

FIRST
AMENDMENT
TO
DECLARATION OF CONDOMINIUM
OF
THE GARDENS III AT ST. ANDREWS PARK AT THE PLANTATION

1050

PURSUANT to Section 718.403, Florida Statutes, and the provisions of the Declaration of Condominium of The Gardens III of St. Andrews Park at the Plantation as recorded in Official Records Book 3033, Page 2662, Public Records of Sarasota County, Florida, Plantation Development No. I, a Florida general partnership, hereby amends said Declaration of Condominium for the purpose of submitting Phase 2 to condominium ownership as a part of The Gardens III of St. Andrews Park at the Plantation, a Condominium. Phase 2 is more particularly described in the Condominium Plat of The Gardens III of St. Andrews Park at the Plantation attached as Exhibit "A" to said Declaration of Condominium and recorded in Condominium Book 32, Page 13, Public Records of Sarasota County, Florida. The condominium Plat also contains an identification of each unit in Phase 2, a graphic description of the improvements in which such units are located and a plot plan thereof, a survey of Phase 2, and a certificate of surveyor in conformance with Section 718.104(4)(e), Florida Statutes. By this Amendment, the common elements of Phase 2 are merged with the common elements of existing phase and hereby becomes part of one condominium known as The Gardens III of St. Andrews Park at the Plantation. Commencing with the recording of this Amendment in the Public Records, each condominium unit will have a 1/16th share in the common elements, common expenses, and common surplus of the condominium, so that each condominium unit will share equally with all other condominium units in The Gardens III of St. Andrews Park at the Plantation. Developer further amends said survey and plot plan in accordance with the Certificate of Surveyor attached hereto and by this reference made a part hereof.

IN WITNESS WHEREOF, Developer has caused this Amendment to be executed in its name this 6th day of February, 1998.

Witnesses:

PLANTATION DEVELOPMENT NO. I,
a Florida general partnership
By: SEL PLANTATION DEVELOPMENT NO. 1, INC.,
a Florida Corporation, as General Partner

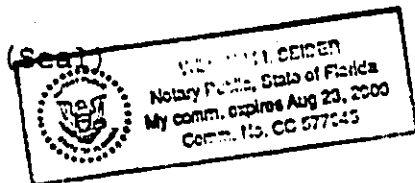
William M Seider
Signature of Witness
William M Seider
Print Name of Witness

By: Stephen E. Lattmann
Stephen E. Lattmann
As its President

Sherry Glau
Signature of Witness
Sherry Glau
Print Name of Witness

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 6th day of February 1998, by STEPHEN E. LATTMANN, as President of SEL PLANTATION DEVELOPMENT NO. 1, INC., a Florida corporation and a general partner of PLANTATION DEVELOPMENT NO. I, Florida general partnership, on behalf of the corporation and the partnership. The above-named person is personally known to me.



William M Seider
Notary Public
William M Seider
Print or type name of Notary Public

I am a Notary Public of the State of Florida and my commission expires on _____.

Prepared by and return to:
William M. Seider, Esquire
Williams, Parker, Harrison, Dietz & Getzen
200 South Orange Avenue
Sarasota, Florida 34236

STRAYER SURVEYING & MAPPING, INC.

OFFICIAL RECORDS
BOOK 3067
PAGE 2382

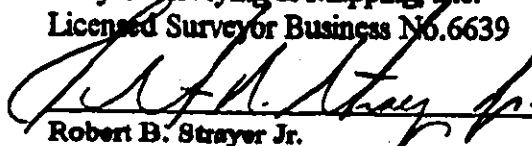
CERTIFICATE OF SURVEYOR

I, the undersigned Registered Surveyor & Mapper, hereby certify that:

1. This certificate is made with respect to Phase 2, Building 9, and all units contained therein, The Gardens III of St. Andrews Park at The Plantation., as shown on the condominium plat recorded in condominium Book 32, Page 13, Public Records of Sarasota County, Florida as amended.
2. The construction of the improvements in which said units are located is substantially complete.
3. The plat, ~~as amended~~, together with the provisions of the Declaration describing the condominium property, is an accurate representation of the location and dimensions of said building and units.
4. The identification, location and dimensions of the common elements and of each such unit can be determined from the plat, as amended, and the provisions of said Declaration.
5. All planned improvements, including, but not limited to, landscaping, utility services and access to said unit, and common element facilities serving the building in which said units are located have been substantially completed.

RECORDER'S MEMO: Legibility of writing, typing, or printing for reproductive purpose may be unsatisfactory in this document when received

Strayer Surveying & Mapping, Inc.
Licensed Surveyor Business No. 6639


Robert B. Strayer Jr.
Fla. Surveyor Cert. No. 5027

Strayer Surveying & Mapping, Inc.
763 Shamrock Blvd.
Venice, FL. 34293
Phone (941) 497-1290

Date: 2/06/98

RECORDED
RECORDS
OFFICIAL
98 FEB 13 PM 4:18
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FL
ROBERT B. STRAYER JR.
CERTIFICATE
NO. 5027
STATE OF
FLORIDA
REGISTERED LAND SURVEYOR
sheet 1 of 1