

SCHEDULE "A"
TO
BY-LAWS

RULES AND REGULATIONS OF
CLUBSIDE POINTE AT BROKEN SOUND
COMMUNITY ASSOCIATION, INC.

1. The Common Areas and facilities, shall not be obstructed nor used for any purpose other than the purposes intended therefor. No carts, bicycles, carriages, chairs, tables or any other similar objects shall be stored therein.

2. Employees of the Association are not to be sent out by Owners for personal errands. The Board of Directors shall be solely responsible for directing and supervising employees of the Association.

3. The use of rooms constituting Common Areas for parties and other gatherings is subject to prior reservation with the Association and the making of such damage/cleaning deposit as the Association's Board of Directors may require from time to time.

4. All persons using any swimming pool shall do so at their own risk and shall comply with all posted pool rules. Pool hours are 8:00 a.m. to 10:00 p.m. All children under twelve (12) years of age must be accompanied by a responsible adult. Bathers are required to wear footwear and cover their bathing suits in any enclosed recreation facilities. Glasses and other breakable objects may not be utilized in the pool or on the pool deck. Pets are not permitted in the pool or pool area under any circumstances.

5. No Owner may alter in any way any portion of the Common Areas, including, but not limited to, landscaping.

6. No flammable, combustible or explosive fluids, chemicals or substances shall be kept on the Common Areas.

7. Children will be the direct responsibility of their parents or legal guardians, including full supervision of them while within the Common Areas and including full compliance by them with these Rules and Regulations and all other rules and regulations of the Association. Loud noises will not be tolerated. All children under twelve (12) years of age must be accompanied by a responsible adult when entering and/or utilizing recreation facilities.

8. Every Owner and occupant shall comply with these rules and regulations as set forth herein, any and all rules and regulations which from time to time may be adopted, and the provisions of the Covenants, By-Laws and Articles of Incorporation of the Association, as amended from time to time. Failure of an Owner or occupant to so comply shall be grounds for action which may include, without limitation, an action to recover sums due for damages, injunctive relief, or any combination thereof. The Association shall have the right to suspend voting rights and use of recreation facilities in the event of failure to so comply. In addition to all other remedies, in the sole discretion of the Board of Directors of the Association, a fine or fines may be imposed upon an Owner for failure of an Owner, his tenants, family, guests, invitees or employees, to comply with any

covenant, restriction, rule or regulation herein or in the Covenants, or Articles of Incorporation or By-Laws, as provided in the Master Declaration.

9. These rules and regulations shall not apply to the Declarant, nor its affiliates, agents or employees and contractors (except in such contractors' capacity as Owners), nor property while owned by either the Declarant or its affiliates. All of these rules and regulations shall apply, however, to all other Owners and occupants even if not specifically so stated in portions hereof. The Board of Directors shall be permitted (but not required) to grant relief to one or more Owners from specific rules and regulations upon written request therefor and good cause shown in the sole opinion of, and conditioned on time limitations imposed by, the Board.

CPtSchA/cwe

EXHIBIT "D-1"

THE INITIAL COMMON AREAS CONSIST OF THE FOLLOWING FOUR (4) PARCELS DESCRIBED AND DEPICTED IN THE FOLLOWING THIRTEEN (13) PAGES:

1. "ACCESS PARCEL";
2. "AMENITY PARCEL";
3. "OPEN SPACE PARCEL A"; and
4. "OPEN SPACE PARCEL B".



