

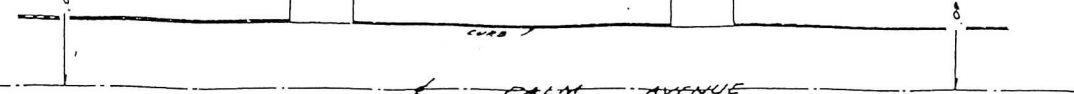
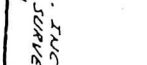
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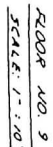
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CURB

103

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COBIA AND NEBB, INC.
PROFESSIONAL LAND SURVEYORS
MINNESOTA, FLORIDA

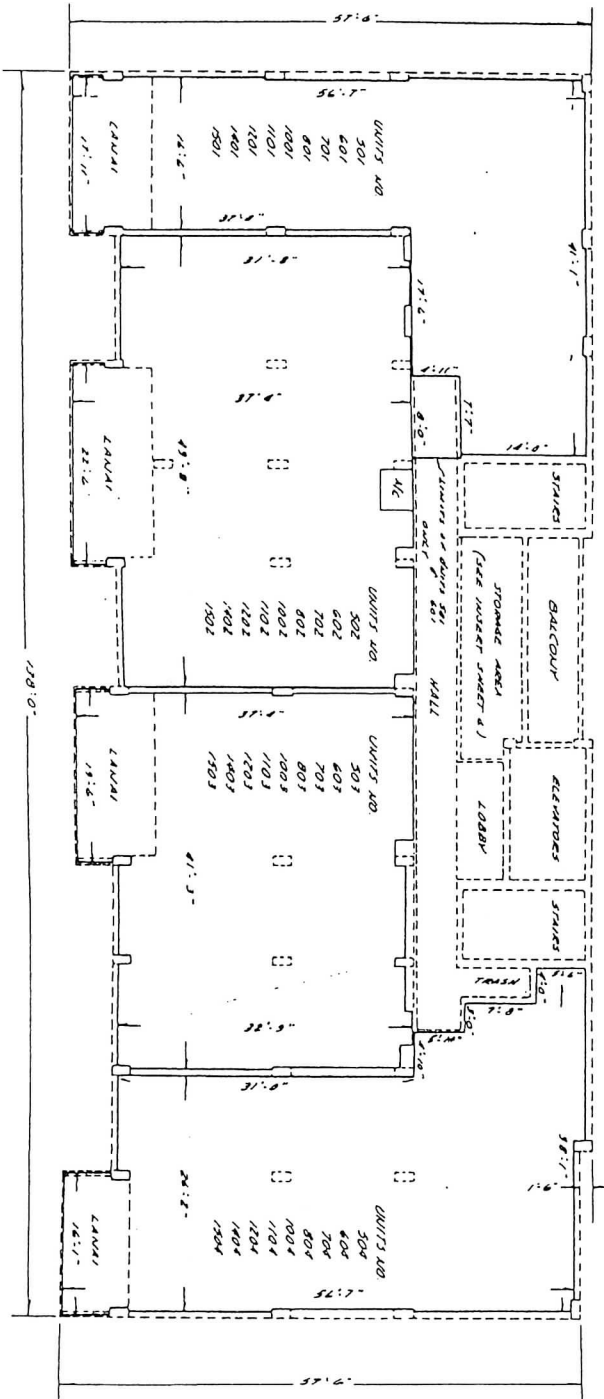
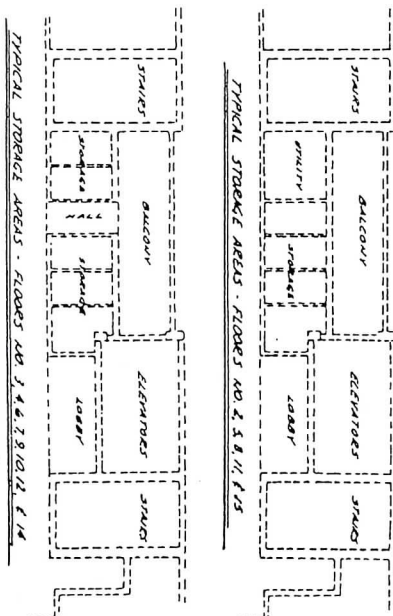


