SOUTH FLORIDA WATER
MANAGEMENT DISTRICT

CONVERSION FILE

PERMIT NUMBER:

06- 02008 - S

ISSUED DATE:

MAY 17, 2002

SOUTH FLORIDA WATER MANAGEMENT DISTRICT
3301 Gun Club Road, West Palm Beach, Florida 33406 • (561) 686-8800 • FL WATS 1-800-432-2045 • TDD (561) 697-2574
Mailing Address: P.O. Box 24680, West Palm Beach, FL 33416-4680 • www.sfwmd.gov

CON 24-06

District Permit 06-02008-S
Applications 931123-5, 950424-11, 950622-3, 970121-23, 970827-9, 981009-23

May 17, 2002

Ana Orge, Secretary
Stoneridge Lake Estates Homeowners Association, Inc.
c/o Gables Property Management
3300 Corporate Ave, #110
Weston, FL 33331

Dear Ms. Orge:

Subject: Notice of Permit Transfer and Conversion from Construction to Operation Phase
Stoneridge Lake Estates, Broward County
Section 5, Township 51 South, Range 40 East

In response to your requests of August 14, 1997 and April 4, 2002 for transfer and conversion from the construction phase to the operation phase for the above referenced permit, the secondary surface water management system located within the parcels listed below have been officially transferred from Engle Homes, Inc. to Stoneridge Lake Estates Homeowners Association, Inc.:

App. No.	Parcel Name	Issue Date
931123-5	Stoneridge Lake Estates	13-Oct-1994
950424-11	Stoneridge Lake Estates	30-May-1995
950622-3	Stoneridge (Fisikelli Site - Mitigation)	04-Dec-1995
970121-23	Stoneridge Lake Estates Mitigation Area	31-Jan-1997
970827-9	Stoneridge Lake Estates	26-Sep-1997
981009-23	Stoneridge Lake Estates Area 1, Area 2, Fisikelli Site	20-Oct-1998

The South Broward Drainage District is responsible for operation of the primary surface water management system in accordance with Surface Water Management Permit 06-01400-S. It should be noted that as a condition of transfer, you have agreed that all terms and conditions of the permit and subsequent modification, if any, are understood and accepted, and any proposed modification shall be applied for and authorized by this District prior to such modification.

Copies of the permit documents, including conditions, can be obtained from the Regulation Resource Area in the Environmental Resource Regulation Department at the West Palm Beach Service Center.

GOVERNING BOARD
Trudi K. Williams, P.E., *Chair*
Lennart E. Lindahl, P.E., *Vice-Chair*
Pamela Brooks-Thomas
Michael Collins
Hugh M. English
Gerardo B. Fernández
Patrick J. Gleason, Ph.D., P.G.
Nicolás J. Gutiérrez, Jr., Esq.
Harkley R. Thornton

EXECUTIVE OFFICE
Henry Dean, *Executive Director*

Stoneridge
Lake
Estates

If you have any questions, please contact Jennifer Krumlauf at the West Palm Beach Service Center at (561) 682-2712.

Sincerely,

Anne Roth, Director
Regulatory Information Management Division
Environmental Resource Regulation Department

AR/jk

c: Broward County Engineer
Lynne Gaudet, Engle Homes, Inc.
Douglas R. Bell, South Broward Drainage District
Alfred J. Malefatto, Greenberg Traurig
Leigh C. Katzman, Katzman & Korr, P.A.
Glen Harrelson, Keith & Schnars, P.A.
Randall K. Roger, Kaye & Roger, P.A.
Susan Hudgen, CZR, Inc.

Stoneridge Lake Estates
May 17, 2002

bc: Vault File – Permit No. 06-02008-S (Applications 931123-5, 950424-11, 950622-3, 970121-23, 970827-9, 981009-23)
Area Engineer – MDS (6120)
Service Center – BSC (6140)

South Florida Water Management District

REQUEST FOR CONVERSION OF ENVIRONMENTAL RESOURCE/SURFACE WATER MANAGEMENT PERMIT FROM CONSTRUCTION PHASE TO OPERATION PHASE AND TRANSFER OF PERMIT TO THE OPERATING ENTITY (TO BE COMPLETED AND SUBMITTED BY THE OPERATING ENTITY)

Form #0920
08/95

RECEIVED
APR 24 2002
ENV RES REGULATION

SOUTH FLORIDA WATER MANAGEMENT DISTRICT
Environmental Resource Compliance Division

Date April 4, 2002

It is hereby requested that District Environmental Resource/Surface Water Management Permit No. 06 - 02008-S under Application No(s). 931123-5, see below authorizing the construction and operation of a surface water management system for the below mentioned project be converted from the construction phase to the operation phase and be transferred from the construction phase permittee to the operation phase operating entity. 950424-11, 950622-3, 970121-23, 970827-9 and 981009-23.

PROJECT: Stoneridge Lake Estates

FROM: Name Engle Homes/Broward, Inc.
Address 123 NW 13th Street, Suite 300
City Boca Raton State Fl Zip 33432

TO: Name Stoneridge Lake Estates Homeowners Association, Inc.
Address C/O Gables Property Management, Inc.
City 3300 Corporate Avenue ~~Suite #110, Weston,~~ State Fl Zip 33331

Enclosed is documentary evidence of satisfaction of permit conditions (other than long term monitoring) in accordance with Rule 40E-4.361, **Florida Administrative Code (F.A.C.)**. Also enclosed is a copy of the documents required below, including the document transferring title to the operating entity for the common areas on which the surface water management system is located.

The surface water management facilities are hereby accepted for operation and maintenance in accordance with the engineer's certification and as outlined in the restrictive covenants and articles of incorporation for the operating entity.

The signatory, as representative for the operating entity, hereby agrees that the operating entity will be perpetually bound by all terms and conditions of the permit, including all compliance requirements. Authorization for any proposed modification to the project shall be applied for and obtained prior to conducting such modification.

Stoneridge Lake Estates Homeowners Association, Inc.
Operating Entity Name

Anna Arge
Authorized Signature

SECRETARY.
Title and Telephone Number of Signatory

Anna Arge
Printed Name of Signatory

Enclosure:

- ☐ Documentary evidence of satisfaction of permit conditions (other than long term monitoring)
- ☐ Copy of recorded transfer of title to surface water management system
- ☑ Copy of plat(s)
- ☑ Copy of recorded restrictive covenants, articles of incorporation, certificate of incorporation

South Florida Water Management District

Form #0920
08/95

REQUEST FOR CONVERSION OF ENVIRONMENTAL RESOURCE/SURFACE WATER MANAGEMENT PERMIT FROM CONSTRUCTION PHASE TO OPERATION PHASE AND TRANSFER OF PERMIT TO THE OPERATING ENTITY (TO BE COMPLETED AND SUBMITTED BY THE OPERATING ENTITY)

SOUTH FLORIDA WATER MANAGEMENT DISTRICT
Field Engineering Division *Please see page 2 of 2

Date August 14, 1997

It is hereby requested that District Environmental Resource/Surface Water Management Permit No. 06-02008-S (under Application No(s). 970121-23), authorizing the construction and operation of a surface water management system for the below mentioned project, be converted from the construction phase to the operation phase and be transferred from the construction phase permittee to the operation phase operating entity.

PROJECT: Stoneridge Lake Estates

FROM:
Name Engle Homes/Broward, Inc.
Address 123 N.W. 13 Street, Suite 300
City Boca Raton State FL Zip 33434

TO:
Name Stoneridge Lake Estates Homeowners Association
Address 1280 S. W. 36th Avenue, #301
City Pompano Beach State FL Zip 33069

Enclosed is documentary evidence of satisfaction of permit conditions (other than long term monitoring) in accordance with Rule 40E-4.361, Florida Administrative Code (F.A.C.). Also enclosed is a copy of the documents required below, including the document transferring title to the operating entity for the common areas on which the surface water management system is located.

The surface water management facilities are hereby accepted for operation and maintenance in accordance with the engineer's certification and as outlined in the restrictive covenants and articles of incorporation for the operating entity.

The signatory, as representative for the operating entity, hereby agrees that the operating entity will be perpetually bound by all terms and conditions of the permit, including all compliance requirements. Authorization for any proposed modification to the project shall be applied for and obtained prior to conducting such modification.

SIGN HERE

Stoneridge Lake Estates
Homeowners Association
Operating Entity Name

Manuel Diner, Pres.
Authorized Signature

President 305/358-7080
Title and Telephone Number of Signatory

Manuel Diner
Printed Name of Signatory

Enclosure:
( ) Documentary evidence of satisfaction of permit conditions (other than long term monitoring)
( ) Copy of recorded transfer of title to surface water management system
( ) Copy of plat(s)
( ) Copy of recorded restrictive covenants, articles of incorporation, certificate of incorporation

Memorandum

To: Permit File 06-02008-S,
Applications 931123-5, 950424-11, 950622-3, 970121-23, 970827-9, 981009-23
Stoneridge Lake Estates

From: Jennifer Krumlauf

Date: May 9, 2002

Subject: Operating Entities for Stoneridge Lake Estates

The operating entity for the primary backbone system is the South Broward Drainage District (SBDD), and the operating entity for the secondary system is the Stonebrige Lake Estates HOA, Inc. The SBDD is not a co-permittee on Permit 06-02008-S because the surface water management system for the entire SBDD is covered by Permit 06-01400-S.

ok/ka 5/9/02

SOUTH FLORIDA WATER MANAGEMENT DISTRICT
3301 Gun Club Road, West Palm Beach, Florida 33406 • (561) 686-8800 • FL WATS 1-800-432-2045 • TDD (561) 697-2574
Mailing Address: P.O. Box 24680, West Palm Beach, FL 33416-4680 • www.sfwmd.gov

CON 24-06

District Permit 06-02008-S
Applications 931123-5, 950424-11, 950622-3, 970121-23, 970827-9, 981009-23

March 29, 2002

Lynne Gaudet
Engle Homes, Inc.
123 NW 13th St, Suite 300
Boca Raton, FL 33432

Dear Ms. Gaudet:

Subject: Notice of Permit Transfer and Conversion from Construction to Operation Phase
Stoneridge Lake Estates, Broward County
Section 5, Township 51 South, Range 40 East

This letter shall acknowledge receipt of your request for permit transfer and conversion from construction to operation phase. However, staff cannot complete this transfer until the following is submitted:

1. Transfer Form 0920, with an authorized signature, listing applications 931123-5, 950424-11, 950622-3, 970827-9, 981009-23. Transfer Form 0920 was submitted in 1997, but only listed application 970121-23.

2. Copies of the recorded Declaration of Covenants and Restrictions including its exhibits and amendments, Articles of Incorporation, and Certificate of Incorporation for Stoneridge Lake Estates Homeowners Association, Inc.

3. A completed, signed, and notarized affidavit attesting that Stoneridge Lake Estates Homeowners Association, Inc. meets the requirements for Sections 9.2.3, 9.2.4, and 9.2.6, Basis of Review. Please include all six application numbers listed above on the affidavit.

4. Copies of recorded plats for the entire project.

Please submit the above to:

South Florida Water Management District
Attn: Jennifer Krumlauf, MSC 4240
Regulatory Information Management Division
P.O. Box 24680
West Palm Beach, Florida 33416-4680

Governing Board
Michael Collins
Hugh M. English
Gerardo B. Fernandez
Patrick J. Gleason, Ph.D., P.G.
Nicolas J. Gutierrez, Jr., Esq.
Harkley R. Thornton
Executive Office
Henry Dean, Executive Director

If you have any questions, please contact the undersigned at the West Palm Beach Service Center at (561) 682-2712.

Sincerely,

Jennifer Krumlauf

Jennifer Krumlauf
Specialist Engineering Associate
Regulatory Information Management Division
Environmental Resource Regulation Department

JK/ kc
Enclosures
Transfer Form 0920, Affidavit Form

c: Stoneridge Lake Estates Homeowners Association, Inc.
Randall K. Roger, Kaye & Roger, P.A.

Engle Homes, Inc.
(Stoneridge Lake Estates)
Subject: Deficiency Notice for Conversion to Operation Transfer
March 29, 2002

bc: Permit No. 06-02008-S (Applications 931123-5, 950424-11, 950622-3, 970121-23, 970827-9, 981009-23)

Florida Department of State, Division of Corporations
Corporations Online
www.sunbiz.org Public Inquiry

Florida Non Profit

STONERIDGE LAKE ESTATES HOMEOWNERS ASSOCIATION, INC.

PRINCIPAL ADDRESS
3300 CORPORATE AVE
110
WESTON FL 33331 US
Changed 03/26/1998

MAILING ADDRESS
GABLES PROPERTY MGMT
3300 CORPORATE AVE #110
WESTON FL 33331 US
Changed 04/20/1999

Document Number	FEI Number	Date Filed
N94000003079	650617821	06/22/1994
State	**Status**	**Effective Date**
FL	ACTIVE	NONE

Registered Agent

Name & Address
KAYE & ROGER P.A. 6261 NW 6 WAY FORT LAUDERDALE FL 33309
Name Changed: 04/21/2000
Address Changed: 04/21/2000

Officer/Director Detail

Name & Address	Title
DINER, MANUEL 16101 BELLA VISTA AVE. PEMBROKE PINES FL 33331	D
JOHN, HILL 16847 MARIPOST CIRCLE FORT LAUDERDALE FL 33331	VPD
ORGE, ANA 16535 MARIPOSA CIR. N PEMBROKE PINES FL 33331	SDF
LIBERMAN, LEA 7049 MARIPOSA CIRCLE WEST PEMBROKE PINES FL 33331	DT
REYNOLDS, MARK 16455 MARIPOSA CIRCLE NORTH PEMBROKE PINES FL 33331	D
PANOS, DORIS 16486 SW 70TH STREET PEMBROKE PINES FL 33331	PD

Annual Reports

Report Year	Filed Date	Intangible Tax
2000	04/21/2000	
2001	01/30/2001	
2002	02/11/2002	

Previous Filing | Return to List | Next Filing

No Events
No Name History Information

View Document Image(s)

THIS IS NOT OFFICIAL RECORD; SEE DOCUMENTS IF QUESTION OR CONFLICT

Corporations Inquiry | Corporations Help

Environmental Resource Regulation
Permit History

09-
per

Permit No: 06-02008-S
Project Description: STONERIDGE LAKE ESTATES AREA 1, AREA 2, FISIKELLI

Issue Date	App#	App. Type	APP. Description	Purpose	M/O Owner	Project
23-NOV-1993	931123-5-EW	EARLY WORK	SWM NEW GENERAL	INC. SITE ACT. EARLY WORK	ENGLE HOMES	STONERIDGE
13-OCT-1994	931123-5		SWM NEW INDIVIDUAL	CONSTRUCT/OPERATE	STONERIDGE LAKE ESTATES	STONERIDGE
30-MAY-1995	950424-11	NRM LTR	SWM MOD GENERAL	COMPLIANCE MOD NRM	STONERIDGE LAKE ESTATES	STONERIDGE
04-DEC-1995	950622-3		SWM MOD GENERAL	STANDARD GEN. PERMIT	STONERIDGE LAKE ESTATES	STONERIDGE
31-JAN-1997	970121-23	NRM LTR	SWM MOD GENERAL	COMPLIANCE MOD NRM	STONERIDGE LAKE ESTATES	STONERIDGE
26-SEP-1997	970827-9	COMPLY	SWM MOD GENERAL	COMPLIANCE LETTER MOD	STONERIDGE LAKE ESTATES	STONERIDGE
20-OCT-1998	981009-23	NRM LTR	SWM MOD GENERAL	COMPLIANCE MOD NRM	STONERIDGE LAKE ESTATES	STONERIDGE

ENVIRONMENTAL RESOURCE COMPLIANCE
Permit Status Report

Report Run Date: MAY-09-02 09:54 AM

Permit Number: 06-02008-S

App No	Project Name/ Parcel	Permit Type App Kind	App Status Final Action	Cert. Required	Construction Status	Certification Status
931123-5	STONERIDGE LAKE ESTATES (FKA COQUINA MEADOWS)	SWM NEW	COMPLETE 13-OCT-1994	Y		ACCEPTED
931123-5-EW	STONERIDGE LAKE ESTATES (FKA COQUINA MEADOWS)	SWM NEW	COMPLETE 23-NOV-1993	N		
950424-11	STONERIDGE LAKES ESTATES	SWM MOD	COMPLETE 30-MAY-1995	N		
950622-3	STONERIDGE (FISIKELLI SITE - MITIGATION)	SWM MOD	COMPLETE 04-DEC-1995	Y		ACCEPTED
970121-23	STONERIDGE LAKE ESTATES MITIGATION AREA	SWM MOD	COMPLETE 31-JAN-1997	N	CONSTRUCTION COMPLETED	
970927-9	STONERIDGE LAKE ESTATES/COQUINA MEADOWS	SWM MOD	COMPLETE 26-SEP-1997	Y		ACCEPTED
981009-23	STONERIDGE LAKE ESTATES AREA 1, AREA 2, FISIKELLI SITE	SWM MOD	COMPLETE 20-OCT-1998	N		

Number of Modifications issued for Permit No. 06-02008-S: 7

Total Number of Modifications Issued: 7

ENVIRONMENTAL RESOURCE COMPLIANCE DIVISION
Conversion/Transfer Status Report
Received From August 17, 1997 to August 17, 1997

Report Run Date MAY-09-02 09:53 AM

L/I Rev	App No/ Permit No	Project Name/Parcel	Status	Env Signoff	Conv Rcvd	Conv To R
JENNIFER KRUMLAUF	931123-5 06-02008-S	STONERIDGE LAKE ESTATES (FKA COQUINA MEADOWS)	AWAITING TRANSFER	COMPLETE	17-AUG-1997	09-MAY-20
JENNIFER KRUMLAUF	950424-11 06-02008-S	STONERIDGE LAKES ESTATES	AWAITING TRANSFER	COMPLETE	17-AUG-1997	09-MAY-20
JENNIFER KRUMLAUF	950622-3 06-02008-S	STONERIDGE (FISIKELLI SITE - MITIGATION)	AWAITING TRANSFER	COMPLETE	17-AUG-1997	09-MAY-20
JENNIFER KRUMLAUF	970121-23 06-02008-S	STONERIDGE LAKE ESTATES MITIGATION AREA	AWAITING TRANSFER	COMPLETE	17-AUG-1997	09-MAY-20
JENNIFER KRUMLAUF	970827-9 06-02008-S	STONERIDGE LAKE ESTATES/COQUINA MEADOWS	AWAITING TRANSFER	COMPLETE	17-AUG-1997	09-MAY-20
JENNIFER KRUMLAUF	981009-23 06-02008-S	STONERIDGE LAKE ESTATES AREA 1, AREA 2, FISIKELLI SITE	AWAITING TRANSFER	COMPLETE	17-AUG-1997	09-MAY-20

Total Number of Conversion Requests Received From August 17, 1997 to August 17, 1997 = 6

Total Number of Conversion to RIM From August 17, 1997 to August 17, 1997 = 6

Total Number of Conversion Complete From August 17, 1997 to August 17, 1997 = 0

Subject: Re: [Fwd: Stoneridge Lake Estates (06-02008-S)]
Date: Thu, 02 May 2002 10:00:02 -0400
From: "Jose L. Marquez" <jmarquez@sfwmd.gov>
Organization: South Florida Water Management District
To: Jennifer Krumlauf <jkrumla@sfwmd.gov>

Hello Jennifer!

All application numbers are O.K. for transfer as far as SWMS is concerned. Check with Heather on those specifically concerning NRM issues.

Jose

--
Jose L. Marquez
South Florida Water Management District
Environmental Resource Compliance
Engineering Evaluation Section
3301 Gun Club Road
West Palm Beach, FL 33406
Tel: 954-452-4814 x4993
FAX: 954-452-4825

Subject: [Fwd: Stoneridge Lake Estates (06-02008-S)]
Date: Wed, 24 Apr 2002 16:54:01 -0400
From: Jennifer Krumlauf <jkrumla@sfwmd.gov>
Organization: South Florida Water Management District
To: Jose Marquez <jmarquez@sfwmd.gov>

Jose -
The applicant has submitted everything necessary to finalize the construction to operation transfer for the referenced application numbers. If possible, would you please let me know by Monday, April 29, if they are in compliance and okay to transfer?

Thanks,
Jennifer

Subject: Stoneridge Lake Estates (06-02008-S)
Date: Thu, 28 Mar 2002 11:54:30 -0500
From: Jennifer Krumlauf <jkrumla@sfwmd.gov>
Organization: South Florida Water Management District
To: Jose Marquez <jmarquez@sfwmd.gov>

Jose -
I am finalizing a conversion and transfer to the operating entity for the above project. Are the following applications currently in compliance and okay to transfer?

931123-5
950424-11
950622-3
970121-23
970827-9
981009-23

Thanks,
Jennifer (2712)

Jennifer Krumlauf <jkrumla@sfwmd.gov>
Specialist Engineering Associate
Regulatory Information Management
Environmental Resource Regulation

ENGLE HOMES, INC.
123 N.W. 13th Street, Suite 300
Boca Raton, Florida 33432

FACSIMILE TRANSMITTAL

DATE: 5/8/02

TO: Jennifer

FIRM: SFWMD

SUBJECT: Stormwater.

TO FAX # : 561-682-6896

FROM: Lynne Sanders

OUR FAX #: (561) 750-6945

We are transmitting 3 pages including this cover letter.

If you do not receive all pages, please call as soon as possible.

Boca Raton	(561) 391-4012
Fort Lauderdale	(954) 763-1551
West Palm Beach	(561) 833-1894
Toll Free	(800) 624-3960

Extension 157 at all of the above numbers.

Message:

Please see attached as per your request.

THE INFORMATION CONTAINED IN THIS FACSIMILE MESSAGE IS CONFIDENTIAL INFORMATION INTENDED ONLY FOR THE USE OF THE INDIVIDUAL OR ENTITY NAMED ABOVE. IF THE READER OF THIS MESSAGE IS NOT THE INTENDED RECIPIENT, YOU ARE HEREBY NOTIFIED THAT ANY DISSEMINATION, DISTRIBUTION OR COPY OF THIS COMMUNICATION IS STRICTLY PROHIBITED. IF YOU HAVE RECEIVED THIS COMMUNICATION IN ERROR, PLEASE IMMEDIATELY NOTIFY US BY TELEPHONE AND RETURN THE ORIGINAL MESSAGE TO US AT THE ABOVE ADDRESS VIA THE U.S. POSTAL SERVICE. THANK YOU.

SOUTH BROWARD DRAINAGE DISTRICT

LEONARD MILLER
President & Supervisor

HOWARD J. ZIMMERMAN
Treasurer & Supervisor

RONALD E. CONDITT, JR.
Secretary & Supervisor

ROBERT D. TOWNSEND
Supervisor

TOM GILL
Supervisor

VICKI A. MINNAUGH
Supervisor

NEIL KALIN
District Director

June 2, 1998

Mr. Peter R. Gallo, P.E.
Keith & Schnars, P.A.
6500 N. Andrews Ave.
Ft. Lauderdale, FL 33309-2132

Re: Stoneridge Lake Estates Lake Slope As-builts
Permit #LE 939201-1

Dear Peter:

The lake slope as-builts and lake slopes at Stoneridge Lake Estates have been reviewed and field inspected and at this time are acceptable to the District. The District requests that during residential construction, the lake bank slopes on all waterfront lots are not altered from the approved design. It will be the responsibility of the builder/contractor upon completion of housing construction that proper lake bank slopes have been maintained, lake slope has been stabilized with sod and all construction debris, rocks, boulders and miscellaneous trash has been removed from the lake maintenance easement and underwater slope.

Per your request, please find enclosed Original Shoreline Bond No. 03000860 in the amount of $40,000.00.

Should you have any questions or require further information, please do not hesitate to contact this office.

Sincerely,

Neil Kalin
District Director

NK/pw

c: Luis Ochoa, District Inspector
William Gardiner, Engle Homes
Joe McLaughlin, City of Pembroke Pines

enclosure

6591 Southwest 160 Avenue • Davie, Florida 33331 • Telephone: 954-680-3337 • Fax: 954-680-3339

SOUTH BROWARD DRAINAGE DISTRICT

LEONARD MILLER
President & Supervisor

HOWARD J. ZIMMERMAN
Treasurer & Supervisor

RONALD E. CORRITT, JR.
Secretary & Supervisor

ROBERT D. TOWNSEND
Supervisor

TOM GILL
Supervisor

VICKI A. MINNAUGH
Supervisor

NEIL KALIN
District Director

June 2, 1998

Mr. Peter R. Gallo, P.E.
Keith & Schnars, P.A.
6500 N. Andrews Ave.
Ft. Lauderdale, FL 33309-2132

Re: Stoneridge Lake Estates Paving and Drainage As-builts
Permit #PD939201

Dear Peter:

The paving and drainage as-builts for Stoneridge Lake Estates have been reviewed and field inspection completed which revealed that the stormwater management system has been constructed in substantial conformance with the approved design.

Per your request, please find enclosed Original Surety Bond No. 030000861 in the amount of $15,100.00.

Should you have any questions or require further information, please do not hesitate to contact this office.

Sincerely,

Neil Kalin
District Director

NK/pw

c: Luis Ochoa, District Inspector
William Gardiner, Engle Homes
Joe McLaughlin, City of Pembroke Pines

enclosure

6591 Southwest 160 Avenue • Davie, Florida 33331 • Telephone: 954-680-3337 • Fax: 954-680-3339

Subject: Re: [Fwd: Stoneridge Lake Estates (06-02008-S)]
Date: Wed, 01 May 2002 14:50:05 -0400
From: Heather Carman <hcarman@sfwmd.gov>
Organization: South Florida Water Management District
To: Jennifer Krumlauf <jkrumla@sfwmd.gov>

I apologize for not getting back to you sooner.....I just recently had a chance to get out to the Stoneridge site again to check it out. We have some minor issues with one of the mitigation berms but the County has already been working on that issue. I guess it would be OK at this point to go ahead and transfer..... .....everything else looks OK and they have been submitting monitoring reports on time.

Jennifer Krumlauf wrote:

Heather -
The applicant has submitted everything necessary to finalize the construction to operation transfer for the referenced application numbers. If possible, would you please let me know by Monday, April 29, if they are in compliance and okay to transfer, or if there are any outstanding environmental issues?

Thanks,
Jennifer

Subject: Stoneridge Lake Estates (06-02008-S)
Date: Thu, 28 Mar 2002 11:56:07 -0500
From: Jennifer Krumlauf <jkrumla@sfwmd.gov>
Organization: South Florida Water Management District
To: Heather Carman <hcarman@sfwmd.gov>

Heather -
I am finalizing a conversion and transfer to the operating entity for the above project. Are there any outstanding environmental issues, or are the following applications currently in compliance and okay to transfer?

931123-5
950424-11
950622-3
970121-23
970827-9
981009-23

Thanks,
Jennifer (2712)

Heather A. Carman <hcarman@sfwmd.gov>

06-02008-S Vault

BROWARD COUNTY
FLORIDA

Department of Planning and Environmental Protection
Biological Resources Division
218 S.W. 1st Avenue
Fort Lauderdale, FL 33301
(954) 519-1230 • Fax (954) 519-1412

March 15, 2002

Lynne Gaudet
Engle Homes
123 N.W. 13th Street, Suite 300
Boca Raton, FL 33432

RECEIVED
MAR 27 2002
OFFICE OF COUNSEL

RE: Recorded Conservation Easement for Stoneridge Lakes Estates
BCDPEP License No. DF94-1053

Dear Ms. Gaudet:

Attached please find for your records a copy of the recorded conservation easement for the above referenced BCDPEP license.

If you have any questions regarding the conservation easement, please do not hesitate to call Anita Allen at (954) 519-1205.

Sincerely,

Kathryn Cartier

Kathryn Cartier
Wetlands Resource Manager

KAC/aaa
Enc.

cc: Jose Gonzalez, Assistant County Attorney w/ enc.
Luna Ergas Phillips, Esquire, SFWMD w/ enc.

BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS — An Equal Opportunity Employer and Provider of Services
Josephus Eggelletton, Jr. Ben Graber Suzanne N. Gunzburger Kristin D. Jacobs Ilene Lieberman Lori Nance Parish John E. Rodstrom, Jr. James A. Scott Diana Wasserman-Rubin
Visit us on the Internet: www.broward.org/dpep

MAR 11 2002

INSTR # 101723179
OR BK 32820 PG 1652
RECORDED 02/28/2002 08:15 AM
COMMISSION
BROWARD COUNTY
DOC STMP-D 0.70
DEPUTY CLERK 2000

JOINT FORM DEED OF CONSERVATION EASEMENT AND AGREEMENT

THIS DEED OF CONSERVATION EASEMENT ("Conservation Easement") is given this 5th day of October, 2001, by Stoneridge Lake Estates Homeowners Association, Inc., (address) C/O Gables Property Mgt. 3300 Corporate Ave. Weston, Fl 33331 ("Grantor") to the South Florida Water Management District, 3301 Gun Club Road, West Palm Beach, Florida 33406, and to Broward County, a political subdivision of the State of Florida, its successors and assigns (collectively referred to as "Grantee"), whose post office is 115 South Andrews Avenue, Suite 423, Fort Lauderdale, Florida 33301.

WITNESSETH

WHEREAS, the Grantor is the owner of certain lands situated in Broward County, Florida, and more specifically described in Exhibit A, attached hereto and incorporated herein by reference and referred to herein as the "Property"; and

WHEREAS, the Grantor desires to construct (name of project) Stoneridge Lake Estat ("Project") on the Property, which Project is subject to the regulatory jurisdiction of the South Florida Water Management District ("District") and the Broward County Department of Planning and Environmental Protection ("DPEP"); and

WHEREAS, DPEP License No. PF-94-1053 ("DPEP License") and District Permit No. 06-020085 ("District Permit") authorizes certain activities that may impact wetlands or may require the preservation of wetlands on the Project site; and

WHEREAS, the Grantor has developed and proposed as part of the license and permit conditions a conservation tract, and buffers, as described in Exhibit B attached hereto and incorporated by reference ("Conservation Area"), involving creation, restoration, enhancement and/or preservation of the wetland and/or upland systems on the Conservation Area; and

WHEREAS, the Grantor, in consideration of the consent granted by the DPEP License and District Permit, is agreeable to granting and securing to the Grantee a perpetual Conservation Easement as defined in Section 704.06, Florida Statutes (1999), as amended, over the Conservation Area.

Approved BCC 2/26/02 #33
Submitted By DPEP
RETURN TO DOCUMENT CONTROL

(11)

NOW, THEREFORE, in consideration of the issuance of the DPEP License and District Permit, to construct and operate the permitted activity, Grantor hereby grants, creates, and establishes a perpetual Conservation Easement for the Grantee upon the Conservation Area which shall run with the property as described in Exhibits A and B, and be binding upon the Grantor, its heirs, successors or assigns (hereinafter "Grantor"), and shall remain in full force and effect forever.

The scope, nature, and character of this Conservation Easement shall be as follows:

1. It is the purpose of the Conservation Easement to retain land and/or water of the Conservation Area in their natural, vegetative, hydrologic, scenic, open, agricultural or wooded condition and to retain such areas as suitable habitat for fish, plants or wildlife. It is the purpose and intent of this Conservation Easement to assure that the Conservation Area (with the exception of included wetlands which are to be enhanced, restored, or created as specified in the aforementioned DPEP License and District Permit) will be retained and maintained forever predominantly in the natural vegetative and hydrologic condition existing at the time of execution of this Conservation Easement. The included wetlands which are to be enhanced, restored, or created shall be maintained forever by the Grantor, its heirs, successors, or assigns, in the enhanced, restored, or created conditions required by the DPEP License and District Permit. To carry out this purpose, the following rights are conveyed to Grantee by this easement:

   (a) To enter upon the Conservation Area (Exhibit B) in a reasonable manner and at reasonable times with any necessary equipment or vehicles to ensure compliance and to enforce the rights herein granted and to cross such portions of the Property (Exhibit A) as reasonably necessary to exercise such right.

   (b) To enjoin any activity on or use of the Conservation Area that is inconsistent with this Conservation Easement and to enforce the restoration of such areas or features of the Conservation Area that may be damaged by any inconsistent activity and/or use. Grantee shall be entitled to recover the cost of restoring the land to the natural vegetative and hydrologic condition existing at the time of execution of this Conservation Easement or to the vegetative and hydrologic condition required by the aforementioned DPEP License and District Permit, whichever enhancement is the most environmentally desirable to Grantee. These remedies are in addition to any other remedy, fine or penalty which may be applicable under Chapter 27, Broward County Code of Ordinances, Rule 40E-4, F.A.C., Chapter 373, Florida Statutes, or otherwise which may be available by law.

2. Except for the restoration, creation, enhancement, maintenance, and monitoring activities and other activities and improvements related to the Conservation Area that are permitted or required by the DPEP License and the District Permit, the

following activities are prohibited in or on the Conservation Area, to wit:

(a) Construction or placing of buildings, roads, signs, billboards or other advertising, utilities, or other structures on or above the ground;

(b) Dumping or placing of soil or other substance or material as landfill, or dumping or placing of trash, waste, or unsightly or offensive materials;

(c) Removal or destruction of trees, shrubs, or other vegetation, except for the removal of nuisance and exotic vegetation as approved by DPEP and District;

(d) Excavation, dredging, or removal of loam, peat, gravel, soil, rock, or other material substance in such manner as to affect the surface;

(e) Surface use except for purposes that permit the land or water area to remain in its natural condition;

(f) Activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife habitat preservation; including but not limited to ditching, diking and fencing;

(g) Acts or uses detrimental to said aforementioned retention and maintenance of land or water areas; and

(h) Acts or uses detrimental to the preservation of any features or aspects of the Conservation Area having historical, archeological or cultural significance.

3. Grantor reserves all rights as owner of the Conservation Area, including the right to engage in uses of the Conservation Area that are not prohibited herein and which are not inconsistent with the intent and purpose of this Conservation Easement.

4. No right of access by the general public to any portion of the Conservation Area is conveyed by this Conservation Easement.

5. Grantee shall not be responsible for any costs or liabilities related to the operation, upkeep and maintenance of the Conservation Area and Grantor does hereby indemnify and hold harmless the Grantee from the same.

6. Grantor shall pay any and all real property taxes and assessments levied by competent authority on the Conservation Area.

7. The terms and conditions of this Conservation Easement may be enforced by the Grantee by injunctive relief and other available remedies. Any costs, including but not limited to reasonable attorney's fees and administrative, trial and appellate court costs which are incurred in enforcing, judicially or otherwise, the terms and restrictions of this Conservation Easement, shall be borne by and recoverable

against the non-prevailing party in such proceedings In any action in which the Grantee prevails, the Grantee shall be entitled to recover the cost of restoring the Conservation Area to the natural vegetative and hydrologic condition existing at the time of execution of this Conservation Easement or to the vegetative and hydrologic condition required by the aforementioned DPEP License and District Permit. Venue for said actions shall be exclusively in the Seventeenth Judicial Circuit, in and for Broward County, Florida. These remedies are in addition to any other remedy, fine or penalty which may be applicable under Chapter 27 of the Broward County Code of Ordinances, Rule 40E-4, F.A.C., Chapter 373, Florida Statutes, or as otherwise provided by law.

8. Enforcement of the terms and provisions of the Conservation Easement shall be at the reasonable discretion of Grantee, and any forbearance on behalf of Grantee to exercise its rights hereunder in the event of any breach hereof by Grantor, shall not be deemed or construed to be a waiver of Grantee's rights hereunder.

9. Grantee will hold this Conservation Easement exclusively for conservation purposes. Grantee will not assign its rights and obligations under this Conservation Easement except to another organization qualified to hold such interests under the applicable state laws.

10. Grantor's obligation to retain and maintain the Conservation Area forever predominantly in the vegetative and hydrologic condition as herein specified shall run with the property described in Exhibits A and B, and shall be binding upon the Grantor, its heirs, successors or assigns and shall inure to the benefit of the Grantee, and its successors and assigns as more particularly set forth herein. The intent of this Conservation Easement is that the responsibilities and liabilities associated with the Conservation Easement shall run with the property described in Exhibits A and B, and be binding upon the fee simple title holder of the property as required hereunder.

11. If any provision of this Conservation Easement or the application thereof to any person or circumstances is found to be invalid, the remainder of the provisions of this Conservation Easement shall not be affected thereby, as long as the purpose of the Conservation Easement is preserved.

12. All notices, consents, approvals or other communications hereunder shall be in writing and shall be deemed properly given if sent by United States certified mail, return receipt requested, addressed to the appropriate party or successor-in-interest.

13. The terms, conditions, restrictions and purpose of this Conservation Easement shall be inserted by Grantor in any subsequent deed or other legal instrument by which Grantor divests itself of any interest in the property described in Exhibit A or B. Any future holder of the Grantor's interest in the Property described in Exhibit A or B shall be notified in writing by Grantor of this Conservation Easement.

14. This Conservation Easement may be amended, altered, released or revoked only by written agreement between the parties hereto or their heirs, assigns and successors-in-interest, which shall be filed in the Public Records of Broward County.

TO HAVE AND TO HOLD unto Grantee, its successors and assigns forever. This Conservation Easement shall be recorded in the Public Records of Broward County and the covenants, terms, conditions, restrictions and purpose imposed with this Conservation Easement shall not only be binding upon Grantor, but also its agents, heirs, successors and assigns, and shall continue as a servitude running in perpetuity with the property described in Exhibits A and B.

Grantor hereby covenants with said Grantee that Grantor is lawfully seized of said Conservation Area in fee simple; that the Conservation Area is free and clear of all encumbrances that are inconsistent with the terms of this Conservation Easement and all mortgages have been joined or subordinated; that Grantor has good right and lawful authority to convey this Conservation Easement; and that it hereby fully warrants and defends the title to this Conservation Easement hereby conveyed against the lawful claims of all persons whomsoever.

(Intentionally left blank)

BK 32820 PG 1657

IN WITNESS WHEREOF, STONERIDGE LAKE ESTATES HOMEOWNERS ASSOCIATION INC, a Fla. corporation has hereunto set its authorized hand this 24th day of November, 2001.

Signed, sealed and delivered in our presence as witnesses:

By Christina L. Turner
Print Name CHRISTINA L. TURNER

By Tracy M. Fialkowski
Print Name Tracy M. Fialkowski

STONERIDGE LAKE ESTATES HOMEOWNERS ASSOCIATION, INC., a Florida corporation
Grantor

By
Print Name Doris Panos
Title President

STATE OF FLORIDA

COUNTY OF Broward

On this 24th day of November, 2001 before me, the undersigned notary public, personally appeared DORIS PANOS, personally known to me ~~or who has produced~~ _____ ~~as identification~~ and is the person who subscribed to the foregoing instrument and who did/did not take an oath, as the (position) PRESIDENT, of (corporation) STONERIDGE LAKE ESTATES HOMEOWNERS ASSOCIATION INC, a Florida corporation, and acknowledged that he/she executed the same on behalf of said corporation and that he/she was duly authorized to do so.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

NOTARY PUBLIC, STATE OF FLORIDA

MY COMMISSION EXPIRES:

Tracy M. Fialkowski
NAME

COMMISSION NO. _____

TRACY M FIALKOWSKI
MY COMMISSION # CC 988044
EXPIRES: December 13, 2004
Bonded Thru Notary Public Underwriters

Mortgage Subordination

By signing below mortgage holder agrees the lien of any mortgage on the real property described in Exhibit "A" and Exhibit "B" shall be subordinate to the subject conservation easement.

MORTGAGEE

_____
A _____ Banking Corporation

Signed, sealed and delivered
in our presence as witnesses:

By_____
Print name:_____

By_____
Print name:_____

By:_____
Print Name:_____
Title:_____
Address:_____

(CORPORATE SEAL)

_____ day of _____, _____ (date)

ACKNOWLEDGMENT - INDIVIDUAL

STATE OF)
) ss.
COUNTY OF)

The foregoing instrument was acknowledged before me this _____ day of _____, _____ (date), by_____ who is
[ ] personally know to me, or
[ ] produced identification. Type of identification produced _____.

NOTARY PUBLIC:

(Seal)

_____
Print name:

_____

My commission expires:

ACCEPTANCE BY BROWARD COUNTY

The Broward County Board of County Commissioners hereby accepts this Conservation Easement for DPEP License No. DF-94-1053.

ATTEST:

County Administrator and Ex-Officio Clerk of the Board of County Commissioners of Broward County, Florida

BROWARD COUNTY, through its BOARD OF COUNTY COMMISSIONERS

By _____
V-Chair

Name DIANA WASSERMAN-RUBIN

26th day of February, 2002

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

By _____
Assistant County Attorney

Name Jose Gonzalez

SOUTH FLORIDA WATER MANAGEMENT DISTRICT

Legal Form approved _____

Print Name _____

Date _____

LEGAL DESCRIPTION

EXHIBIT "A"

"PARCEL "A" (PRIVATE ROADS), 'D' (CONSERVATION/MITIGATION AREA), PARCEL "E" (RECREATION PARCEL) AND PARCEL "F" (CONSERVATION/MITIGATION AREA), AS SHOWN ON THE STONE RIDGE LAKE ESTATES PLAT AS RECORDED IN PLAT BOOK 157, PAGE 49 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA."
AND
"TRACT 59 LESS THE WEST 75 FEET THEREOF, OF THE SUBDIVISION OF SECTION 5, TOWNSHIP 51 SOUTH, RANGE 40 EAST, ACCORDING TO THE FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1, RECORDED IN PLAT BOOK 2, PAGE 17, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, SAID LANDS LYING, BEING AND SITUATE IN BROWARD COUNTY, FLORIDA."
AND
"A PORTION OF THE 30.00 FOOT RIGHT OF WAY CENTERED ON THE EAST-WEST QUARTER SECTION LINE OF SECTION 5, TOWNSHIP 51 SOUTH, RANGE 40 EAST AS SHOWN ON "FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1" RECORDED IN PLAT BOOK 2, PAGE 17 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, SAID PORTION BEING BOUNDED ON THE EAST BY A SOUTHERLY PROLONGATION OF THE 74.90 FOOT SEGMENT OF THE EASTERLY BOUNDARY OF LOT 83 AND ON THE WEST BY A SOUTHERLY PROLONGATION OF THE WEST BOUNDARY OF LOT 86, SAID LOTS BEING PARTS OF THE PLAT OF "ESTATES OF STIRLING LAKE" AS RECORDED IN PLAT BOOK 142, PAGE 6 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA."

ALSO DESCRIBED BY THIS METES AND BOUNDS (EXHIBIT "B")

A PORTION OF TRACTS 8 AND 49, "FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 17, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

POINT OF BEGINNING, THE MOST SOUTHWESTERLY CORNER OF "ESTATES OF STIRLING LAKE", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 142, PAGE 6, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA,

THENCE NORTH 89° 41' 37" EAST ALONG THE SOUTHERLY LINE OF SAID PLAT OF "ESTATES OF STIRLING LAKE", A DISTANCE OF 484.42 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE WESTERLY LINE OF RAINBOW LANE AS SHOWN ON SAID PLAT OF STIRLING LAKE, THENCE SOUTH 01° 43' 05" EAST ALONG SAID SOUTHERLY EXTENSION OF RAINBOW LANE, A DISTANCE OF 30.01 FEET; THENCE SOUTH 89° 41' 37" WEST, ALONG A LINE PARALLEL WITH AND 30.00 FEET SOUTHERLY, AS MEASURED AT RIGHT ANGLE TO THE SAID SOUTHERLY LINE OF THE PLAT OF "ESTATES OF STIRLING LAKE", A DISTANCE OF 484.41 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY EXTENSION OF A WESTERLY LINE OF SAID PLAT OF "ESTATES OF STIRLING LAKE", THENCE NORTH 01° 43' 41" WEST ALONG SAID SOUTHERLY EXTENSION OF A WESTERLY LINE OF PLAT OF "ESTATES OF STIRLING LAKE", A DISTANCE OF 30.01 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE TOWN OF DAVIE, BROWARD COUNTY, FLORIDA; CONTAINING 0.3336 ACRES MORE OR LESS.

BEARINGS ARE BASED ON THE SAID SOUTHERLY LINE OF THE PLAT OF"ESTATE OF STIRLING LAKE" AS BEING SOUTH 89° 41' 37" WEST.

SURVEY NOTES

1. REPRODUCTION OF THIS SKETCH ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THIS PARCEL HAS NOT BEEN ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS OR OTHER RECORDED OR UNRECORDED INSTRUMENTS.
3. BEARINGS SHOWN HEREON ARE RELATIVE TO THE NORTH LINE S.E. 1/4 SECTION SECTION 5 TOWNSHIP 51 SOUTH RANGE 40 EAST BROWARD COUNTY, FLORIDA. ASSUMED BEARING N89°41'37"E
4. THE DESCRIPTION SHOWN HEREON IS BASED ON INFORMATION AS SUPPLIED BY CLIENT.

ABBREVIATIONS

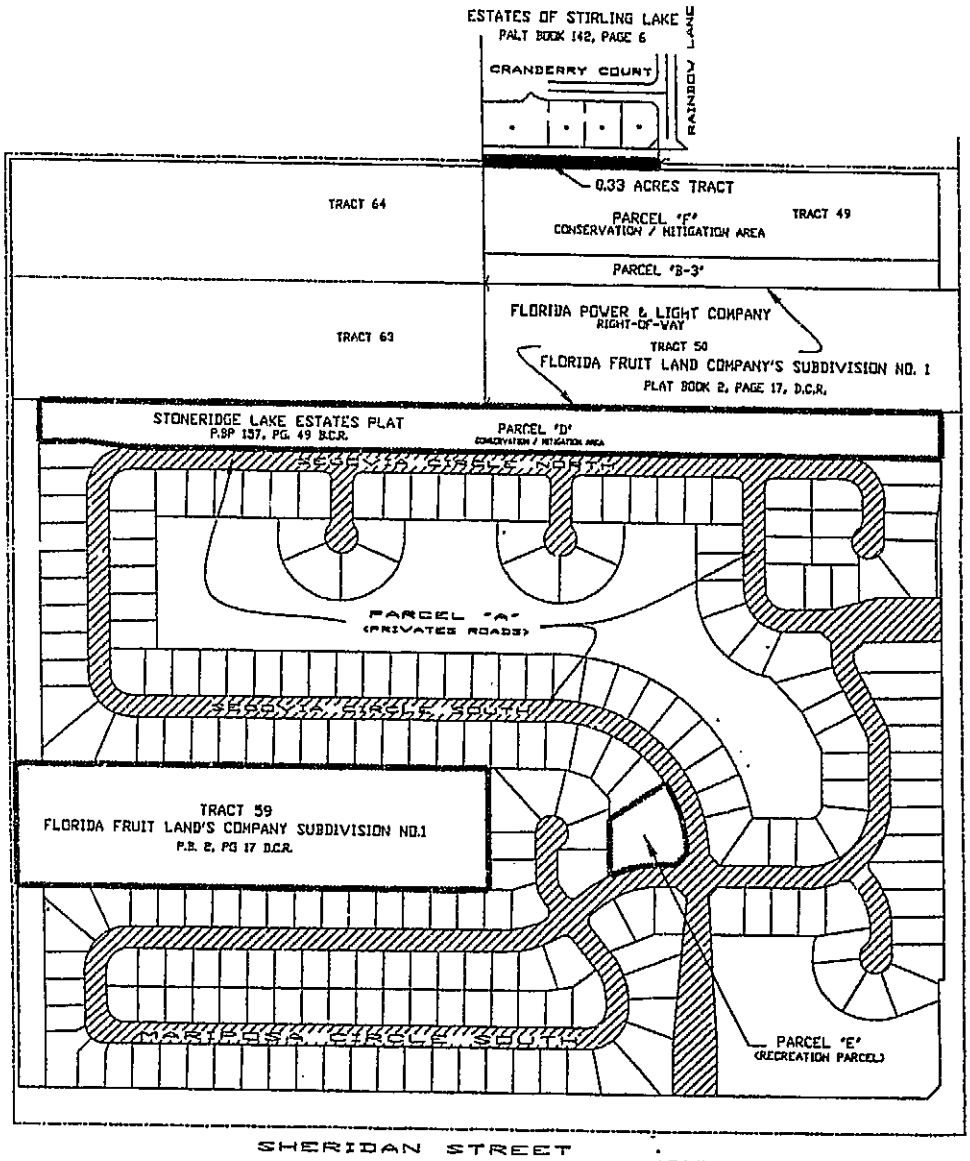
P.B.	PLAT BOOK
PG.	PAGE
D.C.R.	DADE COUNTY RECORDS
B.C.R.	BROWARD COUNTY RECORDS
O.R.B.	OFFICIAL RECORD BOOK

SURVEYOR CERTIFICATE

I HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND AND MEETS APPLICABLE SECTIONS OF THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUES, SUBJECT TO THE QUALIFICATIONS NOTED HEREON

FOR THE FIRM BY:

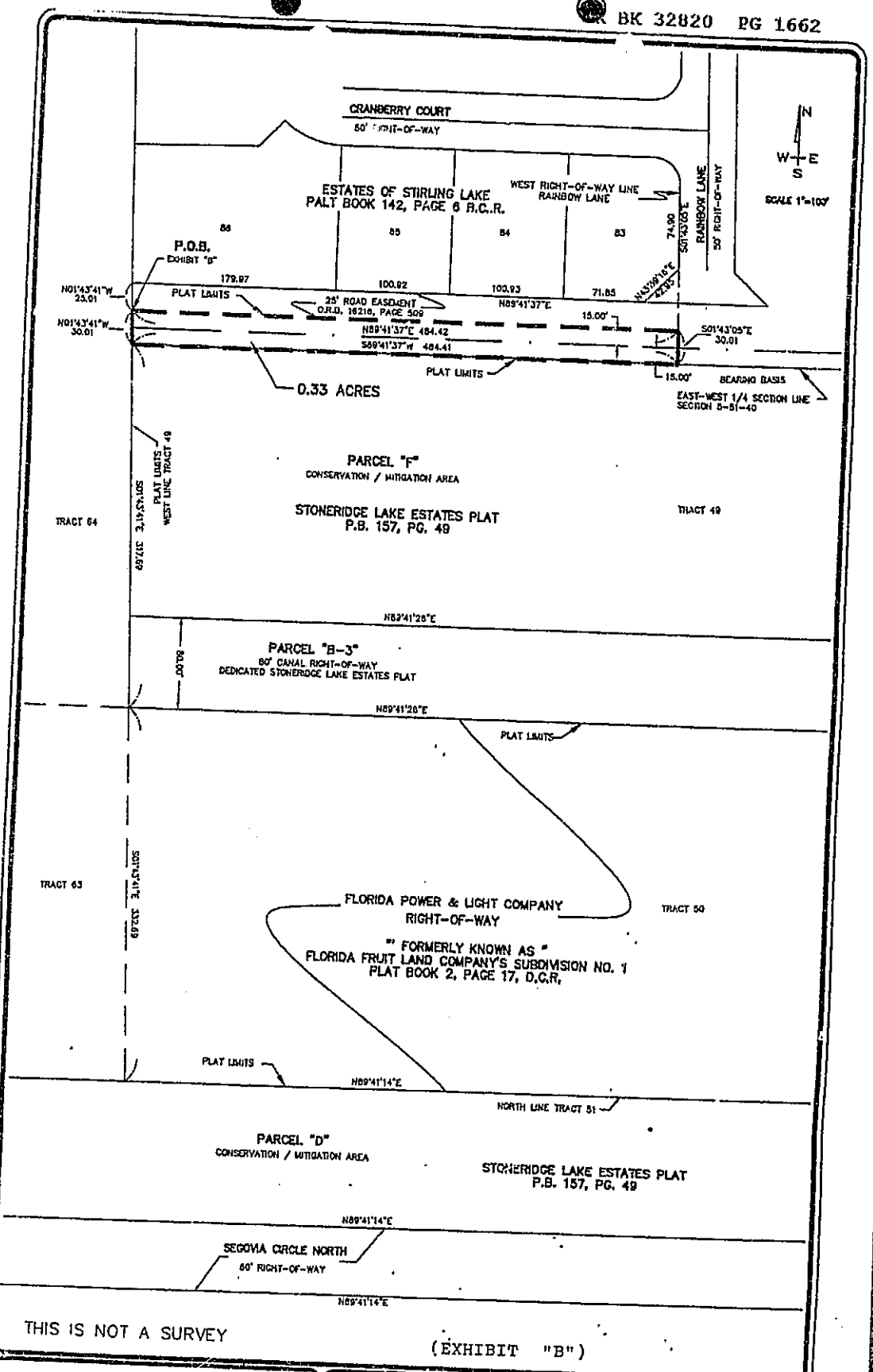
LOCATION SKETCH
NOT TO SCALE
(EXHIBIT "A")



ABBREVIATIONS

P.B. PLAT BOOK
PG. PAGE
D.C.R. DADE COUNTY RECORDS
O.R.B. OFFICIAL RECORD BOOK
B.C.R. BROWARD COUNTY RECORDS

THIS IS NOT A SURVEY



THIS IS NOT A SURVEY

(EXHIBIT "B")

STATE OF FLORIDA)

SS

COUNTY OF FLORIDA)

I, ROGER J. DESJARLAIS, County Administrator, in and for Broward County, Florida, and Ex-Officio Clerk of the Board of County Commissioners of said County, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Joint Form Deed of Conservation Easement and Agreement from Item 33 as the same appears of record in the minutes of said Board of County Commissioners meeting held on the 26th day of February 2002.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 8th day of March 2002.