Arvida/JMB Partners

Job Number: 85-429

By: C.G.M. Ckd: Yed

December 3, 1990

GEE & JENSON

DESCRIPTION

Being designated as Access Parcel a portion of the Plat of "Parcel 31 Broken Sound of University Park P.U.D." (hereinafter referred to as Parcel 31) in part of Section 2, Township 47 South, Range 42 East, Palm Beach County, Florida, as recorded in Plat Book 66, Pages 197 and 198 of the Public Records of said County and being more particularly described as follows:

THE POINT OF BEGINNING being the Northernmost corner of said Parcel 31;

thence South $07^{\circ}55'06''$ East, a distance of 41.21 feet;
 thence South $18^{\circ}19'34''$ West, a distance of 82.04 feet
 to the beginning of a curve concave to the East,
 having a radius of 111.00 feet and a central angle of $49^{\circ}56'11''$;
 thence along the arc of said curve a distance of 96.74 feet
 to a point of reverse curvature concave to the West,
 having a radius of 189.00 feet and a central angle of $57^{\circ}05'02''$;
 thence along the arc of said curve a distance of 188.30 feet;
 thence South $25^{\circ}28'25''$ West, a distance of 211.45 feet
 to the beginning of a curve concave to the East,
 having a radius of 28.00 feet and a central angle of $95^{\circ}40'02''$;
 thence along the arc of said curve a distance of 46.75 feet;
 thence South $70^{\circ}11'38''$ East, a distance of 2.75 feet
 to the beginning of a curve concave to the Southwest,
 having a radius of 64.00 feet and a central angle of $42^{\circ}15'28''$;
 thence along the arc of said curve a distance of 47.20 feet;
 thence South $27^{\circ}56'09''$ East, a distance of 162.05 feet
 to the beginning of a curve concave to the Northwest,
 having a radius of 84.00 feet and a central angle of $118^{\circ}29'34''$;
 thence along the arc of said curve a distance of 173.72 feet;
 thence North $89^{\circ}26'35''$ West, a distance of 16.38 feet
 to the beginning of a curve concave to the Southeast,
 having a radius of 28.00 feet and a central angle of $90^{\circ}00'00''$;
 thence along the arc of said curve a distance of 43.98 feet;
 thence South $00^{\circ}33'25''$ West, a distance of 106.99 feet
 to the beginning of a curve concave to the Northeast,
 having a radius of 38.00 feet and a central angle of $71^{\circ}15'02''$;
 thence along the arc of said curve a distance of 47.26 feet
 to a point of reverse curvature concave to the Northwest,
 having a radius of 46.00 feet and a central angle of $256^{\circ}24'28''$;
 thence along the arc of said curve a distance of 205.86 feet;

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thence North 05°42'50" East, a distance of 75.80 feet;
thence North 00°33'25" East, a distance of 173.90 feet
to the beginning of a curve concave to the West,
having a radius of 186.00 feet and a central angle of 25°55'39";
thence along the arc of said curve a distance of 84.17 feet
to a point of reverse curvature concave to the East,
having a radius of 239.00 feet and a central angle of 50°50'39";
thence along the arc of said curve a distance of 212.09 feet;
thence North 25°28'25" East, a distance of 235.49 feet
to the beginning of a curve concave to the West,
having a radius of 161.00 feet and a central angle of 57°05'02";
thence along the arc of said curve a distance of 160.40 feet
to a point of reverse curvature concave to the East,
having a radius of 139.00 feet and a central angle of 49°56'11";
thence along the arc of said curve a distance of 121.15 feet;
thence North 18°19'34" East, a distance of 63.00 feet;
thence North 28°13'51" East, a distance of 56.85 feet to the
POINT OF BEGINNING.

LESS

that portion of the above described Access Parcel designated as
the Amenity Parcel;

Commencing at the northernmost corner of said Parcel 31; thence
South 07°55'06" East along said Easterly line of Parcel 31, a
distance of 591.35 feet; thence South 60°52'30" West, a distance
of 164.30 feet to the POINT OF BEGINNING; thence South 27°56'09"
East, a distance of 162.05 feet to the beginning of a curve
concave to the Northwest, having a radius of 56.00 feet and a
central angle of 118°29'34"; thence Southwesterly along the arc
of said curve, a distance of 115.81 feet; thence North 89°26'35"
West, a distance of 16.98 feet to the beginning of a curve
concave to the Northeast, having a radius of 28.00 feet and a
central angle of 85°58'18"; thence Northerly along the arc of
said curve, a distance of 42.01 feet to a point of reverse curve,
said curve ahead being concave to the Southwest, having a radius
of 214.00 feet and a central angle of 21°53'57"; thence
Northwesterly along the arc of said curve, a distance of 81.79
feet to a point of reverse curve, a radial bears North 64°37'46"
East at the said point, the curve ahead being concave to the
Northeast, having a radius of 211.00 feet and a central angle of
31°54'31"; thence Northwesterly along the arc of said curve, a
distance of 117.51 feet to a point of compound curve, said curve
ahead concave to the Southeast, having a radius of 28.00 feet and
a central angle of 103°16'05"; thence Northeasterly along the arc



