

PREPARED BY AND RETURN TO:

Edward L. Myrick, Jr.  
Beighley & Myrick, P.A.  
1255 W. Atlantic Blvd., #314  
Pompano Beach, FL 33069

**FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM  
FOR DUVAL COURT PROFESSIONAL CENTRE - PHASE I, A  
CONDOMINIUM**

THIS FIRST AMENDMENT TO THE DECLARATION OF CONDOMINIUM FOR DUVAL COURT PROFESSIONAL CENTRE - PHASE I, A CONDOMINIUM ("First Amendment") is made by Triple/HSD, LLC, a Florida Limited Liability Company ("Developer") and joined by Duval Court Professional Centre Condominium Association, Inc., a Florida not-for-profit corporation ("Association").

RECITALS

WHEREAS, that certain Declaration of Condominium for Duval Court Professional Centre - Phase I, a Condominium was recorded in O.R. Book 41048, Page 346, of the Public Records of Broward County, Florida ("Original Declaration");

WHEREAS, the Original Declaration provided for the addition of Phase II in Section 3.3;

WHEREAS, construction of Phase II is now substantially complete;

NOW THEREFORE, Developer hereby makes the following Amendments adding Phase II to the Original Declaration as hereinafter set forth.

1. Recitals. The foregoing Recitals are true and correct and are incorporated into and form a part of this First Amendment.

2. Conflicts. In the event there is a conflict between this First Amendment and the Original Declaration, the First Amendment shall control. Whenever possible, this First Amendment and the Original Declaration shall be construed as a

19

single document. Except as modified hereby, the Original Declaration shall remain in full force and effect.

3. Name. The name of the Condominium will be changed to DUVAL COURT PROFESSIONAL CENTRE, a condominium.

4. Definitions. All initially capitalized terms not defined herein shall have the meanings set forth in the Declaration, except that the defined terms are hereby modified as follows:

2.17 "Declaration of Condominium" shall mean the Original Declaration and the First Amendment, together with all amendments and modifications, thereof.

5. Legal Description. The legal description of the property attached as "Exhibit A" to this First Amendment hereby amends the legal description in Exhibit A of the Original Declaration.

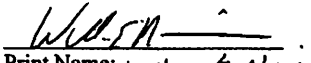
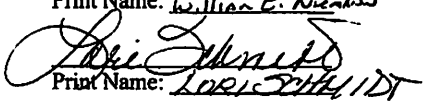
6. Percentages of Interest/Assessment Share. The percentages of interest and assessment share as attached as "Exhibit B" to this First Amendment hereby amends those listed in Exhibit C of the Original Declaration.

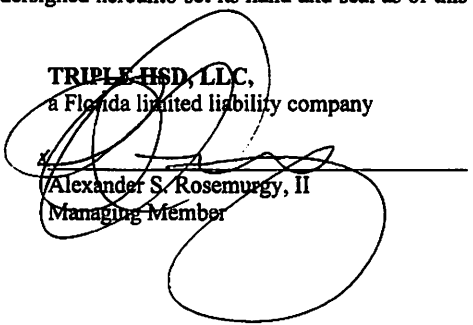
7. Site Plan, Building Plan, and Surveyor's Certificate. The building plans, site plan, and surveyor's certificate for Buildings 1 through 6 attached as "Exhibit C" to this First Amendment are hereby added to Exhibit E of the Original Declaration.

8. Covenant. This First Amendment shall be a covenant running with the land.

IN WITNESS HEREOF, the undersigned hereunto set its hand and seal as of this 5<sup>th</sup> day of April, 2006.

WITNESSES:

  
Print Name: William E. Newman  
  
Print Name: LORI SMITH

TRIPLE HSD, LLC,  
a Florida limited liability company  
  
Alexander S. Rosemurgy, II  
Managing Member

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(Notary on next page)

STATE OF FLORIDA )  
COUNTY OF BROWARD )

BEFORE ME, the undersigned authority, personally appeared Alexander S. Rosemurgy, II as Managing Member of Triple HSD, LLC, a Florida limited liability company, and he acknowledged before me that he executed the foregoing.

WITNESS my hand and seal at the County and State aforesaid this 5 day of April, 2006.

Marlene Jones  
NOTARY PUBLIC

Marlene Jones  
Print name of Notary

My Commission Expires:

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 **Marlene Jones**  
Commission # DD388483  
Expires March 19, 2009  
Standard Tray Pad - Suncoast, Inc. 800-966-7010

**JOINDER**

**DUVAL COURT PROFESSIONAL CENTRE  
CONDOMINIUM ASSOCIATION, INC.**

DUVAL COURT PROFESSIONAL CENTRE CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation ("Association") does hereby join in the First Amendment to the Declaration of Condominium for Duval Court Professional Centre - Phase I, a Condominium ("First Amendment"), to which this joinder is attached, and the terms thereof are and shall be binding upon the undersigned and its successors in title.

IN WITNESS WHEREOF, the undersigned hereunto set its hand and seal as of this 5<sup>th</sup> day of April, 2006.