COUNTY COMMISSIONERS
CREATED
OCT. 1[illegible]
1[illegible]

ROGER J. DESJARLAIS
COUNTY ADMINISTRATOR

By Glorindo T. Atongan
Deputy Clerk

(S E A L)

Application No(s). 931123-5, 950424-11, 950622-3, 970121-23, 970827-9, 981009-23

Permit No. 06-02008-S

Project Name: Stoneridge Lake Estates

RECEIVED

APR 24 2002

ENV RES REGULATION

AFFIDAVIT

I, Lynne Gaudet, on behalf of Engle Homes/Broward, Inc. in Management capacity, hereby attest to the following pertaining to the above project:

(9.2.3, BOR) I attest that the Home or Property Owners' or Condominium or Community or Master - Association has the following general powers and attributes set forth in the Articles of Incorporation or other documents on the page numbers indicated:

1. a. All the powers set forth in Section 617, Fla. Stat.	Page no. _____
b. All the powers set forth in Section 718, Fla. Stat.;	Page no. _____
OR	
1. The power to:	
a. own and convey property;	Plat Bk 23829 Page no. 1011
b. operate and maintain common property, specifically the surface water management (SWM) as permitted by the SFWMD including all lakes, retention areas, culverts and related appurtenances;	Page no. 1011-12,22
c. establish rules and regulations;	Page no. 1011-12,22
d. assess members and enforce assessments;	Page no. 1011-12,22
e. to sue and be sued; and	Page no. 1011-12,22
f. contract for services to provide for operation and maintenance services.	Page no. 1011-12,22
2. All homeowners, lot owners, property owners, unit owners and golf course(s), if any, are members of the Association.	Page no. 0995
3. The Association exists in perpetuity; however, if the Association is dissolved, the property consisting of the surface water management system will be conveyed to an appropriate agency of local government. If this is not accepted, then the surface water management system will be dedicated to a similar non-profit corporation.	Plat Bk 31366 Page no. 1341

(9.2.4, BOR) I further attest that the following covenants and restrictions are contained in the Declaration of Protective Covenants, Declaration of Condominium, Deed Restrictions or Articles of Incorporation (documents) on the page numbers indicated:

1. The Association is responsible for the operation and maintenance of the SWM system described in the permit.	Plat Bk 31366 Page no. 1341
2. The SWM system is: a. owned by the Association; or b. described in the documents as common property.	Plat Bk 23829 Page no. 999 Page no. _____
3. The Association is responsible for assessing and collecting fees for the operation, maintenance, and if necessary, replacement of the SWM system.	Page no. 1341
4. Any amendment proposed to these documents which would affect the SWM system, conservation areas or water management portions of the common areas will be submitted to the District for a determination of whether the amendment necessitates a modification of the SFWMD permit. If a modification is necessary, the District will so advise the permittee.	Page no. 1001
5. The rules and regulations shall remain in effect for a minimum of twenty-five (25) years and shall be automatically renewed thereafter.	Page no. 1341
6. If wetland mitigation or monitoring is required the association shall be responsible to carry out this obligation. The rules and regulations state that it shall be the association's responsibility to complete the task successfully, including meeting all (permit) conditions associated with wetland mitigation, maintenance and monitoring.*	Page no. 999
7. a. The SFWMD Permit No. _____ is attached to the documents as Exhibit _____. b. Copies of the permit and any future SFWMD permit actions shall be maintained by the Association's Registered Agent for the Association's benefit.*	Page no. _____ Page no. 1341
8. The District has the right to take enforcement action, including a civil action for an injunction and penalties against the association to compel it to correct any outstanding problems with the surface water management system facilities or in mitigation or conservation areas under the responsibility or control of the association.	Page no. 1341

(9.2.6, BOR) If the project is a phased project or has independent associations, I further attest that the following powers and duties are contained in the documents:

1. The (Master) Association has the power to accept into the association subsequent phases, that will utilize the same SWM system; or	Page no. N/A
2. a. The documents provide that independent associations have the right to utilize the permitted SWM system;	Page no. N/A
b. The documents delineate maintenance responsibilities between the independent associations; and	Page no. N/A
c. Cross easements for drainage, and ingress and egress for maintenance, copies of which are attached, have been granted between all independent associations utilizing the SWM system.	Page no. N/A
d. The golf course owner / operator is a member of the Association and the documents reflect this relationship	Page no. N/A

Signature

State of Florida
County of Palm Beach) ss

I HEREBY CERTIFY that on the 12 day of April, 2002, before me, an officer authorized in the State aforesaid and in the County aforesaid to take acknowledgements by _____, who is personally known to me or ~~has produced~~ _____ as identification and who did (did not) take an oath.

NOTARY PUBLIC STATE OF FLORIDA
OFFICIAL NOTARY SEAL
NICOLE CHERRUAULT
COMMISSION NUMBER
CC970942
MY COMMISSION EXPIRES
OCT. 15,2004

Notary Public, State of Florida

* You may strike out this section if it is not applicable.

FEB-27-2001 12:01 ENGLE HOMES

PREPARED BY:
ENGLE HOMES
123 N.W 13th Street
Ste 300
BOCA RATON, FL 33486 2

INSTR # 100893370
OR BK 31366 PG 1341
RECORDED 03/13/2001 12:36 PM
COMMISSION
BROWARD COUNTY
DEPUTY CLERK 1032

RECEIVED
APR 24 2002
ENV RES REGULATION

AMENDMENT TO DECLARATION OF COVENANTS FOR STONERIDGE LAKE ESTATES HOMEOWNERS ASSOCIATION, INC.

THIS AMENDMENT, is made and entered into this 2 day of MARCH, 2001, by STONERIDGE LAKE ESTATES HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, (the "Association"),

WITNESSETH:

WHEREAS, the Declaration of Covenants for Stoneridge Lake Estates was recorded in Official Records Book 23829, Pages 989 through 1027 inclusive, of the Public Records of Broward County, Florida (the "Declaration"); and,

WHEREAS, pursuant to Article XI, Section 3. of said Declaration, the Declaration may be amended upon approval of Owners who are entitled to vote a majority of all votes of the Association, and

WHEREAS, the Association has determined that the following amendments to the Declaration are necessary and beneficial to preservation and management of the property and the operation of the Association.

NOW, THEREFORE, in consideration of the premises, and upon proper approval of the Owners, the Association hereby makes the following amendments to the Declaration:

1. The foregoing recitations are true and correct and are incorporated herein by reference.

2. Article II, Section 5. is modified to add the following at the end of this Section: "Notwithstanding the foregoing, in the [illegible] the Association is ever dis[illegible]ved, either voluntarily or involuntarily, the property consisting of the Surface Water [illegible]nagement System as [illegible]ribed herein shall be conveyed to an appropriate agency of local government to guarantee future maintenance [illegible]stem; however, in the case that an appropriate agency of local government shall not accept such conveyan[illegible] the Surface Water Management System shall be dedicated to a similar non-profit corporation with the cost [illegible]nt of same being born by the Members of this Association."

3. The following new Section [illegible]d to Article VI of the Declaration as Section 7. (f): "Use Restrictions for Wetlands Preservation/ Mitigation A[illegible] the Wetland Preservation/Mitigation areas, upland buffer zones, and/or upland preservation areas are here[illegible] dedicated as conservation and common areas. The conservation/common areas shall be the perpetual responsibility of the Stoneridge Lake Estates Homeowners Association, Inc. and may in no way be altered from their natural state as documented in the permit file of the SFWMD, with the exception of permitted restoration activities. Activities prohibited within the conservation areas include, but are not limited to: construction or placing soil or other substances such as trash removal or destruction of trees, shrubs, or other vegetation, with the exception of exotic/nuisance vegetation removal; excavating, dredging, or removal of soil material; diking or fencing; and any other activities detrimental to drainage, flood control, water conservation, erosion control, or fish and wildlife habitat conservation or preservation."

4. Article VI, Section 7. (e) of the Declaration is modified to add the following language at the end of this Section: "Monitoring reports shall be submitted to the District at the required intervals."

5. Article XI, Section 3. is modified to change the term of the Declaration from twenty (20) years to twenty-five (25) years

6. A following new Section shall be added to Article XI as Section 7: Covenant Running With The Land - Term of Declaration. The Covenants and Restrictions of the Declaration shall run with and be binding upon the Association Property, and shall remain in force and effect and be enforced by the Board of Directors and officers of the Association, the Members/Owners, their heirs, successors and assigns, for a term of Twenty-Five (25) years from the record date of the Amended Declaration and shall be automatically renewed for successive periods of ten (10) years unless the Member/Owners upon the affirmative vote of the holders of ninety-five percent (95%) of the votes decide within six (6) months of such renewal date, not to renew these covenants and restrictions and a certificate executed

by the president or vice-president and secretary of the Association certifying such vote is recorded in the Public Records of Broward County, Florida, provided, however, that any such certificate must be approved pursuant to the requirements of Article II, Section 5. of this Declaration.

7. Article XV, Section 1. is modified to delete the words "or other body of water" from the second line of this Section.

8. Article XV, Section 2. is revised in its entirety as follows: "Lake Vegetation Control. Except as stated in Section 1(d) hereinabove of this Article XV, in order to provide for uniform water and lake vegetation control, no Owner shall undertake the performance of any maintenance, cutting, fertilizing or any other action or activity regarding lake vegetation control without the approval of the South Broward Drainage District and the Association."

9. Except as amended by this instrument and any prior instruments affecting the Declaration, the Declaration shall remain in full force and effect as originally executed.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on the day and year first above written.

Signed, sealed and delivered

Tracy M. Fialkowski

STONERIDGE LAKE ESTATES HOMEOWNERS ASSOCIATION, INC.

By: Doris Panos

Print or Type name: DORIS PANOS

Title: ACTING PRESIDENT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 2 day of March, 2001, by Doris Panos, as Acting Pres. of STONERIDGE LAKE ESTATES HOMEOWNERS ASSOCIATION, INC., on behalf of the corporation and X is personally known to me or has produced _____ as identification.

NOTARY PUBLIC
Printed Name: Linda J O'Donnell
My Commission Expires:
Commission No.:

(NOTARIAL SEAL)

LINDA J. O'DONNELL
Notary Public - State of Florida
My Commission Expires Nov 8, 2004
Commission # CC980571

COUNTY COMMISSIONERS
CREATED OCT. 1ST 1915
BROWARD COUNTY FLORIDA

I hereby certify this document to be a true, correct and complete copy of the record filed in my office. Dated this 13th day of March 2001.

By Jeeson M. Ellis
Deputy Clerk

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DECLARATION OF COVENANTS

FOR

STONERIDGE LAKE ESTATES

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EXHIBIT B - Articles of Incorporation of Association

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PREPARED BY:
Kerry D. Safier, Esq.
123 N.W. 13th Street
Suite 300
Boca Raton, Florida 33432

DECLARATION OF COVENANTS

FOR

STONERIDGE LAKE ESTATES

THIS DECLARATION, made by ENGLE HOMES/BROWARD, INC., a Florida corporation, hereinafter referred to as "Declarant";

WITNESSETH:

WHEREAS, Declarant is the owner of certain property in Broward County, Florida, more particularly described in Exhibit A affixed hereto and made a part hereof, and is desirous of subjecting such real property to the covenants, conditions and restrictions hereinafter set forth, each and all of which are for the benefit of such property and each present and future owner and shall apply to and bind every present and future owner of said property and their heirs, successors and assigns; and,

NOW, THEREFORE, Declarant hereby declares that the real property described in Exhibit A is and shall be held, transferred, sold, conveyed, used and occupied subject to the covenants, conditions and restrictions hereinafter set forth:

ARTICLE I

DEFINITIONS

Section 1. "Association" shall mean and refer to STONERIDGE LAKE ESTATES HOMEOWNERS ASSOCIATION, INC., its successors and assigns.

Section 2. "Owner" shall mean and refer to the record owner, whether one or more persons or entities, of a fee simple title to any Unit including contract sellers, but excluding those having such interest merely as security for the performance of an obligation.

Section 3. "Properties" shall mean and refer to that certain real property described in Exhibit A affixed hereto and made a part hereof, and such additions thereto as may hereafter be brought within the jurisdiction of the Association.

Section 4. "Unit" shall mean each platted lot upon the Properties on which a single family, residential dwelling has been or is intended to be constructed by Declarant and conveyed by recorded deed to a purchaser thereof (unless otherwise specifically stated to the contrary in such deed). No resubdivision of a Unit shall be permitted, and no alienation, transfer, demise, sale or lease of a portion of a Unit shall be permitted. Any such alienation, transfer, demise, sale or lease must be of an entire Unit. The legal

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description for each Unit shall reference the plat, recorded in the Public Records for the Properties.

Section 5. "Declarant" shall mean and refer to Engle Homes/Broward, Inc., a Florida corporation, its specific successors and assigns as set forth in Article X hereof.

Section 6. "Articles and By-Laws". It is intended that Articles of Incorporation for the Association be filed with the Florida Secretary of State, substantially in the form attached hereto as Exhibit B, and By-Laws for the Association be adopted substantially in the form attached hereto as Exhibit C.

Section 7. "Public Records" shall mean the public records of Broward County, Florida, as recorded in the Clerk of the Circuit Court's office thereof.

Section 8. "Institutional Mortgagee" shall mean a bank, savings and loan association, insurance company, real estate or mortgage investment trust, pension fund, an agency of the United States Government, a mortgage banker, any other lender generally recognized as an institutional-type lender, or developer, holding a mortgage on a Unit.

Section 9. "Plat" shall mean the plat of "Stoneridge Lake Estates" as recorded in Plat Book 157, Page 49, of the Public Records of Broward County, Florida.

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ARTICLE II

ANNEXATION, WITHDRAWAL, VACATING AND DISSOLUTION

Section 1. Annexation of Declarant. Until such time as Class B membership to the Association has ceased pursuant to the provisions of Article IV hereof, additional residential property and/or Common Area may be annexed to the Properties with the consent and approval of Declarant. Except for applicable governmental approvals, no consent from any other party, including Class A members, or any mortgagees of any Units shall be required. Such annexed lands shall be brought within the scheme of this Declaration by the recording of a short form Notice of Declaration and shall be executed by Declarant and recorded in the Public Records. The short form of Declaration shall refer to this Declaration and shall, unless specifically otherwise provided, incorporate by reference all the terms, protective covenants and conditions of this Declaration, thereby subject said annexed lands to such terms, covenants, conditions and restrictions as fully as though said annexed lands were described herein as a portion of the Properties. Such Notice of Declaration may contain such additions or modifications of the covenants and restrictions contained in this Declaration as may be necessary to reflect the different character, if any, of the added land and as are not inconsistent with the scheme of this Declaration. In no event, however, shall such a Notice of Declaration revoke, modify or, subject to the covenants established by this Declaration as to the Properties.

Section 2. Annexation by Members. At such time as Class B membership has ceased pursuant to the provisions of Article IV hereof, additional lands may be annexed with the consent of two-thirds (2/3rds) of the vote of the membership in the Association and applicable governmental approvals.

Section 3. Withdrawal. For a period of five years from the date of recordation of this Declaration, the Declarant shall be entitled to withdraw any portion of the Properties which are described in Exhibit A affixed hereto (or any additions thereto which may be annexed in accordance with the provisions of Section 1 of this Article II) from the provisions and applicability of this Declaration and the Articles and By-Laws attached hereto, by recording a notice thereof in the Public Records; provided, however, that this right of Declarant to withdraw shall not apply to any portions of the Properties which have been conveyed to a Purchaser thereof unless said right is specifically reserved in such conveyance. The withdrawal of any portion of the Properties as hereinafter stated shall not require the

consent or joinder of any other party, including any Owner, the Association, or any Mortgagee of the Properties provided applicable governmental approvals are obtained.

Section 4. Vacating of Recording Plat. Declarant hereby covenants that it will not vacate any portion of the recorded Plat for the Properties, as recorded in the Public Records, which provide for open space, unless it vacates the entire Plat of record.

Section 5. Dissolution. In the event of the dissolution of the Association, other than incident to a merger or consolidation, any Member may petition the Circuit Court of the Seventeenth Judicial Circuit of the State of Florida for the appointment of a receiver to manage the affairs of the dissolved Association and to manage the Properties, in the place and instead of the Association, and to make such provisions as may be necessary for the continued management of the affairs of the dissolved Association and the Properties.

ARTICLE III

AREAS

Section 1. Common Area. Initially, the Common Area associated with this Association are the following Parcels: Parcel A, D, E, F, Wall, Fence and Landscape Easements and Conservation/Mitigation Areas as shown on the Plat of Stoneridge Lake Estates together with a portion of Tract 59, as more particularly described on Exhibit "A"; and such other area including, now or later added, but not limited to, conservation/mitigation parcels.

Section 2. Exclusive Use of Common Area. Due to the configuration of the boundary lines of certain of the Units, small parcels of land may not be included within the boundaries of a Unit and, therefore become a portion of the Common Area. Since these small parcels may be isolated from other Common Areas, it may be necessary for sprinkler systems of Individual Units to be extended so as to provide irrigation for landscaping of these small parcels of Common Area. In consideration of a Unit's sprinkler system being so extended, an exclusive easement of use shall be granted to such Unit, as a covenant running with the Land to permit the Owner of such Unit, and his successors and assigns, the exclusive use of such isolated parcel of Common Area. By acceptance of such easement of exclusive use, the Owner, for himself and for his successors and assigns, as a covenant running with the land, agrees to be obligated to permit his Unit's sprinkler system to operate thereon and, subject to the Association's obligations of maintenance of landscaping and sprinkler systems, the Owner shall be responsible and obligated to maintain and repair such isolated parcel and the sprinkler system thereon. The Declarant reserves the right to grant such easements of use upon such isolated parcels as the Declarant determines in the Declarant's sole discretion.

Section 3. Property Rights. Except with respect to any portion of the Common Area subjected to an exclusive use easement and/or right of use as referenced in Section 2 of this Article, supra, and in Article XV, Section 1(f), infra, each Owner shall have a right and easement of enjoyment in and to the Common Area for its intended purpose, which shall be appurtenant to and pass with the title of each Unit, subject to the right of the Association to adopt rules and regulations governing the use and enjoyment thereof, and the right of the Association to grant permits, licenses and easements thereover for utilities, roads and other purposes reasonably necessary or useful for the maintenance or operation of the Properties.

Section 4. Exchange of Common Area. The Association, acting through its Board, at any time and from time to time may exchange with Declarant, or with any Owner, or with any other Person with whom such an exchange is determined by the Board to be in the best interests of the Association, a portion of the real property Common Area for a portion of the real property owned by the Declarant, such Owner or such person, provided that the real property acquired by the Association in the exchange: (i) is free and clear of all

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encumbrances except for this Declaration and any applicable Supplemental Declaration and subdivision covenants, and easements for drainage, utilities, and sewers; (ii) is contiguous to a Lot/Unit or some portion of the Common Area, a Landscaped Right-of-Way or a Roadway Median; and (iii) has approximately the same area and utility, or is of approximately the same market value, as the portion of the Common Area exchanged. In addition to the foregoing, the Association shall have the right to exchange portions of Common Property with the Declarant or with any Owner for substantially equal (as determined by the Board) portions of real property for the purpose of eliminating unintentional conveyances of Common Property or unintentional encroachments or improvements onto portions of the Common Property or for the purpose of enhancing the utility of the Common Property to be retained by the Association or for the purpose of correcting any setback violations or encroachments of any improvements located on a Lot/Unit. The real property so acquired by the Association shall be part of the Common Area and, without further act of the Association or its Members, shall be released from any provisions of this Declaration (or any applicable Supplemental Declaration or subdivision covenants) except those applicable to the Common Area. The portion of the Common Area so acquired by the Declarant, Owner or other Person, without further act of the Association or its Members, shall cease to be Common Area and shall be subject to those provisions of this Declaration (or any applicable Supplemental Declaration and subdivision covenants) that would have been applicable to such real property had it been a Lot/Unit, except that, if such portion of the Common Area is being acquired by a governmental entity, in like manner as provided in this Declaration for the conveyance or dedication of Common Area to a governmental entity, such Common Area may acquired by such governmental entity free and clear of all of the terms, covenants, conditions and restrictions contained in this Declaration.

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ARTICLE IV

MEMBERSHIP AND VOTING RIGHTS

Section 1. Membership. Every Owner of a Unit shall be a member of the Association. Membership shall be appurtenant to and may not be separated from ownership of any Unit.

Section 2. Voting. The Association shall have two classes of voting membership:

Class A. Class A members shall be all Owners, with the exception of the Declarant, and shall be entitled to one vote for each Unit owned. When more than one person holds an interest in any Unit, all such persons shall be members. The vote for such Unit shall be exercised as they determine, but in no event shall more than one vote be cast with respect to any Unit.

Class B. The Class B members shall be the Declarant and shall be entitled to two hundred (200) votes. The Class B membership shall cease on the happening of one of the following earlier:

(a) Four (4) months after 75% of the Units that will be ultimately operated by the Association have been conveyed to Unit purchasers; or,

(b) Five years following conveyance of the first Unit in the Properties to a Unit purchaser; or,

(c) Such earlier date as Declarant may determine.

ARTICLE V

COVENANT FOR ASSESSMENTS

Note: With respect to the lien rights and liabilities hereinafter provided, such rights and liabilities shall encompass not only a particular Unit, but shall also encompass any additional real property rights which may have been granted to a Unit Owner in accordance with Section 2 of Article III of this Declaration of Covenants.

Section 1. Payment of Assessments. The Declarant hereby covenants, creates and establishes, and each Owner of a Unit, by acceptance of a deed or instrument of conveyance for the acquisition of title in any manner, shall hereafter be deemed to have covenanted and agreed to pay to the Association the following dues, fees, charges and assessments, subject to the provisions of Section 3 of this Article V:

(a) Any annual assessment or charge for the purpose of operating the Association and accomplishing any and all of its purposes.

(b) Any special assessments for emergencies, or non-recurring expenses; such assessments shall be in equal amounts against the Owners of each Unit.

(c) Charges incurred in connection with the enforcement of any of the terms and conditions hereof, including reasonable attorney fees and costs reasonable.

(d) Fees or charges that may be established for such purpose deemed appropriate by the Board of Directors of the Association.

(e) Assessments of any kind for the creation of reasonable reserves for any of the aforesaid purposes. Such assessments shall be in equal amounts against the Owners of each Unit.

Section 2. Creation of the Lien and Liability of Owner. The Declarant, for each Unit owned within the Properties hereby covenants, and each Owner of any Unit by acceptance of a deed or instrument of conveyance for the acquisition of title to a Unit, whether or not it shall be so expressed in such deed or instrument, is deemed to covenant and agree that the annual and special assessments, or other charges and fees set forth in Section 1 hereof, together with interest, late fees, costs, and reasonable attorneys' fees, shall be a charge on the land and shall be a continuing lien upon the Unit against which each such assessment is made. The lien is effective from and after recording a Claim of Lien in the Public Records, stating the description of the Unit, name of the Owner, amount due and the due dates. Each such assessment, together with interest, late fees, costs, and reasonable attorneys' fees, shall also be the personal obligation of the person who was the Owner of such property at the time when the assessment fell due, as well as his heirs, legal representatives, successors and assigns.

Section 3. Commencement of First Assessment. Assessments provided herein shall first commence as to each Unit on the day of the conveyance of title of each Unit by Declarant to a purchaser thereof (unless otherwise specifically set forth by Declarant in such conveyance to the contrary). The annual assessments in effect at that time shall be adjusted according to the number of months remaining in the calendar year after such date.

Section 4. Establishment of Assessments. The Board of Directors of the Association shall approve and establish all sums which shall be payable by the members of the Association in accordance with the following procedures:

(a) Annual assessments against the Owners of all of the Units shall be established after the adoption of an operating budget, and written notice of the amount and date of commencement thereof shall be given to each Owner not less than thirty (30) days

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in advance of the date thereof. Annual assessments shall be payable at such time or times as the Board of Directors shall direct which shall be monthly until otherwise directed.

(b) Special Assessments against the Owners and all other fees, dues and charges, including assessments for the creation of reasonable reserves, may be established by the Board of Directors at any regular or special meeting thereof, and shall be payable at such time or times as the Board of Directors shall direct.

(c) The Board of Directors may, from time to time, establish by a resolution, rule or regulation, specific fees, dues or charges to be paid by Owners of Units for any special or personal use of facilities, or to reimburse the Association for the expenses incurred in connection with the enforcement of any of the terms of this Declaration. Such sums shall be payable by the affected member at such time or times as shall be established by the resolution, rule or regulation.

(d) The Association shall prepare a roster of the Units and assessments applicable thereto which shall be kept in the office of the Association and shall be open to inspection by any Owner. The Association shall, upon request, furnish any Owner a certificate in writing signed by an officer of the Association, setting fc [illegible] whether his assessment has been paid and/or the amount which is due as of any da[illegible]. As to parties without knowledge of error, who rely thereon, such certificates shall be conclusive evidence of payment or partial payment of any assessment therein stated having been paid or partially paid.

(e) Declarant shall establish a Working Capital Fund for the initial months of operation of the Association, which shall be collected by the Declarant from each Unit purchaser at the time of conveyance of each Unit to such purchaser in an amount equal to two months of the annual assessment for each Unit. Each Unit's share of the Working Capital Fund shall be collected and transferred to the Association at the time of closing of the sale of each Unit. The purpose of this fund is to assure that the Association's Board of Directors will have cash available to meet any legitimate Association expense, or to acquire additional equipment or services deemed necessary or desirable by the Board of Directors. Amounts paid into the fund at closing are not to be considered advance payment of any assessments under this Article V, and are not refundable or transferable. In the event that during the startup of the Association, the Association does not have adequate working capital to meet its expenses, the Declarant may, but is not obligated, to advance funds on behalf of the Association, and to be reimbursed by the Association from such Working Capital Fund.

Section 5. Effect of Nonpayment of Assessments; Remedies of the Association. If any assessment is not paid within thirty (30) days after the due date a late fee of $25.00, beginning from the due date, may be levied by the Board of Directors for each month the assessment is unpaid. The Association may at any time thereafter bring an action at law against the Owner personally obligated to pay the same, and/or foreclose the lien against the property. The Association shall not be required to bring such an action if it believes that the best interests of the Association would not be served by doing so. There shall be added to the assessment all costs and expenses, including attorneys' fees, required to collect same. No Owner may waive or otherwise escape liability for the assessments provided for herein by abandonment of his Unit.

Section 6. Subordination of the Lien to Mortgages. As hereinabove provided in Section 2, the lien of the Association for assessments and other charges of the Association becomes effective from and after recording of a Claim of Lien in the Public Records. This lien of the Association shall be subordinate to a first mortgage on any Unit or to a mortgage by an Institutional Mortgagee on any Unit, which mortgage is recorded in the Public Records prior to any said Claim of Lien against the same Unit being recorded in the Public Records. A lien for assessments shall not be affected by any sale or transfer of a Unit; provided, however, that in the event of a sale or transfer pursuant to a foreclosure of a first mortgage, a foreclosure of a mortgage held by an Institutional Mortgagee, or a deed in lieu

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of foreclosure of a first mortgage or of a mortgage held by an Institutional Mortgagee, the acquirer of title, his successors and assigns, shall not be liable for assessments pertaining to the Unit or chargeable to the former Owner of the Unit which became due prior to such sale or transfer. However, any such unpaid assessments for which such acquirer of title is not liable, may be reallocated and assessed to all Units (including such acquirer of title) as an Association expense. Any such sale or transfer pursuant to a foreclosure or deed in lieu of foreclosure shall not relieve the Purchaser or Transferee of a Unit from liability for, nor the Unit from the lien of, any assessments made thereafter. Nothing herein contained shall be construed as releasing the party liable for any delinquent assessments from the payment thereof, or the enforcement of collection by means other than foreclosure.

ARTICLE VI

MAINTENANCE OBLIGATION OF ASSOCIATION

Section 1. Landscaping. The Association shall maintain all landscaping, vegetation grass, plants, trees, and the like, for the Common Area defined in Article III hereof. Further, the Association shall maintain any common area property which the Association shall have transferred to it or dedicated to it subsequent to the execution and recording of the Declaration.

Section 2. Roadway. The Association shall maintain and repair the private roadways serving the Units, which roadways are labeled Parcel D on the Plat.

Section 3. Right of Entry by Association. Whenever it is necessary to enter a Unit for the purpose of performance of any maintenance duties by the Association, the Owner thereof shall permit an authorized agent of the Association to go upon the Unit, provided that such entry shall be made only at reasonable times. In the case of emergency such as, but not limited to, fire or hurricane, entry may be made at any time. Each Owner does hereby appoint the Association as its agent for the purposes herein provided and agrees that the Association shall not be liable for any alleged property damage, theft or other claim caused or occurring on account of any entry.

Section 4. Alarm System Monitoring. All Units are required to have and shall have an alarm system installed so that all such alarm systems shall be able to be connected to one alarm company for servicing and monitoring. The Association shall be responsible for contracting with an Alarm Company for monitoring for all of the Units' alarm systems and all Unit Owners will be required to use this alarm company and shall pay a monthly maintenance charge together with other assessments pursuant to Article V herein through the Association for such monitoring service. All maintenance and/or repairs necessary to the functioning and operation of the installed alarm system shall be the responsibility of the Unit Owner and all Unit Owners shall maintain their alarm system in working order at all times. Neither the Declarant nor the Association shall be responsible or liable to any Unit Owner for any injury, damage or other claim resulting from the use, activity, inability or failure of such system.

Section 5. Miscellaneous. The Association shall be responsible for the general maintenance of the recreation area, any and all required maintenance of the lakes within the property described on Exhibit "A", as well as perimeter walls, fences and landscape areas, and all mitigation areas therein, and any common area property subsequently dedicated or transferred to the Association, the general maintenance and operation of the guard house, and payment for the operation and monthly electricity charges for all street lights, if any, and maintenance responsibilities otherwise referenced herein.

Section 6. Cable Television. The Board of Directors of the Association is authorized to negotiate and enter into a bulk contract for the provision of cable television services to the Properties, under such terms and conditions as the majority of the Board of Directors deems appropriate in its discretion. The costs of the basic cable television service to be

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Association and shall be a portion of the annual assessment payable by the Owners of all units in this Association. The arrangements for and furnishing of premium cable services to each individual Unit Owner, as each such Unit Owner determines, and the costs for such premium services shall be borne directly by such Unit Owner.

Section 7. Wetlands Preservation, Conservation and/or Mitigation Areas. Reference is made to Article III, Section 1. hereof wherein Declarant indicated that mitigation parcels and other areas could be included in the common area under the Declaration concerning the Association. In order to enlarge on and to further clarify the obligations of the Association concerning such common area, the Declarant hereby makes the following disclosures and notification of requirements concerning the Association and the owners:

(a) Units as developed within the property may be adjacent to wetland preservation or mitigation areas and upland buffers which may be designated as protected areas under conservation easement(s).

(b) The Association is required and acknowledges its consent to and acceptance of responsibility for perpetual maintenance concerning one or more conservation easements (preserved/restored/created wetlands areas and upland buffer zones) relating to the development, permitting and maintenance of the property and shall take action against unit owners as necessary to enforce the conditions of the conservation easement(s) and of permits extant in connection with same and as such requirements may be amended from time to time by the applicable governmental authority.

(c) Existing wetlands and upland buffers may not be altered from their present condition except for "exotic" or "nuisance" vegetation removal or restoration in accordance with the restoration plan set forth in the conservation easement(s). "Exotic" vegetation may include Melaleuca, Brazilian pepper, Australian pine, and Japanese climbing fern. "Nuisance" vegetation may include cattails, primrose willow and grape vine.

(d) The Association and the property owners are responsible for the perpetual maintenance of the signage required by the conservation easement(s) and/or permits in connection therewith.

(e) A Mitigation Area Monitoring & Maintenance Plan is set forth hereinbelow and provides for the maintenance and monitoring by the Association of the conservation/mitigation areas. The Association has the responsibility and is given the power herein to oversee the maintenance and monitoring of the conservation/mitigation areas in order to enforce the use restrictions in connection therewith and as such requirements may be amended from time to time by the applicable governmental authority.

"MITIGATION AREA MONITORING & MAINTENANCE PLAN"

I. MAINTENANCE

The maintenance shall be conducted on a monthly basis as necessary for a five (5) year period to assure an 80% aerial coverage of desirable obligate and facultative wetland plant species at the end of three (3) years with incremental coverage to that time This includes coverage in those areas where natural, recruitment is anticipated, as well as those areas which are planted. The mitigation area shall be maintained to control and remove undesirable invasive vegetative species such as Cat-tail (Typha spp.), Water Primrose (Ludwigia spp.), Torpedo Grass (Panicum repens), Punk Tree (Melaleuca spp.), Australian Pine (Casuarina spp.) and Brazilian Pepper (Schinus terebinthifolius). The undesirable species shall be removed by physically uprooting and disposing of the individual specimen or spraying with an approved herbicide. The mitigation areas to be maintained free of exotic vegetation and nuisance species shall constitute no more than five percent (5%) of the total cover. Perpetual long term maintenance shall be conducted at intervals necessary for viability of the wetland habitat by removal of exotic and nuisance wetland plat species as required hereinabove.

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II. MONITORING

1. Monitoring shall be conducted on a quarterly basis for a five (5) year period to assure success of the planting.

2. A time zero report shall be prepared and submitted to the Broward County Office of Natural Resource Protection and the U.S. Army Corps of Engineers within 30 days of the completion of the planting. A quarterly report shall be prepared and submitted within 30 days from the end of each quarter.

3. The monitoring report shall contain the following:

   a. Plant species composition, percent cover and number of emergent stems by species as noted within one permanent quadrat and one haphazardly placed quadrat in each herbaceous habitat. Vegetation analyses in the transitional areas will be conducted along established transects.

   b. Color photographs of the site taken from the same position each quarter.

   c. Surface water elevation at the time of monitoring.

   d. A general discussion of the site to include quantitative data, wildlife usage, percent survival and any unusual circumstances concerning the planting area.

III. LONG TERM MAINTENANCE & MONITORING

The mitigation areas will be monitored and maintained on a yearly basis for as long as necessary or required by any and all governmental agencies having jurisdiction.

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ARTICLE VII

MAINTENANCE OBLIGATION OF OWNERS

Section 1. Maintenance of Residences. Each Owner is responsible for the repair, maintenance and/or replacement of all portions of the residential dwelling and other improvements of the Unit including landscaping, irrigation, painting and general maintenance and as may be otherwise provided for herein.

ARTICLE VIII

EASEMENT UPON THE UNITS

Section 1. Easement for Encroachments. In the event that any dwelling or other improvement upon a Unit, as originally constructed by Declarant, shall encroach upon any other Unit or Common Area, then an easement appurtenant to such shall exist for so long as such encroachment shall naturally exist.

ARTICLE IX

RIGHTS OF DECLARANT

Section 1. Sales Office. For so long as the Declarant owns any property affected by this Declaration the Declarant shall have the right to transact any business necessary to consummate sales of any said property or other properties owned by Declarant, including but not limited to, the right to maintain model dwellings, have signs on any portion of the

Properties, employees in the offices, and show dwellings. Sales Office signs and all items pertaining to sales shall remain the property of the Declarant.

Section 2. Declarant Exempt. The Declarant, Units owned by Declarant and improvements made by Declarant shall be exempt from the prohibition as to adding or altering the landscaping on any Units, as set forth in Article VII hereof, as well as the provisions of Article XIV hereinbelow.

Section 3. Common Areas and/or mitigation areas. For so long as Declarant owns any property affected by this Declaration the Declarant shall have the right to create and/or transfer out of properties as defined herein and as set forth on Exhibit A affixed hereto, and any other adjacent properties it may deem necessary to serve the subject property or Association and/or mitigation areas, any common areas which it deems in its discretion to be necessary, required or otherwise a benefit to the development as such and in furtherance of the purposes, restrictions and covenants of this Declaration.

Section 4. Access for Construction and Sales Purposes. The Declarant shall have a right to access and easement on, over, under and through all of the property described herein, or later added or annexed hereto, for construction and sales purposes, for so long as Declarant owns any property included within the property described herein, or later added or annexed.

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ARTICLE X

ASSIGNMENT OF POWERS

All or any part of the rights and powers and reservations of the Declarant herein contained may be deeded, conveyed, or assigned to other persons or entities by an instrument in writing duly executed, acknowledged and recorded in the Public Records.

ARTICLE XI

GENERAL PROVISIONS

Section 1. Enforcement. The Association, or any Owner, shall have the right to enforce, by any proceeding at law or in equity, all restrictions, conditions, covenants, reservations, liens and charges now or hereafter imposed by the provisions of this Declaration. Failure by the Association or by any Owner to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter. In any such suit the prevailing party shall also be entitled to recovery of all costs and expenses including court costs and attorneys' fees.

Section 2. Severability. Invalidation of any one of these covenants or restrictions by judgment or court order shall in no wise affect any other provisions which shall remain in full force and effect.

Section 3. Amendment. The covenants and restrictions of this Declaration shall run with and bind the land, for a term of twenty (20) years from the date this Declaration is recorded, after which time they shall be automatically extended for successive periods of ten (10) years. This Declaration may be amended at any time and from time to time upon approval of Owners who are entitled to vote a majority of all votes of the Association and the execution and recordation of an instrument containing a certification by the President and Secretary of the Association that the amendment is duly adopted, PROVIDED that for the period of time Declarant owns one (1) or more Units, the Declarant's written consent must first be obtained; and FURTHER PROVIDED, that for so long as Class B membership in the Association exists, the Declaration may be amended by the execution and recordation of an instrument executed solely by a majority of the Board of Directors. The Declarant shall have the right at any time within five (5) years from the date hereof to

amend this Declaration to correct scrivener's errors or to clarify any ambiguities determined to exist herein. No amendment shall alter the subordination provisions of this Declaration without the prior approval of any mortgagee enjoying such protection. It is further provided that in order to be effective any amendment to this Declaration must be recorded in the Public Records of Broward County, Florida.

Section 4. Notices. Any notice required to be sent to any Owner under the provisions of this Declaration shall be deemed to have been properly sent when mailed, postpaid, to the last known address of the person who appears as Owner on the records of the Association at the time of such mailing.

Section 5. Litigation. No judicial or administrative proceeding shall be commenced or prosecuted by the Association unless approved by eighty percent (80%) of all the votes entitled to be cast by all of the Voting Members. This Section shall not apply, however, to (a) actions brought by the Association to enforce the provisions of this Declaration (including, without limitation, the foreclosure of liens), (b) the imposition and collection of assessments as provided in Article V hereof, (c) proceedings involving challenges to ad valorem taxation, or (d) counterclaims brought by the Association in proceedings instituted against it. This Section shall not be amended unless such amendment is made by the Declarant or is approved by the percentage votes, and pursuant to the same procedures, necessary to institute proceedings as provided above.

Section 6. Prefabricated Sheds and Antennas. Prefabricated sheds and small "umbrella type dish antennas" shall be allowed in the development so long as they are screened from view from the lake or from the road by adequate and proper landscaping and landscaping material and shall have the prior approval of the Architectural Committee pursuant to Article XIV infra.

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ARTICLE XII

INFORMATION TO LENDERS AND UNIT OWNERS

Section 1. Records Available. The Association shall make available to Owners and to lenders, and to holders, insurers, or guarantors of any first mortgage on any Unit, current copies of this Declaration of Restrictions, the Articles of Incorporation or By-Laws of the Association, other rules concerning these Properties and the books, records and financial statements of the Association. "Available" means available for inspection, upon request, during normal business hours or under other reasonable circumstances.

Section 2. Financial Statement. Any holder of a first mortgage upon a Unit shall be entitled, upon written request, to a financial statement of the Association for the immediately preceding fiscal year.

Section 3. Notices. Upon written request to the Association by a holder, insurer, or guarantor of any mortgage of a Unit (hereinafter referred to as "Lender"), which written request shall identify the name and address of the Lender and the Unit number and address thereof, the Lender will be entitled to timely written notice of:

(a) Any condemnation loss or casualty loss which affects either a material portion of the Properties, or the Unit securing its mortgage;

(b) Any delinquency in the payment of assessments or charges owed by an Owner of a Unit subject to a first mortgage held by the Lender, which remains uncured for a period of sixty (60) days;

(c) Any lapse, cancellation or material modification of any insurance policy or fidelity bond maintained by the Association;

(d) Any proposed action which would require the consent of a specified percentage of mortgage holders.

Section 4. Conflicts. As determined by Declarant, there may be incorporated as part of this Declaration, and, where applicable, the Articles and By-Laws of the Association, any and all provisions which now or hereafter may be required under the regulations or guidelines of FNMA, FHLMC, GNMA, VA and FHA so as to make any first mortgage encumbering a Unit eligible for purchase by FNMA, FHLMC or GNMA, and eligible under VA or FHA, and such provisions shall supersede any conflicting matters contained in this Declaration, the Articles or By-Laws, except to the extent compliance with any regulation or guideline is waived by FNMA, FHLMC, GNMA, VA or FHA.

Should any changes in FNMA, FHLMC, GNMA, VA or FHA regulations require an amendment to this Declaration, the Articles or By-Laws, then such amendment may be made and filed by the Declarant or Association without regard to any other provisions herein contained regarding amendments, and without any requirement of securing the consent of any Unit Owner.

ARTICLE XIII

INSURANCE

Section 1. Units. Since this Association is created solely for the purpose of providing maintenance services, as herein described, there are no provisions herein as to the procuring of insurance on any Unit. Such insurance shall be obtained by each Owner. The Association has no obligation whatsoever regarding Unit insurance.

Section 2. Common Areas. The Association shall purchase and maintain a policy of property insurance covering all the Common Areas (except land, foundation, excavation and other items normally excluded from coverage) and any common personal property and supplies. This insurance policy shall afford, as a minimum, protection against loss or damage by fire and other perils normally covered by a standard extended coverage endorsement, as well as all other perils which are customarily covered with respect to projects similar in construction, location and use, including all perils normally covered by the standard "all risk" endorsement, where such is available. This policy shall be in an amount equal to one hundred percent (100%) of current replacement cost of the Common Areas, exclusive of land, foundation, excavation and other items normally excluded from coverage. The policies may not be cancelled or substantially modified without at least ten (10) days' prior written notice to the Association. The Association shall also obtain, if available, the following special endorsements: "Agreed Amount" and "Inflation Guard Endorsement".

Section 3. Liability Insurance. The Association shall maintain comprehensive general liability insurance coverage covering all of its maintenance activities. The coverage shall be at least for One Million Dollars ($1,000,000.00) for bodily injury, including deaths of persons and property damage arising out of a single occurrence. Coverage shall include, without limitation, legal liability of the insured for property damage, bodily injuries and deaths of persons in connection with its maintenance activities, and legal liability arising out of lawsuits related to employment contracts of the Association. Such policies must provide that they may not be cancelled or substantially modified by any party, without at least ten (10) days' prior written notice to the Association.

Section 4. Fidelity Bonds. The Association shall maintain a blanket fidelity bond for all officers, directors, trustees and employees of the Association and all other persons handling or responsible for funds of or administered by the Association. In the event the Association delegates some : all of the responsibility for the handling of the funds to a management agent, such bonds are required for its officers, employees and agents, handling or responsible for funds of, or administered on behalf of the Association. The amount of

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the fidelity bond shall be based upon best business judgment and shall not be less than the estimated maximum of funds, including reserve funds, in custody of the Association or the management agent, as the case may be, at any given time during the term of each bond. However, in no event may the aggregate amount of such bonds be less than an amount equal to three months aggregate assessments on all Units, plus reserve funds. The fidelity bonds required herein must meet the following requirements:

(a) Fidelity bonds shall name the Association as an obligee.

(b) The bonds shall contain waivers by the insurers of the bonds of all defenses based upon the exclusion of persons serving without compensation from the definition of "employee", or similar terms or expressions;

(c) The premiums on all bonds required herein for the Association (except for premiums on fidelity bonds maintained by a management agent, or its officers, employees and agents), shall be paid by the Owner's Association as a common expense;

(d) The bond shall provide that they may not be cancelled or substantially modified (including cancellation for non-payment of premium) without at least ten (10) days' prior written notice to the Association.

Section 5. Purchase of Insurance. All insurance purchased pursuant to this Article XIII shall be purchased by the Association for the benefit of the Association, the Owners and their respective mortgagees, as their interest may appear, and shall provide for the issuance of certificates of insurance and mortgagee endorsements to Owners and any or all of the holders of institutional first mortgages. The policies shall provide that the insurer waives its rights of subrogation as to any claims against Owners and the Association, their respective servants, agents and guests. Each Owner and the Association hereby agree to waive any claim against each other and against other Owners for any loss or damage for which insurance hereunder is carried where the insurer has waived its rights of subrogation as aforesaid.

Section 6. Cost and Payment of Premiums. The Association shall pay the cost of obtaining all insurance hereunder, excluding only the insurance as may be purchased by individual Owners, and any other fees or expenses incurred which may be necessary or incidental to carry out the provisions hereof.

Section 7. Association as Agent. The Association is irrevocably appointed agent for each Owner, for each Owner of a Mortgage upon a Unit and for each Owner of any other interest in a Unit or the Common Area to adjust all claims arising under insurance policies purchased by the Association and to execute and deliver releases upon the payment of claims.

Section 8. Estimates. In all instances hereunder, immediately after a casualty causing damage to the property for which the Association has the responsibility of maintenance and repair, the Association shall obtain a reliable, detailed estimate of the cost to place the damaged property in a condition as good as that before the casualty. Such cost may include professional fees and premiums for such bonds as the Board may required by any Institutional Mortgagee involved.

Section 9. Assessments. If the proceeds of insurance are not sufficient to defray the estimated costs of reconstruction, or if, at any time during reconstruction or upon completion of reconstruction, the funds for the payment of the costs of reconstruction are insufficient, assessments shall be made against the Owners in sufficient amounts to provide funds for the payment of such costs. Such assessments shall be uniform against all Owners.

Section 10. Authority of Association. In all instances herein, except when a vote of the membership of the Association is specifically required, all decisions, duties and obligations of the Association hereunder may be made by the Board. The Association and

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its members shall jointly and severally be bound thereby.

ARTICLE XIV

ARCHITECTURAL COMMITTEE

Section 1. Approval Necessary. No building, outbuilding, garage, fence, wall, retaining wall, "umbrella type" dish antennas, prefabricated shed or other structure of any kind shall be erected, constructed, placed or maintained on the Properties, nor shall any dwelling or other improvements on each Unit, as originally constructed and provided by Declarant, be altered, changed, repaired or modified unless prior to the commencement of any work thereof, two complete sets for plans and specifications therefore including, as applicable, front, side and rear elevations, and floor plans, and two plot plans indicating and fixing the exact location of such improvements, structures or such altered structure on the Unit with reference to the street and side lines thereof, shall have been first submitted in writing for approval and approved in writing by the Architectural Committee. The foregoing prior approval is intended to specifically apply to the painting of a dwelling or any other maintenance or repair which changes the exterior appearance of a dwelling or other improvements on a Unit. Notwithstanding anything contained in this Section 1, Article XIV, to the contrary, any fences on lots/units abutting parcels C-1 or C-2 as shown on the Plat of Stoneridge Lake Estates or the applicable portion of Tract 59 as described on Exhibit "A" must be aluminum picket in conformity with height restrictions in applicable governmental building codes and ordinances.

Section 2. Membership to Committee. The Architectural Committee shall, until their successors are appointed, consist of the following:

Phil Berger
Eddie Waters
Greg Pillen

Until such time as Declarant's Class B membership expires as provided in Article IV hereof, in the event of the resignation, failure, refusal or liability of any member of the Architectural Committee to act, Declarant shall have the right to appoint a person to fill such vacancy, and in the event Declarant fails to fill such vacancy within thirty (30) days of such occurrence, and upon the expiration of said Class B membership, the Board of Directors shall select and fill any such vacancy by appointment for a term as determined by the Board.

Section 3. Endorsement of Plans. Approval of plans, specifications and location of improvements by the Architectural Committee shall be endorsed on both sets of said plans and specifications, and one set shall forthwith be returned by the Architectural Committee to the person submitting the same. The approval of the Architectural Committee of plans or specifications submitted for approval, as herein specified, shall not be deemed to be a waiver by the Architectural Committee of the right to object to any of the features or elements embodied in such plans or specifications if and when the same features and elements are embodied in any subsequent plans and specifications submitted for approval for use on other Units.

Section 4. Construction to be in Conformance with Plans. After such plans and specifications and other data submitted have been approved by the Architectural Committee, no building, outbuilding, garage, fence, wall, retaining wall, or other improvements or structures of any kind shall be erected, constructed, placed, altered or maintained upon the Properties unless the same shall be erected, constructed or altered in conformity with the plans and specifications and plot plans theretofore approved by the Architectural Committee

Section 5. Deemed Approval. After the expiration of one year from the date of

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completion of any structure or alteration, such structure or alteration shall be deemed to comply with all of the provisions of this Article XIV unless notice to the contrary shall have been recorded in the Public Records, or legal proceedings shall have been instituted to enforce such compliance.

Section 6. Right of Entry. Any agent or member of the Architectural Committee may at any reasonable time enter and inspect any building or property subject to the jurisdiction Architectural Committee and any building or structure reasonably believed by such agent or member to be a violation of the covenants, restrictions, reservations, servitudes or easements of the Declaration.

Section 7. Declarant Exempt. The Declarant, Units owned by Declarant and improvements made by Declarant shall be exempt from the application of this Article XIV and Declarant therefore is not obligated to comply with the provisions hereof.

ARTICLE XV

LAKEFRONT PROPERTY

Section 1. Lakefront Property. As to all portions of the Properties which have a boundary contiguous to any lake or other body of water, the following additional restrictions and requirements shall be applicable:

(a) No boathouse, dock, wharf or other structure of any kind shall be erected, placed, altered or maintained in the lake maintenance easements or use of the same unless approved by the Architectural Committee pursuant to Article XIV, supra, subject to any and all governmental approvals and permits that may be required and specifically approved by and for the South Broward Drainage District.

(b) No motorized boat shall be launched from the shore of lake.

(c) No motorized boat, no boat trailer or vehicular parking or use of lake slope or shore areas shall be permitted.

(d) Each applicable Owner shall maintain the area contiguous to such owner's lot/unit to the waters edge.

(e) No Owner shall be permitted to install a fence across the Lake Maintenance Easement until such Owner has received written approval from the South Broward Drainage District as well as from the Architectural Review Board hereunder.

(f) All permitted fences on lots/units abutting parcels C-1, C-2 on the Plat of Stoneridge Lake Estates or the applicable portion of Tract 59 must be aluminum picket.

Section 2. Waterbody Vegetation Control. Except as stated in Section 1(d) hereinabove of this Article XV, in order to provide for uniform water and waterbody vegetation control, no Owner shall undertake the performance of any maintenance, cutting, fertilizing or any other action or activity regarding waterbody vegetation control without the approval of the South Broward Drainage District and the Association.

ARTICLE XVI

PROHIBITED USES

Section 1. Garbage and Trash. Each Owner shall be responsible for properly depositing his garbage and trash in garbage cans and [illegible]

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Section 2. Temporary Structures. No temporary or permanent utility or storage shed, except as otherwise provided herein, building, tent, structure or improvement shall be constructed, elected or maintained without the prior approval of the Architectural Committee.

Section 3. Animals. No horses, hogs, cattle, cows, goats, sheep, poultry or other animals, birds or reptiles, shall be kept, raised or maintained on any Unit; PROVIDED, HOWEVER, that dogs (except for pit bulls), cats and other household pets may be kept in reasonable numbers in the dwelling if their presence causes no disturbance to others. All pets shall be kept on a leash when not in the Owner's Unit and shall be walked only on areas that may be designated for pets by the Board of Directors.

Section 4. Stables. No stable, livery stable or barn shall be erected, constructed, permitted or maintained on any Unit.

Section 5. Vehicle Parking. No boats, trailers of any kind or campers (motorized or towed) shall be parked on the Properties overnight unless garaged. No vehicles used in business for the purposes of transporting goods, equipment and the like or any trucks or vans which are larger than one-half (1/2) ton capacity shall be parked on the Properties overnight unless garaged. Personal street vans, personal trucks of one-half (1/2) ton capacity or smaller or personal vehicles which can be appropriately parked within standard-sized parking stalls may be parked on the Properties. No vehicles of any nature shall be parked on any portion of the Properties or a Unit except on the surfaced, parking area thereof. No vehicle repairs or maintenance shall be allowed on the Properties.

Section 6. Signs. No signs, except as approved by the Architectural Committee of this Association, shall be placed, erected or displayed on any Unit, provided, however, a "For Sale" or "For Rent" sign no larger than eighteen (18) inches by eighteen (18) inches shall be permissible.

Section 7. Business. No trade, business or any commercial use shall be conducted in or from any Unit.

Section 8. Maintenance. All Units shall be kept in a clean and sanitary manner and no rubbish, refuse or garbage allowed to accumulate, or any fire hazard allowed to exist. All Units shall be maintained in first class condition with well kept lawn and well maintained landscaping and all fencing around the perimeter of a unit or lot, be it in connection with the original construction of the unit or regarding subsequently approved fence construction by the Association and necessary governmental authorities, if required.

Section 9. Nuisance. No nuisance or any use or practice that is a source of annoyance to other Unit Owners, or interferes with the peaceful possession and proper use of the Units by the residents of the Properties shall be allowed upon any Unit.

Section 10. Unlawful Use. No improper, offensive or unlawful use shall be made of any Unit and all valid laws, zoning ordinances and regulations of all governmental bodies having jurisdiction shall be strictly observed.

Section 11. Antennas. No television or radio masts, towers, poles, antennas (except as otherwise provided herein) or aerials may be erected, constructed, or maintained.

Section 12. Occupants. Each Unit is restricted to residential use as a single family residence by the Owner or Owners thereof, their lessees, immediate families, guests and invitees.

Section 13. Use. No person shall use the Unit or any parts thereof in any manner contrary to this Declaration.

Section 14. Interference. Neither the Association, Architectural Committee

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Unit Owner, including their guests, employees and guests, shall interfere with the Declarant's completion and sale of the Units.

Section 15. Clothes Line. No clothes, linens, or the like, shall be hung on clothes liner or in any other manner, outside of a dwelling such that the same is visible from any street.

Section 16. Fences. No fence, or other improvement, shall be erected upon a Unit unless prior approval is obtained from the Architectural Committee pursuant to Article XIV herein which is deemed by the Association to interfere with a common sprinkler system (if any) upon the Properties, or which interferes with any landscape maintenance performed by the Association, thereby increasing the amount of trimming or edging required to be done, or increases in any other manner the cost of maintenance of the landscaping by the Association, unless otherwise specifically agreed to in writing by the Association.

