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SECOND  
AMENDMENT  
TO  
DECLARATION OF CONDOMINIUM  
OF

.. OFFICIAL RECORDS ..  
BOOK 2930 PAGE 1578

THE GARDENS II AT ST. ANDREWS PARK AT THE PLANTATION

PURSUANT to Section 718.403, 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, as amended, 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 II of St. Andrews Park at the Plantation, a Condominium. Phase 2 is more particularly described in the Condominium Plat of The Gardens II of St. Andrews Park at the Plantation attached as Exhibit "A" to said Declaration of Condominium and recorded in Condominium Book 31, Page 35, 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 II 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 II 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 15 day of January, 1997.

Witnesses:

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

Cathy A. Burpee  
Signature of Witness

Cathy A. Burpee  
Print Name of Witness

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

Barbara J. Zullo  
Signature of Witness

Barbara J. Zullo  
Print Name of Witness

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 15 day of January 1997, 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.

Cathy A. Burpee  
Notary Public

(Seal)

Cathy A. Burpee  
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



OFFICIAL NOTARY SEAL  
CATHY A. BURPEE  
MY COMM. EXP. 9-22-98  
No. CC 407614

# STRAYER SURVEYING & MAPPING, INC.

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

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## CERTIFICATE OF SURVEYOR

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

1. This certificate is made with respect to Phase 2, Building 6, 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.

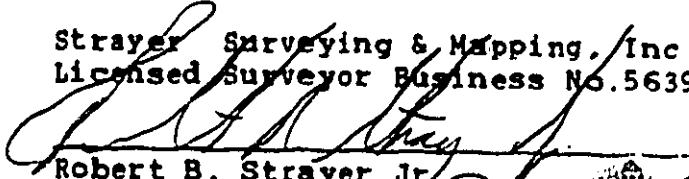
2. The construction of the improvements in which said units are located is substantially complete.

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 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. 5024

Date: 01/14/97

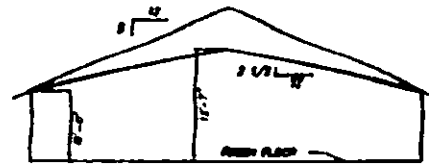
STRAYER SURVEYING & MAPPING, INC  
763 SHAMROCK BLVD.  
VENICE, FLORIDA, 34293  
PHONE (941) 497-1290

Sheet 1 of 2

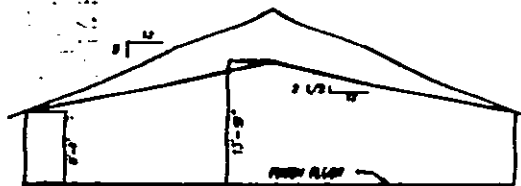
# THE GARDENS II OF ST. ANDREWS PARK AT THE PLANTATION

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.



**Shroyer Surveying & Mapping, Inc.**

712 BROADWAY BUILDING  
SARASOTA, FLORIDA 34237  
(813) 492-0900 FAX (813) 492-7400

LEGEND  
N = NORTH  
E = EAST  
ELEV. = ELEVATION

DATE: 1/14/97  
SA/GARDER

**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.88°36'35"W., along the north boundary line of said Section 24, a distance of 2645.01 feet, thence leaving said north line S.10°48'31"E. 2361.60 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.48°31'03"W., 167.13 feet, thence S.40°28'57"W., 110.00 feet, thence N.45°01'03"W., 178.17 feet to the most westerly corner of Phase 3, of said plat, thence N.30°00'00"E., along the east line of said Phase 3, 158.86 feet to a POINT OF BEGINNING, at the most northerly corner of said Phase 3, thence N.27°30'00"W., 38.46 feet to a point on a curve lying S.28°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°02'14", an arc length of 28.87 feet to the point of tangency of said curve, thence N.60°26'08"W., 87.57 feet to the point of curvature of a curve to the right, having a radius of 488.00 feet, a central angle of 02°34'50", thence along the arc of said curve, 73.97 feet to the point of tangency of said curve, thence N.81°31'33"W., 158.02 feet to a point on a curve to the right, having a radius of 88.00 feet, a central angle of 33°21'59", thence along the arc of said curve, 51.25 feet to the point of tangency of said curve, thence N.18°08'38"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°24'25", thence along the arc of said curve, 117.68 feet, thence S.28°31'42"W., 24.03 feet to a point on a curve, lying N.23°26'20"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°34'00", an arc length of 88.83 feet to the point of tangency of said curve, thence S.18°08'38"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, 63.22 feet to the point of tangency of said curve, thence S.81°31'33"E., 158.02 feet to the point of curvature of a curve to the left, having a radius of 312.00 feet, a central angle of 08°34'31", thence along the arc of said curve, 78.81 feet to the point of tangency of said curve, thence S.60°26'08"E., 87.57 feet to the point of curvature of a curve to the left, having a radius of 512.00 feet, a central angle of 08°37'42", thence along the arc of said curve, 88.23 feet to the Point Of Beginning.

Partial contains 0.30 acre, more or less.

**SURVEYOR'S NOTES:**

- (1) This plat is subject to change due to design changes or construction requirements in the field. Amendments to the plat will be recorded in the public records to show of improvements as completed.
- (2) Improvements within the common elements such as but not limited to, water meters, sewer 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 (sanitary 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. INSTRUMENT NO. 7-250 PLAT 1873 Elevation 15.067 feet, located U.S. Hwy 41, Benchmark Database refer to N. C. V. D. of 1928
- (5) Bearings shown herein are based on the north boundary line of the Northwest 1/4 of Section 24, Township 39 South, Range 19 East being N.88°36'35"E.
- (6) Property lies in Flood Zone B, Elevation required "1A", per Sarasota County Planning Dept. F.L.R.M. FORM #375, dated 8/24 Date 3/15/94
- (7) TYPICAL:
  - (a) Private Driveway, width 24 feet
  - (b) Stairs: 8" Rise x 11" Run
  - (c) Carpets: 10' x 20'
  - (d) Utility 4' x 10'
- (8) Areas not designated as "Unit" or "LC" 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 properties other than the condominium. This property ultimately should 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 herein. Until construction of a particular building is substantially completed, the respective unit in such building shall occupy the air space bounded by the planes as located and dimensioned herein without reference to the physical improvements described above.

BLOC NO.	PROPOSED COORDINATE "A"	ASBLMT COORDINATE "A"	PROPOSED COORDINATE "B"	ASBLMT COORDINATE "B"	FINISH 1ST FLOOR ELEV.	FINISH 2ND FLOOR ELEV.
5	N.18526.70 E.12702.68	N.18526.70 E.12702.64	N.18480.87 E.12672.17	N.18480.87 E.12672.08	14.51'	23.29'
6	N.18815.87 E.12568.81	N.18815.86 E.12568.82	N.18875.86 E.12532.40	N.18875.86 E.12532.40	14.93'	23.68'
7	N.18796.05 E.12618.68		N.18718.87 E.12385.81			

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