

Plat of Cove Lakes P.U.D.

Plat Book 16 Page 36
SEP 25 AM 10:11
MARSHAL
CLERK OF CIRCUIT COURT

Being a replat of a portion of St. Lucie Inlet Farms, as recorded in Plat Book 1, Page 98, public records of Palm Beach (now Martin) County, Florida and a portion of the Plat of Cove Isle P.U.D. as recorded in Plat Book 15, Page 76, Public Records of Martin County, Florida.

CLERK'S RECORDING CERTIFICATE

I, MARSHA EWING, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN

PLAT BOOK 16, PAGE 36
MARTIN COUNTY, FLORIDA, PUBLIC RECORDS THIS

25th DAY OF September, 2008.
MARSHA EWING, CLERK OF THE CIRCUIT COURT
MARTIN COUNTY, FLORIDA.

FILE NUMBER 1962007 BY Charlotte Brinkley
DEPUTY CLERK



55-38-41-560-000-0000.0
SUBDIVISION PARCEL CONTROL NUMBER

LEGAL DESCRIPTION

PARCEL 1

A PARCEL OF LAND BEING A PORTION OF TRACTS 1, 2, 3, 8, 7, AND 8 OF BLOCK 56, ST. LUCIE INLET FARMS, ACCORDING TO THE PLAT THEREOF IN PLAT BOOK 1, PAGE 98, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID TRACT 6; THENCE NORTH 86°15'41" EAST ALONG THE SOUTH LINE OF SAID TRACTS 6, 7 AND 8, A DISTANCE OF 1949.77 FEET TO THE WESTERLY RIGHT-OF-WAY OF S.E. AULT AVENUE (BEING FORTY-FIVE FEET IN WIDTH); THENCE NORTH 23°45'11" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY, A DISTANCE OF 1104.94 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF S.E. SALERNO ROAD; THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY OF S.E. SALERNO ROAD, SOUTH 65°01'08" WEST, A DISTANCE OF 115.00 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 2572.35 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°06'08", A DISTANCE OF 139.27 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 390.00 FEET, THE CHORD OF WHICH BEARS SOUTH 72°02'33" WEST, THENCE SOUTHERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 53°37'59", A DISTANCE OF 360.07 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 2572.35 FEET, THE CHORD OF WHICH BEARS SOUTH 78°53'12" WEST, THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°49'45", A DISTANCE OF 261.71 FEET TO A POINT OF REVERSE CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 2450.45 FEET, THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°00'20", A DISTANCE OF 684.54 FEET; THENCE SOUTH 85°48'12" WEST, A DISTANCE OF 412.42 FEET TO THE WEST LINE OF SAID TRACT 3; THENCE DEPARTING SAID S.E. SALERNO ROAD RIGHT-OF-WAY AND ALONG THE WEST LINE OF SAID TRACTS 3 AND 6, SOUTH 23°43'12" EAST, A DISTANCE OF 1281.96 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

BEING A PARCEL OF LAND LYING IN THE HANSON GRANT, MARTIN COUNTY, FLORIDA, SAID PARCEL BEING A PORTION OF THE PLAT OF COVE ISLE P.U.D., AS RECORDED IN PLAT BOOK 15, PAGE 76, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF LOT 17, ACCORDING TO THE PLAT OF FERN CREEK, A P.U.D., AS RECORDED IN PLAT BOOK 8, PAGE 43, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE RUN SOUTH 23°43'12" EAST ALONG THE SOUTHERLY PROLONGATION OF THE EAST LINE OF SAID PLAT OF FERN CREEK, A P.U.D., A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 23°43'12" EAST, A DISTANCE OF 26.59 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF S.E. LEGACY COVE CIRCLE AS SHOWN ON AFORESAID PLAT OF COVE ISLE, P.U.D.; THENCE ALONG SAID RIGHT-OF-WAY LINE BY THE FOLLOWING COURSES AND DISTANCES; THENCE NORTH 86°12'25" EAST, A DISTANCE OF 10.37 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 625.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°59'34", A DISTANCE OF 152.64 FEET; THENCE NORTH 08°06'08" WEST, A DISTANCE OF 25.16 FEET; THENCE NORTH 81°33'26" EAST, A DISTANCE OF 30.00 FEET; THENCE SOUTH 08°28'34" EAST, A DISTANCE OF 24.94 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST, THE CHORD OF WHICH BEARS NORTH 73°18'18" EAST, HAVING A RADIUS OF 575.00 FEET; THENCE EASTERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°31'56", A DISTANCE OF 142.10 FEET; THENCE NORTH 66°12'25" EAST, A DISTANCE OF 100.00 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 575.00 FEET; THENCE NORTHEAST ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°12'30", A DISTANCE OF 172.70 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 625.00 FEET; THENCE NORTHEAST ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°12'28", A DISTANCE OF 187.70 FEET; THENCE NORTH 86°12'25" EAST, A DISTANCE OF 224.43 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 317.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 40°32'10", A DISTANCE OF 224.28 FEET; THENCE NORTH 16°44'34" EAST DEPARTING SAID LINE, A DISTANCE OF 100.82 FEET TO THE NORTH LINE OF SAID PLAT OF COVE ISLE; THENCE ALONG SAID NORTH LINE BY THE FOLLOWING COURSES AND DISTANCES; NORTH 86°16'17" EAST, A DISTANCE OF 34.29 FEET; THENCE NORTH 66°15'33" EAST, A DISTANCE OF 629.72 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF S.E. AULT AVENUE; THENCE NORTH 23°45'11" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 15.00 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE SOUTH 86°15'41" WEST, A DISTANCE OF 1949.77 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

BEING A PARCEL OF LAND LYING IN THE HANSON GRANT, MARTIN COUNTY, FLORIDA, SAID PARCEL BEING A PORTION OF THE PLAT OF COVE ISLE P.U.D., AS RECORDED IN PLAT BOOK 15, PAGE 76, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID PLAT OF COVE ISLE P.U.D.; THENCE SOUTH 24°10'08" EAST, ALONG THE EASTERLY LINE OF SAID PLAT OF COVE ISLE P.U.D. AND THE WESTERLY RIGHT-OF-WAY LINE OF S.E. AULT AVENUE, A DISTANCE OF 694.70 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 24°10'08" EAST, A DISTANCE OF 100.00 FEET TO A POINT OF CURVE AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTH, THE CHORD OF WHICH BEARS NORTH 69°10'08" WEST, HAVING A RADIUS OF 25.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 39.27 FEET; THENCE SOUTH 65°49'52" WEST, A DISTANCE OF 29.95 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 150.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 52°12'01", A DISTANCE OF 136.66 FEET; THENCE SOUTH 13°37'51" WEST, A DISTANCE OF 14.08 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 78°33'09", A DISTANCE OF 33.40 FEET TO A POINT OF CURVE AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, THE CHORD OF WHICH BEARS NORTH 76°22'09" WEST, HAVING A RADIUS OF 190.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26°53'44", A DISTANCE OF 89.19 FEET TO A POINT OF CURVE AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST, THE CHORD OF WHICH BEARS NORTH 51°54'25" EAST, HAVING A RADIUS OF 25.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 76°33'08", A DISTANCE OF 33.40 FEET; THENCE NORTH 13°37'51" EAST, A DISTANCE OF 14.08 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 25.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 52°12'01", A DISTANCE OF 136.66 FEET; THENCE SOUTH 13°37'51" WEST, A DISTANCE OF 14.08 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 25.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 39.27 FEET TO THE POINT OF BEGINNING.

CONTAINING 55.45 ACRES, MORE OR LESS.

CERTIFICATE OF OWNERSHIP AND DEDICATION

GMAC MODEL HOME FINANCE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, IS THE OWNER OF THE PROPERTY DESCRIBED ON THIS PLAT OF COVE LAKES P.U.D. AND HEREBY DEDICATES AS FOLLOWS:

1. STREETS AND RIGHTS-OF-WAY (PRIVATE)

THE STREETS AND RIGHTS-OF-WAY SHOWN ON THIS PLAT OF COVE LAKES P.U.D., AND DESIGNATED AS PRIVATE, ARE HEREBY DECLARED TO BE THE PROPERTY OF THE COVE ISLE COMMUNITY ASSOCIATION, INC. (HEREINAFTER ASSOCIATION), AND THE PRIVATE STREETS AND RIGHTS-OF-WAY SHALL BE CONVEYED BY DEED TO THE ASSOCIATION, FOR ACCESS 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 STREETS DESIGNATED AS SUCH ON THIS PLAT.

