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FLORIDA

This Instrument Prepared By:  
WALTER E. WILLIAMS  
Attorney and Counselor at Law  
P. O. Box 1621  
Winter Park, FL 32789

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CONDOMINIUM APARTMENTS

DECLARATION OF CONDOMINIUM

I

SUBMISSION STATEMENT

The undersigned, being the owner of record of the fee simple title to the real property, situate, lying and being in Seminole County, Florida, and described in attached Exhibit "A-1", as more particularly described and set forth as the Condominium property in the Survey Exhibits attached hereto as Exhibits "B" and "C", which are made a part hereof as though fully set forth herein, (together with equipment, furnishings and fixtures therein contained, not personally owned by Unit Owners) hereby states and declares that said realty, together with improvements thereon, is submitted to Condominium ownership, pursuant to the Condominium Act of the State of Florida, F. S. 711 Et Seq. (hereinafter referred to as the "Condominium Act"), and the provisions of said Act are hereby incorporated by reference and included herein thereby, and does herewith file for record this Declaration of Condominium.

II

PURPOSE AND PREAMBLE

WHEREAS, the Condominium Developer holds in fee simple the property hereinafter described in Exhibit "A-1", and

WHEREAS, the Condominium Developer owns some additional property in the Planned Unit Development and also has an option on some additional property in the Planned Unit Development, all of which is described in Exhibit "A-2", and

WHEREAS, the Condominium Developer desires to submit the real property, described in Exhibit "A-1" and the improvements to be constructed thereon to condominium ownership and use, pursuant to Chapter 711 of the Florida Statutes, and any amendments thereto, hereinafter called "The Condominium Act".

III

DEFINITIONS

Definitions: - As used in this Declaration of Condominium and By-Laws and Exhibits attached hereto, and all Amendments thereof, unless the context otherwise requires, the following definitions shall prevail: -

A. Declaration or Declaration of Condominium, or Enabling Declaration, means this instrument, as it may be from time to time amended.

B. Condominium Association means the incorporated association whose name appears on Exhibit "A-1" not for profit, organized under the laws of the State of Florida, which shall manage, control and supervise this Condominium Property as pro-

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vided hereunder, but said Condominium Association hereby assigns and delegates all of its duties, rights and powers under The Condominium Act, to Condominium Developer, its successors, or assigns.

C. Association means the incorporated Association, Highlands Homeowner's Association, being the entity responsible for the construction and maintenance of the amenities for the Planned Unit Development, of which the Unit Owner's are members, due to the fact that the Condominium Property shall be sold subject to all restrictions of record which shall include the Declaration of Restrictions, Covenants and Conditions to be recorded in Seminole County, Florida.

D. By-Laws means the By-Laws of the Condominium Association specified above, as they exist from time to time.

E. Common Elements means the portions of the Condominium Property not included in the Units.

F. Limited Common Elements means and includes those common elements which are reserved for the use of a certain Unit or Units to the exclusion of all other units. Those include among other things, designated parking areas, if any, storage spaces, mailboxes and balconies, all of which are reserved as Appurtenances to a particular Unit or Units.

G. Condominium means that form of ownership of Condominium Property under which units or improvements are subject to ownership by one or more owners, and there is appurtenant to each unit, as part thereof, an undivided share in the common elements.

H. Condominium Act means and refers to the Condominium Act of the State of Florida (F.S. 711 Et Seq.), as the same may be amended from time to time.

I. Common Expenses means the expenses for which the Unit Owners are liable to the Condominium Association or some other entity.

J. Common Surplus means the excess of all receipts of the Condominium Association from this Condominium, including but not limited to assessments, rents, profits, and revenues on account of the common elements, over and above the amount of common expenses of this Condominium.

K. Condominium Property means and includes the land in a Condominium, whether or not contiguous, and all improvements thereof, and easements and rights thereto, intended for use in connection with the Condominium.

L. Assessment means a share of the funds required for the payment of common expenses which, from time to time, is assessed against the Unit Owner by the Condominium Association.

M. Condominium Parcel or Parcel means a unit together with the undivided share in the common elements, which is appurtenant to the unit.

N. Condominium Unit or Unit means a part of the Condominium Property which is to be subject to private ownership.

O. Unit Owner, Owner of a Unit, or Parcel Owner means the owner of a Condominium Parcel.

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P. Condominium Developer means Development Enterprises, Incorporated, a Florida corporation, its successors or assigns.

Q. Institutional Mortgagee means a Bank, Savings and Loan Association, Insurance Company, Union Pension Fund or Real Estate Investment Trust, or an Agency of the United States Government. The mortgage may be placed through a Mortgage or Title Company.

R. Occupant means the person or persons, other than the unit owner, in possession of a Unit.

S. Condominium Documents means this Declaration, the By-Laws, and all exhibits annexed hereto, as the same may be amended from time to time.

T. Unless the context otherwise requires, all other terms used in this Declaration shall be assumed to have the meaning attributed to said term by Section 3 of the Condominium Act.

U. Management Agreement means and refers to that certain agreement attached to this Declaration as Exhibit "D", and made a part hereof, which provides for the management of the Condominium Property.

V. Management Firm means and refers to the New Leaf Maintenance Company, a Florida corporation, its successors or assigns, said Firm being responsible for the management of the Condominium Property, as provided in the Agreement attached to this Declaration and referred to in Paragraph U above.

W. Planned Unit Development means that area in the City of Winter Springs which has been granted zoning under Ordinance 56 of the City of Winter Springs Code and is recorded in Official Records Book 17, Pages 47, 48, and 49, of Seminole County, Florida.

X. Special Assessment means a share of the funds required for payment of common expenses, which are unbudgeted or for which insufficient provision is made in the budget, occasioned by unforeseeable and fortuitous events, which from time to time is assessed against the Unit and Unit Owner.

Y. Utility Services means those services which are necessary for the health, safety, welfare, and well-being of the Unit Owners in the Condominium Property, others who may reside in the balance of the Planned Unit Development, others who may have businesses in the balance of the Planned Unit Development, and for their guests and invitees, and for the Condominium Developer in developing the Planned Unit Development.

Z. Titles, Sub-Titles and Paragraph Headings are included only for convenience, and are not intended to add or detract anything from the meaning of the text.

AA. Plural, Singular, Gender means that whenever the context allows or permits the use of the plural includes singular; the use of the singular includes plural, and the use of any gender includes all genders.

#### IV

#### NAME

The name by which this Condominium is to be identified is Sheoah, a Condominium, Section Nine. The Condominium Developer.

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its successors and assigns, hereby reserve the right to use the name Sheoah for a period of 99 years and Unit Owners by execution of the Warranty Deed, acknowledge Condominium Developer's right to the use of such name.

V

IDENTIFICATION OF UNITS, EASEMENTS AND DEVELOPMENT  
OF AMENITIES BY THE HIGHLAND HOMEOWNER'S ASSOCIATION

The Condominium is described and established as follows:

A. Survey. A survey of the land showing the improvements thereon is attached as Exhibit "B".

B. Plans. The improvements are constructed substantially in accordance with the plans and specifications prepared by Masiello & Associates, Architects, North Palm Beach, Florida 33403, and are attached hereto as the following Exhibits:

Exhibit "B" - Typical Floor Plan for two bedroom, one and one half bathroom, town house.

Exhibit "I" - Typical Floor Plan for three bedroom, two and one half bathroom, town house.

Exhibit "J" - Typical Floor Plan for three bedroom, two bathroom, convertible, garden.

C. Unit Boundaries. The boundaries of the Units are as follows:

1. Upper and Lower Boundaries. The upper and lower boundaries of each Unit shall be the following boundaries extended to an intersection with the perimetrical boundaries:

(a). Upper Boundary - the horizontal plane of the undecorated finished ceiling.

(b). Lower Boundary - the horizontal plane of the undecorated finished floor.

2. Perimetrical Boundaries. The perimetrical boundaries of each Unit shall be the vertical planes of the undecorated finished interior of the walls bounding the Unit extended to intersections with each other and with the upper and lower boundaries.

D. Identification Numbers. The identifying number for each Unit is shown on Exhibit "B". No other Unit in the same building is identified with the same number. The boundaries of each Unit are shown on Exhibits "C-1", "C-2", and "C-3" and are approximate.

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E. Easements. Easements are reserved over, through, and underneath the Common Elements and Limited Common Elements, for present and future utility services including but not limited to easements for water pipes, sanitary sewer pipes, sewer lines, storm drainage pipes, sprinkler pipes, electrical wires, TV wires, security wires, and street lights, whether shown on Exhibits "C-1", "C-2", and "C-3" or not. Easements for such utility services are reserved to the Condominium Developer, Unit Owners and Occupants, grantees of easements made by approximate parties, the Management Firm and Condominium Association for buildings and improvements which may be erected in the Planned Unit Development. Easements for ingress and egress are reserved over and through the Common Elements and Limited Common Elements as may be required for Unit Owners, occupants of buildings and amenities which may be erected upon the balance of the Planned Unit Development, to their guests and invitees, and to the Condominium Developer and its guests and invitees, without limitation, whether shown on Exhibits "C-1", "C-2" and "C-3" or not. Easements for ingress and egress are reserved to the Condominium Association in, over and underneath Units, their ceilings, floors, and walls, for the purpose of making repairs to the Common Elements and Limited Common Elements.

F. Construction of Improvements on Balance of the Planned Unit Development. The Unit Owners recognize that the Condominium Developer may have additional property in the Planned Unit Development under development for an extended time. Incident to that development, the Unit Owners acknowledge that the quiet enjoyment of their Units and the Condominium Property may be interfered with to some extent by the Condominium Developer's construction operations on the balance of the Planned Unit Development. From time to time, Condominium Developer has presented to the public, certain renderings, plans and models showing possible future development of the Planned Unit Development. Condominium Developer does not warrant in any way the schemes in these renderings, plans or models or actually how the future improvements in the Planned Unit Development will be developed. Unit Owner accepts that any such renderings, plans or models are primarily schematic and in no way represent a final development plan of the Planned Unit Development.

Further, the Unit Owner releases the Condominium Developer of any claim that he might have against the Condominium Unit for the future development of the Planned Unit Development, such as but not limited to such renderings, plans or models. Unit Owner accepts and agrees that Condominium Developer will have sole right of design, construction, development, and improvement of future properties of the Planned Unit Development. The Unit Owners waive all claims against the Condominium Developer for interference with their quiet enjoyment through development of the balance of the Planned Unit Development, whether the construction operations are performed in the balance of the Planned Unit Development, or in the Common Elements or Limited Common Elements, incident to the construction operation.

VI

#### AMENDMENT OF PLANS

A. Alteration of Condominium Unit Plans. The Condominium Developer reserves the right to change the interior design of the Units; however, no such change shall increase the number of Units nor alter the boundaries of the Common Elements, except the party

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wall between any Condominium Units, without amendment of this Declaration in the manner hereinbefore set forth. If the Condominium Developer shall make any changes in Units, as provided in this paragraph, such changes shall be reflected by an Amendment of this Declaration with a Survey attached reflecting such authorized alteration of Units. The Survey shall be certified in the manner required by the Condominium Act. If more than one Unit is concerned, the Condominium Developer shall apportion between the Units concerned, together with apportioning Common Expenses and Common Surplus of the Units concerned, and such shares of Common Elements, Common Expenses and Common Surplus shall be duly noted in the Amendment of the Declaration.

B. No amendments which would adversely affect the Condominium Developer shall be made by the Board of Directors or Unit Owners without the consent of the Condominium Developer so long as Condominium Developer controls the Condominium Association.

#### VII

##### MAINTENANCE, OPERATING & CONTRACTURAL COSTS

A. The Condominium Association shall, at its own cost and expense, repair, replace and maintain:

1. All Common Elements and Limited Common Elements, including, for illustrative purposes only, but not limited to, exterior painting and other area maintenance, care of carpeting, decorative wallpaper and paint, planting, sod, sprinklers and lights located within the Common Elements or Limited Common Elements.

2. All mechanical equipment contributing to the support of a building structure, and those engineered for common use, excluding that equipment contained in a Unit and/or those engineered for individual Unit use.

B. The Condominium Association shall pay for:

1. Utility service charges and advance deposits for Common Elements of this Condominium Association, which shall include, for illustrative purposes only, but are not limited to, water, gas, and electric for Common Elements.

2. All wages of the Condominium Association's employees.

3. Such taxes as Social Security taxes, Employer's taxes, and Sales tax.

4. Insurance in accordance with Article XVIII of this Declaration.

5. All costs for legal fees, accounting fees and any other incidental expenses, including the formation of the corporation.

6. All other expenses necessary to manage and operate the Common Elements of the Condominium Association.

C. The Unit Owners shall, at their own cost and expense, pay for, repair, replace or maintain:

1. All assessments and special assessments made by the Condominium Association.

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2. All real property taxes, personal property taxes, and any special assessments made by Seminole County, the City of Winter Springs and/or any other governmental authority.

3. All equipment and improvements within the boundary of the Units, including, for illustrative purposes only, but not limited to, plumbing fixtures, electrical plugs and switches, air conditioning equipment, including such equipment that may be located in or on Common and/or Limited Common Elements, on the roof, or elsewhere, which services only one given Unit, the interior and exterior portion of the windows, glass sliding doors and entrance door, kitchen appliances, paint or decorative material on the interior walls, hardware, and all interior partitions.

4. Insurance costs for personal property owned, and liability for each respective Unit and any additional insurance desired by Owner.

5. Cable television charges, which shall be paid to the Condominium Developer, its successors or assigns, along with the Management fee for as long as appropriate. Condominium Developer in no way is guaranteeing the availability of Cable T.V. Unit Owner shall execute the necessary documents to obligate for the payment of the charges for such services to said Unit Owner and the Condominium Association.

#### VIII

#### MANAGEMENT

Notwithstanding anything contained herein to the contrary, it is expressly understood that the Condominium Developer shall and does hereby reserve unto itself, its successors or assigns, all rights to manage the affairs of the Condominium and the Condominium Association for a period of up to ten (10) years, commencing on the date hereof. Condominium Developer does further reserve the right to continue to manage the affairs of the Condominium and the Condominium Association thereafter for so long as Condominium Developer in its discretion desires, subject to the right vested in the Condominium Association to terminate the management term of the Condominium Developer at any time after the aforementioned ten (10) year period by the affirmative vote of fifty-one percent (51%) of the Condominium Association or pursuant to the rights of the Unit Owners under the Condominium Act.

#### IX

#### LEASE AGREEMENT

The Condominium Developer is negotiating to have full service Cable TV installed in all Units for the use of such service by each Unit Owner. Each Unit Owner, should Condominium Developer be successful, hereby agrees to pay to Condominium Developer, its successors or assigns, the following fees in addition to all other assessments required hereunder, and such additional assessment shall be considered for all purposes as an assessment hereunder.

\$4.95 per month from the date of closing on a Unit.  
\$1.00 per month for each additional outlet.

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Should Condominium Developer lose its right to the use of such service, the Unit Owner shall remain obligated to pay for such service to any entity providing same. Should the Condominium Association decide to terminate the CABLE TV service, the Condominium Association shall pay to Condominium Developer, its successors or assigns, \$4,500.00 as liquidated damages.

X

OWNERSHIP OF COMMON ELEMENTSAND LIMITED COMMON ELEMENTS

Each of the Unit Owners of the Condominium shall own an undivided interest in the Common Elements and Limited Common Elements, and the undivided interest, stated as percentages, of such ownership in the said Common Elements and Limited Common Elements, as set forth on Exhibit "E" which is annexed to this Declaration and made a part hereof.

The fee title to each Condominium Parcel shall include both the Condominium Unit and the above respective undivided interest in the Common Elements, said undivided interest in the Common Elements to be deemed to be conveyed or encumbered with each respective Condominium Unit. Any attempt to separate the fee title to a Condominium Unit from the undivided interest in the Common Elements appurtenant to each Unit shall be null and void. The term "Common Elements", when used throughout this Declaration shall mean both Common Elements and Limited Common Elements, unless the context specifically requires otherwise.

XI

VOTING RIGHTS

There shall be one person, with respect to each Unit ownership who shall be entitled to vote at any meeting of the Condominium Association; such person shall be known and is hereinafter referred to as a Voting Member. If a Unit is owned by more than one person, the owners of said Unit shall designate one of them as the Voting Member, or in the case of a Corporate Unit Owner, an officer or employee thereof, shall be the Voting Member. The designation of the Voting Member shall be as provided by, and subject to, the provisions and restrictions set forth in the By-Laws of the Condominium Association. The total number of votes shall be equal to the total number of Units in the Condominium, and each Condominium Unit shall have no more and no less than one equal vote in the Condominium Association. If one individual owns two Condominium Units, he shall have two votes. The vote of a Condominium Unit is not divisible.

XII

COMMON EXPENSE AND COMMON SURPLUS

The Common Expenses of the Condominium, including the obligation of each Unit Owner under the Management Agreement attached to this Declaration, shall be shared by the Unit Owners as specified and set forth in Exhibit "E". The foregoing ratio of shar-

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ing Common Expenses and assessments shall remain, regardless of the purchase price of the Condominium Units, their location, or the building square footage included in each Condominium Unit.

Any Common Surplus of the Condominium Association shall be owned by each of the Unit Owners in the same proportion as their percentage ownership interest in the Common Elements, any Common Surplus being the excess of all receipts of the Condominium Association, from this Condominium, including but not limited to, assessments, rents, profits, and revenues on account of the Common Elements of this Condominium over the amount of the Common Expenses of this Condominium.

## XIII

THE OPERATING ENTITY

The operating entity of the Condominium shall be a non-profit incorporated Condominium Association, which shall be organized and fulfill its functions pursuant to the following provisions, (See Articles of Incorporation attached hereto as Exhibit "N"):

A. The name of the Condominium Association shall be as specified in Exhibit "A-1".

B. The said Condominium Association shall have all of the powers and duties set forth in the Condominium Act, as well as all of the powers and duties granted to or imposed upon it by this Declaration and the By-Laws (See attached Exhibit "M") of the Condominium Association, and all of the powers and duties necessary to operate the Condominium, as set forth in this Declaration and the By-Laws, as they may be amended from time to time.

C. The members of the Condominium Association shall consist of all of the record owners of Condominium Units in this Condominium, and their voting rights shall be as provided in Article X, hereinabove and in the By-Laws of the Condominium Association and designation of Voting Member shall be as provided in Article XI herein.

D. The affairs of the Condominium Association will be directed by the Board of Directors in the number and designated in the manner provided in the By-Laws of the Condominium Association.

E. The share of a member in the funds and assets of the Condominium Association cannot be assigned, hypothecated or transferred in any manner, except as an appurtenance to his Unit.

F. The following person, who is a resident of the State of Florida, is designated as the Agent to receive service of process upon the Condominium Association: Warren E. Williams, 233 New York Avenue, Winter Park, Florida 32789.

G. Every owner of a Condominium Unit, whether he has acquired his ownership by gift, conveyance or transfer by operation of law, or otherwise, shall be bound by the By-Laws of the Condominium Association, the provisions of this Declaration, the Management Agreement and all other documents including but not limited to Articles of Incorporation, Cable T.V. Agreement, any documents of record concerning the Condominium Property and any rules or regulations.

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## XIV

ASSESSMENTS

The Condominium Association whose name appears in Exhibit "A-1", through its Board of Directors, has delegated to the Management Firm the power of the said Condominium Association to fix and determine from time to time the sum or sums necessary and adequate to provide for the Common Expenses of the Condominium Property, and such other sums as are specifically provided for in this Declaration and the By-Laws, and Exhibits attached hereto, for such period of time as provided herein and in the Management Agreement, and thereafter, the said Condominium Association, through its Board of Directors, shall have such powers. The procedure for the determination of all such assessments shall be as set forth in the By-Laws of the Condominium Association and this Declaration and Exhibits attached hereto.

The Common Expenses shall be assessed against each Condominium Unit Owner as provided for in Article VII of this Declaration.

The Condominium Association and the Management Firm, as long as the Management Agreement remains in effect, shall have a lien on each Condominium Parcel for unpaid assessments, together with interest thereon, against the Unit Owner of such Condominium Parcel, together with a lien on all tangible personal property located within said Unit, except that such lien upon the aforesaid tangible personal property shall be subordinate to prior bona fide liens of record. Reasonable attorneys' fees incurred by the Condominium Association and the Management Firm incident to the collection of such assessment or the enforcement of such lien, together with all sums advanced by the Condominium Association or the Management Firm for taxes and payments on account of superior mortgages, liens or encumbrances which may be required to be advanced by the Condominium Association or Management Firm, in order to preserve and protect its lien, shall be payable by the Unit Owner and secured by such lien. The aforesaid lien shall also include those sums advanced on behalf of a Unit Owner in payment of his obligation under the Management Agreement. The Management Firm, as long as the Management Agreement remains in effect, and thereafter the Board of Directors, may take such action as they deem necessary to collect assessments by personal action or by enforcing and foreclosing said lien, and may settle and compromise the same, if deemed in their best interests. Said lien shall be effective as and in the manner provided for by the Condominium Act, and shall have the priorities established by said Act. The Management Firm, as long as the Management Agreement remains in effect, and the Condominium Association, shall be entitled to bid at any sale held pursuant to a suit to foreclose an assessment lien, and to apply as a cash credit against its bid, all sums due, as provided herein, covered by the lien so enforced. In case of such foreclosure, the Unit Owner shall be required to pay a reasonable rental for the Condominium Parcel, and the Plaintiff in such foreclosure shall be entitled to the appointment of a Receiver to collect same from the Unit Owner and/or Occupant.

Where the Mortgagee of an Institutional First Mortgage of record, or other purchaser of a Condominium Unit, obtains title to a Condominium Parcel as a result of foreclosure of the Institu-

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tional First Mortgage, or when an Institutional First Mortgagee of record accepts a Deed to said Condominium Parcel in lieu of foreclosure, such acquirer of title, its successors and assigns, shall not be liable for the share of Common Expenses or assessment by the Management Firm or the Condominium Association pertaining to such Condominium Parcel, or chargeable to the former Unit Owner of such Parcel, which became due prior to acquisition of title as a result of the foreclosure of the acceptance of such Deed in lieu of foreclosure. Such unpaid share of Common Expenses or assessments shall be deemed to be Common Expenses, collectable from all of the Unit Owners, including such acquirer, his successors and assigns.

Any person who acquires an interest in a Unit, except through foreclosure of an Institutional First Mortgage of record, as specifically provided in the paragraph immediately preceding, including without limitation, persons acquiring title by operation of law, including purchasers at judicial sales, shall not be entitled to occupancy of the Unit or enjoyment of the Common Elements until such time as all unpaid assessments due and owing by the former Unit Owners have been paid. The Management Firm, as long as the Management Agreement remains in effect, and thereafter, the Condominium Association, acting through its Board of Directors, shall have the right to assign its claim and lien rights for the recovery of any unpaid assessments to the Condominium Developer, or to any Unit Owner or group of Unit Owners, or to any third party.

XV

# USE RESTRICTIONS

A. Units. Except for the Condominium Developer, each of the Units shall be occupied only by a family, and its guests, and approved Lessees, as a residence, and for no other purpose. Except as reserved to the Condominium Developer, no Unit may be divided or subdivided into smaller Units, nor any portion sold or otherwise transferred without first amending this Declaration to show the changes in the Units being affected. The Condominium Developer reserves the right to use certain Units for promotion of sales, conduct of a sales office or model apartments.

B. Restrictions. That all Condominium Units shall be and remain of like exterior design, shape, color and appearance as other Condominium Units of the same class or type except that Condominium Developer shall have the right to use any of the Units owned by Condominium Developer as models and shall be allowed to make such changes which are necessary to allow such use.

C. Common Elements. The Units Common Elements shall be used for the purposes for which they are intended in the furnishing of services and facilities for the enjoyment of the Unit Owners and except as easements upon the same are reserved herein.

D. Lawful Use. No immoral, improper, offensive, or unlawful use shall be made of any Unit or of the Condominium Property. All municipal ordinances and other zoning ordinances and the laws, rules and regulations of all government regulatory agencies and underwriters associations having jurisdiction shall be strictly observed. No Unit Owner shall allow the storage of any flammable materials in any storage area located under any stairwells.

