

TITLE CERTIFICATION

I, M. LANNING FOX, A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF MARCH 3, 2005:

- 1. RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE LIMITED LIABILITY COMPANY EXECUTING THE CERTIFICATE OF OWNERSHIP AND DEDICATION HEREON.
2. ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS: MORTGAGE DATED DECEMBER 29, 2003 AS RECORDED IN OFFICIAL RECORDS BOOK 1853, PAGE 2904, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
3. ALL TAXES THAT ARE DUE AND PAYABLE PURSUANT TO SECTION 197.192 FLORIDA STATUTES, HAVE BEEN PAID.
DATED THIS 3d DAY OF MARCH 2005.

M. LANNING FOX
FLORIDA BAR NO. 0197051
FOX, WACKEEN, DUNGEY, SEELEY, SWEET, BEARD & SOBEL, LLP
1100 SOUTH FEDERAL HIGHWAY STUART, FL 34994

CERTIFICATE OF OWNERSHIP AND DEDICATION

RENAR/THE FALLS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, BY AND THROUGH ITS UNDERSIGNED PRESIDENT, DOES HEREBY CERTIFY THAT RENAR/THE FALLS, LLC IS THE OWNER OF THE PROPERTY DESCRIBED ON THE PLAT OF THE FALLS OF JENSEN BEACH AND HEREBY DEDICATES AS FOLLOWS:

1. ROADS

THE ROADS AS SHOWN ON THIS PLAT OF THE FALLS OF JENSEN BEACH AND DESIGNATED AS PRIVATE ROADS, ARE HEREBY DECLARED TO BE THE PROPERTY OF THE FALLS OF JENSEN BEACH HOMEOWNERS' ASSOCIATION, INC. (HEREINAFTER "ASSOCIATION"), AND THE PRIVATE ROADS SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR ACCESS, DRAINAGE AND UTILITY PURPOSES (INCLUDING CATV), AND SHALL BE MAINTAINED, REPAIRED AND REPLACED BY THE ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR ANY PRIVATE ROADS DESIGNATED AS SUCH ON THIS PLAT.

2. UTILITY EASEMENTS

THE UTILITY EASEMENTS SHOWN ON THIS PLAT OF THE FALLS OF JENSEN BEACH MAY BE USED FOR UTILITY PURPOSES BY ANY UTILITY IN COMPLIANCE WITH SUCH ORDINANCES AND REGULATIONS AS MAY BE ADOPTED FROM TIME TO TIME BY THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA. SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC TELEPHONE, GAS, OR OTHER PUBLIC UTILITY, IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR ANY UTILITY EASEMENTS DESIGNATED AS SUCH ON THIS PLAT.

3. DRAINAGE EASEMENTS

THE PRIVATE DRAINAGE EASEMENTS SHOWN ON THIS PLAT OF THE FALLS OF JENSEN BEACH, AND DESIGNATED AS SUCH ON THE PLAT, ARE HEREBY DECLARED TO BE THE PROPERTY OF THE FALLS OF JENSEN BEACH HOMEOWNERS' ASSOCIATION, INC. (HEREINAFTER "ASSOCIATION"), AND SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR DRAINAGE PURPOSES, AND ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE MAINTAINED, REPAIRED, AND REPLACED BY THE ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR ANY PRIVATE DRAINAGE EASEMENTS DESIGNATED AS SUCH ON THIS PLAT.

4. LAKES

LAKES 1, 2, 3, 5 AND LAKE 4 MITIGATION AREA AS SHOWN ON THIS PLAT OF THE FALLS OF JENSEN BEACH ARE DEDICATED TO THE FALLS OF JENSEN BEACH HOMEOWNERS' ASSOCIATION, INC. (HEREINAFTER "ASSOCIATION"), AND SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR WATER MANAGEMENT PURPOSES, AND ALL LAKES SHALL BE MAINTAINED BY THE ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR ANY LAKES OR LAKE 4 MITIGATION AREA DESIGNATED AS SUCH ON THIS PLAT.