ELEVATION SCHEDULE

UNIT NO.	FLOOR ELEVATION	CEILING ELEVATION	UNIT NO.	FLOOR ELEVATION	CEILING ELEVATION	UNIT NO.	FLOOR ELEVATION	CEILING ELEVATION
101	14.40	22.40	702	6.30	74.30	1401	118.05	122.05
201	23.10	31.10	703	6.30	74.30	1402	118.05	122.05
202	23.10	31.10	704	6.30	74.30	1501	126.85	130.85
203	23.10	31.10	801	74.90	82.90	1502	126.85	130.85
204	23.10	31.10	802	74.90	82.90	1503	126.85	130.85
301	31.80	39.80	803	74.90	82.90	1504	126.85	130.85
302	31.80	39.80	804	74.90	82.90	1601	135.75	139.75
303	31.80	39.80	801/804	83.50	91.50	1602	135.75	139.75
304	31.80	39.80	803	83.50	91.50			
305	31.80	39.80	804	83.50	91.50			
401	40.45	48.45	1001	92.15	100.15			
402	40.45	48.45	1002	92.15	100.15			
403	40.45	48.45	1003	92.15	100.15			
404	40.45	48.45	1004	92.15	100.15			
405	40.45	48.45	1101	108.80	108.80			
501	49.05	57.05	1102	108.80	108.80			
502	49.05	57.05	1103	108.80	108.80			
503	49.05	57.05	1104	108.80	108.80			
504	49.05	57.05	1201	108.45	112.45			
601	57.70	65.70	1202	108.45	112.45			
602	57.70	65.70	1203	108.45	112.45			
603	57.70	65.70	1204	108.45	112.45			
604	57.70	65.70	1301	118.05	122.05			
701	66.30	74.30	1302	118.05	122.05			

NOTE: ELEVATIONS OF DROP CEILINGS ARE 1.0 FOOT LOWER THAN CEILING ELEVATIONS SHOWN ABOVE.
ELEVATIONS BASED ON CITY OF SARASOTA DATUM. M.S.L. + 0.0 FEET

UNIT NO.	FLOOR ELEVATION	CEILING ELEVATION	UNIT NO.	FLOOR ELEVATION	CEILING ELEVATION
1401	118.05	122.05	1402	118.05	122.05
1501	126.85	130.85	1502	126.85	130.85
1503	126.85	130.85	1504	126.85	130.85
1601	135.75	139.75	1602	135.75	139.75
1603	135.75	139.75	1604	135.75	139.75



FLOORS NO. 5, 7, 9, 11, 13, 15
SCALE: 1" = 10'

Prepared by and return to:
Sue A. Jacobson, Esq.
Kirk-Pinkerton, P.A.
50 Central Ave., Suite 700
Sarasota, FL 34236

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2007173898 3 PGS
2007 NOV 21 09:05 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
FMILLER Receipt#986530



CERTIFICATE OF AMENDMENT
TO THE
DECLARATION OF CONDOMINIUM OF THE ROYAL ST. ANDREW,
A CONDOMINIUM

The undersigned officers of The Royal St. Andrew Condominium Association, Inc. the corporation in charge of the operation and control of The Royal St. Andrew, a Condominium, according to the Declaration of Condominium thereof as recorded in Official Records Book 784 page 235 of the Public Records of Sarasota County, Florida, and amendments thereto, and the plat thereof recorded in Plat Book 3, pages 17, 17A, 17B and 17C of the Public Records of Sarasota County, Florida, hereby certify as follows:

- A. That renovations to Units 204 and 205, to include adding part of Unit 204 to Unit 205 were approved by majority vote of the Board of Directors at a board meeting held on March 19, 2007 ; and
- B. That the following amendments to the Declaration of Condominium and the Condominium plat to reflect the addition of part of Unit 204 to Unit 205 (making Unit 205 larger than it previously was) and making Unit 204 (what remained after the addition of part of it to Unit 205) a smaller unit than it previously was, were duly proposed and were approved by majority vote of the Board of Directors of the Condominium at its meeting on November 19, 2007 and by vote of not less than two-thirds of the unit owners at a membership meeting held on November 19, 2007.

The undersigned further certify that the amendments were proposed and approved in accordance with the condominium documentation and applicable law.