WITNESSES:

THIS IS AN ORIGINAL COPY

DUVAL COURT PROFESSIONAL CENTRE CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation

Print Name: William E. Wickman

Print Name: LORI SCHMIDT

Alexander S. Rosemurgy, II  
President

STATE OF FLORIDA )  
COUNTY OF BROWARD )

BEFORE ME, the undersigned authority, personally appeared Alexander S. Rosemurgy, II as President of Duval Court Professional Centre Condominium Association, a Florida not-for-profit corporation, and he acknowledged before me that he executed the foregoing.

WITNESS my hand and seal at the County and State aforesaid this 5 day of April, 2006.

Mariene Jones  
NOTARY PUBLIC

Mariene Jones  
Print name of Notary

My Commission Expires:



;

**EXHIBIT A**

**LEGAL DESCRIPTION OF THE PROPERTY**

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## ***DUVAL COURT - A CONDOMINIUM***

### **LEGAL DESCRIPTION:**

BLOCK 2, SPIRRISON'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF; AS RECORDED IN PLAT BOOK 64, PAGE 35 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

### **TOGETHER WITH:**

ALL THAT PART OF THE EAST ONE-HALF (E1/2) OF THE SOUTHWEST ONE-QUARTER (SW1/4) OF THE SOUTHWEST ONE-QUARTER (SW1/4) OF THE SOUTHWEST ONE-QUARTER (SE1/4) OF SECTION 6, TOWNSHIP 48 SOUTH, RANGE 43 EAST, BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF PARCEL "A" OF THE JOHN P. ROGERS AND GREGORY A. ROGERS PLAT, AS RECORDED IN PLAT BOOK 141, PAGE 9, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE  $89^{\circ}32'58''$ W, ALONG THE NORTH RIGHT-OF-WAY LINE OF S.E. 10th STREET, A DISTANCE OF 6.00 FEET TO A POINT ON THE EAST LINE OF SPIRRISON'S SUBDIVISION, AS RECORDED IN PLAT BOOK 64, PAGE 35, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE  $00^{\circ}00'00''$ E, ALONG THE EAST LINE OF SAID SPIRRISON'S SUBDIVISION AND A PROJECTION OF SAID EAST LINE A DISTANCE OF 200.61 FEET; THENCE  $89^{\circ}32'58''$ E, A DISTANCE OF 6.00 FEET TO THE NORTHWEST CORNER OF PARCEL "A" OF SAID JOHN P. ROGERS AND GREGORY A. ROGERS PLAT; THENCE  $00^{\circ}00'00''$ W, ALONG THE WEST LINE OF SAID PARCEL "A", A DISTANCE OF 200.61 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL "A" AND THE POINT OF BEGINNING OF THIS DESCRIPTION.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF DEERFIELD BEACH, BROWARD COUNTY, FLORIDA.

SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY AND RESERVATION OF RECORD.

SAID LANDS CONTAINING 61,739.9249 SQUARE FEET/1.4174 ACRES MORE OR LESS.

PREPARED BY:  
**DAVIS & PURMORT, INC.**  
843 S.E. 8TH AVENUE  
DEERFIELD BEACH, FLORIDA 33441  
PHONE (954) 421-9101

LEGAL DESCRIPTION  
JOB NO: 98-2101  
BY: A.G.S.  
DATE: 04/04/06  
SHEET: 01 OF 11

## DUVAL COURT - A CONDOMINIUM

### NOTES:

1. All improvements are existing.
2. All dimensions are approximate.
3. Interior dividing wall widths vary.
4. Exterior wall widths vary.
5. Subject to all easements set forth in the Declaration of Condominium and all other matters of record.
6. For additional information, refer to the Declaration of Condominium.
7. All Parking spaces are Limited Common elements.
8. Underground improvements and /or encroachments are not shown unless otherwise indicated.

### COMMON ELEMENTS:

- 1) All land and all portions of the Condominium not within any Unit or Units, are part of the Common Elements or Limited Common Elements as designed hereon or as described in the Declaration of Condominium.
2. All bearing walls to the unfinished surface of said walls located within a Unit, constitute parts of the Common Elements.
3. All conduit ducts, plumbing, wiring and other facilities for the furnishing of utility services to the Units are part of the Common Elements, except as otherwise provided in the Declaration of Condominium.
4. An easement of support which is created in every portion of a Unit which contributes to the support of the building are part of the Common Elements.

### UNIT BOUNDARIES

Each unit shall include that part of the Building containing the Unit that lies within the following boundaries:

- (a) Upper and Lower Boundaries. The upper and lower boundaries of the Unit shall be the following boundaries extended to their planar intersections with the parametrical boundaries.
  - (i) Upper Boundaries. The horizontal plane of the unfinished lower surface of the ceiling
  - (ii) Lower Boundaries. The horizontal plane of the unfinished upper surface of the floor of the Unit.
  - (iii) Interior Divisions. Except as provided in Subsections (a)(i) and (a)(ii) above, no part of the nonstructural interior walls shall be considered a boundary of the Unit.
- (b) Parametrical Boundaries. The parametrical boundaries of the Unit shall be the vertical planes of the unfinished interior surfaces of the walls bounding the Unit extended to the their planar intersections with each other and with the upper and lower boundaries.