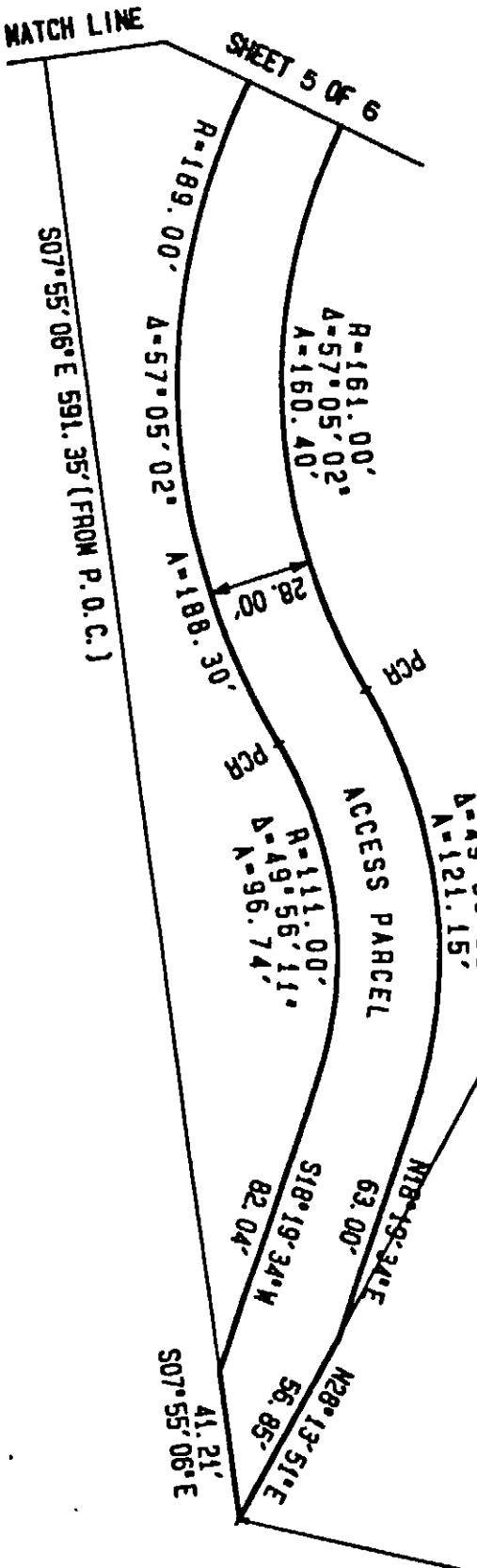
of said curve, a distance of 50.47 feet; thence South $70^{\circ}11'38''$ East, a distance of 1.13 feet to the beginning of a curve concave to the Southwest, having a radius of 36.00 feet and a central angle of $42^{\circ}15'28''$; thence Southeasterly along the arc of said curve, a distance of 26.55 feet to the POINT OF BEGINNING.

Said Amenity Parcel to be concentric and parallel with the outer boundary of said Access Parcel, a distance of 28.00 feet.

Containing in area 51,047 square feet more or less.



