

**IN THE CIRCUIT COURT OF THE SEVENTEENTH JUDICIAL CIRCUIT
IN AND FOR BROWARD COUNTY, FLORIDA**

CASE NO.: CACE 24-015112

DANIEL J. STERMER AS RECEIVER OF THE
HERON POND CONDOMINIUM ASSOCIATION,
INC.,

Plaintiff,

v.

HERON POND CONDOMINIUM ASSOCIATION,
INC., AND ALL UNIT OWNERS LISTED ON EXHIBIT
“D” AND OTHER INTERESTED PARTIES LISTED
ON EXHIBIT “E” TO THE COMPLAINT,

Defendants.

PLAINTIFF’S NOTICE OF LIS PENDENS

TO: DEFENDANTS AND ALL OTHER INTERESTED PARTIES

YOU ARE NOTIFIED of the filing of a Complaint by Plaintiff, Daniel J. Stermer as Receiver of the Heron Pond Condominium Association, Inc., against Defendants in the above-captioned matter which seeks, *inter alia*, the judicial termination under Section 718.118, Florida Statutes, of that certain condominium known as the Heron Pond Condominium Association, described as:

See Exhibit “A” (the “Property”)

Notice is given that the above-captioned action was commenced in the Circuit Court of the Seventeenth Judicial Circuit in and for Broward County, Florida on October 18, 2024, and is now pending in that Court.

Dated: March 28, 2025

Respectfully Submitted,

BERGER SINGERMAN LLP
Counsel for Receiver
201 East Las Olas Boulevard
Suite 1500
Fort Lauderdale, Florida 33301
Tel. (954) 525-9900
Fax (954) 523-2872

By: /s/ Brian G. Rich

Brian G. Rich
Florida Bar No. 38229
brich@bergersingerman.com
Jeffrey Wertman
Florida Bar No. 0003093
jwertman@bergersingerman.com
Michael J. Niles
Florida Bar No. 107203
mniles@bergersingerman.com
DRT@bergersingerman.com

~ and ~

EISINGER LAW
Attorneys for Receiver, Daniel J. Stermer
4000 Hollywood Boulevard,
Suite 265 South
Hollywood, Florida 33021
Telephone: (954) 894-8000
Eisingerlitigation@gmail.com
astivelman@eisingerlaw.com
aalonso@eisingerlaw.com
krodriguez@eisingerlaw.com

By: /s/ Alejandro "Alex" Alonso II

Alejandro "Alex" Alonso II
Florida Bar No. 89625
Alessandra Stivelman
Florida Bar No. 60084

CERTIFICATE OF ELECTRONIC FILING AND SERVICE

I **HEREBY CERTIFY** that on this 28th day of March 2025, the foregoing was filed electronically through the Florida Court’s E-Filing Portal, which will send notice of electronic filing to all electronic service parties. Additionally, the Receiver shall transmit this Motion and Ancillary documents upon all Unit Owners via email addresses on file and will post the Motion on the Receiver’s Website.

By: /s/ *Brian G. Rich*
Brian G. Rich

EXHIBIT "A"

LEGAL DESCRIPTION

The following Unit(s) of Heron Pond Condominium according to the Declaration of Condominium thereof, as recorded in Official Record Book 42216, Page 910, of the Public Records of Broward County, Florida:

Units 101, 102, 103, 104, 105, 106, 107, 108, 201, 202, 203, 204, 205, 206, 207, and 208, Building 1;
Units 101, 102, 103, 104, 105, 106, 107, 108, 201, 202, 203, 204, 205, 206, 207, and 208, Building 2;
Units 101, 102, 103, 104, 105, 106, 107, 108, 201, 202, 203, 204, 205, 206, 207, and 208, Building 3;
Units 101, 102, 103, 104, 105, 106, 107, 108, 201, 202, 203, 204, 205, 206, 207, and 208, Building 4;
Units 101, 102, 103, 104, 105, 106, 107, 108, 201, 202, 203, 204, 205, 206, 207, and 208, Building 5;
Units 101, 102, 103, 104, 105, 106, 107, 108, 201, 202, 203, 204, 205, 206, 207, and 208, Building 6;
Units 101, 102, 103, 104, 105, 106, 107, 108, 201, 202, 203, 204, 205, 206, 207, and 208, Building 7;
Units 101, 102, 103, 104, 105, 106, 107, 108, 201, 202, 203, 204, 205, 206, 207, and 208, Building 8;
Units 101, 102, 103, 104, 105, 106, 107, 108, 201, 202, 203, 204, 205, 206, 207, and 208, Building 9;
Units 101, 102, 103, 104, 105, 106, 107, 108, 201, 202, 203, 204, 205, 206, 207, and 208, Building 10;
Units 101, 102, 103, 104, 105, 106, 107, 108, 201, 202, 203, 204, 205, 206, 207, and 208, Building 11;
Units 101, 102, 103, 104, 105, 106, 107, 108, 201, 202, 203, 204, 205, 206, 207, and 208, Building 12;
Units 101, 102, 103, 104, 105, 106, 107, 108, 201, 202, 203, 204, 205, 206, 207, and 208, Building 13;
Units 101, 102, 103, 104, 105, 106, 107, 108, 201, 202, 203, 204, 205, 206, 207, and 208, Building 14;
Units 101, 102, 103, 104, 105, 106, 107, 108, 201, 202, 203, 204, 205, 206, 207, and 208, Building 15;
Units 101, 102, 103, 104, 105, 106, 107, 108, 201, 202, 203, 204, 205, 206, 207, and 208, Building 16;
Units 101, 102, 103, 104, 105, 106, 107, 108, 201, 202, 203, 204, 205, 206, 207, and 208, Building 17;
Units 101, 102, 103, 104, 105, 106, 107, 108, 201, 202, 203, 204, 205, 206, 207, and 208, Building 18;
and Units 101, 102, 103, 104, 105, 106, 107, 108, 201, 202, 203, 204, 205, 206, 207, and 208, Building 19.

TOGETHER WITH ALL INTEREST AS TO THOSE CERTAIN LANDS DESCRIBED IN EXHIBIT "A" ACCORDING TO THE DECLARATION OF HERON POND CONDOMINIUM, SAID DECLARATION BEING RECORDED IN OFFICIAL RECORDS BOOK 42216, PAGE 910, AS AMENDED, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA,

AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL I:

Parcel C, of THE WHARF, according to the Plat thereof, as recorded in Plat Book 131, Page 9, of the Public Records of Broward County, Florida, EXCEPT the following Parcels:

LAKE #1

A portion of Parcel C, of THE WHARF, according to the Plat thereof, as recorded in Plat Book 131, Page 9, of the Public Records of Broward County, Florida, more particularly described as follows:

Commencing at the Northeast corner of said Parcel C; thence South 02° 08' 03" East along the East line of said Parcel C, 281.49 feet; thence South 87° 51' 57" West, 163.05 feet to a Point of Beginning; thence South 07° 52' 35" East, a distance of 28.02 feet; thence South 02° 06' 54" East, a distance of 46.25 feet; thence South 18° 51' 37" West, a distance of 27.82 feet; thence South 76° 56' 56" West, a distance of 35.50 feet; thence South 75° 11' 23" West, a distance of 28.32 feet; thence South 67° 41' 26" West, a distance of

26.89 feet; thence South 35° 34' 43" West, a distance of 19.08 feet; thence South 00° 12' 34" East, a distance of 53.70 feet; thence South 85° 48' 15" West, a distance of 31.08 feet; thence South 74° 43' 26" West, a distance of 12.74 feet; thence South 05° 27' 39" West, a distance of 15.03 feet; thence South 20° 34' 14" West, a distance of 21.45 feet; thence South 02° 04' 05" East, a distance of 109.40 feet; thence South 15° 12' 02" East, a distance of 20.23 feet; thence South 52° 10' 30" East, a distance of 16.99 feet; thence South 81° 33' 10" East, a distance of 36.99 feet; thence South 66° 56' 08" East, a distance of 21.91 feet; thence South 22° 45' 29" East, a distance of 24.58 feet; thence South 71° 36' 30" East, a distance of 49.85 feet; thence South 50° 37' 25" East, a distance of 31.45 feet; thence South 45° 11' 04" East, a distance of 19.48 feet; thence South 47° 01' 56" West, a distance of 35.78 feet; thence South 36° 45' 18" West, a distance of 62.39 feet; thence South 28° 05' 26" West, a distance of 14.99 feet; thence South 07° 08' 19" West, a distance of 14.54 feet; thence South 37° 15' 56" East, a distance of 39.56 feet; thence South 02° 58' 40" East, a distance of 50.24 feet; thence South 41° 15' 26" West, a distance of 48.71 feet; thence South 38° 02' 05" West, a distance of 45.44 feet; thence South 84° 52' 06" West, a distance of 49.77 feet; thence North 32° 59' 41" West, a distance of 77.99 feet; thence North 19° 21' 25" West, a distance of 20.37 feet; thence North 31° 20' 57" West, a distance of 82.31 feet; thence North 37° 46' 29" West, a distance of 82.14 feet; thence North 62° 27' 46" West, a distance of 10.63 feet; thence South 64° 44' 34" West, a distance of 58.11 feet; thence North 78° 35' 27" West, a distance of 43.27 feet; thence North 08° 56' 29" West, a distance of 38.83 feet; thence North 38° 25' 43" East, a distance of 18.73 feet; thence North 51° 51' 31" East, a distance of 39.02 feet; thence North 44° 05' 11" East, a distance of 13.99 feet; thence North 07° 53' 35" East, a distance of 54.04 feet; thence North 01° 15' 05" West, a distance of 55.45 feet; thence North 08° 07' 30" West, a distance of 57.53 feet; thence North 29° 41' 44" East, a distance of 22.84 feet; thence North 63° 11' 20" East, a distance of 31.17 feet; thence North 78° 34' 33" East, a distance of 40.66 feet; thence North 75° 37' 01" East, a distance of 15.16 feet; thence North 13° 07' 51" East, a distance of 15.34 feet; thence North 03° 25' 16" East, a distance of 63.19 feet; thence North 08° 50' 38" West, a distance of 48.26 feet; thence North 00° 02' 37" West, a distance of 20.40 feet; thence North 34° 38' 16" East, a distance of 26.58 feet; thence North 45° 33' 34" East, a distance of 77.09 feet; thence South 83° 45' 00" East, a distance of 24.01 feet; thence South 88° 05' 21" East, a distance of 63.51 feet; thence North 83° 11' 21" East, a distance of 60.50 feet; thence South 68° 47' 33" East, a distance of 28.06 feet to the Point of Beginning.

Said lands lying in the City of Pembroke Pines, Broward County, Florida.

ALSO LESS therefrom the following described parcel:

LAKE #2

A portion of Parcel C, of THE WHARF, according to the Plat thereof, as recorded in Plat Book 131, Page 9, of the Public Records of Broward County, Florida, more particularly described as follows:

Commencing at the Southwest corner of said Parcel C; thence North 87° 47' 13" East, along the South line of said Parcel C, 261.98 feet; thence North 02° 12' 47" West, 211.21 feet to the Point of Beginning; THENCE North 79° 26' 12" West, a distance of 32.62 feet; thence North 42° 41' 03" West, a distance of 38.57 feet; thence North 04° 05' 23" West, a distance of 47.76 feet; thence North 06° 06' 55" West, a distance of 79.60 feet; thence North 04° 01' 39" East, a distance of 24.99 feet; thence North 00° 06' 49" West, a distance of 25.87 feet; thence North 67° 47' 31" East, a distance of 46.13 feet; thence South 89° 25' 51" East, a distance of 63.56 feet; thence South 88° 07' 43" East, a distance of 68.25 feet; thence South 84° 50' 14" East, a distance of 29.19 feet; thence South 62° 02' 16" East, a distance of 36.49 feet; thence South 09° 28' 04" West, a distance of 49.18 feet; thence South 33° 00' 35" West, a distance of 63.50 feet; thence South 30° 29' 01" West, a distance of 34.37 feet; thence South 29° 36' 42" West, a distance of 46.74 feet;