Section 17. Wells. No individual water supply system shall be permitted on any Unit, except the installation required for the individual water supply for the irrigation purposes of the landscaping upon a Unit; provided, however, that the following must be complied with by such Unit Owner:

(a) Any individual water supply must be installed, operated and maintained in such a manner as to prevent iron stains and/or discoloring of any exterior improvements upon the Unit, including but not limited to cement areas, the exterior finish of any dwelling or other building, structure or fencing, or any vehicles.

(b) Such Owner shall be required to clean, repair or replace any and all improvements which are discolored due to iron stains caused by such water supply system due to a direct or indirect result of the operation of such water supply system, within thirty (30) days of notice by the Association.

Section 18. Not Applicable to Declarant. The above restrictions set forth in this Article XV shall not apply to Declarant or its agents, employees, successors or assigns during the period of construction and sales of the Properties.

ARTICLE XVII

CONTROLLED ACCESS

The Association shall have the right and power to control the access to the Properties, as determined by its Board of Directors, including but not limited to a mechanical gate or other device. All expenses of such shall be assessed in accordance with the provisions of Article V hereof. The Association shall have no liability if such is not provided or if any service which is provided fails to work properly or to accomplish any desired result. Further, neither the Declarant nor the Association shall be responsible or liable to any Unit Owner for any injury, damage or other claim resulting from the use, activity, inability or failure of such device or system.

IN WITNESS WHEREOF, the undersigned, being the Declarant hereunder, has hereunto set its hand and seal this 21st day of August, 1995.

WITNESSES:

Typed Name: Kerry D. Safier

Typed Name: Susan S. Bonner

DECLARANT:

ENGLE HOMES/BROWARD, INC.,
a Florida corporation

By: _____

Its: John A. Kraynick, Vice President
(CORPORATE SEAL)

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STATE OF FLORIDA)
ss:
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this 21st day of August, 1995, by John A. Kraynick, as Vice President of ENGLE HOMES/BROWARD, INC., a Florida corporation, on behalf of the corporation and he is personally known to me.

SUSAN S. BONNER
Notary Public, State of Florida
My Comm. Expires Apr. 25, 1998
No. CC 367284
Bonded by Service Notary Service

(NOTARIAL SEAL)

Susan S. Bonner
NOTARY PUBLIC
Print name:
Commission No.
My Commission Expires:

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EXHIBIT A TO DECLARATION OF COVENANTS FOR

STONERIDGE LAKE ESTATES

LEGAL DESCRIPTION

All the lands within the Plat of Stoneridge Lake Estates as recorded in Plat Book 157, Page 49, of the Public Records of Broward County, Florida, together with a portion of Tract 59 as more particularly described hereinbelow:

> Tract 59, less the West 75 feet thereof, of the subdivision of Section 5, Township 51 South, Range 40 East, according to The Florida Fruit Lands Company's Subdivision No. 1, recorded in Plat Book 2, Page 17, of the Public Records of Dade County, Florida, said lands lying, being and situate in Broward County, Florida.

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State of Florida

Department of State BK23829PG1018

I certify from the records of this office that STONERIDGE LAKE ESTATES HOMEOWNERS ASSOCIATION, INC. is a corporation organized under the laws of the State of Florida, filed on June 22, 1994.

The document number of this corporation is N94000003079.

I further certify that said corporation has paid all fees and penalties due this office through December 31, 1995, that its most recent annual report was filed on April 26, 1995, and its status is active.

I further certify that said corporation has not filed Articles of Dissolution.

Given under my hand and the
Great Seal of the State of Florida,
at Tallahassee, the Capital, this the
Twenty-sixth day of April, 1995

Sandra B. Mortham

Sandra B. Mortham
Secretary of State

CR2EO22 (2-91)

ARTICLES OF INCORPORATION

OF

STONERIDGE LAKE ESTATES HOMEOWNERS ASSOCIATION, INC.
(A Corporation Not For Profit)

FILED
1996 JUN 22 AM 8:03
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

In compliance with the requirements of the Laws of the State of Florida, the undersigned hereby associate themselves together for the purpose of forming a corporation not for profit and do hereby certify:

ARTICLE I

The name of the corporation is STONERIDGE LAKE ESTATES HOMEOWNERS ASSOCIATION, INC., hereinafter called the "Association".

ARTICLE II

The mailing address of the Corporation and the street address of the Registered Office of the Association is 123 N.W. 13th Street, Suite 300, Boca Raton, Florida 33432 and the name of the Registered Agent is Kerry D. Safier.

ARTICLE III

All definitions in the "Declaration of Covenants For Stoneridge Lake Estates" ("Declaration") to which these Articles are attached as Exhibit B and recorded in the Public Records of Broward County, Florida, are incorporated herein by reference and made a part hereof.

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ARTICLE IV

PURPOSE OF THE ASSOCIATION

This Association does not contemplate pecuniary gain or profit to the members whereof, and the specific purposes for which it is formed are to provide for operation, maintenance and preservation of the Units and Common Area, and improvements thereon, within that certain real property (and any additions thereto) described in the Declaration to promote the health, safety and welfare of the members of the Association and to provide other services and facilities for the members, as determined by the Board of Directors.

ARTICLE V

POWERS OF THE ASSOCIATION

The Association shall have all the powers and duties reasonably necessary to operate and maintain the Association, including, but not limited to, the following:

(a) Exercise all of the powers and privileges and to perform all of the duties and obligations of the Association as set forth in the Declaration and as the same may be amended from time to time as therein provided, said Declaration being incorporated herein as if set forth at length;

(b) Fix, levy, collect and enforce payment by any lawful means, all charges or assessments pursuant to the terms of the Declaration or By-Laws of the Association; to pay all expenses in connection therewith and all office and other expenses incident to the conduct of the business of the Association, including all licenses, taxes or governmental charges levied or imposed against the property of the Association;

(c) Acquire (by gift, purchase or otherwise), own, hold, improve, build upon, operate, maintain, convey, sell, lease, transfer or otherwise dispose of real or personal property in connection with the affairs of the Association;

(d) Borrow money, and with the assent of two-thirds (2/3rds) of each class of members at a duly called meeting of the Association, mortgage, pledge, deed in trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred;

(e) Dedicate, sell or transfer all or any part of the Common Area to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by the members. No such dedication or transfer shall be effective without obtaining consent of two-thirds (2/3rds) of the members to such dedication, sale or transfer in writing or by vote at a duly called meeting of the Association, and unless prior written consent of Declarant is obtained for so long as Declarant owns a Unit;

(f) Participate in mergers and consolidations with other non-profit corporations organized for the same purposes or annex additional residential property and Common Area, provided that any such merger, consolidation or annexation shall have the assent of two-thirds (2/3rds) of each class of members at a duly called meeting of the Association, except as otherwise provided in Article II of the Declaration;

(g) To promulgate or enforce rules, regulations, by-laws, covenants, restrictions or agreements to effectuate all of the purposes for which the Association is organized;

(h) To have and to exercise any and all powers, rights and privileges which a non-profit corporation organized under the Laws of the State of Florida may now or hereafter have or exercise;

(i) To contract for management of the Association and to delegate in such contract all or any part of the powers and duties of the Association and to contract for services to be provided the Owners including but not limited to garbage pick-up and other utilities and master antenna or cable television and/or radio system and the servicing and monitoring of the medical/fire/burglary system in each residence.

PROVISO: Notwithstanding the foregoing, until such time as Class B membership in the Association ceases, as hereinafter set forth, the powers of the Association as set forth in Paragraphs (d), (e) and (f) may be exercised solely by the Board of Directors.

ARTICLE VI

MEMBERSHIP

Every Owner of a Unit shall be a member of the Association Membership shall be appurtenant to and may not be separated from ownership of any Unit.

ARTICLE VII

VOTING RIGHTS

The Association shall have two (2) classes of voting membership:

Class A. Class A members shall be all Owners, and shall be entitled to one (1) vote for each Unit owned. When more than one (1) person holds an interest in any Unit, all such persons shall be members. The vote for such Unit shall be exercised as they determine, but in no event shall more than one (1) vote be cast with respect to any Unit.

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Class B. The Class B member shall be the Declarant, and shall be entitled to two hundred (200) votes. The Class B membership shall cease on the happening of one of the following events, whichever occurs earlier:

(a) Four (4) months after 75% or the Units that will be ultimately operated by the Association have been conveyed to Unit purchasers; or,

(b) Five (5) years following conveyance of the first Unit in the Properties to a Unit purchaser; or,

(c) Such earlier date as Declarant may determine.

ARTICLE VIII

BOARD OF DIRECTORS

The affairs of this Association shall be managed by a Board of Directors consisting of not less than three (3) nor more than nine (9) persons who need not be members of the Association. The first Board shall consist of three (3) members. Thereafter the number of Directors may be increased to a maximum of nine (9) by a majority vote of the Board of Directors.

The first election of Directors shall be held when Class B membership ceases as provided in Article VII hereof at a meeting of the members called for that purpose. Unless increased by the Board, three (3) Directors shall be elected at this first election to serve until the next annual members' meeting. At the said next annual meeting, one-third (1/3) of the Board of Directors shall be elected for a one (1) year term, one-third (1/3) for a two (2) year term and one-third (1/3) for a three (3) year term. If the number of Board members is not evenly divisible by three (3), a smaller number of three (3) year term Directors shall be elected. The length of term for which a nominee is elected at this annual meeting shall be determined by the number of votes each nominee receives. The nominee(s) receiving the most votes shall serve the three (3) year term(s), the next highest shall serve the two (2) year term(s) and the next highest the one (1) years term(s). At each annual meeting thereafter a number of Directors equal to that of those whose terms have expired shall be elected for the term of three (3) years. At the expiration of any term of three (3) years, any Director may be re-elected.

The Directors named in these Articles shall serve until the first election of Directors, and any vacancies in their number occurring before the first election shall be filled by the Class "B" Member. The Class B Member shall have the right to remove and replace Directors until the first election of Directors. The names and addresses of the members of the first Board of Directors who shall hold office until their successors are elected and have qualified, or until removed, are as follows:

NAME	ADDRESS
Sydney L. Teibel	123 N.W. 13th Street Suite 300 Boca Raton, Florida 33432
Donald H. Merskin	123 N.W. 13th Street Suite 300 Boca Raton, Florida 33432
Mark A. Bidwell	123 N.W. 13th Street Suite 300 Boca Raton, Florida 33432

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ARTICLE IX

DISSOLUTION

In the event of the dissolution of the Association, other than incident to a merger or consolidation, any Member may petition the Circuit Court of the Seventeenth Judicial Circuit of the State of Florida for the appointment of a receiver to manage the affairs of the dissolved Association and to manage the Properties, in the place and instead of the Association, and to make such provisions as may be necessary for the continued management of the affairs of the dissolved Association and the Properties.

ARTICLE X

DURATION

The corporation shall exist perpetually.

ARTICLE XI

AMENDMENTS

Amendments to these Articles shall be proposed and adopted in the following manner:

1. Proposal. Amendments to these Articles may be proposed upon a vote of the majority of the entire Board adopting a resolution setting forth the proposed amendment to these Articles, directing that it be submitted to a vote at a special or annual meeting of members; or amendments may be proposed by the members of the Association upon a vote of the majority of the membership entitled to vote at a meeting for which notice of the proposed amendment has been given.

2. Call for Meeting. Upon the adoption of a resolution proposing any amendment or amendments to these Articles by said Board or members, such proposed amendment or amendments shall be transmitted to the President of the Association, or other officer of the Association in absence of the President, who shall thereupon call a special meeting of the membership, unless it is to be considered at an annual meeting. It shall be the duty of the Secretary to give each member written notice stating the purpose of the meeting, place, day and hour of the meeting, and setting forth the proposed amendment or a summary of the changes to be effected thereby. Notice shall be delivered not less than ten (10) or more than sixty (60) days before the date of the meeting, either personally or by first class mail. If the notice is mailed with postage thereon prepaid, at least thirty (30) days before the date of meeting, it may be done by a class of United States mail addressed to the member at his address as it appears on the membership books.

3. Vote Necessary. In order for such amendment or amendments to become effective, the same must be approved at a duly called meeting, by an affirmative vote of a majority of the votes of the entire membership entitled to vote thereon.

4. By Written Statement. If all the directors and all the members eligible to vote sign a written statement manifesting their intention that an amendment to these Articles be adopted, then the amendment shall thereby be adopted as though subsections 2. and 3. above have been satisfied.

5. Filing. The Articles of Amendment containing said approved amendment or amendments shall be executed by the corporation by its President or Vice President and by its Secretary or Assistant Secretary and acknowledged by one of the officers signing such Articles. The Articles of Amendment shall set forth:

(a) The name of the corporation.

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(b) The amendments so adopted.

(c) The date of the adoption of the amendment by the members.

Such Articles of Amendment shall be filed, along with the appropriate filing fees, within ten (10) days from said approval with the office of the Secretary of the State of Florida for approval.

ARTICLE XII

SUBSCRIBERS

The names and street addresses of the Subscribers to these Articles of Incorporation are the same as listed in Article VIII hereof.

ARTICLE XIII

OFFICERS

The Board of Directors shall elect the President, Secretary, Treasurer, and as many Vice-Presidents, Assistant Secretaries and Assistant Treasurers as the Board of Directors shall from time to time determine.

The names and addresses of the Officers who shall serve until their successors are designated by the Board of Directors are as follows:

President:	Sydney L. Teibel	123 N.W. 13th Street Suite 300 Boca Raton, Florida 33432
Vice-President:	Donald H. Merskin	123 N.W. 13th Street Suite 300 Boca Raton, Florida 33432
Secretary-Treasurer:	Mark A. Bidwell	123 N.W. 13th Street Suite 300 Boca Raton, Florida 33432

ARTICLE XIV

BY-LAWS

The original By-Laws of the Association shall be adopted by a majority vote of the Directors. Thereafter, the By-Laws of the Association may be amended, altered or rescinded at a regular or special meeting of the members by a vote of a majority of a quorum of members present in person or by proxy.

ARTICLE XV

INDEMNIFICATION OF OFFICERS AND DIRECTORS

finally adjudged in such action, suit or proceeding to be liable for or guilty of gross negligence or willful misconduct. The foregoing rights shall be in addition to, and not exclusive of, all other rights to which such Director or Officer may be entitled.

ARTICLE XVI

TRANSACTIONS IN WHICH DIRECTORS OR OFFICERS ARE INTERESTED

No contract or transaction between the Association and one (1) or more of its Directors or Officers, or between the Association and any other corporation, partnership, association, or other organization in which one (1) or more of its officers or directors are Officers or Directors of this Association shall be invalid, void or voidable solely for this reason, or solely because the Officer or Director is present at, or participates in, meetings of the Board or Committee thereof which authorized the contract or transaction, or solely because said Officers' or Directors' votes are counted for such purpose. No Director or Officer of the Association shall incur liability by reason of the fact that said Director or Officer may be interested in any such contract or transaction.

Interested Directors may be counted in determining the presence of a quorum at a meeting of the Board of Directors or of a Committee which authorized the contract or transaction.

IN WITNESS WHEREOF, for the purpose of forming this corporation under the laws of the State of Florida, we, the undersigned, constituting the incorporators of this Association, have executed these Articles of Incorporation this 21st day of June, 1994.

SYDNEY L. TEIBEL

DONALD H. MERSKIN

MARK A. BIDWELL

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgements, personally appeared SYDNEY L. TEIBEL, DONALD H. MERSKIN and MARK A. BIDWELL, who are personally known to me.

WITNESS my hand and official seal in the County and State last aforesaid this 21st day of June, 1994.

SUSAN S. BONNER
Notary Public, State of Florida
My Comm. Expires Apr. 25, 1998
No. CC 367284
Bonded Thru Official Notary Service

NOTARY PUBLIC
Print name: Susan S. Bonner
Commission No. CC 367284
My Commission Expires: 4/25/98

(NOTARIAL SEAL)

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I HEREBY ACCEPT MY DESIGNATION AS REGISTERED AGENT.

KERRY D. SAFIER

Sworn to and subscribed before me this 21st day of June, 1994.

SUSAN S. BONNER
Notary Public, State of Florida
My Comm. Expires Apr. 25, 1998
No. CC 367284
Bonded thru Notary Service

(NOTARIAL SEAL)

NOTARY PUBLIC
Print name: Susan S. Bonner
Commission No. CC 367284
My Commission Expires: 4/25/98

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BY-LAWS

OF

STONERIDGE LAKE ESTATES HOMEOWNERS ASSOCIATION, INC.

ARTICLE I

NAME AND LOCATION

The name of the corporation is STONERIDGE LAKE ESTATES HOMEOWNERS ASSOCIATION, INC., hereinafter referred to as the "Association". The principal office of the corporation shall be located at 123 N.W. 13th Street, Suite 300, Boca Raton, Florida 33432 but meetings of members and Directors may be held at such places within the State of Florida, as may be designated by the Board of Directors.

ARTICLE II

DEFINITIONS

The definitions of words as defined in the Declaration of Covenants for Stoneridge Lake Estates Homeowners Association, Inc. ("Declaration") to which these By-Laws are attached as Exhibit C and recorded in the Public Records of Broward County, Florida, are incorporated herein by reference and made a part hereof.

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ARTICLE III

MEETING OF MEMBERS

Section 1. Meetings Prior to First Election. Prior to the first election of Directors by Members as set forth in the Articles of Incorporation, no meetings of Members shall take place unless the Board of Directors, in its sole discretion, determines to call a meeting of Members by providing written notice thereof in accordance with the provisions of Section 4 below, for the purpose as set forth in such notice; and should a meeting be called, which is not in accordance with the foregoing, the proceedings of such unauthorized meeting shall have no effect, unless subsequently approved in writing by the Board of Directors.

Section 2. Annual Meetings. The annual meeting of the members shall be held at least once each calendar year on a date and at a time to be determined by the Board of Directors for the purpose of electing directors and transacting any other business as may be determined by the directors.

Section 3. Special Meetings. Special meetings of the members may be called at any time by the President or by the Board of Directors, or upon written request of the members who are entitled to vote one-tenth (1/10) of all of the votes of the Association.

Section 4. Notice of Meetings. Written notice of each meeting of the members shall be given by, or at the direction of, the Secretary, or person authorized to call the meeting, by mailing a copy of such notice, postage prepaid, at least fifteen (15) days before such meeting (provided, however, in the case of an emergency, four (4) days' notice will be deemed sufficient) to each member entitled to vote thereat addressed to the member's address last appearing on the books of the Association, or supplied by such member to the

EXHIBIT C

Association for the purpose of notice. Such notice shall specify the place, day and hour of the meeting and, in the case of a special meeting, the purpose of the meeting.

Section 5. Quorum. The presence at the meeting of members entitled to cast, or proxies entitled to cast, one-third (1/3) of the votes of the Association shall constitute a quorum for any action, except as otherwise provided in the Articles of Incorporation, the Declaration, or these By-Laws. If, however, such quorum shall not be present or represented at any meeting, the members entitled to vote thereat shall have power to adjourn the meeting, from time to time, without notice other than announcement at the meeting, until a quorum, as aforesaid shall be present or be represented.

Section 6. Proxies. At all meetings of members, each member may vote in person or by proxy. All proxies shall be in writing and filed with the Secretary. Every proxy shall be revocable and shall automatically cease upon conveyance by the member of his Unit.

ARTICLE IV

BOARD OF DIRECTORS: SELECTION: TERM OF OFFICE

Section 1. Number. The affairs of this Association shall be managed by a Board of Directors consisting of not less than three (3), nor more than nine (9), persons who need not be members of the Association. The first Board shall consist of three (3) members. Thereafter the number of Directors may be increased to a maximum of nine (9) by a majority vote of the Board of Directors.

Section 2. Term of Office. The first election of Directors shall be held when Class B membership ceases, as provided in Article VIII of the Articles of Incorporation, at a meeting of the members called for that purpose. The term of office of Directors shall be as so stated in the Articles of Incorporation.

Section 3. Removal. At such time as the members of the Association are permitted to elect Directors, any Director may be removed from the Board with or without cause, by a majority vote of the members of the Association. In the event of death, resignation or removal of a Director, his successor shall be selected by the remaining members of the Board and shall serve for the unexpired term of his predecessor.

Section 4. Compensation. No Director shall receive compensation for any service he may render to the Association. However, any Director may be reimbursed for his actual expenses incurred in the performance of his duties.

Section 5. Action Taken Without a Meeting. The Directors shall have the right to take any action in the absence of a meeting which they could take at a meeting by obtaining the written approval of all the Directors. Any action so approved shall have the same effect as through taken at a meeting of the Directors.

ARTICLE V

NOMINATION AND ELECTION OF DIRECTORS

At such time as members of the Association are permitted to elect Directors, the renomination and election of Directors shall be conducted as follows:

Section 1. Nomination. Nomination for election to the Board of Directors shall be made by a Nominating Committee. Nominations may also be made from the floor at the election meeting. The Nominating Committee shall Consist of a Chairman, who shall be a member of the Board of Directors, and two (2) or more members of the Association. The

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Nominating Committee shall be appointed by the Board of Directors at least sixty (60) days prior to each annual meeting of the members to serve until the close of that annual meeting. The Nominating Committee shall make as many nominations for election to the Board of Directors as it shall, in its discretion, determine, but not less than the number of vacancies that are to be filled.

Section 2. Election. Election to the Board of Directors shall be by secret written ballot, unless unanimously waived by all members present. At each election the members or their proxies may cast, in respect to each vacancy, as many votes as they are entitled to exercise under the provisions of the Declaration. The persons receiving the largest number of votes shall be elected. Cumulative voting is not permitted.

ARTICLE VI

MEETING OF DIRECTORS

Section 1. Regular Meetings. Regular meetings of the Board of Directors shall be held on such dates and at such place and hour as may be fixed, from time to time, by resolution of the Board. Should said meeting fall upon a legal holiday, then that meeting shall be held at the same time on the next day which is not a legal holiday.

Section 2. Special Meetings. Special meetings of the Board of Directors shall be held when called by the President of the Association, or by any two (2) Directors after not less than three (3) days' notice to each Director.

Section 3. Quorum. A majority of the number of Directors shall constitute a quorum for the transaction of business. Every act or decision done or made by a majority of the Directors present at a duly held meeting at which a quorum is present shall be regarded as the act of the Board.

ARTICLE VII

POWERS AND DUTIES OF THE BOARD OF DIRECTORS

Section 1. Powers. The Board of Directors shall have the powers reasonably necessary to operate and maintain the Association, including, but not limited to, the following:

(a) Adopt and publish rules and regulations governing the use of the Common areas and facilities, and the personal conduct of the members and their guests thereon, and to establish penalties and/or fines for the infraction thereof;

(b) Suspend the voting rights of a member during any period in which such member shall be in default in the payment of any assessment levied by the Association;

(c) Exercise for the Association all powers, duties and authority vested in or delegated to this Association and not reserved to the membership by other provisions of these By-Laws, the Articles of Incorporation or the Declaration.

(d) Declare the office of a member of the Board of Directors to be vacant in the event such member shall be absent from three (3) consecutive regular meetings of the Board of Directors.

(e) Employ a manager, an independent contractor, or such other employees as they deem necessary, prescribe their duties and delegate any or all of the duties and functions of the Association and/or its officers; and

Section 2. Duties. It shall be the duty of the Board of Directors to cause the Association to perform the purposes for which it was formed, including, but not limited to, the following:

(a) Cause to be kept a complete record of all its acts and corporate affairs and to present statement thereof to the members at the annual meeting of the members;

(b) Supervise all officers, agents and employees of this Association, and to see that their duties are properly performed;

(c) As more fully provided in the Declaration, to fix the amount of the annual assessment against each Unit and send notice thereof to every Owner at least thirty (30) days in advance of each annual assessment period;

(d) Issue or to cause an appropriate officer to issue, upon demand by any person, a certificate setting forth whether or not an assessment has been paid. A reasonable charge may be made by the Board for the issuance of these certificates. If a certificate states an assessment has been paid, such certificate shall be conclusive evidence of such payment;

(e) Procure and maintain such insurance as deemed necessary by the Board of Directors;

(f) Cause all officers or employees having fiscal responsibilities to be bonded, as required by the Declaration;

(g) Perform all other duties and responsibilities as provided in the Declaration;

(h) Perform all duties and responsibilities as provided in the Master Declaration, as described in Article XVIII of the Declaration.

ARTICLE VIII

OFFICERS AND THEIR DUTIES

Section 1. Enumeration of Offices. The officers of this Association shall be a President and Vice-President, who shall at all times be members of the Board of Directors, a secretary, and a treasurer, and such other officers as the Board may from time to time by resolution create.

Section 2. Election of Officers. The election of officers shall take place at the first meeting of the Board of Directors following each annual meeting of the members.

Section 3. Term. The officers of this Association shall be elected annually by the Board and each shall hold office for one (1) year unless he shall sooner resign, or shall be removed, or otherwise disqualified.

Section 4. Special Appointments. The Board may elect such other officers as the affairs of the Association may require, each of whom shall hold office for such period, have such authority, and perform such duties as the Board may, from time to time, determine.

Section 5. Resignation and Removal. Any officer may be removed from office with or without cause by the Board. Any officer may resign at any time giving written notice to the Board, the President or the Secretary. Such resignation shall take effect on the date of receipt of such notice or at any later time specified therein, and unless otherwise specified

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therein, the acceptance of such resignation shall not be necessary to make it effective.

Section 6. Vacancies. A vacancy in any office may be filled by appointment by the Board. The officer appointed to such vacancy shall serve for the remainder of the term of the officer he replaces.

Section 7. Multiple Offices. The offices of Secretary and Treasurer may be held by the same person. No person shall simultaneously hold more than one of any of the other offices except in the case of special offices created pursuant to Section 4 of this Article.

Section 8. Duties. The duties of officers are as follows:

PRESIDENT

(a) The President shall preside at all meetings of the members and Board of Directors; shall see that orders and resolutions of the Board are carried out; shall sign all leases, mortgages, deeds and or written instruments and shall co-sign all checks and promissory notes.

VICE PRESIDENT

(b) The Vice-President shall not in the place and stead of the President in the event of his absence, inability or refusal to act, and shall exercise and discharge such other duties as may be required of him by the Board.

SECRETARY

(c) The Secretary shall record the votes and keep the minutes of all meetings and proceedings of the Board and of the members; keep the corporate seal of the Association and affix it on all papers requiring said seal; serve notice of meetings of the Board and of the members; keep appropriate current records showing the members of the Association together with their addresses, and shall perform such other; duties as required by the Board. The Secretary of the Association shall maintain a register showing the names and addresses of members. It shall be the obligation of the individual members to advise the Secretary of the Association of any change of address and ownership as otherwise provided. The Association, for purposes of notification, shall have the right to rely on the last given address of each of the members. A copy of such register shall be furnished to the Community Association within fifteen (15) days of request therefor by the Community Association.

TREASURER

(d) The Treasurer shall receive and deposit in appropriate bank accounts all monies of the Association and shall disburse such funds as directed by Resolution of the Board of Directors; shall sign all checks, and promissory notes of the Association; keep proper books of account, and shall prepare an annual budget and a statement of income and expenditures to be presented to the membership at its regular annual meeting, and deliver a copy of each to the members.

ARTICLE IX

COMMITTEES

The Board of Directors shall fill any vacancies on the Architectural Committee for a term as the Board determines, as provided in the Declaration, and appoint a Nominating Committee, as provided in these By-Laws. In addition, the Board of Directors shall appoint other committees as deemed appropriate in carrying out its purpose.

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ARTICLE X
BOOKS AND RECORDS

The books, records and papers of the Association shall at all times, during reasonable business hours, be subject to inspection by any member. The Declaration, the Articles of Incorporation and the By-Laws of the Association shall be available for inspection by any member at the principal office of the Association, where copies may be purchased at a reasonable cost.

ARTICLE XI

ASSESSMENTS

As more fully provided in the Declaration, each member is obligated to pay to the Association annual and special assessments which are secured by a continuing lien upon the property against which the assessment is made. Any assessments which are not paid when due shall be delinquent. If the assessment is not paid within thirty (30) days after the due date, a late fee of $25.00, beginning from the due date, may be levied by the Board of Directors for each month the assessment is late, and the Association may bring an action at law against the Owner personally obligated to pay the same and/or foreclose the lien against the property, and interest, costs, and reasonable attorneys' fees incurred by the Association in connection with collection and/or appeal shall be added to the amount of such assessment. No Owner may waive or otherwise escape liability for the assessments provided for herein by non-use of the Common Area or abandonment of his Unit.

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ARTICLE XII

CORPORATE SEAL

The Association shall have a seal in circular form having within its circumference the words: STONERIDGE LAKE ESTATES HOMEOWNERS ASSOCIATION, INC., a Corporation Not For Profit, 1994.

ARTICLE XIII

AMENDMENTS

Section 1. These By-Laws may be amended, altered or rescinded at a regular or special meeting of the members, by a vote of a majority of a quorum of members present in person or by proxy provided, however, until such time that Class B membership in the Association ceases, as set forth in the Declaration and Articles of Incorporation of the Association, these By-Laws may be amended by a majority of the Directors.

Section 2. In the case of any conflict between the Articles of Incorporation and these By-Laws, the Articles shall control; and in the case of any conflict between the Declaration and these By-Laws, the Declaration shall control.

ARTICLE XIV

MISCELLANEOUS

Section 1. The fiscal year of the Association shall begin on the 1st day of February and end on the 31st day of January of every year, except that the first fiscal year shall begin on the date of incorporation.

Section 2. Litigation. No judicial or administrative proceeding shall be commenced or prosecuted by the Association unless approved by eighty percent (80%) of all the votes entitled to be cast by all of the Voting Members. This Section shall not apply, however, to (a) actions brought by the Association to enforce the provisions of this Declaration (including, without limitation, the foreclosure of liens), (b) the imposition and collection of assessments as provided in Article V hereof, (c) proceedings involving challenges to ad valorem taxation, or (d) counterclaims brought by the Association in proceedings instituted against it. This Section shall not be amended unless such amendment is made by the Declarant or is approved by the percentage votes, and pursuant to the same procedures, necessary to institute proceedings as provided above.

ARTICLE XV

FINES

Section 1. In the event of a violation (other than the non-payment of an assessment) by a Unit Owner of any of the provisions of the Declaration, the Articles or these By-Laws, or the Rules and Regulations adopted pursuant to any of same, as the same may be amended or added to from time to time, and in addition to the means for enforcement provided elsewhere herein, the Association shall have the right to assess fines against a Unit Owner or its lessees, in the manner provided herein, and such fines shall be collectible as any other assessment, so that the Association shall have a lien against each Unit for the purpose of enforcing and collecting such fines, as provided in the Declaration.

(a) The Board of Directors shall appoint a Covenants Enforcement Committee which shall be charged with determining whether there is probable cause that any of the provisions of the Declaration, the Articles of Incorporation, these By-Laws, and the Rules and Regulations of the Association, governing the use of the Common Areas and facilities, and the personal conduct of the members and their guests and lessees are being or have been violated. In the event that the Covenants Enforcement Committee determines an instance of such probable cause, it shall report same to the Board of Directors. The Board of Directors shall thereupon provide written notice to the person alleged to be in violation, and to the Owner of the Unit which that person occupies if that person is not the Owner, of the specific nature of the alleged violation and of the opportunity for a hearing before the Board of Directors upon request therefor made within fifteen (15) days of the sending of the notice. The notice shall also specify, and it is hereby provided, that each recurrence of the alleged violation or each day during which it continues shall be deemed a separate offense, subject to a separate fine not to exceed Fifty ($50.00) Dollars for each offense. The initial notice for a particular violation shall further specify, and it is hereby provided, that in lieu of requesting a hearing, the alleged violator or Unit Owner may respond to the notice, within fifteen (15) days, acknowledging in writing that the violation occurred as alleged and promising that it will henceforth cease and will not recur, and that such acknowledgment and promise, and performance in accordance therewith, shall terminate further enforcement activity of the Association with regard to the violation.

(b) If a hearing is timely requested, the Board of Directors shall hold same and shall hear any defense to the charges of the Covenants Enforcement Committee, including any witnesses that the alleged violator, the Unit Owner, or the Covenants Enforcement Committee may produce. Any party at the hearing may be represented by counsel.

(c) Subsequent to any hearing, or if no hearing is timely requested and if no acknowledgment and promise is timely made, the Board of Directors shall determine whether there is sufficient evidence of the alleged violation. If the Board so determines, it may levy a fine for each violation in an amount not to exceed Fifty ($50.00) Dollars.

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(d) A fine pursuant to this section shall be assessed against the Unit which the violator occupied at the time of the violation, whether or not the violator is an Owner of that Unit, and shall be collectible in the same manner as any other assessment, including by the Association's lien rights as provided in the Declaration. Any fines which are not paid when due, as determined by the Board, shall be delinquent. If the fine is not paid within thirty (30) days after the due date, a late fee of Fifteen ($15.00) Dollars, beginning from the due date, may be levied by the Board of Directors for each month the fine remains unpaid. The person obligated to pay the fine shall also be charged interest at the highest rate permitted by law and costs and reasonable attorney's fees incurred by the Association in connection with collection and/or appeal shall be added to the amount of such fine. Nothing herein shall be construed to interfere with any right that a Unit Owner may have to obtain from a violator occupying his Unit payment in the amount of any fine or fines assessed against that Unit.

(e) Nothing herein shall be construed as prohibition of or a limitation on the right of the Board of Directors to pursue other means to enforce the provisions of the Declaration, Articles of Incorporation, these By-Laws and Rules and Regulations, including but not limited to legal action for damages or injunctive relief.

IN WITNESS WHEREOF, We, being all of the directors of STONERIDGE LAKE ESTATES HOMEOWNERS ASSOCIATION, INC. have hereunto set our hands this _____ day of _____, 1995.

BK2382PG1026

_____
WILLIAM A. GARDINER

_____
LYNNE GAUDET

_____
HARRY ENGELSTEIN

CONSENT OF MORTGAGEE TO DECLARATION OF COVENANTS FOR STONERIDGE LAKE ESTATES HOMEOWNERS ASSOCIATION, INC.

The undersigned, NATIONSBANK OF FLORIDA, N.A., hereinafter referred to as "Mortgagee", being the owner and holder of that certain Mortgage dated February 1, 1994, and recorded February 3, 1994, in Official Records Book 21718, Page 388, securing an original indebtedness of $4,631,250.00, and that certain Mortgage dated February 7, 1994, and recorded February 10, 1994, in Official Records Book 21744, Page 0017, securing an additional indebtedness of $7,000,000.00, both of the Public Records of Broward County, Florida, which Mortgages encumber the real property and improvements described in the Declaration of Covenants for Stoneridge Lake Estates Homeowners Association, Inc., hereby consents to and joins in the execution of the annexed Declaration of Covenants for Stoneridge Lake Estates Homeowners Association, Inc.

This Consent shall be binding upon Mortgagee, its successors and assigns.

IN WITNESS WHEREOF, Mortgagee has caused this instrument to be executed in its name and seal affixed this 21st day of August, 1995.

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MORTGAGEE:

NATIONSBANK OF FLORIDA, N.A.

Doris Corcoran
DORIS CORCORAN

By: Brett W McMillan
Its: BRETT W McMILLAN, V.P.

Michelle K Felsheim
MICHELLE K. FELSHEIM

STATE OF FLORIDA
COUNTY OF Broward

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared Brett W. McMillan well known to me to be the person described in and who executed the foregoing instrument as Vice President of NATIONSBANK OF FLORIDA, N.A. and he acknowledged before me that he executed the same freely and voluntarily under authority duly vested in him by said NATIONSBANK OF FLORIDA, N.A. and that the seal affixed thereto is the true corporate seal of said corporation and that he is personally known to me or has produced _____ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 21 day of August, 1995.

Doris Corcoran
Notary Public DORIS CORCORAN

(Notary Seal)

My Commission Expires:

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

NOTARY PUBLIC STATE OF FLORIDA
DORIS CORCORAN
COMMISSION # CC421470
EXPIRES DEC 8,1998
BONDED THRU
ATLANTIC BONDING CO., INC.

THIS INSTRUMENT PREPARED BY
AND TO BE RETURNED TO:
Kerry D. Sutter, Esq.
Engle Homes, Inc.
123 N.W. 13th Street
Suite 300
Boca Raton, Florida 33432

Tax Folio No.: 11003-01-00900
Grantee TIN #: 65-0617831

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED, Executed this 9th day of December, 19 96, by ENGLE HOMES/BROWARD, INC., a corporation existing under the laws of the State of Florida, and having its principal place of business at 123 N.W. 13th Street, Suite 300, Boca Raton, Florida 33432, first party, to STONERIDGE LAKE ESTATES HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, whose post office address is 123 N.W. 13th Street, Suite 300, Boca Raton, Florida 33432, second party:

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH: That the said first party, for and in consideration of the sum of $10.00, in hand paid by the second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Broward, State of Florida, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever; HOWEVER, reserving unto the first party, its successors and assigns, an easement for access to and on, over, under and through the subject property for the purposes of access and installation of irrigation systems, landscaping, fencing, lighting and other equipment.

IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
in the presence of:

(TYPE OR PRINT NAME) Kerry D. Sutter

(TYPE OR PRINT NAME) Alexis Ellington

ENGLE HOMES/BROWARD, INC.,
a Florida corporation

BY: _____
JOHN A. KRAYNICK, Vice President

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 9th day of December, 1996, by JOHN A. KRAYNICK, the Vice President of ENGLE HOMES/BROWARD, INC., a Florida corporation and he is personally known to me.

NOTARY PUBLIC
TYPE OR PRINT NAME: Alexis Ellington
MY COMMISSION EXPIRES: 03-07-96
COMMISSION NO.: CC263102

(Impress or Affix Seal)

NOTARY PUBLIC STATE OF FLORIDA
OFFICIAL NOTARY SEAL
ALEXIS ELLINGTON
COMMISSION NUMBER
CC263102
MY COMMISSION EXP.
MAR. 7,1997

EXHIBIT 'A'

"Parcel 'A' (Private Roads), Parcel 'D' (Conservation/Mitigation Area), Parcel 'E' (Recreation Parcel) and Parcel 'F' (Conservation/Mitigation Area), as shown on the Stoneridge Lake Estates Plat as recorded in Plat Book 157, Page 49 of the Public Records of Broward County, Florida."

and

"Tract 59, less the West 75 feet thereof, of the subdivision of Section 5, Township 51 South, Range 40 East, according to The Florida Fruit Lands Company's Subdivision No. 1, recorded in Plat Book 2, Page 17, of the Public Records of Dade County, Florida, said lands lying, being and situate in Broward County, Florida."

and

"A portion of the 30.00 foot right of way centered on the East-West Quarter Section line of Section 5, Township 51 South, Range 40 East, as shown on "FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1" recorded in Plat Book 2, Page 17 of the Public Records of Dade County, Florida, said portion being bounded on the East by a Southerly prolongation of the 74.90 foot segment of the Easterly boundary of Lot 83 and on the West by a Southerly prolongation of the West boundary of Lot 86, said lots being parts of the Plat of "ESTATES OF STIRLING LAKE" as recorded in Plat Book 142, Page 6 of the Public Records of Broward County, Florida."

ENGLE
HOMES

Boca 561-391-4012
Toll Free 1-800-624-3940
Fax 561-750-6045

April 22, 200

South Florida Water Management District
Attn: Jennifer Krumlauf, MSC-4240
Regulatory Information Management Division
P.O. Box 24680
West Palm Beach, Fl 33416-4680

RECEIVED
APR 24 2002
ENV RES REGULATION

Re: Stoneridge Lake Estates

Dear Jennifer:

Enclosed please find permit transfer request, copy of plat and recorded docs. It you have any questions regarding this transfer, please do not hesitate to call me at (561) 833-1894 ext. 151.

Sincerely,

ENGLE HOMES/BROWARD, INC.

Lynne Gaudet
Administrator of Construction

********** -COMM. [redacted]AL- ********** DATE MAR-28-2002 [redacted] ** TIME 11:23 *** P.01

MODE = MEMORY TRANSMISSION START=MAR-28 11:21 END=MAR-28 11:23

FILE NO.= 251

STN NO.	COM	ABBR NO.	STATION NAME/TEL.NO.	PAGES	DURATION
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-SFWMD -

********** -REGULATION - ***** - 15616926696- *********

SOUTH FLORIDA WATER MANAGEMENT DISTRICT

3301 Gun Club Road, West Palm Beach, Florida 33406 • (561) 686-8800 • FL WATS 1-800-432-2045 • TDD (561) 697-2574
Mailing Address: P.O. Box 24680, West Palm Beach, FL 33416-4680 • www.sfwmd.gov

ENVIRONMENTAL RESOURCE REGULATION

FAX COVER SHEET

DATE: 3/28/02 FAX NUMBER: 750-6945

NUMBER OF PAGES: 7
(INCLUDING THIS COVER SHEET)

TO: Lynne Gaudet PHONE NUMBER: 833-1894 x151

FROM: Jennifer Krumlauf PHONE NUMBER: 682-2712

SUBJECT: Stoneridge Lake Estates 06-02008-S Conversion and Transfer

COMMENTS: Upon review by my supervisor, the official letter will follow by mail.

I did receive the conservation easement - thank you!

Je

Environmental Resource Regulation Division Fax Number (561) 682-6896

GOVERNING BOARD

Trudi K. Williams, Chair
Lennart E. Lindahl, Vice-Chair
Pamela Brooks-Thomas
Michael Collins
Hugh M. English
Gerardo B. Fernandez
Patrick J. Gleason, Ph.D., P.C.
Nicolas J. Gutierrez, Jr., Esq.
Harkley R. Thornton

EXECUTIVE OFFICE

Henry Dean, Executive Director

SOUTH FLORIDA WATER MANAGEMENT DISTRICT
3301 Gun Club Road, West Palm Beach, Florida 33406 • (561) 686-8800 • FL WATS 1-800-432-2045
Mailing Address: P.O. Box 24680, West Palm Beach, FL 33416-4680 • www.sfwmd.gov

CON 24-06

District Permit 06-02008-S
Applications 931123-5, 950424-11, 950622-3, 970121-23, 970827-9, 981009-23

March 28, 2002

Lynne Gaudet
Engle Homes
123 NW 13th St, Suite 300
Boca Raton, FL 33432

DRAFT

Dear Ms. Gaudet:

Subject: Notice of Permit Transfer and Conversion from Construction to Op
Stoneridge Lake Estates, Broward County
Section 5, Township 51 South, Range 40 East

This letter shall acknowledge receipt of your request for permit transfer and co construction to operation phase. However, staff cannot complete this tran following is submitted:

1. Transfer Form 0920, with an authorized signature, listing applicatio 950424-11, 950622-3, 970827-9, 981009-23. Transfer Form 0920 was 1997, but only listed application 970121-23.

2. Copies of the recorded Declaration of Covenants and Restrictions includi and amendments, Articles of Incorporation, and Certificate of Inco Stoneridge Lake Estates Homeowners Association, Inc.

3. A completed, signed, and notarized affidavit attesting that Stoneridge Homeowners Association, Inc. meets the requirements for Sections 9.2 9.2.6, Basis of Review. Please include all six application numbers listed affidavit.

4. Copies of recorded plats for the entire project.

Please submit the above to:

South Florida Water Management District
Attn: Jennifer Krumlauf, MSC 4240
Regulatory Information Management Division
P.O. Box 24680
West Palm Beach, Florida 33416-4680

GOVERNING BOARD EXECU
Trudi K. Williams, P.E., Chair Michael Collins Patrick J. Gleason, Ph.D., P.G. Henry

If you have any questions, please contact the undersigned at the West Palm Beach Service Center at (561) 682-2712.

Sincerely,

DRAFT

Jennifer Krumlauf
Specialist Engineering Associate
Regulatory Information Management Division
Environmental Resource Regulation Department

JK/
Enclosures
Transfer Form 0920, Affidavit Form

c: Stoneridge Lake Estates Homeowners Association, Inc.
Randall K. Roger, Kaye & Roger, P.A.

GREENBERG
ATTORNEYS AT LAW
TRAURIG

Transmittal Cover Sheet

TO	Susan R. Martin, Esq.
Fax Number	687-6276
Phone Number	682-6251
TO	Ms. Heidi Schloss and Mr. Rudy Smith (Please provide a copy to each recipient.)
Fax Number	682-6896
Phone Number	686-8800
TO	Mr. John Kraynick
Fax Number	561-338-5634
Phone Number	561-833-1894
TO	Kerry D. Safier, Esq.
Fax Number	561-750-6945
Phone Number	561-391-4012
TO	Randall K. Roger, Esq.
Fax Number	954-772-0319
Phone Number	954-928-0680
FROM	Alfred J. Malefatto, Esq.
File Number	13157.019100
Comments	
Date	July 19, 2000
No. Pages	Including this cover sheet 2

06-02008-S

Please notify us immediately if not received properly at 561-650-7900

The information contained in this transmission is attorney privileged and confidential. It is intended only for the use of the individual or entity named above. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution or copy of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone collect and return the original message to us at the address below via the U.S. Postal Service. We will reimburse you for your postage. Thank you.

777 S. Flagler Drive, West Palm Beach, Florida 33401 561-650-7900 Fax 561-655-6222

GREENBERG
ATTORNEYS AT LAW
TRAURIG

Alfred J. Malefatto
561-650-7908
MalefattoA@gtlaw.com

July 19, 2000

Via Fax and U.S. Mail

Susan Martin, Esq.
Office of Counsel
South Florida Water Management District
3301 Gun Club Road
West Palm Beach, FL 33406

Re: Engle Homes – Stoneridge Lake Estates, SFWMD Permit No. 06-02008-5

Dear Susan:

To follow up on our telephone conference call of last week concerning the referenced matter, please be advised that Engle Homes has done everything in its power, short of litigation, to try to compel the Stoneridge Lake Estates Homeowners Association, Inc. (the "HOA") to dedicate the remaining .334-acre conservation easement, amend its declaration and bylaws, and accept transfer of the subject permit from Engle Homes. Despite our efforts, as stated by the attorney for the HOA, Randall Roger, in his letter to Heidi Schloss dated June 15, 2000, the HOA will not be taking up these matters until its annual meeting, which he has told us will be held sometime in September or October of this year.

Accordingly, Engle Homes is unable to take any further action in regard to this matter until after the annual meeting of the HOA, at which time the HOA hopefully will take necessary action to amend its declaration and bylaws, approve dedication of the conservation easement, and accept transfer of the permit.

Please call if you have any questions or would care to discuss this matter further.

Very truly yours,

Alfred J. Malefatto

AJM/gw

cc: Ms. Heidi Schloss
Mr. Rudy Smith
Mr. John Kraynick
Kerry D. Safier, Esq.
Randall Roger, Esq.

\MALEFATTOA\302266v01\6118@01!.DOC\7/19 00\13157.019100

GREENBERG
ATTORNEYS AT LAW
TRAURIG

Alfred J. Malefatto
561-650-7908
MalefattoA@gtlaw.com

July 19, 2000

RECEIVED
JUL 21 2000
REGULATION DEPT. 4030

Via Fax and U.S. Mail

Susan Martin, Esq.
Office of Counsel
South Florida Water Management District
3301 Gun Club Road
West Palm Beach, FL 33406

Re: Engle Homes – Stoneridge Lake Estates, SFWMD Permit No. 06-02008-5

Dear Susan:

To follow up on our telephone conference call of last week concerning the referenced matter, please be advised that Engle Homes has done everything in its power, short of litigation, to try to compel the Stoneridge Lake Estates Homeowners Association, Inc. (the "HOA") to dedicate the remaining .334-acre conservation easement, amend its declaration and bylaws, and accept transfer of the subject permit from Engle Homes. Despite our efforts, as stated by the attorney for the HOA, Randall Roger, in his letter to Heidi Schloss dated June 15, 2000, the HOA will not be taking up these matters until its annual meeting, which he has told us will be held sometime in September or October of this year.

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Please call if you have any questions or would care to discuss this matter further.

Very truly yours,

Alfred J. Malefatto

AJM/gw

cc: Ms. Heidi Schloss
Mr. Rudy Smith
Mr. John Kraynick
Kerry D. Safier, Esq.
Randall Roger, Esq.

\MALEFATTOA\302266v01\6118@01!.DOC\7/19/00\13157.019100

ENGLE
HOMES

RECEIVED
JUN 21 2000
REGULATION DEPT. 4030

June 14, 2000

VIA FACSIMILE AND REGULAR MAIL

Heidi M. Schloss
South Florida Water Management District
Environmental Resource Compliance Division
Regulation Department
3301 Gun Club Road
West Palm Beach, Florida 33406

RE: REQUEST FOR PERMIT CONVERSION/TRANSFER:
SURFACE WATER MANAGEMENT PERMIT NO. 06-02008-S
STONERIDGE LAKE ESTATES

Dear Heidi:

Per our telephone conversation on May 31, 2000, we discussed my correspondence to Randall Roger, Esq, dated May 19, 2000, in connection with this matter. You advised me that you had just had a telephone conversation with Mr. Roger regarding same and my May 19 correspondence and that Mr. Roger advised you that it was his, and his client's, position that they would still not notice an Association meeting at this time regarding the issues that have been outstanding for over one and one-half years now. By the way, I have had no further communication from Mr. Roger or his office in writing or by telephone in response to my May 19, 2000, letter to him. You have been copied with and provided with a volume of correspondence and documentation that Engle has prepared and provided since your correspondence to Engle in September 1998. If it had been in Engle's power or control, this matter would have been taken care of over a year ago. At this point it is clearly evident that Engle has done everything it can, absent litigation, to cause and assist the Association and its counsel to perform actions which are required of it by law and otherwise. Based on these facts, and the fact that Engle no longer has, or had, any control over the Association (turnover was made in April of 1997), Engle is requesting that the South Florida Water Management District exonerate and relieve Engle from any further responsibility or liability regarding the Water Permit transfer compliance by the Association and to provide such release in writing to Engle as soon as possible. I believe that this is fair and reasonable under the circumstances and might also finally motivate the Association and its attorneys to take their rightful responsibility to conclude this matter.

Thank you for your attention and cooperation.

Sincerely yours,

Kerry D. Safier
General Counsel

KDS:dms

cc: Harry Engelstein
John A. Kraynick
Lynne Gaudet
Al Malefatto, Esq. (fax only)
Susan Hudgens (fax only)
Randall K. Roger, Esq. (fax only)
Douglas MacLaughlin, Esq. (fax only)

123 NW 13th Street
Suite 300
Boca Raton, Florida 33432
Tel (561) 391-4012
Fax (561) 750-6945
(800) 624-3960
www.englehomes.com

LAW OFFICES
KAYE & ROGER, P.A.
6261 NORTHWEST 6TH WAY
SUITE 103
FORT LAUDERDALE, FLORIDA 33309

ROBERT L. KAYE
RANDALL K. ROGER
KENNETH E. ZEILBERGER
DEBORAH S. SUGARMAN
HEATHER A. SCOTT
EDWARD S. HAMMEL
JULIE E. YATES

- Of Counsel -
STUART M. SMITH

TELEPHONE (954) 928-0680
1-800-974-0680
TELEFAX (954) 772-0319

RECEIVED
JUN 20 2000
REGULATION DEPT. 4030

June 15, 2000

Heidi M. Schloss
South Florida Water Management District
Environmental Resource Compliance Division
Regulation Department
3301 Gun Club Road
West Palm Beach, FL 33406

Re: Engle Homes; Stoneridge Lakes Estates Homeowners Association, Inc. - Safier Letter Dated June 14, 2000

Dear Ms. Schloss:

We are in receipt of a copy of the above-captioned letter forwarded to you by Kerry Safier, General Counsel for Engle Homes. Mr. Safier portrays a picture of the Association, and its counsel, as unresponsive and uncooperative in addressing the resolution of the permit conversion/transfer. As you are aware from our prior correspondence, and as we have indicated to Mr. Safier, the Association has not been dilatory in addressing the issue of the transfer of the permit nor has it been reluctant to attend to this process. Admittedly, the Association, under former counsel's supervision, did not advance the situation with any haste and, for such delay, our client apologizes. Nonetheless, the situation, as it presently stands, cannot be resolved in the manner in which Mr. Safier has described and his suggestion to the contrary is incorrect.

Briefly stated, and as a reminder, the Association requires the consent of the Membership to amend the governing documents to permit the acceptance of the transfer. In order to obtain the cooperation of the Membership, either a Special Meeting of the Membership must be called or, alternatively, the event can be addressed at an Annual Meeting of the Community.

In order to succeed in attending to the appropriate amendment of the governing documents, it is necessary that the Community participate in the proposed amendment process. This

Community, as have others similarly situated, has found a relatively apathetic Membership and, consequently, it is the opinion of the Board of Directors, its Management Company and this Firm (which Firm represents over four-hundred Community Associations and is well positioned to offer an opinion on this matter) that as a consequence of the nature of the Membership, the success of a Special Meeting to address the situation is remote. As there are expenses and efforts involved in calling a Special Meeting of the Membership, it has been determined by the Board that the matter would best be addressed at the Annual Meeting, the one meeting where there is some likelihood of a Membership turnout.

These comments have been forwarded to Mr. Safier and he has chosen to ignore them, suggesting that the Association is uncooperative and implying that we have underestimated the Community's constituency. It is the sentiment of the undersigned that the Association is not uncooperative but, rather, unconcerned and disinterested in the "dull" issue which has been presented. Engle Homes, in an effort to resolve the impasse, had conditionally extended financing to the Association to call the Special Meeting. However, such funding was contingent upon the passage of the proposed amendment which, as previously referenced, we, our client and its management company, feel will be unsuccessful. Consequently, such offer is illusory as no money will be forthcoming and the effort wasted. While of no concern to South Florida Water Management District, we had suggested to Mr. Safier's client that some form of financial inventive to encourage the Membership's participation (the proverbial "carrot") may be sufficient to entice the Community's participation. However, there has been no proposal to address such situation.