P. O. B. OF THE ACCESS PARCEL
 NORTHERNMOST CORNER OF PARCEL 31 AS SHOWN ON PLAT OF PARCEL 31 BROKEN SOUND OF UNIVERSITY PARK - P. U. D., RECORDED IN PLAT BOOK 66, PGS. 197 & 198, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

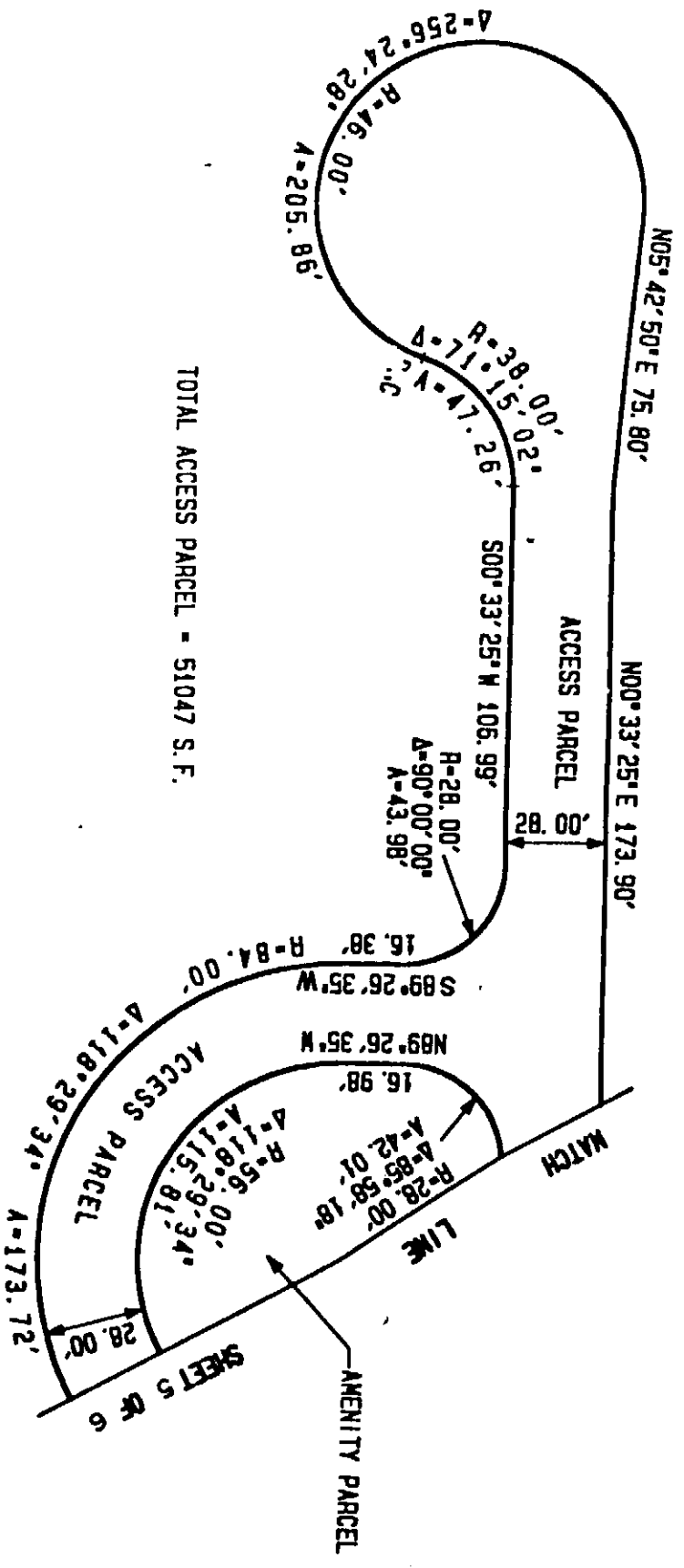


THIS SKETCH IS NOT A SURVEY. TO ACCOMPANY DESCRIPTION ONLY.

GEE AND JENSON ENGINEERS-ARCHITECTS-PLANNERS
 WEST PALM BEACH FLORIDA

ACCESS PARCEL
 PART OF PARCEL 31 BROKEN SOUND
 OF UNIVERSITY PARK P. U. D.
 PALM BEACH COUNTY
 FLORIDA

DESIGNED M.J.J.	DRAWN M.J.J.	CHECKED [Signature]	JOB NO. 85-429	DRAWING NO.
DATE 12/4/80	SCALE 1" = 50'	APPROVED [Signature]	FILE NO.	SHEET 4 OF 6



TOTAL ACCESS PARCEL = 51047 S.F.

