

**FIRST AMENDMENT TO  
DECLARATION OF CONDOMINIUM  
FOR  
REGENCY PARK AT LAKE MARY, A CONDOMINIUM**

WHEREAS, the Declaration of Condominium for Regency Park at Lake Mary, a Condominium (the "Declaration"), was filed on November 30, 2005, recorded in Official Records Book 6016, at Pages 1 through 214, of the Public Records of Seminole County, Florida;

WHEREAS, 6.2 of the Declaration provides that the during the time the Developer has the right to elect a majority of the Board of Directors of the Association, the Developer may amend the Declaration, the Articles of Incorporation or the By-Laws of the Association or the rules and regulations of the Association, without the vote or consent of Unit Owners or the Association, except for a "material amendment"; and

WHEREAS, the Developer still wishes to correct a scrivener's error in the identification of the Units and thereby amend the Declaration as set forth herein.

NOW, THEREFORE, the Declaration is amended as hereinafter provided.

1. **Survey - Plot Plan - Floor Plans.** The drawings attached to the Declaration as **Exhibit 2** properly depict the Condominium but contain some inconsistencies with respect to the identification of the Unit. Therefore, pages 120 through 123, and pages 130, 132, 133, and 134 to **Exhibit 2**, as attached to the Declaration, are hereby deleted in their entirety and replaced with pages 120 through 123, and pages 130, 132, 133, and 134 to **Exhibit 2** attached hereto, which depicts the exact same Condominium, but correctly identifies the Units depicted thereon.
2. **Schedule of Percentage Share of Ownership.** **Exhibit 3**, as attached to the Declaration, is hereby deleted in its entirety and replace with **Exhibit 3** attached hereto, which depicts the exact same Condominium, but correctly identifies the Percentage Shares by Unit Type.
3. **Capitalized Terms.** Capitalized Terms not defined herein shall have the meaning ascribed to them in the Declaration.

All other terms and provisions of the Declaration not specifically amended or altered hereby shall continue in full force and effect.

IN WITNESS WHEREOF, the Developer has caused these presents to be signed in its name and on its behalf by the appropriate individuals on this 30 day of March 2006.

Signed in the presence of:

Print Name: Aixa L. Perez-Silveira

Print Name: Angela Service

STATE OF FLORIDA )

COUNTY OF MIAMI-DADE )

) SS:

LAKE MARY RESIDENCES, LLC, a Florida limited liability company

By: [Signature]

Paul A. Lester, Manager

BEFORE ME, personally appeared Paul A. Lester, as Manager of Lake Mary Residences, LLC, a Florida limited liability company, who after being first duly sworn, deposes and states that he has executed the foregoing on behalf of the limited liability company. He presented \_\_\_\_\_ as identification, or is personally known to me.

SWORN TO AND SUBSCRIBED before me this 30 day of March, 2006.



[Signature]  
NOTARY PUBLIC, State of Florida at Large

Print Notary Public Name: Aixa L. Perez-Silveira

My Commission Expires:

\\ALIBRARY\clients\Paramount\Lake Mary (Regency Park)\Condo Docs\First Amendment to Declaration.doc

# The Reserve at Lake Mary, a Condominium

## Surveyor's Notes and Certificate

### SURVEYOR'S NOTES:

- 1- LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS AND/OR RIGHTS-OF-WAY OF RECORD, EXCEPT AS SHOWN HEREON, IF ANY.
- 2- NO ATTEMPT WAS MADE BY THIS FIRM TO LOCATE UNDERGROUND UTILITIES, FOOTINGS OF BUILDINGS, WALLS OR FENCES, EXCEPT AS SHOWN HEREON, IF ANY.
- 3- THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS PROPERTY LINES, EXCEPT AS SHOWN HEREON, IF ANY.
- 4- THE NORTH ARROW AND BEARING SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF N 00°09'19" E ALONG THE EASTERLY RIGHT- OF-WAY LINE OF LAKE EMMA ROAD AND ALL OTHER BEARINGS ARE RELATIVE THERETO
- 5- ELEVATIONS SHOWN HEREON IF ANY ARE RELATIVE TO THE NATIONAL GEODETIC VERTICAL DATUM (1929 MEAN SEA LEVEL).
- 6- FLOOD ZONE DATA: THIS SITE IS IN A FLOOD PRONE AREA, IT IS IN ZONE "AE", AN AREA OF 100 YEAR FLOODING AND ZONE "X", AN AREA OF MINIMAL FLOODING, BASED ON FLOOD INSURANCE RATE MAP, PANEL NO. 120289-0130-E, DATED APRIL 17, 1995, SEMINOLE, COUNTY, FLORIDA.