As the problem in existence was created due to a deficiency in the documents prepared by Engle Homes, the Association discourages South Florida Water Management District from releasing Engle from its responsibility under the permit, as presently exists, until such time as the Association has accepted the transfer. We are hopeful that you shall continue to keep Engle apprised of its duties and responsibilities until such occurrence.

If we can be of further assistance to you in this matter, please feel welcome to contact us. Again, on behalf of our client, we pledge our cooperation to the South Florida Water Management District and look forward to the resolution of the

situation, (contingent upon the participation of the Association's Membership) this September at the Association's Annual Meeting.

Should you have any questions please feel welcome to contact the undersigned.

Sincerely,

RANDALL K. ROGER

RKR/sra
cc: Board of Directors
Kerry D. Safier, General Counsel - Engle Homes

KERRY D. SAFIER

ATTORNEY AT LAW
GENERAL COUNSEL TO ENGLE HOMES, INC.
SUITE 300
123 N.W. 13TH STREET
BOCA RATON, FLORIDA 33432

Telephone (561) 391-4012

FAX TRANSMITTAL SHEET

TO: HEIDI M. SCHLOSS FAX 561-682-6896 PHONE 561-682-6957
SOUTH FLORIDA WATER MANAGEMENT DISTRICT

DATE: JUNE 14, 2000

FILE REFERENCE: STONERIDGE LAKE ESTATES

NUMBER OF PAGES: INCLUDING THIS PAGE

MEMO

SENDER: DONNA M. SORDILLO
SENDER FAX #: (561) 391-9849

THE INFORMATION CONTAINED IN THIS FACSIMILE MESSAGE IS ATTORNEY PRIVILEGED AND CONFIDENTIAL INFORMATION INTENDED ONLY FOR THE USE OF THE INDIVIDUAL OR ENTITY NAMED ABOVE. IF THE READER OF THIS MESSAGE IS NOT THE INTENDED RECIPIENT, YOU ARE HEREBY NOTIFIED THAT ANY DISSEMINATION, DISTRIBUTION OR COPY OF THIS COMMUNICATION IS STRICTLY PROHIBITED. IF YOU HAVE RECEIVED THIS COMMUNICATION IN ERROR, PLEASE IMMEDIATELY NOTIFY US BY TELEPHONE AND RETURN THE ORIGINAL MESSAGE TO US AT THE ABOVE ADDRESS VIA THE U.S. POSTAL SERVICE. THANK YOU.

IF YOU HAVE PROBLEMS IN RECEIVING THIS FAX, PLEASE CALL 561-391-4012 (Ext.117). PLEASE NOTE: FACSIMILES WILL FADE. PLEASE XEROX.

ENGLE
HOMES

June 14, 2000

VIA FACSIMILE AND REGULAR MAIL

Heidi M. Schloss
South Florida Water Management District
Environmental Resource Compliance Division
Regulation Department
3301 Gun Club Road
West Palm Beach, Florida 33406

RE: REQUEST FOR PERMIT CONVERSION/TRANSFER:
SURFACE WATER MANAGEMENT PERMIT NO. 96-01008-S
STONERIDGE LAKE ESTATES

Dear Heidi:

Per our telephone conversation on May 31, 2000, we discussed my correspondence to Randall Roger, Esq, dated May 19, 2000, in connection with this matter. You advised me that you had just had a telephone conversation with Mr. Roger regarding same and my May 19 correspondence and that Mr. Roger advised you that it was his, and his client's, position that they would still not notice an Association meeting at this time regarding the issues that have been outstanding for over one and one-half years now. By the way, I have had no further communication from Mr. Roger or his office in writing or by telephone in response to my May 19, 2000, letter to him. You have been copied with and provided with a volume of correspondence and documentation that Engle has prepared and provided since your correspondence to Engle in September 1998. If it had been in Engle's power or control, this matter would have been taken care of over a year ago. At this point it is clearly evident that Engle has done everything it can, absent litigation, to cause and assist the Association and its counsel to perform actions which are required of it by law and otherwise. Based on these facts, and the fact that Engle no longer has, or had, any control over the Association (turnover was made in April of 1997), Engle is requesting that the South Florida Water Management District exonerate and relieve Engle from any further responsibility or liability regarding the Water Permit transfer compliance by the Association and to provide such release in writing to Engle as soon as possible. I believe that this is fair and reasonable under the circumstances and might also finally motivate the Association and its attorneys to take their rightful responsibility to conclude this matter.

Thank you for your attention and cooperation.

Sincerely yours,

Kerry D. Safier
General Counsel

KDS:dms

cc: Harry Engelstein
John A. Kraynick
Lynne Gaudet
Al Malefatto, Esq. (fax only)
Susan Hudgens (fax only)
Randall K. Roger, Esq. (fax only)
[illegible] Franklin, Esq. (fax only)

123 NW 13th Street
Suite 300
Boca Raton, Florida 33432
Tel (561) 391-4012
Fax (561) 750-6945
(800) 624-3960

KERRY D. SAFIER

ATTORNEY AT LAW
GENERAL COUNSEL TO ENGLE HOMES, INC.
SUITE 300
123 N.W. 13TH STREET
BOCA RATON, FLORIDA 33432

Telephone (561) 391-4012

FAX TRANSMITTAL SHEET

TO: HEIDI M. SCHLOSS FAX 561-682-6896 PHONE 561-682-6957
SOUTH FLORIDA WATER MANAGEMENT DISTRICT

DATE: MAY 3, 2000

FILE REFERENCE: STONERIDGE LAKE ESTATES

NUMBER OF PAGES: 7 INCLUDING THIS PAGE

MEMO

DEAR HEIDI:

PLEASE FIND TRANSMITTED HEREWITH ADDITIONAL DOCUMENTS REGA[illegible]ING THE ABOVE-REFERENCED ASSOCIATION. AS YOU CAN SEE WE ARE CONTINUING TO TRY AND HAVE THE ASSOCIATION TAKE THE NECESSARY STEPS TO HAVE THE WATER PERMIT TRANSFERRED TO IT. PLEASE CALL ME IF YOU HAVE ANY QUESTIONS OR FURTHER SUGGESTIONS ON HOW YOU MIGHT ASSIST US.

THANK YOU FOR YOUR ATTENTION AND COOPERATION.

KERRY

SENDER: DONNA M. SORDILLO
SENDER FAX #: (561) 391-9849

THE INFORMATION CONTAINED IN THIS FACSIMILE MESSAGE IS ATTORNEY PRIVILEGED AND CONFIDENTIAL INFORMATION INTENDED ONLY FOR THE USE OF THE INDIVIDUAL OR ENTITY NAMED ABOVE. IF THE READER OF THIS MESSAGE IS NOT THE INTENDED RECIPIENT, YOU ARE HEREBY NOTIFIED THAT ANY DISSEMINATION, DISTRIBUTION OR COPY OF THIS COMMUNICATION IS STRICTLY PROHIBITED. IF YOU HAVE RECEIVED THIS COMMUNICATION IN ERROR, PLEASE IMMEDIATELY NOTIFY US BY TELEPHONE AND RETURN THE ORIGINAL MESSAGE TO US AT THE ABOVE ADDRESS VIA THE U.S. POSTAL SERVICE. THANK YOU.

IF YOU HAVE PROBLEMS IN RECEIVING THIS FAX, PLEASE CALL 561-391-4012 (Ext.117). PLEASE NOTE: FACSIMILES WILL FADE. PLEASE XEROX.

ENGLE
HOMES

May 1, 2000

VIA FACSIMILE (LETTER ONLY)
AND FEDERAL EXPRESS

Randall K. Roger, Esq.
Kaye & Roger
6261 N. W. 6th Way
Suite 103
Ft. Lauderdale, Florida 33309-6103

RE: STONERIDGE LAKE ESTATES HOMEOWNERS ASSOCIATION; TRANSFER OF WATER PERMIT; ETC.
FILE E-1074

Dear Randall:

Pursuant to my telephone conversation with Ed Hammel, Esq. of your office on April 14, 2000, please find enclosed a copy of correspondence from Susan Hudgens of CZR Incorporated dated April 26, 2000, giving an analysis of the Conservation Easement over mitigation property relating to Stoneridge in connection with the above-referenced matter. As you can see from Susan's analysis, the mitigation areas for Stoneridge were transferred to the Homeowners Association by Quit-Claim Deed on December 9, 1995, and that this transfer did include the .334 acre area that was inadvertently not included in the original Conservation Easement. Therefore, it would be the responsibility of the current Association officers to execute a modification to the existing Conservation Easement or an additional Conservation Easement for this area. Such a form was provided to attorney Katzman on December 22, 1999, by Ms. Hudgens.

Please also find enclosed a copy of correspondence form Louise Bos of the South Florida Water Management District dated April 21, 2000, to Russell Scott, who is no longer with Engle Homes. A copy of this letter was provided to me by Engle personnel on April 24, 2000 and I was able to reach Louise Bos by telephone on April 25, 2000. I advised Louis of the turnover of the Association in 1997 and the difficulties that Engle was having in resolving matters with the current Association personnel. She advised that certain enforcement action might be taken by the Water Management District in the event that the additional area required under the Conservation Easement is not taken care of soon.

Also, per Ms. Bos' letter, please note that certain tree and/or shrub replacement is being required by the Water Management District pursuant to the mitigation area monitoring a maintenance plan set forth in the Association documents, Article 6 thereof. Please advise the Association of this matter so that compliance with this request can be effectuated by the Association. Also, please see my correspondence to Louise Bos regarding her correspondence of April 21, 2000.

Sincerely yours,

Kerry D. Safier
General Counsel

KDS/tms
Enclosures
cc: Harry Engelstein
John A. Kraynick
Lynne Gaudet
Alfred J. Malefatto, Esq. (via fax/letter only)
Susan Hudgens (via fax /letter only)

123 NW 13th Street
Suite 300
Boca Raton, Florida 33432
Tel (561) 391-4012
Fax (561) 750-6945
(800) 624-3960
www.englehomes.com

ENGLE
HOMES

May 1, 2000

VIA FACSIMILE AND REGULAR MAIL

Louise Bos
South Florida Water Management District
3301 Gun Club Road
West Palm Beach, Florida 33406

RE: STONERIDGE LAKE ESTATES HOMEOWNERS ASSOCIATION;
TRANSFER OF WATER PERMIT; ETC.
FILE E-1074

Dear Louise:

Per our telephone conversation on April 25, 2000, regarding your correspondence to Russ Scott at Engle Homes in connection with the above-referenced matter, I advised you that Mr. Scott is no longer with Engle Homes and that your letter was given to me for response. In this regard, we discussed the issue of the Conservation Easement and I advised you that Engle had no control over the execution of required documentation since the Association had been turned over to the homeowners on April 29, 1997. I also advised of issues that we were trying to get taken care of with the current Association prompted by correspondence from Heidi Schloss at Water Management District dating back to September of 1998 regarding the transfer of the Water Permit and Amendment to the Homeowner Association documents concerning the surface water management system. I advised you of the difficulties we have had with the Association and the Association's counsel and our attempts to resolve these matters over the last year and a half with them and that as of March of this year, the Association had hired new counsel.

Since Engle has no further authority with regard to the Association and execution of documents on behalf of the Association, I suggest that your future correspondence should be to the management company for the Association: Gables Property Management, Inc., Attn: Megan Deutsch, 3300 Corporate Avenue, Suite 110, Weston, Florida 33331, with a copy to their attorney, Kaye & Roger, Attention Randall K. Roger, Esq., 6261 North West 6th Way, Suite 103, Fort Lauderdale, Florida 33309-6103, telephone number 954-928-0680. I would appreciate it if you would copy me with any such correspondence to the Association or their counsel until this matter is resolved.

Engle remains amenable to supplying reasonable assistance in resolving the matters concerning the Stoneridge Association even though Engle has had no authority or control over said Association since April 29, 1997.

Thank you for your attention and cooperation.

Sincerely yours,

Kerry D. Safier
General Counsel

KDS:dms
cc: Harry Engelstein
John A. Kraynick
Lynne Gaudet
Alfred J. Malefatto, Esq. (via fax only)
Susan Hudgens (via fax only)
Randall K. Roger, Esq. (fax only)
Megan Deutsch (fax only)

123 NW 13th Street
Suite 300
Boca Raton, Florida 33432
Tel (561) 391-4012
Fax (561) 750-6945
(800) 624-3960
www.englehomes.com

CZR INCORPORATED
ENVIRONMENTAL CONSULTANTS

140 INTRACOASTAL POINTE DRIVE
SUITE 301
JUPITER, FLORIDA 33477-5064

TEL 561/747-7455
FAX 561/747-7576
czrjup@aol.com

26 April 2000

Kerry D. Safier
Engle Homes, Inc.
123 N.W. 13th Street, Suite 300
Boca Raton, FL 33432

RE: Stoneridge Lake Estates Conservation Easement

Dear Mr. Safier:

In response to our discussion of last week regarding the .334 acre of mitigation that has yet to be dedicated by conservation easement, I researched our files and may now provide answers to many of your questions. Those issues are discussed below, and supporting documentation is attached.

The conservation easement for mitigation, as originally permitted, was recorded on 3 June 1994. This easement encumbered only the 7 acre mitigation area (Area Two) immediately south [illegible] FPL easement and the 6.687 acre mitigation area (Area One) just north of the F[illegible]sement. A copy of the recorded conservation easement is attached.

It appears that the remaining .334 acre of mitigation (sketch and legal description attached) was not included in the conservation easement because that area remained a Broward County road right of way and utility easement. That area was included in the original permits as part of the mitigation for the project, and Broward County passed a resolution on 10 January 1995 vacating the right of way and utility easement (copy attached).

The plat for the Stoneridge Lake Estates was prepared in 1993 and recorded in 1995. The .334 area does not appear on the original plat. Keith and Schnars, P.A. prepared the original plat. Their Fort Lauderdale office is currently researching whether the plat has been amended to include the remaining portion of the mitigation for the project.

The mitigation areas for the Stoneridge Lake Estates were transferred to the homeowner's association by quit-claim deed on 9 December 1995. This transfer included the .334 acre area in question.

4700 COLLEGE ACRES DRIVE • SUITE 2 • WILMINGTON, NORTH CAROLINA 28403
TEL 910/392-9253 • FAX 910/392-9139 • czrwilm@aol.com

The South Florida Water Management Distric' 'egan requesting cons easement documentation on 22 May 1997. Engle l ..es provided a copy o originally recorded conservation easement to the District. The District noted .334 acre area was not included in the existing documentation, and has bee requesting a recorded easement for the area since that time.

Please call with any further questions or comments. I am,

Sincerely,

CZR Incorporated

Susan A.

Susan A. Hudgens
Project Manager

SAH/tjb

suta8\jcb

SOUTH FLORIDA WATER MANAGEMENT DISTRICT
3301 Gun Club Road, West Palm Beach, Florida 33405 • (561) 686-8800 • FL WATS 1-800-432-2045 • TDD (561) 697-2574
Mailing Address: P.O. Box 24680, West Palm Beach, FL 33416-4680 • www.sfwmd.gov

cc: Harry E. Kelly

CON 24-05

REGULATION DEPARTMENT
APPLICATION NO: 931123-5

April 21, 2000

Russell Scott
Engle Homes
123 N.W. 13th Street, Suite 300
Boca Raton, FL 33432

Dear Mr. Scott:

SUBJECT: NOTICE OF COMPLIANCE (MONITORING)
STONERIDGE LAKE ESTATES MITIGATION AREAS:
AREA 1, AREA 2, AND FISIKELLI SITE
BROWARD COUNTY, S5/T51S/R40E

Thank you for your recent submittals regarding the environmental monitoring special condition of Permit Number 06-02008-S. Below is a table of monitoring reports we have required and received and monitoring reports due for Area 2.

Report Title (AREA 2)	Date Due	Date Received
TIME ZERO	May 31, 1996	January 14, 1997
FIRST ANNUAL	May 31, 1997	March 13, 1998
SECOND ANNUAL	February 28, 1999	March 5, 1999
THIRD ANNUAL	February 28, 2000	April 5, 2000
FOURTH ANNUAL	February 28, 2001	
FIFTH ANNUAL	February 28, 2002	

The submitted report from CZR, Incorporated was thorough and adequately described existing on-site conditions. Please note that the mitigation plan for this project requires 80 percent survival of the trees installed at this site. We therefore request that you replace those trees and/or shrubs that have not survived as per Tables 2 and 3 of this report. These species include buttonbush, cypress, mahogany and leather fern. Please install these species within thirty (30) days of receipt of this letter.

In addition, the District has not received the conservation easement for the right-of-way portion of Mitigation Area No. 1. This document has been requested on several occasions and is more than five (5) years overdue. Please submit this document within the next thirty (30) days. Should you

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Trudi K. Williams
EXECUTIVE OFFICE
Frank R. Finch, P.E., Executive Director
James E. Blount, Chief of Staff

have any questions or require further assistance, please contact me at (561) 682-6733.

Sincerely,

Louise M. Bos

Louise M. Bos, Senior Environmental Analyst
Environmental Resource Compliance Division

LMB/cm

CERITIFIED MAIL NO. 7099 3400 0003 3473 8051
RETURN RECEIPT REQUESTED

c: Susan A. Hudgens, CZR, Inc.
Don Burgess, Broward County DPEP

KERRY D. SAFIER
ATTORNEY AT LAW
GENERAL COUNSEL TO ENGLE HOMES, INC.
SUITE 300
123 N.W. 13TH STREET
BOCA RATON, FLORIDA 33432

Telephone (561) 391-4012

X 117

FAX TRANSMITTAL SHEET

TO: HEIDI M. SCHLOSS FAX 561-682-6896 PHONE 561-682-6957
SOUTH FLORIDA WATER MANAGEMENT DISTRICT

DATE: MAY 22, 2000

FILE REFERENCE: STONERIDGE LAKE ESTATES

NUMBER OF PAGES: 3 INCLUDING THIS PAGE

MEMO

DEAR HEIDI:

AS A FOLLOW UP TO MY RESPONSE LETTER TO RANDALL ROGER, ESQ. DATED MAY 19, 2000, IN CONNECTION WITH THE ABOVE-REFERENCED TRANSACTION, PLEASE FIND TRANSMITTED HEREWITH, A COPY OF RANDALL'S LETTER DATED MAY 15, 2000, IN ORDER FOR YOU TO HAVE A BETTER UNDERSTANDING OF MY RESPONSE TO HIS LETTER. AS YOU CAN SEE, ENGLE HAS BEEN AND CONTINUES TO DO EVERYTHING IN ITS POWER TO BRING THIS MATTER TO CONCLUSION.

THANK YOU FOR YOUR ATTENTION AND COOPERATION.

KERRY

SENDER: DONNA M. SORDILLO
SENDER FAX #: (561) 391-9849

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IF YOU HAVE PROBLEMS IN RECEIVING THIS FAX, PLEASE CALL 561-391-4012 (Ext.117). PLEASE NOTE: FACSIMILES WILL FADE. PLEASE XEROX.

LAW OFFICES
KAYE & ROGER, P.A.
6261 NORTHWEST 9TH WAY
SUITE 103
FORT LAUDERDALE, FLORIDA 33309

ROBERT L. KAYE
RANDALL K. ROGER
KENNETH E. ZEILBERGER
DEBORAH S. SUGARMAN
HEATHER A. SCOTT
EDWARD S. HAMMEL
JULIE E. YATES

- Of Counsel -
STUART M. SMITH

TELEPHONE (954) 928-0990
1-800-974-0990
TELEFAX (954) 772-0310

9280680

May 15, 2000

VIA FACSIMILE (561) 391-9849

Kerry D. Safier, Esquire
c/o Engle Homes
123 N.W. 13th Street
Boca Raton, Florida 33432

Re: Stoneridge Lake Estates Homeowners Association, Inc.; Transfer of Water Permit

Dear Mr. Safier:

We are in receipt of your letter of May 12, 2000 and apologize for the delay in the resolution of this matter. We have spoken with the Board of Directors who have indicated that the Board will be holding its Annual Meeting in September or October of this year and suggest that such time be best suited to address the issue of the amendment to the Declaration. While we appreciate the desire of your client to advance this matter as expeditiously as possible, we fully expect any Member's Meeting prior to the Annual Meeting to meet with little success.

As you are aware, in order for the Membership to approve the amendment it is first necessary that a quorum of the Board be established. After the establishment of a quorum, we need the consent of a substantial number of the Membership. As the issue being presented is "technical" in nature and offers the Community no financial reward or material improvement to the property, we anticipate an apathetic response.

As to the financial arrangements which you had offered, we are appreciative as to the extension of same, but suggest that the requirement that the payment be contingent on the passage of the amendment is unreasonable. The Board of Directors shall make a good faith effort to correct the

deficiency in the documentation, bringing the matter to the attention of the Membership and seeking their assistance in amending the Declaration. If, however, due to apathy or disapproval by the constituents of the Association, the amendment should fail, such fault does not reflect any failure of the Board of Directors. As the Board shall do nothing to undermine the proposal but, rather, shall lobby on your client's behalf to seek the approval of the proposal, we feel that there should be no condition for payment.

While we have several suggestions as to potential inducements which may be presented to the Membership to encourage their participation in this matter, we do not present such suggestions to you as a requirement, but rather as a consideration for your client. We believe that you and your client appreciate the mentality of the Membership in addressing Developer issues and, more importantly, in addressing an issue of this technical nature.

After you have had an opportunity to review the above should you wish to discuss the matter further, please feel free to contact the undersigned.

Sincerely,

RANDALL K. ROGER

RKR/sra
cc: Board of Directors
Edward S. Hammel, Esquire

KERRY D. SAFIER
ATTORNEY AT LAW
GENERAL COUNSEL TO ENGLE HOMES, INC.
SUITE 300
123 N.W. 13TH STREET
BOCA RATON, FLORIDA 33432

Telephone (561) 391-4012

FAX TRANSMITTAL SHEET

TO: HEIDI M. SCHLOSS FAX 561-682-6896 PHONE 561-682-6957
SOUTH FLORIDA WATER MANAGEMENT DISTRICT

DATE: MAY 19, 2000

FILE REFERENCE: STONERIDGE LAKE ESTATES

NUMBER OF PAGES: 4 INCLUDING THIS PAGE

MEMO

117

SENDER: DONNA M. SORDILLO
SENDER FAX #: (561) 391-9849

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ADDRESS VIA THE U.S. POSTAL SERVICE. THANK YOU.

IF YOU HAVE PROBLEMS IN RECEIVING THIS FAX, PLEASE CALL 561-391-4012 (Ext.117). PLEASE NOTE: FA
FADE. PLEASE XEROX.

ENGLE
HOMES

May 19, 2000

VIA FACSIMILE AND REGULAR MAIL

Randall K. Roger, Esq.
Kaye & Roger
6261 N. W. 6th Way
Suite 103
Ft. Lauderdale, Florida 33309-6103

RE: STONERIDGE LAKE ESTATES HOMEOWNERS ASSOCIATION:
TRANSFER OF WATER PERMIT: ETC.
FILE E-1074

Dear Randall:

I am in receipt of your letter dated May 15, 2000, in connection with the above-referenced matter.

While space does not permit the rehash of everything that has transpired for the past year concerning resolution of this matter (see all previous correspondence made to you and to your predecessor), we cannot agree with your suggestion that resolution of the subject issues be put off any longer and until the Association's Annual Meeting in September or October of this year.

We both know the requirements for the amendment to the Declaration and further delay the only make matters worse. An historical overview of these issues was provided to your predecessor last June 1999 and clearly describes in layman terms the issues to be resolved. You have also had this material for months now and we have seen no action on your or the Association's part.

You seem to believe that the members of the association lack the intelligence to a deal with resolution of these issues. I believe that these individuals are fully capable of understanding the issues and that once they have been made aware of the situation to act reasonably to approve the Amendment. This can be accomplished now if you will just move forward. Also, once the membership has been advised that the Association has been operating the water management system illegally, without the necessary permit (see correspondence from Marcy I. LaHart, Esq.of SFWMD dated February 4, 2000, also previously provided to you) I know that they will take the necessary steps to rectify this matter.

Engle has agreed to reimburse your attorneys fees up to $1,500.00 upon successful completion of this matter. Let's try to stay focused on a positive result and move things along so that this result can be accomplished.

123 NW 13th Street
Suite 300
Boca Raton, Florida 33432
Tel (561) 391-4012
Fax (561) 750-6945
(800) 624-3960
www.englehomes.com

Further discussion of matters that have been identified and reviewed many, many times over the last year is unnecessary. If you will just take some action to move this mater forward rather than procrastinating any longer, I believe that this matter can, in fact, be resolved in an expeditious manner as you yourself have promised.

As I've requested and encouraged before, let's see some action on your and the Association's part toward resolution of this matter.

The Conservation Easement issue, which you did not mention in your letter, can be resolved by Board and Officer action alone, without the necessity of membership approval.

Lets not have any further unnecessary cost and waste of time and get these matters completed.

Very truly yours,

Kerry D. Safier
General Counsel

KDS/dms

cc: Harry Engelstein
John A. Kraynick
Lynne Gaudet
Alfred J. Malefatto, Esq. (via fax/letter only)
Susan Hudgens (via fax /letter only)
Heidi M. Schloss (via fax /letter only)
Louise Bos (via fax /letter only)
Marcy I. LaHart, Esq. (via fax /letter only)

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FEB - 7 2000

CON 24-06

February 4, 2000

Mr. Alfred Malefatto
P.O. Box 20629
West Palm Beach, FL 33416-0629

Subject: Stoneridge Lakes Estates, Broward County

Dear Mr. Malefatto:

Doug MacLaughlin has asked me to respond to your correspondence of February 2, 2000, concerning permit requirements for operation of a surface water management system by a homeowners association. Pursuant to Rule 40E-4.041, F.A.C it is unlawful to operate a stormwater management system without first having obtained an environmental resource permit from the District. If the Stoneridge Lakes Estates Homeowners Association is de facto operating, by virtue of their ownership and control of the surface water management system that serves Stoneridge Lakes Estates, a stormwater management system and have not obtained an environmental resource permit to do so, either by accepting the transfer of permit no. 06-02008-S, or by applying for and obtaining a permit on their own behalf, they are in violation of Rule 40E-4.041, F.A.C. and could be subject to an enforcement action by the District.

I hope this provides you the information that you require. Please feel free to call if I may provide further assistance.

Sincerely,

Marcy I. LaHart
Attorney
Office of Counsel

MIL/np

C: 06-02008-S
R. SMITH

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ATTORNEY AT LAW
GENERAL COUNSEL TO ENGLE HOMES, INC.
SUITE 300
123 N.W. 13TH STREET
BOCA RATON, FLORIDA 33432

Telephone (561) 391-4012

FAX TRANSMITTAL SHEET

TO: HEIDI M. SCHLOSS FAX 561-682-6896 PHONE 561-682-6957
SOUTH FLORIDA WATER MANAGEMENT DISTRICT

DATE: APRIL 13, 2000

FILE REFERENCE: STONERIDGE LAKE ESTATES:
WATER PERMIT TRANSFER

NUMBER OF PAGES: 2 INCLUDING THIS PAGE

MEMO

DEAR HEIDI:

PLEASE FIND TRANSMITTED HEREWITH A COPY OF A LETTER FROM DOUG BELL, ESQ. REGARDING THE ABOVE-REFERENCED MATTER FOR YOUR INFORMATION AND FILE.
THE ASSOCIATION HAS A NEW ATTORNEY, RANDALL ROGER, ESQ., AND WE ARE HOPEFUL THAT HE WILL BE MORE DILIGENT IN FINALIZING THE AMENDMENT TO THE DECLARATION, AMENDMENT TO THE CONSERVATION EASEMENT AND TRANSFER OF THE WATER PERMIT.

KERRY

SENDER: DONNA M. SORDILLO
SENDER FAX #: (561) 391-9849

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IF YOU HAVE PROBLEMS IN RECEIVING THIS FAX, PLEASE CALL 561-391-4012 (Ext.117). PLEASE NOTE: FACSIMILES WILL FADE. PLEASE XEROX.

SOUTH BROWARD DRAINAGE DISTRICT

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Supervisor

TOM GILL
Supervisor

VICKI A. MINNAUGH
Supervisor

NEIL KALIN
District Director

VIA FACSIMILE

April 10, 2000

Kerry D. Safier, Esquire
Engle Homes/Pembroke, Inc.
123 Northwest 13th Street, Suite Nº 300
Boca Raton, Florida 33432

Re: Stoneridge Lake Estates, South Florida Water Management District
Permit Nº 06-02008-5; My File SBD Nº 2432

Dear Kerry:

Please allow this correspondence to confirm that the South Broward Drainage District should not be a co-permittee on the South Florida Water Management District permit Nº 06-02008-5 which is being transferred to the Stoneridge Association.

Please contact the District's Director, Neil Kalin, or me should you have any further questions or need additional information regarding this matter.

Sincerely,

Douglas R. Bell
Douglas R. Bell

DRB:deh
cc: Neil Kalin, Director, South Broward Drainage District

8591 Southwest 160 Avenue • Davie, Florida 33331 • Telephone: 954-680-3337 • Fax: 954-680-3339

SOUTH FLORIDA WATER MANAGEMENT DISTRICT 06-02008-S
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Mailing Address: P.O. Box 24680, West Palm Beach, FL 33416-4680 • www.sfwmd.gov

CON 24-06
Environmental Resource Regulation Department

March 21, 2000

Mr. Kerry D. Safier, Esquire
General Counsel
Engle Homes
123 Northwest 13th Street
Boca Raton, Florida 33432

CORRECTIVE COPY

Dear Mr. Safier:

Subject: Request for Permit Conversion and Transfer to Operation
Surface Water Management Permit No. 06-02008-S
STONEBRIDGE LAKE ESTATES, Broward County

The following account is in response to your facsimile of March 9, 2000, requesting confirmation of outstanding issues regarding the above permit conversion and transfer to operation.

A review of the files indicates that Surface Water Management Permit No. 06-02008-S was issued for Stoneridge Lake Estates meeting the requirements of Surface Water Management Permit No. 06-01400-S. The latter is an overall permit issued to South Broward Drainage District for Basins S-8, S-9 and S-10, which includes the primary drainage facilities for Stoneridge Lake Estates. In light of that, it is not necessary for South Broward Drainage District to execute a permit conversion / transfer request for the above project.

The environmental issue still to be resolved is indeed your submittal of a recorded copy of the conservation easement not included in the original conservation easement. Please direct any inquiries regarding this issue to Ms. Louise Bos at (561) 682-6733.

Please contact me at (561) 682-6957, in the West Palm Beach Service Center, should you have questions or need assistance.

Sincerely,

Heidi M. Schloss
Specialist Engineering Associate
Environmental Resource Compliance Division

HS/c

c: Ms. Kathleen Corso, President, Stoneridge Lake Estates H.O.A>, Inc.
Mr. Doug Bell, Esq., South Broward Drainage District
Broward County Engineer

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ENGLE
HOMES

RECEIVED
MAR 13 2000
REGULATION DEPT. 4030

March 8, 2000

VIA FACSIMILE AND REGULAR MAIL

Heidi M. Schloss
South Florida Water Management District
Environmental Resource Compliance Division
Regulation Department
3301 Gun Club Road
West Palm Beach, Florida 33406

RE: REQUEST FOR PERMIT CONVERSION/TRANSFER TO OPERATION
CONSTRUCTION COMPLETION/CONSTRUCTION CERTIFICATION
SURFACE WATER MANAGEMENT PERMIT NO. 06-02008-S
APPLICATION NOS. 930023-5, 950622-3, AND 970827-9,
STONERIDGE LAKE ESTATES (F/K/A COQUINA MEADOWS), BROWARD COUNTY

Dear Ms. Schloss:

Pursuant to my previous correspondence to you and your voice mail message to me on February 9, 2000, (copy enclosed) regarding the issue of the South Broward Drainage District ("SBDD") being co-permittee on the Water Permit, please be advised that I have been in touch with Doug Bell, Esq. at the SBDD and his preliminary indication to me was, as was my prior understanding from Keith & Schnarrs, that the District would not want to be co-permittee on the Water Permit. Please find enclosed a copy of my fax transmittal correspondence to Doug Bell, Esq. without attachments regarding this matter. I expect to hear back from Mr. Bell shortly after his review of the documents.

Further, you had indicated that there was an environmental issue still to be resolved. It is my understanding from Susan Hudgens at CZR that this has to do with a small portion of the Conservation Easement area which was not granted to the County at the time that the original Easement was executed and recorded. Please confirm that this is the issue you were referencing. We have also requested of the Association attorney that this Amendment document be executed as long ago as November of last year and have still not had any action regarding same by the Association.

Please be advised that Engle is doing everything in its power to finalize this matter with the Association, so I will appreciate having your written confirmation of the subject issues.

Thank you for your attention and cooperation.

Sincerely yours,

Kerry D. Salter
General Counsel

KDS:dms
Enclosures

cc: Harry Engelstein
John A. Kraynick
Lynne Gaudet
Al Malefatto, Esq. (Engle's outside counsel)(fax only)
Susan Hudgens (fax only)

123 NW 13th Street
Suite 300
Boca Raton, Florida 33432
Tel (561) 391-4012
Fax (561) 750-6945
(800) 624-3960
www.englehomes.com

KERRY D. SAFIER
ATTORNEY AT LAW
GENERAL COUNSEL TO ENGLE HOMES, INC.
SUITE 300
123 N.W. 13TH STREET
BOCA RATON, FLORIDA 33432

Telephone (561) 391-4012

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M 1 3 2000
REGULATION DEPT. 4030

FAX TRANSMITTAL SHEET

(FAX 954-680-3339)

TO: DOUGLAS R. BELL, ESQ. FAX 954-463-9252 PHONE 954-524-8526

DATE: MARCH 1, 2000

FILE REFERENCE: STONERIDGE;

TRANSFER OF WATER PERMIT; SBDD AS CO-PERMITEE

NUMBER OF PAGES: 36 INCLUDING THIS PAGE

MEMO

DEAR DOUG:

PER OUR TELEPHONE CONVERSATION YESTERDAY, PLEASE FIND TRANSMITTED HEREWITH COPIES OF DOCUMENTATION RELATING TO THE SOUTH BROWARD DRAINAGE DISTRICT BEING CO-PERMITEE ON THE WATER PERMIT THAT IS TO BE TRANSFERRED TO THE STONERIDGE ASSOCIATION (SEE ESPECIALLY PAGE THREE (3) OF HEIDI SCHLOSS'S LETTER OF SEPT. 2, 1998). I HAD BEEN ADVISED THAT THE DISTRICT WOULD NOT WANT TO BE ON THE PERMIT, HOWEVER, I WAS NEVER ABLE TO OBTAIN WRITTEN VERIFICATION OF SAME.

IT WAS YOUR BELIEF, BASED IN PART ON OUR CONVERSATION, THAT THE DISTRICT WOULD NOT WANT TO BE ON THE PERMIT AS CO-PERMITEE. IF THIS IS THE CASE, WOULD YOU PLEASE PROVIDE ME WITH A LETTER VERIFYING SAME SO THAT IT CAN BE FURNISHED TO HEIDI SCHLOSS AT SFWMD.

THANKS,
KERRY

SENDER: DONNA M. SORDILLO
SENDER FAX #: (561) 391-9849

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IF YOU HAVE PROBLEMS IN RECEIVING THIS FAX PLEASE CALL 561-391-4012 EST 117. PLEASE NOTE: FACSIMILES WILL FADE. PLEASE XEROX.

CC: HARRY ENGELSTEIN
JOHN A. KRAYNICK
AL MALEFATTO, ESQ. (FAX ONLY)

RECEIVED
FEB 13 2000
REGULATION DEPT. 4030

VOICE MAIL MESSAGE FROM HEIDI SCHLOSS
FEBRUARY 9, 2000 AT 9:34 A.M.

KERRY THIS IS HEIDI SCHLOSS AT SOUTH FLORIDA WATER MANAGEMENT DISTRICT, I HAVE REVIEWED THE DRAFT AMENDMENT TO THE STONERIDGE ASSOCIATION DOCUMENTS AND THE LANGUAGE IS ACCEPTABLE AND IT CONFIRMS WITH THE DISTRICT'S CRITERIA SO PLEASE GO AHEAD AND FINALIZE IT. THE CONSERVATION EASEMENT ISSUE IS STILL APPROPRIATE THOUGH BECAUSE WE HAVE NOT YET RECEIVED A RECORDED COPY OF THE CONSERVATION EASEMENT. ONCE YOU HAVE A RECORDED COPY OF THIS AMENDMENT PLEASE RESUBMIT AND WE WILL THEN CONTINUE PROCESSING THE TRANSFER REQUEST. ALSO, I AM NOT SURE , I DON'T HAVE THE FILE IN FRONT OF ME, IF THE SOUTH BROWARD DRAINAGE DISTRICT SHOULDN'T HAVE A TRANSFER REQUEST TOO BECAUSE THEY ARE GOING TO BE CO-PERMITTEE. IF YOU HAVE ANY QUESTIONS, PLEASE CALL ME 561-682-6957. THANK YOU.

SOUTH FLORIDA WATER MANAGEMENT DISTRICT 06-02008-S
3301 Gun Club Road, West Palm Beach, Florida 33406 • (561) 686-8800 • FL WATS 1-800-432-2045 • TDD (561) 697-2574
Mailing Address: P.O. Box 24680, West Palm Beach, FL 33416-4680 • www.sfwmd.gov

CON 24-06
Environmental Resource Regulation Department

March 10, 2000

Mr. Kerry D. Safier, Esquire
General Counsel
Engle Homes
123 Northwest 13th Street
Boca Raton, Florida 33432

Dear Mr. Safier:

Subject: **Request for Permit Conversion and Transfer to Operation**
Surface Water Management Permit No. 06-02008-S
STONEBRIDGE LAKE ESTATES, Broward County

The following account is in response to your facsimile of March 9, 2000, requesting confirmation of outstanding issues regarding the above permit conversion and transfer to operation.

A review of the files indicates that Surface Water Management Permit No. 06-02008-S was issued for Stoneridge Lake Estates meeting the requirements of Surface Water Management Permit No. 06-01400-S. The latter is an overall permit issued to South Broward Drainage District for Basins S-8, S-9 and S-10, which includes the primary drainage facilities for Stoneridge Lake Estates. In light of that, it is not necessary for South Broward Drainage District to execute a permit conversion / transfer request for the above project.

The environmental issue still to be resolved is indeed your submittal of a recorded copy of the conservation easement not included in the original conservation easement. Please direct any inquiries regarding this issue to Ms. Louise Bos at (561) 682-6733.

Please contact me at (561) 682-6957, in the West Palm Beach Service Center, should you have questions or need assistance.

Sincerely,

Heidi M. Schloss
Specialist Engineering Associate
Environmental Resource Compliance Division

HS/c

c: Ms. Rebecca Miller, President, C.L.E. Homeowners Association, Inc.
Mr. Doug Bell, Esq., South Broward Drainage District
Broward County Engineer

GOVERNING BOARD
Michael Collins, *Chairman*
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EXECUTIVE OFFICE
Frank R. Finch, P.E., *Executive Director*
James E. Blount, *Chief of Staff*

bc: H. Azizi
L. Bos
B. Brown
ERC correspondence file
Permit File
A. Pierotti – FTL/5530
R. Smith

ENGLE
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January 28, 2000

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FEB 01 2000
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VIA FACSIMILE AND REGULAR MAIL

Heidi M. Schloss
South Florida Water Management District
Environmental Resource Compliance Division
Regulation Department
3301 Gun Club Road
West Palm Beach, Florida 33406

RE: REQUEST FOR PERMIT CONVERSION/TRANSFER TO OPERATION
CONSTRUCTION COMPLETION/CONSTRUCTION CERTIFICATION
SURFACE WATER MANAGEMENT PERMIT NO. 06-02008-S
APPLICATION NOS. 930023-5, 950622-3, AND 970827-9,
STONERIDGE LAKE ESTATES (F/K/A COQUINA MEADOWS), BROWARD COUNTY

Dear Ms. Schloss:

Per our telephone conversation on January 25, 2000, and my prior correspondence to you on November 10, 1999, please provide me with a status concerning your review and approval of the submitted documentation in connection with the transfer of the water permit to the referenced Association, the owner and operating entity of the subject property.

Thank you for your attention and cooperation.

Sincerely yours,

Kerry D. Safier
General Counsel

KDS:dms

cc: Harry Engelstein
John A. Kraynick

123 NW 13th Street
Suite 300
Boca Raton, Florida 33432
Tel (561) 391-4012
Fax (561) 750-6945
(800) 624-3960
www.englehomes.com

KERRY D. SAFIER

ATTORNEY AT LAW
GENERAL COUNSEL TO ENGLE HOMES, INC.
SUITE 300
123 N.W. 13TH STREET
BOCA RATON, FLORIDA 33432

Telephone (561) 391-4012

RECEIVED
JAN 31 2000
REGULATION DEPT. 4030

FAX TRANSMITTAL SHEET

TO: HEIDI M. SCHLOSS FAX 561-682-6896 PHONE 561-682-6957
SOUTH FLORIDA WATER MANAGEMENT DISTRICT

DATE: JANUARY 28, 2000

FILE REFERENCE: STONERIDGE LAKE ESTATES

NUMBER OF PAGES: INCLUDING THIS PAGE

MEMO

SENDER: DONNA M. SORDILLO
SENDER FAX #: (561) 391-9849

THE INFORMATION CONTAINED IN THIS FACSIMILE MESSAGE IS ATTORNEY PRIVILEGED AND CONFIDENTIAL INFORMATION INTENDED ONLY FOR THE USE OF THE INDIVIDUAL OR ENTITY NAMED ABOVE. IF THE READER OF THIS MESSAGE IS NOT THE INTENDED RECIPIENT, YOU ARE HEREBY NOTIFIED THAT ANY DISSEMINATION, DISTRIBUTION OR COPY OF THIS COMMUNICATION IS STRICTLY PROHIBITED. IF YOU HAVE RECEIVED THIS COMMUNICATION IN ERROR, PLEASE IMMEDIATELY NOTIFY US BY TELEPHONE AND RETURN THE ORIGINAL MESSAGE TO US AT THE ABOVE ADDRESS VIA THE U.S. POSTAL SERVICE. THANK YOU.

IF YOU HAVE PROBLEMS IN RECEIVING THIS FAX, PLEASE CALL 561-391-4012 (Ext.117). PLEASE NOTE: FACSIMILES WILL FADE. PLEASE XEROX.

ENGLE
HOMES

January 28, 2000

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JAN 31 2000
REGULATION DEPT. 4030

VIA FACSIMILE AND REGULAR MAIL

Heidi M. Schloss
South Florida Water Management District
Environmental Resource Compliance Division
Regulation Department
3301 Gun Club Road
West Palm Beach, Florida 33406

RE: REQUEST FOR PERMIT CONVERSION/TRANSFER TO OPERATION
CONSTRUCTION COMPLETION/CONSTRUCTION CERTIFICATION
SURFACE WATER MANAGEMENT PERMIT NO. 06-02008-S
APPLICATION NOS. 930023-5, 950622-3, AND 970827-9,
STONERIDGE LAKE ESTATES (F/K/A COQUINA MEADOWS), BROWARD COUNTY

Dear Ms. Schloss:

Per our telephone conversation on January 25, 2000, and my prior correspondence to you on November 10, 1999, please provide me with a status concerning your review and approval of the submitted documentation in connection with the transfer of the water permit to the referenced Association, the owner and operating entity of the subject property.

Thank you for your attention and cooperation.

Sincerely yours,

Kerry D. Safier
General Counsel

KDS:dms

cc: Harry Engelstein
John A. Kraynick

123 NW 13th Street
Suite 300
Boca Raton, Florida 33432
Tel (561) 391-4012
Fax (561) 750-6945
(800) 624-3960

TOTAL P.02

ENGLE
HOMES

Toll F

123 N.W. 13th Street, Suite 300 • Boca Raton, Florida 33432

November 10, 1999

VIA FACSIMILE AND REGULAR M

Heidi M. Schloss
South Florida Water Management District
Environmental Resource Compliance Division
Regulation Department
3301 Gun Club Road
West Palm Beach, Florida 33406

RE: REQUEST FOR PERMIT CONVERSION/TRANSFER TO OPERATION
CONSTRUCTION COMPLETION/CONSTRUCTION CERTIFICATION
SURFACE WATER MANAGEMENT PERMIT NO. 06-02008-S
APPLICATION NOS. 930023-5, 950622-3, AND 970827-9,
STONERIDGE LAKE ESTATES (FKA COQUINA MEADOWS), BROWARD COUNTY

Dear Ms. Schloss:

Per our telephone conversation on November 9, 1999, I advised that we had encountered some dela association documents prepared and approved for the Stoneridge Lake Estates Homeowners Ass ("Association"). I am hopeful that at this time that counsel for the Association will be able to notice a sp for approval of the Amendment to the Declaration requested in your letter to Engle Homes, Inc. dated 1998. Enclosed herewith is a copy of an Amendment to the Declaration complying with the matters September 2, 1998 letter to Engle. I would appreciate it if you would review these documents as to form and advise if they are acceptable to the Water Management District.

You also advised that your computer data base showed that you have received all Engineering Certific property such that there are no other engineering issues holding up the transfer of the Water Permit.

Based on the foregoing, I expect that we would be able to complete the Amendment to the Association D transfer of the Water Permit before the end of this year, however, subject to the approval by the mem Association.

Engle and the Association both appreciate your continued cooperation concerning this matter.

Sincerely yours,

Kerry D. Safier
General Counsel

KDS:dms
Enclosures

cc: Harry Engelstein
John A. Kraynick
Lynne Gaudet
Susan Hudgen (fax only w/o encl.)
Leigh Katzman, Esq. (fax only w/o encl.)

Developer of Fine Residential Communities

KERRY D. SAFIER

ATTORNEY AT LAW
GENERAL COUNSEL TO ENGLE HOMES, INC.
SUITE 300
123 N.W. 13TH STREET
BOCA RATON, FLORIDA 33432

Telephone (561) 391-4012

FAX TRANSMITTAL SHEET

ATTN: CAROL MULDOWNEY FAX 561-682-0066
TO: HEIDI M. SCHLOSS FAX 561-682-6896 PHONE 561-682-6957
SOUTH FLORIDA WATER MANAGEMENT DISTRICT

DATE: JANUARY 5, 2000

FILE REFERENCE: STONERIDGE LAKE ESTATES

NUMBER OF PAGES: 2 INCLUDING THIS PAGE

MEMO

DEAR CAROL:

PER OUR TELEPHONE CONVERSATION THIS MORNING, PLEASE ADVISE AS TO THE REQUESTED REVIEW IN MY LETTER TO HEIDI SCHLOSS DATED NOVEMBER 10, 1999.

THANK YOU FOR YOUR ATTENTION AND COOPERATION.

KERRY

SENDER: DONNA M. SORDILLO
SENDER FAX #: (561) 391-9849

THE INFORMATION CONTAINED IN THIS FACSIMILE MESSAGE IS ATTORNEY PRIVILEGED AND CONFIDENTIAL INFORMATION INTENDED ONLY FOR THE USE OF THE INDIVIDUAL OR ENTITY NAMED ABOVE. IF THE READER OF THIS MESSAGE IS NOT THE INTENDED RECIPIENT, YOU ARE HEREBY NOTIFIED THAT ANY DISSEMINATION, DISTRIBUTION OR COPY OF THIS COMMUNICATION IS STRICTLY PROHIBITED. IF YOU HAVE RECEIVED THIS COMMUNICATION IN ERROR, PLEASE IMMEDIATELY NOTIFY US BY TELEPHONE AND RETURN THE ORIGINAL MESSAGE TO US AT THE ABOVE ADDRESS VIA THE U.S. POSTAL SERVICE. THANK YOU.

IF YOU HAVE PROBLEMS IN RECEIVING THIS FAX, PLEASE CALL 561-391-4012 (Ext.117). PLEASE NOTE: FACSIMILES WILL FADE. PLEASE XEROX.

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123 N.W. 13th Street, Suite 300 • Boca Raton, Florida 33432
Boca 561-391-4012
Toll Free 1-800-624-3960
Fax 561-750-6945

November 10, 1999

VIA FACSIMILE AND REGULAR MAIL

Heidi M. Schloss
South Florida Water Management District
Environmental Resource Compliance Division
Regulation Department
3301 Gun Club Road
West Palm Beach, Florida 33406

RECEIVED
NOV 15 1999
REGULATION DEPT. 4030

RE: REQUEST FOR PERMIT CONVERSION/TRANSFER TO OPERATION
CONSTRUCTION COMPLETION/CONSTRUCTION CERTIFICATION
SURFACE WATER MANAGEMENT PERMIT NO. 06-02008-S
APPLICATION NOS. 930023-5, 950622-3, AND 970827-9,
STONERIDGE LAKE ESTATES (FKA COQUINA MEADOWS), BROWARD COUNTY

Dear Ms. Schloss:

Per our telephone conversation on November 9, 1999, I advised that we had encountered some delays in getting association documents prepared and approved for the Stoneridge Lake Estates Homeowners Association, Inc. ("Association"). I am hopeful that at this time that counsel for the Association will be able to notice a special meeting for approval of the Amendment to the Declaration requested in your letter to Engle Homes, Inc. dated September 2, 1998. Enclosed herewith is a copy of an Amendment to the Declaration complying with the matters raised in your September 2, 1998 letter to Engle. I would appreciate it if you would review these documents as to form and substance and advise if they are acceptable to the Water Management District.

You also advised that your computer data base showed that you have received all Engineering Certifications for the property such that there are no other engineering issues holding up the transfer of the Water Permit.

Based on the foregoing, I expect that we would be able to complete the Amendment to the Association Declaration and transfer of the Water Permit before the end of this year, however, subject to the approval by the membership of the Association.

Engle and the Association both appreciate your continued cooperation concerning this matter.

Sincerely yours,

Kerry D. Safier
General Counsel

KDS:dms
Enclosures

cc: Harry Engelstein
John A. Kraynick
Lynne Gaudet
Susan Hudgen (fax only w/o encl.)
Leigh Katzman, Esq. (fax only w/o encl.)

The Law Offices of

KATZMAN & KORR P.A.

A Professional Association of Attorneys

1100 South State Road Seven
Suite 102
Margate, Florida 33068
Telephone: (954) 972-8228
Telefax: (954) 972-8711

October 29, 1999

RECEIVED
NOV 15 1999
REGULATION DEPT. 4030

Kerry D. Safier
General Counsel
123 N.W. 13th Street, Suite 300
Boca Raton, Florida 33432

Re: ***Request for Permit Conversion/Transfer***
Permit No. 06-02008-5
Application Nos. 930023-5, 950622-3, and 970827-9
Stoneridge Lake Estates (FKA Coquina Meadows), Broward County
Our File No. 1792

Dear Mr. Safier:

I have had an opportunity to review the proposed amendment documentation you have forwarded to me. Same meets with my approval. As such, please contact the appropriate parties and let me know of the proposed date whereby a meeting will be scheduled in order to consider the amendment. I look forward to hearing from you shortly.

Sincerely,

KATZMAN & KORR, P.A.

Leigh C. Katzman, Esq.
Managing Partner

LCK:edw
cc: Board of Directors
Property Manager
P:\WP\CONDO.HOA\CLIENTS\STONE.RD\OTHER\SFWMD1.793\SAFIER4.LTR

ENGLE
HOMES

August 6, 1999

RECEIVED
NOV 15 1999
REGULATION DEPT. 4030

VIA FACSIMILE ONLY

Leigh C. Katzman, Esq.
Katzman & Korr, P.A.
1100 S. State Road Seven
Suite 102
Margate, Florida 33068

RE: REQUEST FOR PERMIT CONVERSION/TRANSFER TO OPERATION
CONSTRUCTION COMPLETION/CONSTRUCTION CERTIFICATION
SURFACE WATER MANAGEMENT PERMIT NO. 06-02008-S
APPLICATION NOS. 930023-5, 950622-3, AND 970827-9: STONERIDGE LAKE ESTATES

Dear Leigh:

This letter is in reference to my correspondence to you dated July 29, 1999, (copy enclosed) in connection with the above-referenced matter. Please advise if you have reviewed the documents and get back in touch with me regarding any comments you have as soon as possible.

Also, please find transmitted herewith a draft Explanatory Note which would go out with the Notice of the Special Meeting to all the Stoneridge parcel owners to explain the purpose for the resolutions and meeting. Please get back to me with your comments regarding this document as soon as possible.

Thank you for your attention and cooperation.

Sincerely yours,

Kerry D. Safier
General Counsel

KDS/dms
Enclosure

cc: Harry Engelstein
John A. Kraynick
Susan Hudgens (fax only)
Peter Gallo (fax only)

123 NW 13th Street
Suite 300
Boca Raton, Florida 33432
Tel (561) 391-4012
Fax (561) 750-6945
(800) 62[illegible]-3960
www.engelhomes.com

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July 29, 1999

RECEIVED
NOV 15 1999
REGULATION DEPT. 4030

VIA FACSIMILE ONLY

Leigh C. Katzman, Esq.
Katzman & Korr, P.A.
1100 S. State Road Seven
Suite 102
Margate, Florida 33068

RE: REQUEST FOR PERMIT CONVERSION/TRANSFER TO OPERATION
CONSTRUCTION COMPLETION/CONSTRUCTION CERTIFICATION
SURFACE WATER MANAGEMENT PERMIT NO. 06-02008-S
APPLICATION NOS. 930023-5, 950622-3, AND 970827-9: STONERIDGE LAKE ESTATES

Dear Leigh:

This letter is in reference to my correspondence to you dated July 9, 1999, (copy enclosed) in connection with the above-referenced matter. Please advise if you have reviewed the documents and get back in touch with me regarding any comments you have so that I can provide copies of the documents to the South Florida Water Management District for their review and approval.

Regarding our telephone conversation on July 13, 1999, we are working on a one (1) page synopsis of the situations leading up to the requirement for the Amendment to the Declaration which would go out with the Notice of the Special Meeting to all the Stoneridge parcel owners. I should have this document done by tomorrow to be able to fax to you so that you review it and give us any comments you have.

Thank you for your attention and cooperation and please get back to me at your earliest convenience.