CERTIFICATE

I HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION HAS PREPARED IN ACCORDANCE WITH THE MINIMUM TECHNICAL STANDARDS 21 HH-6, 006 FLORIDA ADMINISTRATIVE CODE SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

BY: _____

CARL G. MILLER
 REGISTERED LAND SURVEYOR No. 3581
 STATE OF FLORIDA
 DATE: _____

REPRODUCTIONS OF THIS CERTIFICATE ARE NOT VALID UNLESS SEALED WITH MY EMBOSSED SURVEYORS SEAL.



THIS SKETCH IS NOT A SURVEY, TO ACCOMPANY DESCRIPTION ONLY.

GEE AND JENSON ENGINEERS-ARCHITECTS-PLANNERS
 WEST PALM BEACH, FLORIDA

ACCESS PARCEL
 PART OF PARCEL 31 BROKEN SOUND
 OF UNIVERSITY PARK P. U. D.
 PALM BEACH COUNTY
 FLORIDA

DESIGNED W.S.J.	DRAWN W.S.J.	CHECKED [Signature]	JOB NO. 85-429	DRAWING NO.
DATE 12/4/90	SCALE 1" = 50'	APPROVED [Signature]	FILE NO.	



Arvida/JMB Partners
Job Number: 85-429
By: C.G.M. Ckd: ML
December 3, 1990

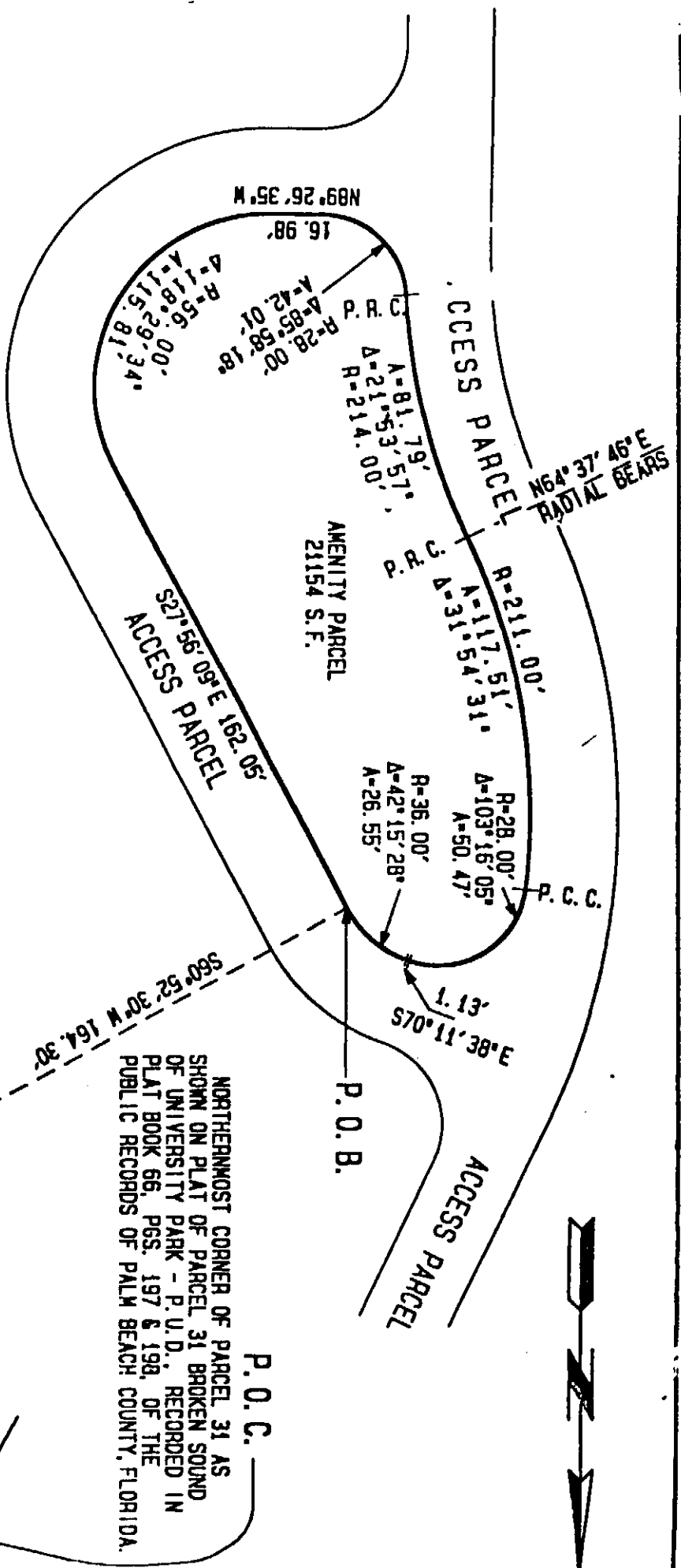
GEE & JENSON

DESCRIPTION

Being designated as Amenity Parcel a portion of the Plat of "Parcel 31 Broken Sound of University Park P.U.D." (hereinafter referred to as Parcel 31) in part of Section 2, Township 47 South, Range 42 East, Palm Beach County, Florida, as recorded in Plat Book 66, Pages 197 and 198 of the Public Records of said County and being more particularly described as follows:

Commencing at the northernmost corner of said Parcel 31; thence South $07^{\circ}55'06''$ East along said Easterly line of Parcel 31, a distance of 591.35 feet; thence South $60^{\circ}52'30''$ West, a distance of 164.30 feet to the POINT OF BEGINNING; thence South $27^{\circ}56'09''$ East, a distance of 162.05 feet to the beginning of a curve concave to the Northwest, having a radius of 56.00 feet and a central angle of $118^{\circ}29'34''$; thence Southwesterly along the arc of said