2. UTILITY EASEMENTS

THE UTILITY EASEMENTS (U.E.) AS SHOWN ON THIS PLAT OF COVE LAKES P.U.D., 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 UTILITY EASEMENT, 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. LAKE ACCESS AND DRAINAGE EASEMENTS

THE LAKE ACCESS AND DRAINAGE EASEMENTS (D.E.) SHOWN ON THIS PLAT OF COVE LAKES P.U.D., AND DESIGNATED AS PRIVATE ARE HEREBY DECLARED TO BE THE PROPERTY OF THE COVE ISLE COMMUNITY ASSOCIATION, INC. (HEREINAFTER ASSOCIATION), THE LAKE ACCESS AND DRAINAGE EASEMENTS SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR THE PURPOSE OF INSTALLATION OF DRAINAGE FACILITIES AND THE FLOW OF SURFACE WATER. THE LAKE ACCESS AND DRAINAGE EASEMENTS 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 LAKE ACCESS AND DRAINAGE EASEMENTS DESIGNATED AS SUCH ON THIS PLAT.

4. CONSERVATION TRACTS

THE CONSERVATION TRACTS SHOWN ON THIS PLAT OF COVE LAKES P.U.D. ARE HEREBY DECLARED TO BE THE PROPERTY OF THE COVE ISLE COMMUNITY ASSOCIATION, INC. (HEREINAFTER ASSOCIATION), AND ARE FURTHER DECLARED TO BE PRIVATE CONSERVATION AREA TRACTS, 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 CONSERVATION AREA TRACTS 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 CONSERVATION AREA TRACT DESIGNATED AS SUCH ON THIS PLAT.

THE CONSERVATION TRACTS SHALL BE THE PERPETUAL RESPONSIBILITY OF THE ASSOCIATION AND MAY IN NO WAY BE ALTERED FROM THEIR NATURAL OR PERMITTED STATE. ACTIVITIES PROHIBITED WITHIN THE CONSERVATION TRACTS 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; EXCAVATION, DREDGING OR REMOVAL OF SOIL MATERIAL, DIKING OR FENCING; ANY OTHER ACTIVITIES DETRIMENTAL TO DRAINAGE, FLOOD CONTROL, WATER CONSERVATION, EROSION CONTROL, OR FISH AND WILDLIFE HABITAT CONSERVATION OR PRESERVATION.

1. A CONSERVATION EASEMENT OVER THE CONSERVATION TRACTS DESCRIBED ON THIS PLAT, HEREAFTER REFERRED TO COLLECTIVELY AS "CONSERVATION EASEMENT", IS HEREBY DEDICATED TO THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT (SFWMD), PORTIONS OF THIS PLAT PERTAINING TO THE CONSERVATION EASEMENT OR RESTRICTIONS SET FORTH BELOW PERTAINING TO THE CONSERVATION EASEMENT, SHALL NOT BE AMENDED, REVISED, RELINQUISHED OR REVOKED WITHOUT THE PRIOR WRITTEN CONSENT OF THE SFWMD.

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

- TO ENTER UPON THE PROPERTY DESCRIBED ON THIS PLAT TO ACCESS CONSERVATION EASEMENT 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 GRANTOR AT THE TIME OF SUCH ENTRY; AND
 - TO ENJOIN ANY ACTIVITY ON OR USE OF THE CONSERVATION EASEMENT THAT IS INCONSISTENT WITH THESE RESTRICTIONS AND TO ENFORCE THE RESTORATION OF SUCH EASEMENTS OR FEATURES OF THE CONSERVATION EASEMENT THAT MAY BE DAMAGED BY ANY INCONSISTENT ACTIVITY OR USE.
3. EXCEPT FOR RESTORATION, CREATION, ENHANCEMENT, MAINTENANCE AND MONITORING ACTIVITIES, OR SURFACE WATER MANAGEMENT IMPROVEMENTS, WHICH ARE PERMITTED OR REQUIRED BY THE PERMIT, THE FOLLOWING ACTIVITIES ARE PROHIBITED IN OR ON THE CONSERVATION EASEMENT:

- CONSTRUCTION OR PLACING OF BUILDINGS, ROAD, SIGNS, BILLBOARDS OR OTHER ADVERTISING, UTILITIES, OR OTHER STRUCTURES ON OR ABOVE THE GROUND;
- DUMPING OR PLACING OF SOIL OR OTHER SUBSTANCE OR MATERIAL AS LANDFILL, OR DUMPING OR PLACING OF TRASH, WASTE, OR UNSIGHTLY OR OFFENSIVE MATERIALS;
- 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.

