

OR 1478 PG 0633

FIRST

AMENDMENT

to

DECLARATION OF CONDOMINIUM

of

WESTCHESTER GARDENS AT THE PLANTATION

Pursuant to the provisions of Section 718.104(4) (e), Florida statutes, and the provisions of Paragraph 25 of the Declaration of Condominium of Westchester Gardens at The Plantation recorded in Official Records Book 1476, page 947, of the Public Records of Sarasota County, Florida, PLANTATION ASSOCIATES, a Florida general partnership, as Developer of Westchester Gardens at The Plantation, hereby amends the survey and plot plan attached as Exhibit "A" to said Declaration of Condominium and recorded in Condominium Book 17, page 45, 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, Plantation Associates has caused this Amendment to be executed in its name by its duly authorized officer this 11th day of November, 19 81.

Witnesses:

*Cherie E. Louie*  
*Carol Ann Alderson*

PLANTATION ASSOCIATES  
By: RAMAR GROUP HOLDINGS, INC.  
As General Partner

By: *[Signature]*  
As its President

(CORPORATE SEAL)

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 11th day of November, 19 81, by RONALD K. DREWS, to me known to be the person described as President of RAMAR GROUP HOLDINGS, INC., a Florida corporation and a general partner of PLANTATION ASSOCIATES, a Florida general partnership, and who executed it in the name of and for that corporation on behalf of PLANTATION ASSOCIATES, affixing its corporate seal, and that he was duly authorized by that corporation to do so.

*Carol Ann Alderson*  
Notary Public

My Commission Expires:

Notary Public, State of Florida at Large  
My Commission Expires January 13, 1984

Return:

Prepared by: William E. Getzen (smw)  
Williams, Parker, Harrison, Dietz & Getzen  
1550 Ringling Boulevard - P.O.Box 3258  
Sarasota, Florida 33578

CERTIFICATE OF SURVEYOR

I, the undersigned Registered Land Surveyor, hereby certify  
that: 308,309,310,311,312,313,314,315,  
316,317,318,319,320,208,209,210,211,  
212,213,214,215,216,217,218,219,220,108,109,  
1. The construction of Units 110,111,112,113,114,115,116,117,118,119,120

in Building 3, as shown on the condominium plat recorded in  
Condominium Book 17, page 45, Public Records  
of Sarasota County, Florida, is substantially complete.

2. The plat, together with the provisions of the Declaration  
describing the condominium property, is an accurate representation  
of the location and dimensions of said units.

3. As to said units, the identification, location and  
dimensions of the common elements and of each such unit can be  
determined from the plat and the provisions of said Declaration.

4. All planned improvements, including, but not limited to  
landscaping, utility services and access to said units, and common  
element facilities serving the building(s) in which said units are  
located have been substantially completed.

Orris Clark Sartor  
Orris Clark Sartor  
R.L.S. Fla. Cert. No. 2685

MAR 25 @ 9:31 AM '82

FILED AND RECORDED  
R. H. HARRIS JR. CLERK  
SARASOTA, FLA.

1:76372

CERTIFICATE OF SURVEYOR

OR 1481 PG 0023

I, the undersigned Registered Land Surveyor, hereby certify that: 129,130,131,132,133,134,135,136,137,  
229,230,231,232,233,234,235,236,237,  
1. The construction of Units 329,330,331,332,333,334,335,336 and 337,  
in Building 5, as shown on the condominium plat recorded in  
Condominium Book 17, page 45, Public Records  
of Sarasota County, Florida, is substantially complete.  
2. The plat, together with the provisions of the Declaration  
describing the condominium property, is an accurate representation  
of the location and dimensions of said units.  
3. As to said units, the identification, location and  
dimensions of the common elements and of each such unit can be  
determined from the plat and the provisions of said Declaration.  
4. All planned improvements, including, but not limited to  
landscaping, utility services and access to said units, and common  
element facilities serving the building(s) in which said units are  
located have been substantially completed.

*Orris Clark Sartor*  
Orris Clark Sartor  
R.L.S. Fla. Cert. No. 2685

Dec 8 9 37 AM '81

FILED AND REGISTERED  
R. M. HAGNEY, JR., D.L.S. # 1  
SARASOTA, FLORIDA

150272

CERTIFICATE OF SURVEYOR

I, the undersigned Registered Land Surveyor, hereby certify that:

1. The construction of Units 138,139,140,141,142,238,239,240,241 & 242, in Building 6, as shown on the condominium plat recorded in Condominium Book 17, page 45, Public Records of Sarasota County, Florida, is substantially complete.