1. PLAT, SURVEY AND FLOOR PLAN. Sheet 2 of 4 of Exhibit A, the plat attached to the Declaration of Condominium, and which is also separately recorded at Plat Book 3, page 17A of the Public Records of Sarasota County, Florida, is hereby amended by changing the dimensions of Unit 204 and Unit 205 from those shown thereon to those shown on Exhibit A attached hereto.
2. PERCENTAGE OF OWNERSHIP AND SHARING COMMON EXPENSES. The percentage of ownership and share of common expenses of Unit 204 and Unit 205 are hereby changed to reflect the changes in their dimensions described in Paragraph #1 above. Section 4 of the Declaration is hereby amended as follows:

“4. PERCENTAGE OF OWNERSHIP AND SHARE OF COMMON EXPENSES. The percentage of ownership and the undivided shares of the respective condominium units in the common elements, and the manner of sharing common

expenses and owning common surplus shall be as follows:

<u>Unit No.</u>	<u>%</u>
...	...
204	1.6 <u>1.2</u>
205	1.9 <u>2.3</u>
...	..."

(The numbers lined through are deleted; and those underlined are inserted.)

3. Except to the extent expressly amended hereby, all terms and provisions of the Declaration of Condominium are unchanged.

In witness whereof, The Royal St. Andrew Condominium Association has caused this certificate to be executed in its name on November 19, 2007.

Serena Lennox
Printed Name: SERENA LENNOX
Witness

Judith K. Pharo
Serena Lennox
Printed Name: SERENA LENNOX
Witness Judith K. Pharo

THE ROYAL ST. ANDREW
CONDOMINIUM ASSOCIATION,
INC., a Florida corporation

By: Joan A. Hopkins
Print name: JOAN A. HOPKINS
Its: President

ATTEST: By: Leslie A. Kahn
Print name: LESLIE KAHN
Its: Secretary

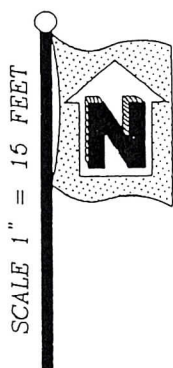
STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 19th day of November 2007 by Joan A. Hopkins, as the President and by Leslie Kahn as the Secretary of The Royal St. Andrew Condominium Association, Inc., a Florida corporation, on behalf of the corporation. The above-named persons are personally known to me or has produced _____ as identification. If no type of identification is indicated, the above-named persons are personally known to me.

Judith K. Pharo
Signature of Notary Public
Judith K. Pharo
Print Name of Notary Public