curve, a distance of 115.81 feet; thence North $89^{\circ}26'35''$ West, a distance of 16.98 feet to the beginning of a curve concave to the Northeast, having a radius of 28.00 feet and a central angle of $85^{\circ}58'18''$; thence Northerly along the arc of said curve, a distance of 42.01 feet to a point of reverse curve, said curve ahead being concave to the Southwest, having a radius of 214.00 feet and a central angle of $21^{\circ}53'57''$; thence Northwesterly along the arc of said curve, a distance of 81.79 feet to a point of reverse curve, a radial bears North $64^{\circ}37'46''$ East at the said point, the curve ahead being concave to the Northeast, having a radius of 211.00 feet and a central angle of $31^{\circ}54'31''$; thence Northwesterly along the arc of said curve, a distance of 117.51 feet to a point of compound curve, said curve ahead concave to the Southeast, having a radius of 28.00 feet and a central angle of $103^{\circ}16'05''$; thence Northeasterly along the arc of said curve, a distance of 50.47 feet; thence South $70^{\circ}11'38''$ East, a distance of 1.13 feet to the beginning of a curve concave to the Southwest, having a radius of 36.00 feet and a central angle of $42^{\circ}15'28''$; thence Southeasterly along the arc of said curve, a distance of 26.55 feet to the POINT OF BEGINNING

Containing in area 21,154 square feet more or less.



CERTIFICATE

I HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION WAS PREPARED IN ACCORDANCE WITH THE MINIMUM TECHNICAL STANDARDS 21 HH-6, 006 FLORIDA ADMINISTRATIVE CODE SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

BY: _____

CARL G. MILLER
REGISTERED LAND SURVEYOR No. 3581
STATE OF FLORIDA
DATE: _____

REPRODUCTIONS OF THIS CERTIFICATE ARE NOT VALID UNLESS SEALED WITH MY EMBOSSED SURVEYORS SEAL.