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**E. Nuisances.** No nuisance shall be allowed upon the Condominium Property, nor any use or practice that is the source of annoyance to residents or which interferes with the peaceful possession and proper use of the property by its residents, except for the Condominium Developer's construction and sales activities, and except as easements are reserved herein. All parts of the Condominium shall be kept in a clean and sanitary condition, and no rubbish, refuse or garbage shall be allowed to accumulate nor any fire hazard allowed to exist. No Unit Owner shall permit any use of his Unit or make use of Common Elements that will increase the cost of insurance upon the Condominium Property.

**F. Occupancy Restrictions.** No Unit shall, at any time, be permanently occupied by more than two persons per bedroom. The following are the rules relating to children: one bedroom units - no children; two-bedroom units - two children; three bedroom units - three children, unless prior approval is obtained from the Board of Directors, which approval may be subject to review from time to time. Children shall be considered those persons under the age of seventeen years of age.

**G. Leasing.** After approval by the Condominium Association as elsewhere required, entire Units may be rented, provided the occupants shall only be the lessee, his family and nonpaying guest. No rooms may be rented, nor any transient tenants shall be accommodated. No Unit Owner may lease his Unit more than four separate times over any twelve month period. Notwithstanding anything contained in this Declaration to the contrary, First Federal Savings and Loan Association of Orlando may lease or sell any Unit which it may obtain title to as a result of foreclosure of the Institutional First Mortgage or if First Federal Savings & Loan Association accepts a deed to such Unit in lieu of foreclosure without complying with the lease or resale requirements set forth herein.

**H. Non-Paying Guests.** When a Unit Owner is not residing in his Unit, the Owner's guests may occupy such unit upon notification of such occupancy by the Owner to the Condominium Association's Board of Directors prior to the guest's occupancy. It is the responsibility of such Owner that the guests have been fully apprised of the Rules and Regulations and requirements of the Condominium.

**I. Pets.** No pets, dogs, domestic cats, etc., shall be allowed to occupy the Units prior to approval, in writing, from the Board of Directors. Each Unit Owner may have as an occupant one (1) dog or one (1) cat only, not to exceed 25 pounds at maturity. It is understood and agreed the keeping of pets on the premises is a privilege, but not a right, and may be revoked by the Board of Directors or the Management Company upon thirty (30) days' written notice. All dogs and cats permitted on the premises shall be in fact under leash when walked or exercised on the Condominium Property. No pets shall be permitted in the recreational areas. Owners shall immediately remove from the premises his pet animal when such emits excessive noise, such as in the case of barking or howling, or becomes a nuisance, such as by virtue of a physical attack on any person authorized access to the Condominium Property. Each Unit Owner shall be responsible to remove any waste made by his pet animal, and shall be personally responsible for any costs incurred in the repair resulting

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from the pet's damage. Should such damage not be traceable to an individual pet, all owners of pets shall be proportionately assessed the costs involved in the repair, at the sole discretion of the Board of Directors or Management Company. Upon the death or disposal of the first approved pet, any subsequent pet must first be approved in writing by the Board of Directors.

J. Screens. Screens may be installed by the Owner on the exterior portion of the patio or terrace areas only; provided, however, the Condominium Association shall have the authority to approve or disapprove the type the Owner wishes to install and shall in its sole discretion.

K. Display of Signs. No Unit Owner shall display any signs of any kind whatsoever in any window on or about the premises of the Units or the Common Elements.

L. Regulations. Regulations concerning the use of the Condominium Property may be promulgated by the Condominium Association, provided that copies of such regulations are furnished to each Unit Owner prior to the time that regulations become effective. The initial regulations which are effective until amended by the Condominium Association are attached hereto as Exhibit "F", and made a part hereof.

M. That each Unit Owner, lessee or occupant shall maintain at all times in good condition and repair, the interior of such Unit, including porches, interior walls, floors, ceilings, doors, interior and exterior of windows, water, electric and plumbing systems, the air conditioners and air conditioning systems and parts and components thereof, sanitary facilities, fixtures, equipment and lamps. The phrase "electric" system in this paragraph shall be construed as referring to those items of electrical conductors, wires, switches, fixtures and equipment located within the Unit. The phrase "plumbing" system in this paragraph shall be construed to mean all plumbing items within the Unit.

N. That without the prior permission of the Condominium Association, no wires, TV antennae, air conditioners, aerials or structures of any sort shall be erected, constructed or maintained on the exterior of the building, except for those structures that form a part of the original building.

O. That no clothes lines, hangers or drying facilities shall be permitted or maintained on the exterior of any Unit or in or on any part of the Common Elements, except by the Condominium Association, and that no clothes, rugs, drapes, spreads or household articles or goods of any sort shall be dried, aired, beaten, cleaned or dusted by hanging or extending the same from any window or door. The exterior of any Unit shall not be used for storage of bicycles, carriages, etc.

P. That no Unit shall be the subject of a partition action in any Court of the State of Florida, and all Unit Owners do by their acceptance of a conveyance of such Unit, give up any right to maintain or bring such action.

Q. No automobile, truck, trailer, house trailer, boat trailer, recreational vehicle, commercial vehicle and no boat of any kind shall be parked, left or stored upon any lot or parking area within the Condominium Property for more than twelve (12) hours, and then only if such vehicle or boat is operable and in a good state of repair.

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A. The Condominium Developer, at the time of recording this Declaration is the Owner in fee simple of all the Units in this Condominium together with appurtenances, and holds an option for additional land within the Planned Unit Development. Condominium Developer or its agents or assigns are irrevocably empowered notwithstanding anything herein to the contrary, to sell, lease, or rent any said Units to any persons approved by Condominium Developer. Condominium Developer, its agents or assigns shall have the right to transact on the Condominium Property any business necessary to consummate sale of Units in this Condominium as well as for any and all Units to be built in the Planned Unit Development, including, but not limited to the right to maintain models, to reserve parking spaces, have signs on the property, maintain and staff a sales office, use and show the Common Elements to promote sales, and to show Units and Common or Limited Elements, for the purpose of selling Units in this Condominium, as well as other developments in the Planned Unit Development. Condominium Developer may assign this right of commercial usage to such other persons or entities as it may choose. As long as Condominium Developer either owns property in the Planned Unit Development or has an option on such property, the Condominium Developer retains this right.

B. Condominium Developer retains the right to elect the majority of the members of the Board of Directors of the Condominium Association until such time as Condominium Developer has sold all the Units in this Condominium, and for forty-eight months thereafter, unless Condominium Developer elects voluntarily to surrender such control prior thereto. Even after surrendering control, Condominium Developer shall be entitled to designate one person to the Board of Directors for the Condominium Association, for a term of office of two (2) years after the running of the forty-eight month period.

C. Until such time as Condominium Developer has sold all the Units in the Condominium, the Condominium Developer shall be assessed for maintenance expenses on the unsold Units the same as other Units in the Condominium, provided, however, Condominium Developer shall not be required to pay the Cable TV assessment, or the Management Fee.

XVIIMAINTENANCE OF COMMUNITY INTERESTS

In order to maintain a community of congenial residents who are financially responsible and thus protect the value of the Units, the transfer of Units by any Unit Owner other than the Condominium Developer shall be subject to the following provisions as long as the Condominium exists and the Unit is in useful condition, which provisions each Unit Owner covenants to observe, except if the institutional mortgagee accepts or obtains title to a Unit by foreclosure or accepts title in lieu of foreclosure, they shall not be obligated to observe the following covenants.

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A. Transfer Subject to Approval.

1. Sale. No Unit Owner may dispose of a Unit or any interest in a Unit by sale without approval of the Condominium Association except for an Institutional First Mortgagee.

2. Lease. No Unit Owner may dispose of a Unit or any interest in a Unit by lease without the approval of the Condominium Association except for an Institutional First Mortgagee.

3. Gift. If any Unit Owner shall acquire his title by gift, the continuance of his ownership of his Unit shall be subject to the approval of the Condominium Association.

4. Devise or Inheritance. If any Unit Owner shall acquire his title by devise or inheritance, the continuance of his ownership of this Unit shall be subject to the approval of the Condominium Association and such Unit Owner shall notify the Condominium Association within ten (10) days of such acquisition.

5. Other Transfers. If any Unit Owner shall acquire his title by any manner not mentioned in the foregoing subsections, the continuance of his ownership of his Unit shall be subject to the approval of the Condominium Association and such Unit Owner shall notify the Condominium Association within ten (10) days of such acquisition.

6. Conveyance. No Unit shall be conveyed or transferred except by Warranty Deed of like style and form, which includes the Acknowledgment and Acceptance by Grantee, as attached hereto and made a part hereof as Exhibit "F".

B. Approval by the Condominium Association. The approval of the Condominium Association that is required for the transfer of ownership of Units shall be obtained in the following manner:

1. Sale. Should a Unit Owner desire to make a bona fide sale of his Unit or any interest in it, Unit Owner shall first offer the unit to the Condominium Developer, its successors or assigns, at a price contained in a written bona fide offer to purchase the Unit or such interest in it being offered for sale or transfer and such Unit Owner shall not sell or transfer the Unit or any interest in such Unit except on terms previously refused by the Condominium Developer, its successors or assigns. If Condominium Developer, its successors or assigns, does not exercise its option within thirty days from the receipt of such offer to sell, Unit Owner shall give to the Condominium Association notice of such intention, in writing, together with the name and address of the intended purchaser and such other information concerning the intended purchaser as the Condominium Association may reasonably require. Such notice at the Unit Owners option may include a demand by the Unit Owner that the Condominium Association furnish a purchaser of the Unit if the proposed purchaser is not approved; and if such demand is made, the notice shall be accompanied by an executed copy of the proposed contract to sell. In the event Condominium Developer, its successor or assigns, does not exercise its right to purchase, and the terms of the transaction are thereafter changed, or a sale is not completed on the basis of the terms offered Unit Owner within 120 days after receipt by Unit Owner of the original offer, then Condominium Developer's right to purchase hereunder shall be reviewed.

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2. Lease. A Unit Owner intending to make a bona fide lease of his Unit shall give to the Condominium Association notice of such intention, together with the name and address of the intended lessee, and such other information concerning the intended lessee as the Condominium Association may reasonably require, and an executed copy of the proposed lease.

3. Gift; Devise or Inheritance; Other Transfers. If the Unit Owner giving notice has acquired his title by gift, devise, or inheritance, or in any other manner, then within thirty (30) days after receipt of such notice and information, the Condominium Association must either approve or disapprove the continuance of the Unit Owner's ownership of his Unit. If approved, the approval shall be stated in a certificate executed by any two officers of the Condominium Association.

C. Disapproval by the Condominium Association. If the Condominium Association shall disapprove a transfer of ownership of a Unit, the matter shall be disposed of in the following manner:

1. Sale. If the proposed transaction is a sale and if the notice of sale given by the Unit Owner shall so demand, then within forty (40) days after receipt of such notice and information, the Condominium Association shall deliver or mail by registered mail to the Unit Owner an agreement to purchase the Unit concerned by a purchaser approved by the Condominium Association, who will purchase and to whom the Unit Owner must sell the Unit upon the following terms:

a. At the option of the purchaser to be stated in the agreement, the price to be paid shall be that stated in the disapproved contract to sell or shall be the fair market value determined by arbitration in accordance with the then existing rules of the American Arbitration Association, who shall base their determination upon an average of their separate appraisals of the Unit, and a judgment of specific performance of the sale upon the award rendered by the arbitrators may be entered in any court of competent jurisdiction. The expense of the arbitration shall be paid by the purchaser.

b. The purchase price shall be paid in cash.

c. The sale shall be closed within thirty (30) days after the delivery or mailing of the agreement to purchase, or within ten (10) days after the determination of the sale price if such is by arbitration, whichever is the later.

d. A certificate of the Condominium Association executed by any two officers approving the purchaser.

e. If the Condominium Association shall fail to provide a purchaser upon demand of the Unit Owner in the manner provided, or if a purchaser furnished by the Condominium Association shall default in his agreement to purchase, then, notwithstanding the disapproval, the proposed transaction shall be deemed to have been approved and the Condominium Association shall furnish a certificate of approval as elsewhere provided.

2. Lease. If the proposed transaction is a lease, the Unit Owner shall be advised of the disapproval in writing, and the lease shall not be made, and the lessee shall not occupy the Unit.

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3. Gift; Devise or Inheritance; Other Transfers. If the Unit Owner giving notice has acquired title by gift, devise or inheritance, or in any other manner, then within thirty (30) days after receipt from the Unit Owner of the notice and information required to be furnished, the Condominium Association shall deliver or mail by registered mail to the Unit Owner an agreement to purchase the Unit concerned by a purchaser approved by the Condominium Association, who will purchase and to whom the Unit Owner must sell the Unit upon the following terms:

a. The sale price shall be the fair market value determined by agreement between the seller and the purchaser within fifteen (15) days from the delivery or mailing of such agreement. In the absence of agreement as to price, the price shall be determined by arbitration in accordance with the then existing rules of the American Arbitration Association, except that the arbitrators shall be two appraisers appointed by the American Arbitration Association, who shall base their determination upon an average of their appraisals of the Unit; and a judgment of specific performance of the sale upon the award rendered by the arbitrators may be entered in any court of competent jurisdiction. The expense of the arbitration shall be paid by the purchaser.

b. The purchase price shall be paid in cash.

c. The sale shall be closed within ten (10) days following the determination of the sale price.

d. A certificate of the Condominium Association executed by any two officers approving the purchaser shall be furnished the purchaser.

e. If the Condominium Association shall fail to provide a purchaser as required in this instrument, or if a purchaser furnished by the Condominium Association shall default in his agreement to purchase, the ownership shall be deemed to have been approved, and the Condominium Association shall furnish a certificate of approval as elsewhere provided.

D. Mortgage. No Unit Owner may mortgage his Unit nor any interest in it without the approval of the Condominium Association, except to a bank, life insurance company, or a savings and loan association, or to a vendor to secure a portion or all of the purchase price. The approval of any other mortgagee shall be upon conditions determined by the Condominium Association in its sole discretion.

E. Exceptions. The foregoing provisions of the Article entitled "Maintenance of Community Interests" shall not apply to a transfer to or purchase by a bank, life insurance company, or savings and loan association that acquires its title as the result of owning a mortgage upon the Unit concerned, and this shall be so whether the title is acquired by deed from the mortgagor, his successor or assigns, or through foreclosure; nor shall such provisions apply to a transfer, sale, or lease by a bank, life insurance company, or savings and loan association that so acquires its title. Neither shall such provisions require the approval of a purchaser who acquires title to a Unit at a duly advertised public sale with open bidding provided by law, such as, but not limited to, execution sale, foreclosure sale, judicial sale, or tax sale.

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F. Exclusive Right of Resale. Anything above to the contrary notwithstanding, except for Condominium Developer's right of first refusal, a broker registered in Florida and chosen by the Condominium Developer shall have the exclusive right of resale of all of the Units. Any Unit Owner desiring to sell his Unit shall list the same for sale with the broker so chosen for a period of thirty (30) days, and if said broker shall procure a purchaser ready, willing and able to purchase the Unit, according to the terms of the listing, then the Unit Owner shall pay to broker a commission in the amount of the prevailing rate charged by real estate brokers in Seminole County, Florida, for the sale of Condominium Units, at the time. Approval of the purchaser who may be procured by the broker shall be in accordance with all of the provisions of the above Article.

This paragraph shall have no application to Units owned by the Condominium Developer or to Units owned by a bank, life insurance company, or savings and loan association that acquires its title by owning a mortgage upon the Unit concerned, through deed from the mortgagor or foreclosure.

G. Any sale, mortgage or lease not authorized pursuant to the terms of this Declaration shall be void unless subsequently approved by the Condominium Association.

## XVIII

INSURANCE PROVISIONS

A. Liability Insurance. The Management Firm, as long as the Management Agreement remains in effect, and thereafter, the Board of Directors of the Condominium Association, shall obtain Public Liability and Property Damage Insurance covering all of the Common Elements of the Condominium, and insuring the Condominium Association, the Unit Owners and the Management Firm, as long as the Management Agreement remains in effect as its and their interest appear, in such amounts and providing such coverage as the Management Firm, as long as the Management Agreement remains in effect, and, thereafter, the Board of Directors of the Condominium Association, may determine from time to time, provided that the minimum amount of coverage shall be \$100,000/\$300,000/\$10,000. Premiums for the payment of such Insurance shall be paid by the Management Firm, as long as the Management Agreement remains in effect and, thereafter, by the Board of Directors of the Condominium Association, and such Premiums shall be charged as a Common Expense.

B. Casualty Insurance

1. Purchase of Insurance. The Management Firm, as long as the Management Agreement remains in effect, and thereafter, the Condominium Association shall obtain Fire and Extended Coverage Insurance and Vandalism and Malicious Mischief Insurance, insuring all of the insurable improvements within the Condominium, including personal property owned by the Condominium Association, in and for the interests of the Condominium Association, all Unit Owners and their mortgagees, as their interests may appear, in a Company acceptable to the standards set by the Management Firm, as long as the Management Agreement remains in effect, and thereafter, by the Board of Directors of the Condominium Association, in an amount equal to the maximum insurable replacement value, as determined annually by the Management Firm, and, thereafter, by the Board

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of Directors of the Condominium Association. The premiums for such coverage and other expenses in connection with said Insurance shall be paid by the Management Firm, as long as the Management Agreement remains in effect, and, thereafter, by the Condominium Association, and shall be charged as a Common Expense. The Company or Companies with whom the Management Firm and, thereafter, the Condominium Association, shall place its insurance coverage, as provided in this Declaration, must be good and responsible Companies, authorized to do business in the State of Florida. Notwithstanding anything contained herein to the contrary, the Management Firm shall not be responsible for the payment of any of the premiums, should any of the assessments not cover such premium.

2. Loss Payable Provisions - Insurance Trustee: All Policies purchased by the Management Firm, and, thereafter, by the Condominium Association, shall be for the benefit of the Condominium Association, and all Unit Owners and their mortgagees, as their interests may appear; however, the Insurance Trustee shall be the named insured and it shall not be necessary to name the Condominium Association or the Unit Owners - however, a mortgagee Endorsement shall be issued. Such policies shall be deposited with the Insurance Trustee (as hereinafter defined), who must first acknowledge that the Policies and any proceeds thereof will be held in accordance with the terms hereof. Said Policies shall provide that all insurance proceeds payable on account of loss or damage shall be payable to the Insurance Trustee, which may be any Bank in Florida, with trust powers or an individual, as may be approved by the Management Firm, as long as the Management Agreement remains in effect, and, thereafter, by the Board of Directors of the Condominium Association, which Trustee is herein referred to as the "Insurance Trustee". The Insurance Trustee shall not be liable for the payment of premiums nor for the renewal or the sufficiency of Policies, nor for the failure to collect any insurance proceeds, nor for the form or content of the Policies. The sole duty of the Insurance Trustee shall be to receive such proceeds as are paid and hold the same in trust for the purposes elsewhere stated herein, and for the benefit of the Condominium Association and the Unit Owners and their respective mortgagees, in the following shares, but such shares need not be set forth upon the records of the Insurance Trustee:

a. Common Elements. Proceeds on account of damage to Common Elements - an undivided share for each Unit Owner, such share being the same as the undivided share in the Common Elements appurtenant to his Unit.

b. Condominium Units. Proceeds on account of Condominium Units shall be in the following undivided shares:

(1) Partial Destruction - when Units are to be repaired and restored - for the owners of the damaged Units, in proportion to the cost of repairing the damage suffered by each Unit Owner.

(2) Total Destruction of Condominium improvements, or where "very substantial" damage occurs and the Condominium improvements are not to be restored, as provided hereinafter in this Article - for the Owners of all Condominium Units - each Owner's share being in proportion to his share in the Common Elements appurtenant to his Condominium Unit.

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2. Mortgagees: In the event a Mortgagee Endorsement has been issued as to a Unit, the share of the Unit Owner shall be held in trust for the mortgagee and the Unit Owner, as their interests may appear.

3. Distribution of Proceeds. Proceeds of insurance Policies received by the Insurance Trustee shall be distributed to or for the benefit of the beneficial owners, and expended or disbursed after first paying or making provision for the payment of the expenses of the Insurance Trustee in the following manner:

a. Reconstruction or Repair. The damage for which the proceeds were paid is to be repaired and restored, the remaining proceeds shall be paid to defray the cost thereof, as elsewhere provided. Any proceeds remaining after defraying such costs shall be distributed to the beneficial owners, all remittances to Unit Owners and their mortgagees being payable jointly to them. This is a covenant for the benefit of any mortgage of a Unit as may be enforced by said mortgagee. Said remittances shall be made solely to an Institutional First Mortgagee when requested by such Institutional First Mortgagee whose mortgage provides that it has the right to require application of the insurance proceeds to the payment or reduction of its mortgage debt.

b. Failure to Reconstruct or Repair. If it is determined, in the manner elsewhere provided that the damage for which the proceeds are paid shall not be repaired and restored, the proceeds shall be disbursed to the beneficial owners. Remittances to Unit Owners and their mortgagees being payable jointly to them. This is a covenant for the benefit of any mortgage of a Unit and may be enforced by such mortgagee. Said remittances shall be made solely to an Institutional First Mortgagee when requested by such Institutional First Mortgagee whose mortgage provides that it has the right to require application of the insurance proceeds to the payment of its mortgage debt. In the event of loss or damage to personal property belonging to the Condominium Association, and should the Board of Directors of the Condominium Association determine not to replace such personal property as may be lost or damaged, the proceeds shall be disbursed to the beneficial owners as surplus, in the manner elsewhere stated herein.

c. Certificate. In making distribution to Unit Owners and their mortgagees, the Insurance Trustee may rely on a Certificate of the Management Firm, as long as the Management Agreement remains in effect, and, thereafter, the Condominium Association, as to the names of the Unit Owners and their respective shares of distribution, approved in writing by an Attorney authorized to practice law in the State of Florida, a Title Insurance Company or Abstract Company authorized to do business in the State of Florida. Upon request of the Insurance Trustee, the Management Firm, and thereafter, the Condominium Association, forthwith shall deliver such Certificate.

4. Loss Within a Single Unit. If loss shall occur within a single Unit or Units, without damage to the Common Elements and/or the party wall between Units, the provisions of Article XVIII B.5 below shall apply.

5. Loss Less Than "Very Substantial". Where a loss or damage occurs within a Unit or Units, or to the Common Elements, or to a Unit or Units and the Common Elements, but said loss is less than "very substantial" as hereinafter defined, it shall be obliga-

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tory upon the Condominium Association and the Unit Owner(s) to repair, restore and rebuild the damage caused by said loss. Where such loss or damage is less than "very substantial".

a. The Management Firm, as long as the Management Agreement remains in effect, acting on behalf of the Board of Directors of the Condominium Association, shall promptly obtain reliable and detailed estimates of the cost of repairing and restoration.

b. If damage or loss is limited to the Common Elements, with no, or minimum damage or loss to any individual Units, and if such damage or loss to the Common Elements is less than \$3,000.00, the insurance proceeds shall be endorsed by the Insurance Trustee over to the Management Firm, as long as the Management Agreement remains in effect, and, thereafter, to the Condominium Association, and the Management Firm, and, thereafter, the Condominium Association as hereinbefore provided, shall promptly contract for the repair and restoration of the damage.

c. If the damage or loss involves individual Units encumbered by Institutional First Mortgages, as well as the Common Elements, or if the damage is limited to the Common Elements alone, but is in excess of \$3,000.00, the insurance proceeds shall be disbursed by the Insurance Trustee for the repair and restoration of the Unit and/or Common Elements to the Management Firm, as long as the Management Agreement remains in effect, and, thereafter, the Condominium Association, provided, however, that upon the request of an Institutional First Mortgagee, the written approval shall also be required of the Institutional First Mortgagee owning and holding the first recorded mortgage encumbering a Condominium Unit, so long as it owns and holds any mortgage encumbering a Condominium Unit. At such time as the aforesaid Institutional First Mortgagee is not the holder of a mortgage on a Unit, then this right of approval and designation shall pass to the First Mortgagee having the highest dollar indebtedness on Units in the Condominium Property. Should written approval be required, as aforesaid, it shall be said Mortgagee's duty to give written notice thereof to the Insurance Trustee. The Insurance Trustee may rely upon the Certificate of the Management Firm, for as long as the Management Agreement remains in effect, and, thereafter, the Condominium Association, and the aforesaid Institutional First Mortgagee's written approval, if said Institutional First Mortgagee's approval is required, as to the payee and the amount to be paid from said proceeds. All payees shall deliver paid bills and waivers of mechanic's liens to the Insurance Trustee and execute any Affidavit required by law or by the Management Firm, as long as the Management Firm remains in effect, and, thereafter, the Condominium Association, the aforesaid Institutional First Mortgagee whose approval may be required, as aforesaid, shall have the right to require the Management Firm, and, thereafter, the Condominium Association, to obtain a Completion, Performance and Payment Bond, in such form and amount, and with a Bonding Company authorized to do business in the State of Florida, as are acceptable to the said Mortgagee.

d. Subject to the foregoing, the Management Firm, as long as the Management Agreement remains in effect, and thereafter, the Board of Directors of the Condominium Association, shall have the right and obligation to negotiate and contract for the repair and restoration of the premises.