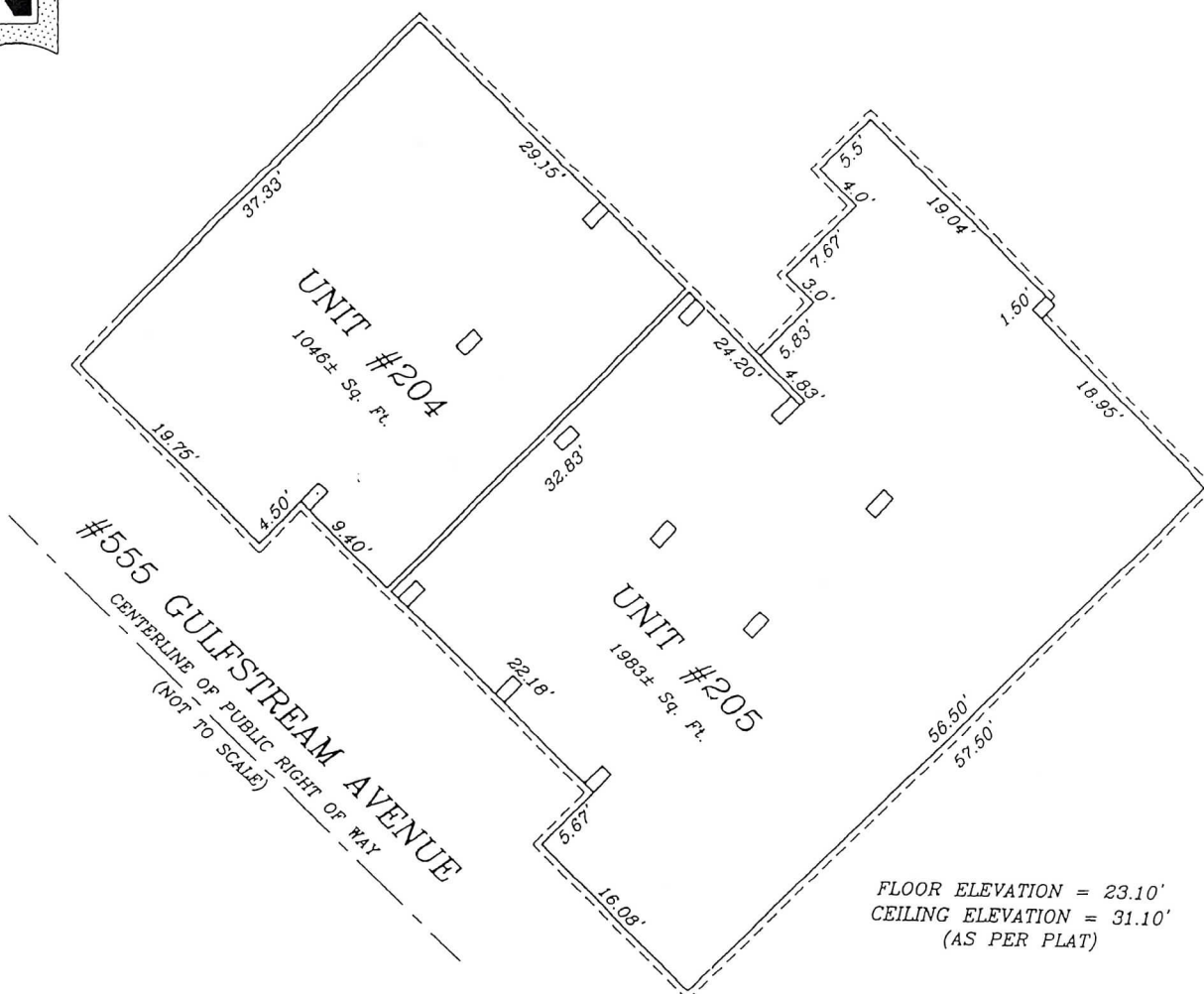
NOTARY PUBLIC-STATE OF FLORIDA
Judith K. Pharo
Commission #DD693280
Expires: AUG. 26, 2011
BONDED THRU ATLANTIC BONDING CO., INC.

Notary Public of the State of Florida and my
commission expires on 8/26/11



SKETCH & DESCRIPTION

OF UNIT #205 AND UNIT #204
THE ROYAL SAINT ANDREW, A CONDOMINIUM



FLOOR ELEVATION = 23.10'
CEILING ELEVATION = 31.10'
(AS PER PLAT)

SKETCH OF:

UNIT #205 AND UNIT #204, THE ROYAL SAINT ANDREW, A CONDOMINIUM,
AMENDING PLAT IN CONDOMINIUM BOOK 3, PAGE 17, PUBLIC RECORDS OF
SARASOTA COUNTY, FLORIDA.

NOTE:

THE CONSTRUCTION OF UNITS 204 & 205 AS SHOWN, IS SUBSTANTIALLY COMPLETE SO
THAT THIS SKETCH TOGETHER WITH THE DECLARATION OF CONDOMINIUM & AMENDMENTS,
INCLUDING THE AMENDMENT TO WHICH THIS SKETCH IS ATTACHED, IS AN ACCURATE
REPRESENTATION OF THE LOCATION & DIMENSIONS OF UNITS 204 & 205.

* RED STAKE SURVEYORS *

ROBERT G. BRUCE - 7123 PROCTOR RD. - SARASOTA, FL - 34241 - PHONE - (941) 923-9997 FAX (941) 925-8884

CLIENT: HARMON
DATE OF SURVEY: 10/16/2007
FILE NUMBER: Q1060734 CONDO
DRAWN BY: BDB
REVISIONS: _____

NOTES:

"SET CIR" IS 5/8" DIAMETER IRON ROD WITH RED PLASTIC SURVEYORS CAP.
DISTANCES FROM HOUSE CORNERS TO PROPERTY LINE ARE AT RIGHT ANGLES
TO THE PROPERTY LINE. UNDERGROUND UTILITIES AND THEIR ENCROACHMENTS
HAVE NOT BEEN LOCATED EXCEPT AS SHOWN. EXISTING ELEVATIONS SHOWN
IN ELLIPSES ARE RELATED TO N.G.V.D.

