

WCI

THIS INSTRUMENT PREPARED BY/
RECORD AND RETURN TO:

WILL CALL
KENNETH Y. GORDON, ESQUIRE
WCI COMMUNITIES LIMITED PARTNERSHIP
3300 UNIVERSITY DRIVE
CORAL SPRINGS, FLORIDA 33065

97-544843 T0001
10-15-97 09:45AM

**ASSIGNMENT OF
DECLARANT'S ENFORCEMENT RIGHTS**

WITNESSETH:

WHEREAS, Florida National Properties, Inc., is the "Declarant" named in that certain DECLARATION OF NEIGHBORHOOD COVENANTS FOR GEORGETOWN AT EAGLE TRACE ("Declaration") dated the 10th of November, 1988 and recorded in Official Records Book 15949, at Page 0735, of the Public Records of Broward County, Florida and encumbering the property described as all of Georgetown at Eagle Trace, according to the Plat thereof, as recorded in Plat Book 134, at Page 44, of the Public Records of Broward County, Florida, said land situate, lying and being in the City of Coral Springs, Broward County, Florida; and

WHEREAS, Declarant has heretofore been granted the right and power of enforcement of certain restrictive covenants set forth in the Declaration, the right and power to approve certain plans for improvements constructed upon properties encumbered by such Declaration, and the right and power to assess properties encumbered by the Declaration; and

WHEREAS, WCI Communities Limited Partnership, a Delaware limited partnership (hereinafter referred to as "WCI") is the successor by merger of Florida National Properties, Inc., and has succeeded to all of the powers and duties of the Declarant; and

WHEREAS, The GEORGETOWN AT EAGLE TRACE ASSOCIATION, INC., a Florida not-for-profit corporation ("NEIGHBORHOOD ASSOCIATION") is the Neighborhood association for the property subjected to the Declaration; and

WHEREAS, transition of control of the Neighborhood Association has occurred and the Neighborhood Association is now under the control of the owner-elected Board of Governors; and

WHEREAS, the Neighborhood Association is desirous of having the authority and power to enforce restrictions and covenants set forth and described in the Declaration and has requested WCI to assign to the Neighborhood Association Declarant's right, interest, powers and duties under the Declaration; and

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Handwritten initials/signature

WHEREAS, the Neighborhood Association by and through its duly elected Board of Governors is ready and willing to take over the enforcement and approval rights and powers from WCI; and

WHEREAS, WCI is desirous of assigning to the Neighborhood Association, its enforcement and approval rights reserved in the Declaration.

NOW, THEREFORE, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, the receipt and sufficiency of which are acknowledged, Declarant and the Neighborhood Association hereby agree as follows:

1. The above recitals are true and correct including the recitation of considerations and are incorporated herein by reference
2. The Declarant hereby assigns to the Neighborhood Association all of its enforcement, approval, assessment rights, powers, interest and obligations in, to and under the Declaration.
3. Upon execution this Assignment shall be recorded in the Public Records of Broward County, Florida.
4. This Assignment shall be construed according to the laws of the State of Florida. In the event legal action shall become necessary, venue shall be in Broward County, Florida.
5. The Board of Governors of the Neighborhood Association does hereby accept this Assignment for and on behalf of the Neighborhood Association by and through its duly authorized officers, and by the authority and powers vested in them by and through the Articles of Incorporation and By-laws of the Neighborhood Association and in accordance with said Articles and By-laws; and does hereby waive, release and relinquish Declarant, and WCI from any and all claims, demands, choses, or rights of action it has or may have against WCI, jointly and/or severally, concerning, related to, arising from, or growing out of the enforcement and approval duties, powers, rights and obligations under, by and through, the Declaration from the date of their inception to the date of these presents.
6. The Board of Governors of the Neighborhood Association acting on behalf of the Neighborhood Association acknowledges and agrees that upon execution of this Assignment, Declarant shall not be liable or responsible for, in any manner whatsoever, the actions of the Neighborhood Association, its successors or assigns hereunder.

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IN WITNESS WHEREOF, the parties hereto have set their hands and seals on the day and date written above.

Witnesses:

Diane Agliardi
Sign & Print Name: Diane Agliardi

Grace K. Stackhouse
Sign & Print Name:
GRACE K. STACKHOUSE

WCI COMMUNITIES LIMITED PARTNERSHIP

By:

Larry W. Streit
Senior Vice President KG
RCW

Address: 3300 University Drive
Coral Springs, Florida 33065

* Executed by authority given in Certificate of Authority/Power of Attorney recorded in Official Records Book 26308, at Page 843 through 850, both inclusive, of the Public Records of Broward County, Florida.

GEORGETOWN AT EAGLE TRACE

Witnesses:

Cynthia G. Whittle
Sign & Print Name:
Cynthia G. Whittle

Kevin C. Suvoqer
Sign & Print Name:
KEVIN C. SUVOQER

By:

Steve Blecker
Steve Blecker
President

Address: 2045 Northwest 127th Terrace
Coral Springs, Florida 33071

[Corporate Seal]

Attest:

Hina Brockman
Hina Brockman
Secretary

Address: 12722 Northwest 20th Court
Coral Springs, Florida 33071

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STATE OF FLORIDA }
COUNTY OF BROWARD } ss:

The foregoing instrument was acknowledged before me, this 26th day of SEPTEMBER, 1997, by Larry W. Streib, as Senior Vice President of WCI Communities Limited Partnership, existing under the laws of the State of Delaware, the successor by merger of Ocean Mile Association Inc., and by merger of Florida National Properties Inc. He is personally known to me.

Grace K. Stackhouse
Notary Public

My commission expires: 6/21/99

[Notary Seal]



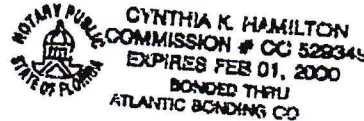
STATE OF FLORIDA }
COUNTY OF BROWARD } ss:

The foregoing instrument was acknowledged before me, this 18 day of September 1997, by Steven Blecker and Ilna Brockman, as President and Secretary, respectively, of Georgetown at Eagle Trace Association, Inc., a Florida not-for-profit corporation. They are personally known to me or produced their driver's license as identification.

Cynthia K. Hamilton
Notary Public

My commission expires: Feb 1, 2000

[Notary Seal]



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