5. PRESERVATION AREAS

THE PRESERVATION AREAS, INCLUDING THE LAKE 4 MITIGATION AREA, SHOWN ON THIS PLAT OF THE FALLS OF JENSEN BEACH, ARE DEDICATED TO THE FALLS OF JENSEN BEACH HOMEOWNERS' ASSOCIATION, INC. (HEREINAFTER "ASSOCIATION") AND ARE FURTHER DECLARED TO BE PRIVATE PRESERVATION AREAS, WHICH SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR PRESERVATION PURPOSES AND SHALL BE MAINTAINED BY THE ASSOCIATION IN ACCORDANCE WITH THE PRESERVE AREA MANAGEMENT PLAN (PAMP) APPROVED BY MARTIN COUNTY. NO CONSTRUCTION IN, OR ALTERATION OR DESTRUCTION OF, THE UPLAND PRESERVATION AREAS SHALL OCCUR EXCEPT AS SPECIFIED WITHIN THE PAMP APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR ANY PRIVATE PRESERVATION AREAS OR LAKE 4 MITIGATION AREA DESIGNATED AS SUCH ON THIS PLAT.

A. THE PRESERVATION AREAS, SHOWN ON THIS PLAT OF THE FALLS OF JENSEN BEACH, ARE ALSO KNOWN AS CONSERVATION AREAS WHICH ARE HEREBY DEDICATED TO THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT (SFWMD). PORTIONS OF THIS PLAT PERTAINING TO THE CONSERVATION AREAS OR RESTRICTIONS SET FORTH BELOW PERTAINING TO THE CONSERVATION AREAS, SHALL NOT BE AMENDED, REVISED, RELINQUISHED OR REVOKED WITHOUT THE PRIOR WRITTEN CONSENT OF THE SFWMD.

B. IT IS THE PURPOSE OF THESE RESTRICTIONS TO RETAIN LAND OR WATER AREAS SET FORTH ON THE CONSERVATION AREAS IN THEIR NATURAL, VEGETATIVE, HYDROLOGIC, SCENIC, OPEN, AGRICULTURAL OR WOODED CONDITION AND TO RETAIN SUCH CONSERVATION AREAS AS SUITABLE HABITAT FOR FISH, PLANTS OR WILDLIFE. THOSE WETLAND AND/OR UPLAND AREAS INCLUDED IN THIS RESTRICTION WHICH ARE TO BE ENHANCED OR CREATED PURSUANT TO THE SFWMD PERMIT SHALL BE RETAINED AND MAINTAINED IN THE ENHANCED OR CREATED CONDITIONS REQUIRED BY THE SFWMD PERMIT. TO CARRY OUT THIS PURPOSE, THE FOLLOWING RIGHTS ARE CONVEYED TO THE SFWMD:

B-1) TO ENTER UPON THE PROPERTY DESCRIBED ON THIS PLAT TO ACCESS CONSERVATION AREAS AT REASONABLE TIMES WITH ANY NECESSARY EQUIPMENT OR VEHICLES TO ENFORCE THE RIGHTS HEREIN GRANTED IN A MANNER THAT WILL NOT UNREASONABLY INTERFERE WITH THE USE AND QUIET ENJOYMENT OF THE PROPERTY BY THE FALLS OF JENSEN BEACH HOMEOWNERS' ASSOCIATION, INC. AT THE AT TIME OF SUCH ENTRY; AND

B-2) TO ENJOIN ANY ACTIVITY ON OR USE OF THE CONSERVATION AREAS THAT IS INCONSISTENT WITH THESE RESTRICTIONS AND TO ENFORCE THE RESTORATION OF SUCH AREAS OR FEATURES OF THE CONSERVATION AREAS THAT MAY BE DAMAGED BY ANY INCONSISTENT ACTIVITY OR USE.

C. EXCEPT FOR RESTORATION, CREATION, ENHANCEMENT, MAINTENANCE AND MONITORING ACTIVITIES, OR SURFACE WATER MANAGEMENT IMPROVEMENTS, WHICH ARE PERMITTED OR REQUIRED BY THE SFWMD PERMIT, THE FOLLOWING ACTIVITIES ARE PROHIBITED IN OR ON THE CONSERVATION AREAS:

- C-1) CONSTRUCTION OR PLACING OF BUILDINGS, ROADS, SIGNS, BILLBOARDS OR OTHER ADVERTISING, UTILITIES, OR OTHER STRUCTURES ON OR ABOVE THE GROUND;
C-2) 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-3) REMOVAL OR DESTRUCTION OF TREES, SHRUBS, OR OTHER VEGETATION, EXCEPT FOR THE REMOVAL OF EXOTIC OR NUISANCE VEGETATION IN ACCORDANCE WITH A DISTRICT APPROVED MAINTENANCE PLAN;
C-4) EXCAVATION, DREDGING, OR REMOVAL OF LOAM, PEAT, GRAVEL, SOIL, ROCK, OR OTHER MATERIAL SUBSTANCE IN SUCH MANNER AS TO AFFECT THE SURFACE;