### CERTIFICATE OF SURVEYOR:

THAT UNDERSIGNED, BEING A PROFESSIONAL LAND SURVEYOR, DULY AUTHORIZED TO PRACTICE IN THE STATE OF FLORIDA, DOES HEREBY CERTIFY THAT THE CONSTRUCTION OF THE IMPROVEMENTS WITHIN: **The Reserve at Lake Mary, a Condominium** AS SHOWN HEREON ARE SUBSTANTIALLY COMPLETED SO THAT THE MATERIALS COMPRISING EXHIBIT "2" OF THE DECLARATION OF CONDOMINIUM, TOGETHER WITH THE PROVISIONS OF THE DECLARATION DESCRIBING THE CONDOMINIUM PROPERTY, IS AN ACCURATE REPRESENTATION OF THE LOCATION AND DIMENSIONS OF THE IMPROVEMENTS AND SO THAT THE IDENTIFICATION, LOCATION AND DIMENSIONS OF THE COMMON ELEMENTS AND OF EACH UNIT CAN BE DETERMINED FROM THESE MATERIALS.

THE UNDERSIGNED FURTHER CERTIFIES THAT ALL PLANNED IMPROVEMENTS, INCLUDING, BUT NOT LIMITED TO, LANDSCAPING, UTILITY SERVICES AND ACCESS TO THE UNITS AND COMMON AREAS FACILITIES HAVE BEEN SUBSTANTIALLY COMPLETED.

J. H. MANUCY, INC.

**BERNABE A. HERNANDEZ**  
REGISTERED LAND SURVEYOR No. 2905  
STATE OF FLORIDA

DATED: 3/3/06

### NOTES:

- 1) THIS CERTIFICATION IS ONLY FOR THE LAND AS SHOWN HEREON.
- 2) THIS IS NOT A CERTIFICATE OF TITLE, ZONING, EASEMENTS OR FREEDOM FOR ENCUMBRANCES.
- 3) THIS CERTIFICATE IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

**EXHIBIT "2"**

DATE	REVISIONS	BY

**J.H. MANUCY, INC.**  
Land Surveyors / Civil Engineers & Surveyors  
1400 Palm Avenue, Suite 300  
Altamonte Springs, FL 32714  
Tel: (407) 837-0000 • Fax: (407) 837-0000



PROJECT NAME:

**The Reserve at Lake Mary, a Condominium**  
733 Secret Harbor Lane, Lake Mary, FL 32746

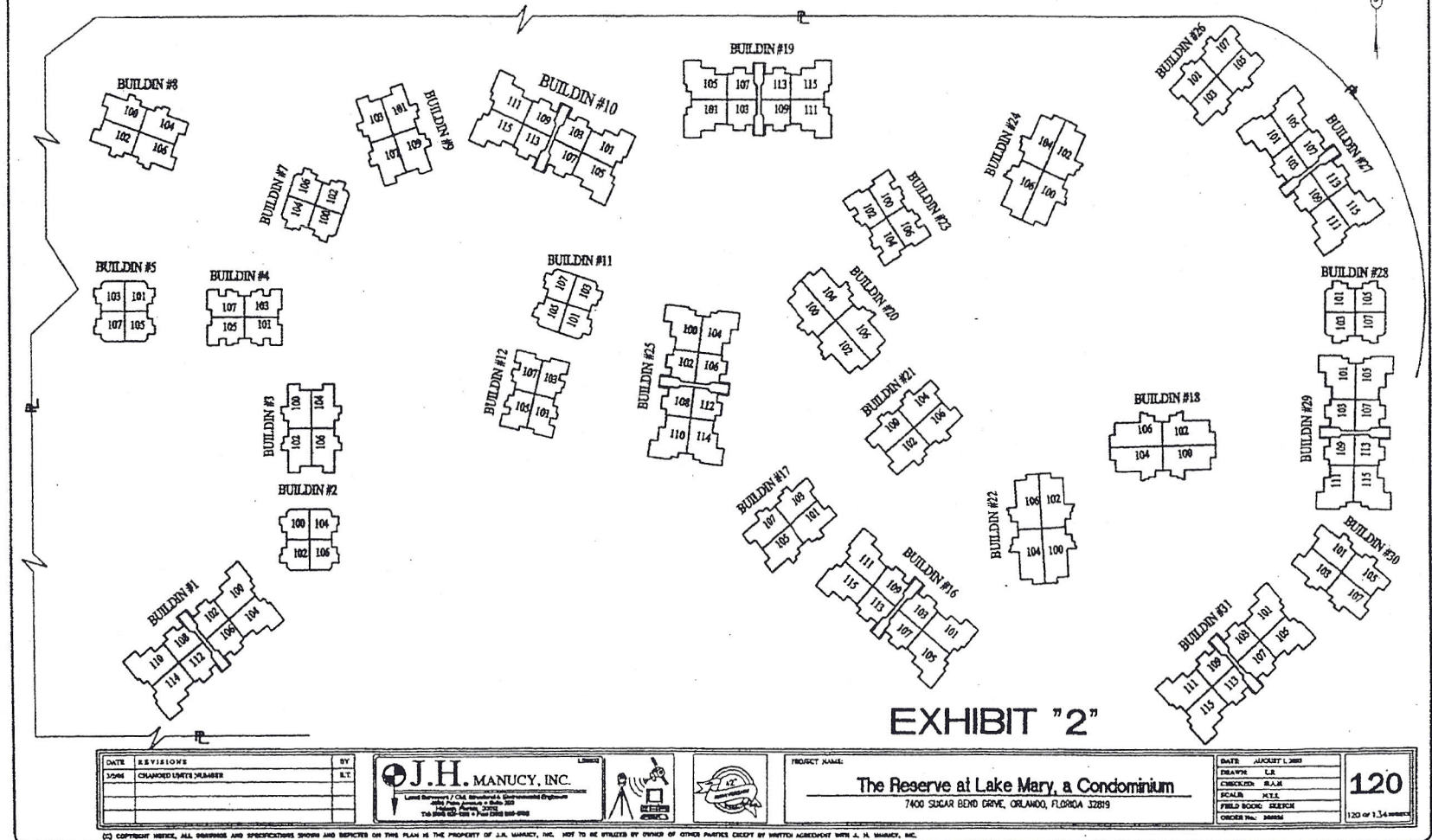
DATE: AUGUST 1, 2005  
DRAWN: L.P.  
CHECKED: B.A.A.  
SCALE: N/A  
FIELD BOOK: SKETCH  
ORDER NO.: 1006058

**4**

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# The Reserve at Lake Mary, a Condominium

Units and Buildings numbers, First Floor



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# The Reserve at Lake Mary, a Condominium

## Units and Buildings numbers, First Floor

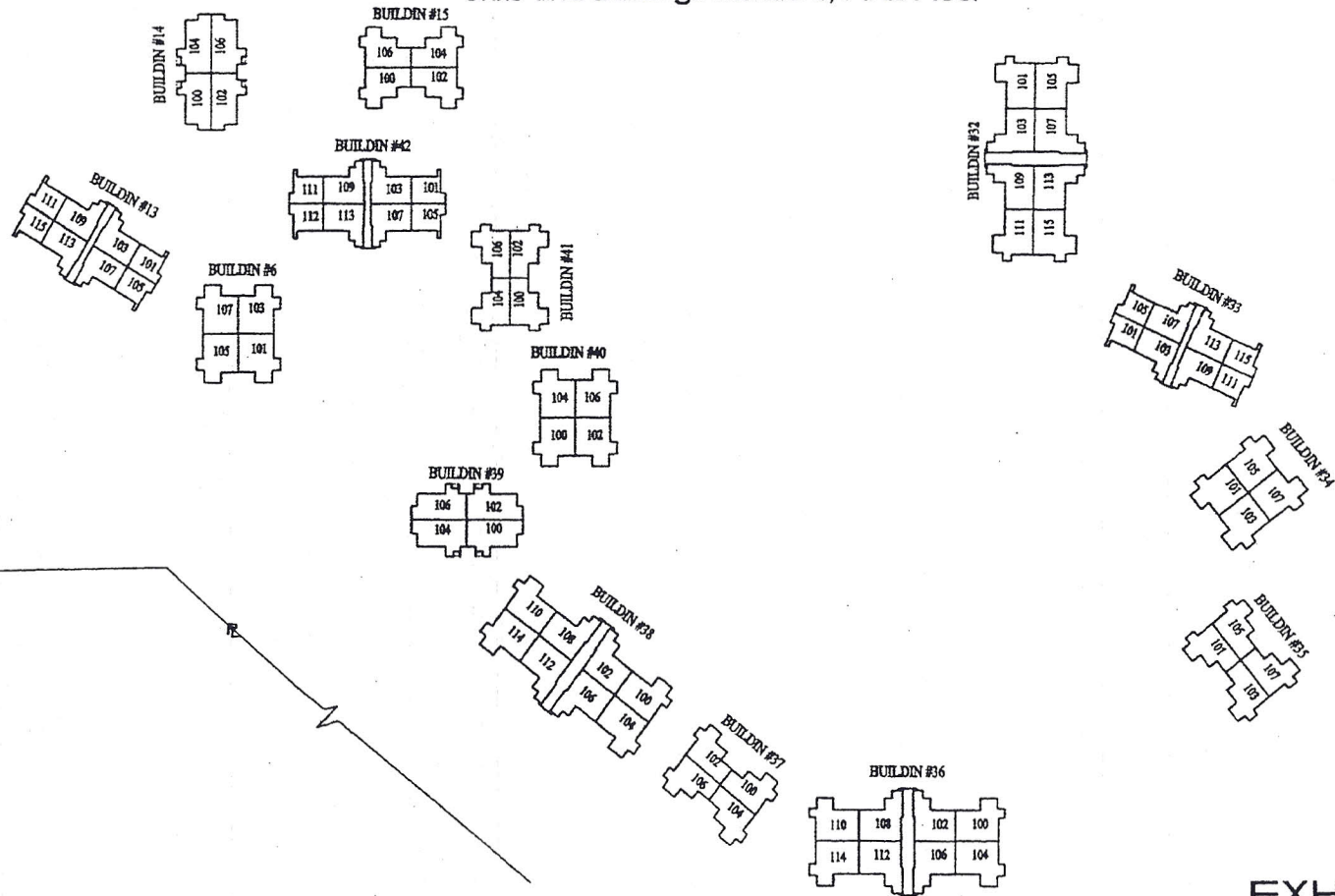


EXHIBIT "2"

DATE	REVISIONS	BY
3/3/86	CHANGED UNIT NUMBERS	E.T.



PROJECT NAME:

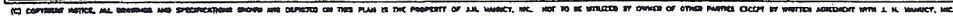
The Reserve at Lake Mary, a Condominium  
7400 SUGAR BEND DRIVE, ORLANDO, FLORIDA 32819

DATE	AUGUST 1, 1986
DRAWN	L.R.
CHECKED	E.A.B.
SCALE	N.T.S.
FIELD BOOK	SKETCH
CORRIGED IN	10646

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12 of 34 sheets

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# The Reserve at Lake Mary, a Condominium

Units and Buildings numbers, Second and Third Floor

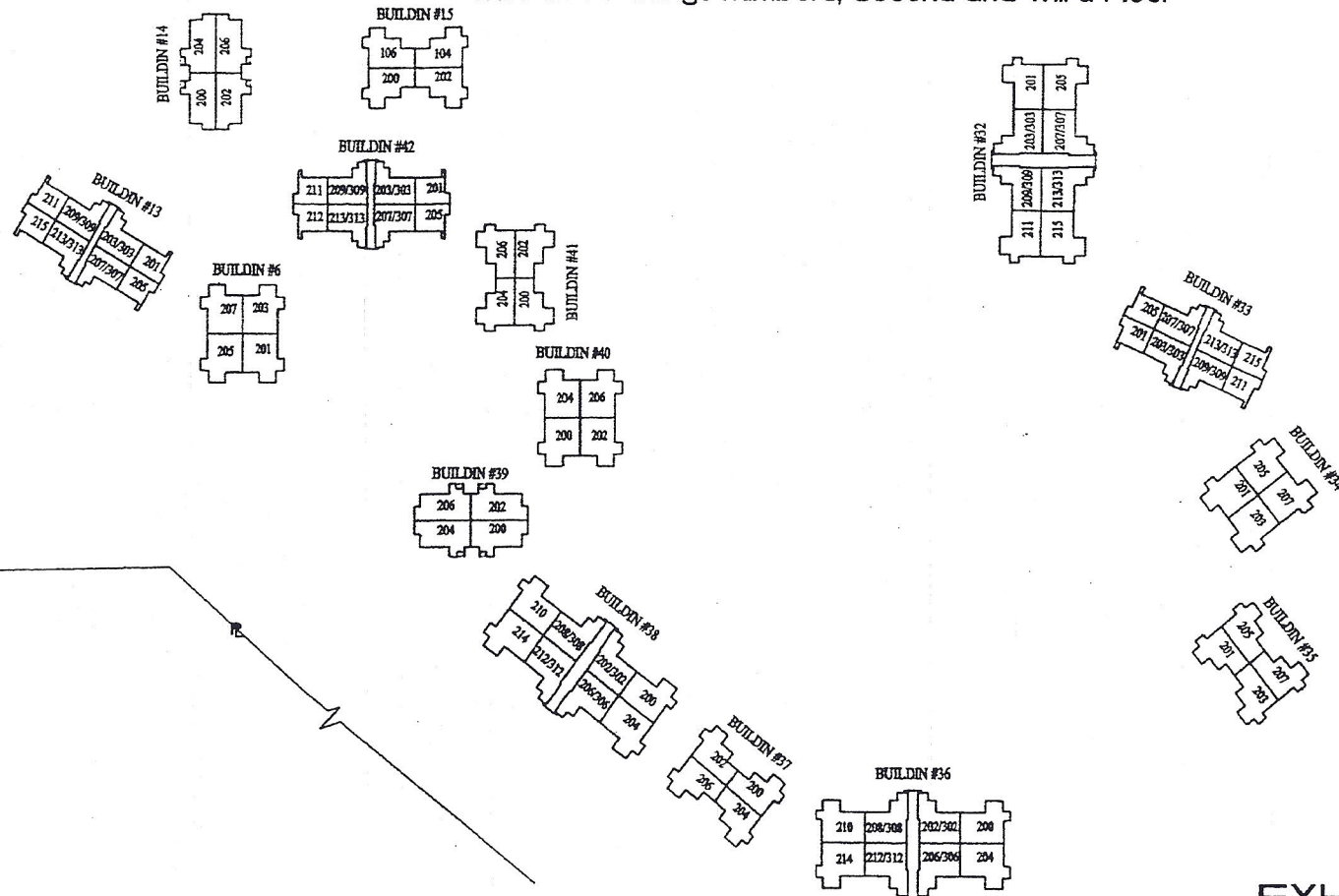


EXHIBIT "2"

DATE	REVISIONS	BY
3/9/04	CHANGED UNIT NUMBERS	E.T.
3/9/04	REVISION (UNIT NUMBERS BUILDINGS IN AREA 2) (TERRACE FLOOR)	E.T.

**J.H. MANUCY, INC.**  
 Land Development / Civil Engineering & Surveying  
 4044 Pine Avenue, Suite 200  
 Tampa, Florida 33613  
 Tel: (813) 288-1234 Fax: (813) 288-1235



PROJECT NAME:

The Reserve at Lake Mary, a Condominium  
 7400 SUGAR BEND DRIVE, ORLANDO, FLORIDA 32819

DATE:	AUGUST 1, 2004
DRAWN:	E.T.
CHECKED:	W.A.H.
SCALE:	1/4" = 1'-0"
FIELD BOOK:	SKETCH
ORDER NO.:	100006

123

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# The Reserve at Lake Mary, a Condominium

## Summary Table No. 5

Building No.	Unit No.	Unit Type	Description
	100	PARADISE	3BEDROOM-2BATHROOM
	102	PARADISE	3BEDROOM-2BATHROOM
	104	PARADISE	3BEDROOM-2BATHROOM
718	106	PARADISE	3BEDROOM-2BATHROOM
[20]	200	PARADISE	3BEDROOM-2BATHROOM
	202	PARADISE	3BEDROOM-2BATHROOM
	204	PARADISE	3BEDROOM-2BATHROOM
	206	PARADISE	3BEDROOM-2BATHROOM
	100	SAND DOLLAR	2BEDROOM-1BATHROOM
	102	SAND DOLLAR	2BEDROOM-1BATHROOM
714	104	SAND DOLLAR	2BEDROOM-1BATHROOM
[21]	106	SAND DOLLAR	2BEDROOM-1BATHROOM
	200	SAND DOLLAR	2BEDROOM-1BATHROOM
	202	SAND DOLLAR	2BEDROOM-1BATHROOM
	204	SAND DOLLAR	2BEDROOM-1BATHROOM
	206	SAND DOLLAR	2BEDROOM-1BATHROOM
	100	PARADISE	3BEDROOM-2BATHROOM
	102	PARADISE	3BEDROOM-2BATHROOM
	104	PARADISE	3BEDROOM-2BATHROOM
2548	106	PARADISE	3BEDROOM-2BATHROOM
[22]	200	PARADISE	3BEDROOM-2BATHROOM
	202	PARADISE	3BEDROOM-2BATHROOM
	204	PARADISE	3BEDROOM-2BATHROOM
	206	PARADISE	3BEDROOM-2BATHROOM
	100	CORAL REEF	2BEDROOM-2BATHROOM
	102	CORAL REEF	2BEDROOM-2BATHROOM
	104	CORAL REEF	2BEDROOM-2BATHROOM
2584	106	CORAL REEF	2BEDROOM-2BATHROOM
[23]	201	CORAL REEF	2BEDROOM-2BATHROOM
	200	CORAL REEF	2BEDROOM-2BATHROOM
	202	CORAL REEF	2BEDROOM-2BATHROOM
	204	CORAL REEF	2BEDROOM-2BATHROOM

Building No.	Unit No.	Unit Type	Description
	100	PARADISE	3BEDROOM-2BATHROOM
	102	PARADISE	3BEDROOM-2BATHROOM
	104	PARADISE	3BEDROOM-2BATHROOM
2580	106	PARADISE	3BEDROOM-2BATHROOM
[24]	200	PARADISE	3BEDROOM-2BATHROOM
	202	PARADISE	3BEDROOM-2BATHROOM
	204	PARADISE	3BEDROOM-2BATHROOM
	206	PARADISE	3BEDROOM-2BATHROOM
	100	FLAMINGO	2BEDROOM-2BATHROOM
	102	SEA BREEZE	1BEDROOM-1BATHROOM
	104	FLAMINGO	2BEDROOM-2BATHROOM
	106	SEA BREEZE	1BEDROOM-1BATHROOM
	108	SEA BREEZE	1BEDROOM-1BATHROOM
	110	FLAMINGO	2BEDROOM-2BATHROOM
	112	SEA BREEZE	1BEDROOM-1BATHROOM
	114	SEA BREEZE	1BEDROOM-1BATHROOM
	200	FLAMINGO	2BEDROOM-2BATHROOM
2582	202	SEA BREEZE	1BEDROOM-1BATHROOM
[25]	204	FLAMINGO	2BEDROOM-2BATHROOM
	206	SEA BREEZE	1BEDROOM-1BATHROOM
	208	SEA BREEZE	1BEDROOM-1BATHROOM
	210	FLAMINGO	2BEDROOM-2BATHROOM
	212	FLAMINGO	2BEDROOM-2BATHROOM
	214	FLAMINGO	2BEDROOM-2BATHROOM
	302	SEA BREEZE	1BEDROOM-1BATHROOM
	306	SEA BREEZE	1BEDROOM-1BATHROOM
	308	SEA BREEZE	1BEDROOM-1BATHROOM
	312	SEA BREEZE	1BEDROOM-1BATHROOM

DATE	REVISIONS	BY
3/9/04	CHANGED UNIT NUMBERS	ET

**J.H. MANUCY, INC.**  
 Licensed Professional Engineer  
 10000 Lake Nona Blvd., Suite 200  
 Lake Nona, FL 32157  
 Tel: 407/288-0000 • Fax: 407/288-0001



PROJECT NAME:

The Reserve at Lake Mary, a Condominium

733 SECRET HARBOR LANE, LAKE MARY, FLORIDA 32746

DATE: AUGUST 1, 2004  
 DRAWN: T.A.  
 CHECKED: B.A.J.  
 SCALE: AS SHOWN  
 FIELD BOOK: ANGLER  
 ORDER NO.: 10004

130

130 of 34 sheets

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EXHIBIT "2"