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e. If the net proceeds of the insurance are insufficient to pay for the estimated cost of restoration and repair (or for the actual cost thereof if the work has actually been done), the Management Firm, as long as the Management Agreement remains in effect, and, thereafter, the Condominium Association, shall promptly upon determination of the deficiency, levy a special assessment against all Unit Owners in proportion to the Unit Owners' share in the Common Elements, for the portion of the deficiency as is attributable to his individual Unit; provided, however, that if the Management Firm, as long as the Management Agreement remains in effect, and, thereafter, the Board of Directors of the Condominium Association, finds that it cannot determine with reasonable certainty the portion of the deficiency attributable to a specific individual damaged Unit(s), then the Management Firm, as long as the Management Agreement remains in effect, acting on behalf of the Board of Directors, shall levy as assessment for the total deficiency against all of the Unit Owners in proportion to the Unit Owners' share in the Common Elements, just as though all of said damage had occurred in the in the Common Elements. The special assessment funds shall be delivered by the Management Firm, and, thereafter, the Condominium Association, to the Insurance Trustee, and added by the Insurance Trustee to the proceeds available for the repair and restoration of the property.

f. In the event the insurance proceeds are sufficient to pay for the cost of restoration and repair, or in the event the insurance proceeds are insufficient but additional funds are raised by special assessment within ninety (90) days after the casualty, so that sufficient funds are on hand to fully pay for such restoration and repair, then no mortgagee shall have the right to require the application of insurance proceeds to the payment of its loan, provided, however, that this provision may be waived by the Board of Directors and the Management Firm, as long as the Management Agreement remains in effect in favor of any Institutional First Mortgagee upon request therefore, at any time. To the extent that any insurance proceeds are required to be paid over to such Mortgagee, the Unit Owner shall be obligated to replenish the funds so paid over, and said Unit Owner and his Unit shall be subject to special assessment for such sum.

6. "Very Substantial" Damage. As used in this Declaration, or any other context dealing with this Condominium the term "very substantial" damage shall mean loss or damage whereby three-fourths (3/4ths) or more of the total amount of insurance coverage (placed as per Article XVIII) becomes payable. Should such "very substantial" damage occur, then:

a. The Management Firm, as long as the Management Agreement remains in effect, acting on behalf of the Board of Directors of the Condominium Association, shall promptly obtain reliable and detailed estimates of the cost of repair and restorations thereof.

b. The provisions of Article XVIII, 5. (f), shall not be applicable to any Institutional First Mortgagee who shall have the right, if its mortgage so provides, to require application of the insurance proceeds to the payment or reduction of its mortgage debt. The Management Firm, as long as the Management Agreement remains in effect and, thereafter, the Board of Directors, shall ascertain, as promptly as possible, the net amount of insurance proceeds available for restoration and repair.



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c. Thereupon, a Membership Meeting shall be called by the Management Firm, or by the Board of Directors of the Condominium Association, to be held not later than sixty (60) days after the casualty, to determine the wishes of the membership with reference to the termination of the Condominium project, subject to the following:

(1) If the net insurance proceeds available for restoration and repair, together with the funds advanced by Unit Owners to replace insurance proceeds paid over to Institutional First Mortgagees, are sufficient to cover the cost thereof, so that no special assessment is required, then the Condominium Property shall be restored and repaired, unless two-thirds (2/3rds) of the Unit Owners of this Condominium shall vote to terminate the Condominium Project, in which case the Condominium Property shall be removed from the provisions of the law by the recording in the Public Records of Seminole County, Florida, an instrument terminating this Condominium, which said instrument shall further set forth the facts effecting the termination, certified by the Condominium Association, and executed by its President and Secretary. The termination of the Condominium shall be come effective upon the recording of said instrument, and the Unit Owners shall, thereupon, become owners as tenants in common in the property - i.e., the real, personal, tangible, and intangible personal property, and the Condominium Association's interest in any remaining structures of the Condominium, and their undivided interests in the property shall be the same as their undivided interests in the Common Elements of this Condominium prior to its termination and the mortgages and liens upon Condominium parcels shall become mortgages and liens upon the undivided interests of such tenants in common, with the same priority as existed prior to the termination of the Condominium.

(2) If the net insurance proceeds available for restoration and repair, together with funds advanced by Unit Owners to replace insurance proceeds paid over to Institutional First Mortgagees, are not sufficient to cover the costs thereof, so that a special assessment will be required, and if a majority of the Unit Owners of this Condominium vote against such special assessment and to terminate the Condominium project, then it shall be so terminated and the Condominium Property removed from the provisions of the law, as set forth in Paragraph 5 (c) (1) above, and the Unit Owners shall be tenants in common in the property in such undivided interest - and all mortgages and liens upon the Condominium Parcels shall encumber the undivided interests of such tenants in common, as is provided in said Paragraph 5 (c) (1) above. In the event a majority of the Unit Owners of this Condominium vote in favor of special assessments, the Management Firm, as long as the Management Agreement remains in effect, acting on behalf of the Condominium Association, shall immediately levy such special assessment and, thereupon, the Management Firm, as long as the Management Agreement remains in effect, and, thereafter, the Condominium Association, shall proceed to negotiate and contract for such repairs and restoration, subject to the provisions of Paragraph 5 (c) and (d) above. The special assessment funds shall be delivered by the Management Firm, and thereafter, by the Condominium Association, to the Insurance Trustee and added by said Trustee to the proceeds available for the restoration and repair of the property. The proceeds shall be disbursed by the Insurance Trustee for the repair and restoration of the property, as provided in Paragraph 5 (c) above. To the extent that any insurance proceeds are paid over to such Mortgagee, and in the event it is determined not to terminate the Condominium project and to vote a special

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assessment, the Unit Owners shall be obligated to replenish the funds so paid over to his Mortgagee, and said Unit Owner and his Unit shall be subject to special assessment for such sum.

d. In the event any dispute shall arise as to whether or not "very substantial" damage has occurred, it is agreed that such a finding made by the Management Firm, as long as the Management Agreement remains in effect, and, thereafter, by the Board of Directors of the Condominium Association, shall be binding upon all Unit Owners.

7. Surplus. It shall be presumed that the first monies disbursed in payment of costs of repair and restoration shall be from the insurance proceeds; and if there is a balance in the funds held by the Insurance Trustee after the payment of all costs of the repair and restoration, such balance shall be distributed to the beneficial owners of the fund, in the manner elsewhere herein stated.

8. Certificate. The Insurance Trustee may rely upon a Certificate of the Management Firm, as long as the Management Agreement remains in effect, and thereafter, of the Condominium Association, certifying as to whether or not the damaged property is to be repaired and restored. Upon request of the Insurance Trustee, the Management Firm, and thereafter, the Condominium Association, shall forthwith deliver such Certificate.

9. Plans and Specifications. Any repair and restoration must be substantially in accordance with the Plans and Specifications for the original building, or as the building was last constructed, or according to the Plans approved by the Management Firm and the Board of Directors of the Condominium Association, which approval shall not be unreasonably withheld. If any material or substantial change is contemplated, the approval of all Institutional First Mortgagees shall also be required.

10. Condominium Association's Power to Compromise Claim. The Management Firm, as long as the Management Agreement remains in effect, and thereafter, the Condominium Association, is hereby irrevocably appointed Agent for each Unit Owner, for the purpose of compromising and settling claims arising under Insurance Policies purchased by the Management Firm, and thereafter, by the Condominium Association, and to execute and deliver Releases therefore, upon the payment of claims.

C. WORKMEN'S COMPENSATION POLICY - to meet the requirements of law.

D. Such other Insurance as the Management Firm, as long as the Management Agreement remains in effect, and thereafter, the Board of Directors of the Condominium Association, shall determine from time to time to be desirable.

E. Each individual Unit Owner shall be responsible for purchasing, at his own expense, liability insurance to cover accidents occurring within his own Unit, and for purchasing insurance upon his own personal property.

F. If available, and where applicable, the Management Firm, and thereafter the Condominium Association, shall endeavor to obtain Policies which provide that the Insurer waives its right of subrogation as to any claims against Unit Owners, the Condominium Association, their respective servants, agents and guests, and the Management Firm.

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MAINTENANCE AND ALTERATIONS

A. The Board of Directors of the Condominium Association may enter into a Contract with any firm, person or corporation or may join with other Condominium Associations and entities, in contracting for the maintenance and repair of the Condominium Property(s), and other type properties, and may contract for or may join with other Condominium Associations and entities in contracting for the management of the Condominium Property(s) and other type properties, and may delegate to the Condominium Developer or Manager all the powers and duties of the Condominium Association, except such as are specifically required by this Declaration, or by the By-Laws, to have the approval of the Board of Directors or the membership of the Condominium Association. The Condominium Developer or Manager may be authorized to determine the budget, make assessments for Common Expenses and collect assessments, as provided by this Declaration and By-Laws. The Condominium Association, through its Board of Directors, has entered into a Management Agreement attached hereto as Exhibit D.

B. There shall be no alterations or additions to the Common Elements or Limited Common Elements of this Condominium, where the cost thereof is in excess of ten percent (10%) of the annual budget of this Condominium for Common Expenses, as to this Condominium, except as authorized by the Board of Directors and approved by not less than seventy-five (75) percent of the Unit Owners of the Condominium; provided, the aforesaid alterations or additions do not prejudice the right of any Unit Owner unless his consent has been obtained. The cost of the foregoing shall be assessed as Common Expenses. Where any alteration or additions, as aforesaid - i.e., as to the Common Elements or Limited Common Elements of this Condominium are exclusively or substantially exclusively for the benefit of the Unit Owner(s) requesting same, then the cost of such alterations or additions shall be assessed against and collected solely from the Unit Owner(s) exclusively or substantially exclusively benefiting, and the assessment shall be levied in such proportions as may be determined as fair and equitable by the Board of Directors of the Condominium Association. Where such alterations or additions exclusively or substantially exclusively benefit Unit Owners requesting same, said alterations or additions shall only be made when authorized by the Board of Directors and approved by not less than seventy-five (75) percent of the Unit Owners exclusively or substantially exclusively benefiting therefrom, and where said Unit Owners are ten (10) or less, the approval of all but one shall be required. The foregoing is subject to the written approval of the Management Firm, as long as the Management Agreement remains in effect.

C. Each Unit Owner agrees as follows:

1. To maintain in good condition and repair, his Unit and all interior surfaces within or surrounding his Unit, including the porch (such as the surfaces of the walls, ceilings and floors) whether or not part of the Unit or the Common Elements and the entire interior of his Unit, and to maintain and repair the fixtures and equipment therein, which includes but is not

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limited to the following, where applicable: air conditioning and heating units, refrigerators, stoves, fans, water heaters, dishwashers, and all other appliances, drains, plumbing fixtures and connections, sinks, all plumbing and water-lines within the Unit, electric panels, electric wiring and electric outlets and fixtures within the Unit, and including those within the porch; interior doors, exterior and interior of windows, screening and glass, including any screening, sliding glass doors, including the operating mechanisms, all exterior doors, (except the painting of exterior doors shall be a Common Expense of the Condominium) replace lights on the porch and pay for all his utilities - i.e., electric, water, sewage and telephone. Where a Unit is carpeted, the cost of maintaining and replacing the carpeting shall be borne by the Unit Owner as will any tile or linoleum or any other floor covering.

2. Not to make or cause to be made any structural addition or alteration to his Unit or to the Common Elements. Alterations within a Unit may be made with the prior written consent of the Management Firm or the Condominium Association, and all Mortgagees holding a mortgage on his Unit.

3. Unit Owner pledges that he will make no alterations in the water, gas, utilities, air conditioning or plumbing without consent of the Condominium Association and will make no structural or any other change, modification or alteration to any part of his Unit or his building which is to be maintained by the Condominium Association as set forth above, and that Unit Owner will not remove any portion thereof or add any additional structure or fixture thereto or do any act which may jeopardize or impair the safety or soundness of the building without first obtaining the written consent of the Condominium Association and the Unit Owners for whose benefit such easement exists or whose units are to be affected. A copy of plans for any such alteration or addition, prepared by an architect licensed to practice in the State of Florida shall be filed with the Condominium Association prior to commencement of the work. Provided, however, that if any structural addition is so made to the Unit, and thereby increases the maintenance obligations of the Condominium Association, the Condominium Association may increase the common expense charge for said Unit on a proportionate square-foot basis, as is then charged for Units of comparable size. Further, no Unit Owner will change the exterior appearance of his unit painting, adding wires or light fixtures, T.V. antennas, or air conditioning units, without consent of the Condominium Association.

4. To allow the Management Firm, the Board of Directors or the agents or employees of the Management Firm, or the Condominium Association, to enter into any Unit for the purpose of maintenance, inspection, repair, or replacement of the improvements within the Units or the Common Elements, or to determine in case of emergency, circumstances threatening Units or the Common Elements, or to determine compliance with the provisions of this Declaration and the By-Laws of the Condominium Association.

5. To show no signs, advertisements or notices of any type on the Common Elements or his Unit, and erect no exterior antenna or aerials, except as consented to by the Management Firm, as long as the Management Agreement remains in effect, and thereafter, by the Board of Directors of the Condominium Association.

6. The Unit Owner will promptly report to the Condominium Association or its agent any defect or deficiency which may need repair, for which the Condominium Association is responsible, as set forth above.



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7. Nothing herein contained shall impose a contractual liability upon the Condominium Association for the maintenance, repair or replacement of the interior of any Unit or windows or appliances, it being understood that the liability or responsibility of the said Condominium Association for said items of any Unit shall be limited to damages caused as a result of the negligence of said Condominium Association.

D. In the event the Owner of a Unit fails to maintain said Unit and Limited Common Elements, as required herein, or makes any alterations without the required written consent, or otherwise violates or threatens to violate the provisions hereof, the Condominium Association, or the Management Firm, on behalf of the Condominium Association, and on its own behalf, shall have the right to proceed in a Court of equity for an injunction to seek compliance with the provisions hereof. In lieu thereof and in addition thereto, the Management Firm, as long as the Management Agreement remains in effect, and thereafter, the Condominium Association, shall have the right to levy an assessment against the owner of a Unit, and the Unit, for such necessary sums to remove any unauthorized addition or alterations, and to restore the property to good condition and repair. Said assessment shall have the same force and effect as all other special assessments. The Management Firm, for as long as the Management Agreement remains in effect, and thereafter, the Condominium Association, shall have the further right to have its employees or agents, or any sub-contractors appointed by it, enter a Unit at all reasonable times to do such work as is deemed necessary by the Management Firm, for as long as the Management Agreement remains in effect, and thereafter, by the Board of Directors of the Condominium Association, to enforce compliance with the provisions thereof.

E. The Management Firm, as long as the Management Agreement remains in effect, and thereafter, the Condominium Association, shall determine the exterior color scheme of the building(s) and all exteriors, and shall be responsible for the maintenance thereof, and no Owner shall paint an exterior wall, door, window, or any exterior surface, or replace anything thereon or affixed thereto, without the written consent of the Management Firm, as long as the Management Agreement remains in effect, and thereafter, the Condominium Association.

F. The Condominium Association shall be responsible for the maintenance, replacement and repair of the Common Elements and all portions of the Condominium Property not required to be maintained, repaired or replaced by the Unit Owner(s); however, said responsibility has been undertaken by the Management Firm for the period of time provided in the Management Agreement attached hereto as Exhibit D.

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#### TERMINATION

This Condominium may be voluntarily terminated in the manner provided for in Section 16 of the Condominium Act, at any time, however, the written consent of the Management Firm shall also be required. In addition thereto, when there has been "very substantial" damage, as defined in Article XVIII B (6) above, this Condominium shall be subject to termination, as provided in said XVIII B (6), and in this event, the consent of the Management Firm shall



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not be required. In addition thereof, if the proposed voluntary termination is submitted to a meeting of the membership of the Condominium Association, pursuant to a notice, and is approved in writing within sixty (60) days of said meeting, by three-fourths (3/4th) of the total vote of the members of the Condominium Association and by all Institutional Mortgagees and the Management Firm, then the Condominium Association and the approving Owners, and the Management Firm, if it desires, shall have an option to purchase all of the parcels of the other owners within a period expiring one-hundred twenty (120) days from the date of such meeting. Such approvals shall be irrevocable until the expiration of the option, and if the option is exercised, the approvals shall be irrevocable. The option shall be exercised upon the following terms:

A. Exercise of Option. An Agreement to Purchase, executed by the Condominium Association and/or the record owners of the parcels who will participate in the purchase, or the Management Firm, shall be delivered by personal delivery, or mailed by certified or registered mail, to each of the record owners of the parcels to be purchased, and such delivery shall be deemed the exercise of the option. The Agreement shall indicate which parcels will be purchased by each participating owner and/or the Condominium Association or the Management Firm, and shall require the purchase of all parcels owned by owners not approving the termination, but the Agreement shall effect a separate Contract between each Seller and his Purchaser.

B. Price. The sale price for each parcel shall be the fair market value determined by agreement between the Seller and the Purchaser within thirty (30) days from the delivery or mailing of such Agreement; and in the absence of agreement as to price, it shall be determined by Appraisers appointed by the Senior Judge of the Circuit Court in and for Seminole County, Florida, on the Petition of the Seller. The expenses of appraisal shall be paid by the Purchaser.

C. Payment. The purchase price shall be paid in cash.

D. Closing. The sale shall be closed within thirty (30) days following the determination of the sale price.

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#### AMENDMENTS TO DECLARATION

Except as elsewhere provided otherwise, the Declaration of Condominium may be amended in the following manner:

A. Notice. Notice of the subject matter of a proposed amendment shall be included in the notice of any meeting at which a proposed amendment is considered.

B. A resolution for the adoption of a proposed amendment by either the Board of Directors of the Condominium Association or by the members of the Condominium Association. Directors and members not present in person or by proxy at the meeting considering the amendment may express their approval in writing, provided such approval is delivered to the Secretary at or prior to the meeting. Except as elsewhere provided, such approvals must be either by:

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And also less:

NORTH ORLANDO HIGHLANDS GOLF COURSE PARCEL #2:

From the Southeast corner of North Orlando Ranches Section 13, as recorded in Plat Book 13, page 40, Public Records of Seminole County, Florida; run thence N.  $12^{\circ}54'04''$  E. along the West line of said North Orlando Ranches Section 13, a distance of 118.68 feet; thence run S.  $89^{\circ}56'10''$  E. 310.52 feet to a point on a curve concave North-easterly, having a radius of 596.12 feet, a central angle of  $74^{\circ}54'06''$ , and a tangent bearing of S.  $09^{\circ}51'11''$  W.; run thence Southeasterly along the arc of said curve 716.74 feet to the point of beginning; thence continue along the arc of said curve, 62.56 feet to the point of tangency; run thence S.  $65^{\circ}02'55''$  E. 72.00 feet to the point of curvature of a curve concave Southwesterly, having a radius of 354.78 feet and a central angle of  $05^{\circ}43'37''$ ; run thence Southeasterly along the arc of said curve 35.46 feet to the point of tangency; run

thence S.  $10^{\circ}29'27''$  W. 441.65 feet  
thence S.  $25^{\circ}46'10''$  W. 161.01 feet  
thence S.  $62^{\circ}17'11''$  W. 892.37 feet  
thence S.  $44^{\circ}05'26''$  E. 222.77 feet  
thence N.  $77^{\circ}54'19''$  E. 214.77 feet  
thence S.  $81^{\circ}24'59''$  E. 268.00 feet  
thence S.  $46^{\circ}32'53''$  E. 261.73 feet  
thence S.  $12^{\circ}05'41''$  E. 143.18 feet  
thence N.  $85^{\circ}11'58''$  E. 144.76 feet to the point of curvature

of a curve concave Northeasterly, having a radius of 972.98 feet, a central angle of  $16^{\circ}08'49''$  and a tangent bearing of S.  $04^{\circ}48'02''$  E.; run thence Southeasterly along the arc of said curve 274.20 feet to the point of reverse curvature concave Westerly, having a radius of 830.23 feet, a central angle of  $07^{\circ}04'14''$  and a tangent bearing of S.  $20^{\circ}56'51''$  E.; run thence along the arc of said curve 102.45 feet to the point of tangency; run

thence S.  $57^{\circ}38'53''$  W. 89.70 feet  
thence S.  $77^{\circ}11'05''$  W. 364.01 feet  
thence S.  $40^{\circ}36'05''$  E. 92.20 feet  
thence S.  $32^{\circ}58'10''$  W. 220.51 feet  
thence S.  $01^{\circ}34'10''$  E. 365.14 feet  
thence S.  $82^{\circ}40'26''$  E. 140.95 feet to the point of curvature of

a curve concave Southeasterly, having a radius of 1545.74 feet, a central angle of  $08^{\circ}42'07''$  and a tangent bearing of S.  $13^{\circ}25'31''$  W.; run thence along the arc of said curve 234.76 feet to the point of tangency; run

thence S.  $87^{\circ}14'54''$  W. 112.94 feet  
thence South 235.00 feet  
thence S.  $14^{\circ}44'05''$  W. 360.30 feet to the Northeast corner of

Lot 56, Block "D", D. R. Mitchell's Survey of Moses E. Levy Grant, as recorded in Plat Book 1, page 5, Public Records of Seminole County, Florida; run thence N.  $89^{\circ}59'34''$  W. along the North line of said Lot 56, 300.00 feet; run thence S.  $00^{\circ}49'13''$  E. 179.30 feet to a point on the North right of way line of State Road No. S-434 (Longwood Wagner Road); run thence the following courses along said North right of way line;

thence N.  $82^{\circ}53'31''$  W. 220.74 feet  
thence N.  $07^{\circ}06'29''$  E. 10.00 feet  
thence N.  $82^{\circ}53'31''$  W. 200.06 feet  
thence S.  $07^{\circ}06'29''$  W. 10.00 feet  
thence N.  $82^{\circ}53'31''$  W. 285.90 feet to a point on the East line

of Lot 57, Block "D" of said D. R. Mitchell's Survey of the Moses E. Levy Grant; thence leaving said road right of way line, run N.  $00^{\circ}49'13''$  W. along the East line of said Lot 57, 91.80 feet to the Northeast corner of the aforesaid Lot 57; run thence N.  $80^{\circ}54'34''$  W. along the North line of said Lot 57 a distance of 735.75 feet to a point on the aforesaid North right of way line of State Road No. S-434; run thence N.  $82^{\circ}53'31''$  W. along said North right of way line 614.65 feet to a point on the West line of Lot 15, Block "D", said D. R. Mitchell's Survey of Moses E. Levy Grant; thence leaving said North right of way line of State Road No. S-434; run thence N.  $11^{\circ}49'30''$  E. along the aforesaid West line of Lot 15, 1976.51 feet; run thence N.  $86^{\circ}53'33''$  E. 669.49 feet to a point on the East line of a 175 foot wide Florida Corporation Easement, as recorded in O. R. Book 353, page 51, Public Records of Seminole County, Florida, run thence N.  $03^{\circ}06'27''$  W. along the East line of said easement, 2056.41 feet; run

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thence S. 89°56'10" E. 975.99 feet  
thence S. 00°27'30" W. 365.97 feet  
thence S. 21°30'43" E. 261.09 feet  
thence S. 39°24'55" W. 389.75 feet  
thence S. 25°10'25" W. 200.00 feet  
thence S. 30°57'50" E. 116.62 feet  
thence N. 83°17'25" E. 171.17 feet  
thence N. 45° E. 438.41 feet  
thence N. 23°11'55" E. 304.63 feet  
thence N. 38°17'22" E. 223.59 feet to the point of beginning.