2. The plat, together with the provisions of the Declaration describing the condominium property, is an accurate representation of the location and dimensions of said units.

3. As to said units, the identification, location and dimensions of the common elements and of each such unit can be determined from the plat and the provisions of said Declaration.

4. All planned improvements, including, but not limited to landscaping, utility services and access to said units, and common element facilities serving the building(s) in which said units are located have been substantially completed.

*Orris Clark Sartor*  
Orris Clark Sartor  
R.L.S. Fla. Cert. No. 2685

NOV 20 9 22 AM '81

FILED AND RECORDED  
R. H. HACKNEY JR., CLERK  
SARASOTA

146700

OR 1481 PG 0018

SECOND  
AMENDMENT

to

DECLARATION OF CONDOMINIUM

of

WESTCHESTER GARDENS AT THE PLANTATION

Pursuant to the provisions of Section 718.104(4) (e), Florida Statutes, and the provisions of Paragraph 25 of the Declaration of Condominium of Westchester Gardens at The Plantation recorded in Official Records Book 1476, page 947, of the Public Records of Sarasota County, Florida, PLANTATION ASSOCIATES, a Florida general partnership, as Developer of Westchester Gardens at The Plantation, hereby amends the survey and plot plan attached as Exhibit "A" to said Declaration of Condominium and recorded in Condominium Book 17, page 45, 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, Plantation Associates has caused this Amendment to be executed in its name by its duly authorized officer this 4th day of December, 19 81.

Witnesses:

Cheryl E. Lowe  
Carol Ann Wilson

PLANTATION ASSOCIATES  
By: RAMAR GROUP HOLDINGS, INC.  
As General Partner

By: Ronald K. Drews  
As its President

(CORPORATE SEAL)

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 4th day of December, 19 81, by RONALD K. DREWS, to me known to be the person described as President of RAMAR GROUP HOLDINGS, INC., a Florida corporation and a general partner of PLANTATION ASSOCIATES, a Florida general partnership, and who executed it in the name of and for that corporation on behalf of PLANTATION ASSOCIATES, affixing its corporate seal, and that he was duly authorized by that corporation to do so.

Carol Ann Wilson  
Notary Public

My Commission Expires:

Notary Public, State of Florida at Large  
My Commission Expires January 13, 1984

Return:

Prepared by: William E. Getzen (smw)  
Williams, Parker, Harrison, Dietz & Getzen  
1550 Ringling Boulevard - P.O.Box 3258  
Sarasota, Florida 33578

OR 1481 PG 0019

CERTIFICATE OF SURVEYOR

I, the undersigned Registered Land Surveyor, hereby certify that:

1. The construction of Units 143, 144, 145, 146, 147, 243, 244, 245, 246, & 247, in Building 7, as shown on the condominium plat recorded in Condominium Book 17, page 45, Public Records of Sarasota County, Florida, is substantially complete.

2. The plat, together with the provisions of the Declaration describing the condominium property, is an accurate representation of the location and dimensions of said units.

3. As to said units, the identification, location and dimensions of the common elements and of each such unit can be determined from the plat and the provisions of said Declaration.

4. All planned improvements, including, but not limited to landscaping, utility services and access to said units, and common element facilities serving the building(s) in which said units are located have been substantially completed.

Orris Clark Sartor  
Orris Clark Sartor  
R.L.S. Fla. Cert. No. 2685



DEC 8 @ 9 37 AM '81

FILED AND RECORDED  
M.H. MCKNEY JR. CLERK  
SARASOTA CO. FLA.

150269

OR 1481 PG 0022

THIRD  
AMENDMENT

to

DECLARATION OF CONDOMINIUM

of

WESTCHESTER GARDENS AT THE PLANTATION

Pursuant to the provisions of Section 718.104(4) (e), Florida Statutes, and the provisions of Paragraph 25 of the Declaration of Condominium of Westchester Gardens at The Plantation recorded in Official Records Book 1476, page 947, of the Public Records of Sarasota County, Florida, PLANTATION ASSOCIATES, a Florida general partnership, as Developer of Westchester Gardens at The Plantation, hereby amends the survey and plot plan attached as Exhibit "A" to said Declaration of Condominium and recorded in Condominium Book 17, page 45, 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, Plantation Associates has caused this Amendment to be executed in its name by its duly authorized officer this 4<sup>th</sup> day of December, 1981.