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NOTES  
 JOB NO: 98-2101  
 BY: A.G.S.  
 DATE: 04/04/06  
 SHEET: 02 OF 11

**EXHIBIT B**

**PERCENTAGES OF INTEREST AND ASSESSMENT SHARE**

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**EXHIBIT "C"**  
**DECLARATION OF CONDOMINIUM**  
**OF**  
**DUVAL COURT PROFESSIONAL CENTRE**

Assessment Shares; Undivided Shares in Common Elements; Undivided Shares in Common Expenses and Common Surplus; Undivided Shares in Building Expenses; and Voting Rights

	Percentage of Building Expense	Percentage of Common Expenses; Undivided In Common Elements and Surplus	Voting Rights [Number of Votes]
<b>PHASE I</b>			
Unit 1	14.75%	6.27%	6.27
Unit 2	10.26%	4.36%	4.36
Unit 3	24.99%	10.63%	10.63
Unit 4	25.01%	10.63%	10.63
Unit 5	24.99%	10.63%	10.63
<b>PHASE II</b>			
Building 605		9.58%	9.58
Building 615		9.58%	9.58
Building 625		9.58%	9.58
Building 635		9.58%	9.58
Building 645		9.58%	9.58
Building 655		9.58%	9.58
Totals	100%	100%	100

**EXHIBIT C**

**SURVEY EXHIBITS**

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## DUVAL COURT - A CONDOMINIUM

### GENERAL NOTATIONS:

1. Dimensions and elevations as shown herein are subject to normal construction tolerances.
2. Elevations as shown herein are in feet.
3. All information of the plans and elevations were compiled from existing measurements taken physically from the building.  
Date: **MARCH, 2006**
4. Area within the unit containing conduits, wiring, ducts, plumbing, bearing walls, structural supports, and other such items serving a Unit or Units, or Limited Common Elements, of Common Elements have been omitted from the drawings for the purpose of clarity.


### SURVEYOR'S CERTIFICATION

The construction of the improvements is substantially complete so that the material, together with the provisions of the declaration describing the condominium property, is an accurate representation of the location and dimensions of the improvements and so that the identification, location and dimensions of the common elements and of each unit can be determined from these materials further that as planned improvements, including, but not limited to landscaping, utilities services and access to the unit, and common elements facilities serving the building in which the units to be conveyed are located and have been substantially completed.

DAVIS & PURMORT, LB # 7219

Signed this 04 th day of April, 2006

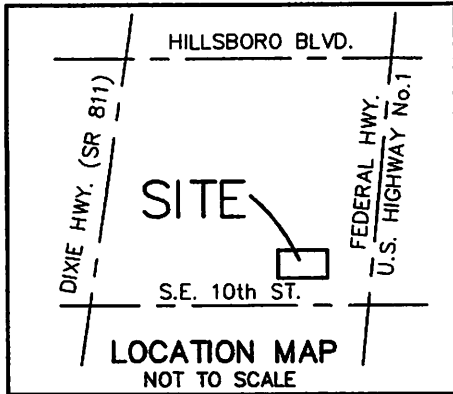
\_\_\_\_\_  
 Paul A. Davis  
 P.S.M. #4531  
 State of Florida

  
 \_\_\_\_\_  
 Michael G. Purmort, PSM  
 Certificate Reg. No. 2720  
 State of Florida