IT SHALL BE UNLAWFUL TO ALTER THE APPROVED SLOPES, CONTOURS, OR CROSS SECTIONS OR TO CHEMICALLY, MECHANICALLY, OR MANUALLY REMOVE, DAMAGE, OR DESTROY ANY PLANTS IN THE LITTORAL OR UPLAND TRANSITION ZONE BUFFER AREAS OF CONSTRUCTED LAKES EXCEPT UPON THE WRITTEN APPROVAL OF THE GROWTH MANAGEMENT DIRECTOR, AS APPLICABLE. IT IS THE RESPONSIBILITY OF THE OWNER OR PROPERTY OWNERS ASSOCIATION, ITS SUCCESSORS OR ASSIGNS TO MAINTAIN THE REQUIRED SURVIVORSHIP AND COVERAGE OF THE RECLAIMED UPLAND AND PLANTED LITTORAL AND UPLAND TRANSITION AREAS AND TO ENSURE ONGOING REMOVAL OF PROHIBITED AND INVASIVE NON-NATIVE PLANT SPECIES FROM THESE AREAS.

THE FALLS OF JENSEN BEACH

MARTIN COUNTY, FLORIDA

A PORTION OF SECTION 19, TOWNSHIP 37 SOUTH, RANGE 41 EAST AND BEING A REPLAT OF PORTIONS OF LOTS 43, 50, 51 AND 59, "BEAU RIVAGE EAST, PLAT No. 1", PLAT BOOK 3, PAGE 117, MARTIN COUNTY PUBLIC RECORDS. MARTIN COUNTY, FLORIDA

CERTIFICATE OF OWNERSHIP AND DEDICATION - CONTINUED

- C-5) SURFACE USE EXCEPT FOR PURPOSES THAT PERMIT THE LAND OR WATER AREA TO REMAIN IN ITS NATURAL CONDITION;
C-6) 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;
C-7) ACTS OR USES DETRIMENTAL TO SUCH AFOREMENTIONED RETENTION OF LAND OR WATER AREAS; AND
C-8) ACTS OR USES WHICH ARE DETRIMENTAL TO THE PRESERVATION OF ANY FEATURES OR ASPECTS OF THE CONSERVATION AREAS HAVING HISTORICAL OR ARCHAEOLOGICAL SIGNIFICANCE.

D. THE FALLS OF JENSEN BEACH HOMEOWNERS' ASSOCIATION, INC. RESERVES ALL RIGHTS AS OWNER OF THE PROPERTY, INCLUDING THE RIGHT TO ENGAGE IN USES OF THE PROPERTY THAT ARE NOT PROHIBITED HEREIN AND WHICH ARE NOT INCONSISTENT WITH ANY DISTRICT RULE, CRITERIA, PERMIT AND THE INTENT AND PURPOSES OF THESE RESTRICTIONS.

E. OFF ROAD VEHICLES, HEAVY EQUIPMENT OR OTHER VEHICLES SHALL BE PROHIBITED FROM ENTERING CONSERVATION AREAS WHICH THESE RESTRICTIONS COVER UNLESS THE SFWMD PERMITTEE HAS RECEIVED WRITTEN APPROVAL FROM THE SFWMD.

6. RECREATION AREA

THE RECREATION AREA DEPICTED AS TRACT R-1 ON THIS PLAT OF THE FALLS OF JENSEN BEACH IS DEDICATED TO THE FALLS OF JENSEN BEACH HOMEOWNERS' ASSOCIATION, INC. (HEREINAFTER "ASSOCIATION"), AND IS HEREBY DECLARED TO BE A PRIVATE RECREATION AREA WHICH SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR RECREATION PURPOSES AND SHALL BE MAINTAINED BY THE ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR ANY PRIVATE RECREATION AREA DESIGNATED AS SUCH ON THIS PLAT.

7. DRY DETENTION AREAS

THE DRY DETENTION AREAS DEPICTED AS D-D1, D-D2, AND D-D3 ON THIS PLAT OF THE FALLS OF JENSEN BEACH ARE DEDICATED TO THE FALLS OF JENSEN BEACH HOMEOWNERS' ASSOCIATION, INC. (HEREINAFTER "ASSOCIATION"), AND ARE HEREBY DECLARED TO BE PRIVATE DETENTION AREAS WHICH SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR DRY DETENTION PURPOSES AND SHALL BE MAINTAINED BY THE ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR ANY PRIVATE DRY DETENTION AREAS DESIGNATED AS SUCH ON THIS PLAT.

