

JOINDER

CENTRA FALLS WEST HOMEOWNERS ASSOCIATION, INC.

CENTRA FALLS WEST HOMEOWNERS ASSOCIATION, INC. ("Association") does hereby join in the Declaration for Centra Falls West ("Declaration") to which this Joinder is attached, and the terms thereof are and shall be binding upon the undersigned and its successors in title. Association acknowledges that this Joinder is for convenience purposes only and does not apply to the effectiveness of the Declaration, as Association has no right to approve the Declaration.

IN WITNESS WHEREOF, the undersigned has executed this Joinder on this 20 day of February, 2018.

WITNESSES:

[Signature]  
Print Name: Jessenia Medrano  
[Signature]  
Print Name: Jennifer Aguirre

CENTRA FALLS WEST HOMEOWNERS ASSOCIATION, INC.,  
a Florida not-for-profit corporation

By: [Signature]  
Name: G. CLEMENT  
Title: PRES.  
Date: 2.20.2018

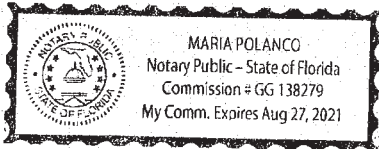
[SEAL]

STATE OF FLORIDA )  
COUNTY OF Duval ) SS.:

The foregoing instrument was acknowledged before me this 20 day of February, 2018 by Gary S. Clement as President of CENTRA FALLS WEST HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, who is personally known to me or who produced Public Assn 534580 Exp 12/18/18 as identification, on behalf of the corporation.

My commission expires: Aug 27, 2021

[Signature]  
NOTARY PUBLIC, State of Florida at Large  
Print Name Maria Polanco



JOINDER AND CONSENT TO  
DECLARATION FOR CENTRA FALLS WEST

TD Bank, N.A. ("TD"), the owner and holder of a certain Construction Loan Mortgage\*, all of the Public Records of Broward County, Florida, each as amended from time to time (collectively, the "Mortgage"), which encumbers the real property described in Exhibit 1 to the Declaration for Centra Falls West ("Declaration"), does hereby join in and consent to the Declaration to which this Joinder and Consent is attached, and acknowledges that the terms thereof are and shall be binding upon the undersigned and its successors and assigns, subject to the paragraph below.

Notwithstanding the execution of this Joinder and Consent, nothing herein shall be construed to render TD responsible or liable for the performance of any of the covenants or undertakings of the Developer under the Declaration. Furthermore, the lien of the Mortgage (as may be amended, restated, increased, assigned, partially released, or otherwise modified in any manner whatsoever) shall remain superior to any liens or assessments (if any) created by or arising under the Declaration and this Joinder and Consent (a) shall in no way diminish, impair or affect the security interest in favor of TD created by the Mortgage, (b) shall not affect, amend, limit or impair any of the terms or provisions of the Mortgage or any of TD's rights under the Mortgage, and (c) shall not be deemed a consent to or a waiver of any other conditions or requirements in the Mortgage. The terms and provisions of the Mortgage (including the priority and validity of the lien of the Mortgage) shall remain in full force and effect

NOW, THEREFORE, the undersigned consents to the recordation of the Declaration.

IN WITNESS WHEREOF, the undersigned has executed this Joinder and Consent on this 23 day of February, 2018.

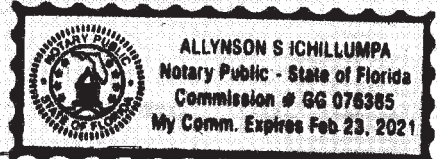
Allyson S. Ichillumpa  
Print Name: ALLYNSON S. Ichillumpa  
J. Molina  
Print Name: Jose Molina

STATE OF FLORIDA )  
COUNTY OF Miami-Dade )SS.:

TD Bank, N.A., a national banking association

By: Nathan Perlmuter  
Name: Nathan Perlmuter  
Title: VP - Commercial Lender

[SEAL]



The foregoing instrument was acknowledged before me this 23 day of February, 2018 by Nathan Perlmuter as VICE PRESIDENT of T.D. Bank, N.A., who is personally known to me or who produced \_\_\_\_\_ as identification, on behalf of the association.

My commission expires: Feb 23, 2021.