PREPARED BY:  
 DAVIS & PURMORT, INC.  
 843 S.E. 8TH AVENUE  
 DEERFIELD BEACH, FLORIDA 33441  
 PHONE (954) 421-9101

NOTES & CERTIFICATION  
 JOB NO: 98-2101  
 BY: A.G.S.  
 DATE: 04/04/06  
 SHEET: 03 OF 11

## DUVAL COURT - A CONDOMINIUM



**LEGEND:**

- |                                       |                                  |
|---------------------------------------|----------------------------------|
| P.O.C. = POINT OF COMMENCEMENT        | S.M.H. = SANITARY M.H.           |
| P.O.B. = POINT OF BEGINNING           | D.M.H. = DRAINAGE M.H.           |
| (P) = PLAT                            | B.S.M.H. = BELLSOUTH M.H.        |
| (M) = MEASURED                        | R/W = RIGHT-OF-WAY               |
| P.R.M. = PERMANENT REFERENCE MONUMENT | P.B. = PLAT BOOK                 |
| I.R. = IRON ROD                       | O.R.B. = OFFICIAL RECORD BOOK    |
| I.P. = IRON PIPE                      | PG. = PAGE                       |
| I.R.C. = IRON ROD W/CAP               | S.C.R. = BROWARD COUNTY RECORDS  |
| N/D = NAIL & DISC.                    | D.B. = DEED BOOK                 |
| O/S = OFFSET                          | F.H. = FIRE HYDRANT              |
| ESMT. = EASEMENT                      | WM = WATER METER                 |
| U.E. = UTILITY EASEMENT               | DDCV = DEL. DETECTOR CHECK VALVE |
| O.H.W. = OVERHEAD WIRES               | E/P = EDGE OF PAVEMENT           |
| CONC. = CONCRETE                      | T.O.B. = TOP OF BANK             |
| C.P.P. = CONC. POWER POLE             | E.O.W. = EDGE OF WATER           |
| W.P.P. = WOOD POWER POLE              | C.L.F. = CHAIN LINK FENCE        |
| W.L.P. = WOOD LIGHT POLE              | C.B.S. = CONC. BLOCK STRUCTURE   |
| L.P. = LIGHT POLE                     | C/S = CONC. SLAB                 |
| C.B. = CATCH BASIN                    | C.L.F. = CHAIN LINK FENCE        |
| M.H. = MANHOLE                        | x 0.00' = EXISTING ELEVATION     |
|                                       | ¢ = CENTERLINE                   |

**SURVEYOR'S NOTES:**

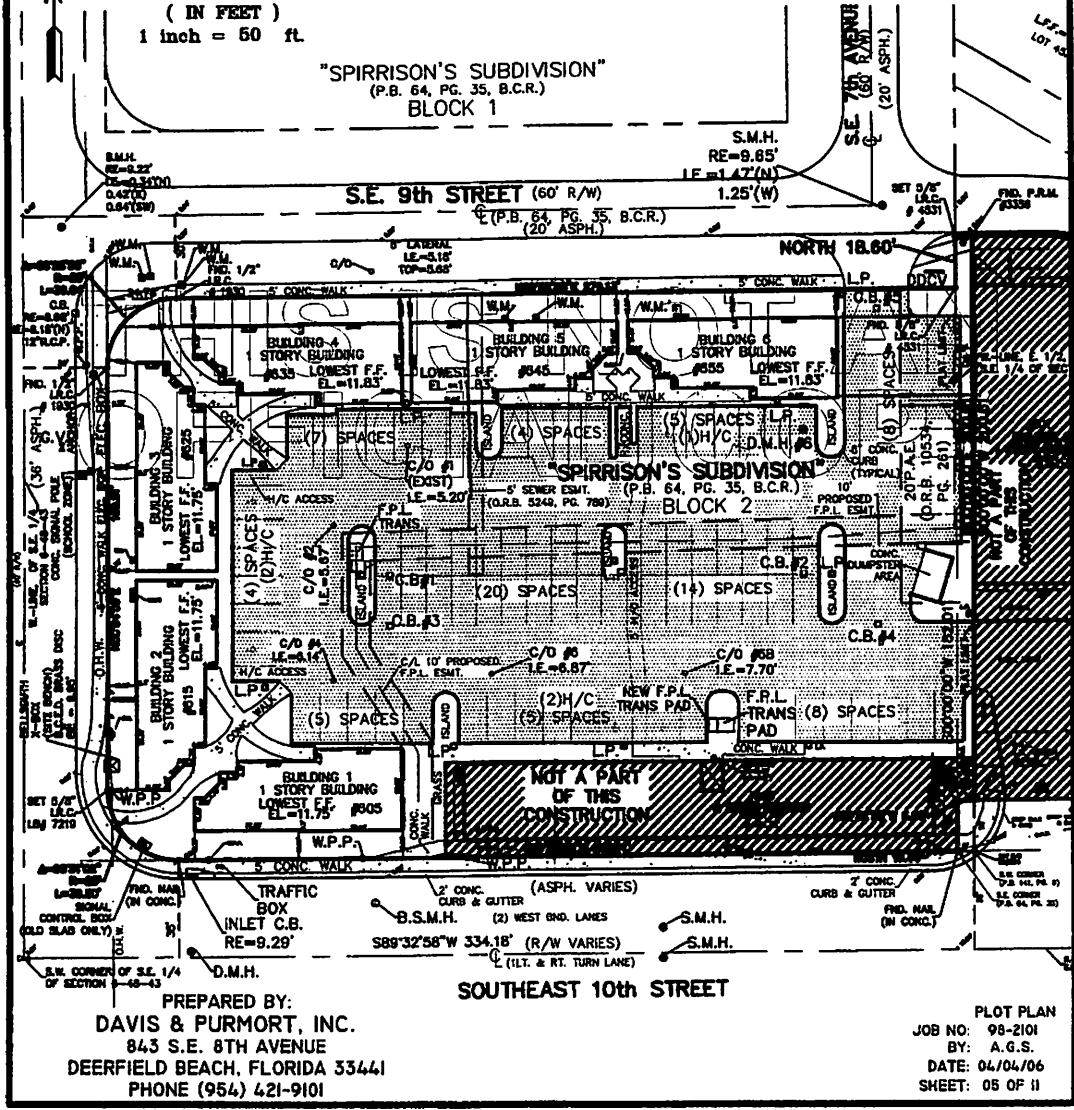
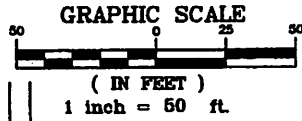
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1. ALL BEARINGS OR ANGLES SHOWN HEREON ARE BASED ON THE RECORD PLAT UNLESS OTHERWISE NOTED.
2. LANDS SHOWN HEREON WERE ABSTRACTED FOR EASEMENT OR RIGHTS-OF-WAY.
3. THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH IN CHAPTER 61G17-6 FLORIDA ADMINISTRATIVE CODE.
4. THIS SURVEY OF THE PROPERTY SHOWN HEREON IS IN ACCORDANCE WITH THE DESCRIPTION FURNISHED BY: CLIENT
5. REBARS AND CAPS WERE SET ON ALL CORNERS UNLESS OTHERWISE NOTED.
6. FIELD WORK COMPLETED ON: 04-04-06
7. THIS SURVEY IS NOT VALID WITHOUT THE SURVEYOR'S SIGNATURE AND EMBOSSED SEAL.
8. ELEVATIONS SHOWN HEREON ARE BASED ON N.G.V.D. OF 1929 UNLESS OTHERWISE NOTED.
9. BENCHMARK OF ORIGIN IS BROWARD COUNTY BENCHMARK NO. 2546
10. THIS SURVEY IS LOCATED IN FLOOD ZONE AH, PER N.F.I.P. COMMUNITY-PANEL MAP NO. 125101-0109-G. BASE FIRM ELEVATION IS 10.0 FEET DATE OF FIRM IS 10-02-97
11. PROPERTY ADDRESS IS: 605, 615, 625, 635, 645, 655 S.E. 10th ST., DEERFIELD BEACH, FLORIDA 33441
12. THE SUBJECT PROPERTY HAS AN AGREEMENT FOR PERPETUAL EASEMENT WITH THE ADJOINING BOUNDARY OF THE "JOHN P. ROGERS & GREGORY ROGERS" PROPERTY, PER (O.R.B. 28959, PG. 412).