(CONTINUED)

CERTIFICATE OF OWNERSHIP AND DEDICATION (CONTINUED)

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 EASEMENT 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 SUCH AFORESAID RETENTION OF LAND OR WATER EASEMENTS;

H. ACTS OR USES WHICH ARE DETRIMENTAL TO THE PRESERVATION OF ANY FEATURES OR ASPECTS OF THE CONSERVATION EASEMENTS HAVING HISTORICAL OR ARCHAEOLOGICAL SIGNIFICANCE.

4. GRANTOR 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.

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

5. COMMUNITY GREEN AND COMMON AREAS

THE COMMUNITY GREEN AND COMMON AREAS SHOWN ON THIS PLAT OF COVE LAKES P.U.D., ARE DESIGNATED AS PRIVATE, AND ARE HEREBY DECLARED TO BE THE PROPERTY OF THE COVE ISLE COMMUNITY ASSOCIATION, INC. (HEREINAFTER ASSOCIATION), THE COMMUNITY GREEN AND COMMON AREAS SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR LANDSCAPE AND OPEN SPACE PURPOSES AND SHALL BE MAINTAINED BY THE ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR ANY COMMUNITY GREEN AND COMMON AREAS DESIGNATED AS SUCH ON THIS PLAT.

6. LAKE TRACTS

THE LAKE TRACTS SHOWN ON THIS PLAT OF COVE LAKES P.U.D., ARE DESIGNATED AS PRIVATE, AND ARE HEREBY DECLARED TO BE THE PROPERTY OF THE COVE ISLE COMMUNITY ASSOCIATION, INC. (HEREINAFTER ASSOCIATION), THE LAKE TRACTS SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR WATER MANAGEMENT PURPOSES AND SHALL BE MAINTAINED BY THE ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR ANY LAKE TRACTS DESIGNATED AS SUCH ON THIS PLAT.

7. LANDSCAPE BUFFER TRACT

THE LANDSCAPE BUFFER TRACT SHOWN ON THIS PLAT OF COVE LAKES P.U.D., AND DESIGNATED AS PRIVATE IS HEREBY DECLARED TO BE THE PROPERTY OF THE COVE ISLE COMMUNITY ASSOCIATION, INC. (HEREINAFTER ASSOCIATION), THE LANDSCAPE BUFFER TRACT SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR LANDSCAPE BUFFER PURPOSES AND SHALL BE MAINTAINED BY THE ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR, ANY LANDSCAPE BUFFER TRACT DESIGNATED AS SUCH ON THIS PLAT.

8. TRACT "A"

TRACT "A" SHOWN ON THIS PLAT OF COVE LAKES P.U.D., SHALL BE CONVEYED BY DEED TO MARTIN COUNTY, AND SHALL BE MAINTAINED BY THE COVE ISLE COMMUNITY ASSOCIATION, INC. UNTIL SUCH TIME AS MARTIN COUNTY, IN ITS SOLE DISCRETION, DETERMINES OTHERWISE. UNTIL MARTIN COUNTY COMMENCES MAINTENANCE OF TRACT "A", MARTIN COUNTY SHALL HAVE REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO MAINTENANCE RESPONSIBILITY, DUTY, OR LIABILITY FOR TRACT "A". UNTIL MARTIN COUNTY COMMENCES MAINTENANCE OF TRACT "A", TRACT "A" MAY BE USED BY THE PUBLIC AS A "NEIGHBORHOOD GREEN". THEREAFTER, THE USE OF TRACT "A" SHALL BE DETERMINED BY MARTIN COUNTY, IN ITS SOLE DISCRETION.

9. PUBLIC FLOW-THROUGH DRAINAGE EASEMENT

NOTWITHSTANDING THE OBLIGATION OF THE COVE ISLE COMMUNITY 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 FOLLOWING DESCRIBED PRIVATE DRAINAGE EASEMENTS AND/OR TRACTS SHOWN ON THIS PLAT:

DRAINAGE EASEMENTS, CONSERVATION TRACTS AND LAKE TRACTS

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 INTERRUPTED 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 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 OR 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.

