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May 20, 2015

Parkway Villas of Margate Condominium Association, Inc.
c/o Condo Management Alternative, Inc.
P.O. Box 8506
Coral Springs, FL 33075

RE: **City of Margate; Utility Easement Deed**

Dear Members of the Board:

Pursuant to the request by legal counsel for the City of Margate ("City"), this shall confirm our prior opinion that, unless otherwise prohibited by the Declaration of Condominium ("Declaration"), Section 718.111(10) of the Florida Statutes authorizes the Association (via the Board of Directors) to grant any easement if the easement constitutes part of or crosses the common elements or Association property.

In our opinion, the Declaration does not contain any provision that prohibits the Association from granting the subject Utility Easement to the City relative to the water distribution lines and sewer collection lines, including hydrants and/or other appropriate purposes incidental thereto. In fact, Section 3.4 of the Declaration contemplates these types of easements, and authorizes the granting of same.

If you (or the City Attorney) have any further questions or requirements concerning this issue, please do not hesitate to contact me.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Andrew B. Black', written over a horizontal line.

ANDREW B. BLACK

ABB/om

cc: Robert L. Kaye, Esq.