

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

PURSUANT to Section 718.104(4)(e), Florida Statutes, and the provisions of the Declaration of Condominium of The Gardens II of St. Andrews Park at the Plantation as recorded in Official Records Book 2908, Page 380, Public Records of Sarasota County, Florida, Plantation Development No. I, a Florida general partnership, as Developer of The Gardens II of St. Andrews Park at the Plantation hereby amends the survey and plot plan attached as Exhibit "A" to said Declaration of Condominium and recorded in Condominium Book 31, Page 35 of the Public Records of Sarasota County, Florida, 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 13th day of November, 1996.

Witnesses:

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

Laura A. Cunningham
Signature of Witness

Laura A. Cunningham
Print Name of Witness

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

Barbara J. Zulletti
Signature of Witness

Barbara J. Zulletti
Print Name of Witness

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 13th day of November 1996, 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.

(Seal)



Laura A. Cunningham
Notary Public

Laura A. Cunningham
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: 275
William M. Seider, Esquire
Williams, Parker, Harrison, Dietz & Getzen
200 South Orange Avenue
Sarasota, Florida 34236

STRAYER SURVEYING & MAPPING, INC.

ROBERT B. STRAYER, JR., P.S.M.

•• OFFICIAL RECORDS ••
BOOK 2911 PAGE 1979

CERTIFICATE OF SURVEYOR

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

1. This certificate is made with respect to Phase 1, Building 5, and all units contained therein, The Gardens II of St. Andrews Park at the Plantation, as shown on the condominium plat recorded in Condominium Book 31, Page 35, Public Records of Sarasota County, Florida, as amended.

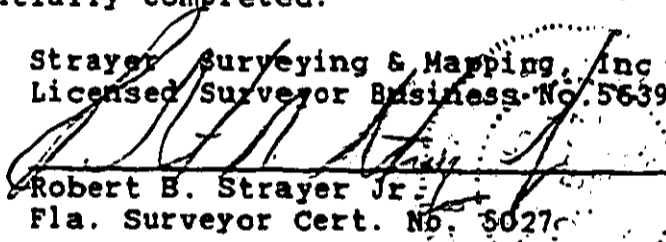
2. The construction of the improvements in which said building are located is substantially complete.

3. The plat, 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 the said units are located have been substantially completed.

Strayer Surveying & Mapping, Inc.
Licensed Surveyor Business No. 5639



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

Date: 11/13/96

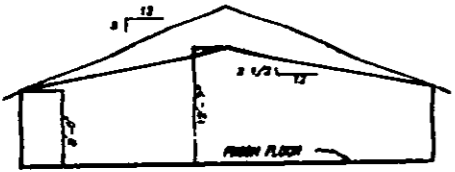
STRAYER SURVEYING & MAPPING, INC
763 SHAMROCK BLVD.
VENICE, FLORIDA, 34293
PHONE (941) 497-1290

OFFICIAL RECORDS PAGE 1980 BOOK 2911

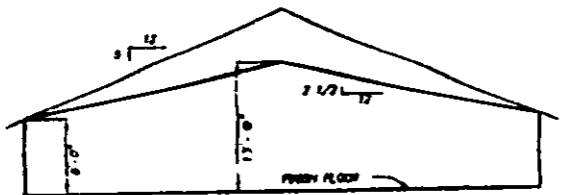
THE GARDENS II OF ST. ANDREWS PARK AT THE PLANTATION

A CONDOMINIUM, LYING IN SECTION 24, TOWNSHIP 39 SOUTH, RANGE 19 EAST SARASOTA COUNTY FLORIDA

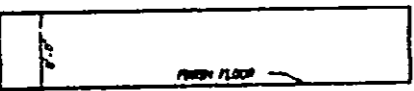
TYPICAL ELEVATIONS FOR BUILDINGS 5, 6, & 7



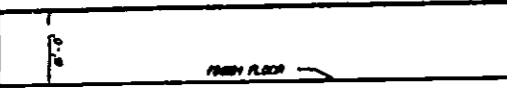
SECOND FLOOR ELEVATION SECTION B - B
N.T.S.



SECOND FLOOR ELEVATION SECTION A - A
N.T.S.



FIRST FLOOR ELEVATION SECTION C - C
N.T.S.



FIRST FLOOR ELEVATION SECTION D - D
N.T.S.

LEGEND
N = NORTH
E = EAST
ELEV = ELEVATION

Strayer Surveying & Mapping, Inc.

763 SHIMMER PALMWAY
VENICE, FLORIDA 33582
(941) 486-0486 FAX (941) 487-0486

Date: 11/13/86
SA/CARDOR



DESCRIPTION FOR TRACT A, THE GARDENS II OF ST ANDREWS PARK

Commence at the Northeast corner of Section 24 Township 39 South Range 19 East, thence S.89°59'53"W. along the north boundary line of said Section 24, a distance of 2643.01 feet, thence leaving said north line S.10°45'31"E. 2391.80 feet to the most southerly corner of Phase 1, The Gardens I Of St. Andrews Park At The Plantation, as per plat recorded in Condominium Plat Book 31, Pages 4-40, Public Records of Sarasota County, Florida; thence traverse along the south boundary line of said plat by the following three courses: N.49°31'03"W. 167.13 feet; thence S.40°28'57"W. 110.00 feet; thence N.45°01'03"W. 179.17 feet to the most westerly corner of Phase 3, of said plat; thence N.30°00'00"E. along the west line of said Phase 3, 158.84 feet for a POINT OF BEGINNING, at the most northerly corner of said Phase 3; thence N.27°50'00"W. 38.48 feet to a point on a curve lying S.26°31'40"W. from the radius point, thence traverse along the arc of said curve, to the right, having a radius of 488.00 feet, a central angle of 03°07'14", an arc length of 25.87 feet to the point of tangency of said curve, thence N.60°26'06"W. 67.57 feet to the point of tangency of a curve to the right, having a radius of 488.00 feet, a central angle of 08°54'50", thence along the arc of said curve, 75.87 feet to the point of tangency of said curve, thence N.51°31'35"W. 158.02 feet to a point on a curve, having a radius of 88.00 feet, a central angle of 33°21'59", thence along the arc of said curve, 51.23 feet to the point of tangency of said curve; thence N.18°09'36"W. 30.38 feet to the point of curvature of a curve to the left, having a radius of 142.00 feet, a central angle of 47°42'25", thence along the arc of said curve, 117.49 feet; thence S.26°31'40"W. 24.03 feet to a point on a curve, lying N.23°56'20"E. from the radius point, thence traverse along the arc of said curve to the right, in a southeasterly direction, having a radius of 118.00 feet, a central angle of 47°54'03", an arc length of 88.65 feet to the point of tangency of said curve, thence S.18°09'36"E. 30.38 feet to the point of curvature of a curve to the left, having a radius of 112.00 feet, a central angle of 33°21'59", thence along the arc of said curve, 65.22 feet to the point of tangency of said curve, thence S.51°31'35"E. 158.02 feet to the point of curvature of a curve to the left, having a radius of 812.00 feet, a central angle of 08°54'31", thence along the arc of said curve, 78.61 feet to the point of tangency of said curve, thence S.60°26'08"E. 67.57 feet to the point of curvature of a curve to the left, having a radius of 812.00 feet, a central angle of 08°37'42", thence along the arc of said curve, 59.23 feet to the Point Of Beginning.

Parcel contains 0.30 acre, more or less

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

SURVEYOR'S NOTES

- (1) This plat is subject to change due to design changes or construction requirements in the said Condominium; to the plat will be recorded in the public records to show all improvements as completed.
- (2) Improvements other than the common elements such as but not limited to, water meters, water lines, storm drains, sanitary sewers, sidewalks and trees, have not been located.
- (3) Limited common elements are defined in the Declaration of Condominium and include:
 - (a) Carpets, utility rooms
 - (b) C 101 through C 204 denotes Carpets which are hereby assigned as Limited Common Elements to the respective units within that phase to which they numerically correspond. E.g. C 101 in Phase 1 is a Limited Common Element assigned to Unit 101, Building 1
- (4) All elevations are based U.S.C. & G.S. MONUMENT NO T-235 Mount 1975 Elevation 15,041 feet, located U.S. Hwy 41, Benchmark Datum: refer to N. C. V. D. of 1829
- (5) Bearings shown hereon are based on the North boundary line of the Northeast 1/4 of Section 24, Township 39 South, Range 19 East being N.88°58'35"E.
- (6) Property lies in Flood Zone B. Deviation required "NA", per Sarasota County Planning Dept. PLRM PANEL 6375, dated 8/84 Date 3/15/84
- (7) TYPICAL
 - (a) Private Driveway: width 24 feet
 - (b) Parking Space 8' x 18'
 - (c) Carpets 10' x 20'
 - (d) Utility 4' x 10'
- (8) Areas not designated as "Unit" or "ICE" are common elements, subject to the terms of the Declaration of Condominium.
- (9) Tract A is not included within the condominium. Tract A is a private road that will serve as a right-of-way for the condominium. The property ultimately shall be conveyed to St. Andrews Plantation Community Association, Inc.

UNIT DESCRIPTION

A unit shall consist of the space bounded within the horizontal planes of the top unfinished surface of the floor structure to the top side of the ceiling drywall and the vertical plane of the backside of the drywall on the exterior walls and or party walls or other boundaries as shown hereon. Unit construction of a particular building is substantially completed, the respective unit in such building shall occupy the or space bounded by the planes as located and dimensioned herein without reference to the physical improvements described above.

| BUILDING NO. | PROPOSED COORDINATE "A" | ASBUILT COORDINATE "A" | PROPOSED COORDINATE "B" | ASBUILT COORDINATE "B" | FRESH 1ST FLOOR ELEV. | FRESH 2ND FLOOR ELEV. |
|--------------|-------------------------|------------------------|-------------------------|------------------------|-----------------------|-----------------------|
| 5 | N 10824.70 E 12762.48 | N 10826.79 E 12762.44 | N 10828.81 E 12672.17 | N 10830.82 E 12672.09 | 14.31 | 23.01 |
| 6 | N 10815.87 E 12598.81 | N 10818.80 E 12598.82 | N 10823.80 E 12532.48 | N 10825.80 E 12532.40 | 14.87 | 23.08 |
| 7 | N 10798.85 E 12416.84 | | N 10798.87 E 12416.81 | | | |