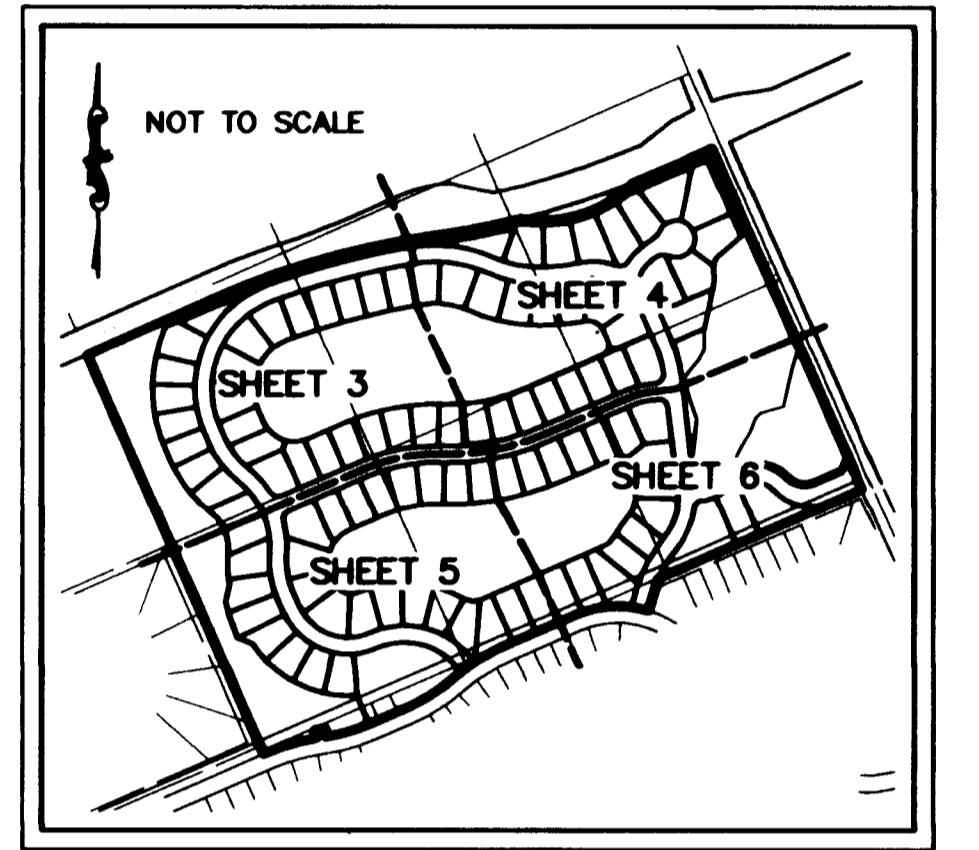
SIGNED AND SEALED THIS 7 DAY OF July, 2008

GMAC MODEL HOME FINANCE, LLC
A DELAWARE LIMITED LIABILITY COMPANY

WITNESS
Charlotte Klein
PRINT NAME: Charlotte Klein

BY: Brian K. Murray
PRINT NAME: Brian K. Murray
TITLE: Vice President

WITNESS
Joseph W. Wainwright
PRINT NAME: Joseph W. Wainwright



SURVEYOR'S NOTES

- THIS PLAT, AS RECORDED IN ITS ORIGINAL FORM IN THE PUBLIC RECORDS, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER FORM OF THIS PLAT, WHETHER GRAPHIC OR DIGITAL.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 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 ON-GOING REMOVAL OF PROHIBITED AND INVASIVE NON-NATIVE PLANT SPECIES FROM THESE AREAS.
- PRESERVATION TRACTS SHALL BE PROTECTED FROM EXCAVATION, CONSTRUCTION AND OTHER BUILDING MAINTENANCE ACTIVITIES.
- BEARINGS SHOWN HEREON ARE REFERENCED TO THE SOUTH LINE OF ST. LUCIE INLET FARMS, BLOCK 56 TRACT 6 (PLAT BOOK 1, PAGE 98), SAID LINE BEARS NORTH 86°15'41" EAST.

Job Number 04-1020-04-01
Licensed Business #4108