thence South 49° 36' 53" West, a distance of 41.78 feet; thence South 81° 40' 02" West, a distance of 52.90 feet to the Point of Beginning.

Said lands lying in the City of Pembroke Pines, Broward County, Florida.

PARCEL II:

Easement for the benefit of Parcel I as described in that certain Ingress/Egress Easement between Lauderdale Income Properties, Ltd., a Florida limited partnership and Pembroke-Oxford Limited Partnership, a Maryland limited partnership dated May 27, 1987, and filed May 29, 1987, in Official Records Book 14481, Page 875, over, under and across the land described as follows:

That portion of the following description located on Parcel B, of THE WHARF, according to the Plat thereof, as recorded in Plat Book 131, Page 9, of the Public Records of Broward County, Florida.

A portion of Tract 40 of the AMENDED PLAT 1ST SECTION HOLLYWOOD SUMMIT, according to the Plat thereof, as recorded in Plat Book 21, Page 37, of the Public Records of Broward County, Florida, TOGETHER WITH a portion of Tract 39, of EVERGLADES SUGAR AND LAND CO. SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 2, Page 75, of the Public Records of Miami-Dade County, Florida lying in the South Half of Section 16, Township 51 South, Range 41 East, being more particularly described as follows:

Commencing at the Northeast corner of the Southeast Quarter of said Section 16; thence South 02° 06' 02" East along the East line of said Section 16, a distance of 100.00 feet (bearing based on Keith and Schnars Resurvey as recorded in Miscellaneous Plat Book 6, Page 19, of the Public Records of Broward County, Florida); thence South 87° 48' 58" West along a line 100.00 feet South of (as measured at right angles to) and parallel with the North line of the South Half of the aforesaid Section 6, said line also being the Southerly line of a 200.00 foot road right-of-way known as Pines Boulevard, as recorded in Official Records Book 2955, Page 376, of the Public Records of Broward County, Florida, a distance of 2,273.47 feet to the Point of Beginning; thence continue South 87° 48' 58" West, a distance of 80.00 feet; thence South 02° 11' 02" East, a distance of 150.00 feet; thence North 87° 48' 58" East, a distance of 80.00 feet; thence North 02° 11' 02" West, a distance of 150.00 feet to the Point of Beginning.

Subject to the terms, provision, conditions and the concurrent right of others to use of said easement as set forth in said instrument.

Said lands situate, lying and being in the City of Pembroke Pines, Broward County, Florida.

PARCEL III:

Easement for the benefit of Parcel I as described in Drainage and Flowage Easement between Lauderdale Income Properties, Ltd., a Florida limited partnership, grantor and Pembroke-Oxford Limited Partnership, a Maryland limited partnership, grantee dated May 27, 1987, and filed May 29, 1987, in Official Records Book 14481, Page 888, as modified by Modification of Drainage and Flowage Easement dated October 21, 1987, and filed October 26, 1987, in Official Records Book 14904, Page 10, and as further modified by Second Modification of Drainage and Flowage Easement dated June 15, 1990, and filed August 17, 1990, in Official Records Book 17684, Page 559, for the purpose described in said Easement and Modifications thereto, over, under, and across the land described in Exhibit "A" attached to the aforesaid Second Modification of Drainage and Flowage Easement recorded in Official Records Book 17684, Page 559, Subject to terms, provisions, and conditions set forth in said instrument.