NORTHERNMOST CORNER OF PARCEL 31 AS SHOWN ON PLAT OF PARCEL 31 BROKEN SOUND OF UNIVERSITY PARK - P. U. D., RECORDED IN PLAT BOOK 66, PGS. 197 & 198, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

THIS SKETCH IS NOT A SURVEY. TO ACCOMPANY DESCRIPTION ONLY.

CEE AND JENSON ENGINEERS-ARCHITECTS-PLANNERS
WEST PALM BEACH FLORIDA

AMENITY PARCEL
PART OF PARCEL 31 BROKEN SOUND
OF UNIVERSITY PARK P. U. D.
PALM BEACH COUNTY
FLORIDA

DESIGNED W.J.J.	DRAWN W.J.J.	CHECKED [Signature]	JOB NO. 65-429
DATE 12/4/90	SCALE 1" = 50'	APPROVED [Signature]	FILE NO.
			DRAWING NO. SHEET 2 OF 2



Arvida/JMB Partners

Job Number: 85-429

By: C.G.M. Ckd: JM

December 3, 1990

GEE & JENSON

DESCRIPTION

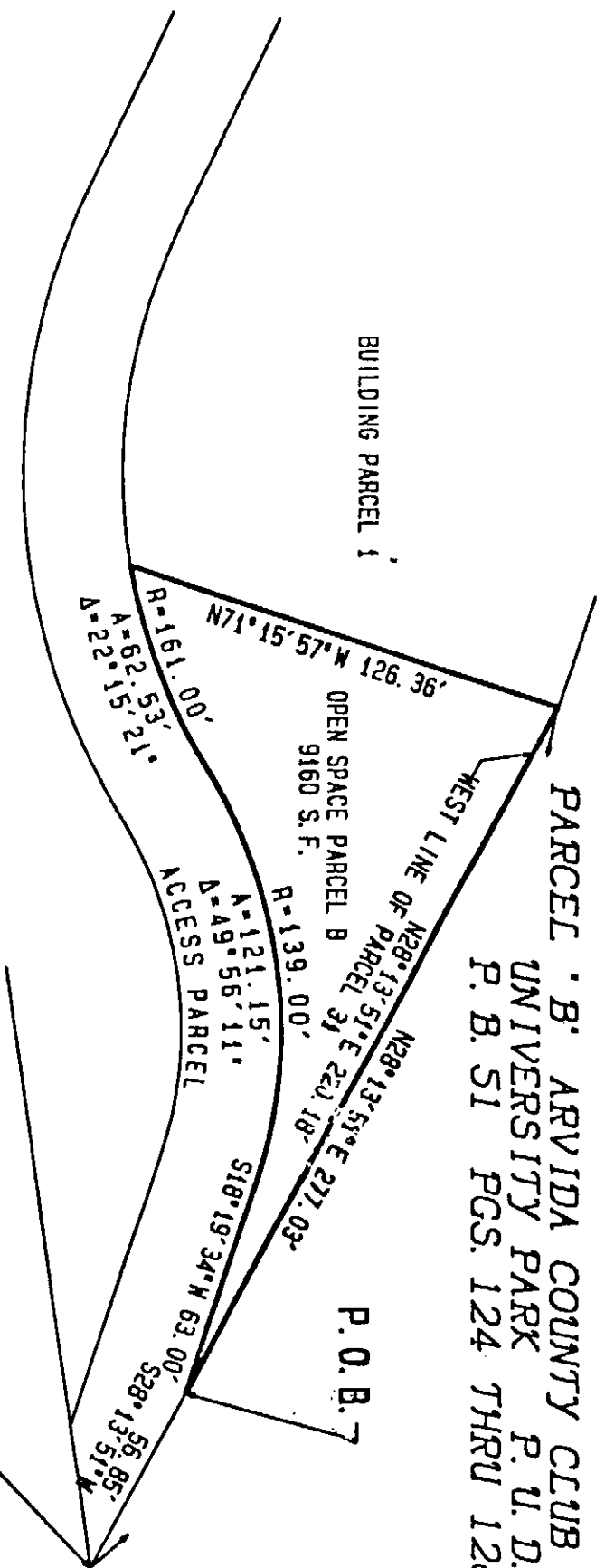
Being designated as Open Space Parcel A a portion of the Plat of "Parcel 31 Broken Sound of University Park P.U.D." (hereinafter referred to as Parcel 31) in part of Section 2, Township 47 South, Range 42 East, Palm Beach County, Florida, as recorded in Plat Book 66, Pages 197 and 198 of the Public Records of said County and being more particularly described as follows:

Commencing at the Northernmost corner of said Parcel 31; thence South $07^{\circ}55'06''$ East along the Easterly line of said Parcel 31, a distance of 41.21 feet to the POINT OF BEGINNING; thence South $07^{\circ}55'06''$ East along said Easterly line of Parcel 31, a distance of 484.64 feet; thence South $65^{\circ}42'11''$ West along the Northerly line of Building Parcel 15, a distance of 181.82 feet to a point on a curve, a radial bears South $88^{\circ}47'29''$ West, said curve being concave to the East, having a radius of 28.00 feet and a central angle of $26^{\circ}40'56''$; thence Northerly along the arc of said curve, a distance of 13.04 feet; thence North $25^{\circ}28'25''$ East, a distance of 211.45 feet to the beginning of a curve concave to the West, having a radius of 189.00 feet and a central angle of $57^{\circ}05'02''$; thence Northerly along the arc of said curve, a distance of 188.30 feet to a point of reverse curve, said curve ahead being concave to the East, having a radius of 111.00 feet and a central angle of $49^{\circ}56'11''$; thence Northerly along the arc of said curve, a distance of 96.74 feet; thence North $18^{\circ}19'34''$ East, a distance of 82.04 feet to the POINT OF BEGINNING.

Containing in area 28,330 square feet more or less.



PARCEL B, ARVIDA COUNTY CLUB PLAT TWO
 UNIVERSITY PARK P. U. D.
 P. B. 51 PGS. 124 THRU 128



CERTIFICATE

I HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION WAS PREPARED IN ACCORDANCE WITH THE MINIMUM TECHNICAL STANDARDS 21 HH-6, 006 FLORIDA ADMINISTRATIVE CODE SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

BY: _____

CARL G. MILLER
 REGISTERED LAND SURVEYOR No. 3581
 STATE OF FLORIDA
 DATE: _____

REPRODUCTIONS OF THIS CERTIFICATE ARE NOT VALID UNLESS SEALED WITH MY EMBUSSED SURVEYORS SEAL.

P. O. C.
 NORTHERNMOST CORNER OF PARCEL 31 AS SHOWN ON PLAT OF PARCEL 31 BROKEN SOUND OF UNIVERSITY PARK - P. U. D., RECORDED IN PLAT BOOK 66, PGS. 197 & 198, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

THIS SKETCH IS NOT A SURVEY TO ACCOMPANY DESCRIPTION ONLY

GEE AND JENSON ENGINEERS-ARCHITECTS-PLANNERS
 WEST PALM BEACH, FLORIDA

OPEN SPACE PARCEL 3
 PART OF PARCEL 31 BROKEN SOUND
 OF UNIVERSITY PARK P. U. D.
 PALM BEACH COUNTY FLORIDA

DESIGNED W.J.J.	DRAWN W.J.J.	CHECKED [Signature]	JOB NO. 85-429	DRAWING NO.
DATE 12/4/90	SCALE 1" = 50'	APPROVED [Signature]	FILE NO.	SHEET 2 OF 2

EXHIBIT "D-2"

NOTE: THERE ARE NO AREAS OF COMMON RESPONSIBILITY, AS DEFINED IN THE FOREGOING DECLARATION, AT THIS TIME. SHOULD ANY AREAS OF COMMON RESPONSIBILITY COME INTO BEING IN THE FUTURE, THEY WILL BE DESIGNATED AS SUCH IN A SUPPLEMENTAL DECLARATION MADE AS PROVIDED IN THE FOREGOING DECLARATION.