Sincerely yours,

Kerry D. Safier
General Counsel

KDS/dms
Enclosure

cc: Harry Engelstein
John A. Kraynick
Susan Hudgens (fax only)
Peter Gallo (fax only)

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NOV 15 1999
REGULATION DEPT. 4030

STONERIDGE LAKE ESTATES
HOMEOWNER'S ASSOCIATION
SPECIAL MEETING
EXPLANATORY NOTE

The Stoneridge Lake Estates residential development ("Stoneridge") is approximately 130 acres in size. Previous to construction, in its natural condition, approximately one half of this area contained low quality wetlands.

Wetlands are protected by Federal, State, and County governmental agencies. In order to build Stoneridge, the developer, Engle Homes/Broward, Inc., had to apply for and receive permits allowing impact to these wetlands. Permits were received from the U.S. Army Corps of Engineers, the South Florida Water Management District, and the Broward County Department of Natural Resource Protection ("agencies"). However, in order to allow the impacts to these environmentally sensitive lands, the permits required mitigation. Mitigation is an activity that the permittee must undertake to offset the impacts of development in wetlands. Mitigation can take various forms. In this case, it included the creation of wetland marshes, transitional fringe, and an upland area of native trees and shrubs within the Common Areas (Article III, Section 1.)

There are certain obligations in the mitigation portion of the Common Areas for which the Homeowner's Association is responsible. These are set forth in the Declaration of Covenants for Stoneridge Lake Estates (Article VI, Section 7.). Included in these responsibilities is the requirement that these areas remain in a natural state. To protect these areas, and toward that goal, the agencies required that these areas be placed under conservation easement. The majority of these areas, approximately 24.6 acres, have been placed under such a conservation easement. There remains the .334 upland tree and shrub area to be placed under a conservation easement. This is a requirement of the permits which allowed the development of Stoneridge Lake Estates. In order to remain in compliance with these permits, a conservation easement for this .334 acre area must be executed and submitted to the governmental agencies.

F:\DOC\EXPLANATORY NOTE STONERIDGE

ENGLE
HOMES

RECEIVED
NOV 15 1999
REGULATION DEPT. 4:30

July 9, 1999

VIA FACSIMILE AND FEDERAL EXPRESS

Leigh C. Katzman, Esq.
Katzman & Korr, P.A.
1100 S. State Road Seven
Suite 102
Margate, Florida 33068

RE: REQUEST FOR PERMIT CONVERSION/TRANSFER TO OPERATION
CONSTRUCTION COMPLETION/CONSTRUCTION CERTIFICATION
SURFACE WATER MANAGEMENT PERMIT NO. 06-02008-S
APPLICATION NOS. 930023-5, 950622-3, AND 970827-9; STONERIDGE LAKE ESTATES

Dear Leigh:

Please find enclosed the following documents in connection with the above-referenced property and matter.

1. Draft Amendment to the Stoneridge Declaration.
2. Draft Notice of Special Meeting.
3. Draft Proxy Form.
4. Draft Minutes of Special Meeting.

Per my recent telephone calls to Pete Gallo at Keith & Schnars, please find copies of correspondence to and from the South Florida Water Management District regarding the engineer's certification for construction completion in connection with the permit conversion from construction to operation and transfer from Engle to the Association. Also enclosed are copies of correspondence and documentation from CZR, Inc.

I will not forward any association documents to personnel at SFWMD until you have had a chance to review them and give me any comments or requested changes that you may have. Once the documentation is acceptable to you I will forward a copy of the Amendment to SFWMD for their review and approval. In this regard, it appears that we might have engineering approval prior to Amendment being approved by the membership of the Association. In any event, we are trying to bring this matter to a close as quickly as possible.

Please call me upon your receipt of the enclosed documentation to discuss it further and as to the timing for the Association Special Meeting.

Thank you for your attention and cooperation.

Sincerely yours,

Kerry D. Salter
General Counsel

KDS/dms
Enclosures

cc: Harry Engelstein
John A. Kraynick
Kay Macleod
Peter Gallo (fax only w/out encls.)
Susan Hudgens (fax only w/out encls.)

123 NW 13th Street
Suite 300
Boca Raton, Florida 33432
Tel (561) 391-4012
Fax (561) 750-6945
(800) 624-3960
www.englehomes.com

NOTICE OF SPECIAL MEETING OF
UNIT OWNERS OF
STONERIDGE LAKE ESTATES HOMEOWNERS ASSOCIATION, INC.

TO:

A Special Meeting of the Owners of STONERIDGE LAKE ESTATES will be held at _____, on _____, at _____ A.M./P.M., for the following purposes:

1. Discussion and voting on Amendment to the Declaration for Stoneridge Lake Estates concerning the transfer of the South Florida Water Management District Water Permit to the Association and preservation of the Surface Water Management System for the Development

Record owners as of the date of the Special Meeting shall be entitled to vote at such meeting, in person or by proxy, and as to any adjournment thereof.

If you do not expect to be present in person at this meeting, a proxy is enclosed for your use in designating someone to vote in your place.

DATED: _____

_____

PROXY

(I) (We), _____
the owner(s) of lot _____
_____
at STONERIDGE LAKE ESTATES, do hereby assign as my Proxy, _____
_____
_____
to vote in my place (one vote per unit owned) at the _____
_____ MEETING
of the STONERIDGE LAKE ESTATES HOMEOWNERS ASSOCIATION, INC, to be held on
_____, 19 ____.

DATED: _____

_____
SIGNATURE OF OWNER

_____
SIGNATURE OF OWNER

_____
PLEASE PRINT NANE(S)

_____
STREET OR MAILING ADDRESS

_____
CITY STATE ZIP

MINUTES OF A SPECIAL MEETING
OF THE OWNERS OF
STONERIDGE LAKE ESTATES HOMEOWNERS ASSOCIATION, INC.

The Special Meeting of the Owners of STONERIDGE LAKE ESTATES HOMEOWNERS ASSOCIATION, INC., a Florida corporation, not for profit, was held at _____ _____ on _____ 19 __, at _____ (A.M./P.M.) the time and place prescribed by the By-Laws for the purpose of discussion and voting on Amendment to the Declaration for Stoneridge Lake Estates concerning the transfer of the South Florida Water Management District Water Permit to the Association and preservation of the Surface Water Management System for the Development, and transaction other business within the powers of the Owners.

Call to Order

The meeting was called to order by _____ the President of the Association as authorized by the By-Laws, the President presided as Chairman of the Meeting, and _____ _____, Secretary of the corporation, acted as Secretary of the meeting and recorded the minutes.

Validity of Meeting

The meeting being held in accordance with the terms of the By-Laws of the Association, the Chairman declared that the meeting was lawfully and properly convened.

Resolutions

RESOLVED, THAT the Amendment to the Declaration as attached to these Minutes was approved by the required vote of the Owners of the Association with authorization to the attorney for the Association to follow through with all matters relating to the Amendment including the execution and recording of same.

RESOLVED, THAT the transfer of the South Florida Water Management District Water Permit to the Association is approved with authorization to the attorney for the Association to follow through with all matters relating to said Permit transfer.

Adjournment

There being no further business, on motion duly made, seconded, and carried, the meeting was adjourned.

_____
Secretary

PREPARED BY:

_____
_____
_____
_____

RECEIVED
NOV 15 1999
REGULATION DEPT. 4030

AMENDMENT TO DECLARATION OF COVENANTS FOR STONERIDGE LAKE ESTATES HOMEOWNERS ASSOCIATION, INC.

THIS AMENDMENT, is made and entered into this ____ day of _____, 1999, by STONERIDGE LAKE ESTATES HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, (the "Association"),

WITNESSETH:

WHEREAS, the Declaration of Covenants for Stoneridge Lake Estates was recorded in Official Records Book 23829, Pages 989 through 1027 inclusive, of the Public Records of Broward County, Florida (the "Declaration"); and,

WHEREAS, pursuant to Article XI, Section 3. of said Declaration, the Declaration may be amended upon approval of Owners who are entitled to vote a majority of all votes of the Association, and

WHEREAS, the Association has determined that the following amendments to the Declaration are necessary and beneficial to preservation and management of the property and the operation of the Association.

NOW, THEREFORE, in consideration of the premises, and upon proper approval of the Owners, the Association hereby makes the following amendments to the Declaration:

1. The foregoing recitations are true and correct and are incorporated herein by reference.

2. Article II, Section 5. is modified to add the following at the end of this Section: "Notwithstanding the foregoing, in the event that the Association is ever dissolved, either voluntarily or involuntarily, the property consisting of the Surface Water Management System as described herein shall be conveyed to an appropriate agency of local government to guarantee future maintenance of said system; however, in the case that an appropriate agency of local government shall not accept such conveyance, then the Surface Water Management System shall be dedicated to a similar non-profit corporation with the cost and management of same being born by the Members of this Association."

3. The following new Section shall be added to Article VI of the Declaration as Section 7. (f): "Use Restrictions for Wetlands Preservation/ Mitigation Areas: The Wetland Preservation/Mitigation areas, upland buffer zones, and/or upland preservation areas are hereby dedicated as conservation and common areas. The conservation/common areas shall be the perpetual responsibility of the Stoneridge Lake Estates Homeowners Association, Inc. and may in no way be altered from their natural state as documented in the permit file of the SFWMD, with the exception of permitted restoration activities. Activities prohibited within the conservation areas include, but are not limited to: construction or placing soil or other substances such as trash removal or destruction of trees, shrubs, or other vegetation, with the exception of exotic/nuisance vegetation removal; excavating, dredging, or removal of soil material; diking or fencing; and any other activities detrimental to drainage, flood control, water conservation, erosion control, or fish and wildlife habitat conservation or preservation."

4. Article VI, Section 7. (e) of the Declaration is modified to add the following language at the end of this Section: "Monitoring reports shall be submitted to the District at the required intervals."

5. Article XI, Section 3. is modified to change the term of the Declaration from twenty (20) years to twenty-five (25) years

6. A following new Section shall be added to Article XI as Section 7: Covenant Running With The Land - Term of Declaration. The Covenants and Restrictions of the Declaration shall run with and be binding upon the Association Property, and shall remain in force and effect and be enforced by the Board of Directors and officers of the Association, the Members/Owners, their heirs, successors and assigns, for a term of Twenty-Five (25) years from the record date of the Amended Declaration and shall be automatically renewed for successive periods of ten (10) years unless the Member/Owners upon the affirmative vote of the holders of ninety-five percent (95%) of the votes decide within six (6) months of such renewal date, not to renew these covenants and restrictions and a certificate executed by the president or vice-president and secretary of the Association certifying such vote is

recorded in the Public Records of Broward County, Florida, provided, however, that any such certificate must be approved pursuant to the requirements of Article II, Section 5. of this Declaration.

7. Article XV, Section 1. is modified to delete the words "or other body of water" from the second line of this Section.

8. Article XV, Section 2. is revised in its entirety as follows: "Lake Vegetation Control. Except as stated in Section 1(d) hereinabove of this Article XV, in order to provide for uniform water and lake vegetation control, no Owner shall undertake the performance of any maintenance, cutting, fertilizing or any other action or activity regarding lake vegetation control without the approval of the South Broward Drainage District and the Association."

9. Except as amended by this instrument and any prior instruments affecting the Declaration, the Declaration shall remain in full force and effect as originally executed.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on the day and year first above written.

Signed, sealed and delivered

STONERIDGE LAKE ESTATES HOMEOWNERS ASSOCIATION, INC.

_____

_____

By:_____
Print or Type name:_____
Title:_____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 19 __, by _____, as _____ of STONERIDGE LAKE ESTATES HOMEOWNERS ASSOCIATION, INC., on behalf of the corporation and ____ is personally known to me or has produced _____ _____ as identification.

_____
NOTARY PUBLIC
Printed Name:_____

My Commission Expires:_____

Commission No.:_____

(NOTARIAL SEAL)

KERRY D. SAFIER

ATTORNEY AT LAW
GENERAL COUNSEL TO ENGLE HOMES, INC.
SUITE 300
123 N.W. 13TH STREET
BOCA RATON, FLORIDA 33432

Telephone (561) 391-4012

FAX TRANSMITTAL SHEET

TO: HEIDI M. SCHLOSS FAX 561-682-6896 PHONE 561-682-6957
SOUTH FLORIDA WATER MANAGEMENT DISTRICT

DATE: NOVEMBER 10, 1998

FILE REFERENCE: STONERIDGE LAKE ESTATES

NUMBER OF PAGES: 45 INCLUDING THIS PAGE

MEMO

SENDER: DONNA M. SORDILLO
SENDER FAX #: (561) 391-9849

THE INFORMATION CONTAINED IN THIS FACSIMILE MESSAGE IS ATTORNEY PRIVILEGED AND CONFIDENTIAL INFORMATION INTENDED ONLY FOR THE USE OF THE INDIVIDUAL OR ENTITY NAMED ABOVE. IF THE READER OF THIS MESSAGE IS NOT THE INTENDED RECIPIENT, YOU ARE HEREBY NOTIFIED THAT ANY DISSEMINATION, DISTRIBUTION OR COPY OF THIS COMMUNICATION IS STRICTLY PROHIBITED. IF YOU HAVE RECEIVED THIS COMMUNICATION IN ERROR, PLEASE IMMEDIATELY NOTIFY US BY TELEPHONE AND RETURN THE ORIGINAL MESSAGE TO US AT THE ABOVE ADDRESS VIA THE U.S. POSTAL SERVICE. THANK YOU.

IF YOU HAVE PROBLEMS IN RECEIVING THIS FAX, PLEASE CALL 561-391-4012 (Ext.117). PLEASE NOTE: FACSIMILES WILL FADE. PLEASE XEROX.

ENGLE
HOMES

Boca 561-391-4012
Toll Free 1-800-624-3960
Fax 561-750-6945

123 N.W. 13th Street, Suite 300 • Boca Raton, Florida 33432

November 10, 1999

VIA FACSIMILE AND REGULAR MAIL

Heidi M. Schloss
South Florida Water Management District
Environmental Resource Compliance Division
Regulation Department
3301 Gun Club Road
West Palm Beach, Florida 33406

RE: REQUEST FOR PERMIT CONVERSION/TRANSFER TO OPERATION
CONSTRUCTION COMPLETION/CONSTRUCTION CERTIFICATION
SURFACE WATER MANAGEMENT PERMIT NO. 06-02008-S
APPLICATION NOS. 930023-3, 950622-3, AND 970827-9,
STONERIDGE LAKE ESTATES (FKA COQUINA MEADOWS), BROWARD COUNTY

Dear Ms. Schloss:

Per our telephone conversation on November 9, 1999, I advised that we had encountered some delays in getting association documents prepared and approved for the Stoneridge Lake Estates Homeowners Association, Inc. ("Association"). I am hopeful that at this time that counsel for the Association will be able to notice a special meeting for approval of the Amendment to the Declaration requested in your letter to Engle Homes, Inc. dated September 2, 1998. Enclosed herewith is a copy of an Amendment to the Declaration complying with the matters raised in your September 2, 1998 letter to Engle. I would appreciate it if you would review these documents as to form and substance and advise if they are acceptable to the Water Management District.

You also advised that your computer data base showed that you have received all Engineering Certifications for the property such that there are no other engineering issues holding up the transfer of the Water Permit.

Based on the foregoing, I expect that we would be able to complete the Amendment to the Association Declaration and transfer of the Water Permit before the end of this year, however, subject to the approval by the membership of the Association.

Engle and the Association both appreciate your continued cooperation concerning this matter.

Sincerely yours,

Kerry D. Safier
General Counsel

KDS:dms
Enclosures

cc: Harry Engelstein
John A. Kraynick
Lynne Gaudet
Susan Huogen (fax only w/o encl.)
Leigh Katzman, Esq. (fax only w/o encl.)

PREPARED BY:

AMENDMENT TO DECLARATION OF COVENANTS FOR STONERIDGE LAKE ESTATES HOMEOWNERS ASSOCIATION, INC.

THIS AMENDMENT, is made and entered into this ____ day of _____, 1999, by STONERIDGE LAKE ESTATES HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, (the "Association").

WITNESSETH:

WHEREAS, the Declaration of Covenants for Stoneridge Lake Estates was recorded in Official Records Book 21829, Pages 989 through 1027 inclusive, of the Public Records of Broward County, Florida (the "Declaration"); and,

WHEREAS, pursuant to Article XI, Section 3. of said Declaration, the Declaration may be amended upon approval of Owners who are entitled to vote a majority of all votes of the Association, and

WHEREAS, the Association has determined that the following amendments to the Declaration are necessary and beneficial to preservation and management of the property and the operation of the Association.

NOW, THEREFORE, in consideration of the premises, and upon proper approval of the Owners, the Association hereby makes the following amendments to the Declaration:

1. The foregoing recitations are true and correct and are incorporated herein by reference.

2. Article II, Section 5. is modified to add the following at the end of this Section: "Notwithstanding the foregoing, in the event that the Association is ever dissolved, either voluntarily or involuntarily, the property consisting of the Surface Water Management System as described herein shall be conveyed to an appropriate agency of local government to guarantee future maintenance of said system; however, in the case that an appropriate agency of local government shall not accept such conveyance, then the Surface Water Management System shall be dedicated to a similar non-profit corporation with the cost and management of same being born by the Members of this Association."

3. The following new Section shall be added to Article VI of the Declaration as Section 7. (f): "Use Restrictions for Wetlands Preservation/ Mitigation Areas: The Wetland Preservation/Mitigation areas, upland buffer zones, and/or upland preservation areas are hereby dedicated as conservation and common areas. The conservation/common areas shall be the perpetual responsibility of the Stoneridge Lake Estates Homeowners Association, Inc. and may in no way be altered from their natural state as documented in the permit file of the SFWMD, with the exception of permitted restoration activities. Activities prohibited within the conservation areas include, but are not limited to: construction or placing soil or other substances such as trash removal or destruction of trees, shrubs, or other vegetation, with the exception of exotic/nuisance vegetation removal; excavating, dredging or removal of soil material; diking or fencing; and any other activities detrimental to drainage, flood control, water conservation, erosion control, or fish and wildlife habitat conservation or preservation."

4. Article VI, Section 7. (e) of the Declaration is modified to add the following language at the end of this Section: "Monitoring reports shall be submitted to the District at the required intervals."

5. Article XI, Section 3. is modified to change the term of the Declaration from twenty (20) years to twenty-five (25) years

6. A following new Section shall be added to Article XI as Section 7: Covenant Running With The Land - Term of Declaration. The Covenants and Restrictions of the Declaration shall run with and be binding upon the Association Property, and shall remain in force and effect and be enforced by the Board of Directors and officers of the Association, the Members/Owners, their heirs, successors and assigns, for a term of Twenty-Five (25) years from the record date of the Amended Declaration and shall be automatically renewed for successive periods of ten (10) years unless the Member/Owners upon the affirmative vote of the holders of ninety-five percent (95%) of the votes decide within six (6) months of such renewal date, not to renew these covenants and restrictions and a certificate executed by the president or vice-president and secretary of the Association certifying such vote is

recorded in the Public Records of Broward County, Florida, provided, however, that any such certificate must be approved pursuant to the requirements of Article II, Section 5. of this Declaration.

7. Article XV, Section 1. is modified to delete the words "or other body of water" from the second line of this Section.

8. Article XV, Section 2. is revised in its entirety as follows: "Lake Vegetation Control. Except as stated in Section 1(d) hereinabove of this Article XV, in order to provide for uniform water and lake vegetation control, no Owner shall undertake the performance of any maintenance, cutting, fertilizing or any other action or activity regarding lake vegetation control without the approval of the South Broward Drainage District and the Association."

9. Except as amended by this instrument and any prior instruments affecting the Declaration, the Declaration shall remain in full force and effect as originally executed.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on the day and year first above written.

Signed, sealed and delivered

_____

_____

STONERIDGE LAKE ESTATES HOMEOWNERS ASSOCIATION, INC.

By:_____
Print or Type name:_____
Title:_____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 19 __, by _____, as _____ of STONERIDGE LAKE ESTATES HOMEOWNERS ASSOCIATION, INC., on behalf of the corporation and ____ is personally known to me or has produced _____ as identification.

_____
NOTARY PUBLIC
Printed Name:_____

My Commission Expires:_____

Commission No.:_____

(NOTARIAL SEAL)

NOTICE OF SPECIAL MEETING OF
UNIT OWNERS OF
STONERIDGE LAKE ESTATES HOMEOWNERS ASSOCIATION, INC.

TO:

A Special Meeting of the Owners of STONERIDGE LAKE ESTATES will be held at _____, on _____, at _____ A.M./P.M., for the following purposes:

1. Discussion and voting on Amendment to the Declaration for Stoneridge Lake Estates concerning the transfer of the South Florida Water Management District Water Permit to the Association and preservation of the Surface Water Management System for the Development

Record owners as of the date of the Special Meeting shall be entitled to vote at such meeting, in person or by proxy, and as to any adjournment thereof.

If you do not expect to be present in person at this meeting, a proxy is enclosed for your use in designating someone to vote in your place.

DATED: _____

_____

PROXY

(I) (We), _____
the owner(s) of lot _____
_____
at STONERIDGE LAKE ESTATES, do hereby assign as my Proxy, _____
_____
to vote in my place (one vote per unit owned) at the _____
_____ MEETING
of the STONERIDGE LAKE ESTATES HOMEOWNERS ASSOCIATION, INC, to be held on
_____, 19 ____.

DATED: _____

_____
SIGNATURE OF OWNER

_____
SIGNATURE OF OWNER

_____
PLEASE PRINT NAME(S)

_____
STREET OR MAILING ADDRESS

_____
CITY STATE ZIP

MINUTES OF A SPECIAL MEETING OF THE OWNERS OF STONERIDGE LAKE ESTATES HOMEOWNERS ASSOCIATION, INC.

The Special Meeting of the Owners of STONERIDGE LAKE ESTATES HOMEOWNERS ASSOCIATION, INC., a Florida corporation, not for profit, was held at _____ _____ on _____ 19 ___, at _____ (A.M./P.M.) the time and place prescribed by the By-Laws for the purpose of discussion and voting on Amendment to the Declaration for Stoneridge Lake Estates concerning the transfer of the South Florida Water Management District Water Permit to the Association and preservation of the Surface Water Management System for the Development, and transaction other business within the powers of the Owners.

Call to Order

The meeting was called to order by _____ the President of the Association as authorized by the By-Laws, the President presided as Chairman of the Meeting, and _____ _____, Secretary of the corporation, acted as Secretary of the meeting and recorded the minutes.

Validity of Meeting

The meeting being held in accordance with the terms of the By-Laws of the Association, the Chairman declared that the meeting was lawfully and properly convened.

Resolutions

RESOLVED, THAT the Amendment to the Declaration as attached to these Minutes was approved by the required vote of the Owners of the Association with authorization to the attorney for the Association to follow through with all matters relating to the Amendment including the execution and recording of same.

RESOLVED, THAT the transfer of the South Florida Water Management District Water Permit to the Association is approved with authorization to the attorney for the Association to follow through with all matters relating to said Permit transfer.

Adjournment

There being no further business, on motion duly made, seconded, and carried, the meeting was adjourned.

_____
Secretary

KEITH and SCHNARS, P.A.
ENGINEERS - PLANNERS - SURVEYORS

13730
G

June 10, 1999

Mr. Hamid Azizi
South Florida Water Management District
3301 Gun Club Road
P.O. Box 24680
West Palm Beach, Florida 33416-4680

RE: Stoneridge Lakes Estates
Keith & Schnars Project No. 13730

Dear Mr. Azizi:

In response to your comments dated May 19, 1999 and in reference to the above mentioned project, we offer the following responses:

1. Application numbers used on the engineer's Certification Form #0881 are not correct. Correct application numbers are as referenced above.

   The application numbers have been revised accordingly.

2. Discharge structure information shown on the Form #0881 is not consistent with permit. Weir elevation should be corrected in accordance with permit.

   The weir elevation has been revised accordingly.

3. A portion of the mitigation area of this project is not in compliance with permit conditions and the dispute between Eagle Homes and the adjacent banana farm has not been resolved. To date, we have not received a compensation plan for the required additional mitigation as requested of you by our Environmental Analyst's letters dated February 2, 1999 and March 10, 1999. Also, an amended conservation easement for a 0.344-acre portion of the mitigation area is required. Please contact Louis Ros, Environmental Analyst of our office at 561/862-6733 to resolve these environmental issues.

   The required environmental information will be forwarded to your office at a later date. This information will be forwarded by the engineering firm responsible for mitigation.

I trust the revisions outlined above conform to your requests. Should you have any questions or require additional information, please do not hesitate to contact us.

Sincerely yours,

KEITH and SCHNARS, P.A.
Engineers-Planners-Surveyors

Glen Harrelson
Project Manager

GH:ryp

0500 North Andrews Avenue • Ft. Lauderdale, Florida 33309-2192
(954) 776-1616 • (800) 488-1255 • Fax (954) 771-7690

Environmental Resource/Surface Water Management Permit
Construction Completion/Construction Certification

SOUTH FLORIDA WATER MANAGEMENT DISTRICT
Field Engineering Division *Please see page 2 of 2

950622-3
970827-9

SUBJECT: PERMIT NO. 06-02008-5 APPLICATION NO. 931123-5
PROJECT NAME: Stoneridge Lakes Estates PHASE:
LOCATION: COUNTY: Broward S 4 T 51S R 40E

subject surface water management system has been designed, constructed and completed as follows: additional sheets if needed):

Completion Date: November 20 1998
Month Day Year

Discharge Structure: PERMITTED EXISTING

r Width 0.25' Crest 3.86' Width 0.25' Crest 3.83'

ider Dimensions 0.25' Invert 3.50' Dimensions 0.25' Invert 3.48'

e Aluminum "V" notch bleeder plate inside a concrete control structure.

Retention/Detention Area:
(if applicable)

ID North	ID Southeast	ID	ID
Size 11.28	Size 3.58	Size	Size
Side Slopes 4:1 (H:V)	Side Slopes 4:1 (H:V)	Side Slopes (H:V)	Side Slopes (H:V)

Please indicate the location of the appropriate bench mark(s) used to determine the above information on the record drawings (Reference 40E-4.381(1)(f), Florida Administrative Code). All elevations should be according to National Geodetic Vertical Datum (NGVD) (Reference 2.9 of the *Basis of Review for Environmental Resource Permit Applications within the South Florida Water Management District*).

Elevations shown hereon are based on the National Geodetic Vertical Datum of 1929 and said elevations are based on benchmark supplied by Broward County Engineering Department. Benchmark 2322, brass disk in concrete at S.E. corner of Section 5-5-41, elevation 6.903.

I HEREBY NOTIFY THE DISTRICT OF THE COMPLETION OF CONSTRUCTION OF ALL THE COMPONENTS OF THE SURFACE WATER MANAGEMENT FACILITIES FOR THE ABOVE REFERENCED PROJECT AND CERTIFY THAT THEY HAVE BEEN CONSTRUCTED IN SUBSTANTIAL CONFORMANCE WITH THE PLANS AND SPECIFICATIONS APPROVED BY THE DISTRICT. [A COPY OF THE APPROVED PERMIT DRAWINGS IS ATTACHED WITH VARIATIONS NOTED, IF APPLICABLE]. I HEREBY AFFIX MY SEAL THIS 10 DAY OF June 19 99.

Engineer's Signature and Seal

Peter R. Gallo, P.E. 48333
Name (Please Print) FLA. Registration No.

page 1 of 1

South Florida Water Management District
3301 Gun Club Road, West Palm Beach, Florida 33406 • (561) 686-8800 • FL WATS 1-800-432-2045
TDD (561) 697-2574 • www.sfwmd.gov

CON 24-03

May 19, 1999

Engle Homes
123 N.W. 13th Street, Suite 300
Boca Raton, FL 33432

MAY 20 1999

Dear Sir or Madam:

Subject: Stoneridge Lake Estates
Application Numbers 950622-3, 970827-9 and 931123-5
SWM Permit & Permit Mod. No. 06-02008-S
Broward County, SS/T51S/R40E

This is to notify you that the District can not accept your engineer's certification for construction completion of the subject project's surface water management system as submitted by Peter R. Gallo, P.E. of Keith and Schnars, P.A. on March 18, 1999. Our comments are as follows:

1. Application Numbers used on the engineer's Certification Form # 0881 are not correct. Correct Application Nos. are as referenced above.
2. Discharge structure information shown on the Form # 0881 is not consistent with permit. Weir elevation should be corrected in accordance with permit.
3. A portion of the mitigation area of this project is not in compliance with permit conditions and the dispute between Engle Homes and the adjacent banana farm has not been resolved. To date, we have not received a compensation plan for the required additional mitigation as requested of you by our Environmental Analyst's letters dated February 2, 1999 and March 10, 1999. Also, an amended conservation easement for a 0.344-acre portion of the mitigation area is required. Please contact Louise Bos, Environmental Analyst of our office at (561) 862-6733) to resolve these environmental issues.

Upon resolution of environmental issues, please submit a complete engineer's certification for construction completion of the subject project's surface water management system, using the enclosed District approved Form # 0881.

Should you have any questions, please contact me at (561) 682-6596.

Sincerely, AZIZI

Hamid A. Azizi
Staff Engineer
Environmental Resource Compliance Division

AHA
Enclosure

c: Peter R. Gallo, P.E. / Michael J. Garret, Keith and Schnars, P.A., w/Enclosure

Governing Board:
Michael Collins, Chairman
Michael D. Minton, Vice Chairman
Mitchell W. Berger
Vera M. Carter
Gerardo B. Fernandez
Patrick J. Gleason
Nicolas J. Gutierrez, Jr.
Harkley R. Thornton
Trudi K. Williams
James Harvey, Interim Executive Director
Michael Slaxton, Deputy Executive Director
Trevor Campbell, Deputy Executive Director

Mailing Address: P.O. Box 24680, West Palm Beach, FL 33416-4680

SOUTH FLORIDA WATER MANAGEMENT DISTRICT

Environmental Resource/Surface Water Management Permit Construction Completion/Construction Certification

FORM [illegible]

TO: SOUTH FLORIDA WATER MANAGEMENT DISTRICT
Field Engineering Division *Please see page 2 of 2

SUBJECT: PERMIT NO. _____ APPLICATION NO. _____
PROJECT NAME. _____ PHASE: _____
LOCATION: COUNTY: _____ S _____ T _____ R _____

The subject surface water management system has been designed, constructed and completed as follows: (use additional sheets if needed):

Completion Date: _____
Month Day Year

Discharge Structure:

	PERMITTED		EXISTING	
Weir	Width_____	Crest_____	Width_____	Crest_____
Bleeder	Dimensions_____	Invert_____	Dimensions_____	Invert_____

Type _____

Retention/Detention Area:
(if applicable)

ID_____	ID_____	ID_____	ID_____
Size_____	Size_____	Size_____	Size_____
Side Slopes_____ (H:V)	Side Slopes_____ (H:V)	Side Slopes_____ (H:V)	Side Slopes_____ (H:V)

Please indicate the location of the appropriate bench mark(s) used to determine the above information on the record drawings (Reference 40E-4.381(1)(f), Florida Administrative Code). All elevations should be according to National Geodetic Vertical Datum (NGVD) (Reference 2.9 of the *Basis of Review for Environmental Resource Permit Applications within the South Florida Water Management District*).

I HEREBY NOTIFY THE DISTRICT OF THE COMPLETION OF CONSTRUCTION OF ALL THE COMPONENTS OF THE SURFACE WATER MANAGEMENT FACILITIES FOR THE ABOVE REFERENCED PROJECT AND CERTIFY THAT THEY HAVE BEEN CONSTRUCTED IN SUBSTANTIAL CONFORMANCE WITH THE PLANS AND SPECIFICATIONS PERMITTED BY THE DISTRICT. (A COPY OF THE APPROVED PERMIT DRAWINGS IS ATTACHED WITH DEVIATIONS NOTED, IF APPLICABLE). I HEREBY AFFIX MY SEAL THIS ____ DAY OF _____ 19 ____.

_____
Engineer's Signature and Seal

_____
Name (Please Print) FLA. Registration No.

page 1 of 2

*Projects in the following counties should respond to the corresponding SFWMD Service Center

Broward, Dade, Highlands, Martin, Monroe, Okeechobee, Palm Beach, and St. Lucie Counties - Please respond to the West Palm Beach Service Center:

SFWMD
Field Engineering Division
P.O. Box 24680
West Palm Beach, FL 33416-4680

Charlotte, Collier, Glades, Hendry, and Lee Counties - Please respond to the Ft. Myers Service Center:

SFWMD
Field Engineering Division
1342 Colonial Blvd., Suite 81
Ft. Myers, FL 33907

Orange, Osceola and Polk Counties - Please respond to the Orlando Service Center:

SFWMD
Field Engineering Division
1756 Orlando Central Parkway
Orlando, FL 32809

Fax Transmittal No. of Pages: 19

Date: 4-26	Time:
TO: Traci Schroepel	FROM: S. CHINN
Co. Name: Keith + Schnars	Co. Name: SFWMD
Dept.	Fax No.:
Fax No. 305-771 7690	Tel. No.:

Comments: With exhibits this staff report is over 60 pages, so I can only fax the text.

LAST DATE FOR GOVERNING BOARD ACTION: OCTOBER 13, 1994

SURFACE WATER MANAGEI

I. ADMINISTRATIVE

APPLICATION NUMBER: 931123-6

PROJECT NAME: STONERIDGE LAKE ESTATES (FKA COQUINA MEADOWS)

LOCATION: BROWARD COUNTY
S6/T51S/R40E

APPLICANT'S NAME: ENGLE HOMES

OWNERS NAME AND ADDRESS: ENGLE HOMES
6979 N.W. 151ST STREET
SUITE 206
MIAMI LAKES, FL 33014

DEVELOPER: SAME

ENGINEER: KEITH & SCHNARS

II. PROJECT DESCRIPTION

PROJECT AREA: 105.86 acres DRAINAGE AREA: 105.85 acres

OFFSITE MITIGATION: 3.17 acres WETLANDS

DISTRICT DRAINAGE BASIN: WESTERN C-11

RECEIVING BODY: 5-8 BASIN MASTER SYSTEM

CLASSIFICATION: CLASS III

SPECIAL DRAINAGE DISTRICT: SOUTH BROWARD DRAINAGE DIST.

PURPOSE:

The purpose of this application is to obtain authorization for the Construction and Operation of a surface water management system to serve a 105.86 acre residential project to be known as Stoneridge Lake Estates. Staff recommends approval with conditions.

portion of the S-8 Basin to the 172nd Avenue Canal for stormwater conveyance to the S-8 Pump Station.

BASIN INFORMATION:

Basin	Area Acres	WSWT Elev (ft. NGVD)	Normal/Dry Ctrl Elev (ft. NGVD)	Method of Determination
SITE	165.86	3.50	3.5	OFFSITE CONTROL ELEV.

DISCHARGE STRUCTURE INFORMATION:

Water Quality Structures:

Basin	Str. #	Bleeder Type	Dimensions	Invert Elev. (ft. NGVD)
SITE	1	V-NOTCH	.25' wide X .35' high	3.60

Major Discharge Structures:

Basin	Str. #	Description	Crest Elev. (ft. NGVD)
SITE	1	.25' wide SHARP CRESTED WEIR	3.86

Discharge Culverts:

Basin	Str. #	Description
SITE	1	33' long, 4' dia. RCP

Receiving Body:

Basin	Str. #	Receiving Body
SITE	1	SBDD SYSTEM VIA TEMPORARY DITCH

BACKGROUND:

On August 9, 1990, the Governing Board of the District issued a Conceptual Approval for a surface water management system to serve South Broward Drainage District's (SBDD) 4,824 acre S-8 Basin. In addition, Construction and Operation approval was granted for the S-8 Pump Station. The surface water management system was proposed to consist of primary and secondary canals utilized to direct surface water runoff to the S-8 Pump Station for discharge to the C-11 Canal to the north.

On July 15, 1992, South Broward Drainage District (SBDD) submitted an application to modify the S-8 Basin Permit (06-01400-S). SBDD requests the following with this application: Construction and Operation approval for a modified S-8 Pump Station, inclusion of the recently annexed 1,440 acre Bailey Drainage District within the S-8 Basin, Construction and Operation of primary and secondary drainageways that will serve the basin, and removal of existing connections to the C-11 system to allow the pump station to provide the required storage and water quality treatment. The S-8 Pump Station is proposed to be located south of Griffin Road within the existing canal located on the west side of SW 172nd Avenue.

EXISTING FACILITIES:

This proposed project is located between SW 186th Avenue and SW 160th Avenue (Dykes Road) immediately north of Sheridan Street in southern Broward County. The site has been previously utilized as pasture land and included scattered stands of melaleuca. The melaleuca has been cleared from the site.

PROPOSED FACILITIES:

Proposed is the Construction and Operation of a surface water management system to serve 103.88 acres of residential development (230 units) to be known as Stoneridge Lake Estates.

The surface water management system is proposed to consist of inlets and storm piping to direct surface water runoff into 14.86 acres of wet detention lakes. These lakes will provide the required storage and water quality treatment prior to discharging, via the control structure, to the master system (SBDD's S-8 Basin). The outfall control structure is proposed to consist of 1-0.25' wide sharp crested weir with a crest at elevation 3.86' NGVD, a 0.25' wide by 0.35' high V-Notch bleeder with an invert at elevation 3.5' NGVD and 33 LF of 48" diameter RCP culvert (refer to Exhibit No. 11). The applicant proposes to construct a temporary outfall ditch, which will enable this site to connect to the master system (SBDD S-8 Basin) for bleeddown purposes. This ditch is located within an existing SBDD easement (refer to Exhibit Nos. 19 and 20), which in the future will contain a primary drainageway connecting the eastern

III. PROJECT EVALUATION

Discharge Rate:

As shown in the table below, the proposed project discharge exceeds the allowable discharge by less than a cfs. This discharge is reasonable considering the small size of the V-Notch bleeder mechanism (3.0" topwidth).

Design Storm Frequency: 25 YR-3 DAY Design Rainfall: 12.50 inches

Basin	Allow Disch (cfs)	Method of Determination	Design Disch (cfs)	Design Stage (ft, NGVD)
SITE	3.1	DISCHARGE FORMULA	3.97	6.13

WATER QUALITY:

Water quality treatment for one inch over the project site will be provided within inlets in grassed areas (0.36 ac-ft) and 14.66 acres of wet detention areas (7.87 ac-ft).

Basin	Treatment Method	Vol Req'd. (ac-ft)	Vol Prov'd (ac-ft)
SITE	14.66 acres WET DETENTION	7.87	7.87
SITE	INLETS IN GRASSED AREAS	0.36	0.36

ROAD DESIGN:

As shown in the following table, minimum road center lines have been set at or above the calculated design storm flood elevation.

Design Storm Freq: 10 YR-1 DAY Design Rainfall: 8.10 inches

Basin	Flood Elevation (ft, NGVD)	Minimum Centerline Elevation (ft, NGVD)
SITE	5.04	6

FINISHED FLOORS:

As shown in the following table, minimum finished floor elevations have been set at or above the calculated design storm flood elevation.

Design Storm Frequency: 100 YR-3 DAY Design Rainfall: 17.67 inches

Basin	Flood Elevation (ft. NGVD)	FEMA Elevation (ft. NGVD)	Minimum Design Elev (ft. NGVD)
SITE	7.19	n/a	7.75

IV. ENVIRONMENTAL ASSESSMENT

PROJECT SITE DESCRIPTION:

The 105.85 acre project site currently consists of open pasture with occasional melaleuca trees and 17.2 acres of marsh habitat. The site is located within the South Broward Drainage District S-8 Basin. The management of the site for cattle usage has significantly altered the quality of the onsite vegetative communities. In addition, the surrounding drainage improvements have resulted in a reduced hydrology within the project area.

EXISTING ON SITE WETLAND COMMUNITIES AND OTHER SURFACE WATERS:

ID NO	TOTAL ACREAGE	BIOLOGICAL CONDITION	COMMUNITY TYPE	COMMUNITY ACREAGE
1	17.20	FAIR	FRESHWATER MARSHES	17.20

TOTAL ON SITE WETLAND/SURFACE WATER ACREAGE: 17.20

EXISTING ON SITE UPLAND COMMUNITIES:

ID NO	TOTAL ACREAGE	BIOLOGICAL CONDITION	COMMUNITY TYPE	COMMUNITY ACREAGE
1	88.68	FAIR	HERBACEOUS	88.65

TOTAL ON SITE UPLAND ACREAGE: 88.65

EXISTING OFF SITE UPLAND COMMUNITIES:

ID NO	TOTAL ACREAGE	BIOLOGICAL CONDITION	COMMUNITY TYPE	COMMUNITY ACREAGE
1-1	3.17	FAIR	HERBACEOUS	3.17

TOTAL OFF SITE UPLANDS: 3.17

ENDANGERED, THREATENED & SPECIES OF SPECIAL CONCERN:

POTENTIAL SPECIES	USE TYPE	POTENTIAL OCCURANCE
HERONS	FORAGING	PREFERRED HABITAT

ENDANGERED, THREATENED & SPECIES OF SPECIAL CONCERN SUMMARY:

The project site contains seasonally inundated open pasture and marsh habitat. No endangered/threatened species or species of special concern were observed on site. However, the site is located approximately 1.5 miles west of the Everglades buffer strip and the proposed Florida Wetlandsbank site. The open areas may provide some foraging habitat for herons and other wading birds. The proposed creation of 14.03 acres of deep water marsh and transitional wetland habitat adjacent to a larger existing mitigation area, as well as the creation of an additional 3.17 acres of marsh habitat within the nearby Pembroke Falls (fka Pembroke Meadows) development will essentially replace and/or improve the available habitat area for those species.

This permit does not relieve the applicant from complying with all applicable rules and any other agencies' requirements if, in the future, endangered/threatened or species of special concern are discovered on the site.

LEGAL/INSTITUTIONAL:

Upon completion of the required onsite mitigation and monitoring program, the Stoneridge Property Owner's Association will be responsible for the perpetual maintenance of the mitigation areas. A conservation easement will be placed on the proposed 14.03 acre onsite mitigation area and will be dedicated to the District (see Exhibit 24 and Special Condition #20).

The 3.17 acre offsite mitigation area located within the Pembroke Falls development will be incorporated into the mitigation and monitoring plan for that project. Application number 940520-6 for the construction of the lakes and mitigation areas within the Pembroke Meadows development is being processed concurrently with this application. To ensure consistency with the remainder of the project, a conservation easement will be dedicated to Broward County for that parcel.

WETLAND PRESERVATION AND IMPACT SUMMARY:

The project is designed to be incorporated into the overall South Broward Drainage District (SBDD) S-8 Basin. The surface water runoff from the project site will be directed into the southern mitigation area via an overflow catch basin. The hydrology of the northern mitigation area will be maintained via an overflow catch basin from the adjacent canal and an outfall to the SBDD S-8 system set at elevation 3.25' NGVD.

Due to the existence of the surrounding drainage improvements, the wetland creation areas will be scraped down to ensure adequate hydrologic conditions

within these areas (see Exhibits 15-21).

The 3.17 acre mitigation area to be created within the Pembroke Falls development will be constructed in accordance with Exhibit 22. The created offsite wetland will be located directly adjacent to the 187.95 acre mitigation area proposed for that site.

Detailed information regarding the hydrologic review of wetland mitigation areas is listed in Exhibit 26.

WETLAND IMPACTS:

ID NO	COMMUNITY TYPE	IMPACT ACREAGE	IMPACT TYPE	BIOLOGICAL CONDITION	ACREAGE
1	FRESHWATER MARSHES	17.20	FILL	FAIR	17.20

TOTAL IMPACT ACREAGE: 17.20

MITIGATION/MONITORING:

Mitigation for the proposed wetland impacts consists of the creation of 7.03 acres of freshwater marsh/transitional habitat at the north end of the site, adjacent to a previously constructed mitigation area for the Estates of Stirling Lakes development. The addition of this created wetland will result in a total wetland system of approximately 20 acres on the north side of the proposed SBOD canal. In addition, approximately 7 acres of marsh/transitional habitat will be created along the north end of the proposed development area and south of the existing F,P & L powerline easement (see Exhibits 9-13).

The applicant also proposes to create 3.17 acres of littoral shelf marsh within the nearby Pembroke Falls development (see Exhibit 26). The applicant for Stonaridge Lake Estates (Engle Homes) is also constructing the Pembroke Falls development. The proposed littoral shelf will be located within Lake #9 at the north end of the proposed 187.95 acre wetland restoration area for Pembroke Falls (see Exhibit 22).

The construction of a total of 17.2 acres of freshwater marsh/ transitional wetland habitat adjacent to the larger wetland systems is anticipated to provide adequate compensation for the proposed wetland impacts.

Detailed mitigation, monitoring and maintenance data and plans are included as Exhibits 21, 22 & 23.

PROPOSED ON SITE MITIGATON:

ID NO	MITIGATION TYPE	TOTAL ACREAGE MIT.	COMMUNITY TYPE	COMMUNITY ACREAGE
WETLAND 1	CREATION	14.03	FRESHWATER MARSHES	14.03

TOTAL ON SITE MITIGATION ACREAGE: 14.03

PROPOSED OFF SITE MITIGATION:

ID NO	MITIGATION TYPE	TOTAL ACREAGE MIT.	COMMUNITY TYPE	COMMUNITY ACREAGE
WETLAND 1-1	CREATION	3.17	FRESHWATER MARSHES	3.17

TOTAL OFF SITE MITIGATION ACREAGE: 3.17

WETLAND INVENTORY NOTE:

The 3.17 acres of marsh wetlands to be created at Pembroke Falls will be located adjacent to a 187.98 acre marsh wetland mitigation site within that development.

WETLAND INVENTORY -

NEW PHASE - STONERIDGE ONSITE

	Cypress	Marsh	Trans.	Mix Forest	Totals
Total Wet. AC	0	17.2	0	0	17.2
Wet. Preserved	0	0	0	0	0
Wet. Impacted	0	17.2	0	0	17.2
Wet. Disturbed	0	0	0	0	0
Wet. Improved	0	0	0	0	0
Wet. Created	0	14.03	0	0	14.03

	Uplands
Other Compensation	N/A

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WETLAND INVENTORY -

MOD PHASE - PEMBROKE FALLS OFFSITE MITIGATION

OFFSITE

	Cypress	Marsh	Trans.	Mix Forest	Totals
Total Wet. AC	0	0	0	0	0
Wet. Preserved	0	0	0	0	0
Wet. Impacted	0	0	0	0	0
Wet. Disturbed	0	0	0	0	0
Wet. Improved	0	0	0	0	0
Wet. Created	0	3.17	0	0	3.17

	Uplands
Other Compensation	N/A

ENVIRONMENTAL SUMMARY:

The proposed creation and long-term management of 17.2 acres of freshwater marsh habitat adjacent to existing and proposed wetland restoration projects will serve to expand those areas and will provide adequate compensation for the wetland impacts associated with this project.

SYSTEM OPERATION:

Stoneridge Lake Estates Homeowner'S Association, Inc

PROPOSED LAND USE(S):

Residential

WATER USE PERMIT STATUS:

A Water Use permit is not required for this project at this time.

POTABLE WATER SUPPLIER:

South Broward Utility, Inc.

WASTE WATER SYSTEM/SUPPLIER:

South Broward Utility, Inc.

DRI STATUS:

This project is not a DRI.

SAVE OUR RIVERS:

The project is not within or adjacent to lands under consideration by the Save Our Rivers program.

SWIM BASIN:

The property which is the subject of this permit is located in an area which may be included in the proposed Everglades Regulatory Program in the future (see Special Condition No. 23).

RIGHT-OF-WAY PERMIT STATUS:

A Right-of-Way Permit is not required for this project.

ENFORCEMENT ACTIVITY:

There has been no enforcement activity associated with this application.

THIRD PARTY INTEREST:

No third party has contacted the District with concerns about this application.

WELL FIELD ZONE OF INFLUENCE:

The project is not located within the zone of influence of a wellfield.

ADDITIONAL COMMENTS:

The applicant submitted a Contract For Purchase as demonstration of project ownership. The applicant will be required to submit an executed and recorded copy of ownership documentation as required by Special Condition No. 22.

PRIMARY ISSUES RESOLVED:

Outfall route; wetland impacts; onsite and offsite wetland mitigation.

V. APPLICABLE LAND AREA

The following land use breakdown includes the 7.04 acres located north of the FP&L easment within the "PRESERVED" category below.

PROJECT

	TOTAL PROJECT	PREVIOUSLY PERMITTED	THIS PHASE	
TOTAL ACRES	106.85		106.85	acres
WTHN ACREAGE	14.86		14.86	acres
PAVEMENT	11.11		11.11	acres
BUILD COVERAGE	10.56		10.56	acres
PRESERVED	14.03		14.03	acres
PERVIOUS	56.29		56.29	Acres

VI. STAFF RECOMMENDATION

The Staff recommends that the following be issued:

Construction and Operation of a surface water management system to serve a 105.86 acre residential project to be known as Stoneridge Lake Estates discharging to the SBDD S-8 Basin (master system) via a temporary outfall ditch.

Based on the information provided, District rules have been adhered to.

Staff recommendation is for approval subject to the attached Standard Limiting and Special Conditions.

VII. STAFF REVIEW

DRAFT
Subject to Governing Board Approval

AREA MANAGER

Anthony S. Waterhouse, P.E. 7/22/94

NATURAL RESOURCE MANAGEMENT DIVISION APPROVAL

APPLICATION REVIEWER

Anita R. Bain

SUPERVISING PROFESSIONAL

Robert G. Robbins

DIVISION DIRECTOR:

for Terrie A. Bates

DATE: 7/22/94

SURFACE WATER MANAGEMENT DIVISION APPROVAL

APPLICATION REVIEWER

Loris C. Asmussen, E.I.

SUPERVISING PROFESSIONAL

Carlos de Rojas, P.E.

LIMITING CONDITIONS

1. THE PERMITTEE SHALL IMPLEMENT THE WORK AUTHORIZED IN A MANNER SO AS TO MINIMIZE ANY ADVERSE IMPACT OF THE WORKS ON FISH, WILDLIFE, NATURAL ENVIRONMENTAL VALUES, AND WATER QUALITY. THE PERMITTEE SHALL INSTITUTE NECESSARY MEASURES DURING THE CONSTRUCTION PERIOD, INCLUDING FULL COMPACTION OF ANY FILL MATERIAL PLACED AROUND NEWLY INSTALLED STRUCTURES, TO REDUCE EROSION, TURBIDITY, NUTRIENT LOADING AND SEDIMENTATION IN THE RECEIVING WATERS.

2. WATER QUALITY DATA FOR THE WATER DISCHARGED FROM THE PERMITTEE'S PROPERTY OR INTO SURFACE WATERS OF THE STATE WILL BE SUBMITTED TO THE DISTRICT AS REQUIRED BY SECTION 5.8, "BASIS OF REVIEW FOR SURFACE WATER MANAGEMENT PERMIT APPLICATIONS WITHIN SOUTH FLORIDA WATER MANAGEMENT DISTRICT - MARCH, 1994." PARAMETERS TO BE MONITORED MAY INCLUDE THOSE LISTED IN CHAPTER 17-302, F.A.C. IF WATER QUALITY DATA IS REQUIRED, THE PERMITTEE SHALL PROVIDE DATA ON VOLUMES OF WATER DISCHARGED, INCLUDING TOTAL VOLUME DISCHARGED DURING THE DAYS OF SAMPLING AND TOTAL MONTHLY DISCHARGES FROM THE PROPERTY OR INTO SURFACE WATERS OF THE STATE.

3. THIS PERMIT SHALL NOT RELIEVE THE PERMITTEE OF ANY OBLIGATION TO OBTAIN NECESSARY FEDERAL, STATE, LOCAL OR SPECIAL DISTRICT APPROVALS.

4. THE OPERATION PHASE OF THIS PERMIT WILL NOT BECOME EFFECTIVE UNTIL THE DISTRICT'S ACCEPTANCE OF CERTIFICATION OF THE COMPLETED SURFACE WATER WATER MANAGEMENT SYSTEM. THE PERMITTEE SHALL REQUEST TRANSFER OF THE PERMIT TO THE RESPONSIBLE OPERATIONAL ENTITY ACCEPTED BY THE DISTRICT, IF DIFFERENT FROM THE PERMITTEE. THE TRANSFER REQUEST CAN BE SUBMITTED CONCURRENTLY WITH THE CONSTRUCTION COMPLETION CERTIFICATION.

5. ALL ROAD ELEVATIONS SHALL BE SET IN ACCORDANCE WITH THE CRITERIA SET FORTH IN SECTION 6.5, "BASIS OF REVIEW FOR SURFACE WATER MANAGEMENT PERMIT APPLICATIONS WITHIN SOUTH FLORIDA WATER MANAGEMENT DISTRICT - MARCH, 1994."

6. ALL BUILDING FLOOR ELEVATIONS SHALL BE SET IN ACCORDANCE WITH THE CRITERIA SET FORTH IN SECTION 6.4, "BASIS OF REVIEW FOR SURFACE WATER MANAGEMENT PERMIT APPLICATIONS WITHIN SOUTH FLORIDA WATER MANAGEMENT DISTRICT - MARCH, 1994."

7. OFF-SITE DISCHARGES DURING CONSTRUCTION AND DEVELOPMENT WILL BE MADE ONLY THROUGH THE FACILITIES AUTHORIZED BY THIS PERMIT.

8. A PERMIT TRANSFER TO THE OPERATION PHASE SHALL NOT OCCUR UNTIL A RESPONSIBLE ENTITY MEETING THE REQUIREMENT IN SECTION 9.0, "BASIS OF REVIEW FOR SURFACE WATER MANAGEMENT PERMIT APPLICATIONS WITHIN SOUTH FLORIDA WATER MANAGEMENT DISTRICT - MARCH, 1994," HAS BEEN ESTABLISHED TO OPERATE AND MAINTAIN THE SYSTEM. THE ENTITY MUST BE PROVIDED WITH SUFFICIENT OWNERSHIP OR LEGAL INTEREST SO THAT IT HAS CONTROL OVER ALL WATER MANAGEMENT FACILITIES AUTHORIZED HEREIN.