Allyson S. Ichillumpa  
Notary Public, State of Florida  
Print Name: ALLYNSON S. Ichillumpa

\* and Security Agreement  
recorded as Instrument  
No. 114160405

EXHIBIT 1

LEGAL DESCRIPTION:  
(CENTRA FALLS II)

A PORTION OF TRACT A COMMERCIAL AND A PORTION OF BUFFER TRACT 4, "PEMBROKE FALLS-PHASE 1", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 159, PAGE 12, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE WESTERLY MOST SOUTHEAST CORNER OF SAID BUFFER TRACT 4, SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF TAFT STREET AS DESCRIBED IN OFFICIAL RECORDS BOOK 22098, PAGE 866, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 89°40'31" WEST ON SAID NORTH RIGHT-OF-WAY LINE AND ON THE SOUTH LINE OF SAID BUFFER TRACT 4, A DISTANCE OF 593.25 FEET; THENCE NORTH 00°19'29" WEST 142.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°19'29" WEST 310.00 FEET; THENCE SOUTH 89°40'31" WEST 20.00 FEET; THENCE NORTH 00°19'29" WEST 69.26 FEET TO THE BEGINNING OF A TANGENT CURVE; THENCE NORTHEASTERLY ON THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 18°20'38", FOR AN ARC LENGTH OF 16.01 FEET TO A POINT OF COMPOUND CURVATURE; THENCE NORTHEASTERLY ON THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1750.00 FEET, A CENTRAL ANGLE OF 4°44'57", FOR AN ARC LENGTH OF 145.06 FEET; THENCE NORTH 72°21'04" WEST ON A NON-RADIAL LINE 376.14 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, WHOSE RADIUS POINT BEARS SOUTH 72°21'00" EAST; THENCE SOUTHWESTERLY ON THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1891.00 FEET, A CENTRAL ANGLE OF 0°11'16", FOR AN ARC LENGTH OF 6.20 FEET; THENCE NORTH 72°32'20" WEST ON A NON-RADIAL LINE 69.06 FEET TO THE INTERSECTION WITH THE WESTERLY LINE OF SAID BUFFER TRACT 4, ALSO BEING THE EASTERLY RIGHT-OF-WAY LINE OF N.W. 125TH AVENUE, AND THE ARC OF A NON-TANGENT CURVE WHOSE RADIUS POINT BEARS SOUTH 72°31'25" EAST; THENCE SOUTHERLY ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 1960.00 FEET, A CENTRAL ANGLE OF 19°08'34", FOR AN ARC LENGTH OF 654.84 FEET TO A POINT OF TANGENCY; THENCE SOUTH 01°39'59" EAST 2.47 FEET; THENCE NORTH 89°40'31" EAST 338.86 FEET; THENCE SOUTH 00°19'29" EAST 14.33 FEET; THENCE NORTH 89°40'31" EAST 145.99 FEET TO THE POINT OF BEGINNING.

**LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:**

A PORTION OF TRACT A AND BUFFER TRACT 4 OF "PEMBROKE FALLS - PHASE 1", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 159, PAGE 12, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE MOST WESTERLY SOUTHWEST CORNER OF SAID BUFFER TRACT 4; THENCE ON THE WEST BOUNDARY OF SAID BUFFER TRACT 4, ALSO BEING THE EASTERLY RIGHT-OF-WAY LINE OF SOUTHWEST 125TH AVENUE, THE FOLLOWING 3 COURSES AND DISTANCES: 1) NORTH 01°39'59" WEST 122.19 FEET TO THE POINT OF BEGINNING; 2) CONTINUE NORTH 01°39'59" WEST 2.47 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE EASTERLY; 3) NORTHERLY ON THE ARC OF SAID CURVE, WITH A RADIUS OF 1960.00 FEET, A CENTRAL ANGLE OF 08°59'31", FOR AN ARC DISTANCE OF 307.60 FEET TO A POINT ON THE ARC OF A

CIRCULAR CURVE, CONCAVE NORTHEASTERLY, THE RADIUS POINT OF WHICH BEARS NORTH 43°10'26" EAST; THENCE SOUTHEASTERLY ON THE ARC OF SAID CURVE, WITH A RADIUS OF 55.80 FEET, A CENTRAL ANGLE OF 14°41'42", FOR AN ARC DISTANCE OF 14.31 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE, CONCAVE SOUTHWESTERLY; THENCE SOUTHEASTERLY ON THE ARC OF SAID CURVE, WITH A RADIUS OF 52.00 FEET, A CENTRAL ANGLE OF 67°14'08", FOR AN ARC DISTANCE OF 61.02 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE, CONCAVE EASTERLY; THENCE SOUTHERLY ON THE ARC OF SAID CURVE, WITH A RADIUS OF 1,915.00 FEET, A CENTRAL ANGLE OF 05°24'54", FOR AN ARC DISTANCE OF 180.99 FEET TO A POINT OF COMPOUND CURVATURE OF A CIRCULAR CURVE, CONCAVE NORTHEASTERLY; THENCE SOUTHEASTERLY ON THE ARC OF SAID CURVE, WITH A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°14'33", FOR AN ARC DISTANCE OF 39.38 FEET TO A POINT OF TANGENCY; THENCE SOUTH 89°56'35" EAST 415.51 FEET; THENCE SOUTH 00°19'29" EAST 55.51 FEET; THENCE SOUTH 89°40'31" WEST 145.99 FEET; THENCE NORTH 00°19'29" WEST 14.33 FEET; THENCE SOUTH 89°40'31" WEST 338.86 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA.