

EXHIBIT "A"

LAZY OAKS CONDOMINIUM

From the Northwest corner of the East 1/2 of the SW 1/4 of the SE 1/4 of Section 35, Township 21 South, Range 30 East, Seminole County, Florida, run S. 89°29'09"E. along the North line of said East 1/2, a distance of 587.38 feet to a point 45.0 feet West of the West Right of Way line of Howell Branch Road, thence run S. 00°07'43" W., parallel with said Right of Way line 20 feet, thence run S. 89°29'09"E., 20 feet, thence run S. 00°07'43"W., 312.02 feet to the North line of the South 3/4 of the SW 1/4 of the SE 1/4, thence run N.89°30'21"W., 125 feet, thence run S.00°07'43"W., 332.07 feet to the South line of the North 1/2 of the East 1/2 of the SW 1/4 of the SE 1/4, thence run N. 89°31'37"W., 482.12 feet to the West line of said East 1/2 of the SW 1/4 of the SE 1/4, thence run N. 00°06'24"E., 664.48 feet to the POINT OF BEGINNING.

EXHIBIT "B"

SUNSHINE CO. FL.

LAZY OAKS CONDOMINIUM

SURVEY, PLOT PLAN AND FLOOR PLAN

LAZY OAKS CONDOMINIUM

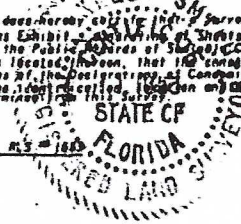
DESCRIPTION

From the Northwest corner of the East 1/2 of the SW 1/4 of the SE 1/4 of Section 33, Township 21 South, Range 30 East, Seminole County, Florida, run S 89°29'09"E, along the North line of said East 1/2, a distance of 587.38 feet to a point 45.0 feet East of the East Right of Way line of Howell Branch Rd., thence run S 00°07'43"W, parallel with said Right of Way line 20 feet, thence run S 89°29'09"E, 20 feet, thence run S 00°07'43"W, 318.02 feet to the North line of the South 3/4 of the SW 1/4 of the SE 1/4, thence run N 89°30'21"W, 125 feet, thence run S 00°07'43"W, 332.07 feet, to the South line of the North 1/2 of the East 1/2 of the SW 1/4 of the SE 1/4, thence run N 89°31'37"E, 482.12 feet to the East line of said East 1/2 of the SW 1/4 of the SE 1/4, thence run N 00°06'24"E, 664.48 feet to the POINT OF BEGINNING.

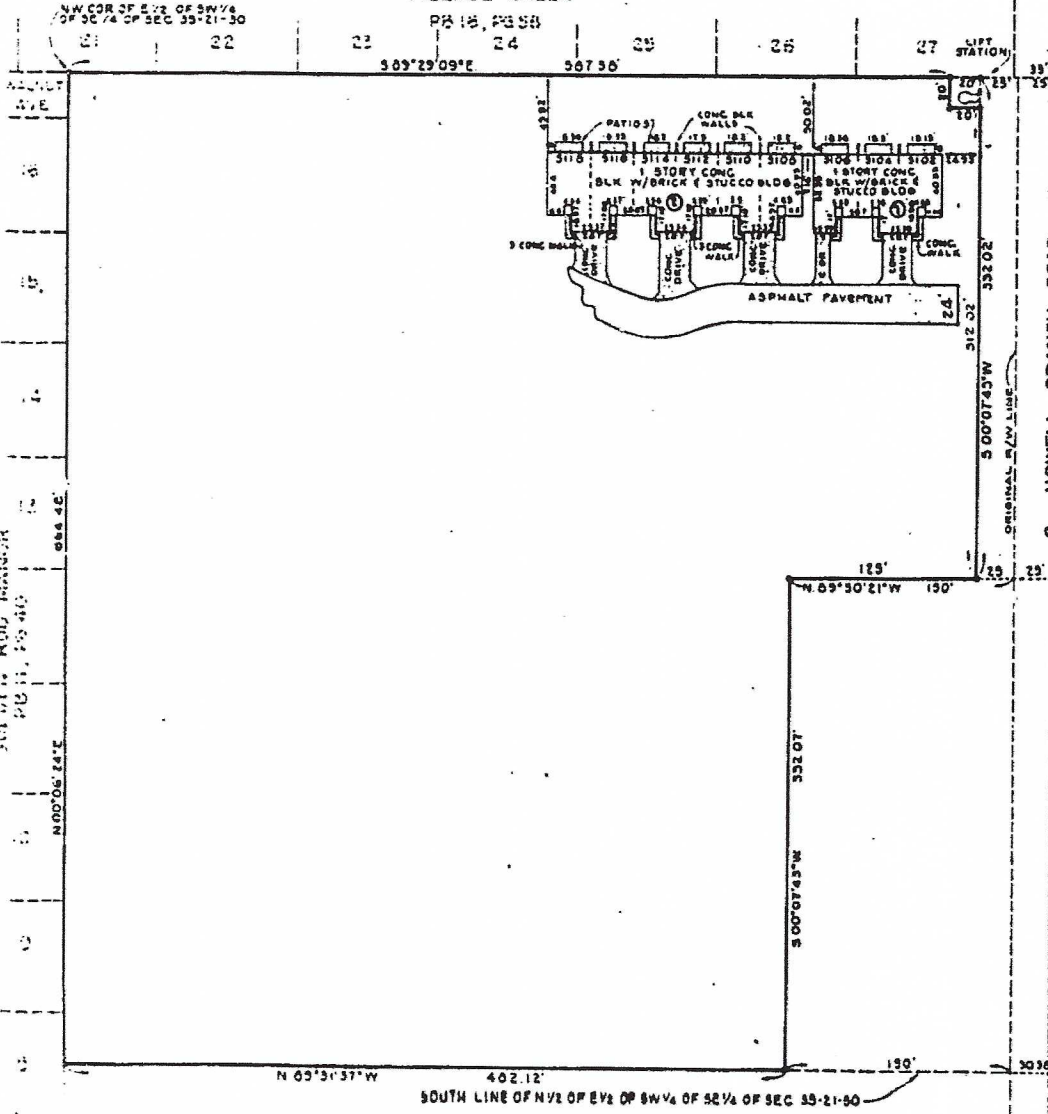
SURVEYOR'S CERTIFICATE

The undersigned, a licensed and Registered Land Surveyor in the State of Florida does hereby certify that the Survey was made of the real property described herein and further certifies that this Survey designated as Exhibit "B" appearing on Sheets together with the Declaration of Condominium as recorded in Official Records Book _____, Page _____ of the Public Records of Seminole County, Florida is a correct representation of the real property described herein and the improvements located thereon, that the construction of the improvements is substantially complete so that this Survey together with the provisions of the Declaration of Condominium is an accurate representation of the location and dimensions of the improvements and that the lot(s) described, location and dimension of the common elements, limited common elements and each condominium unit can be determined from this Survey.

Kelly Smith & Associates, Inc. Professional Land Surveyors Sanford, Florida 14 July 81



VILLAGE GREEN



SCALE 1"=50'

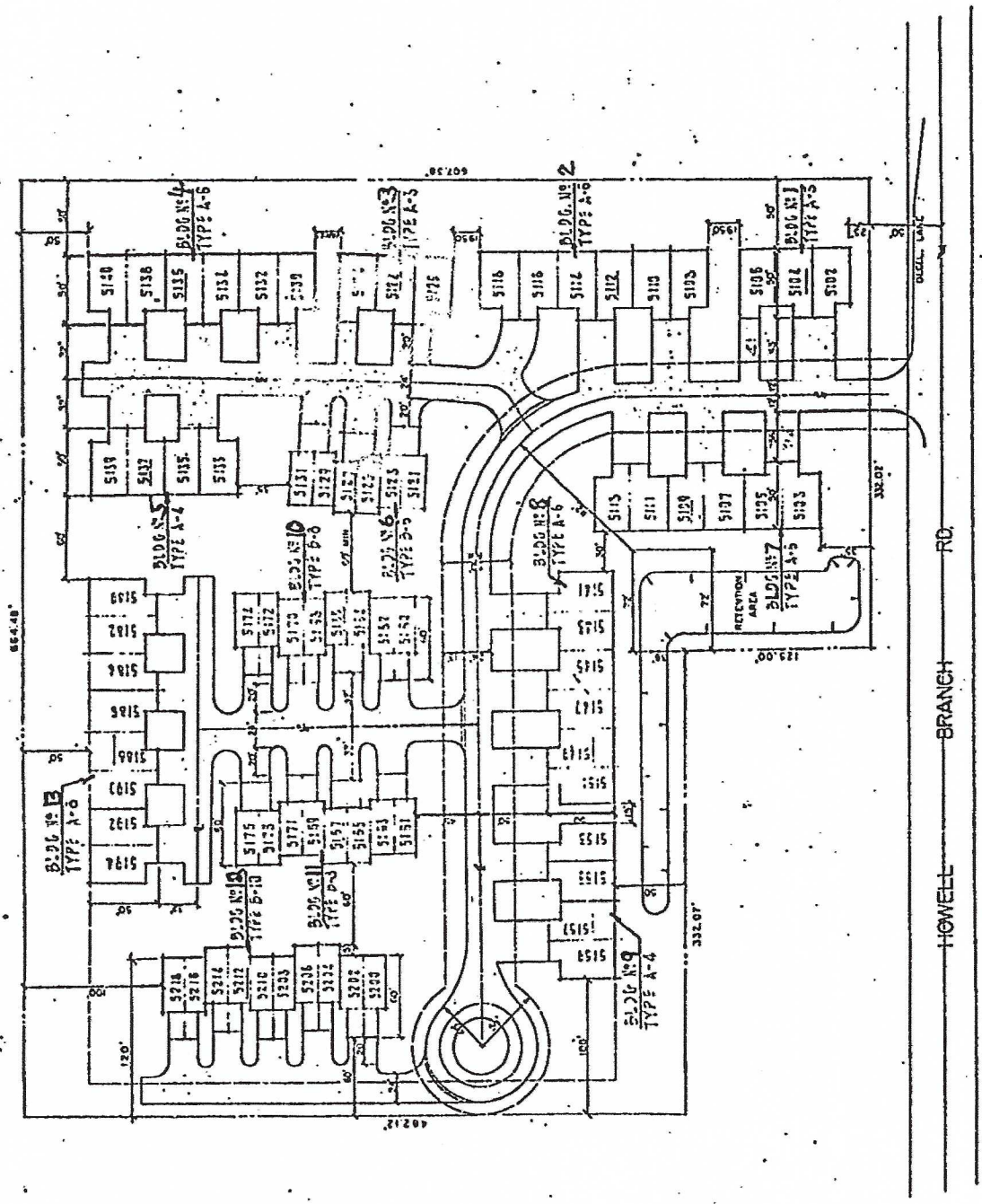
LEGIBILITY UNSATISFACTORY

1350 0897

SEMINOLE CO. FL.

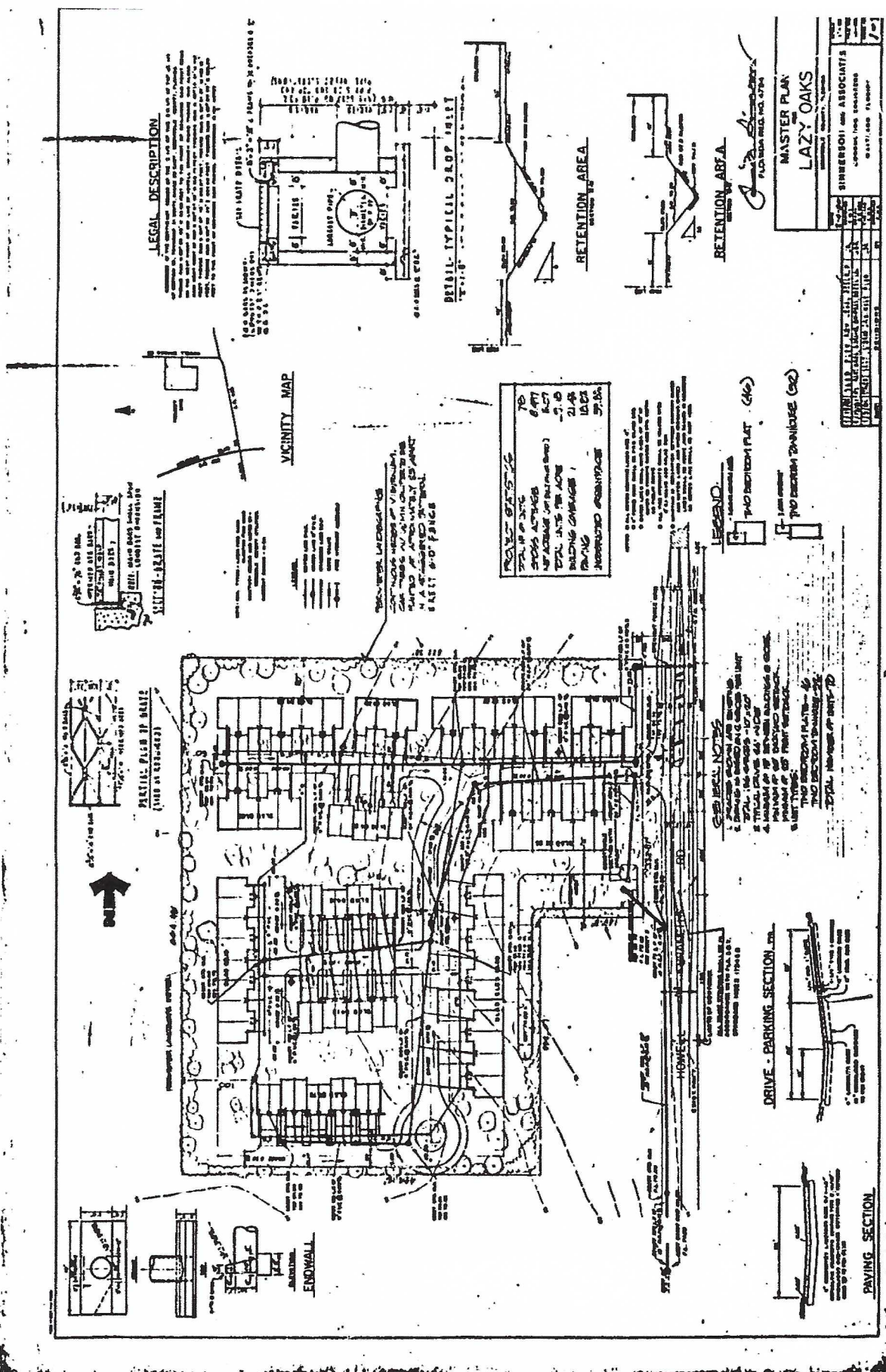
59.

MASTER PLAN OF LAZY OAKS CONDOMINIUM



NOTE: THE CONSTRUCTION OF THE CONDOMINIUM IS NOT SUBSTANTIALLY COMPLETED.

NOTE: THE CONSTRUCTION OF THE CONDOMINIUM IS NOT SUBSTANTIALLY COMPLETED.



LEGIBILITY UNSATISFACTORY

1350 0898

OFFICIAL RECORDS
PAGE

1. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES OF THE STATE OF FLORIDA. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES OF THE STATE OF FLORIDA. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES OF THE STATE OF FLORIDA.

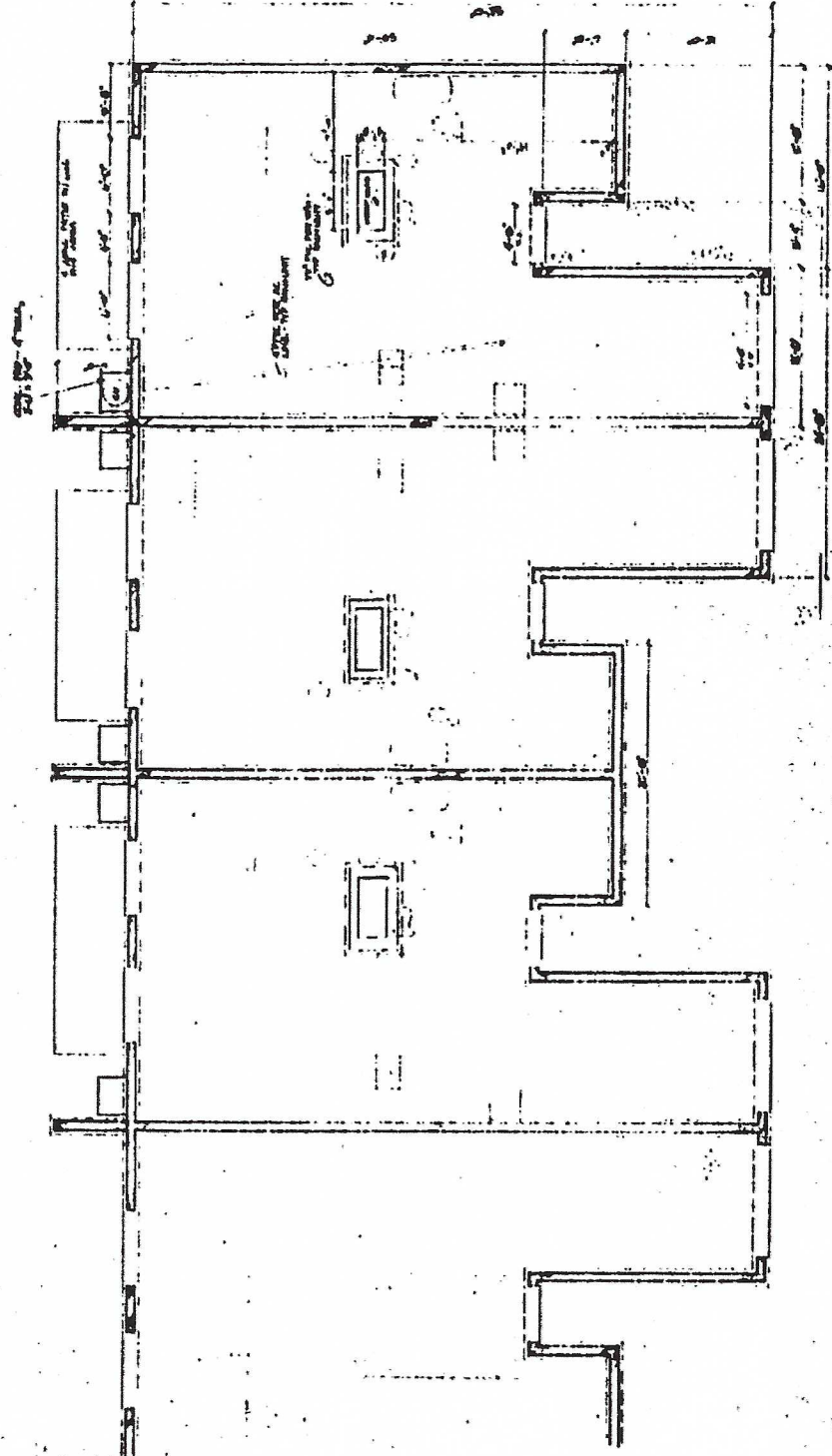
**DON TOOLEY
DESIGN**

**Cubacci & Peterson
Architects Inc.**

**LAZY OAKS
CONDOMINIUM**

**UNIT CONSTRUCTION PLAN
UNIT TYPE X**

DATE OF PLAN	NO. 4433 80
DATE OF REVISION	NO. 4433 80
DATE OF REVISION	NO. 4433 80

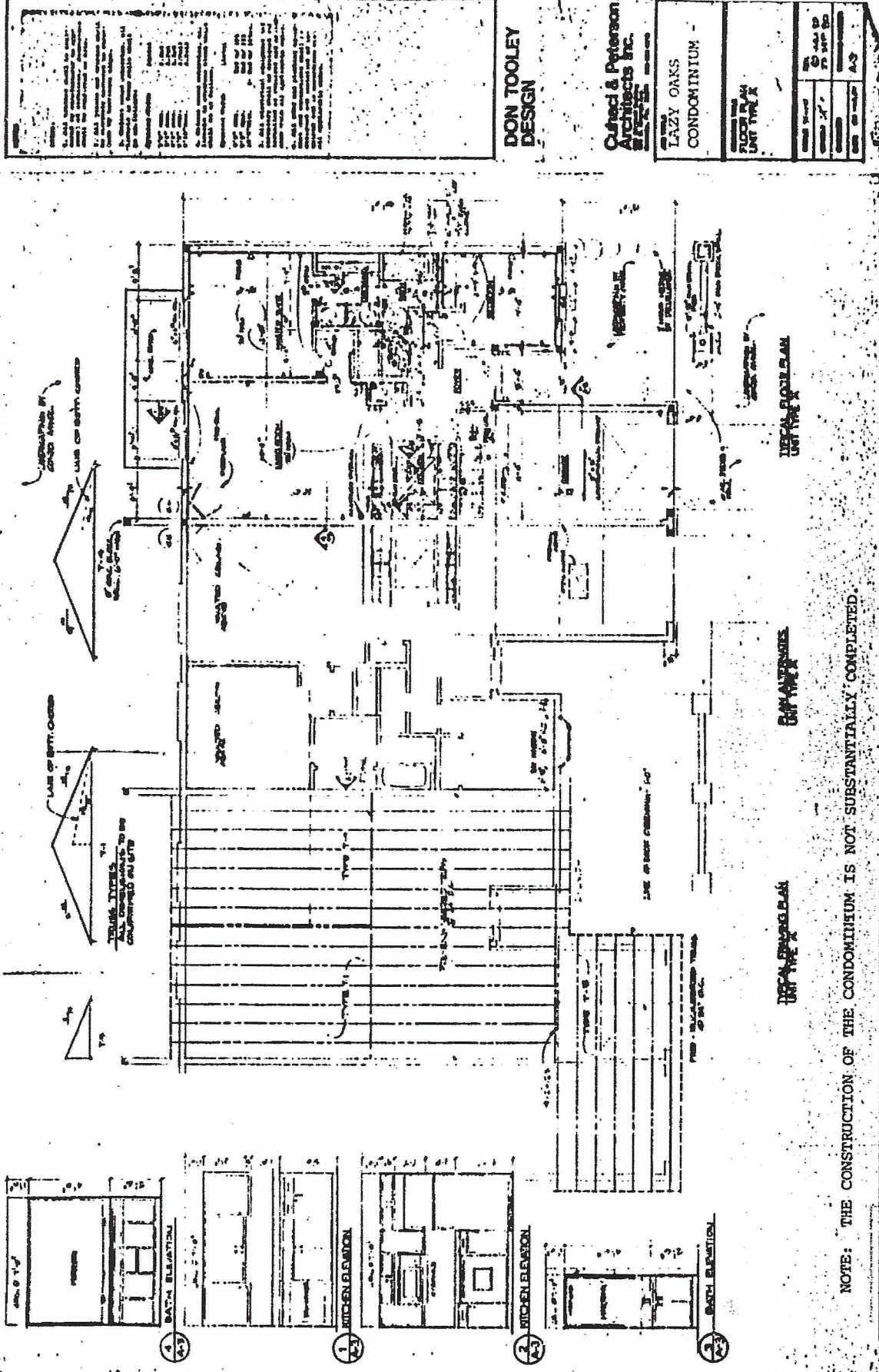


**UNIT CONSTRUCTION PLAN
UNIT TYPE X**

NOTE: THE CONSTRUCTION OF THE CONDOMINIUM IS NOT SUBSTANTIALLY COMPLETED.

LEGIBILITY UNSATISFACTORY

LEGIBILITY UNSATISFACTORY



DON TOOLEY
DESIGN

Curtis & Peterson
Architects Inc.

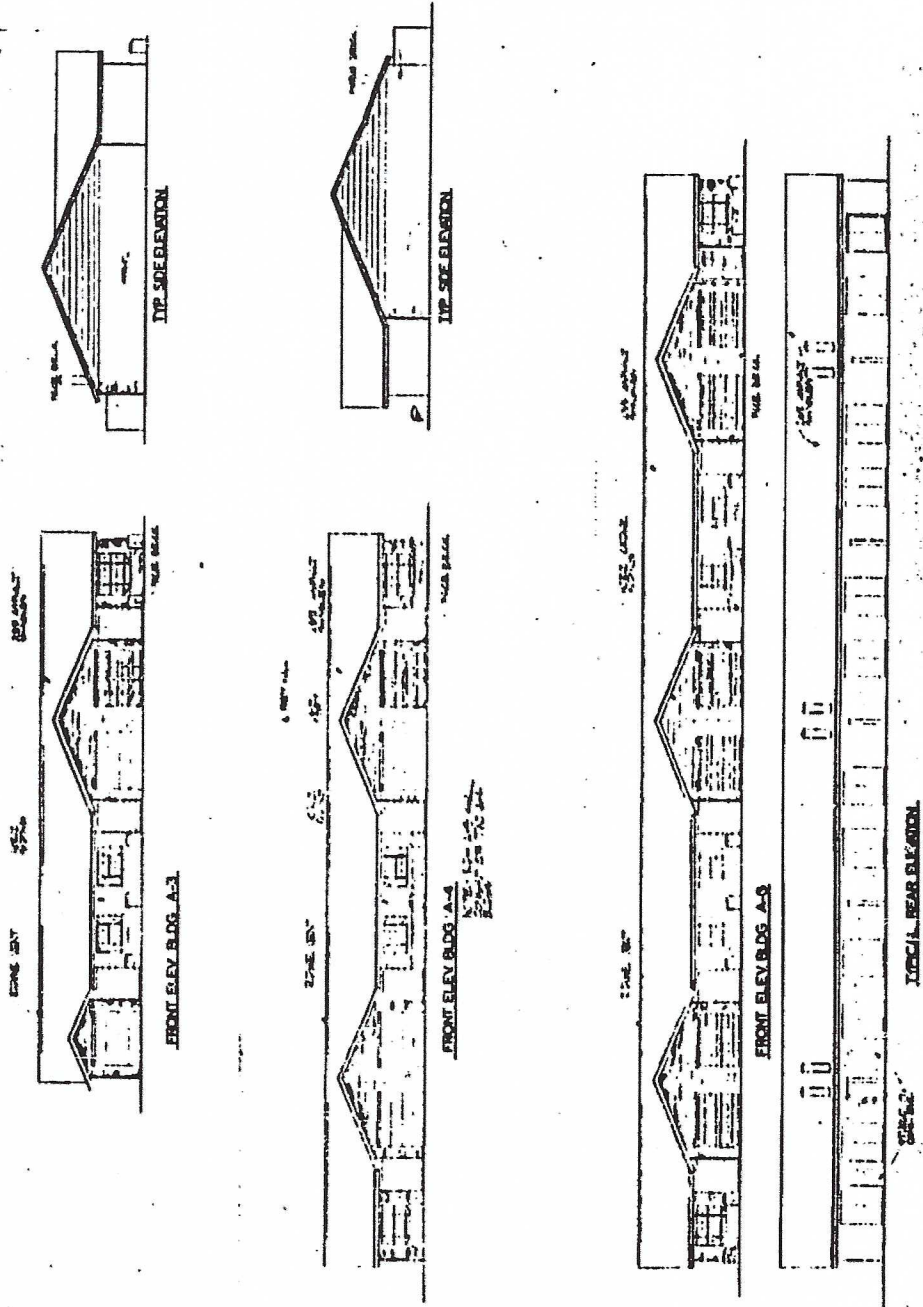
LAZY OAKS
CONDOMINIUM

FLOOR PLAN
UNIT 1111A

DATE	BY	NO.

NOTE: THE CONSTRUCTION OF THE CONDOMINIUM IS NOT SUBSTANTIALLY COMPLETED.

LEGIBILITY UNSATISFACTORY



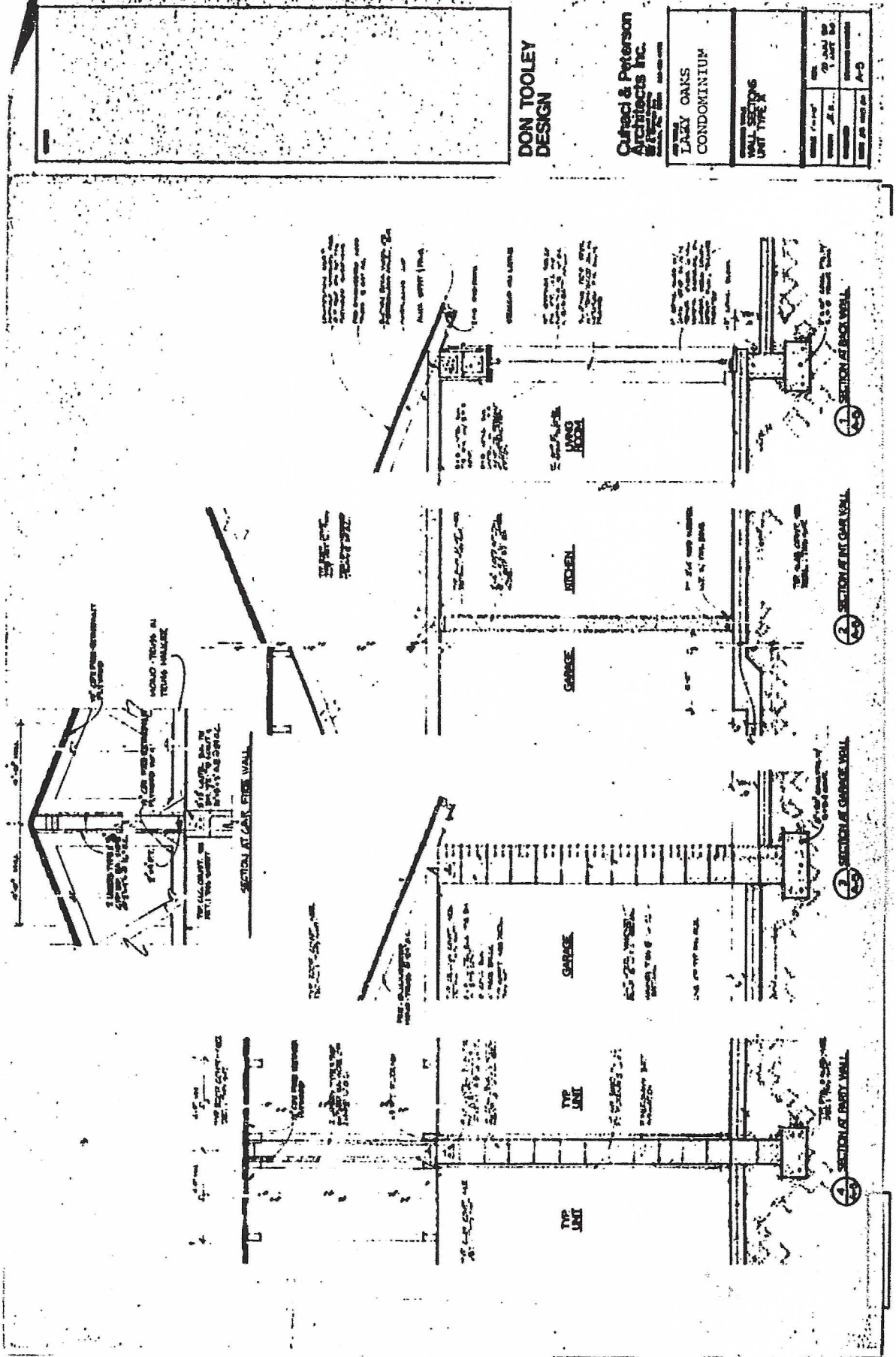
NOTE: THE CONSTRUCTION OF THE CONDOMINIUM IS NOT SUBSTANTIALLY COMPLETED.

DON TOOLEY
DESIGN

Cutleri & Peterson
Architects Inc.
1000 N. W. 10th St.
Fort Lauderdale, FL 33304

LAZY OAKS CONDOMINIUM	
ELEVATION UNIT TYPE %	
1000 sq. ft. or less	100%
1001 sq. ft. or more	0%
DATE OF THIS SET	
APR 1984	

NOTE: THE CONSTRUCTION OF THE CONDOMINIUM IS NOT SUBSTANTIALLY COMPLETED.



DON TOOLEY
DESIGN

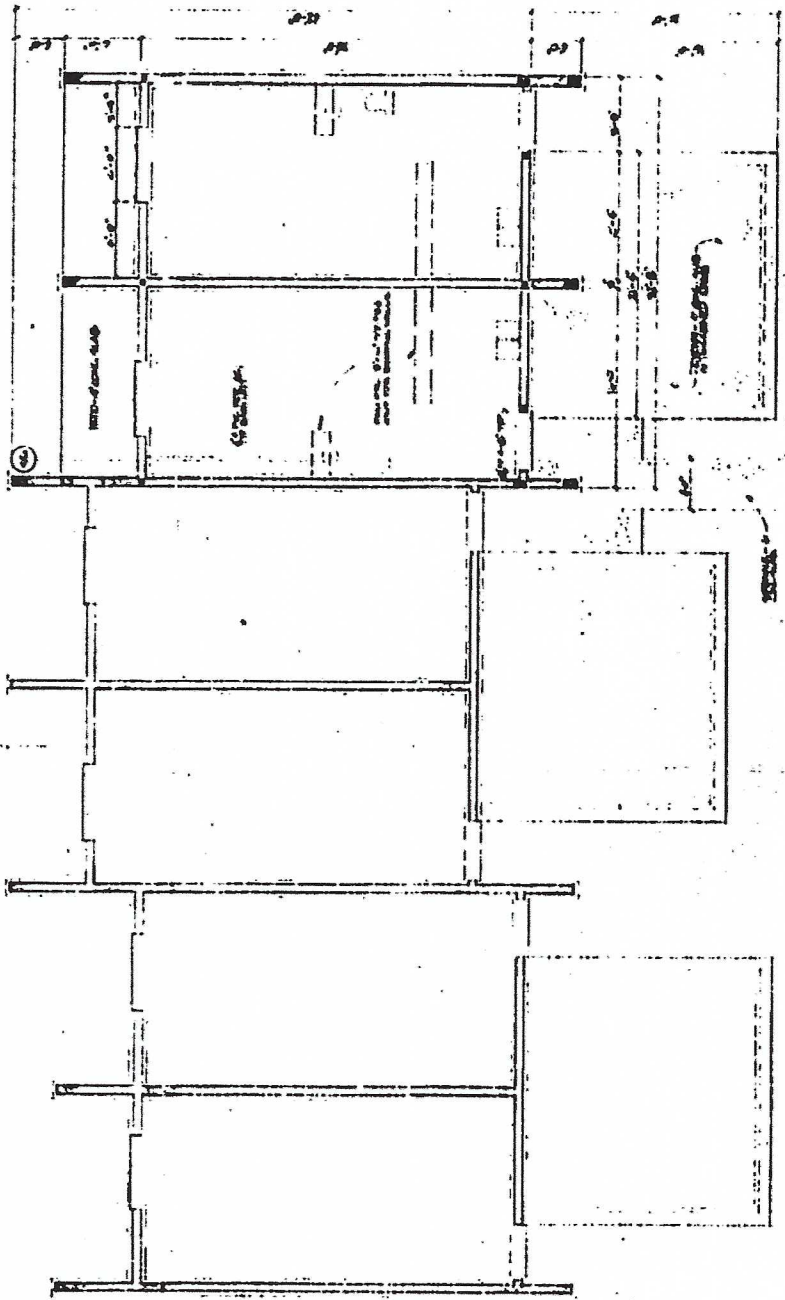
Cuhaci & Peterson
Architects Inc.

LARRY OAKS CONDOMINIUM	
WALL SECTION UNIT TYPE X	
DATE	10/10/80
BY	J.P.
CHECKED BY	J.P.
SCALE	AS SHOWN
PROJECT NO.	A-3

LEGIBILITY UNSATISFACTORY

ORR 1350
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LEGIBILITY UNSATISFACTORY



NOTE: THE CONSTRUCTION OF THE CONDOMINIUM IS NOT SUBSTANTIALLY COMPLETED.

1. The undersigned hereby certifies that the above described building is a building intended for use as a condominium building and that the same has been designed and constructed in accordance with the provisions of the Florida Condominium Act, Chapter 718, Florida Statutes, and that the same is being offered for sale as a condominium building.

2. The undersigned hereby certifies that the above described building is a building intended for use as a condominium building and that the same has been designed and constructed in accordance with the provisions of the Florida Condominium Act, Chapter 718, Florida Statutes, and that the same is being offered for sale as a condominium building.

3. The undersigned hereby certifies that the above described building is a building intended for use as a condominium building and that the same has been designed and constructed in accordance with the provisions of the Florida Condominium Act, Chapter 718, Florida Statutes, and that the same is being offered for sale as a condominium building.

4. The undersigned hereby certifies that the above described building is a building intended for use as a condominium building and that the same has been designed and constructed in accordance with the provisions of the Florida Condominium Act, Chapter 718, Florida Statutes, and that the same is being offered for sale as a condominium building.

5. The undersigned hereby certifies that the above described building is a building intended for use as a condominium building and that the same has been designed and constructed in accordance with the provisions of the Florida Condominium Act, Chapter 718, Florida Statutes, and that the same is being offered for sale as a condominium building.

6. The undersigned hereby certifies that the above described building is a building intended for use as a condominium building and that the same has been designed and constructed in accordance with the provisions of the Florida Condominium Act, Chapter 718, Florida Statutes, and that the same is being offered for sale as a condominium building.

7. The undersigned hereby certifies that the above described building is a building intended for use as a condominium building and that the same has been designed and constructed in accordance with the provisions of the Florida Condominium Act, Chapter 718, Florida Statutes, and that the same is being offered for sale as a condominium building.

8. The undersigned hereby certifies that the above described building is a building intended for use as a condominium building and that the same has been designed and constructed in accordance with the provisions of the Florida Condominium Act, Chapter 718, Florida Statutes, and that the same is being offered for sale as a condominium building.

9. The undersigned hereby certifies that the above described building is a building intended for use as a condominium building and that the same has been designed and constructed in accordance with the provisions of the Florida Condominium Act, Chapter 718, Florida Statutes, and that the same is being offered for sale as a condominium building.

10. The undersigned hereby certifies that the above described building is a building intended for use as a condominium building and that the same has been designed and constructed in accordance with the provisions of the Florida Condominium Act, Chapter 718, Florida Statutes, and that the same is being offered for sale as a condominium building.

DON TOOLEY
DESIGN

Curfasi & Peterson
Architects Inc.
1111 N. W. 15th St.
Fort Lauderdale, FL 33304

LAZY OAKS
CONDOMINIUM

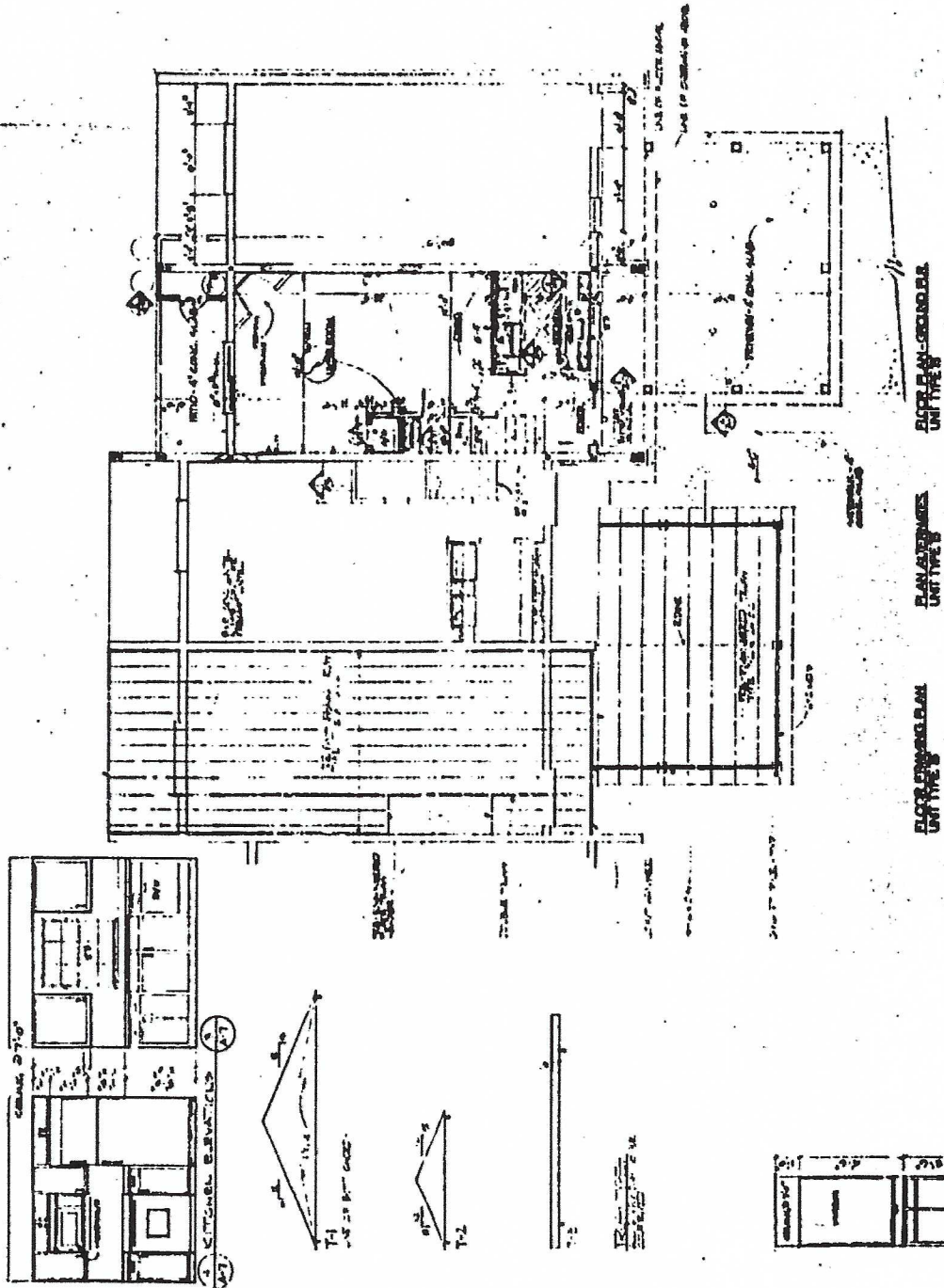
FOUNDATION PLAN

DATE	BY	NO.	REV.
12-1-83	J.T.	101	1
12-1-83	J.T.	101	2
12-1-83	J.T.	101	3
12-1-83	J.T.	101	4
12-1-83	J.T.	101	5
12-1-83	J.T.	101	6
12-1-83	J.T.	101	7
12-1-83	J.T.	101	8
12-1-83	J.T.	101	9
12-1-83	J.T.	101	10

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LEGIBILITY UNSATISFACTORY

NOTE: THE CONSTRUCTION OF THE CONDOMINIUM IS NOT SUBSTANTIALLY COMPLETED.



FLOOR FINISHES UNIT 105
PLAN FINISHES UNIT 105
ELECTRICAL FINISHES UNIT 105

DON TOOLEY DESIGN

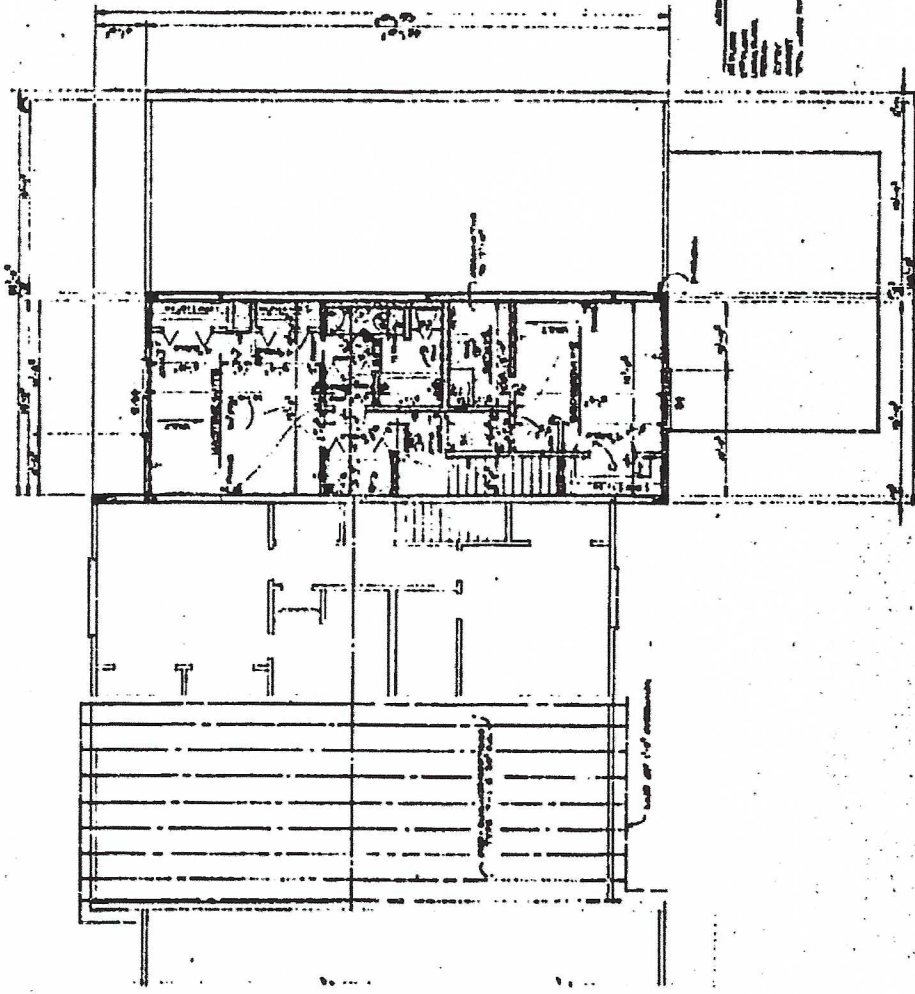
Culhaci & Peterson Architects Inc.
1000 N. W. 10th St., Suite 100
Fort Lauderdale, FL 33304
Tel: (305) 555-1111
Fax: (305) 555-1112

LAZY OAKS CONDOMINIUM

FLOOR PLAN

NO. OF UNITS	105
NO. OF FLOORS	10
NO. OF PLOTS	1
NO. OF PLOTS PER UNIT	1

NOTE: THE CONSTRUCTION OF THE CONDOMINIUM IS NOT SUBSTANTIALLY COMPLETED.



Curtaci & Peterson
Architects Inc.
1111 N. W. 10th St.
Miami, Florida 33136

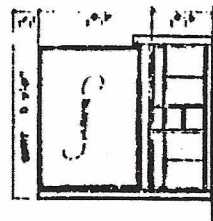
LAZY OAKS
CONDOMINIUM

FLOOR PLAN - 2nd FLOOR

DATE	10/1/80
PROJECT NO.	LAZY OAKS
UNIT NO.	A-8

SECOND FLOOR PLAN
UNIT TYPE 'B'

SECOND FLOOR PLAN
UNIT TYPE 'B'



INTERIOR ELEVATION

LEGIBILITY UNSATISFACTORY

SEMINOLE CO., FL.

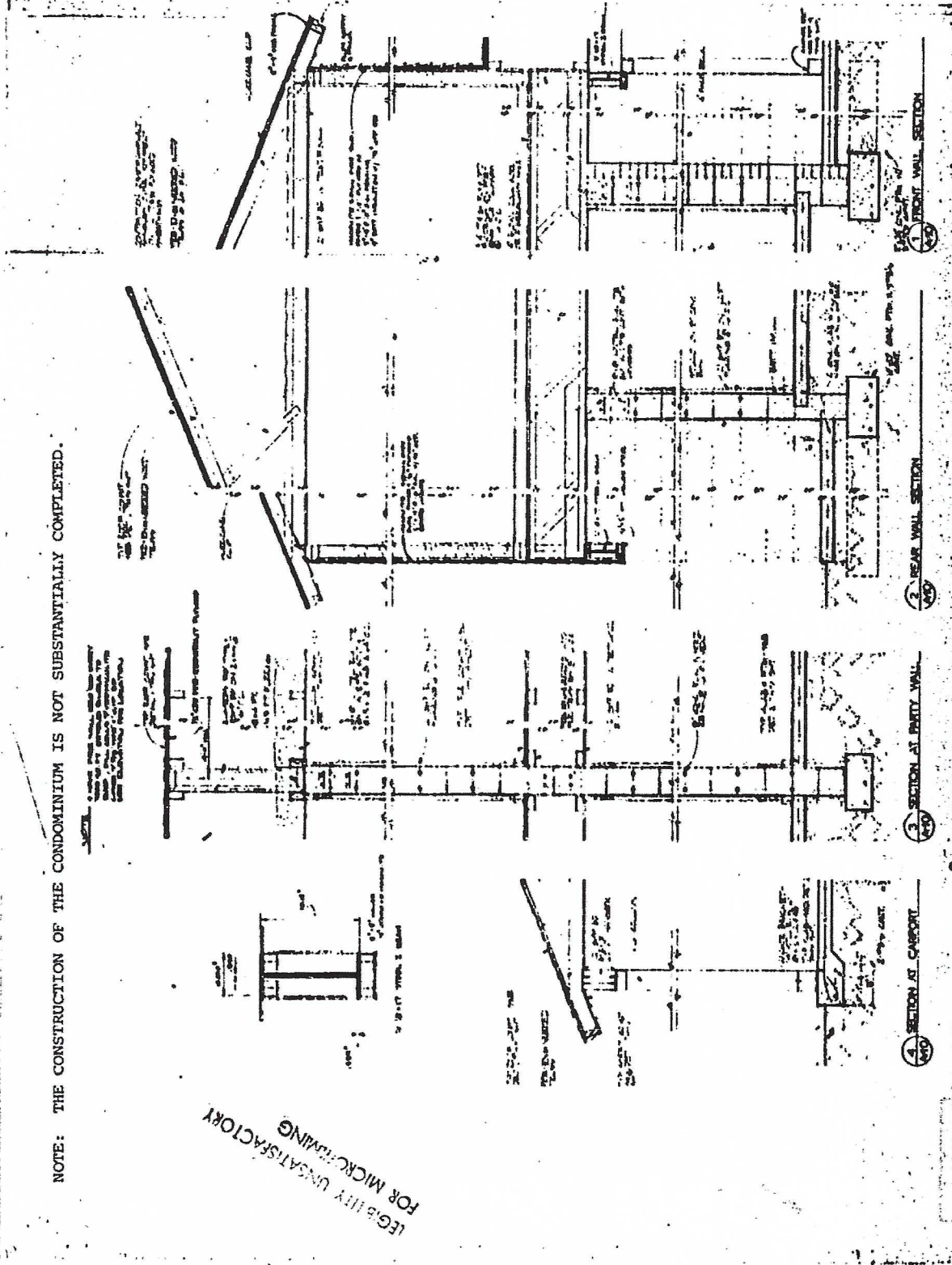
1350 0905

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OFFICIAL RECORDS

NOTE: THE CONSTRUCTION OF THE CONDOMINIUM IS NOT SUBSTANTIALLY COMPLETED.

LEGIBILITY UNSATISFACTORY
FOR MICROFILMING

LEGIBILITY UNSATISFACTORY

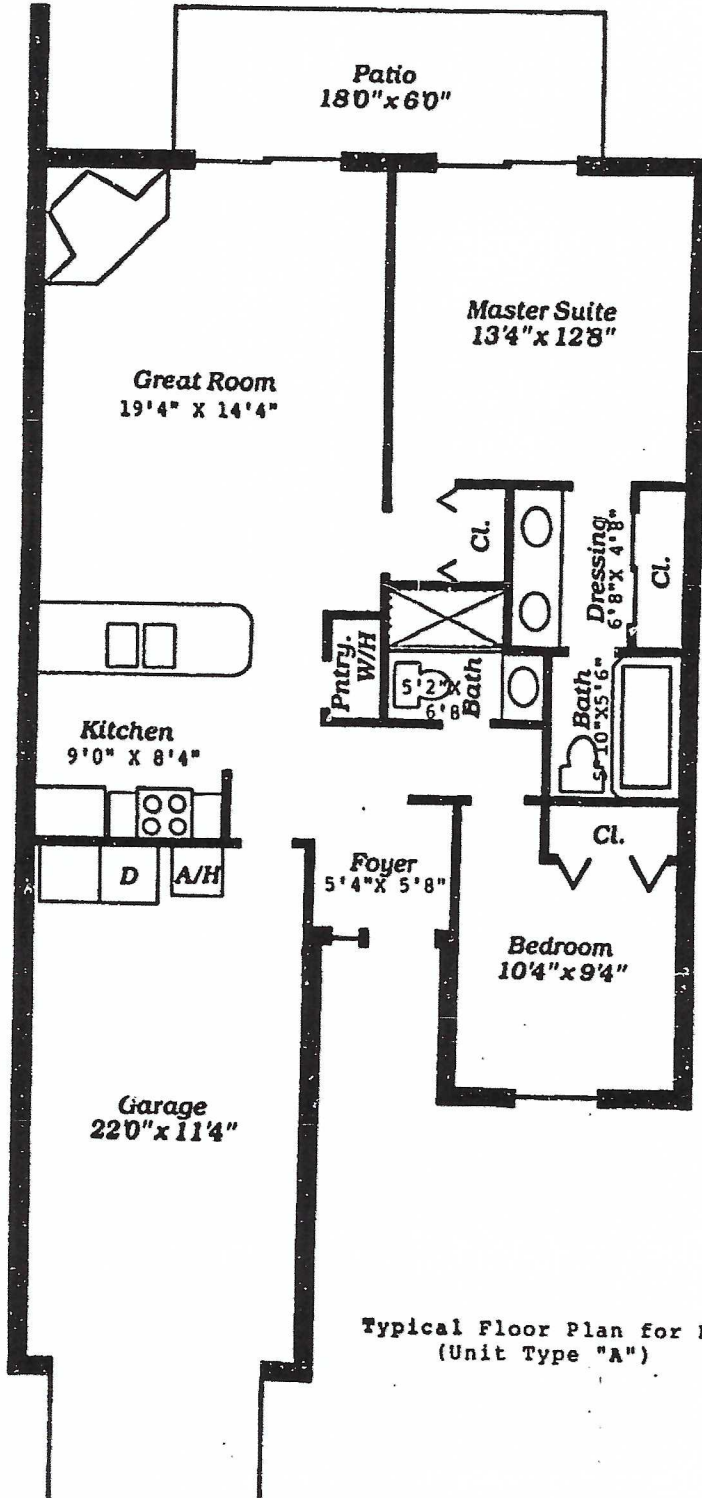


DON TOOLEY
DESIGN

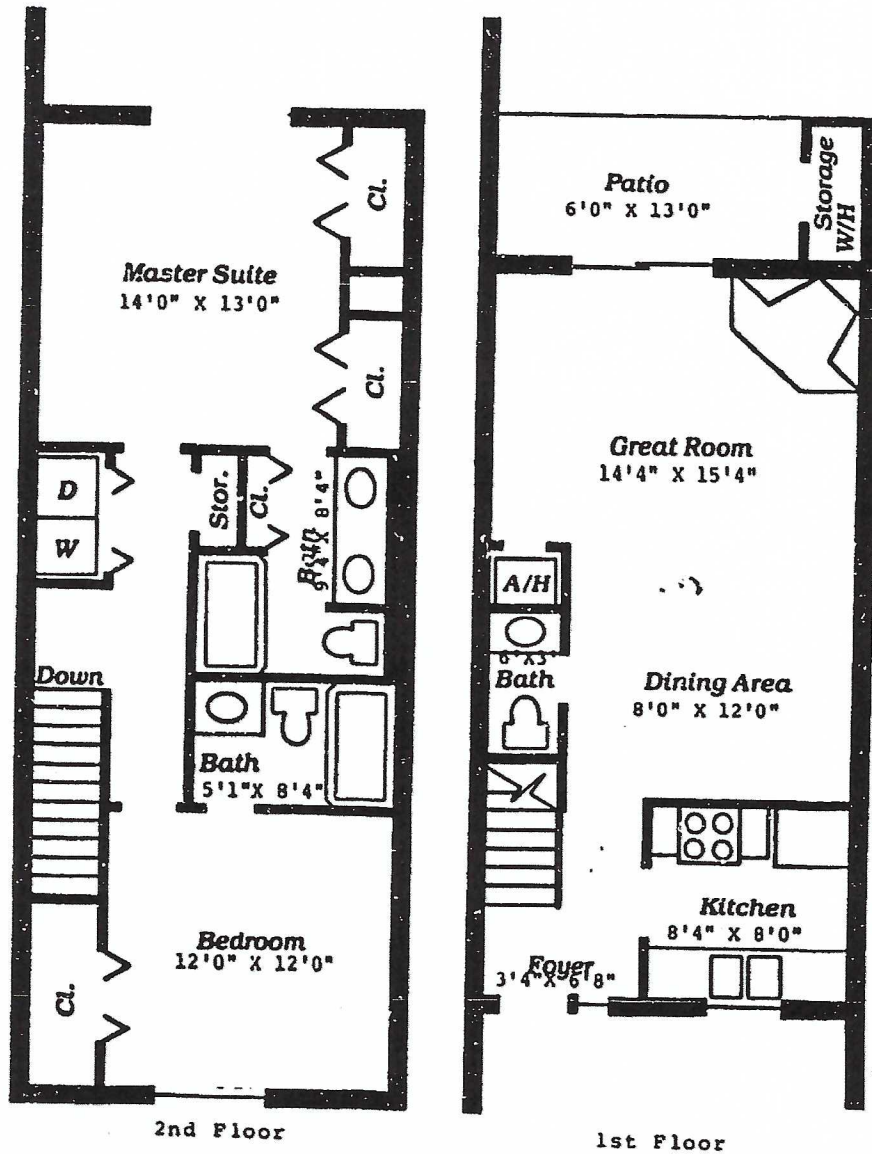
Curbaci & Peterson
Architects Inc.

LAZY OAKS CONDOMINIUM	
WALL SECTIONS UNIT TYPE 'B'	
DATE	20 MAY 80
SCALE	1/4" = 1'-0"
PROJECT NO.	80-0000
REVISED BY	ATD
DATE	10 MAY 80

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SEMINOLE CO. FL.



Typical Floor Plan for Flat Unit
(Unit Type "A")



Typical Floor Plan for Townhouse Unit
(Unit Type "B")

1350 0910

SEMINOLE CO. FL.

EXHIBIT C

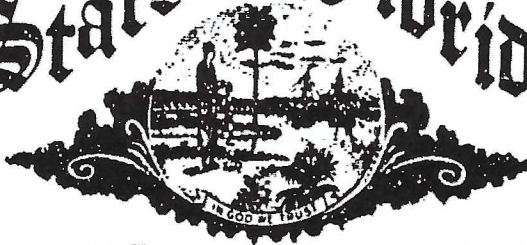
UNDIVIDED SHARE OF COMMON ELEMENTS WHICH ARE
APPURTENANT TO EACH OF THE UNITS AND MANNER OF SHARING
COMMON EXPENSES AND OWNING COMMON SURPLUS OF EACH UNIT
STATED AS A PERCENTAGE

<u>UNIT TYPE</u>	<u>UNIT NUMBER</u>	<u>TOTAL NO. OF UNITS IN GROUP</u>	<u>PERCENTAGE OF UNDIVIDED SHARE FOR EACH UNIT</u>	<u>TOTAL PER- CENTAGE SHARE BY GROUP</u>
F	5104, 5106, 5108, 5110, 5112, 5114, 5116, 5118, 5120, 5122, 5124, 5130, 5132, 5134, 5136, 5138, 5140, 5133, 5135, 5137, 5139, 5103, 5105, 5107, 5109, 5111, 5113, 5141, 5143, 5145, 5147, 5149, 5151, 5153, 5155, 5157, 5159, 5180, 5182, 5184, 5186, 5188, 5190, 5192, 5194	45	1.17	52.65
F	5102	1	1.27	1.27
TH	5121, 5123, 5125, 5127, 5129, 5131, 5160, 5162, 5164, 5166, 5168, 5170, 5172, 5174, 5161, 5163, 5165, 5167, 5169, 5171, 5173, 5175, 5200, 5202, 5204, 5206, 5208, 5210, 5212, 5214, 5216, 5218	32	1.44	46.08
				100.00%

The above formula was arrived at by adding together the total square footage of the 78 units (82,048 square feet) and by adding together the total square footage of each type of unit (i.e., 1,184 square feet multiplied by 32 two-bedroom, two and one-half bath townhouse units = 37,888 square feet). The total square footage of each type of unit was then divided by the total square footage of all 78 units (i.e., 37,888 ÷ 82,048 = .4618). That figure was then divided by the number of that type of unit to arrive at a per unit percentage ownership for each type of unit (i.e., .4618 ÷ 32 = .0144). Since the total ownership must equal 100%, it was necessary to round the figures off to some degree and additionally necessary to increase the percentage of ownership of Unit #5102 by .001 to arrive at the 100% figure.

SEMINOLE CO. FL.

State of Florida



Department of State

I certify that the attached is a true and correct copy of the Articles of Incorporation of LAZY OAKS CONDOMINIUM ASSOCIATION, INC., a corporation not for profit organized under the Laws of the State of Florida, filed on May 12, 1981, as shown by the records of this office.

The charter number for this corporation is 758305.

Given under my hand and the
Great Seal of the State of Florida,
at Tallahassee, the Capital, this the
13th Day of May, 1981.



CER 101 Rev. 12-80

George Firestone
Secretary of State