# The Reserve at Lake Mary, a Condominium

## Summary Table No. 7

Building No.	Unit No.	Unit Type	Description
2553 [30]	101	SAND DOLLAR	2BEDROOM-1BATHROOM
	103	SAND DOLLAR	2BEDROOM-1BATHROOM
	105	SAND DOLLAR	2BEDROOM-1BATHROOM
	107	SAND DOLLAR	2BEDROOM-1BATHROOM
	201	SAND DOLLAR	2BEDROOM-1BATHROOM
	203	SAND DOLLAR	2BEDROOM-1BATHROOM
	205	SAND DOLLAR	2BEDROOM-1BATHROOM
2549 [31]	207	SAND DOLLAR	2BEDROOM-1BATHROOM
	101	FLAMINGO	2BEDROOM-2BATHROOM
	103	SEA BREEZE	1BEDROOM-1BATHROOM
	105	FLAMINGO	2BEDROOM-2BATHROOM
	107	SEA BREEZE	1BEDROOM-1BATHROOM
	109	SEA BREEZE	1BEDROOM-1BATHROOM
	111	FLAMINGO	2BEDROOM-2BATHROOM
	113	SEA BREEZE	1BEDROOM-1BATHROOM
	115	FLAMINGO	2BEDROOM-2BATHROOM
	201	FLAMINGO	2BEDROOM-2BATHROOM
	203	SEA BREEZE	1BEDROOM-1BATHROOM
	205	FLAMINGO	2BEDROOM-2BATHROOM
	207	SEA BREEZE	1BEDROOM-1BATHROOM
	209	SEA BREEZE	1BEDROOM-1BATHROOM
	211	FLAMINGO	2BEDROOM-2BATHROOM
	213	SEA BREEZE	1BEDROOM-1BATHROOM
	215	FLAMINGO	2BEDROOM-2BATHROOM
	303	SEA BREEZE	1BEDROOM-1BATHROOM
	307	SEA BREEZE	1BEDROOM-1BATHROOM
	309	SEA BREEZE	1BEDROOM-1BATHROOM
	313	SEA BREEZE	1BEDROOM-1BATHROOM

Building No.	Unit No.	Unit Type	Description
2533 [32]	101	MIRAGE	2BEDROOM-2BATHROOM
	103	COZUMEL	1BEDROOM-1BATHROOM
	105	MIRAGE	2BEDROOM-2BATHROOM
	107	COZUMEL	1BEDROOM-1BATHROOM
	109	COZUMEL	1BEDROOM-1BATHROOM
	111	MIRAGE	2BEDROOM-2BATHROOM
	113	COZUMEL	1BEDROOM-1BATHROOM
	115	MIRAGE	2BEDROOM-2BATHROOM
	201	MIRAGE	2BEDROOM-2BATHROOM
	203	COZUMEL	1BEDROOM-1BATHROOM
	205	MIRAGE	2BEDROOM-2BATHROOM
	207	COZUMEL	1BEDROOM-1BATHROOM
	209	COZUMEL	1BEDROOM-1BATHROOM
	211	MIRAGE	2BEDROOM-2BATHROOM
	213	COZUMEL	1BEDROOM-1BATHROOM
	215	MIRAGE	2BEDROOM-2BATHROOM
	303	COZUMEL	1BEDROOM-1BATHROOM
2521 [33]	307	COZUMEL	1BEDROOM-1BATHROOM
	309	COZUMEL	1BEDROOM-1BATHROOM
	313	COZUMEL	1BEDROOM-1BATHROOM
	101	SEASCAPE	1BEDROOM-1BATHROOM
	103	SANDBAR	2BEDROOM-2BATHROOM
	105	SEASCAPE	1BEDROOM-1BATHROOM
	107	SANDBAR	2BEDROOM-2BATHROOM
	109	SANDBAR	2BEDROOM-2BATHROOM
	111	SEASCAPE	1BEDROOM-1BATHROOM
	113	SANDBAR	2BEDROOM-2BATHROOM
	115	SEASCAPE	1BEDROOM-1BATHROOM
	201	SEASCAPE	1BEDROOM-1BATHROOM
	203	SANDBAR	2BEDROOM-2BATHROOM
	205	SEASCAPE	1BEDROOM-1BATHROOM
	207	SANDBAR	2BEDROOM-2BATHROOM
	209	SANDBAR	2BEDROOM-2BATHROOM
	211	SEASCAPE	1BEDROOM-1BATHROOM
	213	SANDBAR	2BEDROOM-2BATHROOM
	215	SEASCAPE	1BEDROOM-1BATHROOM
	303	SANDBAR	2BEDROOM-2BATHROOM
	307	SANDBAR	2BEDROOM-2BATHROOM
	309	SANDBAR	2BEDROOM-2BATHROOM
	313	SANDBAR	2BEDROOM-2BATHROOM

DATE	REVISIONS	BY



PROJECT NAME: **The Reserve at Lake Mary, a Condominium**  
 733 SECRET HARBOR LANE, LAKE MARY, FLORIDA 32746

DATE: AUGUST 1, 2005	SCALE: AS SHOWN
DRAWN BY: J.A.	FILED IN: JACQUETTE
CHECKED: J.A.	ORDER NO.: 10000

**EXHIBIT "2"**

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# The Reserve at Lake Mary, a Condominium

## Summary Table No. 9

Building No.	Unit No.	Unit Type	Description
2524 [40]	100	PALM BREEZE	1BEDROOM-1BATHROOM
	102	PALM BREEZE	1BEDROOM-1BATHROOM
	104	PALM BREEZE	1BEDROOM-1BATHROOM
	106	PALM BREEZE	1BEDROOM-1BATHROOM
	200	PALM BREEZE	1BEDROOM-1BATHROOM
	202	PALM BREEZE	1BEDROOM-1BATHROOM
	204	PALM BREEZE	1BEDROOM-1BATHROOM
2532 [41]	206	PALM BREEZE	1BEDROOM-1BATHROOM
	100	SAND CASTLE	2BEDROOM-1BATHROOM
	102	SAND CASTLE	2BEDROOM-1BATHROOM
	104	SAND CASTLE	2BEDROOM-1BATHROOM
	106	SAND CASTLE	2BEDROOM-1BATHROOM
	200	SAND CASTLE	2BEDROOM-1BATHROOM
	202	SAND CASTLE	2BEDROOM-1BATHROOM
709 [42]	204	SAND CASTLE	2BEDROOM-1BATHROOM
	206	SAND CASTLE	2BEDROOM-1BATHROOM
	101	SEASCAPE	1BEDROOM-1BATHROOM
	103	SANDBAR	2BEDROOM-2BATHROOM
	105	SEASCAPE	1BEDROOM-1BATHROOM
	107	SANDBAR	2BEDROOM-2BATHROOM
	109	SANDBAR	2BEDROOM-2BATHROOM
	111	SEASCAPE	1BEDROOM-1BATHROOM
	113	SANDBAR	2BEDROOM-2BATHROOM
	115	SEASCAPE	1BEDROOM-1BATHROOM
	201	SEASCAPE	1BEDROOM-1BATHROOM
	203	SANDBAR	2BEDROOM-2BATHROOM
	205	SEASCAPE	1BEDROOM-1BATHROOM
	207	SANDBAR	2BEDROOM-2BATHROOM
	209	SANDBAR	2BEDROOM-2BATHROOM
	211	SEASCAPE	1BEDROOM-1BATHROOM
	213	SANDBAR	2BEDROOM-2BATHROOM
	215	SEASCAPE	1BEDROOM-1BATHROOM
	303	SANDBAR	2BEDROOM-2BATHROOM
	307	SANDBAR	2BEDROOM-2BATHROOM
	309	SANDBAR	2BEDROOM-2BATHROOM
	313	SANDBAR	2BEDROOM-2BATHROOM

EXHIBIT "2"

DATE	REVISIONS	31



**J.H. MANUCY, INC.**  
 Licensed Professional Engineer  
 10000 Lake Mary Parkway, Suite 200  
 Lake Mary, Florida 32746  
 Tel: 407-928-0000 Fax: 407-928-0001




PROJECT NAME: **The Reserve at Lake Mary, a Condominium**

733 SECRET HARBOR LANE, LAKE MARY, FLORIDA 32746

DATE: AUGUST 1, 2000  
 DRAWN: T.C.  
 CHECKED: B.A.N.  
 SCALE: AS SHOWN  
 FIELD BOOK ARCH. 2000  
 ORDER NO. 106706

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EXHIBIT "3" TO DECLARATION OF  
REGENCY PARK AT LAKE MARY, A CONDOMINIUM

SCHEDULE OF PERCENTAGE SHARES OF OWNERSHIP  
OF COMMON ELEMENTS AND COMMON SURPLUS  
AND OF SHARING OF COMMON EXPENSES  
BASED ON SQUARE FOOTAGE OF EACH UNIT  
IN RELATION TO THE TOTAL SQUARE FOOTAGE OF ALL UNITS

UNIT TYPE	PERCENTAGE SHARE
CORAL REEF	0.2281585%
SAND DOLLAR	0.2129835%
FLAMINGO	0.2273599%
CALYPSO	0.1653284%
MIRAGE	0.2310871%
COZUMEL	0.1682569%
PARADISE	0.2683592%
SUNSET	0.2758136%
PALM BREEZE	0.1682569%
SAND CASTLE	0.2100549%
SEASCAPE	0.1426989%
SANDBAR	0.2337494%
SEA BREEZE	0.1429652%