Witnesses:

*Chene E. Howe*  
*Carl Lane Johnson*

PLANTATION ASSOCIATES  
By: RAMAR GROUP HOLDINGS, INC.  
As General Partner

By: *[Signature]*  
As its President

(CORPORATE SEAL)

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 4<sup>th</sup> day of December, 1981, by RONALD K. DREWS, to me known to be the person described as President of RAMAR GROUP HOLDINGS, INC., a Florida corporation and a general partner of PLANTATION ASSOCIATES, a Florida general partnership, and who executed it in the name of and for that corporation on behalf of PLANTATION ASSOCIATES, affixing its corporate seal, and that he was duly authorized by that corporation to do so.

*Carl Lane Johnson*  
Notary Public  
My Commission Expires:

Notary Public, State of Florida at Large  
My Commission Expires January 13, 1984

Return:

Prepared by: William E. Getzen (smw)  
Williams, Parker, Harrison, Dietz & Getzen  
1550 Ringling Boulevard - P.O.Box 3258  
Sarasota, Florida 33578

CONSENT OF MORTGAGEE

The undersigned Mortgagee, owner and holder of a mortgage on part of the real property described in Exhibit "A" to the Declaration of Condominium of WESTCHESTER GARDENS CONDOMINIUM ASSOCIATION, INC., and recorded in Official Records Instrument #2005169412, 22 PGS \*, Public Records of Sarasota County, Florida, consents to the Article 12 Amendment to the Declaration of Condominium attached hereto, as required by the Declaration.

DATED this 7th day of October, 2009.

Executed in the presence of:

JPMorganChaseBank N.A.S/B/M  
WASHINGTON MUTUAL BANK, FKA  
Washington Mutual Bank FA

Witness #1

Sarah Henderson  
Print Name: Sarah Henderson

By: Courtney Sorensen  
Print Name: Courtney Sorensen

Witness #2

Rena Brantley  
Print Name: Rena Brantley

As: Vice President

STATE OF LOUISIANA  
COUNTY OF OUACHITA

The foregoing instrument was acknowledged before me this 7th day of October, 2009, by Courtney Sorensen as Vice President of JPMorgan Chase Bank NA S/B/M Washington Mutual Bank, who is personally known to me or who has produced \_\_\_\_\_ as identification.  
F/K/A Washington Mutual Bank FA

Missy M. Emory  
Notary Public Missy M. Emory  
Commission No. 69415



My Commission Expires: Lifetime

\* Unit 122; Owner: George and Pamela Meyer  
Property Address: 406 Cerromar Circle N. #122, Venice, FL 34293  
Loan Number: 03-2728-069316178-6



CONSENT OF MORTGAGEE

0029559085

The undersigned Mortgagee, owner and holder of a mortgage on part of the real property described in Exhibit "A" to the Declaration of Condominium of WESTCHESTER GARDENS CONDOMINIUM ASSOCIATION, INC., and recorded in Official Instrument #2004165211, 21PGS\*, Public Records of Sarasota County, Florida, consents to the Article 12 Amendment to the Declaration of Condominium attached hereto, as required by the Declaration.

DATED this 29<sup>th</sup> day of September, 2009.

Executed in the presence of:

SUNTRUST MORTGAGE, INC.

Witness #1

Molly H Jordan  
Print Name: Molly H Jordan

By: [Signature]  
Print Name: Jackie L Miller

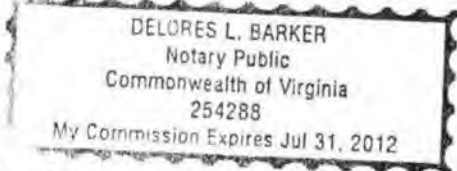
Witness #2

Walesha Whisard  
Print Name: Walesha Whisard

As: 1<sup>st</sup> Vice President

STATE OF Virginia  
COUNTY OF Richmond  
City

The foregoing instrument was acknowledged before me this 29<sup>th</sup> day of September, 2009, by Jackie L Miller, as 1<sup>st</sup> Vice President of SunTrust Mortgage, Inc, who is personally known to me or who has produced \_\_\_\_\_ as identification.



Delores L. Barker  
Notary Public  
Commission No. 254288

My Commission Expires: 7-31-2012

\* Unit 137; Owner: William and Barbara Gatti  
Property Address: 408 Cerromar Circle S. #137, Venice, FL 34293  
Loan Number: 0029559085 ✓

~~Unit 245; Owner: Ryan McGuigan  
Property Address: 412 Cerromar Circle S. #245, Venice, FL 34293  
Loan Number: 0205590631 Invalid #  
Instrument #2007063113, 19 PGS~~

CONSENT OF MORTGAGEE

The undersigned Mortgagee, owner and holder of a mortgage on part of the real property described in Exhibit "A" to the Declaration of Condominium of WESTCHESTER GARDENS CONDOMINIUM ASSOCIATION, INC., and recorded in Official Records Instrument #20061664467, 14 PGS\*, Public Records of Sarasota County, Florida, consents to the Amended and Restated Declaration of Condominium attached hereto, as required by the Declaration.

DATED this 8 day of September, 2009.

Executed in the presence of:

LIBERTY SAVINGS BANK, FSB

Witness #1

[Signature]  
Print Name: Andria J. Whiteaker

By: [Signature], VP  
Print Name: AMY J SPINKS

Witness #2

[Signature]  
Print Name: Lisa Noes

As: Vice President

STATE OF Ohio  
COUNTY OF Clinton

The foregoing instrument was acknowledged before me this 8th day of September, 2009, by Amy J Spinks, as Vice President of Liberty Savings Bank, FSB, who is personally known to me or who has produced \_\_\_\_\_ as identification.



BEAU BALON  
Notary Public, State of Ohio  
My Commission Expires: May 9, 2010  
Recorded in Clinton County

[Signature]  
Notary Public  
Commission No.

My Commission Expires:

\* Unit 254; Owner: Kenneth and Josephine Holman  
Property Address: 416 Cerromar Court # 254, Venice, FL 34293  
Loan Number: 06-08-001536

CONSENT OF MORTGAGEE

The undersigned Mortgagee, owner and holder of a mortgage on part of the real property described in Exhibit "A" to the Declaration of Condominium of WESTCHESTER GARDENS CONDOMINIUM ASSOCIATION, INC., and recorded in Official Records Instrument #2003049000, 1 PGS, Public Records of Sarasota County, Florida, consents to the Article 12 Amendment to the Declaration of Condominium attached hereto, as required by the Declaration.

DATED this 21 day of Sept, 2009.

Executed in the presence of:  
Witness #1

Emily Blue  
Print Name: Emily Blue

US BANK, NA

[Signature]  
By: Pamela L. Johnson  
Print Name: Pamela L. Johnson

Witness #2

Jennifer Sheppard  
Print Name: Jennifer Sheppard

As: Vice President

STATE OF Kentucky  
COUNTY OF DAVISS

The foregoing instrument was acknowledged before me this 21 day of Sept, 2009, by Pamela L. Johnson, as Vice President of U.S. Bank Home Mortgage, who is personally known to me or who has produced Employee ID as identification.

[Signature]  
Notary Public  
Commission No.

My Commission Expires: 2-11-2010

\* Unit 237; Owner: Francis and Susan Elliot  
Property Address: 408 Cerromar Circle S. #237, Venice, FL 34293  
Loan Number: 9534961

CONSENT OF MORTGAGEE

The undersigned Mortgagee, owner and holder of a mortgage on part of the real property described in Exhibit "A" to the Declaration of Condominium of WESTCHESTER GARDENS CONDOMINIUM ASSOCIATION, INC., and recorded in Official Records Instrument #2006164467, 14 PGS, Public Records of Sarasota County, Florida, consents to the Article 12 Amendment to the Declaration of Condominium attached hereto, as required by the Declaration.

DATED this 17<sup>th</sup> day of September, 2009.

Executed in the presence of:  
Witness #1

LIBERTY LENDING SERVICES, INC.

Shelly Gilbert  
Print Name: Shelly Gilbert

By: Amy J Spinks, VP  
Print Name: Amy J Spinks

Witness #2  
Lisa Noes  
Print Name: Lisa Noes

As: Vice President

STATE OF Ohio  
COUNTY OF Clinton

The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of September, 2009, by Amy J Spinks, as Vice President of Liberty Lending Services, Inc., who is personally known to me or who has produced \_\_\_\_\_ as identification.



BEAU BALON  
Notary Public, State of Ohio  
My Commission Expires: May 9, 2010  
Recorded in Clinton County

Beau Balon  
Notary Public  
Commission No.

My Commission Expires: 5/9/2010

\* Unit 133; Owner: John and Alice Rutecki  
Property Address: 408 Cerromar Circle S. #133, Venice, FL 34293  
Loan Number: 068427537

CONSENT OF MORTGAGEE

The undersigned Mortgagee, owner and holder of a mortgage on part of the real property described in Exhibit "A" to the Declaration of Condominium of WESTCHESTER GARDENS CONDOMINIUM ASSOCIATION, INC., and recorded in Official Records Instrument #2004075256, 24 PGS, Public Records of Sarasota County, Florida, consents to the Article 12 Amendment to the Declaration of Condominium attached hereto, as required by the Declaration.

DATED this 9<sup>th</sup> day of September, 2009.

Executed in the presence of:  
Witness #1

THE BANK OF EDWARDSVILLE

Suzanne Smith  
Print Name: Suzanne Smith

By: [Signature]  
Print Name: Steve J. Grant

Witness #2

As: Vice President

Debbie Reinneck  
Print Name: Debbie Reinneck

STATE OF Illinois  
COUNTY OF Madison

The foregoing instrument was acknowledged before me this 9<sup>th</sup> day of September, 2009, by Steve Grant, as Vice President of The Bank of Edwardsville, who is personally known to me or who has produced drivers lic as identification.



[Signature]  
Notary Public  
Commission No.

My Commission Expires:

\* Unit 201; Owner: Robert and Teresa Nicks  
Property Address: 400 Cerromar Circle N. #201, Venice, FL 34293  
Loan Number: NICKSROBE032604



10561 Telegraph Road  
Glen Allen, VA 23059  
ccomortgage.com

October 23, 2009

Sharon S. Vander Wulp  
Westchester Gardens Condominium Association, Inc.  
712 Shamrock Blvd.  
Venice, FL 34293

RE: Consent of Lienholder  
Our Account Number: 0017575440  
Mortgagor: McCORMACK, MARC & BETH  
Property Address: Unit #138 Westchester Gardens

Dear Ms. Wulp:

This letter confirms our receipt of your correspondence dated August 28, 2009. At this time, we cannot execute your request. In order to proceed, we require additional information. Please provide us with the following so we may consider executing said document.

1. Please provide us with a copy of the specific proxy/ballot form signed by each of the above captioned mortgagors.
2. A document showing the verbiage of the original Master Deed/By-Laws. We also require that the Master Deed/By-Laws show the relevant proposed changes, if the changes are not indicated in the document we received dated August 28, 2009.

Once we have these documents, we will proceed with the process of approving or rejecting the Amendment. In an effort to expedite this process, we are providing this request to you via facsimile to the number provided on your letterhead which is 941-492-3116. If you need additional assistance in this matter, please do not hesitate to contact me via telephone at 804-627-4057. You may also provide the information via facsimile to 888-999-3819.

Respectfully,

*Geri Williams*

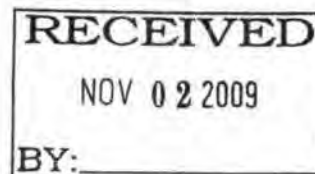
Geraldine (Geri) Williams  
Special Products Administrator

cc: Marc & Beth McCormack

# MGC Mortgage, Inc.

7195 Dallas Parkway  
Plano, Texas 75024  
www.mgcmortgage.com

October 30, 2009



Via FedEx  
Tracking # 796079608750

Sharon S. Vander Wulp  
712 Shamrock Blvd.  
Venice, FL 34293

**Re: Westchester Gardens Condominium Association  
Consent of Mortgagee  
Property: 404 Cerromar Circle, Unit 214, Venice, FL  
Owner: Roger Cline/ George Jr. and Linda Drury**