PREPARED BY:  
**DAVIS & PURMORT, INC.**  
 843 S.E. 8TH AVENUE  
 DEERFIELD BEACH, FLORIDA 33441  
 PHONE (954) 421-9101

NOTES, LEGEND, LOCATION MAP  
 JOB NO: 98-2101  
 BY: A.G.S.  
 DATE: 04/04/06  
 SHEET: 04 OF 11

# DUVAL COURT - A CONDOMINIUM GRAPHIC PLOT PLAN AND DESCRIPTION OF IMPROVEMENTS



## DUVAL COURT - A CONDOMINIUM

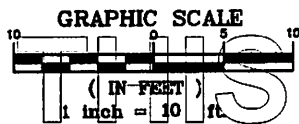
BUILDING NO. 1  
 ADDRESS: 605

FLOOR ELEVATION=11.75'  
 LOW CEILING ELEVATION=21.85'  
 HIGH CEILING ELEVATION=23.85'

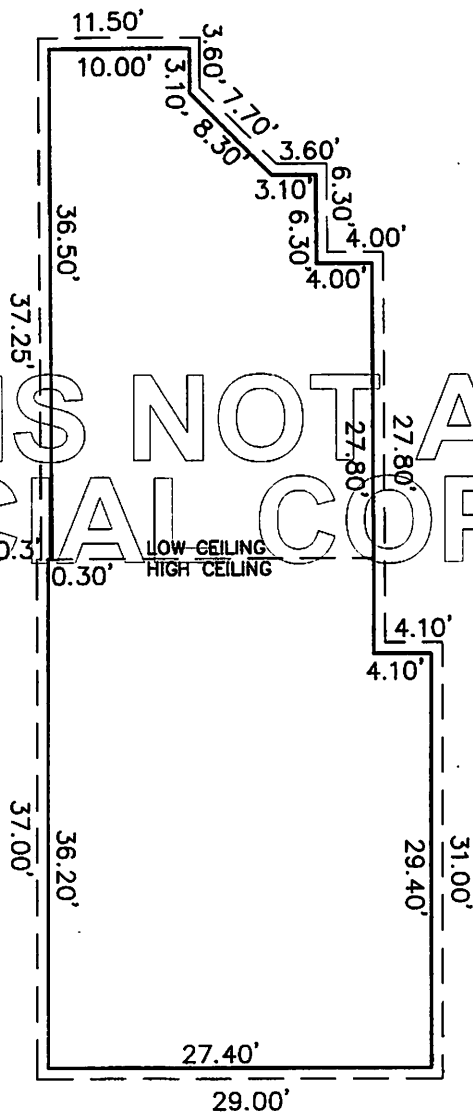
**LEGEND:**

- CE = COMMON ELEMENT
- LCE = LIMITED COMMON ELEMENT
- = UNIT BOUNDARIES
- - - = EXTERIOR BUILDING WALLS (CE)

NOTE: ALL AREAS OUTSIDE OF UNIT BOUNDARIES ARE COMMON ELEMENTS UNLESS OTHERWISE NOTED.



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BUILDING I, #605  
 JOB NO: 98-2101  
 BY: A.G.S.  
 DATE: 04/04/06  
 SHEET: 06 OF 11

# DUVAL COURT - A CONDOMINIUM

BUILDING NO. 2  
ADDRESS: 615

FLOOR ELEVATION-11.75'  
LOW CEILING ELEVATION-21.85'  
HIGH CEILING ELEVATION-23.85'

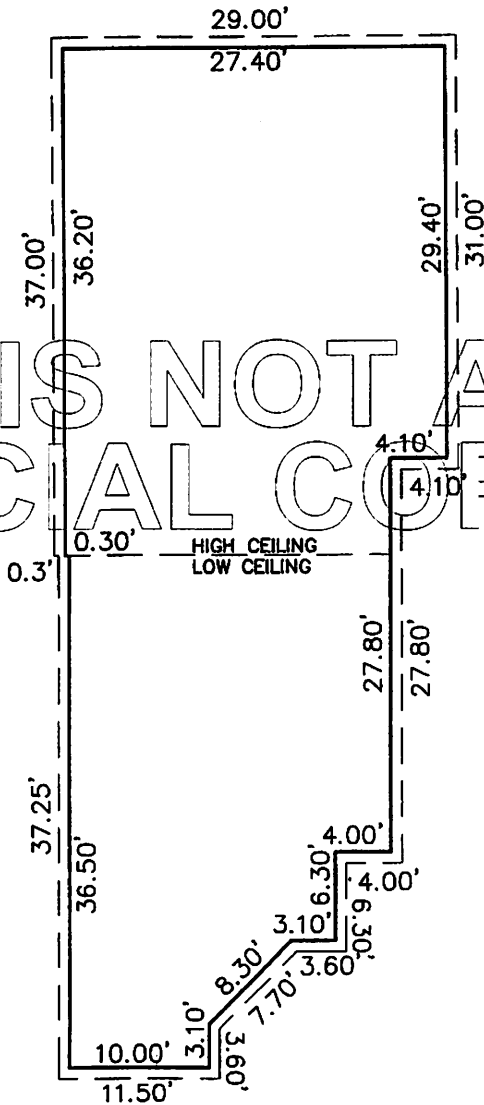
LEGEND:

- CE = COMMON ELEMENT
- LCE = LIMITED COMMON ELEMENT
- [Solid Line] = UNIT BOUNDARIES
- [Dashed Line] = EXTERIOR BUILDING WALLS (CE)

NOTE: ALL AREAS OUTSIDE OF UNIT BOUNDARIES ARE COMMON ELEMENTS UNLESS OTHERWISE NOTED.



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PREPARED BY:  
DAVIS & PURMORT, INC.  
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BUILDING 2, #615  
JOB NO: 98-2101  
BY: A.G.S.  
DATE: 04/04/06  
SHEET: 07 OF 11

# DUVAL COURT - A CONDOMINIUM

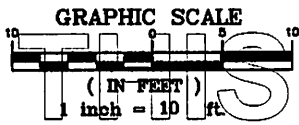
BUILDING NO. 3  
ADDRESS: 625

FLOOR ELEVATION=11.75'  
LOW CEILING ELEVATION=21.85'  
HIGH CEILING ELEVATION=23.95'

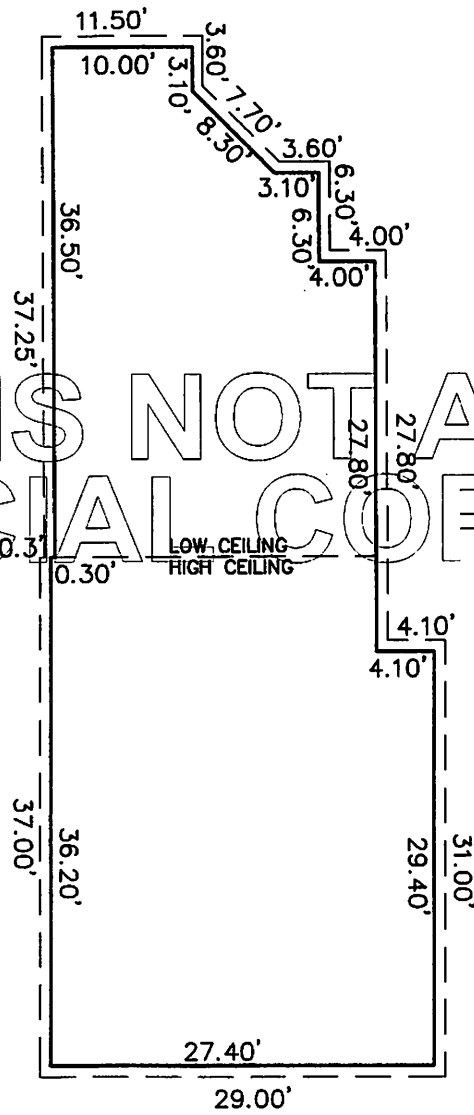
LEGEND:

- CE = COMMON ELEMENT
- LCE = LIMITED COMMON ELEMENT
- [Solid Line] = UNIT BOUNDARIES
- [Dashed Line] = EXTERIOR BUILDING WALLS (CE)

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PHONE (954) 421-9101

BUILDING 3, #625  
JOB NO: 98-2101  
BY: A.G.S.  
DATE: 04/04/06  
SHEET: 08 OF 11

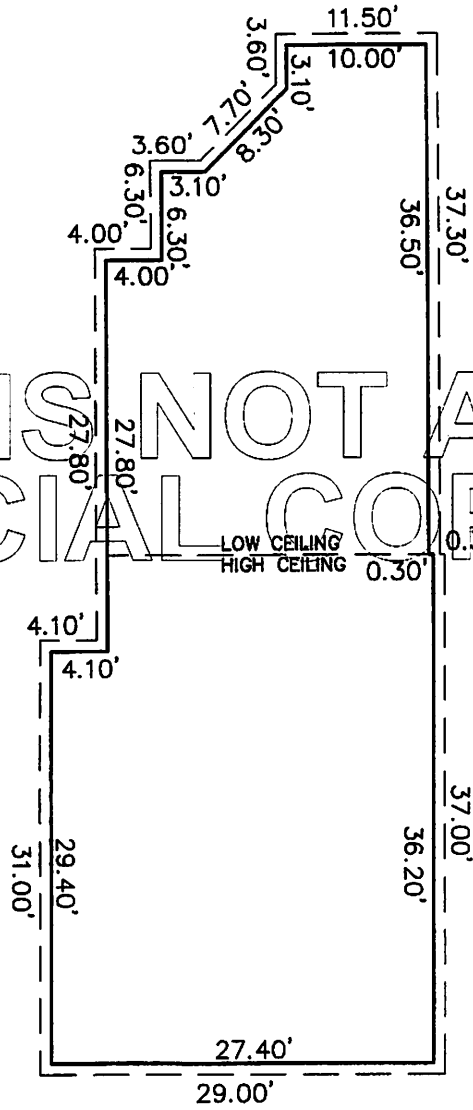
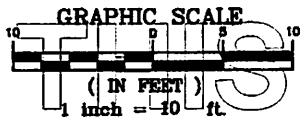


## DUVAL COURT - A CONDOMINIUM

BUILDING NO. 4  
 ADDRESS: 635  
 FLOOR ELEVATION=11.83'  
 LOW CEILING ELEVATION=22.02'  
 HIGH CEILING ELEVATION=24.02'

- LEGEND:
- CE - COMMON ELEMENT
  - LCE - LIMITED COMMON ELEMENT
  - UNIT BOUNDARIES
  - - - EXTERIOR BUILDING WALLS (CE)

NOTE: ALL AREAS OUTSIDE OF UNIT BOUNDARIES ARE COMMON ELEMENTS UNLESS OTHERWISE NOTED.





PREPARED BY:  
 DAVIS & PURMORT, INC.  
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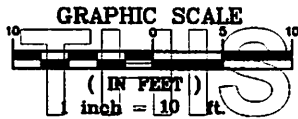
BUILDING 4, #635  
 JOB NO: 98-2101  
 BY: A.G.S.  
 DATE: 04/04/06  
 SHEET: 09 OF 11

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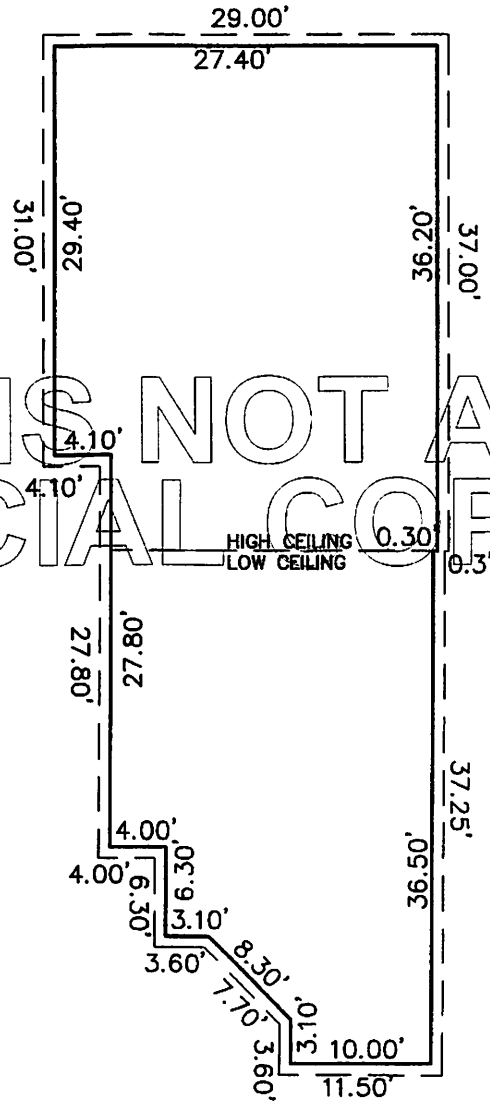
## DUVAL COURT - A CONDOMINIUM

