

1. Declaration of Covenants, Restrictions and Easements for The Oaks at Oakland Forest

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**DECLARATION OF COVENANTS, RESTRICTIONS AND  
EASEMENTS FOR THE OAKS AT OAKLAND FOREST**

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**DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS FOR  
THE OAKS AT OAKLAND FOREST**

THIS DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS ("Declaration") is made this 25th day of October, 2006 by The Oaks at Oakland Park, LLC, a Florida limited liability company, its successors and assigns ("Declarant"), and is joined in by THE OAKS AT OAKLAND FOREST HOMEOWNERS ASSOCIATION, INC., a Florida corporation not for profit ("Association").

WHEREAS, Declarant is the owner in fee simple of the real property more particularly described on Exhibit "A" attached hereto and made a part hereof ("Total Property");

WHEREAS, Declarant desires to develop a planned community to be known as "The Oaks at Oakland Forest" (as hereinafter defined);

WHEREAS, in order to develop and maintain The Oaks at Oakland Forest as a planned residential community and to preserve the values and amenities of such community, it is necessary to declare, commit and subject the Committed Property (as hereinafter defined and as more particularly described on Exhibit "B" attached hereto and made a part hereof) (and such additional properties which may be added to the Committed Property and which may hereafter be subject to this Declaration) and the improvements now or hereafter constructed thereon to certain land use covenants, restrictions, reservations, regulations, burdens, liens, and easements; and to delegate and assign to the Association certain powers and duties of ownership, administration, operation, maintenance and enforcement; and

WHEREAS, the Association is joining in this Declaration in order to acknowledge its obligations hereunder.

NOW, THEREFORE, in consideration of the premises and covenants herein contained, Declarant hereby declares that the Committed Property shall be owned, held, used, transferred, sold, conveyed, demised and occupied subject to the covenants, restrictions, easements, reservations, regulations, burdens and liens hereinafter set forth, all of which shall run with the Committed Property and any part thereof and which shall be binding upon all parties having any right, title or interest in the Committed Property or any part thereof, their heirs, successors and assigns.

**ARTICLE I  
DEFINITIONS**

The terms used in this Declaration shall be defined as set forth herein unless expressly provided otherwise.

Section 1. "ADDITIONAL PROPERTY" shall mean any real property (other than the Committed Property) that may be submitted by Declarant to the terms and provisions of this Declaration by a Supplemental Declaration which shall be executed by the owner of the