8. PUBLIC FLOW-THROUGH DRAINAGE EASEMENT

NOTWITHSTANDING THE OBLIGATION OF THE FALLS OF JENSEN BEACH HOMEOWNERS' ASSOCIATION, INC. (HEREINAFTER "ASSOCIATION") OF MAINTENANCE, REPAIR AND REPLACEMENT AS TO THE PRIVATE DRAINAGE EASEMENTS AND/OR TRACTS SHOWN ON THIS PLAT, THERE IS HEREBY DEDICATED TO MARTIN COUNTY A NON-EXCLUSIVE, FLOW-THROUGH DRAINAGE EASEMENT AND REASONABLE RIGHT OF ACCESS TO ENSURE THE FREE FLOW OF WATER FOR GENERAL PUBLIC DRAINAGE PURPOSES OVER, THROUGH AND UNDER THE PRIVATE DRAINAGE EASEMENTS AND/OR TRACTS SHOWN ON THIS PLAT.

IN THE EVENT THAT THE FREE FLOW OF WATER THROUGH THE ABOVE-DESCRIBED PRIVATE DRAINAGE EASEMENTS AND/OR TRACTS AND INTO THE PUBLIC DRAINAGE SYSTEM IS DISRUPTED OR PREVENTED, MARTIN COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, OF REASONABLE ACCESS TO, AND ENTRY UPON SUCH PRIVATE EASEMENTS AND/OR TRACTS AND ADJACENT LAND FOR THE PURPOSE OF PERFORMING FLOW-THROUGH DRAINAGE MAINTENANCE UPON THIRTY (30) DAYS PRIOR WRITTEN NOTICE TO THE ASSOCIATION; HOWEVER, MARTIN COUNTY SHALL BE REQUIRED ONLY TO ATTEMPT TO PROVIDE REASONABLE NOTICE TO THE ASSOCIATION IN ORDER TO PERFORM FLOW-THROUGH DRAINAGE MAINTENANCE IN RESPONSE TO A DRAINAGE-RELATED EMERGENCY WHICH POSES AN IMMEDIATE THREAT TO THE PUBLIC HEALTH, SAFETY AND WELFARE. WITHIN TEN (10) DAYS OF THE PERFORMANCE OF FLOW-THROUGH DRAINAGE MAINTENANCE BY MARTIN COUNTY, THE ASSOCIATION SHALL PAY TO THE COUNTY THE AMOUNT OF ALL COSTS (INCLUDING ADMINISTRATIVE COSTS) THEREBY INCURRED, AND THE AMOUNT OF SUCH COSTS WILL CONSTITUTE AN EQUITABLE OF SPECIAL ASSESSMENT LIEN, AS DETERMINED BY MARTIN COUNTY, ON ASSOCIATION PROPERTY, INCLUDING THE ABOVE DESCRIBED EASEMENTS AND/OR TRACTS, AND THE LIEN MAY BE ENFORCED IN ACCORDANCE WITH APPLICABLE LAW.

9. ACCESS EASEMENTS

THE ACCESS EASEMENTS SHOWN ON THIS PLAT OF THE FALLS OF JENSEN BEACH, ARE HEREBY DECLARED TO BE THE PROPERTY OF THE FALLS OF JENSEN BEACH HOMEOWNERS' ASSOCIATION, INC. (HEREINAFTER "ASSOCIATION") AND ARE FURTHER DECLARED TO BE PRIVATE ACCESS EASEMENTS WHICH SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR ACCESS PURPOSES AND SHALL BE MAINTAINED BY THE ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR ANY ACCESS EASEMENTS DESIGNATED AS SUCH ON THIS PLAT.

10. LIFT STATION EASEMENTS

THE LIFT STATION EASEMENTS SHOWN ON THIS PLAT OF THE FALLS OF JENSEN BEACH ARE HEREBY DEDICATED TO MARTIN COUNTY FOR PUBLIC PURPOSES.

11. PUBLIC DRAINAGE TRACT "PD-1"
THE PUBLIC DRAINAGE TRACT "PD-1" SHOWN ON THIS PLAT OF THE FALLS OF JENSEN BEACH IS HEREBY DEDICATED TO MARTIN COUNTY FOR PUBLIC DRAINAGE PURPOSES.