CERTIFICATE OF SURVEYOR: I hereby certify that this record of survey
represents a sketch of the property as shown and described
hereon. Also that the survey was recently performed under my direction
and that it is true and correct to the best of my knowledge and belief.
I also certify that it meets the Minimum Technical Standards for Land
Surveying in the State of Florida, as described in Chapter 61G17,
Florida Administrative Code.


ROBERT G. BRUCE P.S.M. 44510 10/18/2007



2009092250

✓ Prepared by and return to:
Kimberly A. Colgate, P. A.
7711 Holiday Drive
Sarasota, FL 34231

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2009092250 4 PGS
2009 JUL 27 04:32 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
CEAGLETO Receipt#1187458

CERTIFICATE OF AMENDMENT
TO THE
DECLARATION OF CONDOMINIUM OF THE ROYAL ST. ANDREW,
A CONDOMINIUM

The undersigned officers of The Royal St Andrew Condominium Association, Inc., the corporation in charge of the operation and control of The Royal St. Andrew, a condominium, according to the Declaration of Condominium thereof as recorded in Official Records Book 784 page 235 of the Public Records of Sarasota County, Florida, and amendments thereto, and the plat thereof recorded in Plat Book 3, pages 17, 17A, 17B and 17C of the Public Records of Sarasota County, Florida, hereby certify as follows:

- A. That renovations to Units 1203 and 1204, to include adding part of Unit 1203 to Unit 1204 were approved by majority vote of the Board of Directors at a board meeting held on June 16, 2009; and
- B. That the following amendments to the Declaration of Condominium and the Condominium plat to reflect the addition of part of Unit 1203 to Unit 1204 (making Unit 1204 larger than it previously was) and making Unit 1203 (what remained after the addition of part of it to Unit 1204) a smaller unit than it previously was, were duly proposed and were approved by majority vote of the Board of Directors of the condominium at its meeting on June 16, 2009 and by vote of not less than two-thirds of the unit owners at a membership meeting and by proxy held on June 16, 2009.

The undersigned further certify that the amendments were proposed and approved in accordance with the condominium documentation and applicable law.

- 1 PLAT, SURVEY AND FLOOR PLAN. The plat attached to the Declaration of Condominium, which is separately recorded at Plat Book 3, page 17A of the Public Records of Sarasota County, Florida, is hereby amended by changing the dimensions of Unit 1203 and Unit 1204 from those shown on the recorded Plat Book 3, Page 17A of the Public Records of Sarasota County, Florida to those described on attached Exhibit A.
- 2 PERCENTAGE OF OWNERSHIP AND SHARING COMMON EXPENSES. The percentage of ownership and share of common expenses of Unit 1203 and Unit 1204 are hereby changed to reflect the changes in their dimensions described in Paragraph # 1 above. Section 4 of the Declaration is hereby amended as follows:

“4. PERCENTAGE OF OWNERSHIP AND SHARE OF COMMON EXPENSES. The percentage of ownership and the undivided shares of the respective condominium units in the common elements, and the manner of sharing common expenses and owning common surplus shall be as follows:

<u>Unit No.</u>	<u>%</u>
...	...
1203	(1.6) <u>1.2</u>
1204	(1.9) <u>2.3</u>
...	...

(The numbers in () are deleted; and those underlined are inserted.)

3. Except to the extent expressly amended hereby, all terms and provisions of the Declaration of Condominium are unchanged.

In witness whereof, The Royal St. Andrew Condominium Association has caused this certificate to be executed in its name on June 16, 2009.

Dolores Gullb
Printed Name: Dolores Gullb
Witness

Michael Hinko
Printed Name: Michael Hinko
Witness

THE ROYAL ST. ANDREW
CONDOMINIUM ASSOCIATION,
INC., a Florida Corporation

By: Richard S. Johnson
Printed Name: Richard S. Johnson
Its: President

STATE OF Pennsylvania
COUNTY OF Monroe

The foregoing instrument was acknowledged before me this 17th day of June 2009 by Richard S. Johnson as the President and of The Royal St. Andrew Condominium Association, Inc., a Florida corporation, on behalf of the corporation. The above-named person is personally known to me or has produced Fla. driver's license as identification. If no type of identification is indicated, the above-named person is personally known to me.

