

111-1000003/100  
L. J. J. J.

73- 41725

DECLARATION OF CONDOMINIUM  
OF  
SUTTON PLACE CONDOMINIUM

SOUTHEAST EVERGLADES BANK OF FORT LAUDERDALE, as Trustee,  
hereinafter referred to as "Land Owner", which Land Owner is also  
the Lessor under a Ninety-Nine-Year Lease heretofore executed  
with RAND DEVELOPMENT CORP., a Florida Corporation, as Lessee, on  
behalf of said respective parties and their successors, grantees  
and assigns, and to its successors, grantees and assigns, do here-  
by declare that the fee simple title to the lands hereinafter  
described and the Ninety-Nine Year leasehold interest in, and to  
the lands hereinafter described are and shall be dedicated and  
submitted to the condominium form of ownership as legally authorized  
by the Legislature of the State of Florida, pursuant to Chapter  
711, Florida Statutes, in accordance with the terms and conditions  
of this Declaration as hereinafter set forth:

Lots 1 and 5, Block 47, and Lot 1, Block 64,  
CORAL RIDGE GALT ADDITION NO. 1, according  
to the Plat thereof recorded in Plat Book 31,  
Page 37, of the Public Records of Broward  
County, Florida.

ARTICLE I  
Purpose

The purpose of this Declaration is to submit the above des-  
cribed lands and the improvements thereon to the condominium  
form of ownership and use in the manner provided by Chapter 711,  
Florida Statutes, 1965, (hereinafter referred to), hereinafter  
referred to as "Condominium Act".

A. The name of the Condominium shall be SUTTON PLACE CON-  
DOMINIUM.

B. The Condominium units and respective unit owners' interest in the general common elements and limited common elements are subject to conditions, restrictions, limitations and easements of record, the terms and conditions of the afore-  
said Ninety-Nine Year Lease executed, delivered and created by and  
between SOUTHEAST EVERGLADES BANK OF FORT LAUDERDALE and RAND DEVELOP-  
MENT CORP., prior to the creation of this Condominium, dated February  
1973, and recorded at Official Records Book 5169, Page 913, of the  
Public Records of Broward County, Florida, a certain Mortgage to

Prepared by Alvin Capp of and return to:  
SPEAR, DEUSCHKE & CAPP  
ATTORNEYS AT LAW  
333 E. Oakland Park Beach Blvd.  
FORT LAUDERDALE, FLA. 33306

73 FEB 28 AM 10:01

JACK WHEELER, COUNTY RECORDER

111-1000003/100

106