligations stated in the Army Corps of Engineers Permit 199704854 (IP-MN) issued to the Declarant concerning monitoring, maintenance and prohibited activities within certain portions of the Properties.
9. The foregoing statements are only summary in nature and shall not be deemed to supersede or modify the provisions of the Declaration, or any lot sales contract between a purchaser and the builder.
10. Landscaping required by Manatee County and depicted on the Final Site Plan/Preliminary Plat, PDR-97-04(PP)(F), shall be installed within Tracts C-2, C-3, C-4, C-5, C-6, C-7, C-8, C-11 and C-12 shown on the Final Plats of Carlyle at the Villages of Palm-Aire, Unit 1, Unit 2, Unit 3 and Unit 4 ("Final Plats"), generally consisting of shrubs and canopy trees. Maintenance of this landscape is the responsibility of the Carlyle Community Association and must remain in perpetuity. Trees and shrubs, also required by Manatee County, shall be installed along all internal streets, in the rear yards of designated lots, and adjacent to and within lake areas shown as Tracts L-1, L-2, L-3 and L-4 on the Final Plats. This landscaping is further described below and shall remain in perpetuity and be maintained by the owner of the property on which it is planted or, in the case of a lake, the owner of property abutting the lake.
11. The project site falls in zones X and AE with base flood elevations (BFE) of 11', 12', and 13' above M.S.L. in Unit 3, and BFE of 14', and 15' above M.S.L. in

Unit 4 per FIRM panel 1201530342C and 1201530365C. Specifically, Lots 157-169, 174-183, 194-204, 237-245 and 288-302 appear to lie within the AE zone.

Per the Federal Emergency Management Agency (FEMA) 44 CFR 603.c.2, AE zone shall have the lowest habitable finished floor elevated to or above BFE and the revised Manatee County Ordinance 89-10 lowest habitable finished floor must be at base flood elevation plus a one (1) foot freeboard (flood protection elevation). Simply put, the finished floor of the homes within the AE zone must be one (1) foot over the BFE.

If it is determined that any of the structures are in the AE zone, a Floodplain Management Permit will be needed for submittal along with the building permit application.

A sealed survey showing the FIRM panel number, floodzone, base flood elevation, with existing and proposed grades of the lot, and floodzone lines must be submitted at the time of building permit application, unless there is a FEMA approved LOMR or CLOMR for the above lots. In which case the surveyor will just need to note the case number on the survey.

If the buyer's home lies within the floodzone AE, they will be required to purchase flood insurance.

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Carlyle
 Community Association, Inc.
 10 Year Operating Budget
 (306 Lots)

EXHIBIT "H"

Expense Item	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
1 Expenses For Association										
A. Administration	5,105	5,258	5,416	5,578	5,746	5,918	6,096	6,279	6,467	6,661
B. Management Fee	14,700	15,141	15,595	16,063	16,545	17,041	17,553	18,079	18,622	19,180
C. Insurance	0	0	5,000	5,150	5,305	5,464	5,628	5,796	5,970	6,149
D. Accounting/Audit/Legal	2,000	2,060	2,122	2,185	2,251	2,319	2,388	2,460	2,534	2,610
E. Taxes on Association Property	0	0	0	0	0	0	0	0	0	0
F. Pool (maint. gas, elect, water & sewer)	14,600	15,038	15,489	15,954	16,432	16,925	17,433	17,956	18,495	19,050
G. Landscape Maintenance	30,706	31,627	32,576	33,553	34,560	35,597	36,665	37,765	38,897	40,064
H. Common Area Electric (entry)	4,200	4,326	4,456	4,589	4,727	4,869	5,015	5,165	5,320	5,480
K. Maintenance Assoc. Fee	<u>18,000</u>	<u>18,540</u>	<u>19,096</u>	<u>19,669</u>	<u>20,259</u>	<u>20,867</u>	<u>21,493</u>	<u>22,138</u>	<u>22,802</u>	<u>23,486</u>
Total	89,311	91,990	99,750	102,743	105,825	109,000	112,270	115,638	119,107	122,680
2 Expenses For Unit Owner										
A. Gas for Yard Lights (\$9/unit/mo)*	33,048	34,039	35,061	36,112	37,196	38,312	39,461	40,645	41,864	43,120
B. Cable TV (\$27.50/unit/mo)*	<u>100,980</u>	<u>104,009</u>	<u>107,130</u>	<u>110,344</u>	<u>113,654</u>	<u>117,063</u>	<u>120,575</u>	<u>124,193</u>	<u>127,918</u>	<u>131,756</u>
Total	134,028	138,049	142,190	146,456	150,850	155,375	160,036	164,838	169,783	174,876
Total Common Expenses Without Reserves	223,339	230,039	241,940	249,199	256,675	264,375	272,306	280,475	288,889	297,556
Reserves	4,120	4,244	4,371	4,502	4,637	4,776	4,919	5,067	5,219	5,376
Total Common Expenses With Reserves	227,459	234,283	246,311	253,701	261,312	269,151	277,225	285,542	294,109	302,932
Assessment Per Unit Without Reserves	730	752	791	814	839	864	890	917	944	972
Assessment Per Unit With Reserves	743	766	805	829	854	880	906	933	961	990

* Represents expense in Year 1
 Note: Budget assumes a 3 percent annual cost increase.

Asset	Est. Life When New	Est. Repl Cost	Annual Per Unit Reserve	Monthly Per Unit Reserve
Paint Common Facilities	5	15,000	19.13	1.59
Pool House Roof	20	10,000	1.76	0.15
Pool - Marcite	7	8,000	4.70	0.39
Total			25.59	2.13

8-24-01 GA
original to Taylor Woodrow

TAYLOR WOODROW COMMUNITIES

January 15, 2001

Check Total
\$184.00

Page 1
Check No.
97164

INVOICE	DATE	DESCRIPTION	GROSS AMOUNT	ADJUSTS	NET AMOUNT
carrye#3	01/09/01	pa000/000/9000	184.00	0.00	184.00
Check Subtotal			184.00	0.00	184.00

Please Detach Before Presenting for Payment

7.13.01
Check No.
97164

Check Total
\$184.00

TAYLOR WOODROW COMMUNITIES
January 15, 2001

INVOICE	DATE	DESCRIPTION	GROSS AMOUNT	ADJUSTS	NET AMOUNT
caryle#3	01/09/01	pa000/000/9000	184.00	0.00	184.00
Check Subtotal			184.00	0.00	184.00

Please Detach Before Presenting for Payment

64-79
811
Check No. **97164**

SunTrust Bank, Gulf Coast
Downtown Sarasota Office
Sarasota, Florida
1-800-788-6787

January 15, 2001

VOID UNLESS PRESENTED WITHIN 90 DAYS

TAYLOR WOODROW COMMUNITIES

7120 South Beneva Road
Sarasota, Florida 34238
(941) 927-0999

Exactly **\$184.00**
ONE HUNDRED EIGHTY FOUR DOLLARS AND NO CENTS ONLY

\$184.00

TAYLOR WOODROW COMMUNITIES

[Signature]
AUTHORIZED SIGNATURE

Clerk of Court, Manatee
County

To
The
Order
Of

⑆097164⑆ ⑆06100790⑆ 6084084810058⑆