BUILDING NO. 5  
 ADDRESS: 645  
 FLOOR ELEVATION=11.85'  
 LOW CEILING ELEVATION=22.02'  
 HIGH CEILING ELEVATION=24.02'

LEGEND:  
 CE = COMMON ELEMENT  
 LCE = LIMITED COMMON ELEMENT  
 = UNIT BOUNDARIES  
 = EXTERIOR BUILDING WALLS (CE)  
 NOTE: ALL AREAS OUTSIDE OF UNIT BOUNDARIES ARE COMMON ELEMENTS UNLESS OTHERWISE NOTED.



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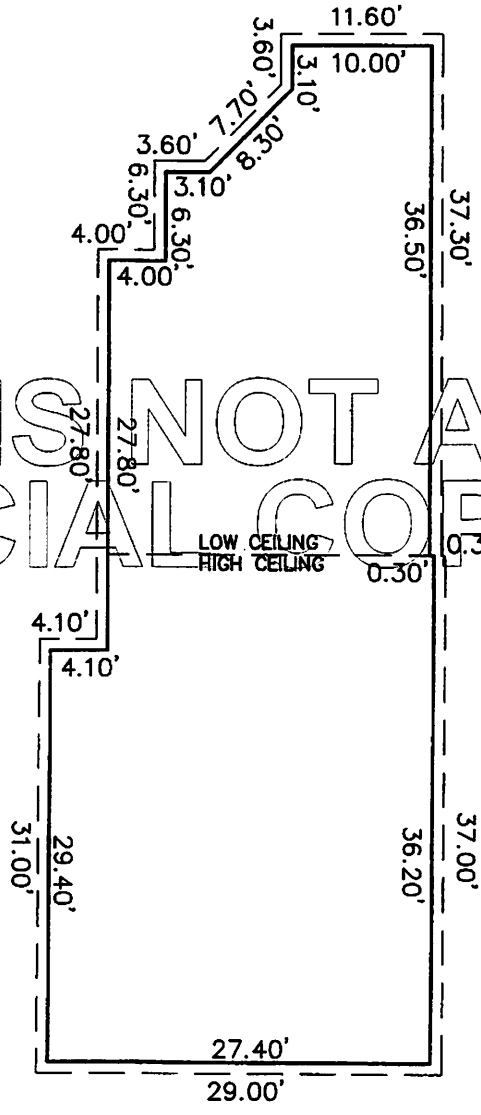
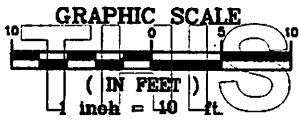
PREPARED BY:  
 DAVIS & PURMORT, INC.  
 843 S.E. 8TH AVENUE  
 DEERFIELD BEACH, FLORIDA 33441  
 PHONE (954) 421-9101

BUILDING 5, #645  
 JOB NO: 98-2101  
 BY: A.G.S.  
 DATE: 04/04/06  
 SHEET: 10 OF 11

# DUVAL COURT - A CONDOMINIUM

BUILDING NO. 6  
ADDRESS: 655  
FLOOR ELEVATION=11.83'  
LOW CEILING ELEVATION=22.02'  
HIGH CEILING ELEVATION=24.02'

LEGEND:  
CE = COMMON ELEMENT  
LCE = LIMITED COMMON ELEMENT  
[Solid Line] = UNIT BOUNDARIES  
[Dashed Line] = EXTERIOR BUILDING WALLS (CE)  
NOTE: ALL AREAS OUTSIDE OF UNIT BOUNDARIES ARE COMMON ELEMENTS UNLESS OTHERWISE NOTED.



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BUILDING 6, #655  
JOB NO: 98-2101  
BY: A.G.S.  
DATE: 04/04/06  
SHEET: 11 OF 11

**DUVAL COURT PROFESSIONAL CENTRE CONDO.ASSN.**

**All vendors, contractors, maintenance repair, etc., must have proof of liability insurance to do any work on the property of Duval Court. The certificate of insurance must be provided at the time of entry onto the property. Please bring to building 665, 2<sup>nd</sup> floor, Suite #202. The coverage must have a minimum of \$500,000.**

**You will then be allowed to do work on the premises.**

**The certificate of insurance needs to show the following as the certificate holder:**

**Duval Court Professional Centre Condo Association, Inc.  
665 SE 10<sup>th</sup> Street  
Deerfield Beach, FL 33441**

**\*\* The above certificate holder must also be shown as Additional Insured.**

**If there are any questions regarding this, please call 954-481-2607. You may have your insurance agent fax your certificate to us @ 954-481-2614.**

**Thank-you.**

**Val Shein, Secretary for Duval Court**