9. THE PERMIT DOES NOT CONVEY TO THE PERMITTEE ANY PROPERTY RIGHT NOR ANY RIGHTS OR PRIVILEGES OTHER THAN THOSE SPECIFIED IN THE PERMIT AND CHAPTER 40E-4, FAC.

10. THE PERMITTEE SHALL HOLD AND SAVE THE DISTRICT HARMLESS FROM ANY AND ALL DAMAGES, CLAIMS, OR LIABILITIES WHICH MAY ARISE BY REASON OF THE CONSTRUCTION, OPERATION, MAINTENANCE OR USE OF ANY FACILITY AUTHORIZED BY THE PERMIT.

11. THIS PERMIT IS ISSUED BASED ON THE APPLICANT'S SUBMITTED INFORMATION WHICH REASONABLY DEMONSTRATES THAT ADVERSE WATER RESOURCE RELATED IMPACTS WILL NOT BE CAUSED BY THE COMPLETED PERMIT ACTIVITY. SHOULD ANY ADVERSE IMPACTS CAUSED BY THE COMPLETED SURFACE WATER MANAGEMENT SYSTEM OCCUR, THE DISTRICT WILL REQUIRE THE PERMITTEE TO PROVIDE APPROPRIATE MITIGATION TO THE DISTRICT OR OTHER IMPACTED PARTY. THE DISTRICT WILL REQUIRE THE PERMITTEE TO MODIFY THE SURFACE WATER MANAGEMENT SYSTEM, IF NECESSARY, TO ELIMINATE THE CAUSE OF THE ADVERSE IMPACTS.

12. WITHIN 30 DAYS OF ISSUANCE OF THIS PERMIT, THE PERMITTEE OR AUTHORIZED AGENT SHALL NOTIFY THE DISTRICT (VIA THE SUPPLIED CONSTRUCTION COMMENCEMENT NOTICE OR EQUIVALENT) OF THE ACTUAL OR ANTICIPATED CONSTRUCTION START DATE AND THE EXPECTED COMPLETION DATE.

13. WHEN THE DURATION OF CONSTRUCTION EXCEEDS ONE YEAR, THE PERMITTEE OR AUTHORIZED AGENT SHALL SUBMIT CONSTRUCTION STATUS REPORTS ON AN ANNUAL BASIS (VIA THE SUPPLIED ANNUAL STATUS REPORT OR EQUIVALENT) BEGINNING ONE YEAR AFTER THE INITIAL COMMENCEMENT OF CONSTRUCTION.

14. WITHIN 30 DAYS AFTER COMPLETION OF CONSTRUCTION OF THE SURFACE WATER MANAGEMENT SYSTEM, THE PERMITTEE OR AUTHORIZED AGENT SHALL FILE A WRITTEN STATEMENT OF COMPLETION AND CERTIFICATION BY A FLORIDA REGISTERED PROFESSIONAL ENGINEER. THESE STATEMENTS MUST SPECIFY THE ACTUAL DATE OF CONSTRUCTION COMPLETION AND MUST CERTIFY THAT ALL FACILITIES HAVE BEEN CONSTRUCTED IN SUBSTANTIAL CONFORMANCE WITH THE PLANS AND SPECIFICATIONS APPROVED BY THE DISTRICT (VIA THE SUPPLIED CONSTRUCTION COMPLETION/ CONSTRUCTION CERTIFICATION OR EQUIVALENT). THE CONSTRUCTION COMPLETION CERTIFICATION MUST INCLUDE, AT A MINIMUM, EXISTING ELEVATIONS, LOCATIONS AND DIMENSIONS OF THE COMPONENTS OF THE WATER MANAGEMENT FACILITIES. ADDITIONALLY, IF DEVIATIONS FROM THE APPROVED DRAWING ARE DISCOVERED DURING THE CERTIFICATION PROCESS, THE CERTIFICATION MUST BE ACCOMPANIED BY A COPY OF THE APPROVED PERMIT DRAWINGS WITH DEVIATIONS NOTED.

15. WITHIN 30 DAYS OF ANY SALE, CONVEYANCE OR OTHER TRANSFER OF ANY OF THE LAND WHICH IS PROPOSED FOR DEVELOPMENT UNDER THE AUTHORIZATION OF THIS PERMIT, THE PERMITTEE SHALL NOTIFY THE DISTRICT OF SUCH TRANSFER IN WRITING VIA EITHER FORM 0483, REQUEST FOR PERMIT TRANSFER; OR FORM 0920, REQUEST FOR TRANSFER OF SURFACE WATER MANAGEMENT CONSTRUCTION PHASE TO OPERATION PHASE (TO BE COMPLETED AND SUBMITTED BY THE OPERATING ENTITY), IN ACCORDANCE WITH SECTIONS 40E-1.6105 AND 40E-4.351, F.A.C.

16. A PRORATED SHARE OF SURFACE WATER MANAGEMENT RETENTION/DETENTION AREAS, SUFFICIENT TO PROVIDE THE REQUIRED FLOOD PROTECTION AND WATER QUALITY TREATMENT, MUST BE PROVIDED PRIOR TO OCCUPANCY OF ANY BUILDING OR RESIDENCE.

17. A STABLE, PERMANENT AND ACCESSIBLE ELEVATION REFERENCE SHALL BE ESTABLISHED ON OR WITHIN ONE HUNDRED (100) FEET OF ALL PERMITTED DISCHARGE STRUCTURES NO LATER THAN THE SUBMISSION OF THE CERTIFICATION REPORT. THE LOCATION OF THE ELEVATION REFERENCE MUST BE NOTED ON OR WITH THE CERTIFICATION REPORT.

18. IT IS THE RESPONSIBILITY OF THE PERMITTEE TO INSURE THAT ADVERSE OFF-SITE WATER RESOURCE RELATED IMPACTS DO NOT OCCUR DURING CONSTRUCTION.

19. THE PERMITTEE MUST OBTAIN A WATER [illegible] PERMIT PRIOR TO CONSTRUCTION DEWATERING, UNLESS THE WORK QUALIFIES FOR A GENERAL PERMIT PURSUANT TO SUBSECTION 40E-20.302(4), F.A.C.

SPECIAL CONDITIONS

1. MINIMUM BUILDING FLOOR ELEVATION: 7.75 FEET NGVD.

2. MINIMUM ROAD CROWN ELEVATION: 6 FEET NGVD.

3. DISCHARGE FACILITIES:

1-.25' WIDE SHARP CRESTED WEIR WITH CREST AT ELEV. 3.86' NGVD.
1-.25' W X .36' H V-NOTCH WITH INVERT AT ELEV. 3.5' NGVD.
33 LF OF 4' DIA. RCP CULVERT.

RECEIVING BODY : SBDD SYSTEM VIA TEMPORARY DITCH

CONTROL ELEV : 3.5 FEET NGVD.

4. THE PERMITTEE SHALL BE RESPONSIBLE FOR THE CORRECTION OF ANY EROSION, SHOALING OR WATER QUALITY PROBLEMS THAT RESULT FROM THE CONSTRUCTION OR OPERATION OF THE SURFACE WATER MANAGEMENT SYSTEM.

5. MEASURES SHALL BE TAKEN DURING CONSTRUCTION TO INSURE THAT SEDIMENTATION AND/OR TURBIDITY PROBLEMS ARE NOT CREATED IN THE RECEIVING WATER.

6. THE DISTRICT RESERVES THE RIGHT TO REQUIRE THAT ADDITIONAL WATER QUALITY TREATMENT METHODS BE INCORPORATED INTO THE DRAINAGE SYSTEM IF SUCH MEASURES ARE SHOWN TO BE NECESSARY.

7. LAKE SIDE SLOPES SHALL BE NO STEEPER THAN 4:1 (HORIZONTAL:VERTICAL) TO A DEPTH OF TWO FEET BELOW THE CONTROL ELEVATION. SIDE SLOPES SHALL BE NURTURED OR PLANTED FROM 2 FEET BELOW TO 1 FOOT ABOVE CONTROL ELEVATION TO INSURE VEGETATIVE GROWTH.

8. PRIOR TO THE INITIATION OF ANY WITHDRAWAL OF WATER (IRRIGATION, DEWATERING, PUBLIC WATER SUPPLY, ETC.), IT WILL BE NECESSARY TO APPLY FOR A WATER USE PERMIT. THE PERMITTEE IS CAUTIONED THAT A MINIMUM OF 90 DAYS IS REQUIRED FOR CONSIDERATION OF THE WATER USE PERMIT APPLICATION. THE PERMITTEE IS CAUTIONED THAT THE ISSUANCE OF A SURFACE WATER MANAGEMENT PERMIT SHALL NOT BE CONSTRUED TO BE A GUARANTEE THAT WATER WILL BE AVAILABLE.

9. FACILITIES OTHER THAN THOSE STATED HEREIN SHALL NOT BE CONSTRUCTED WITHOUT AN APPROVED MODIFICATION OF THIS PERMIT.

10. SILT SCREENS, HAY BALES OR OTHER SUCH SEDIMENT CONTROL MEASURES SHALL BE UTILIZED DURING CONSTRUCTION. THE SELECTED SEDIMENT CONTROL MEASURES SHALL BE INSTALLED LANDWARD OF THE UPLAND BUFFER ZONES AROUND ALL PROTECTED WETLANDS. ALL AREAS SHALL BE STABILIZED AND VEGETATED

IMMEDIATELY AFTER CONSTRUCTION TO PREVENT EROSION INTO THE WETLANDS AND UPLAND BUFFER ZONES.

11. THE SFWMD RESERVES THE RIGHT TO REQUIRE REMEDIAL MEASURES TO BE TAKEN BY THE PERMITTEE IF WETLAND AND/OR UPLAND MONITORING OR OTHER INFORMATION DEMONSTRATES THAT ADVERSE IMPACTS TO PROTECTED, CONSERVED, INCORPORATED OR MITIGATED WETLANDS OR UPLANDS HAVE OCCURRED DUE TO PROJECT RELATED ACTIVITIES.

12. ANY FUTURE CHANGES IN LAND USE OR TREATMENT OF WETLANDS AND/OR UPLAND BUFFER/COMPENSATION AREAS MAY REQUIRE A SURFACE WATER MANAGEMENT PERMIT MODIFICATION AND ADDITIONAL ENVIRONMENTAL REVIEW BY DISTRICT STAFF. PRIOR TO THE PERMITTEE INSTITUTING ANY FUTURE CHANGES NOT AUTHORIZED BY THIS PERMIT, THE PERMITTEE SHALL NOTIFY THE SFWMD OF SUCH INTENTIONS FOR A DETERMINATION OF ANY NECESSARY PERMIT MODIFICATIONS.

13. THE PERMITTEE SHALL BE RESPONSIBLE FOR THE SUCCESSFUL COMPLETION OF THE MITIGATION WORK, INCLUDING THE MONITORING AND MAINTENANCE OF THE MITIGATION AREAS FOR THE DURATION OF THE PLAN. THE MITIGATION AREA(S) SHALL NOT BE TURNED OVER TO THE OPERATION ENTITY UNTIL THE MITIGATION WORK IS ACCOMPLISHED AS PERMITTED AND SFWMD STAFF HAS CONCURRED.

14. (1) A WETLAND MITIGATION PROGRAM FOR CREATION-OFFSITE SHALL BE IMPLEMENTED IN ACCORDANCE WITH EXHIBIT(S) 22. THE PERMITTEE SHALL CREATE 3.17 ACRES OF MARSH.

(2) A WETLAND MITIGATION PROGRAM FOR CREATION-ONSITE SHALL BE IMPLEMENTED IN ACCORDANCE WITH EXHIBIT(S) 9-21. THE PERMITTEE SHALL CREATE 14.03 ACRES OF MARSH.

16. WETLAND PRESERVATION/MITIGATION AREAS, UPLAND BUFFER ZONES AND/OR UPLAND PRESERVATION AREAS SHALL BE DEDICATED AS CONSERVATION AND COMMON AREAS IN THE DEED RESTRICTIONS AND CONSERVATION EASEMENTS AS WELL AS ON THE PLAT IF THE PROJECT WILL BE PLATTED. RESTRICTIONS FOR USE OF THE CONSERVATION/ COMMON AREAS SHALL STIPULATE:

THE WETLAND PRESERVATION/MITIGATION AREAS, UPLAND BUFFER ZONES, AND/OR UPLAND PRESERVATION AREAS ARE HEREBY DEDICATED AS CONSERVATION AND COMMON AREAS. THE CONSERVATION/COMMON AREAS SHALL BE THE PERPETUAL RESPONSIBILITY OF STONERIDGE PROPERTY OWNER'S ASSOCIATION AND MAY IN NO WAY BE ALTERED FROM THEIR NATURAL STATE AS DOCUMENTED IN THE PERMIT FILE, WITH THE EXCEPTION OF PERMITTED RESTORATION ACTIVITIES. ACTIVITIES PROHIBITED WITHIN THE CONSERVATION AREAS INCLUDE, BUT ARE NOT LIMITED TO: CONSTRUCTION OR PLACING SOIL OR OTHER SUBSTANCES SUCH AS TRASH REMOVAL OR DESTRUCTION OF TREES, SHRUBS, OR OTHER VEGETATION - WITH THE EXCEPTION OF EXOTIC/NUISANCE VEGETATION REMOVAL; EXCAVATION, DREDGING, OR REMOVAL OF SOIL MATERIAL; DIKING OR FENCING; AND ANY OTHER ACTIVITIES DETRIMENTAL TO DRAINAGE, FLOOD CONTROL, WATER CONSERVATION, EROSION CONTROL, OR FISH AND WILDLIFE HABITAT CONSERVATION OR PRESERVATION.

COPIES OF RECORDED DOCUMENTS SHALL BE SUBMITTED CONCURRENT WITH

ENGINEERING CERTIFICATION OF CONSTRUCTION COMPLETION.

16. ACTIVITIES ASSOCIATED WITH IMPLEMENTATION OF THE WETLAND MITIGATION, MONITORING AND MAINTENANCE SHALL BE IN ACCORDANCE WITH THE FOLLOWING WORK SCHEDULE. ANY DEVIATION FROM THESE TIME FRAMES SHALL REQUIRE FORMAL SFWMD APPROVAL. SUCH REQUESTS MUST BE MADE IN WRITING AND SHALL INCLUDE (1) REASON FOR THE MODIFICATION; (2) PROPOSED START/FINISH DATES; AND (3) PROGRESS REPORT ON THE STATUS OF THE EXISTING MITIGATION EFFORTS.

MITIGATION PLAN ID: CREATION-OFFSITE

COMPLETION DATE	ACTIVITY
OCTOBER 31, 1995	EXCAVATION AND GRADING MITIGATION AREA
APRIL 30, 1996	PLANTING MITIGATION AREA
MAY 31, 1996	TIME ZERO MONITORING REPORT
MAY 31, 1997	FIRST MONITORING REPORT
MAY 31, 1998	SECOND MONITORING REPORT
MAY 31, 1999	THIRD MONITORING REPORT
MAY 31, 2000	FOURTH MONITORING REPORT
MAY 31, 2001	FIFTH MONITORING REPORT

MITIGATION PLAN ID: CREATION-ONSITE

COMPLETION DATE	ACTIVITY
OCTOBER 31, 1995	EXCAVATION AND GRADING OF MITIGATION AREA
APRIL 30, 1996	PLANTING MITIGATION AREA
MAY 31, 1996	TIME ZERO MONITORING REPORT
MAY 31, 1997	FIRST MONITORING REPORT
MAY 31, 1998	SECOND MONITORING REPORT
MAY 31, 1999	THIRD MONITORING REPORT
MAY 31, 2000	FOURTH MONITORING REPORT
MAY 31, 2001	FIFTH MONITORING REPORT

17. PRIOR TO COMMENCEMENT OF CONSTRUCTION OF WETLAND MITIGATION, THE SFWMD SHALL BE NOTIFIED BY THE PERMITTEE OR AUTHORIZED AGENT (VIA THE SUPPLIED MITIGATION COMMENCEMENT NOTICE) OF THE ACTUAL OR ANTICIPATED MITIGATION CONSTRUCTION START DATE AND THE EXPECTED COMPLETION DATE/DURATION.

18. A MAINTENANCE PROGRAM SHALL BE IMPLEMENTED IN ACCORDANCE WITH EXHIBIT(S) 22 FOR THE CREATED WETLAND AREAS AND UPLAND BUFFER ZONES ON A REGULAR BASIS TO ENSURE THE INTEGRITY AND VIABILITY OF THE CONSERVATION AREA(S) AS PERMITTED. MAINTENANCE SHALL BE CONDUCTED IN PERPETUITY TO ENSURE THAT THE CONSERVATION AREAS ARE MAINTAINED FREE FROM EXOTIC VEGETATION (BRAZILIAN PEPPER, MELALEUCA, AND AUSTRALIAN PINE) AND THAT OTHER NUISANCE SPECIES SHALL CONSTITUTE NO MORE THAN 10% OF TOTAL COVER.

19. IF THE PROJECT DESIGN IS CHANGED AS A RESULT OF OTHER AGENCY REQUIREMENTS, A SURFACE WATER MANAGEMENT PERMIT MODIFICATION MAY BE REQUIRED. THE PERMITEE SHALL NOTIFY SFWMD STAFF OF DESIGN CHANGES REQUIRED BY OTHER

AGENCIES FOR A DETERMINATION OF ANY NECESSARY PERMIT MODIFICATIONS.

20. (A) NO LATER THAN NOVEMBER 30, 1994, THE PERMITTEE SHALL SUBMIT TO THE DISTRICT, FOR REVIEW AND APPROVAL, TWO (2) COPIES OF THE FOLLOWING:

1. SURVEY OF CONSERVATION AREA BY PROFESSIONAL LAND SURVEYOR
2. TITLE INSURANCE/COMMITMENT
3. EXECUTED DRAFT OF EASEMENT DOCUMENT

(B) NO LATER THAN 10 DAYS AFTER DISTRICT APPROVAL OF THE ABOVE LISTED DOCUMENTS, AS WELL AS OF THE PREVIOUSLY SUBMITTED SITE MAP AND LEGAL DESCRIPTION, THE PERMITTEE SHALL RECORD A CONSERVATION EASEMENT ON THE REAL PROPERTY DESIGNATED AS MITIGATION AREAS #1 & #2 ON EXHIBIT 9. THE CONSERVATION EASEMENT SHALL BE GRANTED TO THE DISTRICT AND SHALL CONTAIN THE ACTIVITY RESTRICTIONS SET FORTH IN SECTION 704.06(1), F.S. THE CONSERVATION EASEMENT SHALL BE IN SUBSTANTIAL CONFORMANCE WITH THE DRAFT CONSERVATION EASEMENT ATTACHED AS EXHIBIT 24. ANY AMENDMENTS TO THE CONSERVATION EASEMENT MUST BE APPROVED BY THE DISTRICT.

21. OPERATION AND MAINTENANCE OF THE PRIMARY SURFACE WATER MANAGEMENT SYSTEM SHALL BE THE RESPONSIBILITY OF SOUTH BROWARD DRAINAGE DISTRICT. OPERATION AND MAINTENANCE OF THE WETLAND PRESERVATION/MITIGATION AREAS, UPLAND BUFFER ZONES, AND/OR UPLAND PRESERVATION AREAS SHALL BE THE RESPONSIBILITY OF STONERIDGE LAKE ESTATES HOMEOWNER'S ASSOCIATION, INC. THE PERMITTEE SHALL SUBMIT A COPY OF THE RECORDED DEED RESTRICTIONS (OR DECLARATION OF CONDOMINIUM, IF APPLICABLE), A COPY OF THE FILED ARTICLES OF INCORPORATION, AND A COPY OF THE CERTIFICATE OF INCORPORATION FOR THE HOMEOWNER'S ASSOCIATION CONCURRENT WITH THE ENGINEERING CERTIFICATION OF CONSTRUCTION COMPLETION.

22. WITHIN 90 DAYS OF PERMIT ISSUANCE, THE PERMITTEE SHALL SUBMIT TO THE DISTRICT AN EXECUTED AND RECORDED COPY OF OWNERSHIP DOCUMENTATION EVIDENCING EAGLE HOMES AS THE OWNER OF RECORD.

23. THE PROPERTY WHICH IS THE SUBJECT OF THIS PERMIT IS LOCATED IN AN AREA WHICH MAY BE INCLUDED IN A PROPOSED EVERGLADES REGULATORY PROGRAM IN THE FUTURE PURSUANT TO SECTION 373.4592, FLORIDA STATUTES (EVERGLADES FOREVER ACT). THIS SPECIAL CONDITION IS INTENDED TO NOTIFY THE PERMITTEE THAT THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL OR NEW PERMITTING AND/OR WATER QUALITY REQUIREMENTS UPON ADOPTION OR AMENDMENT OF AN EVERGLADES REGULATORY PROGRAM TO INCLUDE ADDITIONAL CONTRIBUTING SURFACE WATER BASINS.

CZR INCORPORATED
ENVIRONMENTAL CONSULTANTS
140 INTRACOASTAL POINTE DRIVE
SUITE 101
JUPITER, FLORIDA 33477-5064
TEL 561/747-7455
FAX 561/747-7676
czjup@aol.com

Recd 6/23
cc: Kay M.

21 June 1999
Via Facsimile This Date

Ms. Louise M. Bos
Environmental Resource Compliance Division
South Florida Water Management District
3301 Gun Club Road
West Palm Beach, FL 33406

RE: Stoneridge Lake Estates Mitigation, Permit No. 06-02008-S, Broward County S5/T51S/R40E

Dear Ms. Bos:

In response to letters from both you and Mr. Hamid A. Azizi, dated 19 May 1999, and on behalf of Engle Homes/Pembroke, Inc, I am providing the following information. Both letters requested resolution of two (2) issues: the completion of mitigation planting in Mitigation Area Two (south of the FPL easement), and submittal of a conservation easement covering the .334 acre upland area within Mitigation Area One (north of the FPL easement).

The northern berm of Mitigation Area Two between the emergent marsh and the FPL easement has been planted. It was vegetated with the following: 5 red bay (*Persea borbonia*), 100 dahoon holly (*Ilex cassine*), 60 cocoplum (*Chrysobalanus icaco*), 40 cypress (*Taxodium spp.*), 28 pond apple (*Annona glabra*), 30 red maple (*Acer rubrum*), 50 button bush (*Cephalanthus occidentalis*), and 70 gumbo limbo (*Bursera simaruba*). These were all installed in three gallon units. Additionally, 3,500 *Spartina bakerii* were planted as four inch liner units. The 3,500 four inch liners were substituted for 7,000 bare root units, which were not available. Species and quantities included herein were provided by the planting contractor.

The requested conservation easement for the .334 acre upland parcel cannot be provided directly by Engle Homes/Pembroke, Inc. as that area is now owned by the

4709 COLLEGE ACRES DRIVE • SUITE 2 • WILMINGTON, NORTH CAROLINA 28403
TEL 910/392-7263 • FAX 910/392-9139 • czwilm@aol.com

Ms. Louise M. Bos
21 June 1999
Page 2

Stoneridge Lake Estates Homeowner's Association. This easement will require presentation to its Board of Directors for approval. As we discussed, I am working toward resolution of this issue and request additional time for that task.

Thank you for your continued assistance on this project. Please call with questions or comments. I am,

Sincerely yours,

CZR Incorporated

Susan A. Hudgens
Associate

SAH/jac

cc: Lynn Gaudet, Engle Homes

South Florida Water Management District

RECEIVED
JUN 08 1999

CON 24-06

REGULATION DEPARTMENT
APPLICATION NO: 970121-23

May 19, 1999

William Gardiner
Engle Homes
123 Northwest 13th Street
Suite 300
Boca Raton, FL 33432

Dear Mr. Gardiner:

SUBJECT: NOTICE OF INSPECTION
STONERIDGE LAKE ESTATES MITIGATION AREAS
PERMIT NO. 06-02008-S
BROWARD COUNTY, S5/T51S/R40E

This letter is written to inform you that a May 7, 1999 inspection and a review of our files indicate that the mitigation areas for this project are doing quite well, although additional planting at this site is required.

According to the special conditions and exhibits of this permit, the northern berm between the emergent marsh and the FPL easement in Mitigation Area No. 2 was supposed to be planted with trees and shrubs. This has not been completed

In addition, the right-of-way area north of Mitigation Area No. 1 was supposed to be placed under a conservation easement. You have been notified of thi[illegible] omission on several occasions; however, to date, Staff has not recei[illegible] conservation easement for this area.

Please submit the required conservation easement and a plan to vegetate the northern berm of Mitigation Area No. 2 within thirty (30) days of receipt of this letter. Should you have any questions or require further assistance, please contact me at (561) 682-6733.

Sincerely,

Louise M. Bos

Louise M. Bos, Staff Environmental Analyst
Environmental Resource Compliance Division

[illegible] 6/8/99

Governing Board:
Michael Collins, Chairman
Michael D. Minton, Vice Chairman
Mitchell W. Berger
Vera M. Carter
Gerardo B. Fernandez
Patrick J. Olarson
Nicolas J. Gutierrez, Jr.
Harkley R. Thornton
Trudi K. Williams
James Harvey, Interim Executive Director
Michael Slaytton, Deputy Executive Director
Trevor Campbell, Deputy Executive Director
www.sfwmd.gov

Engle Homes
Page 2

IMO/cm

CERTIFIED MAIL NUMBER Z 453 750 099
RETURN RECEIPT REQUESTED

cc: Don Burgess, Broward County DNRP
Susan Hudgens, CZR Incorporated
Kathleen Korso, Gables Property Management, Inc.

South Florida Water Management District

3301 Gun Club Road, West Palm Beach, Florida 33406 • (561) 686-8800 • FL WATS 1 800-432-2045
TDD (561) 697-2574 • www.sfwmd.gov

CON 24-05

May 19, 1999

RECEIVED
JUN 03 1999

Engle Homes
123 N.W. 13th Street, Suite 300
Boca Raton, FL 33432

Dear Sir or Madam:

Subject: Stonebridge Lake Estates
Application Numbers 950622-3, 970027-9 and 931123-5
SWM Permit & Permit Mod. No. 06-02008-S
Broward County, S5/T51S/R40E

This is to notify you that the District can not accept your engineer's certification for construction completion of the subject project's surface water management system as submitted by Peter R. Gallo, P.E. of Keith and Schnars, P.A. on March 18, 1999. Our comments are as follows:

1. Application Numbers used on the engineer's Certification Form # 0881 are not correct. Correct Application Nos. are as referenced above.
2. Discharge structure information shown on the Form # 0881 is not consistent with permit. Weir elevation should be corrected in accordance with permit.
3. A portion of the mitigation area of this project is not in compliance with permit conditions and the dispute between Engle Homes and the adjacent banana farm has not been resolved. To date, we have not received a compensation plan for the required additional mitigation as requested of you by our Environmental Analyst's letters dated February 2, 1999 and March 10, 1999. Also, an amended conservation easement for a 0.344-acre portion of the mitigation area is required. Please contact Louise Bos, Environmental Analyst of our office at (561) 862-6733) to resolve these environmental issues.

Upon resolution of environmental issues, please submit a complete engineer's certification for construction completion of the subject project's surface water management system, using the enclosed District approved Form # 0881.

Should you have any questions, please contact me at (561) 682-6596.

Sincerely,

Hamid A. Azizi
Staff Engineer
Environmental Resource Compliance Division

AHA
Enclosure

Post-it® Fax Note 7671	Date 5/19/99	# of pages ▶ 4
To Susan Hughes	From Ron Ferguson	
Co./Dept. CER	Co. Engle Homes	
Phone #	Phone #	
Fax #	Fax #	

c: Peter R. Gallo, P.E. / Michael J. Garret, Keith and Schnars, P.A., w/Enclosure

Governing Board
Michael Collins, Chairman
Michael D. Minton, Vice Chairman
Mitchell W. Berger
Vera M. Castro
Henrik B. Fernandez
Patrick J. Gleason
Nicolas J. Gutierrez, Jr.
Harkley R. Thornton
Trudi K. Williams
James Harvey, Interim Executive Director
Michael Slaton, Deputy Executive Director
Trevor Campbell, Deputy Executive Director

Mailing Address P.O. Box 24680, West Palm Beach, FL 33416-4680

South Florida Water Management District
3301 Gun Club Road, West Palm Beach, Florida 33406 • (561) 686-8800 • FL WATS 1-800-432-2045
TDD (561) 697-2574

RECEIVED
MAR 11 1999

CON 24-05

REGULATION DEPARTMENT
APPLICATION NO. 931123-5

March 10, 1999

William A. Gardiner
Engle Homes
123 N.W. 13th Street, Suite 300
Boca Raton, FL 33432

Dear Mr. Gardiner:

SUBJECT: NOTICE OF COMPLIANCE (MONITORING)
STONERIDGE LAKE ESTATES MITIGATION AREAS:
AREA 1, AREA 2, AND FISIKELLI SITE
BROWARD COUNTY, S5/T51S/R40E

Thank you for your recent submittals regarding the environmental monitoring special condition of Permit Number 06-02008-S. Below is a table of monitoring reports we have received and monitoring reports due.

Report Title (Area One and Fisikelli Site)	Date Due	Date Received
TIME ZERO MONITORING REPORT	May 31, 1996	January 14, 1997
FIRST QUARTER REPORT		April 23, 1997
SECOND QUARTER REPORT		June 3, 1997
THIRD QUARTER REPORT		December 17, 1997
FIRST ANNUAL REPORT (4th Quarter)	May 31, 1997	December 22, 1997
FIFTH QUARTER REPORT		March 13, 1998
SIXTH QUARTER REPORT		June 5, 1998
SEVENTH QUARTER REPORT		September 8, 1998
SECOND MONITORING REPORT (8th Quarter)	November 30, 1998	November 30, 1998
NINTH QUARTER REPORT		March 5, 1999
THIRD MONITORING REPORT (12th Quarter)	November 30, 1999	
FOURTH MONITORING REPORT (16th Quarter)	November 30, 2000	
FIFTH MONITORING REPORT (20th Quarter)	November 30, 2001	

Report Title (Area Two)	Date Due	Date Received
TIME ZERO MONITORING REPORT	May 31, 1996	
FIRST QUARTER REPORT		July 23, 1997
SECOND QUARTER REPORT		December 17, 1997

Governing Board
Frank Williamson, Jr., Chairman
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Mitchell W. Berger
Vera M. Carter
William E. Graham
William Hammond
Richard A. Machek
Michael D. Minton
Milton Steger
Samuel E. Poole III, Executive Director
Michael Slaptas, Deputy Executive Director

Mailing Address: P.O. Box 24680, West Palm Beach, FL 33416-4680

THIRD QUARTER REPORT		December 22, 1997
FIRST ANNUAL REPORT (4th Quarter)	May 31, 1997	March 10, 1998
FIFTH QUARTER REPORT		June 5, 1998
SIXTH QUARTER REPORT		September 8, 1998
SEVENTH QUARTER REPORT		November 30, 1998
SECOND ANNUAL REPORT (8th Quarter)	February 28, 1999	March 5, 1999
THIRD ANNUAL REPORT (12th Quarter)	February 28, 2000	
FOURTH ANNUAL REPORT (16th Quarter)	February 28, 2001	
FIFTH ANNUAL REPORT (20th Quarter)	February 28, 2002	

The submitted reports from CZR, Incorporated were thorough and adequately described existing on-site conditions, as well as current maintenance and monitoring activities.

As stated in previous letters, additional mitigation will be required if the matter between Engle Homes and the adjacent banana farm cannot be resolved. Please submit a plan to address the mitigation shortfall within thirty (30) days of receipt of this letter.

Please be advised that until this permit is transferred to the homeowner's association, Engle Homes is still responsible for the maintenance and monitoring of all three mitigation areas. Should you have any questions or require further assistance, please contact me at (561) 682-6733.

Sincerely,

Louise M. Bos

Louise M. Bos, Staff Environmental Analyst
Environmental Resource Compliance Division

LMB/cm

c: Susan A. Hudgens, CZR, Inc.
Don Burgess, Broward County DNRP

cc: Lynne Gaudet - 7/11/99

South Florida Water Management District

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TDD (561) 697-2574

RECEIVED
FEB 04 1999

CON 24-05

REGULATION DEPARTMENT
APPLICATION NO: 931123-5

February 2, 1999

2/4/99
LYNNE - I DID NOT KNOW ABOUT A PROBLEM W/ THE HOOVERS (BANANA PATCH) — DID YOU?
K

William A. Gardiner
Engle Homes
123 N.W. 13th Street, Suite 300
Boca Raton, FL 33432

Dear Mr. Gardiner:

SUBJECT: NOTICE OF COMPLIANCE (MONITORING)
STONERIDGE LAKE ESTATES MITIGATION AREAS:
AREA 1, AREA 2, AND FISIKELLI SITE
BROWARD COUNTY, S5/T51S/R40E

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FIFTH MONITORING REPORT (20th Quarter)	November 30, 2001	

Governing Board
Frank Williamson, Jr., Chairman
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Mitchell W. Berger
Vera M. Carter
William F. Graham
William Hammond
Richard A. Machek
Michael D. Minton
Miriam Singer
Samuel E. Poole III, Executive Director
Michael Slayton, Deputy Executive Director

Mailing Address: P.O. Box 24680, West Palm Beach, FL 33416-4680

February 2, 1999

Page 2

Report Title (Area Two)	Date Due	Date Received
TIME ZERO MONITORING REPORT	May 31, 1996	
FIRST QUARTER REPORT		July 23, 1997
SECOND QUARTER REPORT		December 17, 1997
THIRD QUARTER REPORT		December 22, 1997
FIRST ANNUAL REPORT (4th Quarter)	May 31, 1997	March 13, 1998
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FIFTH ANNUAL REPORT (20th Quarter)	February 28, 2002	

The submitted reports from CZR, Incorporated were thorough and adequately described existing on-site conditions, as well as current maintenance and monitoring activities. Please note that if the matter between Engle Homes and the adjacent banana farm cannot be resolved, additional mitigation to compensate for the planting shortfall may be required. Please address this issue promptly.

Please be advised that until this permit is transferred to the homeowner's association, Engle Homes is still responsible for the maintenance and monitoring of all three mitigation areas. Should you have any questions or require further assistance, please contact me at (561) 682-6733.

Sincerely,

Louise M. Bos, Staff Environmental Analyst
Environmental Resource Compliance Division

L/B/cm

c: Susan A. Huduens, CZR, Inc.
Don Burgess, Broward County DNRP

The Law Offices of

KATZMAN & KORR P.A.

A Professional Association of Attorneys

1100 South State Road Seven
Suite 102
Margate, Florida 33068
Telephone: (954) 972-8228
Telefax: (954) 972-8711

October 29, 1999

Kerry D. Safier
General Counsel
123 N.W. 13th Street, Suite 300
Boca Raton, Florida 33432

Re: Request for Permit Conversion/Transfer
Permit No. 06-02008-5
Application Nos. 930023-5, 950622-3, and 970827-9
Stoneridge Lake Estates (FKA Coquina Meadows), Broward County
Our File No. 1792

Dear Mr. Safier:

I have had an opportunity to review the proposed amendment documentation you have forwarded to me. Same meets with my approval. As such, please contact the appropriate parties and let me know of the proposed date whereby a meeting will be scheduled in order to consider the amendment. I look forward to hearing from you shortly.

Sincerely,

KATZMAN & KORR, P.A.

Leigh C. Katzman, Esq.
Managing Partner

LCK:edw
cc: Board of Directors
Property Manager
P:\WP\CONDO.HOA\CLIENTS\STONERDG\OTHERS\FWMD1.99\SAFIER4.LTR

ENGLE
HOMES

August 6, 1999

VIA FACSIMILE ONLY

Leigh C. Katzman, Esq.
Katzman & Korr, P.A.
1100 S. State Road Seven
Suite 102
Margate, Florida 33068

RE: REQUEST FOR PERMIT CONVERSION/TRANSFER TO OPERATION
CONSTRUCTION COMPLETION/CONSTRUCTION CERTIFICATION
SURFACE WATER MANAGEMENT PERMIT NO. 06-81008-S
APPLICATION NOS. 930023-5, 950623-3, AND 970817-9; STONERIDGE LAKE ESTATES

Dear Leigh:

This letter is in reference to my correspondence to you dated July 29, 1999, (copy enclosed) in connection with the above-referenced matter. Please advise if you have reviewed the documents and get back in touch with me regarding any comments you have as soon as possible.

Also, please find transmitted herewith a draft Explanatory Note which would go out with the Notice of the Special Meeting to all the Stoneridge parcel owners to explain the purpose for the resolutions and meeting. Please get back to me with your comments regarding this document as soon as possible.

Thank you for your attention and cooperation.

Sincerely yours,

Kerry D. Safier
General Counsel

KDS/dms
Enclosure

cc: Harry Engelstein
John A. Kraynick
Susan Hudgens (fax only)
Peter Gallo (fax only)

123 NW 13th Street
Suite 300
Boca Raton, Florida 33432
Tel (561) 391-4012
Fax (561) 750-6945
(800) 624-3960
www.englehomes.com

ENGLE
HOMES

July 29, 1999

VIA FACSIMILE ONLY

Leigh C. Katzman, Esq.
Katzman & Korr, P.A.
1100 S. State Road Seven
Suite 102
Margate, Florida 33068

RE: REQUEST FOR PERMIT CONVERSION/TRANSFER TO OPERATION
CONSTRUCTION COMPLETION/CONSTRUCTION CERTIFICATION
SURFACE WATER MANAGEMENT PERMIT NO. 06-02008-S
APPLICATION NOS. 930025-5, 950612-3, AND 970827-9: STONERIDGE LAKE ESTATES

Dear Leigh:

This letter is in reference to my correspondence to you dated July 9, 1999, (copy enclosed) in connection with the above-referenced matter. Please advise if you have reviewed the documents and get back in touch with me regarding any comments you have so that I can provide copies of the documents to the South Florida Water Management District for their review and approval.

Regarding our telephone conversation on July 13, 1999, we are working on a one (1) page synopsis of the situations leading up to the requirement for the Amendment to the Declaration which would go out with the Notice of the Special Meeting to all the Stoneridge parcel owners. I should have this document done by tomorrow to be able to fax to you so that you review it and give us any comments you have.

Thank you for your attention and cooperation and please get back to me at your earliest convenience.

Sincerely yours,

Kerry D. Safier
General Counsel

KDS/dms
Enclosure

cc: Harry Engelstein
John A. Kraynick
Susan Hudgens (fax only)
Peter Gallo (fax only)

123 NW 13th Street
Suite 300
Boca Raton, Florida 33432
Tel (561) 391-4012
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(800) 624-3950
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STONERIDGE LAKE ESTATES
HOMEOWNER'S ASSOCIATION
SPECIAL MEETING
EXPLANATORY NOTE

The Stoneridge Lake Estates residential development ("Stoneridge") is approximately 130 acres in size. Previous to construction, in its natural condition, approximately one half of this area contained low quality wetlands.

Wetlands are protected by Federal, State, and County governmental agencies. In order to build Stoneridge, the developer, Engle Homes/Broward, Inc., had to apply for and receive permits allowing impact to these wetlands. Permits were received from the U.S. Army Corps of Engineers, the South Florida Water Management District, and the Broward County Department of Natural Resource Protection ("agencies"). However, in order to allow the impacts to these environmentally sensitive lands, the permits required mitigation. Mitigation is an activity that the permittee must undertake to offset the impacts of development in wetlands. Mitigation can take various forms. In this case, it included the creation of wetland marshes, transitional fringe, and an upland area of native trees and shrubs within the Common Areas (Article III, Section 1.)

There are certain obligations in the mitigation portion of the Common Areas for which the Homeowner's Association is responsible. These are set forth in the Declaration of Covenants for Stoneridge Lake Estates (Article VI, Section 7.). Included in these responsibilities is the requirement that these areas remain in a natural state. To protect these areas, and toward that goal, the agencies required that these areas be placed under conservation easement. The majority of these areas, approximately 24.6 acres, have been placed under such a conservation easement. There remains the .334 upland tree and shrub area to be placed under a conservation easement. This is a requirement of the permits which allowed the development of Stoneridge Lake Estates. In order to remain in compliance with these permits, a conservation easement for this .334 acre area must be executed and submitted to the governmental agencies.

ENGLE
HOMES

July 9, 1999

VIA FACSIMILE AND FEDERAL EXPRESS

Leigh C. Katzman, Esq.
Katzman & Korr, P.A.
1100 S. State Road Seven
Suite 102
Margate, Florida 33068

RE: REQUEST FOR PERMIT CONVERSION/TRANSFER TO OPERATION
CONSTRUCTION COMPLETION/CONSTRUCTION CERTIFICATION
SURFACE WATER MANAGEMENT PERMIT NO. 06-02008-S
APPLICATION NOS. 930023-5, 950023-3, AND 970827-9; STONERIDGE LAKE ESTATES

Dear Leigh:

Please find enclosed the following documents in connection with the above-referenced property and matter.

1. Draft Amendment to the Stoneridge Declaration.
2. Draft Notice of Special Meeting.
3. Draft Proxy Form.
4. Draft Minutes of Special Meeting.

Per my recent telephone calls to Pete Gallo at Keith & Schnars, please find copies of correspondence to and from the South Florida Water Management District regarding the engineer's certification for construction completion in connection with the permit conversion from construction to operation and transfer from Engle to the Association. Also enclosed are copies of correspondence and documentation from CZR, Inc.

I will not forward any association documents to personnel at SFWMD until you have had a chance to review them and give me any comments or requested changes that you may have. Once the documentation is acceptable to you I will forward a copy of the Amendment to SFWMD for their review and approval. In this regard, it appears that we might have engineering approval prior to Amendment being approved by the membership of the Association. In any event, we are trying to bring this matter to a close as quickly as possible.

Please call me upon your receipt of the enclosed documentation to discuss it further and as to the timing for the Association Special Meeting.

Thank you for your attention and cooperation.

Sincerely yours,

Kerry D. Safier
General Counsel

KDS/dms
Enclosures

cc: Harry Engelstein
John A. Kraynick
Kay Macleod
Peter Gallo (fax only w/out encls.)
Susan Hudgens (fax only w/out encls.)

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CZR INCORPORATED
ENVIRONMENTAL CONSULTANTS

140 INTRACOASTAL POINTE DRIVE
SUITE 301
JUPITER, FLORIDA 33477-5064

TEL 561/747-7466
FAX 561/747-7676
czjup@aol.com

RECD 6/23
CC: Kay M.

21 June 1999
Via Facsimile This Date

Ms. Louise M. Bos
Environmental Resource Compliance Division
South Florida Water Management District
3301 Gun Club Road
West Palm Beach, FL 33406

RE: Stoneridge Lake Estates Mitigation, Permit No. 06-02006-S, Broward County S5/T51S/R40E

Dear Ms. Bos:

In response to letters from both you and Mr. Hamid A. Azizi, dated 19 May 1999, and on behalf of Engle Homes/Pembroke, Inc, I am providing the following information. Both letters requested resolution of two (2) issues: the completion of mitigation planting in Mitigation Area Two (south [illegible] FPL easement), [illegible]d submittal of a conservation easement covering the .334 acre [illegible]pland area within Mitigation Area One (north of the FPL easement).

The northern berm of Mitigation Area Two be[illegible] the emergent marsh and the FPL easement has been planted. It was vegetated [illegible] following: 5 red bay (*Persea borbonia*), 100 dahoon holly (*Ilex cassine*), 60 co[illegible] (*Chrysobalanus icaco*), 40 cypress (*Taxodium spp.*), 29 pond apple (*Annona glabra*, [illegible]) red maple (*Acer rubrum*), 50 button bush (*Cephalanthus occidentalis*), and 70 gumbo limbo (*Bursera simaruba*). These were all installed in three gallon units. Additionally, 3,500 *Spartina bakerii* were planted as four inch liner units. The 3,500 four inch liners were subsituted for 7,000 bare root units, which were not available. Species and quantities included herein were provided by the planting contractor.

The requested conservation easement for the .334 acre upland parcel cannot be provided directly by Engle Homes/Pembroke, Inc. as that area is now owned by the

Ms. Louise M. Bos
21 June 1999
Page 2

Stoneridge Lake Estates Homeowner's Association. This easement will require presentation to its Board of Directors for approval. As we discussed, I am working toward resolution of this issue and request additional time for that task.

Thank you for your continued assistance on this project. Please call with questions or comments. I am,

Sincerely yours,

CZR Incorporated

Susan A. Hudgens
Associate

SAH/jac

cc: Lynn Gaudet, Engle Homes

[illegible]

South Florida Water Management District

RECEIVED
JUN 03 1999
DISTRICT

CON 24-05

REGULATION DEPARTMENT
APPLICATION NO: 970121-23

May 19, 1999

William Gardiner
Engle Homes
123 Northwest 13th Street
Suite 300
Boca Raton, FL 33432

Dear Mr. Gardiner:

SUBJECT: NOTICE OF INSPECTION
STONERIDGE LAKE ESTATES MITIGATION AREAS
PERMIT NO. 06-02008-S
BROWARD COUNTY, S5/T51S/R40E

This letter is written to inform you that a May 7, 1999 inspection and a review of our files indicate that the mitigation areas for this project are doing quite well, although additional planting at this site is required.

According to the special conditions and exhibits of this permit, the northern berm between the emergent marsh and the FPL easement in Mitigation Area No. 2 was supposed to be planted with trees and shrubs. This has not been completed

In addition, the right of-way area north of Mitigation Area No. 1 was supposed to be placed under a conservation easement. You have been notified of this omission on several occasions; however, to date, Staff has not received a conservation easement for this area.

Please submit the required conservation easement and a plan to vegetate the northern berm of Mitigation Area No. 2 within thirty (30) days of receipt of this letter. Should you have any questions or require further assistance, please contact me at (561) 682-6733.

Sincerely,

Louise M. Bos

Louise M. Bos, Staff Environmental Analyst
Environmental Resource Compliance Division

cc: Lynne Grimmett - 6/8/99

Governing Board:
Michael Collins, Chairman
Michael D. Minton, Vice Chairman
Mitchell W. Berger
Vera M. Carter
Clemente R. Fernandez
Patrick J. Glenton
Nicolas J. Gutierrez, Jr.
Hankley R. Thornton
Trudi K. Williams
James Harvey, Interim Executive Director
Michael Shaytor, Deputy Executive Director
Trevor Campbell, Deputy Executive Director

1MB/cm

CERTIFIED MAIL NUMBER Z 453 750 099
RETURN RECEIPT REQUESTED

cc: Don Burgess, Broward County DNRP
Susan Hudgens, CZR Incorporated
Kathleen Korso, Gables Property Management, Inc

South Florida Water Management District

3301 Gun Club Road, West Palm Beach, Florida 33406 • (561) 686-8800 • FL WATS 1-800-432-2045
TDD (561) 697-2574 • www.sfwmd.gov

CON 24-05

May 19, 1999

RECEIVED
JUN 03 1999

Engle Homes
123 N.W. 13th Street, Suite 300
Boca Raton, FL 33432

Dear Sir or Madam:

Subject: Stoneridge Lake Estates
Application Numbers 950622-3, 970827-9 and 931123-5
SWM Permit & Permit Mod. No. 06-02008-S
Broward County, S5/T51S/R40E

This is to notify you that the District can not accept your engineer's certification for construction completion of the subject project's surface water management system as submitted by Peter R. Gallo, P.E. of Keith and Schnars, P.A. on March 18, 1999. Our comments are as follows:

1. Application Numbers used on the engineer's Certification Form # 0881 are not correct. Correct Application Nos. are as referenced above.
2. Discharge structure information shown on the Form # 0881 is not consistent with permit. Weir elevation should be corrected in accordance with permit.
3. A portion of the mitigation area of this project is not in compliance with permit conditions and the dispute between Engle Homes and the adjacent banana farm has not been resolved. To date, we have not received a compensation plan for the required additional mitigation as requested of you by our Environmental Analyst's letters dated February 2, 1999 and March 10, 1999. Also, an amended conservation easement for a 0.344-acre portion of the mitigation area is required. Please contact Louise Bos, Environmental Analyst of our office at (561) 862-6733) to resolve these environmental issues.

Upon resolution of environmental issues, please submit a complete engineer's certification for construction completion of the subject project's surface water management system, using the enclosed District approved Form # 0881.

Should you have any questions, please contact me at (561) 682-6596.

Sincerely,

Hamid A. Azizi
Staff Engineer
Environmental Resource Compliance Division

AHA
Enclosure

Post-it® Fax Note 7671	Date 6/8/99	# of pages ▶ 1
To SUSAN HUGGENS	From RAY MALLOY	
Co./Dept. ERP	Co. ENGLE HOMES	
Phone #	Phone #	
Fax #	Fax #	

c: Peter R. Gallo, P.E. / Michael J. Garret, Keith and Schnars, P.A., w/Enclosure

Governing Board:
Michael Collins, Chairman
Michael D. Minton, Vice Chairman
Mitchell W. Berger
Vera M. Carter
Clemente B. Fernandez
Patrick J. Gleason
Nicolas J. Gutierrez, Jr.
Hankley R. Thornton
Trudi K. Williams
James Harvey, Interim Executive Director
Michael Sloyan, Deputy Executive Director
Trevor Campbell, Deputy Executive Director

Mailing Address: P.O. Box 24680, West Palm Beach, FL 33416-4680

South Florida Water Management District
3301 Gun Club Road, West Palm Beach, Florida 33406 • (561) 686-8800 • FL WATS 1-800-432-2045
TDD (561) 697-2574

RECEIVED
MAR 11 1999

CON 24-05

REGULATION DEPARTMENT
APPLICATION NO: 931123-5

March 10, 1999

William A. Gardiner
Engle Homes
123 N.W. 13th Street, Suite 300
Boca Raton, FL 33432

Dear Mr. Gardiner:

SUBJECT: NOTICE OF COMPLIANCE (MONITORING)
STONERIDGE LAKE ESTATES MITIGATION AREAS:
AREA 1, AREA 2, AND FISIKELLI SITE
BROWARD COUNTY, S5/T51S/R40E

Thank you for your recent submittals regarding the environmental monitoring special condition of Permit Number 06-02008-S. Below is a table of monitoring reports we have received and monitoring reports due.

Report Title (Area One and Fisikelli Site)	Date Due	Date Received
TIME ZERO MONITORING REPORT	May 31, 1996	January 14, 1997
FIRST QUARTER REPORT		April 23, 1997
SECOND QUARTER REPORT		June 3, 1997
THIRD QUARTER REPORT		December 17, 1997
FIRST ANNUAL REPORT (4th Quarter)	May 31, 1997	December 22, 1997
FIFTH QUARTER REPORT		March 13, 1998
SIXTH QUARTER REPORT		June 5, 1998
SEVENTH QUARTER REPORT		September 8, 1998
SECOND MONITORING REPORT (8th Quarter)	November 30, 1998	November 30, 1998
NINTH QUARTER REPORT		March 5, 1999
THIRD MONITORING REPORT (12th Quarter)	November 30, 1999	
FOURTH MONITORING REPORT (16th Quarter)	November 30, 2000	
FIFTH MONITORING REPORT (20th Quarter)	November 30, 2001	

Report Title (Area Two)	Date Due	Date Received
TIME ZERO MONITORING REPORT	May 31, 1996	
FIRST QUARTER REPORT		July 23, 1997
SECOND QUARTER REPORT		December 17, 1997

Governing Board
Frank Williamson, Jr., Chairman
Eugene K. Pettis, Vice Chairman
Michel W. Berger
Vera M. Carter
William E. Graham
William Hammond
Richard A. Machek
Michael D. Minton
Miriam Singer
Samuel E. Poole III, Executive Director
Michael Slayton, Deputy Executive Director

Mailing Address: P.O. Box 24680, West Palm Beach, FL 33416-4680

THIRD QUARTER REPORT		December 22, 1997
FIRST ANNUAL REPORT (4th Quarter)	May 31, 1997	March 13, 1998
FIFTH QUARTER REPORT		June 5, 1998
SIXTH QUARTER REPORT		September 8, 1998
SEVENTH QUARTER REPORT		November 30, 1998
SECOND ANNUAL REPORT (8th Quarter)	February 28, 1999	March 5, 1999
THIRD ANNUAL REPORT (12th Quarter)	February 28, 2000	
FOURTH ANNUAL REPORT (16th Quarter)	February 28, 2001	
FIFTH ANNUAL REPORT (20th Quarter)	February 28, 2002	

The submitted reports from CZR, Incorporated were thorough and adequately described existing on-site conditions, as well as current maintenance and monitoring activities.

As stated in previous letters, additional mitigation will be required if the matter between Engle Homes and the adjacent banana farm cannot be resolved. Please submit a plan to address the mitigation shortfall within thirty (30) days of receipt of this letter.

Please be advised that until this permit is transferred to the homeowner's association, Engle Homes is still responsible for the maintenance and monitoring of all three mitigation areas. Should you have any questions or require further assistance, please contact me at (561) 682-6733.

Sincerely,

Louise M. Bos

Louise M. Bos, Staff Environmental Analyst
Environmental Resource Compliance Division

LMB/cm

c: Susan A. Hudgens, CZR, Inc.
Don Burgess, Broward County DNRP

cc: Lynne Gaudet - 3/11/99

South Florida Water Management District

3301 Gun Club Road, West Palm Beach, Florida 33406 • (561) 686-8800 • FL WATS 1-800-432-2045
TDD (561) 697-2574

RECEIVED FEB 04 1999

CON 24-05

REGULATION DEPARTMENT
APPLICATION NO: 931123-5

February 2, 1999

2/4/99
LYNNE - I DID NOT KNOW ABOUT A PROBLEM W/ THE HOOVERS (BANANA FARM) — DID YOU?
K

William A. Gardiner
Engle Homes
123 N.W. 13th Street, Suite 300
Boca Raton, FL 33432

Dear Mr. Gardiner:

SUBJECT: NOTICE OF COMPLIANCE (MONITORING)
STONERIDGE LAKE ESTATES MITIGATION AREAS:
AREA 1, AREA 2, AND FISIKELLI SITE
BROWARD COUNTY, S5/T51S/R40E

Thank you for your recent submittals regarding the environmental monitoring special condition of Permit Number 06-02008-S. Below is a table of monitoring reports we have received and monitoring reports due.