12. TRACT "RW-1"
TRACT "RW-1" SHOWN ON THIS PLAT OF THE FALLS OF JENSEN BEACH IS HEREBY DEDICATED TO MARTIN COUNTY FOR THE BENEFIT OF THE PUBLIC.

13. TRACTS "EM-1" & "EM-2" EMERGENCY ACCESS/UTILITY EASEMENT
THE EMERGENCY ACCESS/UTILITY EASEMENT SHOWN ON THIS PLAT OF THE FALLS OF JENSEN BEACH IS HEREBY DEDICATED TO MARTIN COUNTY FOR THE BENEFIT OF THE PUBLIC.

14. UTILITY AND DRAINAGE EASEMENTS
THE UTILITY AND DRAINAGE EASEMENTS SHOWN ON THIS PLAT OF THE FALLS OF JENSEN BEACH MAY BE USED FOR DRAINAGE AND UTILITY PURPOSES BY THE FALLS OF JENSEN BEACH HOMEOWNERS' ASSOCIATION (HEREINAFTER "ASSOCIATION") AND ANY UTILITY IN COMPLIANCE WITH SUCH ORDINANCES AND REGULATIONS AS MAY BE ADOPTED FROM TIME TO TIME BY THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA. SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR ANY DRAINAGE AND UTILITY EASEMENTS DESIGNATED AS SUCH ON THIS PLAT.

15. COMMON AREA TRACT "C-1"
THE COMMON AREA DEPICTED AS TRACT "C-1" ON THIS PLAT OF THE FALLS OF JENSEN BEACH IS DEDICATED TO THE FALLS OF JENSEN BEACH HOMEOWNERS' ASSOCIATION, INC. (HEREINAFTER "ASSOCIATION"), AND IS HEREBY DECLARED TO BE COMMON AREA WHICH SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR COMMON PURPOSES AND SHALL BE MAINTAINED BY THE ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR ANY PRIVATE COMMON AREA DESIGNATED AS SUCH ON THIS PLAT.

SIGNED AND SEALED THIS 2nd DAY OF March, 2005, ON BEHALF OF SAID LIMITED LIABILITY COMPANY BY ITS PRESIDENT:

WITNESS: [Signature] RENAR/THE FALLS, LLC, A FLORIDA LIMITED LIABILITY COMPANY

PRINT NAME: Jeffrey P. Anton

WITNESS: [Signature] BY: Arden Doss, Jr., ARDEN DOSS, JR., PRESIDENT

PRINT NAME: Rhonda S. Rowe

Plat Book 16 Pg 12

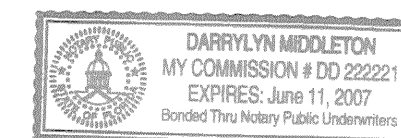
CERTIFICATE OF OWNERSHIP AND DEDICATION - CONTINUED

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF MARTIN

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED ARDEN DOSS, JR., TO ME WELL KNOWN TO BE THE PRESIDENT OF RENAR/THE FALLS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND HE HAS ACKNOWLEDGED THAT HE EXECUTED SUCH CERTIFICATE OF OWNERSHIP AND DEDICATION AS SUCH OFFICER OF SAID LIMITED LIABILITY COMPANY AND THAT THE SEAL AFFIXED IS THE COMPANY SEAL OF SAID LIMITED LIABILITY COMPANY AND THAT IT WAS AFFIXED BY DUE AND REGULAR AUTHORITY, AND THAT IT IS THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY. HE IS [X] PERSONALLY KNOWN TO ME OR [] AS IDENTIFICATION.

Date: March 2, 2005



NOTARY PUBLIC: [Signature] Darrylyn Middleton

COMMISSION No. DD 222221

MY COMMISSION EXPIRES: June 11, 2007

ACCEPTANCE OF DEDICATIONS AND RESERVATIONS

THE FALLS OF JENSEN BEACH HOMEOWNERS' ASSOCIATION, INC., A FLORIDA NON-PROFIT CORPORATION, DOES HEREBY ACCEPT OWNERSHIP AND DEDICATION OF ALL ROADS AND RIGHTS-OF-WAY, UTILITY EASEMENTS, DRAINAGE EASEMENTS, LAKES, PRESERVATION AREAS, RECREATION AREA, DRY DETENTION AREAS, ACCESS EASEMENTS AND COMMON AREAS AS SHOWN ON THE PLAT OF THE FALLS OF JENSEN BEACH, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON.

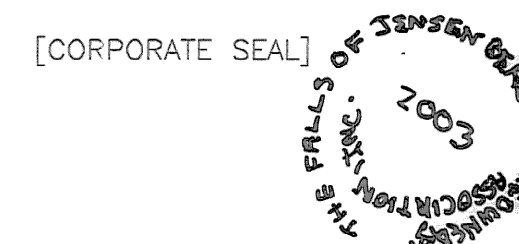
DATED THIS 2nd DAY OF March, 2005.

THE FALLS OF JENSEN BEACH HOMEOWNERS' ASSOCIATION, INC.

WITNESSES: [Signature] Jeffrey P. Anton

WITNESSES: [Signature] Rhonda S. Rowe

BY: Arden Doss, Jr., ARDEN DOSS, JR., PRESIDENT



ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF MARTIN

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS 2nd DAY OF March, 2005, PERSONALLY APPEARED ARDEN DOSS, JR., TO ME WELL KNOWN TO BE THE PRESIDENT OF THE FALLS OF JENSEN BEACH HOMEOWNERS' ASSOCIATION, INC., A FLORIDA NON-PROFIT CORPORATION, AND THAT HE ACKNOWLEDGED THAT HE EXECUTED SUCH ACCEPTANCE OF DEDICATIONS AND RESERVATIONS HEREON AS SUCH OFFICER OF THE CORPORATION AND THAT THE SEAL AFFIXED IS THE CORPORATE SEAL OF SAID CORPORATION AND IT WAS AFFIXED BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT IT IS THE FREE ACT AND DEED OF SAID CORPORATION. HE [X] IS PERSONALLY KNOWN TO ME OR [] HAS PRODUCED AS IDENTIFICATION.



NOTARY PUBLIC: [Signature] Darrylyn Middleton

COMMISSION No. DD 222221

MY COMMISSION EXPIRES: June 11, 2007

MORTGAGEE'S CONSENT

WACHOVIA BANK, NATIONAL ASSOCIATION HEREBY CERTIFIES THAT THEY ARE THE HOLDER OF THAT CERTAIN MORTGAGE, LIEN OR ENCUMBRANCE ON THE LAND DESCRIBED HEREON, DATED DECEMBER 29, 2003, AND RECORDED IN OFFICIAL RECORDS BOOK 1853, PAGE 2904, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, AND DOES HEREBY CONSENT TO THE DEDICATIONS HEREON AND DOES SUBORDINATE THEIR MORTGAGE, LIEN OR ENCUMBRANCE TO SUCH DEDICATIONS.

SIGNED AND SEALED THIS 4th DAY OF March, 2005, ON BEHALF OF SAID CORPORATION

CORPORATION NAME: WACHOVIA BANK, NATIONAL ASSOCIATION

ATTEST: [Signature] - Jennifer Arnold
NAME: Financial Specialist Officer

BY: [Signature] ANN LUKE
NAME: ANN LUKE
TITLE: VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF MARTIN

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED Ann Luke and Jennifer Arnold, TO ME WELL KNOWN TO BE THE Vice President and Financial Specialist Officer, RESPECTIVELY, OF WACHOVIA BANK, NATIONAL ASSOCIATION AND THEY ACKNOWLEDGED THAT THEY EXECUTED SUCH MORTGAGEE'S CONSENT AS SUCH OFFICERS OF SAID BANK AND THAT THE SEAL AFFIXED IS THE SEAL OF SAID BANK AND THAT IT WAS AFFIXED BY DUE AND REGULAR AUTHORITY, AND THAT IT IS THE FREE ACT AND DEED OF SAID BANK. THEY ARE [X] PERSONALLY KNOWN TO ME OR HAVE [] PRODUCED AS IDENTIFICATION.

Date: March 4, 2005



NOTARY PUBLIC: [Signature] Darrylyn Middleton

COMMISSION No. DD 222221

MY COMMISSION EXPIRES: June 11, 2007

NOTICE

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

PREPARED BY: KEITH AND SCHNARS, P.A. ENGINEERS - PLANNERS - SURVEYORS LICENSED BUSINESS NUMBER 1337 900 EAST OCEAN BOULEVARD, SUITE 340-E STUART, FLORIDA 34994 (772) 287-2826