LESS (From the Southwest corner of North Orlando Ranches Section 13, as recorded in Plat Book 13, page 40, Public Records of Seminole County, Florida; run thence along a projection on the West line of said North Orlando Ranches Section 13, S. 12°54'04" W. 147.05 feet; thence West 188.07 feet to the point of beginning, run

thence S. 01°47'24" E. 160.68 feet  
thence S. 48°56'43" E. 205.55 feet  
thence S. 30°27'56" W. 98.62 feet  
thence N. 77°54'19" W. 71.59 feet  
thence S. 13°45'39" W. 252.24 feet  
thence S. 41°59'14" E. 67.27 feet  
thence S. 13°37'37" W. 339.56 feet  
thence S. 48°21'59" W. 60.21 feet  
thence S. 29°44'42" W. 80.62 feet  
thence S. 08°44'46" W. 65.76 feet  
thence S. 20°33'22" W. 85.44 feet  
thence S. 06°42'35" W. 85.59 feet  
thence S. 69°26'38" E. 42.72 feet  
thence N. 40°14'11" E. 170.29 feet  
thence N. 13°14'26" E. 87.32 feet  
thence N. 66°02'15" E. 49.24 feet  
thence S. 29°21'28" E. 91.79 feet  
thence N. 85°14'11" E. 120.42 feet  
thence S. 18°26'06" E. 31.62 feet  
thence S. 49°45'49" W. 340.59 feet  
thence N. 67°22'48" W. 65.00 feet  
thence S. 50°11'40" W. 117.15 feet  
thence S. 23°11'55" W. 76.16 feet  
thence S. 33°41'24" W. 72.11 feet  
thence S. 15°56'43" W. 72.80 feet  
thence S. 33°41'24" E. 108.17 feet  
thence South 30.00 feet  
thence S. 45° E. 28.28 feet  
thence N. 51°20'25" E. 64.03 feet  
thence East 60.00 feet  
thence S. 21°48'05" E. 53.85 feet  
thence N. 84°17'22" E. 100.50 feet  
thence S. 21°48'05" E. 107.70 feet  
thence S. 71°33'54" E. 94.87 feet  
thence N. 56°18'36" E. 144.22 feet  
thence N. 24°46'31" E. 71.59 feet  
thence N. 37°34'07" W. 82.01 feet  
thence N. 38°39'35" E. 96.05 feet  
thence S. 40°36'05" E. 184.39 feet  
thence N. 88°34'04" E. 200.06 feet  
thence S. 56°30'17" E. 407.71 feet  
thence S. 02°23'09" E. 240.21 feet  
thence S. 68°44'58" E. 96.57 feet  
thence S. 37°11'05" W. 364.01 feet  
thence S. 63°26'06" W. 134.16 feet  
thence N. 33°41'30" W. 126.19 feet  
thence N. 54°43'39" W. 251.10 feet  
thence N. 39°48'20" W. 195.26 feet  
thence N. 15°15'18" W. 114.02 feet

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thence N. 76°36'27" W. 215.87 feet  
 thence N. 50°11'40" W. 78.10 feet  
 thence S. 71°33'54" W. 63.24 feet  
 thence N. 80°32'16" W. 121.66 feet  
 thence N. 42°30'38" W. 81.39 feet  
 thence N. 15°31'27" W. 93.41 feet  
 thence N. 66°22'14" W. 87.32 feet  
 thence N. 38°09'26" W. 178.04 feet  
 thence N. 12°20'21" W. 163.78 feet  
 thence N. 03°48'51" E. 75.17 feet  
 thence N. 78°41'24" W. 101.98 feet  
 thence N. 08°44'46" E. 65.76 feet  
 thence N. 75°10'25" E. 175.86 feet  
 thence N. 09°27'44" E. 182.48 feet  
 thence N. 21°48'05" W. 161.55 feet  
 thence N. 68°11'55" W. 215.41 feet  
 thence N. 03°43'53" E. 230.49 feet  
 thence N. 87°30'38" E. 115.11 feet  
 thence N. 33°41'24" E. 144.22 feet  
 thence N. 45° E. 63.64 feet  
 thence S. 80°32'16" E. 30.41 feet  
 thence N. 35°32'16" E. 43.01 feet  
 thence N. 12°31'44" W. 46.10 feet  
 thence S. 84°05'38" W. 145.77 feet  
 thence N. 08°44'46" W. 131.53 feet  
 thence N. 69°46'30" W. 101.24 feet  
 thence N. 02°17'26" W. 125.10 feet  
 thence N. 74°21'28" E. 129.81 feet  
 thence N. 45° E. 84.85 feet  
 thence N. 88°29'33" E. 190.07 feet  
 thence N. 45° E. 155.56 feet  
 thence S. 77°28'16" E. 92.19 feet to the point of beginning.

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## DECLARATION OF COVENANTS, CONDITIONS

## AND RESTRICTIONS

## EXHIBIT "B"

APARTMENT SITE NO. FOUR: From the Southwest corner of North Orlando Ranches Section 13, as recorded in Plat Book 13, page 40, Public Records of Seminole County, Florida, run thence N.  $12^{\circ}54'04''$  E. along the West line of said North Orlando Ranches Section 13, a distance of 383.37 feet; thence run S.  $77^{\circ}05'56''$  E. 408.67 feet to the point of curvature of a curve concave Northeasterly, having a radius of 516.12 feet, a tangent of 578.04 feet, a central angle of  $96^{\circ}28'41''$  and a tangent bearing of S.  $31^{\circ}25'46''$  W.; run thence Southerly along the arc of said curve a distance of 869.07 feet to the point of tangency; run thence S.  $65^{\circ}02'55''$  E. 72.00 feet to the point of curvature of a curve concave Southwesterly, having a radius of 434.78 feet and a central angle of  $25^{\circ}28'44''$ ; run thence Southeasterly along the arc of said curve 193.34 feet to the point of beginning; run thence N.  $41^{\circ}30'00''$  E. 503.23 feet; run thence S.  $72^{\circ}38'21''$  E. 468.18 feet; run thence S.  $26^{\circ}05'08''$  E. 321.00 feet; run thence S.  $10^{\circ}00'29''$  W. 172.63 feet; run thence S.  $66^{\circ}56'19''$  W. 548.86 feet; run thence S.  $13^{\circ}45'39''$  W. 973.86 feet; run thence S.  $86^{\circ}44'45''$  W. 177.69 feet to the point of curvature of a curve concave Easterly having a radius of 892.98 feet, a central angle of  $22^{\circ}14'35''$  and a tangent bearing of N.  $02^{\circ}51'31''$  W.; run thence Northerly along the arc of said curve 346.67 feet to the point of tangency; run thence N.  $19^{\circ}23'04''$  E. 302.26 feet to the point of curvature of a curve concave Westerly having a radius of 806.13 feet and a central angle of  $56^{\circ}00'18''$ ; run thence Northerly along the arc of said curve 787.97 feet to the point of a compound curve concave Southwesterly having a radius of 434.78 feet and a central angle of  $02^{\circ}56'57''$ ; run thence Northwesterly along the arc of said curve a distance of 22.38 feet to the point of beginning. All of the above described being in Seminole County, Florida, containing 15.8040 acres, more or less.

AND,

APARTMENT SITE NO. FIVE: Beginning at the Northeast corner of Lot 56, Block "D", D. R. Mitchell's Survey of Levy Grant, as recorded in Plat Book 1, page 5, Public Records of Seminole County, Florida, run thence S.  $0^{\circ}49'13''$  E. along the East side of said Lot 56 a distance of 210.36 feet to a point on a curve on the Northerly right-of-way line of State Road No. S-434, concave Northerly, with a tangent bearing of S.  $86^{\circ}41'21''$  E., a tangent of 42.72 feet, a radius of 2870.65 feet and a central angle of  $1^{\circ}42'19''$ ; run thence Easterly along the arc of said curve and said right-of-way line a distance of 85.44 feet to the point of tangency; run thence S.  $88^{\circ}23'40''$  E. 91.24 feet; thence leaving said right-of-way line N.  $01^{\circ}36'20''$  E. 721.75 feet to the point of curvature of a curve concave Easterly with a radius of 1545.74 feet, a central angle of  $3^{\circ}07'04''$ , and a tangent of 42.07 feet; run thence Northerly along the arc of said curve a distance of 84.11 feet to the point of tangency; thence S.  $87^{\circ}14'54''$  W. 112.94 feet; run thence South 235.00 feet; thence S.  $14^{\circ}44'05''$  W. 360.30 feet to the point of beginning, containing 2.6320  $\pm$  acres.

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C. Ratifying, confirming and approving each and every provision of said Management Agreement, and acknowledging that all of the terms and provisions thereof, including the Manager's fee are reasonable.

D. Agreeing that the persons acting as Directors and Officers of the Condominium Association entering into such Agreement have not breached any of their duties or obligations to the Condominium Association. It is specifically recognized that some or all of the persons comprising the original Board of Directors and the Officers of the Condominium Association, may be owners of some or all of the stock of Development Enterprises, Incorporated a Florida Corporation, and are or may be some of the Officers and Directors of said Management Firm, and that circumstances shall not and cannot be construed as a breach of their duties and obligations to the Condominium Association, nor as possible grounds to invalidate the Management Agreement, in whole or in part. The Condominium Association and each Unit Owner further agree that the phrases "for a period of time specified in the Management Agreement", and "as long as the Management Agreement remains in effect" shall mean and include any renewal or extension of the Management Agreement attached hereto.

The Condominium Association and Unit Owners further agree that the monthly assessments to be paid by Unit Owners for Common Expenses may include such special assessments incurred by Unit Owners for charges for guests and invitees of said Unit Owner, or temporary residents in said Unit, as to their use of the facilities, and for any special services and charges.

## XXIII

MISCELLANEOUS PROVISIONS

A. The Owners of the respective Condominium Units shall not be deemed to own the undecorated and/or unfinished surfaces of the perimeter wall, floors and ceilings surrounding their respective Condominium Units, nor shall the Unit Owner be deemed to own pipes, wires, conduits or other public utility lines running through said respective Condominium Units which are utilized for or serve more than one Condominium Unit, which items are, by these presents, hereby made a part of the Common Elements. Said Unit Owner, however, shall be deemed to own the walls and partitions which are contained in said Unit Owner's Condominium Unit, and shall also be deemed to own the inner decorated and/or finished surfaces of the perimeter walls, floors, and ceilings, including plaster, paint, wallpaper, etc.; however, all load-bearing walls located within a Condominium Unit are a part of the Common Elements to the unfinished surface of said walls.

B. The Owners of the respective Condominium Units agree that if any portion of a Condominium Unit or Common Element or Limited Common Element encroached upon another, a valid easement for the encroachment and maintenance of same, so long as it stands, shall and does exist. In the event a Condominium building or buildings are partially or totally destroyed and then re-built, the Owners of the Condominium Parcels agree that encroachments on parts of the Common Elements or Limited Common Elements or Condominium Units, as aforescribed, due to construction, shall be permitted, and that a valid easement for said encroachments and the maintenance thereof shall exist.

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BOOK PAGE  
SEMINOLE CO. FL.



988 0067

BOOK PAGE  
SEM-4511 COUNTY  
FLORIDA

Notices to the Management Firm shall be delivered by mail to: P.O. 1621, Winter Park, Florida 32789; Attention: Warren E. Williams.

All notices shall be deemed and considered sent when mailed. Any party may change his or its mailing address by written notice, duly receipted for. Notices required to be given the personal representatives of a deceased owner or devisee, when there is no personal representative, may be delivered either personally or by mail, to such party at his or its address appearing in the records of the court wherein the Estate of such deceased owner is being administered.

The change of any mailing address of any party to this Declaration of Condominium shall not require an Amendment to this Declaration.

H. Nothing hereinabove set forth in this Declaration shall be construed as prohibiting the Condominium Developer or the Management Firm, as long as the Management Agreement remains in effect, and thereafter, the Board of Directors of the Condominium Association, from removing or authorizing the removal of any party wall between any Condominium Units in order that the said Units might be used together as one integral Unit. In each event, all assessments, voting rights and the share of the Common Elements shall be calculated as if such Units were as originally designated on the Exhibits attached to this Declaration, notwithstanding the fact that several Units are used as one, to the intent and purpose that the Unit Owner of such combined Units shall be treated as the Unit Owner of as many Units as have been so combined.

I. The "Remedy for Violation", provided for by Section 23 of the Condominium Act, shall be in full force and effect. In addition thereto, should the Condominium Association or the Management Firm, on behalf of the Condominium Association, or on its own behalf, find it necessary to bring a Court action to bring about compliance with the law, this Declaration and Exhibits attached to this Declaration upon a finding by the Court that the violation complained of is willful and deliberate, the Unit Owner so violating shall reimburse the Management Firm and the Condominium Association for reasonable Attorney's fees incurred by it in bringing such action, as determined by the Court.

J. The provisions of the Declaration shall be liberally construed to effectuate its purpose of creating a uniform plan for the operation of a Condominium.

K. The captions used in this Declaration of Condominium and Exhibits annexed hereto, are inserted solely as a matter of convenience and shall not be relied upon and/or used in construing the effect or meaning of any of the text of this Declaration or Exhibits hereto annexed.

L. Where an Institutional First Mortgage, by some circumstance, fails to be a First Mortgage, but it is evident that it is intended to be a First Mortgage, it shall, nevertheless, for the purpose of this Declaration and Exhibits annexed, be deemed to be an Institutional First Mortgage.

M. If any term, covenant, provision, phrase or other element of the Condominium documents is held invalid or unenforceable for any reason whatsoever, such holding shall not be deemed to affect, alter, modify or impair in any manner whatsoever, any other term, provision, covenant or element of the Condominium Documents.

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SEM-4511 CO. FL.

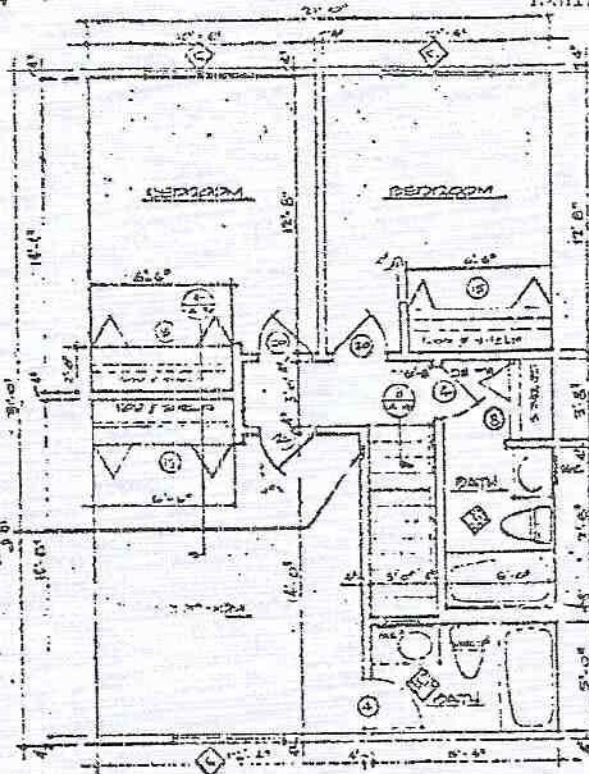
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INTERIOR ELEVATION  
A-13

EXHIBIT I

ADDITIONAL UPSTAIRS  
INLET VALVES FOR THE  
CENTRAL VAC SYSTEM  
UPREAD APPROX 1000

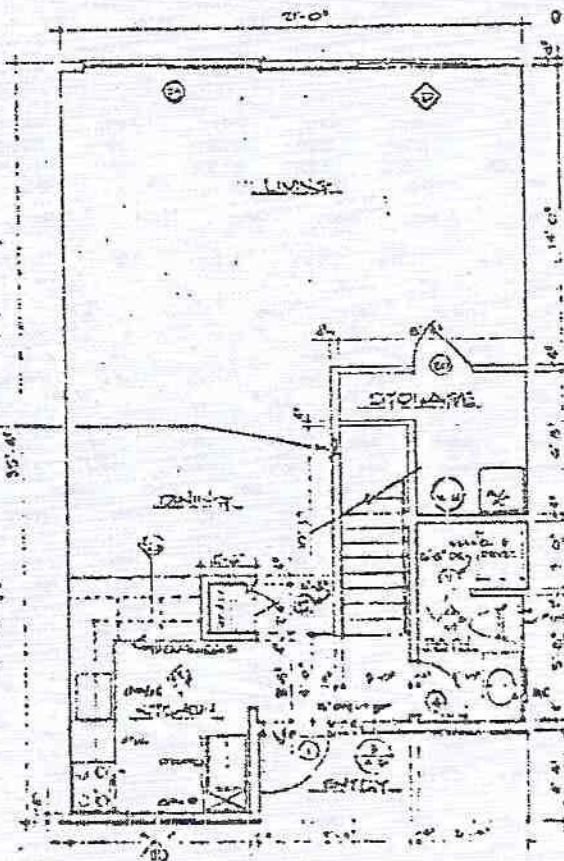


SECOND FLOOR PLAN

BOOK 88 0090  
PAGE  
SEMIHOLE COUNTY  
FLORIDA

NOTE: VAC VAC POWER  
VAC UNIT W/ 1/2" HOSE  
ASSY & 3/4" ACCESSORY  
ASSORT

NOTE:  
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2000000-2 1/2" BATH TYPICAL  
SECTION 1.200 PLAN

BOOK 88 0090  
PAGE 1783  
SEMIHOLE CO. FL.



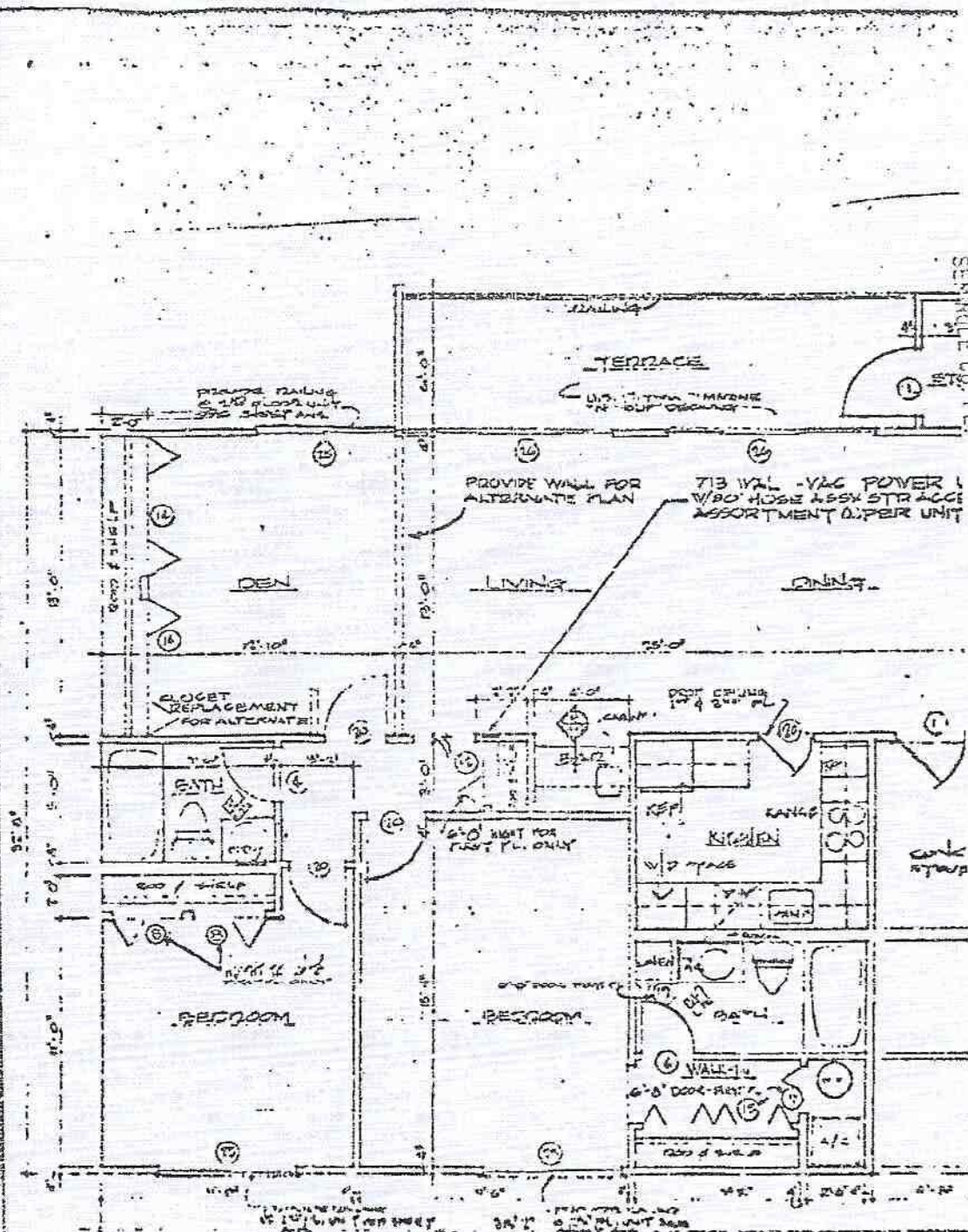
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BOOK PAGE  
SEMINOLE COUNTY  
FLORIDA

EXHIBIT J

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BOOK PAGE  
SEMINOLE COUNTY  
FLORIDA



3 BEDROOM / DEN - 2 BATH UNIT

3  
2



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SEMINOLE COUNTY  
FLORIDA

THERE SHALL BE NO EXHIBITS:

"K" AND "L"

OFFICIAL RECORD  
BOOK PAGE  
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SEMINOLE CO. FL.



10030843

ROOM PAGE  
SEMINOLE COUNTY  
FLORIDA

STATE OF FLORIDA)  
COUNTY OF ORANGE)

Before me, the undersigned authority, personally appeared Warren E. Williams, to me well known to be the person described in and who executed the foregoing instrument as Vice President of Development Enterprises, Incorporated, and he acknowledged before me that he executed such instrument as an officer of said corporation, and that said instrument is the free act and deed of said corporation.

Witness my hand and seal, at the State and County aforesaid, this 5th day of February, 19 74

Notary Public

State of Florida

My Commission Expires July 1, 1977

By: Sheoah Highlands Nine, Inc.

Vice President

Executed in the presence of:

W. E. Williams  
W. E. Williams

STATE OF FLORIDA)  
COUNTY OF ORANGE)

Before me, the undersigned authority, personally appeared Warren E. Williams, to me well known to be the person described in and who executed the foregoing instrument as Vice President of Sheoah Highlands Nine, Inc., and he acknowledged before me that he executed such instrument as an officer of said corporation, and that said instrument is the free act and deed of said corporation.

Witness my hand and seal, at the State and County aforesaid, this 5th day of February, 19 74

Notary Public

State of Florida

My Commission Expires July 1, 1977

By: First Federal Savings & Loan Association of Orlando

Executive Vice President

Executed in the presence of:

Lucille M. Blaise  
William H. Michael

STATE OF FLORIDA)  
COUNTY OF ORANGE)

Before me, the undersigned authority, personally appeared Sherman S. Dantzler, to me well known to be the person described in and who executed the foregoing instrument as Executive Vice President of First Federal Savings & Loan Association of Orlando, and he acknowledged before me that he executed such instrument as an officer of said corporation, and that said instrument is the free act and deed of said corporation.

Witness my hand and seal, at the State and County aforesaid, this 5th day of February, 19 74

Notary Public

State of Florida

My Commission Expires July 1, 1977

By: Lucille M. Blaise

Executive Vice President

BOOK PAGE  
1061 1820  
SEMINOLE CO. FL.



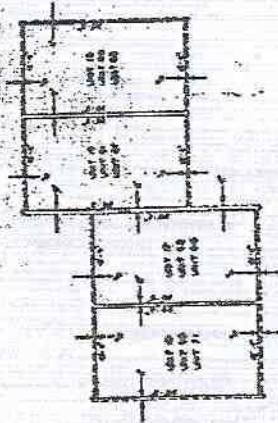
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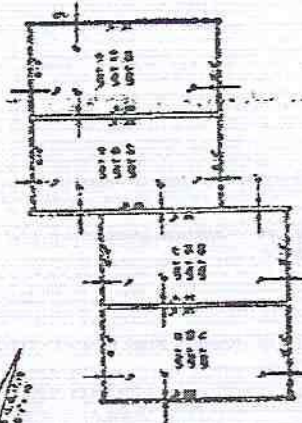
# SHEOAN

SLIT DOWN HERE



SECOND FLOOR  
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UNIT 8 UNIT 7  
UNIT 6 UNIT 5  
UNIT 4 UNIT 3  
UNIT 2 UNIT 1

UNIT 10 UNIT 9  
UNIT 8 UNIT 7  
UNIT 6 UNIT 5  
UNIT 4 UNIT 3  
UNIT 2 UNIT 1



UNIT 10 UNIT 9  
UNIT 8 UNIT 7  
UNIT 6 UNIT 5  
UNIT 4 UNIT 3  
UNIT 2 UNIT 1

DESCRIPTION OF APARTMENT UNIT: The apartment is a one-bedroom unit with a living room, dining room, kitchen, and bathroom. It also includes a balcony and a parking space. The unit is located on the second floor of the building.

DESCRIPTION OF COMMON ELEMENTS: The common elements include the entrance area, the central corridor, the stairs, and the parking area. These elements are shared by all the units in the building.

DESCRIPTION OF THE BUILDING: The building is a two-story structure with a total of 20 units. It is located in a residential area and is surrounded by other buildings and parking lots.

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PAGE 2  
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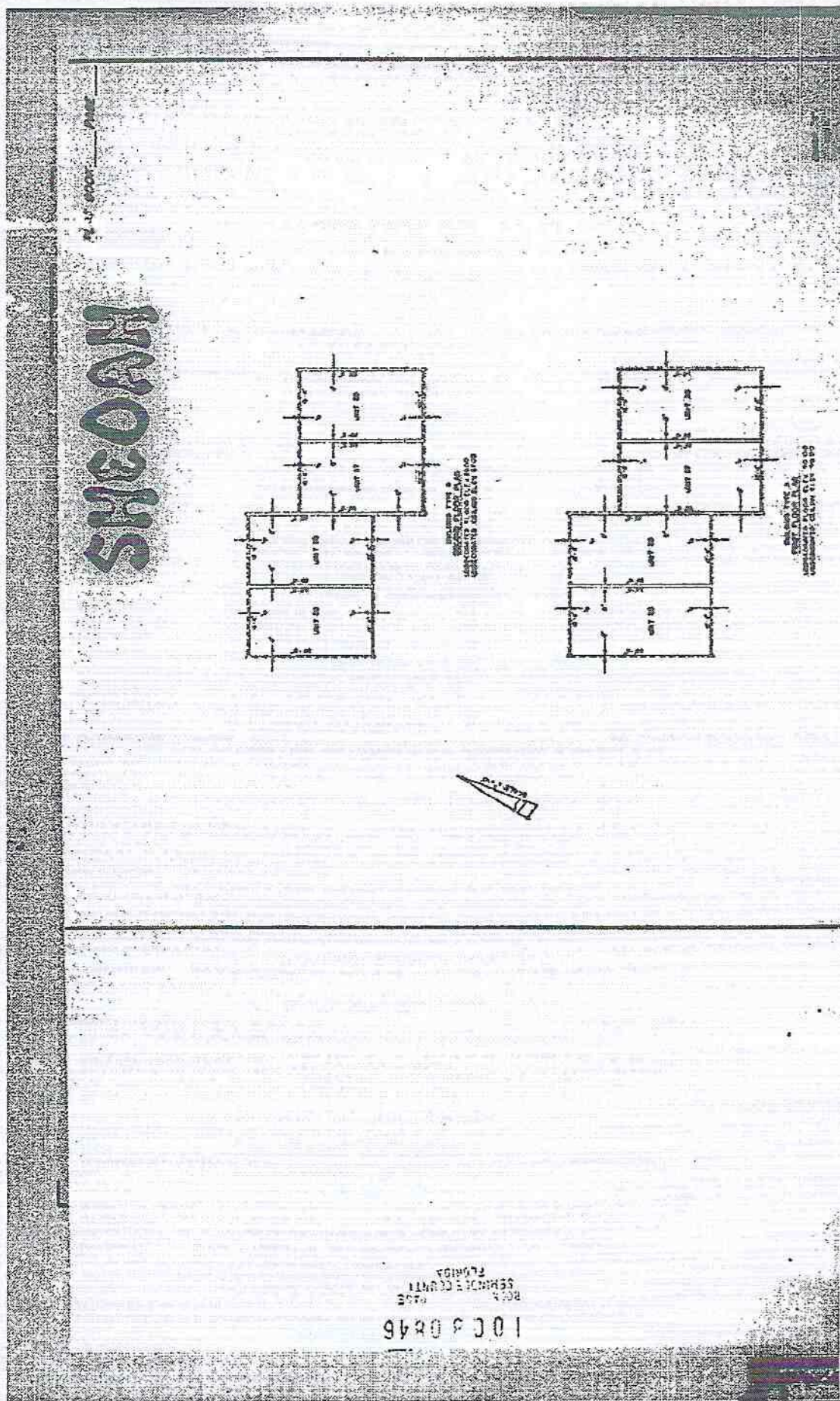
LEGIBILITY UNSATISFACTORY  
FOR MICROFILMING



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SHEOAH

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PAGE 7 OF 18  
SEMOLE CO. FL.  
FLORIDA

TESTING UNSATISFACTORY  
FOR MICROFILMING



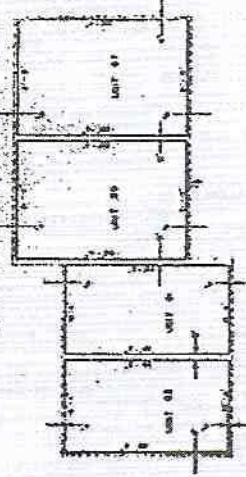
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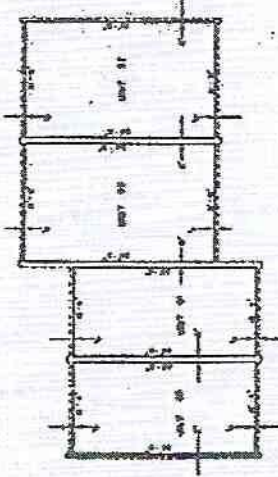
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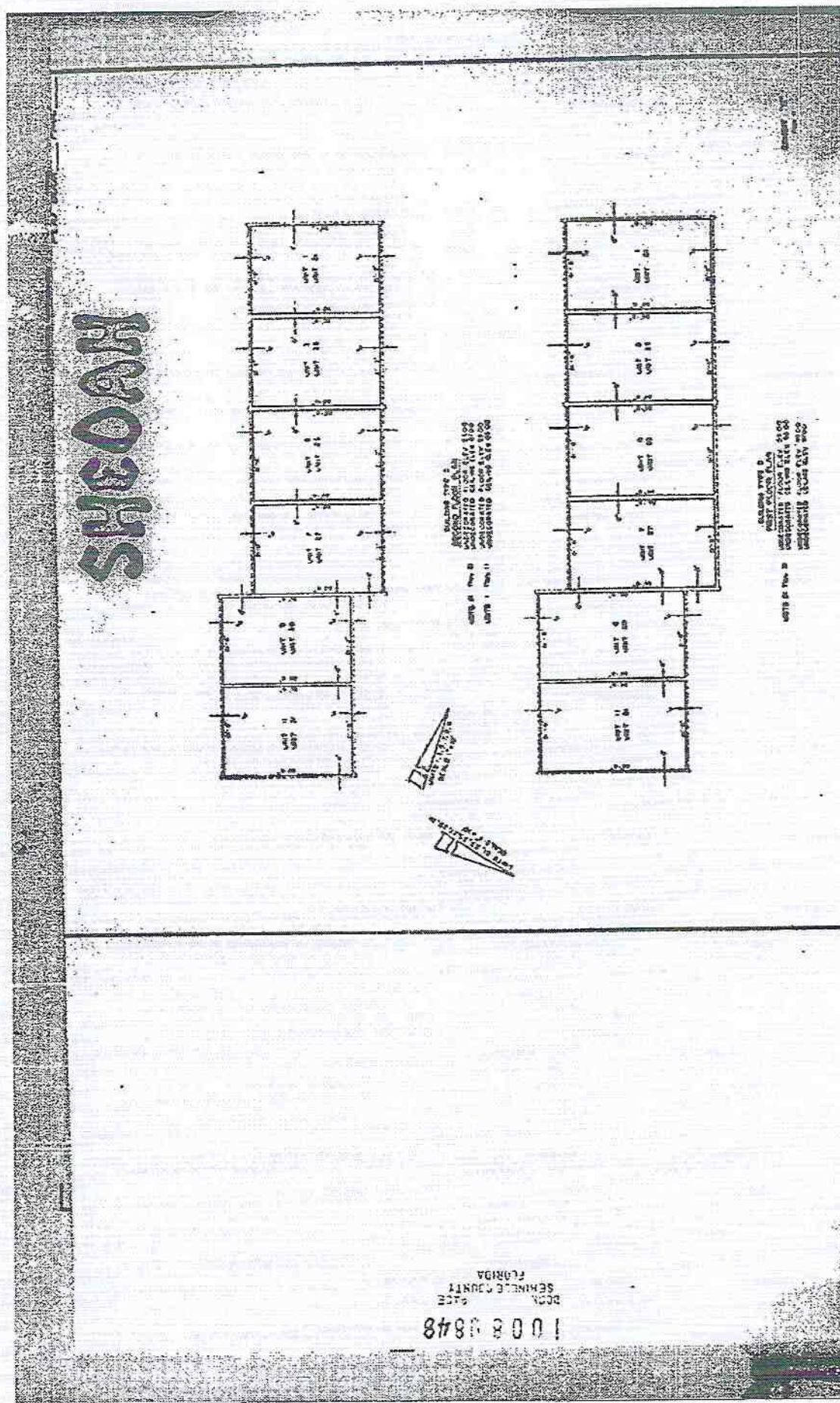
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LEGISLATION SATISFACTORY  
FOR MICROFILMING



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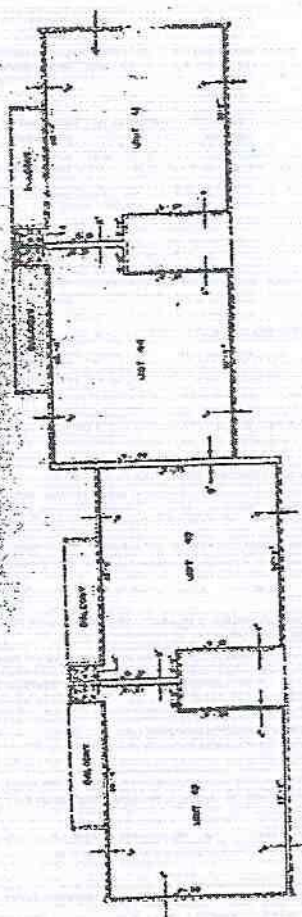
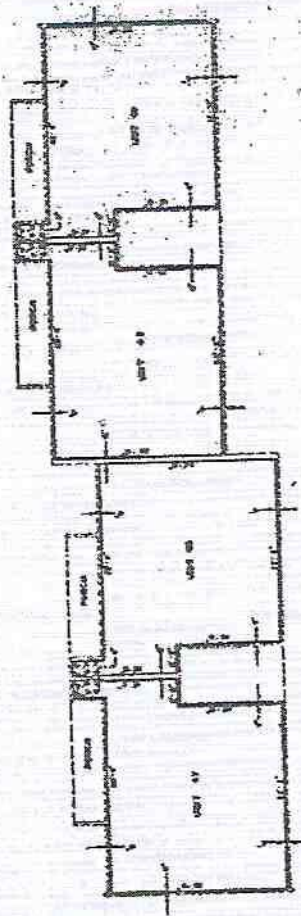
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8004 SEMINOLE COUNTY FLORIDA  
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APPROVED FOR RELEASE BY THE NATIONAL ARCHIVES  
ON 08-11-2013

LEGISLATIVE SECRETARIAT  
FOR GOVERNMENT



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BOOK PAGE  
SEMINOLE COUNTY  
FLORIDAThis Instrument Prepared By:  
WARREN E. WILLIAMS  
Attorney and Counselor at Law  
P. O. Box 1621  
Winter Park, FL 32789EXHIBIT DMANAGEMENT CONTRACT

MADE THIS 1st day of January, 1974, between Sheoah Highlands Nine, Inc., a corporation not for profit under the laws of the State of Florida, hereinafter referred to as Association, and New Leaf Maintenance Company, a Florida corporation, hereinafter referred to as Manager.

## WITNESSETH:

WHEREAS, the Association is desirous of retaining the services of a management corporation in order to provide for the maintenance and operation of Sheoah, a Condominium, Section Nine, and,

WHEREAS, Manager is qualified to conduct business in the State of Florida and is specifically qualified to manage Condominium Developments.

NOW, THEREFORE, in consideration of the premises, agreements, hereinafter set forth, Ten Dollars (\$10.00) and other valuable considerations, the parties do mutually agree as follows:

1. That the Association as the governing body for Sheoah, a Condominium, Section Nine, located at Winter Springs, Florida, agrees to employ the services of Manager, a Florida corporation to provide for maintenance and operation of the above named condominium is the agent for the Association.

2. The term of this agreement shall begin the day of which the first closing of a sale of a unit in Sheoah, a Condominium, Section Nine, takes place, and it will terminate ten (10) years hence.

(a) Should the Association desire to terminate this agreement, Association must give Manager 120 days' written notice of such desire.

(b) Should Manager desire to terminate this Agreement, Manager shall notify each owner by mail at the Unit address. Such termination shall be effective within sixty (60) days of such notice.

3. Duties of Manager.

(a) Manager will provide for the maintenance and operation of all improvements and the maintenance of the landscaping of the grounds of the Condominium. Such maintenance and operation will include the making of repairs and the performing of such other functions and services as are required to maintain and operate the Condominium in a first-class manner as would be expected of an efficient apartment building operation. The operation of the condominium shall include the performance of all duties and responsibilities required of the Association by the condominium documents other than those reserved specifically to the Board of Directors of the Association.

(b) All funds collected by Manager from assessments against apartment owners shall be deposited in bank accounts of the Association, and the person or persons furnished by Manager for the purpose shall be authorized by Association to withdraw funds from such accounts in payment of the costs of maintenance and operation of the Condominium.

BOOK PAGE  
4061 1027  
SEMINOLE CO. FL.



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SEMINOLE COUNTY  
FLORIDA

(c) All persons handling or responsible for funds of the Association shall be bonded at the expense of Association in the amounts required by the By-Laws of the Condominium.

4. Consideration.

The services of Manager shall be performed upon a fixed fee plus cost basis. The fixed fee shall be \$5.00 per month per apartment. The costs to be reimbursed to Manager shall be the costs of all materials, supplies and services other than management and overhead of Manager. The cost of services to be reimbursed will include the costs of employees of Manager for the time spent directly upon the performance of matters required by the terms of this agreement, and all equipment necessary for the proper maintenance of the condominium. Such costs and monthly fees shall be paid to Manager within ten (10) days after billing, but such billing shall be no more frequently than monthly at the end of the month.

WITNESSES:

A. M. [Signature]  
M.C. [Signature]

SHEEHAN HUGHES & ASSOCIATES, INC.

By: [Signature]  
Vice President

A. M. [Signature]  
M.C. [Signature]

NEW LEAF MANAGEMENT COMPANY

By: [Signature]  
Vice President

BOOK PAGE  
4061 1828  
SEMINOLE CO. FL.



10080852

BOOK PAGE  
SEMIHOLE COUNTY  
FLORIDAThis Instrument Prepared By:  
WARREN E. WILLIAMS  
Attorney and Counselor at Law  
P. O. Box 1621  
Winter Park, FL 32789EXHIBIT "P"

IN ORDER TO equitably assess the costs of maintaining Moree Loop, the persons needing access shall be granted a continuing easement and each of those Condominium Owners whose access to Shoah Boulevard is through Moree Loop, shall be granted a deed to own a percentage ownership of Moree Loop. Each Condominium Owner shall own an undivided 1/156 of the Loop. As a restriction running with the land, the Condominium Owner's interest in Moree Loop may not be sold without the sale of the Condominium Unit nor can the right to the use be transferred in any way except in concert with the transfer of the Condominium Unit, provided, however, the Condominium Owner shall be required to deed the Condominium Owner's Title to the Condominium Developer for the sole purpose of increasing the number of persons who will be responsible for the maintenance and upkeep of the Loop. Each Condominium Owner recognizes and accepts the Condominium Developer's right to place additional accesses and also agrees to the allowance of ingress and egress using Moree Loop for the persons on the additional access. Unless a majority of the Condominium Owners decide otherwise, at the time additional accesses to Moree Loop are planned each Unit Owner shall execute a deed back to the Condominium Developer and subsequently, the Condominium Developer shall execute a deed back to the Condominium Owner, such deed giving an undivided interest in the Condominium Owner equal to one, divided by the number of units requiring access to Moree Loop for ingress and egress.

By the execution of the Warranty Deed from the Condominium Developer to the Condominium Owner, and as a condition to the sale of the condominium, the easement and other documents necessary to the free use of Moree Loop by the maintenance company, the Condominium Developer, its agents, assigns or affiliates, each of the

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SEMIHOLE CO. FL.

BOOK PAGE



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SEMINOLE COUNTY  
FLORIDA

Condominium Owners hereby agrees, upon demand, to execute such documents. Additionally, by execution of the Warranty Deed, the Condominium Owner grants the Condominium Developer or the Board of Directors the right to grant all necessary easements.

SEMINOLE CO. FL.

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BOOK PAGE



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BOOK PAGE  
SEMINOLE COUNTY  
FLORIDAThis Instrument Prepared By:  
WARREN E. WILLIAMS  
Attorney and Counselor at Law  
P. O. Box 1621  
Winter Park, FL 32789EXHIBIT "D-1"EASEMENT

THIS INDENTURE, made this \_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_,  
between DEVELOPMENT ENTERPRISES, INCORPORATED, its successors, assigns,  
or affiliates, a corporation organized and existing under the laws  
of the State of Florida, Party of the First Part, Grantor herein, and  
any and all persons, corporations, et. al, living contiguous to Moree  
Loop or providing services to such access or constructing additional  
structures, Parties of the Second Part.

## WITNESSETH:

A. WHEREAS, Development Enterprises, Incorporated is the  
owner in fee of a tract of land in the County of Seminole and State  
of Florida, described as follows, hereinafter referred to as PROPERTY:

SEE ATTACHED LEGAL DESCRIPTION

B. WHEREAS, Grantor shall transfer in fee simple portions of  
property contiguous to the Property to various purchasers of units  
in the Sheeah Condominiums.

C. WHEREAS, each Unit Owner will be or is a part owner in  
fee of Moree Loop, each part owner shall be required to execute an  
easement at the time of purchase of a unit.

D. WHEREAS, Development Enterprises, Incorporated, its suc-  
cessors or assigns, will construct and will be constructing build-  
ings contiguous to Moree Loop.

E. WHEREAS, the Parties of the Second Part are desirous of  
obtaining an easement to allow full use of Moree Loop as an access  
road.

NOW, THEREFORE, for and in consideration of the mutual bene-  
fits hereunder and all mutual covenants and conditions contained  
herein, Grantors do hereby grant and convey to Grantees, forever,  
or until the use thereof is abandoned by Grantees, the right, priv-  
ilege and easement to ingress and egress to and upon the contiguous  
property for the purpose of exercising rights and privileges herein  
granted, such ingress and egress to be over the Property.

4061 1831

BOOK PAGE  
OFFICIAL RECORDS



10080855

BOOK PAGE  
SEMIHOLE COUNTY  
FLORIDA

The Parties hereto agree as follows:

1. Grantee shall have the right to the use of the Property for ingress and egress, and to use such Property to allow the uninterrupted construction of the balance of the units contiguous to Morse Loop, including such rights and privileges necessary and convenient for the full use and enjoyment thereof, both for Grantees and any successor Grantees, and to allow the Grantor to construct without interruption the balance of the Sites contiguous to Morse Loop.

2. Grantor covenants that it has the right to convey this easement.

All covenants, terms, provisions and conditions hereof shall inure to the benefit of and be binding upon the Parties hereto and their respective successors or assigns.

IN WITNESS WHEREOF, the Grantor has caused these presents to be signed in its name by its Vice President and its official seal to be affixed, the day and year first above mentioned.

Signed, Sealed and  
Delivered in the  
Presence of:

DEVELOPMENT ENTERPRISES, INCORPORATED

By: \_\_\_\_\_  
Vice President

\_\_\_\_\_  
Successor Grantor

\_\_\_\_\_  
Successor Grantor

Sworn to and subscribed  
before me this \_\_\_\_\_ day  
of \_\_\_\_\_, 19\_\_\_\_.

NOTARY PUBLIC - STATE OF FLORIDA  
MY COMMISSION EXPIRES:

BOOK PAGE  
4061 1837  
SEMIHOLE CO. FL.



10080856

ATTACHED LEGAL DESCRIPTION

BOOK PAGE  
SEMINOLE COUNTY  
FLORIDA

Morse Loop

A replat of part of Tract B, The Highlands Section 2, as recorded in Plat Book 17, Page 47, Public Records of Seminole County, Florida.

Being more particularly described as follows:

A 24.00 foot Right of Way being 12.00 feet right and 12.00 feet left of the following described Centerline:

Commence at the Northernmost corner of said Tract B, thence S41°30'00"W a distance of 503.23 feet to an intersection with the arc of a circular curve concaved Southwesterly, having a radius of 434.78 feet, thence Southeasterly, along the arc of said curve, through a central angle of 10°28'29", a distance of 11.19 feet to the Point of Beginning. Thence N41°30'00"E 385.70 feet to an intersection with the arc of a circular curve concaved Southerly, having a radius of 169.40 feet, thence Northeasterly, along the arc of said curve, through a central angle of 123°00'00", a distance of 363.66 feet to the Point of Tangency of said curve, thence S15°30'00"E 73.00 feet to the Point of Curvature of a circular curve concaved Northwesterly, having a radius of 247.81 feet, thence Southwesterly, along the arc of said curve, through a central angle of 83°11'44", a distance of 339.83 feet to the Point of Tangency of said curve thence S67°41'44"W a distance of 312.72 feet to the Point of Terminus.

SEMINOLE CO. FL.

4061 1833

BOOK PAGE



10080857

EXHIBIT "P-2"

500 PAGE  
SEMINOLE COUNTY  
FLORIDA

Mores Loop

A replat of part of Tract B, The Highlands Section 2, as recorded in Plat Book 17, Page 47, Public Records of Seminole County, Florida.

Being more particularly described as follows:

A 24.00 foot Right of Way being 12.00 feet right and 12.00 feet left of the following described Centerline:

Commence at the Northernmost corner of said Tract B, thence S41°30'00"W a distance of 503.23 feet to an intersection with the arc of a circular curve concaved Southwesterly, having a radius of 434.78 feet, thence Southeasterly, along the arc of said curve, through a central angle of 1°28'29", a distance of 11.19 feet to the Point of Beginning. Thence N41°30'00"E 385.70 feet to an intersection with the arc of a circular curve concaved Southerly, having a radius of 169.40 feet, thence Northeasterly, along the arc of said curve, through a central angle of 123°00'00", a distance of 363.66 feet to the Point of Tangency of said curve, thence S15°30'00"E 73.00 feet to the Point of Curvature of a circular curve concaved Northwesterly, having a radius of 247.81 feet, thence Southwesterly, along the arc of said curve, through a central angle of 83°11'44", a distance of 359.83 feet to the Point of Tangency of said curve thence S67°41'44"W a distance of 312.72 feet to the Point of Terminus.

4061 1834

BOOK PAGE

SEMINOLE CO. FL.



1080/184

10800184

004952

SEMINOLE COUNTY  
FLORIDA

MAR 17 9 53 AM '76

AMENDMENT  
TO  
DECLARATION OF CONDOMINIUM  
OF  
SHEOAH HIGHLANDS NINE, INC.

THIS AMENDMENT is being filed for the purpose of amending and adding to that certain Declaration of Condominium recorded in Official Records Book 988, page 0036, in the Public Records of Seminole County, Florida.

Pursuant to Article IX of the aforementioned Declaration of Condominium, the Board of Directors of the Condominium Association, Sheoah Highlands Nine, Inc., hereby amends the Declaration of Condominium of Sheoah, a Condominium, Section Nine, as follows:

Article IV - Name

BayTree, a condominium, Section Nine, Inc.

IN WITNESS WHEREOF, FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF ORLANDO, a National banking institution, as to the Condominium Developer and Mortgagee, and SHEOAH HIGHLANDS NINE, INC., a Florida corporation, as to Condominium Association, have caused these presents to be signed in their names by their Vice President and Assistant Secretary, and President and Secretary respectively, and their corporate seals to be affixed this 15<sup>th</sup> day of March, 1976.

Signed, Sealed and Delivered  
in the presence of:

Charlotte K. Rhodes

As to Developer and Mortgagee

Charlotte K. Rhodes

As to Condominium Association

FIRST FEDERAL SAVINGS AND LOAN  
ASSOCIATION OF ORLANDO

Frank J. White (SEAL)  
Vice President

Attest: Robert H. White (SEAL)  
Assistant Secretary  
Condominium Developer and Mortgagee

SHEOAH HIGHLANDS NINE, INC.

Frank J. White (SEAL)  
President

Attest: Robert H. White (SEAL)  
Secretary  
Condominium Association

4061 1835  
SEMINOLE CO. FL.  
BOOK PAGE



10800185

SEMINOLE COUNTY  
FLORIDA

STATE OF FLORIDA  
COUNTY OF ORANGE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared FRANK J. WHITE and AILEEN MIKSCH, well known to me to be the Vice President and Assistant Secretary respectively of FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF ORLANDO, a National Banking Institution, named as Condominium Developer and Mortgagee in the foregoing instrument, and that they severally acknowledged executing the same in the presence of two subscribing witnesses, freely and voluntarily under authority duly vested in them by said corporation, and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid, this 15<sup>th</sup> day of March, 1978.

*Charlotte R. Rhodes*  
Notary Public, State of Florida at Large.  
My Commission expires:

*July 15, 1977*

STATE OF FLORIDA  
COUNTY OF ORANGE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared FRANK J. WHITE and S. A. BELL, well known to me to be the President and Secretary respectively of SHEOAH HIGHLANDS EIGHT, INC., a Florida corporation, named as Condominium Association in the foregoing instrument, and that they severally acknowledged executing the same in the presence of two subscribing witnesses, freely and voluntarily under authority duly vested in them by said corporation, and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid, this 15<sup>th</sup> day of March, 1978.

*Charlotte R. Rhodes*  
Notary Public, State of Florida at Large.  
My Commission expires:

*July 15, 1977*

4061 1836  
SEMINOLE CO. FL.  
BOOK PAGE



01 APR 27 AM 8:16

685365

This instrument prepared by and  
should be returned to:

Colleen A. Braden, Esquire  
TAYLOR & CARLS, P.A.  
1900 Summit Tower Boulevard  
Suite 820  
Orlando, Florida 32810  
(407) 660-1040

4061 1693  
SEMINOLE CO. FL.

**NOTICE OF PRESERVATION OF COVENANTS AND RESTRICTIONS  
FOR BAYTREE, A CONDOMINIUM, SECTION NINE**

THIS NOTICE is being recorded pursuant to Section 712.06, Florida Statutes (2000) in order to preserve the easements, restrictions, covenants, conditions and all other provisions of the following documents (hereinafter referred to as "covenants or restrictions"), copies of which are attached hereto:

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, as recorded on February 20, 1973, in O.R. Book 969, Page 0734, and as amended in O.R. Book 1084, Page 1166 and in O.R. Book 1111, Page 1650, all of the Public Records of Seminole County, Florida;

CONDOMINIUM APARTMENTS DECLARATION OF CONDOMINIUM, as recorded on July 19, 1973, in O.R. Book 988, Page 0036, of the Public Records of Seminole County, Florida;

AMENDMENT TO DECLARATION OF CONDOMINIUM OF SHEOAH HIGHLANDS NINE, INC., as recorded on February 7, 1974, in O.R. Book 1008, Page 0842, of the Public Records of Seminole County, Florida; and

AMENDMENT TO DECLARATION OF CONDOMINIUM OF SHEOAH HIGHLANDS NINE, INC., as recorded on March 17, 1976, in O.R. Book 1080, Page 0184, of the Public Records of Seminole County, Florida.

The property affected by this notice (hereinafter "subject property") is described as follows:

See Exhibit "A-1" attached hereto and incorporated herein by reference.

Attached hereto are the names and post-office addresses of all owners of the subject property, or of the persons in whose names said property is assessed on the last completed tax assessment roll of Seminole County, Florida, at the time of filing, who, for purposes of this notice, shall be deemed to be an owner.

The name and address of the homeowners' association filing this notice on behalf of its members are Baytree, A Condominium, Section Nine, Inc., c/o Paine-Anderson Properties, Inc., Post Office Box 195771, Winter Springs, Florida 32719-5771 (hereinafter "Association").



By their signatures below, the President and Secretary of the Association hereby certify that preservation of the covenants or restrictions was duly approved by at least a majority vote at a meeting of the membership where a quorum was present, held on March 12, 2001.

EXECUTED at Winter Springs, Seminole County, Florida, on this the 12<sup>th</sup> day of March, 2001.

(CORPORATE SEAL)

WITNESSES:

BAYTREE, A CONDOMINIUM, SECTION NINE, INC.

Marilyn Began  
Print Name: Marilyn Began

Anthony Woods  
Print Name: Anthony Woods

Marilyn Began  
Print Name: Marilyn Began

Anthony Woods  
Print Name: Anthony Woods

STATE OF FLORIDA  
COUNTY OF Seminole

By: Sam F. Mineo  
Print Name: SAM F. MINEO, President  
Address: 50-21 Morce Loop  
Winter Springs, FL 32708

Attest: Robert Eginton  
Print Name: Eginton, Robert, Secretary  
Address: 40-1 Morce Loop  
Winter Springs, FL 32708

THE FOREGOING INSTRUMENT was acknowledged before me this 12<sup>th</sup> day of March, 2001, by Sam Mineo and Robert Eginton, as the President and Secretary, respectively, of BAYTREE, A CONDOMINIUM, SECTION NINE, INC., who (check one) ☒ are personally known to me or ☐ produced \_\_\_\_\_ (type of identification) as identification. They acknowledged executing this document in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in them by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid on this 12<sup>th</sup> day of March, 2001.

Sally McGinnis  
Notary Public, State of Florida  
Print Name: Sally McGinnis  
Commission No.: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

BI9001 not1  
2/21/01 a: CAB:pc



Sally McGinnis  
My Commission CC979838  
Expires November 05, 2004

4061 1654  
BOOK PAGE  
SEMI-ANNUAL





# SEMINOLE COUNTY

## APPRAISAL DATA

Assessed values shown are NOT certified values and therefore are subject to change before being finalized for ad valorem tax purposes.

<b>Parcel Id</b>	34-20-30-518-0C00-0000	<b>Tax District</b>	W1-WINTER SPRINGS
<b>Owner</b>	DEV ENTERPRISES INC	<b>Dor</b>	N.-INFORMATION/REFERENC
<b>Address</b>	239 N NEW YORK AVE	<b>Exemptions</b>	-
<b>City,State,ZipCode</b>	WINTER PARK FL 32789		
<b>Property Address</b>			

SALES INFORMATION					
Deed	Date	Book	Page	Amount	Vac/Imp

Find Comparable Sales within this Subdivision

LEGAL DESCRIPTION
LEG COMMON AREA BAY TREE SEC 9 ORB 1080 PG 184

LAND INFORMATION					
Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value
LOT	0	0	1.000	.10	

[ [New Search](#) ] [ [Find Comparable Sales within this Subdivision](#) ]

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SEMINOLE CO. FL.





# SEMINOLE COUNTY

## APPRAISAL DATA

Assessed values shown are NOT certified values and therefore are subject to change before being finalized for ad valorem tax purposes.

Parcel Id	34-20-30-518-4000-0010	Tax District	W1-WINTER SPRINGS
Owner	EGINTON ROBERT M	Dor	04-CONDOMINIUM
Address	40 MOREE LOOP APT 1	Exemptions	00-HOMESTEAD
City,State,ZipCode	WINTER SPRINGS FL 32708		
Property Address	40 MOREE LOOP #1		

SALES INFORMATION					
Deed	Date	Book	Page	Amount	Vac/Imp
QUIT CLAIM DEED	01/1999	03625	0705	\$100	Improved
QUIT CLAIM DEED	02/1999	03625	0703	\$100	Improved
PROBATE RECORDS	01/1999	03619	0648	\$100	Improved
WARRANTY DEED	01/1977	01116	1990	\$27,400	Improved
CERTIFICATE OF TITLE	01/1975	01068	1026	\$2,623,900	Vacant

Find Comparable Sales within this Subdivision

LEGAL DESCRIPTION
LEG UNIT 1 BLDG 40 BAY TREE SEC 9 ORB 1080 PG 184

LAND INFORMATION					
Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value
LOT	0	0	1.000	.10	

BUILDING INFORMATION								
Bld Num	Bld Type	Year Bld	Fixtures	Gross SF	Heated SF	Ext Wall	Bld Value	Est. Cost New
1	CONDOS	1977	8	1,452	1,400	SIDING AVG	\$41,905	\$41,905
Appendage / Sqft				OPEN PORCH FINISHED / 52				
Appendage / Sqft				UPPER STORY FINISHED / 682				

EXTRA FEATURE INFORMATION				
Description	Year Bld	Units	EXFT Value	Est. Cost New
ALUM SCREEN PORCH W/CONC FL	1978	114	\$319	\$798

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SEMINOLE CO. FL.





# SEMINOLE COUNTY

## APPRAISAL DATA

Assessed values shown are NOT certified values and therefore are subject to change before being finalized for ad valorem tax purposes.

Parcel Id	34-20-30-518-4000-0030	Tax District	W1-WINTER SPRINGS
Owner	LUCCISANO LYNN	Dor	04-CONDOMINIUM
Address	40 MOREE LOOP # 3	Exemptions	00-HOMESTEAD
City,State,ZipCode	WINTER SPRINGS FL 32708		
Property Address	40 MOREE LOOP #3		

SALES INFORMATION					
Deed	Date	Book	Page	Amount	Vac/Imp
WARRANTY DEED	10/1999	03743	0029	\$57,900	Improved
WARRANTY DEED	06/1982	01428	1441	\$50,500	Improved
WARRANTY DEED	04/1978	01218	1283	\$38,000	Improved
QUIT CLAIM DEED	02/1979	01210	1498	\$100	Improved

Find Comparable Sales within this Subdivision

LEGAL DESCRIPTION
LEG UNIT 3 BLDG 40 BAY TREE SEC 9 ORB 1080 PG 184

LAND INFORMATION					
Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value
LOT	0	0	1.000	.10	

BUILDING INFORMATION								
Bld Num	Bld Type	Year Blt	Fixtures	Gross SF	Heated SF	Ext Wall	Bld Value	Est. Cost New
1	CONDOS	1977	8	1,452	1,400	SIDING AVG	\$41,172	\$41,172
	Appendage / Sqft			OPEN PORCH FINISHED / 52				
	Appendage / Sqft			UPPER STORY FINISHED / 682				

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# SEMINOLE COUNTY

## APPRAISAL DATA

Assessed values shown are NOT certified values and therefore are subject to change before being finalized for ad valorem tax purposes.

Parcel Id	34-20-30-518-4000-0050	Tax District	W1-WINTER SPRINGS
Owner	LUGO MIGUEL Z & BLANCA	Dor	04-CONDOMINIUM
Address	40 MOREE LOOP APT 5	Exemptions	00-HOMESTEAD
City,State,ZipCode	WINTER SPRINGS FL 32708		
Property Address	40 MOREE LOOP #5		

SALES INFORMATION					
Deed	Date	Book	Page	Amount	Vac/Imp
WARRANTY DEED	12/1997	03345	0721	\$54,000	Improved
WARRANTY DEED	08/1991	02335	1602	\$100	Improved
WARRANTY DEED	01/1987	01856	1373	\$52,200	Improved
QUIT CLAIM DEED	01/1982	01380	0765	\$100	Improved
WARRANTY DEED	01/1982	01375	1212	\$51,000	Improved

Find Comparable Sales within this Subdivision

LEGAL DESCRIPTION
LEG UNIT 5 BLDG 40 BAY TREE SEC 9 ORB 1080 PG 184

LAND INFORMATION					
Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value
LOT	0	0	1.000	.10	

BUILDING INFORMATION								
Bld Num	Bld Type	Year Blt	Fixtures	Gross SF	Heated SF	Ext Wall	Bld Value	Est. Cost New
1	CONDOS	1977	8	1,452	1,400	SIDING AVG	\$41,905	\$41,905
Appendage / Sqft				OPEN PORCH FINISHED / 52				
Appendage / Sqft				UPPER STORY FINISHED / 682				

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# SEMINOLE COUNTY

## APPRAISAL DATA

Assessed values shown are NOT certified values and therefore are subject to change before being finalized for ad valorem tax purposes.

Parcel Id	34-20-30-518-4000-0070	Tax District	W1-WINTER SPRINGS
Owner	BEGAN JOHN R & MARILYN S	Dor	04-CONDOMINIUM
Address	40 MOREE LOOP APT 7	Exemptions	00-HOMESTEAD
City,State,ZipCode	WINTER SPRINGS FL 32708		
Property Address	40 MOREE LOOP #7		

SALES INFORMATION					
Deed	Date	Book	Page	Amount	Vac/Imp
WARRANTY DEED	06/1994	02789	1299	\$38,500	Improved
WARRANTY DEED	03/1992	02409	0232	\$33,000	Improved
QUIT CLAIM DEED	04/1991	02291	1536	\$100	Improved
WARRANTY DEED	09/1990	02230	1737	\$39,000	Improved
WARRANTY DEED	03/1990	02198	0321	\$100	Improved
WARRANTY DEED	07/1983	01476	0845	\$57,000	Improved
WARRANTY DEED	11/1978	01196	0992	\$35,500	Improved
WARRANTY DEED	01/1977	01115	1258	\$27,500	Improved

Find Comparable Sales within this Subdivision

LEGAL DESCRIPTION
LEG UNIT 7 BLDG 40 BAY TREE SEC 9 ORB 1080 PG 184

LAND INFORMATION					
Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value
LOT	0	0	1.000	.10	

BUILDING INFORMATION								
Bld Num	Bld Type	Year Blt	Fixtures	Gross SF	Heated SF	Ext Wall	Bld Value	Est. Cost New
1	CONDOS	1977	8	1,452	1,400	SIDING AVG	\$39,367	\$39,367
Appendage / Sqft				OPEN PORCH FINISHED / 52				
Appendage / Sqft				UPPER STORY FINISHED / 682				

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# SEMINOLE COUNTY

## APPRAISAL DATA

Assessed values shown are NOT certified values and therefore are subject to change before being finalized for ad valorem tax purposes.

Parcel Id	34-20-30-518-4000-0090	Tax District	W1-WINTER SPRINGS
Owner	FREEMAN THOMAS G	Dor	04-CONDOMINIUM
Address	PO BOX 70	Exemptions -	
City,State,ZipCode	ALTAMONTE SPRINGS FL 32701		
Property Address	40 MOREE LOOP #9		

SALES INFORMATION					
Deed	Date	Book	Page	Amount	Vac/Imp
WARRANTY DEED	11/1981	01363	0348	\$32,000	Improved
WARRANTY DEED	01/1977	01146	1187	\$28,000	Improved

[Find Comparable Sales within this Subdivision](#)

LEGAL DESCRIPTION
LEG UNIT 9 BLDG 40 BAY TREE SEC 9 ORB 1080 PG 184

LAND INFORMATION					
Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value
LOT	0	0	1.000	.10	

BUILDING INFORMATION								
Bld Num	Bld Type	Year Blt	Fixtures	Gross SF	Heated SF	Ext Wall	Bld Value	Est. Cost New
1	CONDOS	1977	8	1,452	1,400	SIDING AVG	\$41,905	\$41,905
	Appendage / Sqft		OPEN PORCH FINISHED / 52					
	Appendage / Sqft		UPPER STORY FINISHED / 682					

EXTRA FEATURE INFORMATION				
Description	Year Blt	Units	EXFT Value	Est. Cost New
ALUM SCREEN PORCH W/CONC FL	1979	114	\$319	\$798

[\[ New Search \]](#) [\[ Find Comparable Sales within this Subdivision \]](#)

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# SEMINOLE COUNTY

## APPRAISAL DATA

Assessed values shown are NOT certified values and therefore are subject to change before being finalized for ad valorem tax purposes.

Parcel Id	34-20-30-518-4000-0110	Tax District	W1-WINTER SPRINGS
Owner	FOX WILLIAM J & M LYNN	Dor	04-CONDOMINIUM
Address	87 RICHARD DR	Exemptions	00-HOMESTEAD
City,State,ZipCode	POCA WV 25159		
Property Address	40 MOREE LOOP #11		

SALES INFORMATION					
Deed	Date	Book	Page	Amount	Vac/Imp
WARRANTY DEED	02/1997	03200	0833	\$52,000	Improved
QUIT CLAIM DEED	02/1988	01934	0703	\$100	Improved
WARRANTY DEED	05/1985	01638	1607	\$56,000	Improved
QUIT CLAIM DEED	04/1980	01278	1166	\$100	Improved
WARRANTY DEED	12/1978	01201	0622	\$36,000	Improved

Find Comparable Sales within this Subdivision

LEGAL DESCRIPTION
LEG UNIT 11 BLDG 40 BAY TREE SEC 9 ORB 1080 PG 184

LAND INFORMATION					
Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value
LOT	0	0	1.000	.10	

BUILDING INFORMATION								
Bld Num	Bld Type	Year Blt	Fixtures	Gross SF	Heated SF	Ext Wall	Bld Value	Est. Cost New
1	CONDOS	1977	8	1,452	1,400	SIDING AVG	\$41,994	\$41,994
Appendage / Sqft				SCREEN PORCH FINISHED / 52				
Appendage / Sqft				UPPER STORY FINISHED / 682				

EXTRA FEATURE INFORMATION				
Description	Year Blt	Units	EXFT Value	Est. Cost New
ALUM SCREEN PORCH W/CONC FL	1994	120	\$672	\$840

[ New Search ] [ Find Comparable Sales within this Subdivision ]

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SEMINOLE CO. FL.





# SEMINOLE COUNTY

## APPRAISAL DATA

Assessed values shown are NOT certified values and therefore are subject to change before being finalized for ad valorem tax purposes.

Parcel Id	34-20-30-518-4000-0130	Tax District	W1-WINTER SPRINGS
Owner	LAKE JANICE B	Dor	04-CONDOMINIUM
Address	40 MOREE LOOP # 13	Exemptions	00-HOMESTEAD
City,State,ZipCode	WINTER SPRINGS FL 32708		
Property Address	40 MOREE LOOP #13		

SALES INFORMATION					
Deed	Date	Book	Page	Amount	Vac/Imp
WARRANTY DEED	09/1999	03731	1024	\$47,700	Improved
PROBATE RECORDS	03/1999	03615	0227	\$100	Improved
QUIT CLAIM DEED	03/1995	02909	1307	\$100	Improved
WARRANTY DEED	01/1977	01116	0283	\$24,500	Improved
CERTIFICATE OF TITLE	01/1975	01068	1026	\$2,623,900	Vacant

Find Comparable Sales within this Subdivision

LEGAL DESCRIPTION
LEG UNIT 13 BLDG 40 BAY TREE SEC 9 ORB 1080 PG 184

LAND INFORMATION					
Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value
LOT	0	0	1.000	.10	

BUILDING INFORMATION								
Bld Num	Bld Type	Year Bld	Fixtures	Gross SF	Heated SF	Ext Wall	Bld Value	Est. Cost New
1	CONDOS	1977	5	1,116	1,080	SIDING AVG	\$34,784	\$34,784
	Appendage / Sqft			OPEN PORCH FINISHED / 36				
	Appendage / Sqft			UPPER STORY FINISHED / 522				

EXTRA FEATURE INFORMATION				
Description	Year Bld	Units	EXFT Value	Est. Cost New
ALUM SCREEN PORCH W/CONC FL	1989	78	\$346	\$546

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SEMINOLE CO. FL.





# SEMINOLE COUNTY

## APPRAISAL DATA

Assessed values shown are NOT certified values and therefore are subject to change before being finalized for ad valorem tax purposes.

Parcel Id	34-20-30-518-4000-0150	Tax District	W1-WINTER SPRINGS
Owner	O'BRIEN MARTIN C	Dor	04-CONDOMINIUM
Address	40 MOREE LOOP APT 15	Exemptions	00-HOMESTEAD
City,State,ZipCode	WINTER SPRINGS FL 32708		
Property Address	40 MOREE LOOP #15		

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SALES INFORMATION					
Deed	Date	Book	Page	Amount	Vac/Imp
WARRANTY DEED	03/2000	03825	0805	\$48,900	Improved
WARRANTY DEED	08/1998	03501	0160	\$42,000	Improved
QUIT CLAIM DEED	08/1998	03501	0158	\$2,500	Improved
QUIT CLAIM DEED	08/1998	03501	0157	\$2,500	Improved
WARRANTY DEED	01/1977	01119	0168	\$25,500	Improved
CERTIFICATE OF TITLE	01/1975	01068	1026	\$2,623,900	Vacant

Find Comparable Sales within this Subdivision

LEGAL DESCRIPTION
LEG UNIT 15 BLDG 40 BAY TREE SEC 9 ORB 1080 PG 184

LAND INFORMATION					
Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value
LOT	0	0	1.000	.10	

BUILDING INFORMATION								
Bld Num	Bld Type	Year Bld	Fixtures	Gross SF	Heated SF	Ext Wall	Bld Value	Est. Cost New
1	CONDOS	1977	5	1,116	1,080	SIDING AVG	\$34,784	\$34,784
Appendage / Sqft				OPEN PORCH FINISHED / 36				
Appendage / Sqft				UPPER STORY FINISHED / 522				

EXTRA FEATURE INFORMATION				
Description	Year Bld	Units	EXFT Value	Est. Cost New
ALUM SCREEN PORCH W/CONC FL	1979	78	\$218	\$546

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# SEMINOLE COUNTY

## APPRAISAL DATA

Assessed values shown are NOT certified values and therefore are subject to change before being finalized for ad valorem tax purposes.

Parcel Id	34-20-30-518-4000-0170	Tax District	W1-WINTER SPRINGS
Owner	KOVACEVIC OLGA &	Dor	04-CONDOMINIUM
Own/Addr	KOVACEVIC NENAD & MARSELA	Exemptions	-
Address	40 MOREE LOOP # 17		
City,State,ZipCode	WINTER SPRINGS FL 32708		
Property Address	40 MOREE LOOP #17		

SALES INFORMATION					
Deed	Date	Book	Page	Amount	Vac/Imp
QUIT CLAIM DEED	12/2000	03976	1138	\$6,400	Improved
WARRANTY DEED	11/1995	02991	0754	\$37,000	Improved
WARRANTY DEED	12/1993	02705	1020	\$35,000	Improved
WARRANTY DEED	01/1977	01133	1818	\$24,500	Improved
CERTIFICATE OF TITLE	01/1975	01068	1026	\$2,623,900	Vacant

Find Comparable Sales within this Subdivision

LEGAL DESCRIPTION
LEG UNIT 17 BLDG 40 BAY TREE SEC 9 ORB 1080 PG 184

LAND INFORMATION					
Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value
LOT	0	0	1.000	.10	

BUILDING INFORMATION								
Bld Num	Bld Type	Year Blt	Fixtures	Gross SF	Heated SF	Ext Wall	Bld Value	Est. Cost New
1	CONDOS	1977	5	1,116	1,080	SIDING AVG	\$34,784	\$34,784
	Appendage / Sqft			OPEN PORCH FINISHED / 36				
	Appendage / Sqft			UPPER STORY FINISHED / 522				

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## APPRAISAL DATA

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Parcel Id	34-20-30-518-4000-0190	Tax District	W1-WINTER SPRINGS
Owner	STARR GLENN W & SANDRA L	Dor	04-CONDOMINIUM
Address	84 MOUNTAIN AVE	Exemptions	-
City,State,ZipCode	SUMMIT NJ 07901		
Property Address	40 MOREE LOOP #19		

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SALES INFORMATION					
Deed	Date	Book	Page	Amount	Vac/Imp
WARRANTY DEED	03/1984	01529	1220	\$47,000	Improved
WARRANTY DEED	01/1977	01132	1700	\$26,500	Improved
CERTIFICATE OF TITLE	01/1975	01068	1026	\$2,623,900	Vacant

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LEGAL DESCRIPTION
LEG UNIT 19 BLDG 40 BAY TREE SEC 9 ORB 1080 PG 184

LAND INFORMATION					
Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value
LOT	0	0	1.000	.10	

BUILDING INFORMATION								
Bld Num	Bld Type	Year Blt	Fixtures	Gross SF	Heated SF	Ext Wall	Bld Value	Est. Cost New
1	CONDOS	1977	5	1,116	1,080	SIDING AVG	\$34,784	\$34,784
	Appendage / Sqft		OPEN PORCH FINISHED / 36					
	Appendage / Sqft		UPPER STORY FINISHED / 522					

EXTRA FEATURE INFORMATION				
Description	Year Blt	Units	EXFT Value	Est. Cost New
ALUM SCREEN PORCH W/CONC FL	1979	78	\$218	\$546

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## APPRAISAL DATA

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Parcel Id	34-20-30-518-5000-0210	Tax District	W1-WINTER SPRINGS
Owner	MINEO SAM F & MARJORIE N	Dor	04-CONDOMINIUM
Address	50 MOREE LOOP APT 21	Exemptions	00-HOMESTEAD
City,State,ZipCode	WINTER SPRINGS FL 32708		
Property Address	50 MOREE LOOP #21		

SALES INFORMATION					
Deed	Date	Book	Page	Amount	Vac/Imp
WARRANTY DEED	02/1979	01213	1508	\$39,500	Improved
WARRANTY DEED	01/1974	01016	1780	\$37,500	Improved

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LEGAL DESCRIPTION
LEG UNIT 21 BLDG 50 BAY TREE SEC 9 ORB 1080 PG 184

LAND INFORMATION					
Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value
LOT	0	0	1.000	.10	

BUILDING INFORMATION								
Bld Num	Bld Type	Year Blt	Fixtures	Gross SF	Heated SF	Ext Wall	Bld Value	Est. Cost New
1	CONDOS	1977	8	1,452	1,400	SIDING AVG	\$41,994	\$41,994
	Appendage / Sqft		SCREEN PORCH FINISHED / 52					
	Appendage / Sqft		UPPER STORY FINISHED / 682					

EXTRA FEATURE INFORMATION				
Description	Year Blt	Units	EXFT Value	Est. Cost New
ALUM SCREEN PORCH W/CONC FL	1979	144	\$403	\$1,008

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Parcel Id	34-20-30-518-5000-0230	Tax District	W1-WINTER SPRINGS
Owner	JONES RANDY K & SUSAN K	Dor	04-CONDOMINIUM
Address	50 MOREE LOOP APT 23	Exemptions	00-HOMESTEAD
City,State,ZipCode	WINTER SPRINGS FL 32708		
Property Address	50 MOREE LOOP #23		

SALES INFORMATION					
Deed	Date	Book	Page	Amount	Vac/Imp
WARRANTY DEED	11/1992	02514	0185	\$43,000	Improved
WARRANTY DEED	07/1985	01653	0074	\$60,300	Improved
WARRANTY DEED	08/1978	01183	1996	\$39,000	Improved
WARRANTY DEED	01/1976	01105	0118	\$33,000	Improved

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LEGAL DESCRIPTION
LEG UNIT 23 BLDG 50 BAY TREE SEC 9 ORB 1080 PG 184

LAND INFORMATION					
Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value
LOT	0	0	1.000	.10	

BUILDING INFORMATION								
Bld Num	Bld Type	Year Blt	Fixtures	Gross SF	Heated SF	Ext Wall	Bld Value	Est. Cost New
1	CONDOS	1977	8	1,452	1,400	SIDING AVG	\$41,994	\$41,994
	Appendage / Sqft		SCREEN PORCH FINISHED / 52					
	Appendage / Sqft		UPPER STORY FINISHED / 682					

EXTRA FEATURE INFORMATION				
Description	Year Blt	Units	EXFT Value	Est. Cost New
ALUM SCREEN PORCH W/CONC FL	1982	114	\$319	\$798

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## APPRAISAL DATA

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Parcel Id	34-20-30-518-5000-0250	Tax District	W1-WINTER SPRINGS
Owner	SMITHERS JANES C &	Dor	04-CONDOMINIUM
Own/Addr	SMITHERS PATRICIA K	Exemptions	00-HOMESTEAD
Address	606 PARKWOOD AVE		
City,State,ZipCode	ALTAMONTE SPRINGS FL 32714		
Property Address	50 MOREE LOOP #25		

SALES INFORMATION					
Deed	Date	Book	Page	Amount	Vac/Imp
WARRANTY DEED	07/1997	03278	0920	\$44,500	Improved
WARRANTY DEED	09/1978	01191	1048	\$39,500	Improved
WARRANTY DEED	01/1977	01119	0985	\$34,000	Improved

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LEGAL DESCRIPTION
LEG UNIT 25 BLDG 50 BAY TREE SEC 9 ORB 1080 PG 184

LAND INFORMATION					
Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value
LOT	0	0	1.000	.10	

BUILDING INFORMATION								
Bld Num	Bld Type	Year Blt	Fixtures	Gross SF	Heated SF	Ext Wall	Bld Value	Est. Cost New
1	CONDOS	1977	8	1,452	1,400	SIDING AVG	\$41,905	\$41,905
	Appendage / Sqft			OPEN PORCH FINISHED / 52				
	Appendage / Sqft			UPPER STORY FINISHED / 682				

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Parcel Id	34-20-30-518-5000-0270	Tax District	W1-WINTER SPRINGS
Owner	BARTON DARVIN H & MARJORIE M	Dor	04-CONDOMINIUM
Address	130 CAROMAR DR	Exemptions	-
City,State,Zip Code	MARS PA 16046		
Property Address	50 MOREE LOOP #27		

SALES INFORMATION					
Deed	Date	Book	Page	Amount	Vac/Imp
WARRANTY DEED	12/1994	02866	0573	\$45,000	Improved
WARRANTY DEED	12/1989	02165	1854	\$100	Improved
WARRANTY DEED	01/1977	01116	1709	\$34,000	Improved
CERTIFICATE OF TITLE	01/1975	01068	1026	\$2,623,900	Improved

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LEGAL DESCRIPTION
LEG UNIT 27 BLDG 50 BAY TREE SEC 9 ORB 1080 PG 184

LAND INFORMATION					
Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value
LOT	0	0	1.000	.10	

BUILDING INFORMATION								
Bld Num	Bld Type	Year Blt	Fixtures	Gross SF	Heated SF	Ext Wall	Bld Value	Est. Cost New
1	CONDOS	1977	8	1,452	1,400	SIDING AVG	\$41,905	\$41,905
Appendage / Sqft			OPEN PORCH FINISHED / 52					
Appendage / Sqft			UPPER STORY FINISHED / 682					

EXTRA FEATURE INFORMATION				
Description	Year Blt	Units	EXFT Value	Est. Cost New
ALUM SCREEN PORCH W/CONC FL	1989	132	\$586	\$924

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## APPRAISAL DATA

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Parcel Id	34-20-30-518-5000-0290	Tax District	W1-WINTER SPRINGS
Owner	WINNINGHAM ROBERT C & SANDRA A	Dor	04-CONDOMINIUM
Address	4242 CLAIRMONT RD	Exemptions	-
City,State,ZipCode	COLUMBUS OH 43220		
Property Address	50 MOREE LOOP #29		

SALES INFORMATION					
Deed	Date	Book	Page	Amount	Vac/Imp
WARRANTY DEED	01/1997	03193	0845	\$47,000	Improved
WARRANTY DEED	08/1992	02472	0358	\$45,000	Improved
WARRANTY DEED	09/1991	02337	1374	\$54,000	Improved
WARRANTY DEED	08/1990	02217	0290	\$48,000	Improved
SPECIAL WARRANTY DEED	10/1987	01897	0174	\$21,500	Improved
WARRANTY DEED	05/1979	01224	1419	\$40,000	Improved
WARRANTY DEED	03/1979	01214	1669	\$40,000	Improved

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LEGAL DESCRIPTION
LEG UNIT 29 BLDG 50 BAY TREE SEC 9 ORB 1080 PG 184

LAND INFORMATION					
Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value
LOT	0	0	1.000	.10	

BUILDING INFORMATION								
Bld Num	Bld Type	Year Blt	Fixtures	Gross SF	Heated SF	Ext Wall	Bld Value	Est. Cost New
1	CONDOS	1977	8	1,452	1,400	SIDING AVG	\$41,905	\$41,905
Appendage / Sqft				OPEN PORCH FINISHED / 52				
Appendage / Sqft				UPPER STORY FINISHED / 682				

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# SEMINOLE COUNTY

## APPRAISAL DATA

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Parcel Id	34-20-30-518-5000-0310	Tax District	W1-WINTER SPRINGS
Owner	KOLLAR CLARA TRUSTEE	Dor	04-CONDOMINIUM
Own/Addr	FBO	Exemptions	
Address	1010 NORWOOD DR		
City,State,ZipCode	DELTONA FL 32725		
Property Address	50 MOREE LOOP #31		

SALES INFORMATION					
Deed	Date	Book	Page	Amount	Vac/Imp
WARRANTY DEED	08/1995	02971	0576	\$100	Improved
WARRANTY DEED	01/1976	01102	0258	\$32,000	Improved
CERTIFICATE OF TITLE	01/1975	01068	1026	\$2,623,900	Improved

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LEGAL DESCRIPTION
LEG UNIT 31 BLDG 50 BAY TREE SEC 9 ORB 1080 PG 184

LAND INFORMATION					
Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value
LOT	0	0	1.000	.10	

BUILDING INFORMATION								
Bld Num	Bld Type	Year Blt	Fixtures	Gross SF	Heated SF	Ext Wall	Bld Value	Est. Cost New
1	CONDOS	1977	8	1,452	1,400	SIDING AVG	\$41,905	\$41,905
Appendage / Sqft				OPEN PORCH FINISHED / 52				
Appendage / Sqft				UPPER STORY FINISHED / 682				

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## APPRAISAL DATA

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Parcel Id	34-20-30-518-5000-0330	Tax District	W1-WINTER SPRINGS
Owner	GARRETT M BRANDON &	Dor	04-CONDOMINIUM
Own/Addr	RAKES JESSICA D	Exemptions	00-HOMESTEAD
Address	50 MOREE LOOP APT 33		
City,State,ZipCode	WINTER SPRINGS FL 32708		
Property Address	50 MOREE LOOP #33		

SALES INFORMATION					
Deed	Date	Book	Page	Amount	Vac/Imp
WARRANTY DEED	05/1999	03654	0971	\$43,000	Improved
WARRANTY DEED	07/1985	01654	0039	\$45,000	Improved
WARRANTY DEED	07/1980	01289	0235	\$47,900	Improved
WARRANTY DEED	01/1979	01205	1824	\$38,500	Improved

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LEGAL DESCRIPTION
LEG UNIT 33 BLDG 50 BAY TREE SEC 9 ORB 1080 PG 184

LAND INFORMATION					
Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value
LOT	0	0	1.000	.10	

BUILDING INFORMATION								
Bld Num	Bld Type	Year Blt	Fixtures	Gross SF	Heated SF	Ext Wall	Bld Value	Est. Cost New
1	CONDOS	1977	5	1,116	1,080	SIDING AVG	\$34,784	\$34,784
Appendage / Sqft				OPEN PORCH FINISHED / 36				
Appendage / Sqft				UPPER STORY FINISHED / 522				

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## APPRAISAL DATA

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Parcel Id	34-20-30-518-5000-0350	Tax District	W1-WINTER SPRINGS
Owner	O'DONNELL MARTHA	Dor	04-CONDOMINIUM
Address	307 MORNING GLORY RD	Exemptions	
City,State,ZipCode	LAKE MARY FL 32746		
Property Address	50 MOREE LOOP #35		

SALES INFORMATION					
Deed	Date	Book	Page	Amount	Vac/Imp
QUIT CLAIM DEED	10/2000	03977	0483	\$100	Improved
WARRANTY DEED	12/1994	02867	1888	\$42,000	Improved
WARRANTY DEED	02/1981	01321	1434	\$54,000	Improved
WARRANTY DEED	01/1977	01133	0220	\$30,000	Improved

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LEGAL DESCRIPTION
LEG UNIT 35 BLDG 50 BAY TREE SEC 9 ORB 1080 PG 184

LAND INFORMATION					
Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value
LOT	0	0	1.000	.10	

BUILDING INFORMATION								
Bld Num	Bld Type	Year Bld	Fixtures	Gross SF	Heated SF	Ext Wall	Bld Value	Est. Cost New
1	CONDOS	1977	5	1,116	1,080	SIDING AVG	\$34,784	\$34,784
Appendage / Sqft			OPEN PORCH FINISHED / 36					
Appendage / Sqft			UPPER STORY FINISHED / 522					

EXTRA FEATURE INFORMATION				
Description	Year Bld	Units	EXFT Value	Est. Cost New
ALUM SCREEN PORCH W/CONC FL	1979	78	\$218	\$546

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## APPRAISAL DATA

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Parcel Id	34-20-30-518-5000-0370	Tax District	W1-WINTER SPRINGS
Owner	TOMS MERRILL D & MARGARET J	Dor	04-CONDOMINIUM
Address	115 E PANAMA RD	Exemptions	
City,State,ZipCode	WINTER SPRINGS FL 32708		
Property Address	50 MOREE LOOP #37		

SALES INFORMATION					
Deed	Date	Book	Page	Amount	Vac/Imp
WARRANTY DEED	03/1981	01324	0250	\$50,600	Improved
QUIT CLAIM DEED	06/1980	01283	1805	\$100	Improved

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LEGAL DESCRIPTION
LEG UNIT 37 BLDG 50 BAY TREE SEC 9 ORB 1080 PG 184

LAND INFORMATION					
Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value
LOT	0	0	1.000	.10	

BUILDING INFORMATION								
Bld Num	Bld Type	Year Blt	Fixtures	Gross SF	Heated SF	Ext Wall	Bld Value	Est. Cost New
1	CONDOS	1977	5	1,116	1,080	SIDING AVG	\$34,784	\$34,784
Appendage / Sqft				OPEN PORCH FINISHED / 36				
Appendage / Sqft				UPPER STORY FINISHED / 522				

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# SEMINOLE COUNTY

## APPRAISAL DATA

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Parcel Id	34-20-30-518-5000-0390	Tax District	W1-WINTER SPRINGS
Owner	CARNEY JOHN E & ROSA M	Dor	04-CONDOMINIUM
Address	50 MOREE LOOP APT 39		
City,State,ZipCode	WINTER SPRINGS FL 32708	Exemptions	00-HOMESTEAD
Property Address	50 MOREE LOOP #39		

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SALES INFORMATION					
Deed	Date	Book	Page	Amount	Vac/Imp
WARRANTY DEED	12/1998	03563	0450	\$44,900	Improved
WARRANTY DEED	07/1995	02954	1641	\$45,000	Improved
WARRANTY DEED	04/1986	01727	1184	\$44,000	Improved
WARRANTY DEED	12/1984	01605	0422	\$48,500	Improved
WARRANTY DEED	03/1979	01218	1115	\$37,500	Improved
QUIT CLAIM DEED	01/1979	01208	0815	\$100	Improved

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LEGAL DESCRIPTION
LEG UNIT 39 BLDG 50 BAY TREE SEC 9 ORB 1080 PG 184

LAND INFORMATION					
Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value
LOT	0	0	1.000	.10	

BUILDING INFORMATION								
Bld Num	Bld Type	Year Blt	Fixtures	Gross SF	Heated SF	Ext Wall	Bld Value	Est. Cost New
1	CONDOS	1977	5	1,116	1,080	SIDING AVG	\$34,784	\$34,784
	Appendage / Sqft			OPEN PORCH FINISHED / 36				
	Appendage / Sqft			UPPER STORY FINISHED / 522				

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Parcel Id	34-20-30-518-6000-0410	Tax District	W1-WINTER SPRINGS
Owner	FORSYTHE HELEN H	Dor	04-CONDOMINIUM
Address	60 MOREE LOOP APT 41	Exemptions	00-HOMESTEAD
City,State,ZipCode	WINTER SPRINGS FL 32708		
Property Address	60 MOREE LOOP #41		

SALES INFORMATION					
Deed	Date	Book	Page	Amount	Vac/Imp
WARRANTY DEED	01/1977	01136	0710	\$32,500	Improved
WARRANTY DEED	01/1976	01081	1044	\$31,400	Improved

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LEGAL DESCRIPTION
LEG UNIT 41 BLDG 60 BAY TREE SEC 9 ORB 1080 PG 184

LAND INFORMATION					
Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value
LOT	0	0	1.000	.10	

BUILDING INFORMATION								
Bld Num	Bld Type	Year Blt	Fixtures	Gross SF	Heated SF	Ext Wall	Bld Value	Est. Cost New
1	CONDOS	1977	6	1,443	1,187	SIDING AVG	\$35,109	\$35,109
	Appendage / Sqft		UTILITY FINISHED / 24					
	Appendage / Sqft		SCREEN PORCH FINISHED / 132					
	Appendage / Sqft		SCREEN PORCH FINISHED / 100					

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## APPRAISAL DATA

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Parcel Id	34-20-30-518-6000-0420	Tax District	W1-WINTER SPRINGS
Owner	CRUCE CAROL S	Dor	04-CONDOMINIUM
Address	77405 MICHIGAN DR	Exemptions	00-HOMESTEAD
City,State,ZipCode	PALM DESERT CA 92211		
Property Address	60 MOREE LOOP #42		

SALES INFORMATION					
Deed	Date	Book	Page	Amount	Vac/Imp
WARRANTY DEED	01/1985	01612	1805	\$48,000	Improved
CERTIFICATE OF TITLE	07/1984	01565	0712	\$35,800	Improved
WARRANTY DEED	01/1977	01134	1022	\$33,000	Improved
CERTIFICATE OF TITLE	01/1975	01068	1026	\$2,623,900	Improved

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LEGAL DESCRIPTION
LEG UNIT 42 BLDG 60 BAY TREE SEC 9 ORB 1080 PG 184

LAND INFORMATION					
Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value
LOT	0	0	1.000	.10	

BUILDING INFORMATION								
Bld Num	Bld Type	Year Blt	Fixtures	Gross SF	Heated SF	Ext Wall	Bld Value	Est. Cost New
1	CONDOS	1977	6	1,443	1,187	SIDING AVG	\$35,109	\$35,109
	Appendage / Sqft			UTILITY FINISHED / 24				
	Appendage / Sqft			SCREEN PORCH FINISHED / 132				
	Appendage / Sqft			SCREEN PORCH FINISHED / 100				

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## APPRAISAL DATA

Assessed values shown are NOT certified values and therefore are subject to change before being finalized for ad valorem tax purposes.

Parcel Id	34-20-30-518-6000-0430	Tax District	W1-WINTER SPRINGS
Owner	WILLIAMS THOMAS L & LYNDAG	Dor	04-CONDOMINIUM
Address	5594 OLD SPRINGVILLE RD	Exemptions	
City,State,Zip Code	PINSON AL 35126		
Property Address	60 MOREE LOOP #43		

SALES INFORMATION					
Deed	Date	Book	Page	Amount	Vac/Imp
WARRANTY DEED	05/1980	01278	1146	\$53,900	Improved
WARRANTY DEED	12/1979	01260	1707	\$51,000	Improved

[Find Comparable Sales within this Subdivision](#)

LEGAL DESCRIPTION	
LEG UNIT 43 BLDG 60 BAY TREE SEC 9 ORB 1080 PG 184	

LAND INFORMATION					
Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value
LOT	0	0	1.000	.10	

BUILDING INFORMATION								
Bld Num	Bld Type	Year Blt	Fixtures	Gross SF	Heated SF	Ext Wall	Bld Value	Est. Cost New
1	CONDOS	1977	6	1,443	1,187	SIDING AVG	\$35,109	\$35,109
	Appendage / Sqft		SCREEN PORCH FINISHED / 100					
	Appendage / Sqft		SCREEN PORCH FINISHED / 132					
	Appendage / Sqft		UTILITY FINISHED / 24					

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# SEMINOLE COUNTY

## APPRAISAL DATA

Assessed values shown are NOT certified values and therefore are subject to change before being finalized for ad valorem tax purposes.

Parcel Id	34-20-30-518-6000-0440	Tax District	W1-WINTER SPRINGS
Owner	DEMPSEY PAUL F & M PATRICIA	Dor	04-CONDOMINIUM
Address	47 NAUHAUGHT RD	Exemptions	
City,State,ZipCode	SOUTH YARMOUTH MA 02664		
Property Address	60 MOREE LOOP #44		

SALES INFORMATION					
Deed	Date	Book	Page	Amount	Vac/Imp
WARRANTY DEED	02/1994	02729	1053	\$45,500	Improved
QUIT CLAIM DEED	02/1994	02729	1051	\$100	Improved
WARRANTY DEED	09/1983	01491	1796	\$52,000	Improved
WARRANTY DEED	01/1977	01131	0037	\$34,000	Improved
CERTIFICATE OF TITLE	01/1975	01068	1026	\$2,623,900	Improved

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LEGAL DESCRIPTION
LEG UNIT 44 BLDG 60 BAY TREE SEC 9 ORB 1080 PG 184

LAND INFORMATION					
Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value
LOT	0	0	1.000	.10	

BUILDING INFORMATION								
Bld Num	Bld Type	Year Blt	Fixtures	Gross SF	Heated SF	Ext Wall	Bld Value	Est. Cost New
1	CONDOS	1977	6	1,443	1,187	SIDING AVG	\$35,109	\$35,109
	Appendage / Sqft			SCREEN PORCH FINISHED / 132				
	Appendage / Sqft			SCREEN PORCH FINISHED / 100				
	Appendage / Sqft			UTILITY FINISHED / 24				

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# SEMINOLE COUNTY

## APPRAISAL DATA

Assessed values shown are NOT certified values and therefore are subject to change before being finalized for ad valorem tax purposes.

Parcel Id	34-20-30-518-6000-0450	Tax District	W1-WINTER SPRINGS
Owner	TERRY DONALD J SR &	Dor	04-CONDOMINIUM
Own/Addr	TERRY DONALD J JR	Exemptions	-
Address	30 MOREE LOOP APT 37		
City,State,ZipCode	WINTER SPRINGS FL 32708		
Property Address	60 MOREE LOOP #45		

SALES INFORMATION					
Deed	Date	Book	Page	Amount	Vac/Imp
WARRANTY DEED	04/1989	02059	1436	\$40,000	Improved
WARRANTY DEED	01/1977	01110	1319	\$32,000	Improved
CERTIFICATE OF TITLE	01/1975	01068	1026	\$2,623,900	Improved

Find Comparable Sales within this Subdivision

LEGAL DESCRIPTION
LEG UNIT 45 BLDG 60 BAY TREE SEC 9 ORB 1080 PG 184

LAND INFORMATION					
Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value
LOT	0	0	1.000	.10	

BUILDING INFORMATION								
Bld Num	Bld Type	Year Blt	Fixtures	Gross SF	Heated SF	Ext Wall	Bld Value	Est. Cost New
1	CONDOS	1977	6	1,443	1,187	SIDING AVG	\$35,109	\$35,109
	Appendage / Sqft			UTILITY FINISHED / 24				
	Appendage / Sqft			SCREEN PORCH FINISHED / 132				
	Appendage / Sqft			SCREEN PORCH FINISHED / 100				

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# SEMINOLE COUNTY

## APPRAISAL DATA

Assessed values shown are NOT certified values and therefore are subject to change before being finalized for ad valorem tax purposes.

Parcel Id	34-20-30-518-6000-0460	Tax District	W1-WINTER SPRINGS
Owner	ETHERIDGE JOHN B & CONNIE L	Dor	04-CONDOMINIUM
Address	PO BOX 1354	Exemptions	
City,State,ZipCode	MEADVILLE PA 16335		
Property Address	60 MOREE LOOP #46		

SALES INFORMATION					
Deed	Date	Book	Page	Amount	Vac/Imp
WARRANTY DEED	01/1977	01147	0506	\$33,000	Improved
CERTIFICATE OF TITLE	01/1975	01068	1026	\$2,623,900	Improved

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LEGAL DESCRIPTION
LEG UNIT 46 BLDG 60 BAY TREE SEC 9 ORB 1080 PG 184

LAND INFORMATION					
Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value
LOT	0	0	1.000	.10	

BUILDING INFORMATION								
Bld Num	Bld Type	Year Blt	Fixtures	Gross SF	Heated SF	Ext Wall	Bld Value	Est. Cost New
1	CONDOS	1977	6	1,443	1,187	SIDING AVG	\$35,109	\$35,109
	Appendage / Sqft		UTILITY FINISHED / 24					
	Appendage / Sqft		SCREEN PORCH FINISHED / 132					
	Appendage / Sqft		SCREEN PORCH FINISHED / 100					

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## APPRAISAL DATA

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Parcel Id	34-20-30-518-6000-0470	Tax District	W1-WINTER SPRINGS
Owner	BOGUE DAVID D	Dor	04-CONDOMINIUM
Address	60 MOREE LOOP APT 47	Exemptions	00-HOMESTEAD
City,State,Zip Code	WINTER SPRINGS FL 32708		
Property Address	60 MOREE LOOP #47		

SALES INFORMATION					
Deed	Date	Book	Page	Amount	Vac/Imp
WARRANTY DEED	05/1995	02925	0291	\$36,000	Improved
WARRANTY DEED	05/1985	01644	0062	\$31,700	Improved
WARRANTY DEED	01/1974	01016	0471	\$36,500	Improved

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LEGAL DESCRIPTION
LEG UNIT 47 BLDG 60 BAY TREE SEC 9 ORB 1080 PG 184

LAND INFORMATION					
Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value
LOT	0	0	1.000	.10	

BUILDING INFORMATION								
Bld Num	Bld Type	Year Blt	Fixtures	Gross SF	Heated SF	Ext Wall	Bld Value	Est. Cost New
1	CONDOS	1977	6	1,443	1,187	SIDING AVG	\$35,109	\$35,109
	Appendage / Sqft			SCREEN PORCH FINISHED / 100				
	Appendage / Sqft			SCREEN PORCH FINISHED / 132				
	Appendage / Sqft			UTILITY FINISHED / 24				

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# SEMINOLE COUNTY

## APPRAISAL DATA

Assessed values shown are NOT certified values and therefore are subject to change before being finalized for ad valorem tax purposes.

Parcel Id	34-20-30-518-6000-0480	Tax District	W1-WINTER SPRINGS
Owner	SANTORA ROBERT & BARBARA J	Dor	04-CONDOMINIUM
Address	965 BEECHWOOD DR	Exemptions	
City,State,ZipCode	MEADVILLE PA 16335		
Property Address	60 MOREE LOOP #48		

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SALES INFORMATION					
Deed	Date	Book	Page	Amount	Vac/Imp
WARRANTY DEED	06/1985	01650	0023	\$52,500	Improved
ADMINISTRATIVE DEED	03/1985	01628	1314	\$100	Improved
WARRANTY DEED	01/1977	01120	0907	\$33,000	Improved
CERTIFICATE OF TITLE	01/1975	01068	1026	\$2,623,900	Improved

Find Comparable Sales within this Subdivision

LEGAL DESCRIPTION
LEG UNIT 48 BLDG 60 BAY TREE SEC 9 ORB 1080 PG 184

LAND INFORMATION					
Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value
LOT	0	0	1.000	.10	

BUILDING INFORMATION								
Bld Num	Bld Type	Year Bld	Fixtures	Gross SF	Heated SF	Ext Wall	Bld Value	Est. Cost New
1	CONDOS	1977	6	1,443	1,187	SIDING AVG	\$34,913	\$34,913
	Appendage / Sqft			OPEN PORCH FINISHED / 132				
	Appendage / Sqft			SCREEN PORCH FINISHED / 100				
	Appendage / Sqft			UTILITY FINISHED / 24				

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## APPRAISAL DATA

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Parcel Id	34-20-30-518-7000-0490	Tax District	W1-WINTER SPRINGS
Owner	MALCOLM KAREN P	Dor	04-CONDOMINIUM
Address	70 MOREE LOOP	Exemptions	00-HOMESTEAD
City,State,Zip Code	WINTER SPRINGS FL 32708		
Property Address	70 MOREE LOOP #49		

Seminole County Property Appraiser Database Information

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SALES INFORMATION					
Deed	Date	Book	Page	Amount	Vac/Imp
WARRANTY DEED	01/1977	01120	0901	\$27,000	Improved
CERTIFICATE OF TITLE	01/1975	01068	1026	\$2,623,900	Vacant

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LEGAL DESCRIPTION
LEG UNIT 49 BLDG 70 BAY TREE SEC 9 ORB 1080 PG 184

LAND INFORMATION					
Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value
LOT	0	0	1.000	.10	

BUILDING INFORMATION								
Bld Num	Bld Type	Year Blt	Fixtures	Gross SF	Heated SF	Ext Wall	Bld Value	Est. Cost New
1	CONDOS	1977	5	1,116	1,080	SIDING AVG	\$34,784	\$34,784
Appendage / Sqft			OPEN PORCH FINISHED / 36					
Appendage / Sqft			UPPER STORY FINISHED / 522					

EXTRA FEATURE INFORMATION				
Description	Year Blt	Units	EXFT Value	Est. Cost New
ALUM SCREEN PORCH W/CONC FL	1979	120	\$336	\$840

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# SEMINOLE COUNTY APPRAISAL DATA

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Parcel Id	34-20-30-518-7000-0510	Tax District	W1-WINTER SPRINGS
Owner	QUADE LINDA	Dor	04-CONDOMINIUM
Address	704 S 12TH ST	Exemptions	
City,State,ZipCode	MONTROSE CO 81401		
Property Address	70 MOREE LOOP #51		

SALES INFORMATION					
Deed	Date	Book	Page	Amount	Vac/Imp
WARRANTY DEED	01/1987	01812	0994	\$49,900	Improved
QUIT CLAIM DEED	05/1985	01643	1018	\$100	Improved
WARRANTY DEED	01/1977	01138	1065	\$26,000	Improved
CERTIFICATE OF TITLE	01/1975	01068	1026	\$2,623,900	Vacant

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LEGAL DESCRIPTION
LEG UNIT 51 BLDG 70 BAY TREE SEC 9 ORB 1080 PG 184

LAND INFORMATION					
Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value
LOT	0	0	1.000	.10	

BUILDING INFORMATION								
Bld Num	Bld Type	Year Blt	Fixtures	Gross SF	Heated SF	Ext Wall	Bld Value	Est. Cost New
1	CONDOS	1977	5	1,116	1,080	SIDING AVG	\$34,784	\$34,784
Appendage / Sqft				OPEN PORCH FINISHED / 36				
Appendage / Sqft				UPPER STORY FINISHED / 522				

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# SEMINOLE COUNTY

## APPRAISAL DATA

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Parcel Id	34-20-30-518-7000-0530	Tax District	W1-WINTER SPRINGS
Owner	KUZEMCHAK JULIE A	Dor	04-CONDOMINIUM
Address	70 MOREE LOOP APT 53	Exemptions	00-HOMESTEAD
City,State,ZipCode	WINTER SPRINGS FL 32708		
Property Address	70 MOREE LOOP #53		

Seminole County Property Appraiser Database Information

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SALES INFORMATION					
Deed	Date	Book	Page	Amount	Vac/Imp
WARRANTY DEED	06/1997	03259	0306	\$44,000	Improved
WARRANTY DEED	02/1978	01158	0196	\$27,000	Improved
CERTIFICATE OF TITLE	01/1975	01068	1026	\$2,623,900	Vacant

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LEGAL DESCRIPTION
LEG UNIT 53 BLDG 70 BAY TREE SEC 9 ORB 1080 PG 184

LAND INFORMATION					
Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value
LOT	0	0	1.000	.10	

BUILDING INFORMATION								
Bld Num	Bld Type	Year Blt	Fixtures	Gross SF	Heated SF	Ext Wall	Bld Value	Est. Cost New
1	CONDOS	1977	5	1,116	1,080	SIDING AVG	\$34,784	\$34,784
Appendage / Sqft				OPEN PORCH FINISHED / 36				
Appendage / Sqft				UPPER STORY FINISHED / 522				

EXTRA FEATURE INFORMATION				
Description	Year Blt	Units	EXFT Value	Est. Cost New
ALUM SCREEN PORCH W/CONC FL	1997	104	\$655	\$728

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# SEMINOLE COUNTY

## APPRAISAL DATA

Assessed values shown are NOT certified values and therefore are subject to change before being finalized for ad valorem tax purposes.

Parcel Id	34-20-30-518-7000-0550	Tax District	W1-WINTER SPRINGS
Owner	MORALES FANNY	Dor	04-CONDOMINIUM
Address	70 MOREE LOOP APT 55	Exemptions	00-HOMESTEAD
City,State,ZipCode	WINTER SPRINGS FL 32708		
Property Address	70 MOREE LOOP #55		

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SALES INFORMATION					
Deed	Date	Book	Page	Amount	Vac/Imp
QUIT CLAIM DEED	02/1993	02575	0522	\$7,500	Improved
WARRANTY DEED	11/1987	01909	1949	\$38,000	Improved
TRUSTEE DEED	06/1983	01481	0584	\$100	Improved
QUIT CLAIM DEED	03/1981	01333	0952	\$100	Improved
WARRANTY DEED	07/1980	01287	1845	\$43,000	Improved

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LEGAL DESCRIPTION
LEG UNIT 55 BLDG 70 BAY TREE SEC 9 ORB 1080 PG 184

LAND INFORMATION					
Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value
LOT	0	0	1.000	.10	

BUILDING INFORMATION								
Bld Num	Bld Type	Year Blt	Fixtures	Gross SF	Heated SF	Ext Wall	Bld Value	Est. Cost New
1	CONDOS	1977	5	1,116	1,080	SIDING AVG	\$34,784	\$34,784
Appendage / Sqft			OPEN PORCH FINISHED / 36					
Appendage / Sqft			UPPER STORY FINISHED / 522					

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# SEMINOLE COUNTY

## APPRAISAL DATA

Assessed values shown are NOT certified values and therefore are subject to change before being finalized for ad valorem tax purposes.

Parcel Id	34-20-30-518-7000-0570	Tax District	W1-WINTER SPRINGS
Owner	BEDNAR JOYCE A	Dor	04-CONDOMINIUM
Address	70 MOREE LOOP APT 57	Exemptions	00-HOMESTEAD
City,State,ZipCode	WINTER SPRINGS FL 32708		
Property Address	70 MOREE LOOP #57		

SALES INFORMATION					
Deed	Date	Book	Page	Amount	Vac/Imp
WARRANTY DEED	01/1996	03018	1543	\$48,400	Improved
WARRANTY DEED	01/1977	01146	1458	\$100	Improved
CERTIFICATE OF TITLE	01/1975	01068	1026	\$2,623,900	Vacant

Find Comparable Sales within this Subdivision

LEGAL DESCRIPTION
LEG UNIT 57 BLDG 70 BAY TREE SEC 9 ORB 1080 PG 184

LAND INFORMATION					
Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value
LOT	0	0	1.000	.10	

BUILDING INFORMATION								
Bld Num	Bld Type	Year Blt	Fixtures	Gross SF	Heated SF	Ext Wall	Bld Value	Est. Cost New
1	CONDOS	1977	8	1,452	1,400	SIDING AVG	\$41,905	\$41,905
Appendage / Sqft				OPEN PORCH FINISHED / 52				
Appendage / Sqft				UPPER STORY FINISHED / 682				

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# SEMINOLE COUNTY

## APPRAISAL DATA

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Parcel Id	34-20-30-518-7000-0590	Tax District	W1-WINTER SPRINGS
Owner	CONFIDENTIAL PER STATUTES	Dor	04-CONDOMINIUM
Own/Addr	119.07(03)(I)	Exemptions	00-HOMESTEAD
Address	1101 E 1ST ST		
City,State,ZipCode	SANFORD FL 32771		
Property Address			

SALES INFORMATION					
Deed	Date	Book	Page	Amount	Vac/Imp
WARRANTY DEED	06/1994	02795	0356	\$48,000	Improved
SPECIAL WARRANTY DEED	01/1994	02713	0883	\$35,000	Improved
CERTIFICATE OF TITLE	07/1993	02620	0635	\$100	Improved
PROBATE RECORDS	03/1992	02401	0851	\$100	Improved
PROBATE RECORDS	08/1991	02332	1396	\$100	Improved
SPECIAL WARRANTY DEED	11/1990	02246	1281	\$42,900	Improved
CERTIFICATE OF TITLE	07/1990	02198	0567	\$45,600	Improved
WARRANTY DEED	10/1983	01494	0894	\$59,900	Improved
QUIT CLAIM DEED	02/1982	01379	0955	\$100	Improved
CERTIFICATE OF TITLE	01/1975	01068	1026	\$2,623,900	Vacant

Find Comparable Sales within this Subdivision

LEGAL DESCRIPTION
LEG UNIT 59 BLDG 70 BAY TREE SEC 9 ORB 1080 PG 184

LAND INFORMATION					
Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value
LOT	0	0	1.000	.10	

BUILDING INFORMATION								
Bld Num	Bld Type	Year Blt	Fixtures	Gross SF	Heated SF	Ext Wall	Bld Value	Est. Cost New
1	CONDOS	1977	8	1,452	1,400	SIDING AVG	\$41,905	\$41,905
	Appendage / Sqft			OPEN PORCH FINISHED / 52				
	Appendage / Sqft			UPPER STORY FINISHED / 682				

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# SEMINOLE COUNTY

## APPRAISAL DATA

Assessed values shown are NOT certified values and therefore are subject to change before being finalized for ad valorem tax purposes.

Parcel Id	34-20-30-518-7000-0610	Tax District	W1-WINTER SPRINGS
Owner	BURNS AMY L &	Dor	04-CONDOMINIUM
Own/Addr	BROOKS GLEN	Exemptions	00-HOMESTEAD
Address	234 BENSON LN		
City,State,ZipCode	GATLINBURG TN 37738		
Property Address	70 MOREE LOOP #61		

SALES INFORMATION					
Deed	Date	Book	Page	Amount	Vac/Imp
WARRANTY DEED	08/1998	03487	1795	\$34,000	Improved
WARRANTY DEED	05/1984	01548	0110	\$40,000	Improved
WARRANTY DEED	01/1977	01148	0345	\$25,800	Improved
CERTIFICATE OF TITLE	01/1975	01068	1026	\$2,623,900	Vacant

Find Comparable Sales within this Subdivision

LEGAL DESCRIPTION
LEG UNIT 61 BLDG 70 BAY TREE SEC 9 ORB 1080 PG 184

LAND INFORMATION					
Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value
LOT	0	0	1.000	.10	

BUILDING INFORMATION								
Bld Num	Bld Type	Year Blt	Fixtures	Gross SF	Heated SF	Ext Wall	Bld Value	Est. Cost New
1	CONDOS	1977	5	1,116	1,080	SIDING AVG	\$34,784	\$34,784
	Appendage / Sqft			OPEN PORCH FINISHED / 36				
	Appendage / Sqft			UPPER STORY FINISHED / 522				

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# SEMINOLE COUNTY

## APPRAISAL DATA

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Parcel Id	34-20-30-518-7000-0630	Tax District	W1-WINTER SPRINGS
Owner	POLLNER MARIO A	Dor	04-CONDOMINIUM
Address	70 MOREE LOOP APT 63	Exemptions	
City,State,ZipCode	WINTER SPRINGS FL 32708		
Property Address	70 MOREE LOOP #63		

SALES INFORMATION					
Deed	Date	Book	Page	Amount	Vac/Imp
QUIT CLAIM DEED	12/1995	03035	0608	\$14,000	Improved
WARRANTY DEED	12/1987	01919	0446	\$43,500	Improved
WARRANTY DEED	01/1977	01147	0517	\$25,800	Improved
CERTIFICATE OF TITLE	01/1975	01068	1026	\$2,623,900	Vacant

Find Comparable Sales within this Subdivision

LEGAL DESCRIPTION
LEG UNIT 63 BLDG 70 BAY TREE SEC 9 ORB 1080 PG 184

LAND INFORMATION					
Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value
LOT	0	0	1.000	.10	

BUILDING INFORMATION								
Bld Num	Bld Type	Year Blt	Fixtures	Gross SF	Heated SF	Ext Wall	Bld Value	Est. Cost New
1	CONDOS	1977	5	1,116	1,080	SIDING AVG	\$32,784	\$32,784
	Appendage / Sqft			OPEN PORCH FINISHED / 36				
	Appendage / Sqft			UPPER STORY FINISHED / 522				

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# SEMINOLE COUNTY

## APPRAISAL DATA

Assessed values shown are NOT certified values and therefore are subject to change before being finalized for ad valorem tax purposes.

Parcel Id	34-20-30-518-7000-0670	Tax District	W1-WINTER SPRINGS
Owner	FLETCHER ROGER W &	Dor	04-CONDOMINIUM
Own/Addr	FLETCHER CATHERINE L	Exemptions	
Address	1635 PIRKLE RD APT 1721		
City,State,ZipCode	NORCROSS GA 30093		
Property Address	70 MOREE LOOP #67		

SALES INFORMATION					
Deed	Date	Book	Page	Amount	Vac/Imp
WARRANTY DEED	04/1999	03668	1910	\$44,500	Improved
WARRANTY DEED	03/1995	02898	1422	\$41,900	Improved
WARRANTY DEED	07/1992	02460	0749	\$39,900	Improved
WARRANTY DEED	03/1990	02170	0664	\$34,500	Improved
WARRANTY DEED	02/1978	01159	0986	\$25,500	Improved
CERTIFICATE OF TITLE	01/1975	01068	1026	\$2,623,900	Vacant

Find Comparable Sales within this Subdivision

LEGAL DESCRIPTION
LEG UNIT 67 BLDG 70 BAY TREE SEC 9 ORB 1080 PG 184

LAND INFORMATION					
Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value
LOT	0	0	1.000	.10	

BUILDING INFORMATION								
Bld Num	Bld Type	Year Blt	Fixtures	Gross SF	Heated SF	Ext Wall	Bld Value	Est. Cost New
1	CONDOS	1977	5	1,116	1,080	SIDING AVG	\$34,784	\$34,784
Appendage / Sqft				OPEN PORCH FINISHED / 36				
Appendage / Sqft				UPPER STORY FINISHED / 522				

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# SEMINOLE COUNTY

## APPRAISAL DATA

Assessed values shown are NOT certified values and therefore are subject to change before being finalized for ad valorem tax purposes.

Parcel Id	34-20-30-518-7000-0690	Tax District	W1-WINTER SPRINGS
Owner	HEAD PAMELA PER REP	Dor	04-CONDOMINIUM
Own/Addr	ESTATE OF ELIZABETH A HAILE	Exemptions	
Address	6812 ROCKY FALLS RD		
City,State,ZipCode	CHARLOTTE NC 28211		
Property Address	70 MOREE LOOP #69		

Seminole County Property Appraiser Database Information

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SALES INFORMATION					
Deed	Date	Book	Page	Amount	Vac/Imp
PROBATE RECORDS	08/2000	03917	1349	\$100	Improved
WARRANTY DEED	01/1977	01140	1221	\$25,500	Improved
CERTIFICATE OF TITLE	01/1975	01068	1026	\$2,623,900	Vacant

Find Comparable Sales within this Subdivision

LEGAL DESCRIPTION
LEG UNIT 69 BLDG 70 BAY TREE SEC 9 ORB 1080 PG 184

LAND INFORMATION					
Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value
LOT	0	0	1.000	.10	

BUILDING INFORMATION								
Bld Num	Bld Type	Year Bld	Fixtures	Gross SF	Heated SF	Ext Wall	Bld Value	Est. Cost New
1	CONDOS	1977	5	1,116	1,080	SIDING AVG	\$34,784	\$34,784
	Appendage / Sqft			OPEN PORCH FINISHED / 36				
	Appendage / Sqft			UPPER STORY FINISHED / 522				

[ New Search ] [ Find Comparable Sales within this Subdivision ]

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AMENDMENT  
DECLARATION OF COVENANTS, CONDITIONS  
AND RESTRICTIONS

KNOW ALL MEN BY THESE PRESENTS, that this Amendment to the Declaration of Covenants, Conditions and Restrictions, is made and entered into this 23rd day of April, 1976, by FLORIDA LAND COMPANY, a Florida corporation, hereinafter referred to as "Developer".

## WITNESSETH:

WHEREAS, Developer has heretofore filed of record a Declaration of Covenants, Conditions and Restrictions applicable to the property described in Exhibit "A" therein, said Declaration being recorded at D.R. Book 969, Page 734, Public Records of Seminole County, Florida; and

WHEREAS, Developer deems it desirable, pursuant to Article X of said Declaration, to make reasonable amendments thereto; and

WHEREAS, the Amendment hereinafter set forth to said Declaration does not diminish or dilute the rights of the members of the Association in any manner; and

WHEREAS, said Amendment conforms to the general purposes and standards of the Covenants and Restrictions contained in said Declaration;

NOW, THEREFORE, Developer declares that the Declaration of Covenants, Conditions and Restrictions referred to hereinabove is amended as follows:

1. There shall be added a new Section 4.4(a), which shall read as follows:

"Section 4.4(a) No Cash Advances After March 1, 1976. After March 1, 1976, the Developer may make no cash advances to the Association to cover operational expenses which must be repaid by the Association. This section shall not affect the obligation of the Association to repay cash advances made prior to March 1, 1976."

2. Article IV, Section 4.5, which reads as follows:

"Section 4.5 Repayment of Cash Advances by the Association to the Developer. All cash advances made pursuant to Section 4.4 shall be repaid to the Developer on or before December 31, 1977, and the Association shall take all action necessary to repay such advances by such date including, if necessary, borrowing money or mortgaging the Association's properties.

shall be amended to read as follows:

"Section 4.5 Repayment of Cash Advances by the Association to the Developer. All cash advances made pursuant to Section 4.4 prior to March 1, 1976, shall be repaid to the Developer on or before December 31, 1987, from surplus funds of the Association, and the Association may take action necessary to repay such advances by such date including borrowing money or mortgaging the Association's properties."

This Instrument prepared by:

DANIEL O. WHITE  
Florida Gas Company  
P. O. Box 44  
Winter Park, Florida 32789