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FIFTH MONITORING REPORT (20th Quarter)	November 30, 2001	

Governing Board
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Miriam Singer
Samuel B. Poole III, Executive Director
Michael Slayton, Deputy Executive Director

Mailing Address: P.O. Box 24680, West Palm Beach, FL 33416-4680

February 2, 1999

Report Title (Area Two)	Date Due	Date Received
TIME ZERO MONITORING REPORT	May 31, 1996	
FIRST QUARTER REPORT		July 23, 1997
SECOND QUARTER REPORT		December 17, 1997
THIRD QUARTER REPORT		December 22, 1997
FIRST ANNUAL REPORT (4th Quarter)	May 31, 1997	March 13, 1998
FIFTH QUARTER REPORT		June 6, 1998
SIXTH QUARTER REPORT		September 8, 1998
SEVENTH QUARTER REPORT		November 30, 1998
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THIRD ANNUAL REPORT (12th Quarter)	February 28, 2000	
FOURTH ANNUAL REPORT (16th Quarter)	February 28, 2001	
FIFTH ANNUAL REPORT (20th Quarter)	February 28, 2002	

The submitted reports from CZR, Incorporated were thorough and adequately described existing on-site conditions, as well as current maintenance and monitoring activities. Please note that if the matter between Engle Homes and the adjacent banana farm cannot be resolved, additional mitigation to compensate for the planting shortfall may be required. Please address this issue promptly.

Please be advised that until this permit is transferred to the homeowner's association, Engle Homes is still responsible for the maintenance and monitoring of all three mitigation areas. Should you have any questions or require further assistance, please contact me at (561) 602-6733.

Sincerely,

Louise M. Bos

Louise M. Bos, Staff Environmental Analyst
Environmental Resource Compliance Division

LMB/cm

c: Susan A. Hudgens, CZR, Inc.
Don Burgess, Broward County DNRP

13730
G

KEITH and SCHNARS, P.A.
ENGINEERS - PLANNERS - SURVEYORS

June 10, 1999

Mr. Hamid Azizi
South Florida Water Management District
3301 Gun Club Road
P.O. Box 24680
West Palm Beach, Florida 33416-4680

RE: Stoneridge Lakes Estates
Keith & Schnars Project No. 13730

Dear Mr. Azizi:

In response to your comments dated May 19, 1999 and in reference to the above mentioned project, we offer the following responses:

1. Application numbers used on the engineer's Certification Form #0881 are not correct. Correct application numbers are as referenced above.

   The application numbers have been revised accordingly.

2. Discharge structure information shown on the Form #0881 is not consistent with permit. Weir elevation should be corrected in accordance with permit.

   The weir elevation has been revised accordingly.

3. A portion of the mitigation area of this project is not in compliance with permit conditions and the dispute between Engle Homes and the adjacent banana farm has not been resolved. To date, we have not received a compensation plan for the required additional mitigation as requested of you by our Environmental Analyst's letters dated February 2, 1999 and March 10, 1999. Also, an amended conservation easement for a 0.344-acre portion of the mitigation area is required. Please contact Louis Bos, Environmental Analyst of our office at 561/862-6733 to resolve these environmental issues.

   The required environmental information will be forwarded to your office at a later date. This information will be forwarded by the engineering firm responsible for mitigation.

I trust the revisions outlined above conform to your requests. Should you have any questions or require additional information, please do not hesitate to contact us.

Sincerely yours,

KEITH and SCHNARS, P.A.
Engineers-Planners-Surveyors

Glen Harrelson
Project Manager

GH:ryp

6500 North Andrews Avenue • Ft. Lauderdale, Florida 33309-2132
(954) 776-1616 • (800) 488-1255 • Fax (954) 771-7690

Environmental Resource/Surface Water Management Permit
Construction Completion/Construction Certification

SOUTH FLORIDA WATER MANAGEMENT DISTRICT
Field Engineering Division *Please see page 2 of 2

950622-3
970827-9

BJECT: PERMIT NO. 06-02000-S APPLICATION NO. 931123-5
PROJECT NAME: Stoneridge Lakes Estates PHASE:
LOCATION: COUNTY: Broward S 4 T 51S R 40E

: subject surface water management system has been designed, constructed and completed as follows:
e additional sheets if needed):

npletion Date: November (Month) 20 (Day) 1998 (Year)

charge Structure:

	PERMITTED		EXISTING	
ir	Width 0.25'	Crest 3.86'	Width 0.25'	Crest 3.83'
eder	Dimensions 0.25'	Invert 3.50'	Dimensions 0.25'	Invert 3.48'

ie Aluminum "V" notch bleeder plate inside a concrete control structure.

ention/Detention Area:
(if applicable)

ID North	ID Southeast	ID	ID
Size 11.28	Size 3.58	Size	Size
Side Slopes 4:1 (H:V)	Side Slopes 4:1 (H:V)	Side Slopes (H:V)	Side Slopes (H:V)

ase indicate the location of the appropriate bench mark(s) used to determine the above information on the ord drawings (Reference 40E-4.381(1)(f), Florida Administrative Code). All elevations should be ording to National Geodetic Vertical Datum (NGVD) (Reference 2.9 of the *Basis of Review for ironmental Resource Permit Applications within the South Florida Water Management District*).

vations shown hereon are based on the National Geodetic Vertical Datum of 1929 and said vations are based on benchmark supplied by Broward County Engineering Department. chmark 2322, brass disk in concrete at S.E. corner of Section 5-5-41, elevation 6.903.

REBY NOTIFY THE DISTRICT OF THE COMPLETION OF CONSTRUCTION OF ALL THE COMPONENTS OF THE FACE WATER MANAGEMENT FACILITIES FOR THE ABOVE REFERENCED PROJECT AND CERTIFY THAT Y HAVE BEEN CONSTRUCTED IN SUBSTANTIAL CONFORMANCE WITH THE PLANS AND SPECIFICATIONS MITTED BY THE DISTRICT. (A COPY OF THE APPROVED PERMIT DRAWINGS IS ATTACHED WITH IATIONS NOTED, IF APPLICABLE). I HEREBY AFFIX MY SEAL THIS 10 DAY OF JUNE 19 99.

Engineer's Signature and Seal

Peter R. Gallo, P.E. 48333
Name (Please Print) FLA. Registration No.

South Florida Water Management District

3301 Gun Club Road, West Palm Beach, Florida 33406 • (561) 686-8800 • FL WATS 1-800-432-2045
TDD (561) 697-2574 • www.sfwmd.gov

CON 24-05

May 19, 1999

Engle Homes
123 N.W. 13th Street, Suite 300
Boca Raton, FL 33432

MAY 20 1999

Dear Sir or Madam:

Subject: Stoneridge Lake Estates
Application Numbers 950622-3, 970827-9 and 931123-5
SWM Permit & Permit Mod. No. 06-02008-S
Broward County, S5/T51S/R40E

This is to notify you that the District can not accept your engineer's certification for construction completion of the subject project's surface water management system as submitted by Peter R. Gallo, P.E. of Keith and Schnars, P.A. on March 18, 1999. Our comments are as follows:

1. Application Numbers used on the engineer's Certification Form # 0881 are not correct. Correct Application Nos. are as referenced above.
2. Discharge structure information shown on the Form # 0881 is not consistent with permit. Weir elevation should be corrected in accordance with permit.
3. A portion of the mitigation area of this project is not in compliance with permit conditions and the dispute between Engle Homes and the adjacent banana farm has not been resolved. To date, we have not received a compensation plan for the required additional mitigation as requested of you by our Environmental Analyst's letters dated February 2, 1999 and March 10, 1999. Also, an amended conservation easement for a 0.344-acre portion of the mitigation area is required. Please contact Louise Bos, Environmental Analyst of our office at (561) 862-6733) to resolve these environmental issues.

Upon resolution of environmental issues, please submit a complete engineer's certification for construction completion of the subject project's surface water management system, using the enclosed District approved Form # 0881.

Should you have any questions, please contact me at (561) 682-6596.

Sincerely,

Hamid A. Azizi
Staff Engineer
Environmental Resource Compliance Division

AHA
Enclosure

c: Peter R. Gallo, P.E. / Michael J. Garret, Keith and Schnars, P.A., w/Enclosure

Governing Board:
Michael Collins, Chairman
Michael D. Minton, Vice Chairman
Mitchell W. Berger
Vera M. Carter
Gerardo B. Fernandez
Patrick J. Gleason
Nicolas J. Gutierrez, Jr.
Barkley R. Thornton
Trudi K. Williams
James Harvey, Interim Executive Director
Michael Slayton, Deputy Executive Director
Trevor Campbell, Deputy Executive Director

Mailing Address: P.O. Box 24680, West Palm Beach, FL 33416-4680

FORM 0881
03/93

SOUTH FLORIDA WATER MANAGEMENT DISTRICT

Environmental Resource/Surface Water Management Permit Construction Completion/Construction Certification

TO: SOUTH FLORIDA WATER MANAGEMENT DISTRICT
Field Engineering Division *Please see page 2 of 2

SUBJECT: PERMIT NO. _____
PROJECT NAME. _____ APPLICATION NO. _____
LOCATION: COUNTY: _____ PHASE: _____
S_____ T_____ R_____

The subject surface water management system has been designed, constructed and completed as follows: (use additional sheets if needed):

Completion Date: _____
Month Day Year

Discharge Structure:

	PERMITTED		EXISTING	
Weir	Width_____	Crest_____	Width_____	Crest_____
Bleeder	Dimensions_____	Invert_____	Dimensions_____	Invert_____
Type _____				

Retention/Detention Area:
(if applicable)

ID_____	ID_____	ID_____	ID_____
Size_____	Size_____	Size_____	Size_____
Side Slopes_____ (H:V)	Side Slopes_____ (H:V)	Side Slopes_____ (H:V)	Side Slopes_____ (H:V)

Please indicate the location of the appropriate bench mark(s) used to determine the above information on the record drawings (Reference 40E-4.381(1)(f), Florida Administrative Code). All elevations should be according to National Geodetic Vertical Datum (NGVD) (Reference 2.9 of the *Basis of Review for Environmental Resource Permit Applications within the South Florida Water Management District*).

I HEREBY NOTIFY THE DISTRICT OF THE COMPLETION OF CONSTRUCTION OF ALL THE COMPONENTS OF THE SURFACE WATER MANAGEMENT FACILITIES FOR THE ABOVE REFERENCED PROJECT AND CERTIFY THAT THEY HAVE BEEN CONSTRUCTED IN SUBSTANTIAL CONFORMANCE WITH THE PLANS AND SPECIFICATIONS PERMITTED BY THE DISTRICT. [A COPY OF THE APPROVED PERMIT DRAWINGS IS ATTACHED WITH DEVIATIONS NOTED, IF APPLICABLE]. I HEREBY AFFIX MY SEAL THIS ____ DAY OF _____ 19 ____.

_____
Engineer's Signature and Seal

_____
Name (Please Print) FLA. Registration No.

*Projects in the following counties should respond to the corresponding SFWMD Service Center

Broward, Dade, Highlands, Martin, Monroe, Okeechobee, Palm Beach, and St. Lucie Counties - Please respond to the West Palm Beach Service Center:

SFWMD
Field Engineering Division
P.O. Box 24680
West Palm Beach, FL 33416-4680

Charlotte, Collier, Glades, Hendry, and Lee Counties - Please respond to the Ft. Myers Service Center:

SFWMD
Field Engineering Division
1342 Colonial Blvd., Suite 81
Ft. Myers, FL 33907

Orange, Osceola and Polk Counties - Please respond to the Orlando Service Center:

SFWMD
Field Engineering Division
1756 Orlando Central Parkway
Orlando, FL 32809

Fax Transmittal No. of Pages: 19

Date: 9-26	Time:
TO: Traci Schepske	FROM: S. CHINN
Co. Name: Keith + Schnars	Co. Name: SFWMD
Dept.	Fax No.:
Fax No. 305-271 7690	Tel. No.:

Comments: With exhibits this staff Report is over 60 pages, so I can only fax the text.

LAST DATE FOR GOVERNING BOARD ACTION:
OCTOBER 13, 1994

SURFACE WATER MANAGEI

I. ADMINISTRATIVE

APPLICATION NUMBER: 931123-6

PROJECT NAME: STONERIDGE LAKE ESTATES (FKA COQUINA MEADOWS)

LOCATION: BROWARD COUNTY
S6/T51S/R40E

APPLICANT'S NAME: ENGLE HOMES

OWNERS NAME AND ADDRESS: ENGLE HOMES
5979 N.W. 151ST STREET
SUITE 206
MIAMI LAKES, FL 33014

DEVELOPER: SAME

ENGINEER: KEITH & SCHNARS

II. PROJECT DESCRIPTION

PROJECT AREA: 105.85 acres DRAINAGE AREA: 105.85 acres

OFFSITE MITIGATION: 3.17 acres WETLANDS

DISTRICT DRAINAGE BASIN: WESTERN C-11

RECEIVING BODY: S-8 BASIN MASTER SYSTEM

CLASSIFICATION: CLASS III

SPECIAL DRAINAGE DISTRICT: SOUTH BROWARD DRAINAGE DIST.

PURPOSE:

The purpose of this application is to obtain authorization for the Construction and Operation of a surface water management system to serve a 105.85 acre residential project to be known as Stoneridge Lake Estates. Staff recommends approval with conditions.

portion of the S-8 Basin to the 172nd Avenue Canal for stormwater conveyance to the S-8 Pump Station.

BASIN INFORMATION:

Basin	Area Acres	WSWT Elev (ft. NGVD)	Normal/Dry Ctrl Elev (ft. NGVD)	Method of Determination
SITE	105.86	3.50	3.5	OFFSITE CONTROL ELEV.

DISCHARGE STRUCTURE INFORMATION:

Water Quality Structures:

Basin	Str. #	Bleeder Type	Dimensions	Invert Elev. (ft. NGVD)
SITE	1	V-NOTCH	.25' wide X .36' high	3.50

Major Discharge Structures:

Basin	Str. #	Description	Crest Elev. (ft. NGVD)
SITE	1	.25' wide SHARP CRESTED weir	3.86

Discharge Culverts:

Basin	Str. #	Description
SITE	1	33' long, 4' dia. RCP

Receiving Body:

Basin	Str. #	Receiving Body
SITE	1	SBOD SYSTEM VIA TEMPORARY DITCH

BACKGROUND:

On August 9, 1990, the Governing Board of the District issued a Conceptual Approval for a surface water management system to serve South Broward Drainage District's (SBDD) 4,824 acre S-8 Basin. In addition, Construction and Operation approval was granted for the S-8 Pump Station. The surface water management system was proposed to consist of primary and secondary canals utilized to direct surface water runoff to the S-8 Pump Station for discharge to the C-11 Canal to the north.

On July 15, 1992, South Broward Drainage District (SBDD) submitted an application to modify the S-8 Basin Permit (06-01400-S). SBDD requests the following with this application: Construction and Operation approval for a modified S-8 Pump Station, inclusion of the recently annexed 1,440 acre Bailey Drainage District within the S-8 Basin, Construction and Operation of primary and secondary drainageways that will serve the basin, and removal of existing connections to the C-11 system to allow the pump station to provide the required storage and water quality treatment. The S-8 Pump Station is proposed to be located south of Griffin Road within the existing canal located on the west side of SW 172nd Avenue.

EXISTING FACILITIES:

This proposed project is located between SW 166th Avenue and SW 160th Avenue (Dykes Road) immediately north of Sheridan Street in southern Broward County. The site has been previously utilized as pasture land and included scattered stands of melaleuca. The melaleuca has been cleared from the site.

PROPOSED FACILITIES:

Proposed is the Construction and Operation of a surface water management system to serve 105.85 acres of residential development (230 units) to be known as Stoneridge Lake Estates.

The surface water management system is proposed to consist of inlets and storm piping to direct surface water runoff into 14.86 acres of wet detention lakes. These lakes will provide the required storage and water quality treatment prior to discharging, via the control structure, to the master system (SBDD's S-8 Basin). The outfall control structure is proposed to consist of 1-0.25' wide sharp crested weir with a crest at elevation 3.86' NGVD, a 0.25' wide by 0.36' high V-Notch bleeder with an invert at elevation 3.5' NGVD and 33 LF of 48" diameter RCP culvert (refer to Exhibit No. 11). The applicant proposes to construct a temporary outfall ditch, which will enable this site to connect to the master system (SBDD S-8 Basin) for bleeddown purposes. This ditch is located within an existing SBDD easement (refer to Exhibit Nos. 19 and 20), which in the future will contain a primary drainageway connecting the eastern

III. PROJECT EVALUATION

Discharge Rate:

As shown in the table below, the proposed project discharge exceeds the allowable discharge by less than a cfs. This discharge is reasonable considering the small size of the V-Notch bleeder mechanism (3.0" topwidth).

Design Storm Frequency: 25 YR-3 DAY Design Rainfall: 12.50 inches

Basin	Allow Disch (cfs)	Method of Determination	Design Disch (cfs)	Design Stage (ft, NGVD)
SITE	3.1	DISCHARGE FORMULA	3.97	6.13

WATER QUALITY:

Water quality treatment for one inch over the project site will be provided within inlets in grassed areas (0.36 ac-ft) and 14.86 acres of wet detention areas (7.87 ac-ft).

Basin	Treatment Method	Vol Req'd. (ac-ft)	Vol Prov'd (ac-ft)
SITE	14.86 acres WET DETENTION	7.87	7.87
SITE	INLETS IN GRASSED AREAS	0.36	0.36

ROAD DESIGN:

As shown in the following table, minimum road center lines have been set at or above the calculated design storm flood elevations.

Design Storm Freq: 10 YR-1 DAY Design Rainfall: 8.10 inches

Basin	Flood Elevation (ft., NGVD)	Minimum Centerline Elevation (ft, NGVD)
SITE	5.04	6

FINISHED FLOORS:

As shown in the following table, minimum finished floor elevations have been set at or above the calculated design storm flood elevation.

Design Storm Frequency: 100 YR-3 DAY Design Rainfall: 17.67 inches

Basin	Flood Elevation (ft. NGVD)	FEMA Elevation (ft. NGVD)	Minimum Design Elev (ft. NGVD)
SITE	7.19	n/a	7.75

IV. ENVIRONMENTAL ASSESSMENT

PROJECT SITE DESCRIPTION:

The 105.85 acre project site currently consists of open pasture with occasional melaleuca trees and 17.2 acres of marsh habitat. The site is located within the South Broward Drainage District S-8 Basin. The management of the site for cattle usage has signficantly altered the quality of the onsite vegetative communities. In addition, the surrounding drainage improvements have resulted in a reduced hydrology within the project area.

EXISTING ON SITE WETLAND COMMUNITIES AND OTHER SURFACE WATERS:

ID NO	TOTAL ACREAGE	BIOLOGICAL CONDITION	COMMUNITY TYPE	COMMUNITY ACREAGE
1	17.20	FAIR	FRESHWATER MARSHES	17.20

TOTAL ON SITE WETLAND/SURFACE WATER ACREAGE: 17.20

EXISTING ON SITE UPLAND COMMUNITIES:

ID NO	TOTAL ACREAGE	BIOLOGICAL CONDITION	COMMUNITY TYPE	COMMUNITY ACREAGE
1	88.65	FAIR	HERBACEOUS	88.65

TOTAL ON SITE UPLAND ACREAGE: 88.65

EXISTING OFF SITE UPLAND COMMUNITIES:

ID NO	TOTAL ACREAGE	BIOLOGICAL CONDITION	COMMUNITY TYPE	COMMUNITY ACREAGE
1-1	3.17	FAIR	HERBACEOUS	3.17

TOTAL OFF SITE UPLANDS: 3.17

ENDANGERED, THREATENED & SPECIES OF SPECIAL CONCERN:

POTENTIAL SPECIES	USE TYPE	POTENTIAL OCCURANCE
HERONS	FORAGING	PREFERRED HABITAT

ENDANGERED, THREATENED & SPECIES OF SPECIAL CONCERN SUMMARY:

The project site contains seasonally inundated open pasture and marsh habitat. No endangered/threatened species or species of special concern were observed on site. However, the site is located approximately 1.5 miles west of the Everglades buffer strip and the proposed Florida Wetlandsbank site. The open areas may provide some foraging habitat for herons and other wading birds. The proposed creation of 14.03 acres of deep water marsh and transitional wetland habitat adjacent to a larger existing mitigation area, as well as the creation of an additional 3.17 acres of marsh habitat within the nearby Pembroke Falls (fka Pembroke Meadows) development will essentially replace and/or improve the available habitat area for those species.

This permit does not relieve the applicant from complying with all applicable rules and any other agencies' requirements if, in the future, endangered/threatened or species of special concern are discovered on the site.

LEGAL/INSTITUTIONAL:

Upon completion of the required onsite mitigation and monitoring program, the Stoneridge Property Owner's Association will be responsible for the perpetual maintenance of the mitigation areas. A conservation easement will be placed on the proposed 14.03 acre onsite mitigation area and will be dedicated to the District (see Exhibit 24 and Special Condition #20).

The 3.17 acre offsite mitigation area located within the Pembroke Falls development will be incorporated into the mitigation and monitoring plan for that project. Application number 940520-6 for the construction of the lakes and mitigation areas within the Pembroke Meadows development is being processed concurrently with this application. To ensure consistency with the remainder of the project, a conservation easement will be dedicated to Broward County for that parcel.

WETLAND PRESERVATION AND IMPACT SUMMARY:

The project is designed to be incorporated into the overall South Broward Drainage District (SBDD) S-8 Basin. The surface water runoff from the project site will be directed into the southern mitigation area via an overflow catch basin. The hydrology of the northern mitigation area will be maintained via an overflow catch basin from the adjacent canal and an outfall to the SBDD S-8 system set at elevation 3.25' NGVD.

Due to the existence of the surrounding drainage improvements, the wetland creation areas will be scraped down to ensure adequate hydrologic conditions

within these areas (see Exhibits 15-21).

The 3.17 acre mitigation area to be created within the Pembroke Falls development will be constructed in accordance with Exhibit 22. The created offsite wetland will be located directly adjacent to the 187.95 acre mitigation area proposed for that site.

Detailed information regarding the hydrologic review of wetland mitigation areas is listed in Exhibit 25.

WETLAND IMPACTS:

ID NO	COMMUNITY TYPE	IMPACT ACREAGE	IMPACT TYPE	BIOLOGICAL CONDITION	ACREAGE
1	FRESHWATER MARSHES	17.20	FILL	FAIR	17.20

TOTAL IMPACT ACREAGE: 17.20

MITIGATION/MONITORING:

Mitigation for the proposed wetland impacts consists of the creation of 7.03 acres of freshwater marsh/transitional habitat at the north end of the site, adjacent to a previously constructed mitigation area for the Estates of Stirling Lakes development. The addition of this created wetland will result in a total wetland system of approximately 20 acres on the north side of the proposed SBOD canal. In addition, approximately 7 acres of marsh/transitional habitat will be created along the north end of the proposed development area and south of the existing F.P & L powerline easement (see Exhibits 9-13).

The applicant also proposes to create 3.17 acres of littoral shelf marsh within the nearby Pembroke Falls development (see Exhibit 26). The applicant for Stoneridge Lake Estates (Engle Homes) is also constructing the Pembroke Falls development. The proposed littoral shelf will be located within Lake #9 at the north end of the proposed 187.95 acre wetland restoration area for Pembroke Falls (see Exhibit 22).

The construction of a total of 17.2 acres of freshwater marsh/ transitional wetland habitat adjacent to the larger wetland systems is anticipated to provide adequate compensation for the proposed wetland impacts.

Detailed mitigation, monitoring and maintenance data and plans are included as Exhibits 21, 22 & 23.

PROPOSED ON SITE MITIGATON:

ID NO	MITIGATION TYPE	TOTAL ACREAGE MIT.	COMMUNITY TYPE	COMMUNITY ACREAGE
WETLAND 1	CREATION	14.03	FRESHWATER MARSHES	14.03

TOTAL ON SITE MITIGATION ACREAGE: 14.03

PROPOSED OFF SITE MITIGATION:

ID NO	MITIGATION TYPE	TOTAL ACREAGE MIT.	COMMUNITY TYPE	COMMUNITY ACREAGE
WETLAND 1-1	CREATION	3.17	FRESHWATER MARSHES	3.17

TOTAL OFF SITE MITIGATION ACREAGE: 3.17

WETLAND INVENTORY NOTE:

The 3.17 acres of marsh wetlands to be created at Pembroke Falls will be located adjacent to a 187.95 acre marsh wetland mitigation site within that development.

WETLAND INVENTORY -

NEW PHASE - STONERIDGE

	Cypress	Marsh	Trans.	Mix Forest	ONSITE Totals
Total Wet. AC	0	17.2	0	0	17.2
Wet. Preserved	0	0	0	0	0
Wet. Impacted	0	17.2	0	0	17.2
Wet. Disturb	0	0	0	0	0
Wet. Improved	0	0	0	0	0
Wet. Created	0	14.03	0	0	14.03

	Uplands
Other Compensation	N/A

WETLAND INVENTORY -

MOD PHASE - PEMBROKE FALLS OFFSITE MITIGATION

OFFSITE

	Cypress	Marsh	Trans.	Mix Forest	Totals
Total Wet. AC	0	0	0	0	0
Wet. Preserved	0	0	0	0	0
Wet. Impacted	0	0	0	0	0
Wet. Disturbed	0	0	0	0	0
Wet. Improved	0	0	0	0	0
Wet. Created	0	3.17	0	0	3.17

	Uplands
Other Compensation	N/A

ENVIRONMENTAL SUMMARY:

The proposed creation and long-term management of 17.2 acres of freshwater marsh habitat adjacent to existing and proposed wetland restoration projects will serve to expand those areas and will provide adequate compensation for the wetland impacts associated with this project.

SYSTEM OPERATION:

Stoneridge Lake Estates Homeowner'S Association, Inc

PROPOSED LAND USE(S):

Residential

WATER USE PERMIT STATUS:

A Water Use permit is not required for this project at this time.

POTABLE WATER SUPPLIER:

South Broward Utility, Inc.

WASTE WATER SYSTEM/SUPPLIER:

South Broward Utility, Inc.

DRI STATUS:

This project is not a DRI.

SAVE OUR RIVERS:

The project is not within or adjacent to lands under consideration by the Save Our Rivers program.

SWIM BASIN:

The property which is the subject of this permit is located in an area which may be included in the proposed Everglades Regulatory Program in the future (see Special Condition No. 23).

RIGHT-OF-WAY PERMIT STATUS:

A Right-of-Way Permit is not required for this project.

ENFORCEMENT ACTIVITY:

There has been no enforcement activity associated with this application.

THIRD PARTY INTEREST:

No third party has contacted the District with concerns about this application.

WELL FIELD ZONE OF INFLUENCE:

The project is not located within the zone of influence of a wellfield.

ADDITIONAL COMMENTS:

The applicant submitted a Contract For Purchase as demonstration of project ownership. The applicant will be required to submit an executed and recorded copy of ownership documentation as required by Special Condition No. 22.

PRIMARY ISSUES RESOLVED:

Outfall route; wetland impacts; onsite and offsite wetland mitigation.

V. APPLICABLE LAND AREA

The following land use breakdown includes the 7.04 acres located north of the FP&L easment within the "PRESERVED" category below.

PROJECT

	TOTAL PROJECT	PREVIOUSLY PERMITTED	THIS PHASE	
TOTAL ACRES	105.85		105.85	acres
WTRM ACREAGE	14.86		14.86	acres
PAVEMENT	11.11		11.11	acres
BUILD COVERAGE	10.56		10.56	acres
PRESERVED	14.03		14.03	acres
PERVIOUS	55.29		55.29	acres

VI. STAFF RECOMMENDATION

The Staff recommends that the following be issued:

Construction and Operation of a surface water management system to serve a 106.85 acre residential project to be known as Stoneridge Lake Estates discharging to the SBDD S-8 Basin (master system) via a temporary outfall ditch.

Based on the information provided, District rules have been adhered to.

Staff recommendation is for approval subject to the attached Standard Limiting and Special Conditions.

DRAFT
Subject to Governing Board Approval

VII. STAFF REVIEW

AREA MANAGER

9/22/94
Anthony M. Waterhouse, P.E.

NATURAL RESOURCE MANAGEMENT DIVISION APPROVAL

APPLICATION REVIEWER

Anita R. Bain

SUPERVISING PROFESSIONAL

Robert G. Robbins

DIVISION DIRECTOR:

for Terrie A. Bates

DATE: 9/30/94

SURFACE WATER MANAGEMENT DIVISION APPROVAL

APPLICATION REVIEWER

Loris C. Asmussen, E.I.

SUPERVISING PROFESSIONAL

Carlos de Rojas, P.E.

LIMITING CONDITIONS

1. THE PERMITTEE SHALL IMPLEMENT THE WORK AUTHORIZED IN A MANNER SO AS TO MINIMIZE ANY ADVERSE IMPACT OF THE WORKS ON FISH, WILDLIFE, NATURAL ENVIRONMENTAL VALUES, AND WATER QUALITY. THE PERMITTEE SHALL INSTITUTE NECESSARY MEASURES DURING THE CONSTRUCTION PERIOD, INCLUDING FULL COMPACTION OF ANY FILL MATERIAL PLACED AROUND NEWLY INSTALLED STRUCTURES, TO REDUCE EROSION, TURBIDITY, NUTRIENT LOADING AND SEDIMENTATION IN THE RECEIVING WATERS.

2. WATER QUALITY DATA FOR THE WATER DISCHARGED FROM THE PERMITTEE'S PROPERTY OR INTO SURFACE WATERS OF THE STATE WILL BE SUBMITTED TO THE DISTRICT AS REQUIRED BY SECTION 5.9, "BASIS OF REVIEW FOR SURFACE WATER MANAGEMENT PERMIT APPLICATIONS WITHIN SOUTH FLORIDA WATER MANAGEMENT DISTRICT - MARCH, 1994." PARAMETERS TO BE MONITORED MAY INCLUDE THOSE LISTED IN CHAPTER 17-302, F.A.C. IF WATER QUALITY DATA IS REQUIRED, THE PERMITTEE SHALL PROVIDE DATA ON VOLUMES OF WATER DISCHARGED, INCLUDING TOTAL VOLUME DISCHARGED DURING THE DAYS OF SAMPLING AND TOTAL MONTHLY DISCHARGES FROM THE PROPERTY OR INTO SURFACE WATERS OF THE STATE.

3. THIS PERMIT SHALL NOT RELIEVE THE PERMITTEE OF ANY OBLIGATION TO OBTAIN NECESSARY FEDERAL, STATE, LOCAL OR SPECIAL DISTRICT APPROVALS.

4. THE OPERATION PHASE OF THIS PERMIT WILL NOT BECOME EFFECTIVE UNTIL THE DISTRICT'S ACCEPTANCE OF CERTIFICATION OF THE COMPLETED SURFACE WATER WATER MANAGEMENT SYSTEM. THE PERMITTEE SHALL REQUEST TRANSFER OF THE PERMIT TO THE RESPONSIBLE OPERATIONAL ENTITY ACCEPTED BY THE DISTRICT, IF DIFFERENT FROM THE PERMITTEE. THE TRANSFER REQUEST CAN BE SUBMITTED CONCURRENTLY WITH THE CONSTRUCTION COMPLETION CERTIFICATION.

5. ALL ROAD ELEVATIONS SHALL BE SET IN ACCORDANCE WITH THE CRITERIA SET FORTH IN SECTION 6.5, "BASIS OF REVIEW FOR SURFACE WATER MANAGEMENT PERMIT APPLICATIONS WITHIN SOUTH FLORIDA WATER MANAGEMENT DISTRICT - MARCH, 1994."

6. ALL BUILDING FLOOR ELEVATIONS SHALL BE SET IN ACCORDANCE WITH THE CRITERIA SET FORTH IN SECTION 6.4, "BASIS OF REVIEW FOR SURFACE WATER MANAGEMENT PERMIT APPLICATIONS WITHIN SOUTH FLORIDA WATER MANAGEMENT DISTRICT - MARCH, 1994."

7. OFF-SITE DISCHARGES DURING CONSTRUCTION AND DEVELOPMENT WILL BE MADE ONLY THROUGH THE FACILITIES AUTHORIZED BY THIS PERMIT.

8. A PERMIT TRANSFER TO THE OPERATION PHASE SHALL NOT OCCUR UNTIL A RESPONSIBLE ENTITY MEETING THE REQUIREMENT IN SECTION 9.0, "BASIS OF REVIEW FOR SURFACE WATER MANAGEMENT PERMIT APPLICATIONS WITHIN SOUTH FLORIDA WATER MANAGEMENT DISTRICT - MARCH, 1994," HAS BEEN ESTABLISHED TO OPERATE AND MAINTAIN THE SYSTEM. THE ENTITY MUST BE PROVIDED WITH SUFFICIENT OWNERSHIP OR LEGAL INTEREST SO THAT IT HAS CONTROL OVER ALL WATER MANAGEMENT FACILITIES AUTHORIZED HEREIN.

9. THE PERMIT DOES NOT CONVEY TO THE PERMITTEE ANY PROPERTY RIGHT NOR ANY RIGHTS OR PRIVILEGES OTHER THAN THOSE SPECIFIED IN THE PERMIT AND CHAPTER 40E-4 FAC.

10. THE PERMITTEE SHALL HOLD AND SAVE THE DISTRICT HARMLESS FROM ANY AND ALL DAMAGES, CLAIMS, OR LIABILITIES WHICH MAY ARISE BY REASON OF THE CONSTRUCTION, OPERATION, MAINTENANCE OR USE OF ANY FACILITY AUTHORIZED BY THE PERMIT.

11. THIS PERMIT IS ISSUED BASED ON THE APPLICANT'S SUBMITTED INFORMATION WHICH REASONABLY DEMONSTRATES THAT ADVERSE WATER RESOURCE RELATED IMPACTS WILL NOT BE CAUSED BY THE COMPLETED PERMIT ACTIVITY. SHOULD ANY ADVERSE IMPACTS CAUSED BY THE COMPLETED SURFACE WATER MANAGEMENT SYSTEM OCCUR, THE DISTRICT WILL REQUIRE THE PERMITTEE TO PROVIDE APPROPRIATE MITIGATION TO THE DISTRICT OR OTHER IMPACTED PARTY. THE DISTRICT WILL REQUIRE THE PERMITTEE TO MODIFY THE SURFACE WATER MANAGEMENT SYSTEM, IF NECESSARY, TO ELIMINATE THE CAUSE OF THE ADVERSE IMPACTS.

12. WITHIN 30 DAYS OF ISSUANCE OF THIS PERMIT, THE PERMITTEE OR AUTHORIZED AGENT SHALL NOTIFY THE DISTRICT (VIA THE SUPPLIED CONSTRUCTION COMMENCEMENT NOTICE OR EQUIVALENT) OF THE ACTUAL OR ANTICIPATED CONSTRUCTION START DATE AND THE EXPECTED COMPLETION DATE.

13. WHEN THE DURATION OF CONSTRUCTION EXCEEDS ONE YEAR, THE PERMITTEE OR AUTHORIZED AGENT SHALL SUBMIT CONSTRUCTION STATUS REPORTS ON AN ANNUAL BASIS (VIA THE SUPPLIED ANNUAL STATUS REPORT OR EQUIVALENT) BEGINNING ONE YEAR AFTER THE INITIAL COMMENCEMENT OF CONSTRUCTION.

14. WITHIN 30 DAYS AFTER COMPLETION OF CONSTRUCTION OF THE SURFACE WATER MANAGEMENT SYSTEM, THE PERMITTEE OR AUTHORIZED AGENT SHALL FILE A WRITTEN STATEMENT OF COMPLETION AND CERTIFICATION BY A FLORIDA REGISTERED PROFESSIONAL ENGINEER. THESE STATEMENTS MUST SPECIFY THE ACTUAL DATE OF CONSTRUCTION COMPLETION AND MUST CERTIFY THAT ALL FACILITIES HAVE BEEN CONSTRUCTED IN SUBSTANTIAL CONFORMANCE WITH THE PLANS AND SPECIFICATIONS APPROVED BY THE DISTRICT (VIA THE SUPPLIED CONSTRUCTION COMPLETION/ CONSTRUCTION CERTIFICATION OR EQUIVALENT). THE CONSTRUCTION COMPLETION CERTIFICATION MUST INCLUDE, AT A MINIMUM, EXISTING ELEVATIONS, LOCATIONS AND DIMENSIONS OF THE COMPONENTS OF THE WATER MANAGEMENT FACILITIES. ADDITIONALLY, IF DEVIATIONS FROM THE APPROVED DRAWING ARE DISCOVERED DURING THE CERTIFICATION PROCESS, THE CERTIFICATION MUST BE ACCOMPANIED BY A COPY OF THE APPROVED PERMIT DRAWINGS WITH DEVIATIONS NOTED.

15. WITHIN 30 DAYS OF ANY SALE, CONVEYANCE OR OTHER TRANSFER OF ANY OF THE LAND WHICH IS PROPOSED FOR DEVELOPMENT UNDER THE AUTHORIZATION OF THIS PERMIT, THE PERMITTEE SHALL NOTIFY THE DISTRICT OF SUCH TRANSFER IN WRITING VIA EITHER FORM 0483, REQUEST FOR PERMIT TRANSFER; OR FORM 0920, REQUEST FOR TRANSFER OF SURFACE WATER MANAGEMENT CONSTRUCTION PHASE TO OPERATION PHASE (TO BE COMPLETED AND SUBMITTED BY THE OPERATING ENTITY), IN ACCORDANCE WITH SECTIONS 40E-1.6105 AND 40E-4.351, F.A.C.

16. A PRORATED SHARE OF SURFACE WATER MANAGEMENT RETENTION/DETENTION AREAS, SUFFICIENT TO PROVIDE THE REQUIRED FLOOD PROTECTION AND WATER QUALITY TREATMENT, MUST BE PROVIDED PRIOR TO OCCUPANCY OF ANY BUILDING OR RESIDENCE.

17. A STABLE, PERMANENT AND ACCESSIBLE ELEVATION REFERENCE SHALL BE ESTABLISHED ON OR WITHIN ONE HUNDRED (100) FEET OF ALL PERMITTED DISCHARGE STRUCTURES NO LATER THAN THE SUBMISSION OF THE CERTIFICATION REPORT. THE LOCATION OF THE ELEVATION REFERENCE MUST BE NOTED ON OR WITH THE CERTIFICATION REPORT.

18. IT IS THE RESPONSIBILITY OF THE PERMITTEE TO INSURE THAT ADVERSE OFF-SITE WATER RESOURCE RELATED IMPACTS DO NOT OCCUR DURING CONSTRUCTION.

19. THE PERMITTEE MUST OBTAIN A WATER USE PERMIT PRIOR TO CONSTRUCTION DEWATERING, UNLESS THE WORK QUALIFIES FOR A GENERAL PERMIT PURSUANT TO SUBSECTION 40E-20.302(4), F.A.C.

SPECIAL CONDITIONS

1 . MINIMUM BUILDING FLOOR ELEVATION: 7.75 FEET NGVD.

2 . MINIMUM ROAD CROWN ELEVATION: 6 FEET NGVD.

3 . DISCHARGE FACILITIES:

1-.25' WIDE SHARP CRESTED WEIR WITH CREST AT ELEV. 3.88' NGVD.
1-.25' W X .35' H V-NOTCH WITH INVERT AT ELEV. 3.5' NGVD.
33 LF OF 4' DIA. RCP CULVERT.

RECEIVING BODY : SBDD SYSTEM VIA TEMPORARY DITCH

CONTROL ELEV : 3.5 FEET NGVD.

4 . THE PERMITTEE SHALL BE RESPONSIBLE FOR THE CORRECTION OF ANY EROSION, SHOALING OR WATER QUALITY PROBLEMS THAT RESULT FROM THE CONSTRUCTION OR OPERATION OF THE SURFACE WATER MANAGEMENT SYSTEM.

5 . MEASURES SHALL BE TAKEN DURING CONSTRUCTION TO INSURE THAT SEDIMENTATION AND/OR TURBIDITY PROBLEMS ARE NOT CREATED IN THE RECEIVING WATER.

6 . THE DISTRICT RESERVES THE RIGHT TO REQUIRE THAT ADDITIONAL WATER QUALITY TREATMENT METHODS BE INCORPORATED INTO THE DRAINAGE SYSTEM IF SUCH MEASURES ARE SHOWN TO BE NECESSARY.

7 . LAKE SIDE SLOPES SHALL BE NO STEEPER THAN 4:1 (HORIZONTAL:VERTICAL) TO A DEPTH OF TWO FEET BELOW THE CONTROL ELEVATION. SIDE SLOPES SHALL BE NURTURED OR PLANTED FROM 2 FEET BELOW TO 1 FOOT ABOVE CONTROL ELEVATION TO INSURE VEGETATIVE GROWTH.

8 . PRIOR TO THE INITIATION OF ANY WITHDRAWAL OF WATER (IRRIGATION, DEWATERING, PUBLIC WATER SUPPLY, ETC.), IT WILL BE NECESSARY TO APPLY FOR A WATER USE PERMIT. THE PERMITTEE IS CAUTIONED THAT A MINIMUM OF 90 DAYS IS REQUIRED FOR CONSIDERATION OF THE WATER USE PERMIT APPLICATION. THE PERMITTEE IS CAUTIONED THAT THE ISSUANCE OF A SURFACE WATER MANAGEMENT PERMIT SHALL NOT BE CONSTRUED TO BE A GUARANTEE THAT WATER WILL BE AVAILABLE.

9 . FACILITIES OTHER THAN THOSE STATED HEREIN SHALL NOT BE CONSTRUCTED WITHOUT AN APPROVED MODIFICATION OF THIS PERMIT.

10. SILT SCREENS, HAY BALES OR OTHER SUCH SEDIMENT CONTROL MEASURES SHALL BE UTILIZED DURING CONSTRUCTION. THE SELECTED SEDIMENT CONTROL MEASURES SHALL BE INSTALLED LANDWARD OF THE UPLAND BUFFER ZONES AROUND ALL PROTECTED WETLANDS. ALL AREAS SHALL BE STABILIZED AND VEGETATED

IMMEDIATELY AFTER CONSTRUCTION TO PREVENT EROSION INTO THE WETLANDS AND UPLAND BUFFER ZONES.

11. THE SFWMD RESERVES THE RIGHT TO REQUIRE REMEDIAL MEASURES TO BE TAKEN BY THE PERMITTEE IF WETLAND AND/OR UPLAND MONITORING OR OTHER INFORMATION DEMONSTRATES THAT ADVERSE IMPACTS TO PROTECTED, CONSERVED, INCORPORATED OR MITIGATED WETLANDS OR UPLANDS HAVE OCCURRED DUE TO PROJECT RELATED ACTIVITIES.

12. ANY FUTURE CHANGES IN LAND USE OR TREATMENT OF WETLANDS AND/OR UPLAND BUFFER/COMPENSATION AREAS MAY REQUIRE A SURFACE WATER MANAGEMENT PERMIT MODIFICATION AND ADDITIONAL ENVIRONMENTAL REVIEW BY DISTRICT STAFF. PRIOR TO THE PERMITTEE INSTITUTING ANY FUTURE CHANGES NOT AUTHORIZED BY THIS PERMIT, THE PERMITTEE SHALL NOTIFY THE SFWMD OF SUCH INTENTIONS FOR A DETERMINATION OF ANY NECESSARY PERMIT MODIFICATIONS.

13. THE PERMITTEE SHALL BE RESPONSIBLE FOR THE SUCCESSFUL COMPLETION OF THE MITIGATION WORK, INCLUDING THE MONITORING AND MAINTENANCE OF THE MITIGATION AREAS FOR THE DURATION OF THE PLAN. THE MITIGATION AREA(S) SHALL NOT BE TURNED OVER TO THE OPERATION ENTITY UNTIL THE MITIGATION WORK IS ACCOMPLISHED AS PERMITTED AND SFWMD STAFF HAS CONCURRED.

14. (1) A WETLAND MITIGATION PROGRAM FOR CREATION-OFFSITE SHALL BE IMPLEMENTED IN ACCORDANCE WITH EXHIBIT(S) 22. THE PERMITTEE SHALL CREATE 3.17 ACRES OF MARSH.

(2) A WETLAND MITIGATION PROGRAM FOR CREATION-ONSITE SHALL BE IMPLEMENTED IN ACCORDANCE WITH EXHIBIT(S) 9-21. THE PERMITTEE SHALL CREATE 14.03 ACRES OF MARSH.

15. WETLAND PRESERVATION/MITIGATION AREAS, UPLAND BUFFER ZONES AND/OR UPLAND PRESERVATION AREAS SHALL BE DEDICATED AS CONSERVATION AND COMMON AREAS IN THE DEED RESTRICTIONS AND CONSERVATION EASEMENTS AS WELL AS ON THE PLAT IF THE PROJECT WILL BE PLATTED. RESTRICTIONS FOR USE OF THE CONSERVATION/ COMMON AREAS SHALL STIPULATE:

THE WETLAND PRESERVATION/MITIGATION AREAS, UPLAND BUFFER ZONES, AND/OR UPLAND PRESERVATION AREAS ARE HEREBY DEDICATED AS CONSERVATION AND COMMON AREAS. THE CONSERVATION/COMMON AREAS SHALL BE THE PERPETUAL RESPONSIBILITY OF STONERIDGE PROPERTY OWNER'S ASSOCIATION AND MAY IN NO WAY BE ALTERED FROM THEIR NATURAL STATE AS DOCUMENTED IN THE PERMIT FILE, WITH THE EXCEPTION OF PERMITTED RESTORATION ACTIVITIES. ACTIVITIES PROHIBITED WITHIN THE CONSERVATION AREAS INCLUDE, BUT ARE NOT LIMITED TO: CONSTRUCTION OR PLACING SOIL OR OTHER SUBSTANCES SUCH AS TRASH REMOVAL OR DESTRUCTION OF TREES, SHRUBS, OR OTHER VEGETATION - WITH THE EXCEPTION OF EXOTIC/NUISANCE VEGETATION REMOVAL; EXCAVATION, DREDGING, OR REMOVAL OF SOIL MATERIAL; DIKING OR FENCING; AND ANY OTHER ACTIVITIES DETRIMENTAL TO DRAINAGE, FLOOD CONTROL, WATER CONSERVATION, EROSION CONTROL, OR FISH AND WILDLIFE HABITAT CONSERVATION OR PRESERVATION.

COPIES OF RECORDED DOCUMENTS SHALL BE SUBMITTED CONCURRENT WITH

ENGINEERING CERTIFICATION OF CONSTRUCTION COMPLETION.

16. ACTIVITIES ASSOCIATED WITH IMPLEMENTATION OF THE WETLAND MITIGATION, MONITORING AND MAINTENANCE SHALL BE IN ACCORDANCE WITH THE FOLLOWING WORK SCHEDULE. ANY DEVIATION FROM THESE TIME FRAMES SHALL REQUIRE FORMAL SFWMD APPROVAL. SUCH REQUESTS MUST BE MADE IN WRITING AND SHALL INCLUDE (1) REASON FOR THE MODIFICATION; (2) PROPOSED START/FINISH DATES; AND (3) PROGRESS REPORT ON THE STATUS OF THE EXISTING MITIGATION EFFORTS.

MITIGATION PLAN ID: CREATION-OFFSITE

COMPLETION DATE	ACTIVITY
OCTOBER 31, 1995	EXCAVATION AND GRADING MITIGATION AREA
APRIL 30, 1996	PLANTING MITIGATION AREA
MAY 31, 1996	TIME ZERO MONITORING REPORT
MAY 31, 1997	FIRST MONITORING REPORT
MAY 31, 1998	SECOND MONITORING REPORT
MAY 31, 1999	THIRD MONITORING REPORT
MAY 31, 2000	FOURTH MONITORING REPORT
MAY 31, 2001	FIFTH MONITORING REPORT

MITIGATION PLAN ID: CREATION-ONSITE

COMPLETION DATE	ACTIVITY
OCTOBER 31, 1995	EXCAVATION AND GRADING OF MITIGATION AREA
APRIL 30, 1996	PLANTING MITIGATION AREA
MAY 31, 1996	TIME ZERO MONITORING REPORT
MAY 31, 1997	FIRST MONITORING REPORT
MAY 31, 1998	SECOND MONITORING REPORT
MAY 31, 1999	THIRD MONITORING REPORT
MAY 31, 2000	FOURTH MONITORING REPORT
MAY 31, 2001	FIFTH MONITORING REPORT

17. PRIOR TO COMMENCEMENT OF CONSTRUCTION OF WETLAND MITIGATION, THE SFWMD SHALL BE NOTIFIED BY THE PERMITTEE OR AUTHORIZED AGENT (VIA THE SUPPLIED MITIGATION COMMENCEMENT NOTICE) OF THE ACTUAL OR ANTICIPATED MITIGATION CONSTRUCTION START DATE AND THE EXPECTED COMPLETION DATE/DURATION.

18. A MAINTENANCE PROGRAM SHALL BE IMPLEMENTED IN ACCORDANCE WITH EXHIBIT(S) 22 FOR THE CREATED WETLAND AREAS AND UPLAND BUFFER ZONES ON A REGULAR BASIS TO ENSURE THE INTEGRITY AND VIABILITY OF THE CONSERVATION AREA(S) AS PERMITTED. MAINTENANCE SHALL BE CONDUCTED IN PERPETUITY TO ENSURE THAT THE CONSERVATION AREAS ARE MAINTAINED FREE FROM EXOTIC VEGETATION (BRAZILIAN PEPPER, MELALEUCA, AND AUSTRALIAN PINE) AND THAT OTHER NUISANCE SPECIES SHALL CONSTITUTE NO MORE THAN 10% OF TOTAL COVER.

19. IF THE PROJECT DESIGN IS CHANGED AS A RESULT OF OTHER AGENCY REQUIREMENTS, A SURFACE WATER MANAGEMENT PERMIT MODIFICATION MAY BE REQUIRED. THE PERMITEE SHALL NOTIFY SFWMD STAFF OF DESIGN CHANGES REQUIRED BY OTHER

AGENCIES FOR A DETERMINATION OF ANY NECESSARY PERMIT MODIFICATIONS.

20. (A) NO LATER THAN NOVEMBER 30, 1994, THE PERMITTEE SHALL SUBMIT TO THE DISTRICT, FOR REVIEW AND APPROVAL, TWO (2) COPIES OF THE FOLLOWING:

1. SURVEY OF CONSERVATION AREA BY PROFESSIONAL LAND SURVEYOR
2. TITLE INSURANCE/COMMITMENT
3. EXECUTED DRAFT OF EASEMENT DOCUMENT

(B) NO LATER THAN 10 DAYS AFTER DISTRICT APPROVAL OF THE ABOVE LISTED DOCUMENTS, AS WELL AS OF THE PREVIOUSLY SUBMITTED SITE MAP AND LEGAL DESCRIPTION, THE PERMITTEE SHALL RECORD A CONSERVATION EASEMENT ON THE REAL PROPERTY DESIGNATED AS MITIGATION AREAS #1 & #2 ON EXHIBIT 9. THE CONSERVATION EASEMENT SHALL BE GRANTED TO THE DISTRICT AND SHALL CONTAIN THE ACTIVITY RESTRICTIONS SET FORTH IN SECTION 704.06(1), F.S. THE CONSERVATION EASEMENT SHALL BE IN SUBSTANTIAL CONFORMANCE WITH THE DRAFT CONSERVATION EASEMENT ATTACHED AS EXHIBIT 24. ANY AMENDMENTS TO THE CONSERVATION EASEMENT MUST BE APPROVED BY THE DISTRICT.

21. OPERATION AND MAINTENANCE OF THE PRIMARY SURFACE WATER MANAGEMENT SYSTEM SHALL BE THE RESPONSIBILITY OF SOUTH BROWARD DRAINAGE DISTRICT. OPERATION AND MAINTENANCE OF THE WETLAND PRESERVATION/MITIGATION AREAS, UPLAND BUFFER ZONES, AND/OR UPLAND PRESERVATION AREAS SHALL BE THE RESPONSIBILITY OF STONERIDGE LAKE ESTATES HOMEOWNER'S ASSOCIATION, INC. THE PERMITTEE SHALL SUBMIT A COPY OF THE RECORDED DEED RESTRICTIONS (OR DECLARATION OF CONDOMINIUM, IF APPLICABLE), A COPY OF THE FILED ARTICLES OF INCORPORATION, AND A COPY OF THE CERTIFICATE OF INCORPORATION FOR THE HOMEOWNER'S ASSOCIATION CONCURRENT WITH THE ENGINEERING CERTIFICATION OF CONSTRUCTION COMPLETION.

22. WITHIN 90 DAYS OF PERMIT ISSUANCE, THE PERMITTEE SHALL SUBMIT TO THE DISTRICT AN EXECUTED AND RECORDED COPY OF OWNERSHIP DOCUMENTATION EVIDENCING ENGLE HOMES AS THE OWNER OF RECORD.

23. THE PROPERTY WHICH IS THE SUBJECT OF THIS PERMIT IS LOCATED IN AN AREA WHICH MAY BE INCLUDED IN A PROPOSED EVERGLADES REGULATORY PROGRAM IN THE FUTURE PURSUANT TO SECTION 373.4592, FLORIDA STATUTES (EVERGLADES FOREVER ACT). THIS SPECIAL CONDITION IS INTENDED TO NOTIFY THE PERMITTEE THAT THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL OR NEW PERMITTING AND/OR WATER QUALITY REQUIREMENTS UPON ADOPTION OR AMENDMENT OF AN EVERGLADES REGULATORY PROGRAM TO INCLUDE ADDITIONAL CONTRIBUTING SURFACE WATER BASINS.