Mary Ellen Christman
Signature of Notary Public

Mary Ellen Christman
Printed Name of Notary Public

Notary Public of the State of Pa. and my
commission expires on _____.

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

Mary Ellen Christman, Notary Public

Barrett Twp., Monroe County

My Commission Expires Dec. 29, 2009

Member, Pennsylvania Association of Notaries

Attest By: Leslie A. Kahn
Printed Name: Leslie A. Kahn
Its: Secretary

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 18th day of June 2009 by Leslie Kahn as the Secretary of The Royal St. Andrew Condominium Association, Inc., a Florida corporation, on behalf of the corporation. The above-named person is personally known to me or has produced _____ as identification. If no type of identification is indicated, the above-named person is personally known to me.

Judith K. Pharo
Signature of Notary Public

Judith K. Pharo
Printed Name of Notary Public

Notary Public of the State of Florida and my
commission expires on 8/26/11.

NOTARY PUBLIC-STATE OF FLORIDA
Judith K. Pharo
Commission # DD693280
Expires: AUG. 26, 2011
BONDED THRU ATLANTIC BONDING CO., INC.

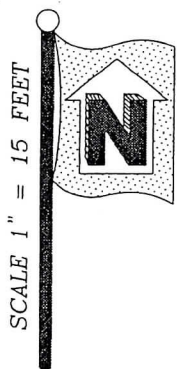
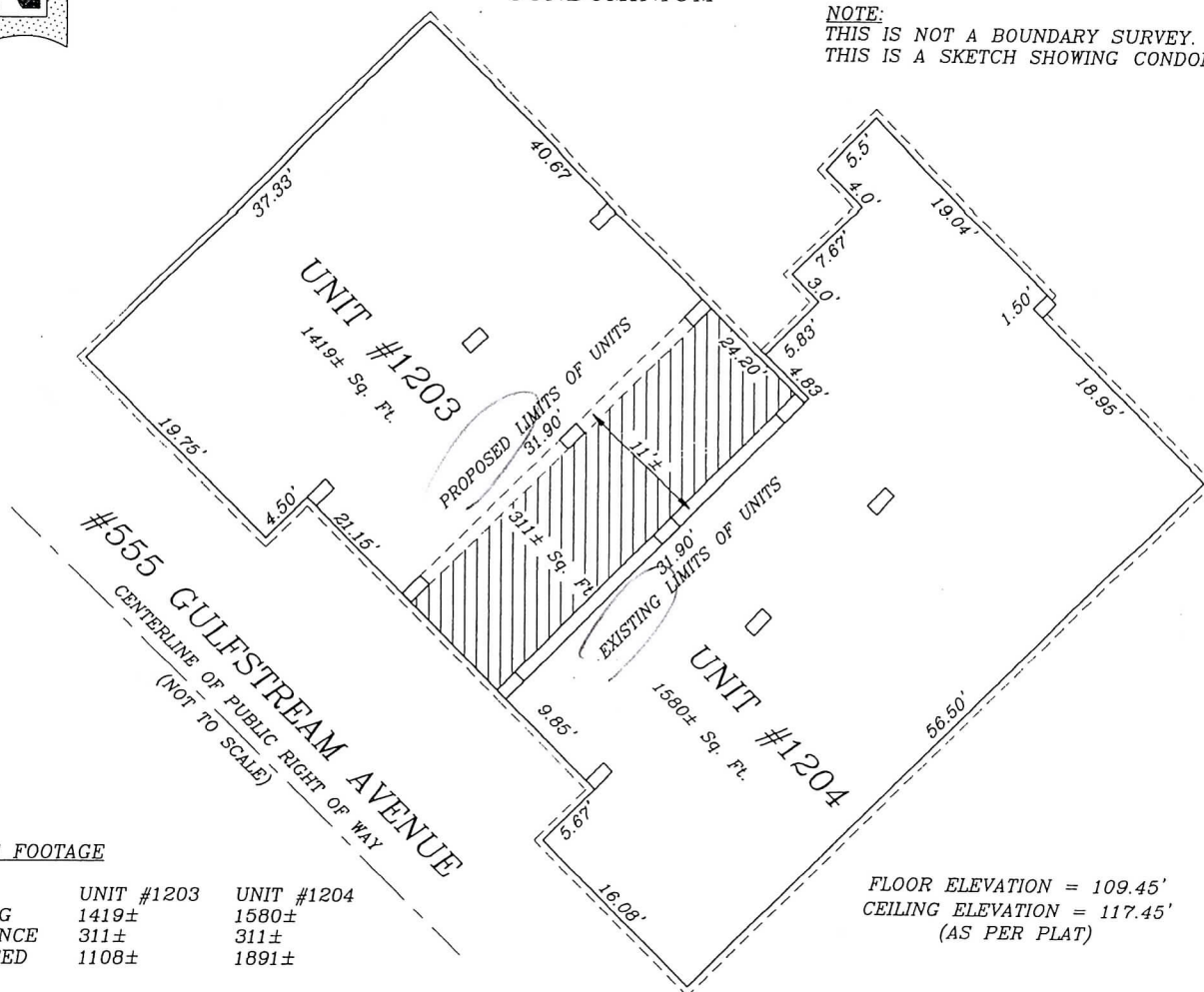


EXHIBIT
FOR THE PURPOSE OF CONVEYING
A PORTION OF UNIT #1203 TO UNIT #1204
THE ROYAL SAINT ANDREW, A
CONDOMINIUM

NOTE:
THIS IS NOT A BOUNDARY SURVEY.
THIS IS A SKETCH SHOWING CONDOMINIUM UNITS



SQUARE FOOTAGE

	UNIT #1203	UNIT #1204
EXISTING	1419±	1580±
CONVAYNCE	311±	311±
PROPOSED	1108±	1891±

FLOOR ELEVATION = 109.45'
CEILING ELEVATION = 117.45'
(AS PER PLAT)

LEGAL DESCRIPTION

UNIT #1203 AND UNIT #1204, THE ROYAL SAINT ANDREW, A CONDOMINIUM, AMENDING PLAT IN CONDOMINIUM BOOK 3, PAGE 17, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

NOTE:

THE PROPOSED MODIFICATION OF UNITS 1203 & 1204 AS SHOWN, IS SUBSTANTIALLY COMPLETE SO THAT THIS SKETCH TOGETHER WITH THE DECLARATION OF CONDOMINIUM & AMENDMENTS, INCLUDING THE AMENDMENT TO WHICH THIS SKETCH IS ATTACHED, IS AN ACCURATE REPRESENTATION OF THE LOCATION & DIMENSIONS OF UNITS 1203 & 1204.

*** RED STAKE SURVEYORS ***

ROBERT G. BRUCE - 7123 PROCTOR RD. - SARASOTA, FL - 34241 - PHONE - (941) 923-8997 FAX (941) 925-8684

CLIENT: D. LAWRENCE
DATE OF SURVEY: 5/29/2009
FILE NUMBER: 09050267 CONDO
DRAWN BY: SPM
REVISIONS: _____

NOTES:

"SET CIR" IS 5/8" DIAMETER IRON ROD WITH RED PLASTIC SURVEYORS CAP.
DISTANCES FROM HOUSE CORNERS TO PROPERTY LINE ARE AT RIGHT ANGLES
TO THE PROPERTY LINE. UNDERGROUND UTILITIES AND THEIR ENCROACHMENTS
HAVE NOT BEEN LOCATED EXCEPT AS SHOWN. EXISTING ELEVATIONS SHOWN
IN ELLIPSES ARE RELATED TO N.G.V.D. 1929

CERTIFICATE OF SURVEYOR: I hereby certify that this record of survey represents a sketch of the property as shown and described hereon. Also that the survey was recently performed under my direction and that it is true and correct to the best of my knowledge and belief. I also certify that it meets the minimum technical standards for Land Surveying in the State of Florida, as described in Chapter 81G17, Florida Administrative Code.

Robert G. Bruce
07/10/2009
ROBERT G. BRUCE, P.S.&M: #4519 DATE
This survey not valid unless sealed with Surveyors embossed seal.