KERRY D. SAFIER

ATTORNEY AT LAW
GENERAL COUNSEL TO ENGLE HOMES, INC.
SUITE 300
123 N.W. 13TH STREET
BOCA RATON, FLORIDA 33432

Telephone (561) 391-4012

FAX TRANSMITTAL SHEET

TO: HEIDI M. SCHLOSS FAX 561-682-6896 PHONE 561-682-6957
SOUTH FLORIDA WATER MANAGEMENT DISTRICT

DATE: SEPTEMBER 23, 1998

FILE REFERENCE: STONERIDGE LAKE ESTATES

NUMBER OF PAGES: 2 INCLUDING THIS PAGE

MEMO

SENDER: DONNA M. SORDILLO
SENDER FAX #: (561) 391-9849

THE INFORMATION CONTAINED IN THIS FACSIMILE MESSAGE IS ATTORNEY PRIVILEGED AND CONFIDENTIAL INFORMATION INTENDED ONLY FOR THE USE OF THE INDIVIDUAL OR ENTITY NAMED ABOVE. IF THE READER OF THIS MESSAGE IS NOT THE INTENDED RECIPIENT, YOU ARE HEREBY NOTIFIED THAT ANY DISSEMINATION, DISTRIBUTION OR COPY OF THIS COMMUNICATION IS STRICTLY PROHIBITED. IF YOU HAVE RECEIVED THIS COMMUNICATION IN ERROR, PLEASE IMMEDIATELY NOTIFY US BY TELEPHONE AND RETURN THE ORIGINAL MESSAGE TO US AT THE ABOVE ADDRESS VIA THE U.S. POSTAL SERVICE. THANK YOU.

IF YOU HAVE PROBLEMS IN RECEIVING THIS FAX, PLEASE CALL 561-391-4012 (Ext.117). PLEASE NOTE: FACSIMILES WILL FADE. PLEASE XEROX.

ENGLE
HOMES
123 N.W. 13th Street, Suite 300 • Boca Raton, Florida 33432

Boca 561-391-4012
Broward 954-763-1551
Toll Free 1-800-624-3960
Fax 561-750-6945

September 23, 1998

VIA FACSIMILE AND REGULAR MAIL

Megan Deutsch
Gables Property Management, Inc.
3300 Corporate Avenue
Suite 110
Weston, Florida 33331

RE: REQUEST FOR PERMIT CONVERSION/TRANSFER TO OPERATION
CONSTRUCTION COMPLETION/CONSTRUCTION CERTIFICATION
SURFACE WATER MANAGEMENT PERMIT NO. 06-02008-S
APPLICATION NOS. 930023-5, 950622-3, AND 970827-9,
STONERIDGE LAKE ESTATES (FKA COQUINA MEADOWS), BROWARD COUNTY
AMENDMENT TO STONEBRIDGE LAKE ESTATES HOMEOWNER'S ASSOCIATION DOCUMENTS

Dear Megan:

Per our telephone conversation on September 21, 1998, please find enclosed the following documents.

1. A copy of a letter from Heidi Schloss to Engle Homes dated September 2, 1998.

2. A copy of my fax to Heidi Schloss on September 9, 1998.

3. A copy of my correspondence to Heidi Schloss dated September 18, 1998.

As you can see from the enclosed materials, and per our recent telephone conversation, the Water Management District is requiring various materials including an Amendment to the Declaration in order to approve the transfer of the above-referenced Surface Water Management Permit. By copy of this letter, I am transmitting these materials to Manny Diner, Esq. for his review as well.

Engle has also been in touch with Peter R. Gallo, P.E. at Keith and Schnars and has contracted with him regarding the preparation of the Engineer's Certification as required pursuant to the Water Management District's letter of September 2, 1998.

Please be back in touch with me and with Manuel Diner, Esq. in order to discuss alternatives with regard to the Amendment of the Declaration.

Thank you for your attention and cooperation.

Sincerely yours,

Kerry D. Salter
General Counsel

KDS:dms

cc: Harry Engelstein
John A. Kraynick
Lynne Gaudet
Manuel Diner, Esq. (fax only w/encl.)
Heidi Scloss (fax only w/o encl.)

ENGLE HOMES
123 N.W. 13th Street, Suite 300 • Boca Raton, Florida 33432

Boca 561-391-4012
Broward 954-763-1551
Toll Free 1-800-624-3960
Fax 561-750-6945

RECEIVED
SEP 21 1998
REGULATION DEPT. 4030

September 18, 1998

VIA FACSIMILE AND REGULAR MAIL

Heidi M. Schloss
South Florida Water Management District
Environmental Resource Compliance Division
Regulation Department
3301 Gun Club Road
West Palm Beach, Florida 33406

RE: REQUEST FOR PERMIT CONVERSION/TRANSFER TO OPERATION
CONSTRUCTION COMPLETION/CONSTRUCTION CERTIFICATION
SURFACE WATER MANAGEMENT PERMIT NO. 06-02008-S
APPLICATION NOS. 930023-5, 950622-3, AND 970827-9,
STONERIDGE LAKE ESTATES (FKA COQUINA MEADOWS), BROWARD COUNTY

Dear Ms. Schloss:

Per our recent telephone conversations, you advised that the material that I faxed to you on September 9, 1998, would not be sufficient by itself to allow for the transfer of the Surface Water Management Permit Number 06-02008-S from Engle to the Stoneridge Lake Estates Homeowner's Association. Therefore, we will be in touch with the necessary parties in order to obtain the documentation listed in your letter of September 2, 1998, to Engle Homes.

As you are aware, the Association was turned over to the homeowners as of April 29, 1997. I will be in touch with personnel at the Management Company and the Association in order to determine a course of action for obtaining an Amendment to the Declaration meeting the items listed in your September 2nd letter.

As soon as I have additional information concerning the foregoing matters I will supply same to you, either by telephone or in writing, and I will copy you with correspondence relating to the obtaining of documentation for transfer of the Permit.

Thank you for your attention and cooperation.

Sincerely yours,

Kerry D. Safier
General Counsel

KDS:dms

cc: Harry Engelstein
John A. Kraynick
Lynne Gaudet
Peter R. Gallo, P.E., Keith and Schnars, P.A. (fax only)

South Florida Water Management District
3301 Gun Club Road, West Palm Beach, Florida 33406 • (561) 686-8800 • FL WATS 1-800-432-2045
TDD (561) 697-2574

CON 24-06

September 2, 1998

Engle Homes
Suite 300
123 Northwest 13th Street
Boca Raton, FL 33432

Dear Sir or Madam:

Subject: **Request for Permit Conversion / Transfer to Operation**
Construction Completion/Construction Certification
Surface Water Management Permit No. 06-02008-S,
Application Nos. 930023-5, 950622-3, and 970827-9,
STONEBRIDGE LAKE ESTATES (fka Coquina Meadows), Broward County,

Staff has received a request for permit conversion from construction to operation phase and permit transfer from the developer to the operating entity.

Before the operation phase of a permit can become effective, the permittee is required by Rule 40E-4, **Florida Administrative Code** (40E-4.381 General or Limiting Conditions), and sections 373.117 and 373.419, **Florida Statutes**, to submit a Florida registered professional engineer's certification, declaring the surface water management system [permitted under the above listed application number(s)] to have been constructed in substantial conformance with the plans and specifications approved by the District. This will satisfy your permit's conditions regarding submittal of an engineer's certification for construction completion of the permitted drainage facilities.

Enclosed is a sample form for your use. This enclosure, or an equivalent, is to be completed, signed and sealed by a Florida registered professional engineer and returned to this office. Reference benchmarks and their locations should be identified so District staff can make periodic inspections.

Regarding the previously submitted HOA documents, I have examined them and offer the following comments: The **declaration of convenants**, in its current format, is not in compliance with the Districts criteria and therefore not acceptable. Specifically,

1. The use restrictions for the conservation / mitigation areas, as required by Special Condition No. 15 of the initial permit, are not included in the declaration. Please amend.

Governing Board:
Frank Williamson, Jr., Chairman
Eugene K. Pettis, Vice Chairman
Mitchell W. Berger
Vera M. Carter
William E. Graham
William Hammond
Richard A. Machek
Michael D. Minton
Miriam Singer
Samuel E. Poole III, Executive Director
Michael Slayton, Deputy Executive Director

Mailing Address: P.O. Box 24680, West Palm Beach, FL 33416-4680

2. Article VI, "Mitigation Monitoring" does not specify that monitoring reports shall be submitted to the District at the required intervals. Please amend.

3. Section XV.1 of the declaration states that "...portions of the Properties which have a boundary contiguous to any lake or other body of water,..." have additional restrictions governing the construction of boathouses, docks, wharfs or structures, etc. Please remove "or other body of water" from the entire article, as this could be interpreted to imply that conservation areas are not affected by the restrictions because they are not mentioned in the article. Please amend.

2. Section XV.2 should definitely be changed to "Lake Vegetation Control," which is the only drainage component in the project that is under South Broward Drainage District's jurisdiction. Please amend.

3. The obligatory amendment provisions are missing from the document and the term of the declaration should be 25 years, not 20 years. Please amend.

4. Lastly, the prevailing dissolution language is incomplete, as it deviates from the one required by the "Basis of Review." Please amend.

Please prepare an amendment to the declaration of covenants, which will address and include all provisions cited above. Enclosed is an excerpt from the "Basis of Review for Surface Water Management Applications," which outlines required content of association documents. This will assist you in bringing the declaration into compliance. It would be beneficial to submit a draft copy of the amendment for District staff's review and comments before recordation.

Once all the documentation is complete and recorded, it will also be necessary to furnish the enclosures listed on the permit conversion / transfer request form, such as a copy each of:

1. The ownership transfer or turnover documents, i.e., warranty deed, turnover meeting minutes, etc.

2. Recorded amendments, if any, to the declaration of covenants.

3. A copy of all recorded plats.

4. The original conservation easement dedicating the conservation areas to the South Florida Water Management District (submittal of a certified copy will also be sufficient).

Submittal of the recorded amendment and the above listed documents will satisfy the District's requirements for the HOA.

However, Special Condition No. 21 to the permit identifies South Broward Drainage District as the operating entity for the primary drainage facilities within Stonebridge Lake Estates. Therefore, enclosed is another request for permit conversion and transfer to operation for SBDD to complete. The two entities will become copermittees upon project finalization.

All submittals will then be reviewed during the District's permit conversion / transfer to operation process. Please be aware that the permit file must contain documentation that all applicable conditions to the permit have been satisfied.

Please submit the above or notify District staff within thirty (30) days of the date of this letter. Should you have any questions regarding the engineer's certification, please contact Mr. Ken Mudd at 561/682-6595. Questions regarding the documents and the permit conversion / transfer should be addressed to me at 561/682-6957.

Sincerely,

Heidi M. Schloss

Heidi M. Schloss
Specialist Engineering Associate
Environmental Resource Compliance Division
Regulation Department
South Florida Water Management District

HS/c
Enclosure(s)

c: Peter Gallo, P.E., Keith & Schnars, P.A., w/enclosure
CZR Incorporated, w/enclosure
South Broward Drainage District, w/enclosure
Stonebridge Lake Homeowners Association, Inc., w/enclosure
Broward County Engineer, w/o enclosure

c: H. Azizi
B. Brown
S. Martin - LEG
K. Mudd
Permit File – 06-02008-S
K. Todd

KERRY D. SAFIER

ATTORNEY AT LAW
GENERAL COUNSEL TO ENGLE HOMES, INC.
SUITE 300
123 N.W. 13TH STREET
BOCA RATON, FLORIDA 33432

Telephone (561) 391-4012

FAX TRANSMITTAL SHEET

TO: HEIDI M. SCHLOSS FAX 561-682-6896 PHONE 561-682-6957
SOUTH FLORIDA WATER MANAGEMENT DISTRICT

DATE: SEPTEMBER 9, 1998

FILE REFERENCE: STONERIDGE LAKE ESTATES

NUMBER OF PAGES: 4 INCLUDING THIS PAGE

MEMO

DEAR MS. SCHLOSS:

PURSUANT TO YOUR CORRESPONDENCE TO ENGLE HOMES DATED SEPTEMBER 2, 1998, AND PER OUR TELEPHONE CONVERSATION ON SEPTEMBER 8, 1998, PLEASE FIND TRANSMITTED HEREWITH A COPY OF THE QUIT-CLAIM DEED RECORDED IN O.R. BOOK 25856 PAGE 0117 IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND A COPY OF AN EXECUTED SFWMD TRANSFER FORM IN CONNECTION WITH THE ABOVE-REFERENCED TRANSACTION.

PLEASE CALL ME TO ADVISE THAT THESE DOCUMENTS ARE SUFFICIENT FOR YOUR OFFICE TO BE ABLE TO TRANSFER THE SURFACE WATER MANAGEMENT PERMIT TO THE HOMEOWNERS ASSOCIATION.

THANKS,
KERRY

SENDER: DONNA M. SORDILLO
SENDER FAX #: (561) 391-9849

THE INFORMATION CONTAINED IN THIS FACSIMILE MESSAGE IS ATTORNEY PRIVILEGED AND CONFIDENTIAL INFORMATION INTENDED ONLY FOR THE USE OF THE INDIVIDUAL OR ENTITY NAMED ABOVE. IF THE READER OF THIS MESSAGE IS NOT THE INTENDED RECIPIENT, YOU ARE HEREBY NOTIFIED THAT ANY DISSEMINATION, DISTRIBUTION OR COPY OF THIS COMMUNICATION IS STRICTLY PROHIBITED. IF YOU HAVE RECEIVED THIS COMMUNICATION IN ERROR, PLEASE IMMEDIATELY NOTIFY US BY TELEPHONE AND RETURN THE ORIGINAL MESSAGE TO US AT THE ABOVE ADDRESS VIA THE U.S. POSTAL SERVICE. THANK YOU.

IF YOU HAVE PROBLEMS IN RECEIVING THIS FAX, PLEASE CALL 561-391-4012 (Ext.117). PLEASE NOTE: FACSIMILES WILL FADE. PLEASE XEROX.

CC: Harry Engelstein
Lynne Gaudet

South Florida Water Management District

Form #0920
08/95

REQUEST FOR CONVERSION OF ENVIRONMENTAL RESOURCE/SURFACE WATER MANAGEMENT PERMI FROM CONSTRUCTION PHASE TO OPERATION PHASE AND TRANSFER OF PERMIT TO THE OPERATING ENTITY (TO BE COMPLETED AND SUBMITTED BY THE OPERATING ENTITY)

SOUTH FLORIDA WATER MANAGEMENT DISTRICT
Field Engineering Division *Please see page 2 of 2

Date August 14, 1997

It is hereby requested that District Environmental Resource/Surface Water Management Permit No. 06-02008-S (under Application No(s). 970121-23), authorizing the construction and operation of a surface water management system for the below mentioned project, be converted from the construction phase to the operation phase and be transferred from the construction phase permittee to the operation phase operating entity.

PROJECT: Stoneridge Lake Estates

FROM: Name Engle Homes/Broward, Inc.
Address 123 N.W. 13 Street, Suite 300
City Boca Raton State FL Zip 33434

TO: Name Stoneridge Lake Estates Homeowners Association
Address 1280 S. W. 36th Avenue, #301
City Pompano Beach State FL Zip 33069

Enclosed is documentary evidence of satisfaction of permit conditions (other than long term monitoring) in accordance with Rule 40E-4.361, Florida Administrative Code (F.A.C.). Also enclosed is a copy of the documents required below, including the document transferring title to the operating entity for the common areas on which the surface water management system is located.

The surface water management facilities are hereby accepted for operation and maintenance in accordance with the engineer's certification and as outlined in the restrictive covenants and articles of incorporation for the operating entity.

The signatory, as representative for the operating entity, hereby agrees that the operating entity will be perpetually bound by all terms and conditions of the permit, including all compliance requirements. Authorization for any proposed modification to the project shall be applied for and obtained prior to conducting such modification.

SIGN HERE

Stoneridge Lake Estates
Homeowners Association
Operating Entity Name

Manuel Diner, Pres.
Authorized Signature

President 305/358-7880
Title and Telephone Number of Signatory

Manuel Diner
Printed Name of Signatory

Enclosure:
( ) Documentary evidence of satisfaction of permit conditions (other than long term monitoring)
( ) Copy of recorded transfer of title to surface water management system
(X) Copy of plat(s)

THIS INSTRUMENT PREPARED BY
AND TO BE RETURNED TO:
Kerry D. Sarler, Esq.
Engle Homes, Inc.
123 N.W. 13th Street
Suite 300
Boca Raton, Florida 33432

Tax Folio No.: 1[illegible]
Owners TIN #: [illegible]

97-002378 TN001
01-02-97 03:03PM
$ 0.70
DOCU. STAMPS-DEED
RECVD. BROWARD CNTY
D. JACK OSTERHOLT
COUNTY ADMIN.

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED, Executed this 9th day of December, 1996, by ENGLE HOMES/BROWARD, INC., a corporation existing under the laws of the State of Florida, and having its principal place of business at 123 N.W. 13th Street, Suite 300, Boca Raton, Florida 33432, first party, to STONEBRIDGE LAKE ESTATES HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, whose post office address is 123 N.W. 13th Street, Suite 300, Boca Raton, Florida 33432, second party:

(Whenever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH: That the said first party, for and in consideration of the sum of $10.00, in hand paid by the second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Broward, State of Florida, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever; HOWEVER, reserving unto the first party, its successors and assigns, an easement for access to and on, over, under and through the subject property for the purposes of access and installation of irrigation systems, landscaping, fencing, lighting and other equipment.

IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
in the presence of:

(TYPE OR PRINT NAME) Kerry D. Sarler

(TYPE OR PRINT NAME) Alexis Ellington

ENGLE HOMES/BROWARD, INC.,
a Florida corporation

BY: _____
JOHN A. KRAYNICK, Vice President

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 9th day of December, 1996, by JOHN A. KRAYNICK, the Vice President of ENGLE HOMES/BROWARD, INC., a Florida corporation and he is personally known to me.

NOTARY PUBLIC
TYPE OR PRINT NAME: Alexis Ellington
MY COMMISSION EXPIRES: 03-07-96
COMMISSION NO.: CC263102

(Express or Affix Seal)

OFFICIAL NOTARY SEAL
ALEXIS ELLINGTON
COMMISSION NUMBER
CC263102
MY COMMISSION EXP.
MAR. 7,1997

BK25856PG0117

2

SEP-09-1998 10:27 ENGLE HOMES P.03

EXHIBIT 'A'

"Parcel 'A' (Private Roads), Parcel 'D' (Conservation/Mitigation Area), Parcel 'E' (Recreation Parcel) and Parcel 'F' (Conservation/Mitigation Area), as shown on the Stoneridge Lake Estates Plat as recorded in Plat Book 157, Page 49 of the Public Records of Broward County, Florida."

and

"Tract 50, less the West 75 feet thereof, of the subdivision of Section 5, Township 51 South, Range 40 East, according to The Florida Fruit Lands Company's Subdivision No. 1, recorded in Plat Book 2, Page 17, of the Public Records of Dade County, Florida, said lands lying, being and situate in Broward County, Florida."

and

"A portion of the 80.00 foot right of way centered on the East-West Quarter Section line of Section 6, Township 51 South, Range 40 East, as shown on "FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1" recorded in Plat Book 2, Page 17 of the Public Records of Dade County, Florida, said portion being bounded on the East by a Southerly prolongation of the 74.90 foot segment of the Easterly boundary of Lot 83 and on the West by a Southerly prolongation of the West boundary of Lot 86, said lots being parts of the Plat of "ESTATES OF STIRLING LAKE" as recorded in Plat Book 142, Page 6 of the Public Records of Broward County, Florida."

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

BK25856P0119

ENGLE
HOMES, INC.

123 N. W. 13th Street, Suite 300, Boca Raton, FL 33434
Boca 561-391-4012
West Palm Beach 561-833-1894
Broward 954-763-1551
Toll Free 1-800-624-3960
Fax 561-750-6945

RECEIVED
AUG 18 1998
4060

LETTER OF TRANSMITTAL

DATE: 8/13/98

JOB NO.

ATTENTION:

RE:

TO: South Florida Water Management District
West Palm Beach

AUG 17
REAL ESTATE

WE ARE SENDING YOU: Attached Under separate cover via

Shop Drawings Prints Plans Samples Specifications

Copy of Letter Change Orders

COPIES	DATE	NUMBER	DESCRIPTION
1		1	Quit Claim Deed transferring mitigation areas to the Homeowners Association
1		2	SFWMD transfer form signed by the President of the Homeowners Association

cc: Mr. Manny Diner - President, Stoneridge Lake Estates Homeowners Assoc.

REMARKS: PLEASE PROCESS FOR STONERIDGE LAKE ESTATES

FROM: Kay MacLeod

Kay MacLeod for Russell C. Scott

SCANNED IMAGES PROPERTY OF: THE MICROFILM DEPOT/ADVANCED IMAGING SOLUTIONS INC.

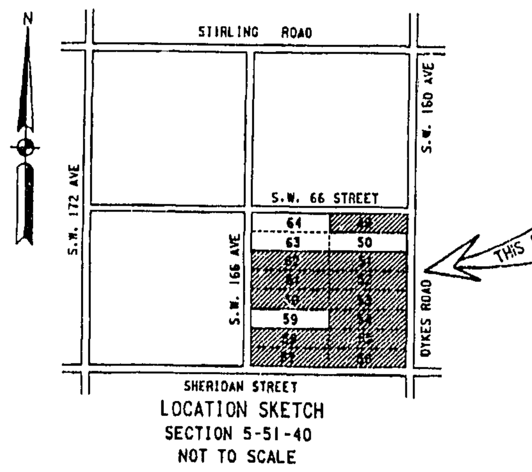
95-097682

OR Book 23209 PG 28
03-07-95 03:30 PM

STONERIDGE LAKE ESTATES PLAT

A REPLAT OF A PORTION OF TRACTS 49, 51 THROUGH 58 AND 60 THROUGH 62, "FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1" OF SECTION 5, TOWNSHIP 51 SOUTH, RANGE 40 EAST (P.B. 2, PG. 17, D.C.R.) BROWARD COUNTY, FLORIDA.

PREPARED BY:
KEITH AND SCHNARS, P.A.
ENGINEERS - PLANNERS - SURVEYORS
6500 NORTH ANDREWS AVENUE
FORT LAUDERDALE, FLORIDA 33309
(305) 776-1616
JANUARY 1993



LOCATION SKETCH
SECTION 5-51-40
NOT TO SCALE

DESCRIPTION

PARCEL 1

A PORTION OF TRACTS 51 THROUGH 57 AND ALL OF TRACTS 58 AND 60 THROUGH 62, "FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1" OF SECTION 5, TOWNSHIP 51 SOUTH, RANGE 40 EAST, BROWARD COUNTY, AS RECORDED IN PLAT BOOK 2 PAGE 17 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SAID SECTION 5; THENCE ALONG THE EAST LINE OF SAID SOUTHEAST ONE-QUARTER (SE 1/4) NORTH 01° 42' 28" WEST, 135.88 FEET; THENCE SOUTH 89° 40' 03" WEST, 72.02 FEET TO THE POINT OF BEGINNING ON THE NORTH RIGHT-OF-WAY LINE OF SHERIDAN STREET; THENCE ALONG SAID RIGHT-OF-WAY LINE, SOUTH 43° 58' 47" WEST, 50.09 FEET; THENCE CONTINUE ALONG SAID RIGHT OF WAY, BEING A LINE 100.00 FEET NORTH OF AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO, THE SOUTH LINE OF SAID SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 5, SOUTH 89° 40' 03" WEST, 2513.14 FEET TO A POINT ON THE WEST LINE OF SAID TRACT 57; THENCE ALONG SAID WEST LINE OF TRACT 57 AND THE WEST LINE OF TRACT 58, BEING A LINE 15.00 FEET EAST OF AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO, THE WEST LINE OF SAID SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 5, NORTH 01° 44' 53" WEST, 565.52 FEET TO THE SOUTHWEST CORNER OF TRACT 59 OF SAID "FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1" OF SECTION 5; THENCE ALONG THE SOUTH LINE OF SAID TRACT 59, NORTH 89° 40' 27" EAST, 1303.21 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 59; THENCE ALONG THE EAST LINE OF SAID TRACT 59, NORTH 01° 43' 41" WEST, 332.70 FEET TO THE NORTHEAST CORNER OF SAID TRACT 59; THENCE ALONG THE NORTH LINE OF SAID TRACT 59, SOUTH 89° 40' 39" WEST, 1303.32 FEET TO THE NORTHWEST CORNER OF SAID TRACT 59; THENCE ALONG THE WEST LINE OF TRACTS 60, 61 AND 62, BEING A LINE 15.00 FEET EAST OF AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO, THE WEST LINE OF SAID SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 5, NORTH 01° 44' 53" WEST, 998.32 FEET TO THE NORTHWEST CORNER OF SAID TRACT 62; THENCE ALONG THE NORTH LINE OF SAID TRACT 62 AND THE NORTH LINE OF TRACT 51, NORTH 89° 41' 14" EAST, 2565.35 FEET TO TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF DYKES ROAD (S.W. 160 TH AVENUE) THENCE ALONG SAID RIGHT-OF-WAY LINE, BEING A LINE 57.00 FEET WEST OF AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO, THE EAST LINE OF SAID SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 5, SOUTH 01° 42' 28" EAST, 1559.50 FEET; THENCE SOUTH 88° 17' 32" WEST, 15.00 FEET; THENCE SOUTH 01° 42' 28" EAST ALONG A LINE 72.00 FEET WEST OF AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO, THE EAST LINE OF SAID SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 5, A DISTANCE OF 299.99 FEET TO THE POINT OF BEGINNING; CONTAINING 101.5232 ACRES, MORE OR LESS.

PARCEL 2

A PORTION OF TRACT 49, "FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1" OF SECTION 5, TOWNSHIP 51 SOUTH, RANGE 40 EAST, BROWARD COUNTY, AS RECORDED IN PLAT BOOK 2, PAGE 17 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SAID SECTION 5; THENCE ALONG THE EAST LINE OF SAID SOUTHEAST ONE-QUARTER (SE 1/4), SOUTH 01° 42' 28" EAST, 15.00 FEET; THENCE SOUTH 89° 41' 37" WEST, 57.01 FEET TO THE POINT OF BEGINNING; THENCE ALONG A LINE 57.00 FEET WEST OF AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO, THE EAST LINE OF SAID SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 5, SOUTH 01° 42' 28" EAST, 317.62 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT 49; THENCE ALONG THE SOUTH LINE OF SAID TRACT 49, SOUTH 89° 41' 26" WEST, 1261.79 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 49; THENCE ALONG THE WEST LINE OF SAID TRACT 49, NORTH 01° 43' 41" WEST, 317.69 FEET TO THE NORTHWEST CORNER OF SAID TRACT 49; THENCE ALONG THE NORTH LINE OF SAID TRACT 49, NORTH 89°41' 37" EAST, 1261.90 FEET TO THE POINT OF BEGINNING; CONTAINING 9.1990 ACRES MORE OR LESS.

THE ABOVE LANDS LYING IN BROWARD COUNTY, FLORIDA, AND CONTAINING A TOTAL OF 110.7222 ACRES, MORE OR LESS.

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF Broward } SS

KNOW ALL MEN BY THESE PRESENTS THAT NATIONSBANK OF FLORIDA, N.A.

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 21718, PAGE 389 OF THE PUBLIC RECORDS OF BROWARD COUNTY, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON. IN WITNESS WHEREOF, NATIONSBANK OF FLORIDA, N.A. HAS CAUSED THESE PRESENTS TO BE SIGNED IN ITS NAME THIS 22 DAY OF JUNE 1994 A.D.

WITNESS:
NAME: DAVID ALBRIGHT

BY: W. GLENN RYALS
SR. VICE PRESIDENT

WITNESS:
NAME: DORIS CORCORAN

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF Broward } SS

BEFORE ME PERSONALLY APPEARED W. GLENN RYALS, SENIOR VICE PRESIDENT

TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF NATIONSBANK OF FLORIDA, N.A. AND HE ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT AS SUCH OFFICER AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID OFFICER.
WITNESS MY HAND AND SEAL THIS 22 DAY OF JUNE 1994 A.D. AND HE IS PERSONALLY KNOWN TO ME AND DID NOT TAKE AN OATH.

DORIS CORCORAN
MY COMMISSION # CC 066
EXPIRES: December 6, 1994

MY COMMISSION EXPIRES

NOTARY PUBLIC, STATE OF FLORIDA

DEDICATION

STATE OF FLORIDA
COUNTY OF BROWARD SS

KNOW ALL MEN BY THESE PRESENTS THAT ENGLE HOMES/BROWARD, INC., A FLORIDA CORPORATION

OWNER OF THE LANDS DESCRIBED HEREON AS BEING INCLUDED WITHIN THIS PLAT, HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED IN THE MANNER SHOWN HEREON, SAID PLAT TO BE KNOWN AS STONERIDGE LAKE ESTATES PLAT, A REPLAT.
RIGHTS-OF-WAY SHOWN HEREON ARE DEDICATED TO THE PUBLIC FOR PROPER PURPOSES, UNLESS OTHER WISE NOTED.
PARCEL "A", THE PRIVATE ROAD, IS HEREBY DEDICATED TO THE HOMEOWNERS ASSOCIATION ITS SUCCESSORS AND ASSIGNS, FOR ACCESS PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
PARCELS "B-1", "B-2" AND "B-3" ARE HEREBY DEDICATED IN FEE SIMPLE TO THE SOUTH BROWARD DRAINAGE DISTRICT FOR CANAL RIGHT-OF-WAY PURPOSES, AND TO THE PUBLIC FOR PUBLIC ROAD STORM WATER DRAINAGE, STORAGE, AND FLOWAGE FROM SHERIDAN STREET AND DYKES ROAD ADJACENT TO THIS PLAT.
PARCELS "C-1" AND "C-2" ARE HEREBY DEDICATED IN FEE SIMPLE TO THE SOUTH BROWARD DRAINAGE DISTRICT FOR LAKE PURPOSES INCLUDING STORAGE AND FLOWAGE OF STORMWATER.
LAKE MAINTENANCE AND LAKE MAINTENANCE ACCESS EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE SOUTH BROWARD DRAINAGE DISTRICT FOR MAINTENANCE AND ACCESS PURPOSES.
PARCELS D, E, AND F AND WALL, FENCE AND LANDSCAPING EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE HOMEOWNERS ASSOCIATION. AN ACCESS EASEMENT IS HEREBY GRANTED TO THE SOUTH BROWARD DRAINAGE DISTRICT OVER PARCEL A (PRIVATE ROAD).
THE CONSERVATION/MITIGATION AREAS ARE HEREBY DEDICATED TO THE HOMEOWNERS ASSOCIATION, AND THEY SHALL BE THE PERPETUAL RESPONSIBILITY OF THE ASSOCIATION AND MAY IN NO WAY BE ALTERED FROM THEIR NATURAL STATE. ACTIVITIES PROHIBITED WITHIN THE CONSERVATION AREAS INCLUDE, BUT ARE NOT LIMITED TO, CONSTRUCTION OR PLACING OF BUILDINGS ON OR ABOVE THE GROUND; DUMPING OR PLACING SOIL OR OTHER SUBSTANCES SUCH AS TRASH; REMOVAL OR DESTRUCTION OF TREES, SHRUBS, OR OTHER VEGETATION - WITH THE EXCEPTION OF EXOTIC/NUISANCE VEGETATION REMOVAL; ANY OTHER ACTIVITIES DETRIMENTAL TO DRAINAGE; FLOOD CONTROL, WATER CONSERVATION, EROSION CONTROL, OR FISH AND WILDLIFE HABITAT CONSERVATION OR PRESERVATION; NO HERBICIDAL TREATMENT OR TRESPASSING BY UNAUTHORIZED PERSONNEL.

DRAINAGE AND UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE PUBLIC FOR PROPER PURPOSES WITH THE EXCEPTION OF THE 30 FEET DRAINAGE EASEMENT CONNECTING PARCELS "C-1" AND "C-2" (LAKES) AND THE PARCEL "B-2" (CANAL) SHOULD BE DEDICATED EXCLUSIVELY TO THE SOUTH BROWARD DRAINAGE DISTRICT.

IN WITNESS WHEREOF ENGLE HOMES/BROWARD, INC., HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 24th DAY OF SEPTEMBER, 1993.

ENGLE HOMES/BROWARD, INC.

WITNESS
PRINT NAME: GEEKE LOEFING

BY: RONALD E. CORBITT, JR., VICE PRESIDENT

WITNESS
PRINT NAME: JEFFREY SCHNARS

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF BROWARD } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 24th DAY OF SEPTEMBER, 1993, BY RONALD E. CORBITT, JR., VICE PRESIDENT OF ENGLE HOMES/BROWARD, INC., WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED AS SUCH OFFICER FOR THE PURPOSES THEREIN DESCRIBED.
HE IS PERSONALLY KNOWN TO ME ~~OR HAS PRODUCED~~ n/a AS IDENTIFICATION AND ~~DID~~ (DID NOT) TAKE AN OATH.

WITNESS MY HAND AND SEAL THIS 24th DAY OF SEPTEMBER, 1993.

MY COMMISSION EXPIRES: 8-27-95

Maria C. Garcia
NOTARY PUBLIC

SOUTH BROWARD DRAINAGE DISTRICT

PRIOR TO DEVELOPMENT OF THIS PROPERTY, OWNER SHALL CONTACT THE SOUTH BROWARD DRAINAGE DISTRICT FOR DETERMINATION OF ADDITIONAL DRAINAGE/FLOWAGE/LAKE/CANAL EASEMENTS AND/OR OTHER DEDICATIONS WHICH MAY BE REQUIRED BY THE SOUTH BROWARD DRAINAGE DISTRICT FOR DRAINAGE PURPOSES.

THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD.

BY: DISTRICT DIRECTOR
DATE: 02-16-95

BY: Robert D. Townsend
SUPERVISOR
DATE: 9-22-93

LEGEND

B.C.R.	BROWARD COUNTY RECORDS	L.M.A.E.	LAKE MAINTENACE ACCESS EASEMENT
B.M.	BENCH MARK	P.B.	PLAT BOOK
℄	CENTERLINE	PG.	PAGE
D.C.R.	DADE COUNTY RECORDS	P.L.S.	PROFESSIONAL LAND SURVEYOR
D.E.	DRAINAGE EASEMENT	P.O.B.	POINT OF BEGINNING
ELEV.	ELEVATION	P.O.C.	POINT OF COMMENCEMENT
F.P.L.	FLORIDA POWER & LIGHT	P.R.M.	PERMANENT REFERENCE MONUMENT
FND.	FOUND	RGE.	RANGE
K&S	KEITH AND SCHNARS	R/W	RIGHT-OF-WAY
O.R.B.	OFFICIAL RECORD BOOK	SEC.	SECTION
L.M.E.	LAKE MAINTENANCE EASEMENT	SQ. FT.	SQUARE FEET
		TWP.	TOWNSHIP
		U.E.	UTILITY EASEMENT
		W/F.L.U.E.	WALL/FENCE, LANDSCAPING AND UTILITY EASEMENT

RESTRICTIONS

THIS PLAT IS RESTRICTED TO 230 DETACHED SINGLE FAMILY UNITS. PARCEL F IS RESTRICTED TO NO DEVELOPMENT.
THIS NOTE IS REQUIRED BY CHAPTER 5, ARTICLE IX, BROWARD COUNTY CODE OF ORDINANCES, AND MAY BE AMENDED BY APPROVAL OF THE BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS.

THE NOTATION AND ANY AMENDMENTS THERETO ARE SOLELY INDICATING THE APPROVED DEVELOPMENT LEVEL FOR PROPERTY LOCATED WITHIN THE PLAT AND DO NOT OPERATE AS A RESTRICTION IN FAVOR OF ANY PROPERTY OWNER INCLUDING AN OWNER OR OWNERS OF PROPERTY WITHIN THIS PLAT WHO TOOK TITLE TO THE PROPERTY WITH REFERENCE TO THIS PLAT.

NOTICE

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

SURVEYOR'S CERTIFICATE

WE HEREBY CERTIFY THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS RECENTLY SURVEYED, SUBDIVIDED AND PLATTED UNDER OUR RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA SHOWN CONFORMS TO THE APPLICABLE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND WITH THE APPLICABLE SECTIONS OF CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE. THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) WERE SET IN ACCORDANCE WITH SECTION 177.091 OF SAID CHAPTER 177. THE BENCHMARKS SHOWN ARE REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.) OF 1929 IN CONFORMITY WITH STANDARDS ADOPTED BY THE NATIONAL OCEAN SURVEY FOR THIRD ORDER CONTROL STANDARDS. PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT IS RECORDED OR PRIOR TO THE EXPIRATION OF THE BOND OR OTHER SURETY INSURING CONSTRUCTION OF THE REQUIRED SUBDIVISION IMPROVEMENTS.

DATE: 11/10/93

KEITH & SCHNARS, P.A.

BY: JON P. WEBER
PROFESSIONAL LAND SURVEYOR #4323
STATE OF FLORIDA
(FOR THE FIRM)

SEALS: ENGLE HOMES/BROWARD — NOTARY DEDICATION — SURVEYOR — COUNTY SURVEYOR — COUNTY ENGINEER

BROWARD COUNTY DEPARTMENT OF STRATEGIC PLANNING AND GROWTH MANAGEMENT

THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD.

BY: DIRECTOR
DATE: February 2, 1995

BROWARD COUNTY ENGINEERING DIVISION

THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD.

BY: HENRY P. COOK
FLORIDA P.E., REG. NO. 12506
DIRECTOR OF ENGINEERING
DATE: 2-21-95

BY: EMILIO V. LLUFRIO
FLORIDA P.L.S., REG. NO. 4429
COUNTY SURVEYOR
DATE: 1-31-95

BROWARD COUNTY PLANNING COUNCIL

THIS IS TO CERTIFY THAT THE BROWARD COUNTY PLANNING COUNCIL APPROVED THIS PLAT SUBJECT TO ITS COMPLIANCE WITH DEDICATION OF RIGHTS OF WAY THIS 22nd DAY OF APRIL A.D., 1993.

BY: CHAIRPERSON
DATE: 10-29-93

THIS PLAT COMPLIES WITH THE APPROVAL OF THE BROWARD COUNTY PLANNING COUNCIL OF THE ABOVE DATE AND IS HEREBY APPROVED AND ACCEPTED FOR RECORD THIS 31 DAY OF January, A.D., 1995

BY: ADMINISTRATOR OR DESIGNEE
DATE: 1/31/95

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT, COUNTY RECORDS DIVISION-MINUTES SECTION

THIS IS TO CERTIFY THAT THIS PLAT COMPLIES WITH THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES, AND WAS ACCEPTED FOR RECORD BY THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA, THIS 19th DAY OF October A.D., 1993.

ATTEST: B. JACK OSTERHOLT
COUNTY ADMINISTRATOR

BY: Phyllis Neuberg
DEPUTY

BY: Suzanne N. Gunzburger
CHAIR - COUNTY COMMISSION

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT, COUNTY RECORDS DIVISION-RECORDING SECTION

THIS INSTRUMENT WAS FILED FOR RECORD THIS 7th DAY OF MARCH A.D., 1995, AND RECORDED IN PLAT BOOK 157, PAGE 49, RECORD VERIFIED.

ATTEST: B. JACK OSTERHOLT
COUNTY ADMINISTRATOR

BY: DEPUTY

COUNTY COMMISSION CREATED OCT. 1ST 1915 BROWARD COUNTY FLORIDA

RECEIVED
APR 24 2002
ENV RES REGULATION

COQUINA MEADOWS	CHECKED BY	DATE
PRELIMINARY CHECK	J.P.W.	
ENGINEERING DEPT.		
FIELD BNDRY SURVEY		
CALCULATIONS	LOSSING	1/93
PRM'S SET		11/10/93
PLANNING DEPT.	GARCIA	
FINAL CHECK		
P13730:3730UPL1.DGN		

005-UP-93

SCANNED IMAGES PROPERTY OF: THE MICROFILM DEPOT/ADVANCED IMAGING SOLUTIONS INC.

STONERIDGE LAKE ESTATES PLAT

A REPLAT OF A PORTION OF TRACTS 49, 51 THROUGH 58 AND 60 THROUGH 62, "FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1" OF SECTION 5, TOWNSHIP 51 SOUTH, RANGE 40 EAST (P.B. 2, PG. 17, D.C.R.)
BROWARD COUNTY, FLORIDA.

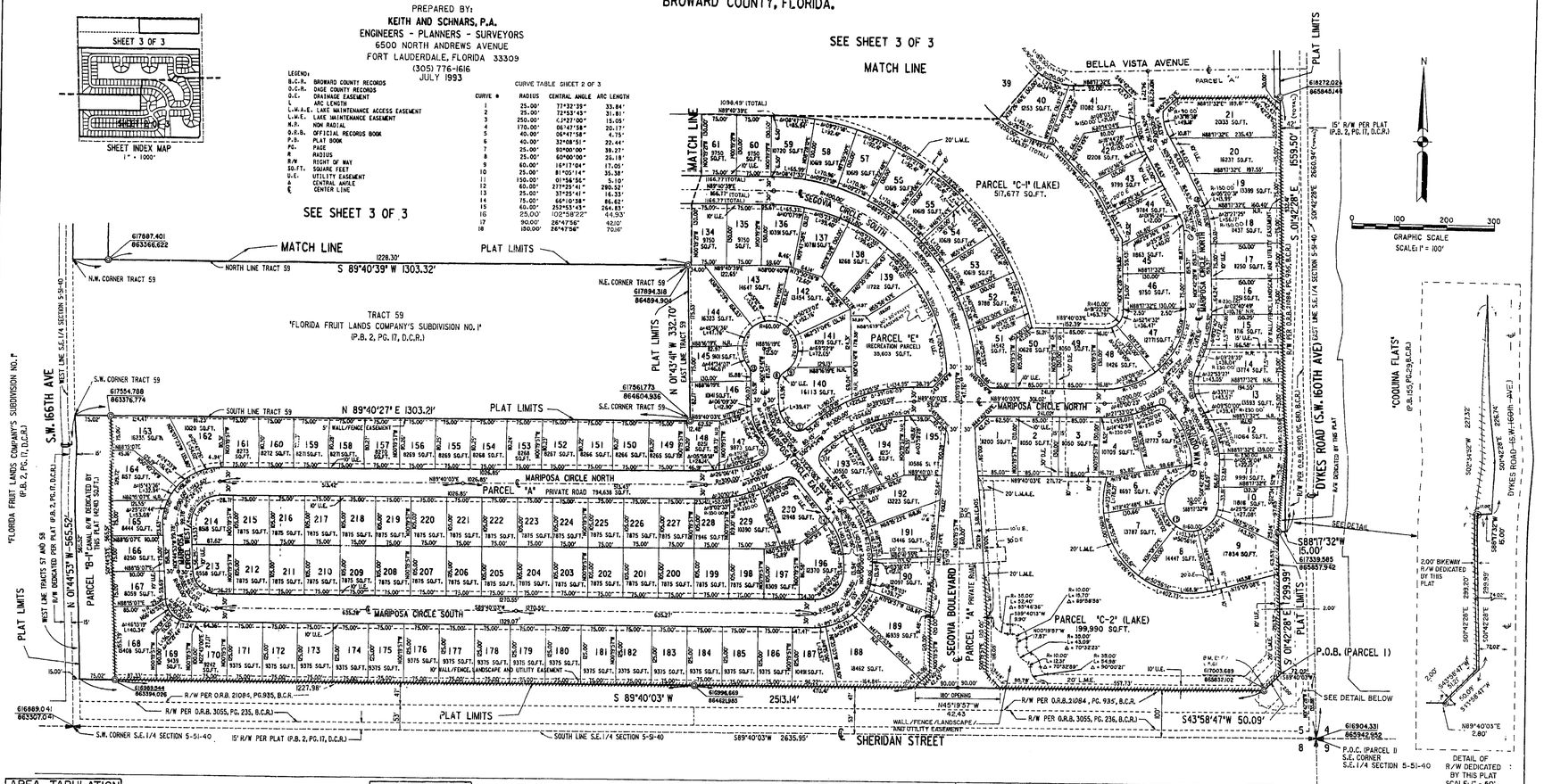
PREPARED BY:
KEITH AND SCHNARS, P.A.
ENGINEERS - PLANNERS - SURVEYORS
6500 NORTH ANDREWS AVENUE
FORT LAUDERDALE, FLORIDA 33309
(305) 776-1616
JULY 1993

LEGEND:

B.C.R.	BROWARD COUNTY RECORDS
D.C.R.	DADE COUNTY RECORDS
D.E.	DRAINAGE EASEMENT
L	ARC LENGTH
L.M.A.E.	LAKE MAINTENANCE ACCESS EASEMENT
L.M.E.	LAKE MAINTENANCE EASEMENT
N.R.	NON RADIAL
O.R.B.	OFFICIAL RECORDS BOOK
P.B.	PLAT BOOK
PG.	PAGE
R	RADIUS
R/W	RIGHT OF WAY
SQ.FT.	SQUARE FEET
U.E.	UTILITY EASEMENT
Δ	CENTRAL ANGLE
℄	CENTER LINE

CURVE TABLE SHEET 2 OF 3

CURVE #	RADIUS	CENTRAL ANGLE	ARC LENGTH
1	25.00'	77°32'39"	33.84'
2	25.00'	72°53'43"	31.81'
3	250.00'	6°27'00"	15.05'
4	170.00'	06°47'58"	20.17'
5	40.00'	06°47'58"	4.75'
6	40.00'	32°08'51"	22.44'
7	25.00'	90°00'00"	39.27'
8	25.00'	60°00'00"	26.18'
9	60.00'	16°13'04"	17.05'
10	25.00'	81°05'14"	35.36'
11	150.00'	01°36'56"	5.10'
12	60.00'	277°25'41"	290.52'
13	25.00'	37°25'41"	16.33'
14	75.00'	66°10'38"	86.62'
15	60.00'	252°53'43"	264.83'
16	25.00'	102°59'22"	44.93'
17	90.00'	26°47'56"	42.00'
18	150.00'	26°47'56"	70.16'



AREA TABULATION

LOTS 1 - 230	2,444,969 SQUARE FEET	56.1288 ACRES	
OPEN SPACE (PARCELS D, E & F)	631,650 SQUARE FEET	14.5006 ACRES	
R/W (PRIVATE) (PARCEL A)	794,638 SQUARE FEET	18.2424 ACRES	
R/W (PUBLIC)	15,907 SQUARE FEET	0.3652 ACRES	
CANAL R/W (PARCELS B, B2 & B3)	218,230 SQUARE FEET	5.0099 ACRES	
LAKES (PARCELS G & C2)	717,667 SQUARE FEET	16.4753 ACRES	
TOTAL	4,823,061 SQUARE FEET	110.7222 ACRES	

SURVEY NOTES:

1. ⊕ INDICATES SET PERMANENT REFERENCE MONUMENT.
2. SURVEY DATA IN FIELD BOOKS 759 AND 773.
3. THE STATE PLANE COORDINATES AND BEARINGS SHOWN ON THIS PLAT WERE BASED ON THE NORTH AMERICAN DATUM OF 1927 COORDINATE VALUES SHOWN ON THE CRAVEN THOMPSON RESURVEY, AS RECORDED IN PLAT BOOK 6, PAGE 4, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; AND AS TRANSFORMED TO THE NORTH AMERICAN DATUM OF 1983, WITH THE 1990 ADJUSTMENT. NORTH 89°40'03" EAST ALONG THE SOUTH LINE OF SECTION 5, TOWNSHIP 51 SOUTH, RANGE 40 EAST.
4. BENCHMARK ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 AND WERE ESTABLISHED FROM BENCHMARKS SUPPLIED BY: BROWARD COUNTY ENGINEERING DEPT., BENCHMARK # 2322, BRASS DISK IN CONCRETE AT S.W. CORNER OF SECTION 4-50-41, ELEVATION 6.903.
5. //////// INDICATES NON-VEHICULAR ACCESS LINE.
6. ○ INDICATES PERMANENT CONTROL POINT TO BE SET.

SURVEY NOTES: CONTINUE

7. ANY UTILIZATION OF THE 10 FEET UTILITY EASEMENT WITHIN PARCEL "C-2" WILL REQUIRE APPROVAL OF THE SOUTH BROWARD DRAINAGE DISTRICT.

WESTFORK I PLAT
(P.B.150, PG.43, B.C.R.)

RESTRICTIONS

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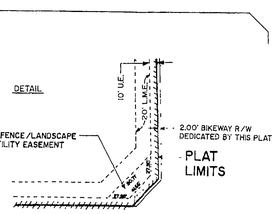

RECEIVED
APR 24 2002
ENV RES REGULATION

NOTICE

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SCANNED IMAGES PROPERTY OF: THE MICROFILM DEPOT/ADVANCED IMAGING SOLUTIONS INC.

STONERIDGE LAKE ESTATES PLAT

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BROWARD COUNTY, FLORIDA.

PREPARED BY:
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ENGINEERS - PLANNERS - SURVEYORS
6500 NORTH ANDREWS AVENUE
FORT LAUDERDALE, FLORIDA 33309
(305) 776-1616
JANUARY 1993

SHEET INDEX MAP
1" = 1000'

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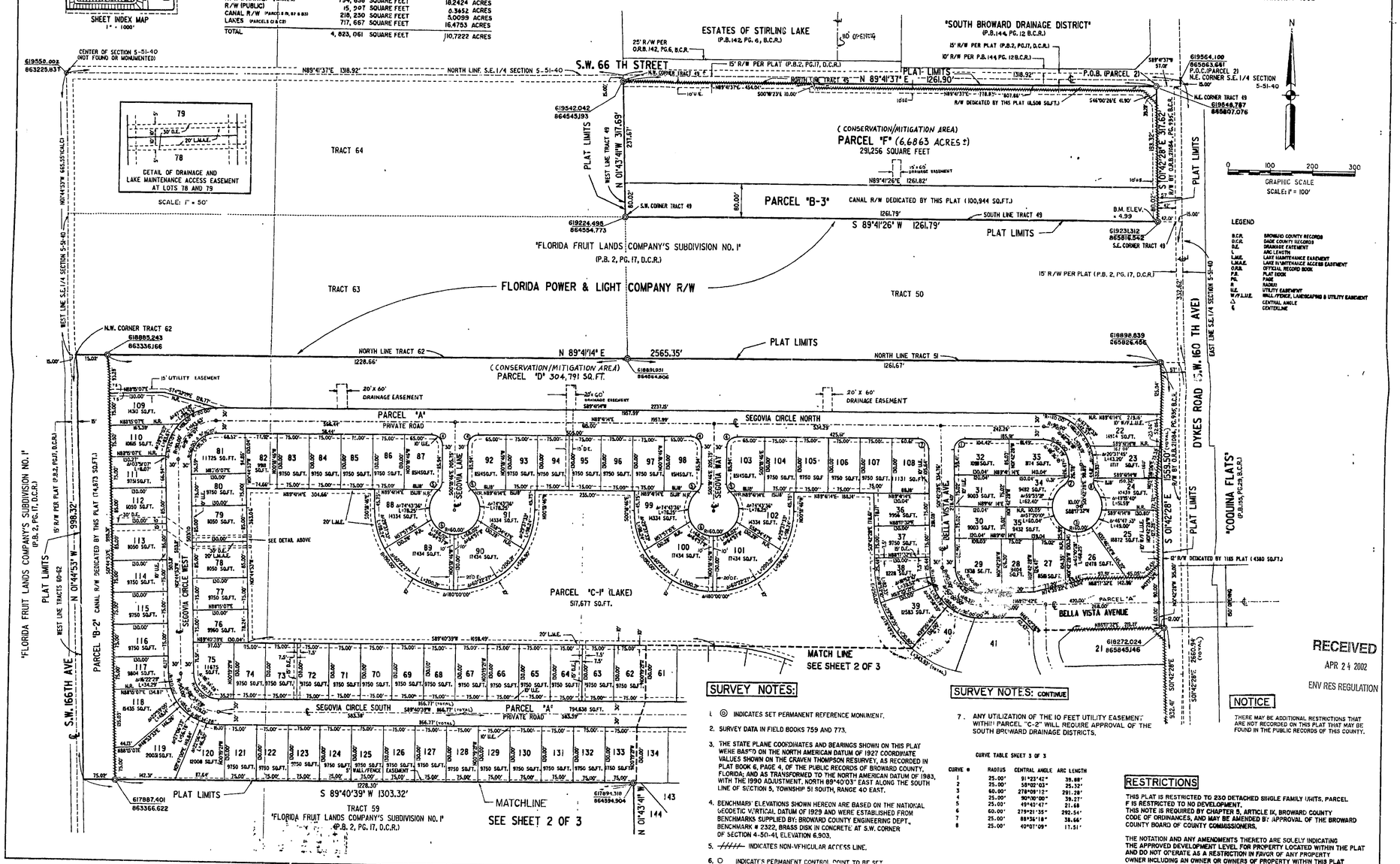

LEGEND

B.C.R.	BROWARD COUNTY RECORDS
D.C.R.	DADE COUNTY RECORDS
D.E.	DRAINAGE EASEMENT
L	ARC LENGTH
L.M.E.	LAKE MAINTENANCE EASEMENT
L.M.A.E.	LAKE MAINTENANCE ACCESS EASEMENT
O.R.B.	OFFICIAL RECORD BOOK
P.B.	PLAT BOOK
PG.	PAGE
R	RADIUS
U.E.	UTILITY EASEMENT
W/F.L.U.E.	WALL/FENCE, LANDSCAPING & UTILITY EASEMENT
Δ	CENTRAL ANGLE
℄	CENTERLINE

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SURVEY NOTES: CONTINUE

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CURVE TABLE SHEET 3 OF 3

CURVE #	RADIUS	CENTRAL ANGLE	ARC LENGTH
1	25.00'	91°23'42"	35.88'
2	25.00'	58°02'03"	25.32'
3	60.00'	278°08'12"	291.28'
4	25.00'	90°00'00"	39.27'
5	25.00'	49°40'47"	21.68
6	60.00'	279°21'35"	292.54'
7	25.00'	88°36'18"	38.66'
8	25.00'	40°07'09"	17.51'

RECEIVED
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ENV RES REGULATION

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005-UP-93