Dear Ms. Vander Wulp,

Beal Bank SSB received a letter dated September 3, 2009, from your office, requesting that Beal Bank execute the enclosed Consent of Mortgagee. MGC Mortgage, Inc. ("MGC") is the servicing agent and, as such, MGC requested a copy of the Declaration of Condominium from your office. Your office provided the Declaration of Condominium of Westchester Gardens at the Plantation

Your letter states that "Pursuant to the Declaration...the Association is required to attempt to obtain the written consent of all lienholders of record..." Please note that under Article 16 of the recorded Declaration of Condominium, the written consent...**shall first be obtained prior to any amendments to this declaration or termination of the condominium**" [emphasis added]. The Declaration does not require an attempt to obtain consent; rather, it requires that consent be obtained.

Further, both your letter and the Consent of Mortgagee indicate that the amendment is to affect Article 12 (rights of institutional first mortgagees). A review of the Declaration of Condominium reveals that Article 12 governs liability insurance, not rights of institutional first mortgagees. In fact, rights of institutional first mortgagees is governed by Article 16. For this reason, it would appear that the Consent of Mortgagee is improperly drafted, because it should recite that Article 16 is being amended.

In a subsequent telephone call, your office assistant indicated that in the "Amended Declaration" the rights of institutional first mortgagees will be Article 12. This statement seemed to indicate that the entire Declaration was being amended, not just the article affecting rights of institutional first mortgagees. Upon further inquiry, your office emailed a copy of the proposed "Amended and Restated Declaration of Condominium of Westchester Gardens at the Plantation" (the "Amended Declaration").

The Amended Declaration contains numerous changes to the original Declaration. As cited above, the written consent of the first mortgagee must be obtained prior to **any** amendment. It does not appear that you have provided notice of the entire amendment to all of the first mortgagees.

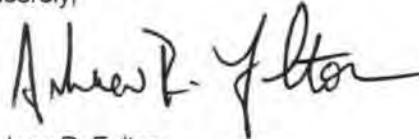
October 30, 2009

Your letter and consent form contain misleading and inaccurate statements, if not fraudulent representations to the first mortgagees. On behalf of the first mortgagee, Beal Bank, MGC demands that you cease and desist the current proceedings with regard to the Amended Declaration and that you

properly notice all of the first mortgagees. The proposed Amended Declaration can only be recorded and accepted if the consent of such mortgagees is obtained.

Should you wish to discuss this matter further, please contact Lisa Minkoff at (469) 229-8516.

Sincerely,

A handwritten signature in black ink, appearing to read "Andrew R. Fulton". The signature is fluid and cursive, with a long horizontal stroke at the end.

Andrew R. Fulton  
Chief Operating Officer

cc: President of Westchester Gardens Condominium Association, Inc.  
Donald Wienke  
406 Cerromar Circle, N#125  
Venice, FL 34293



# WESTCHESTER GARDENS AT THE PLANTATION

A CONDOMINIUM IN SECTION 25, TOWNSHIP 39 SOUTH, RANGE 19 EAST

SARASOTA COUNTY, FLORIDA

CONDOMINIUM BOOK 17 PAGE 45

SHEET 1 OF 8

EXHIBIT A TO THE DECLARATION OF CONDOMINIUM,  
RECORDED IN O.R. BOOK 1476 AT PAGE 947  
OF THE PUBLIC RECORDS OF SARASOTA COUNTY,  
FLORIDA

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

### LEGAL DESCRIPTION

A tract of land lying in Section 25, Township 39 South, Range 19 East, Sarasota County, Florida, more particularly described as Tract D of THE PLANTATION UNIT ONE, according to the Plat thereof, as recorded in Plat Book 20, at Page 4 of the Public Records of Sarasota County, Florida.

#### LEGAL DESCRIPTION OF WESTCHESTER GARDENS AT THE PLANTATION PHASE I

A parcel of land lying in Section 25, Township 39 South, Range 19 East, Sarasota County, Florida, being a portion of Tract D of THE PLANTATION UNIT ONE, according to the Plat thereof, as recorded in Plat Book 20, at Page 4 of the Public Records of Sarasota County, Florida, more particularly described as follows:

BEGIN at the Southeast corner of said Tract D of THE PLANTATION UNIT ONE; thence N. 88°20'35"W. (bearings based on said plat of THE PLANTATION UNIT ONE) along the North boundary line of Cerromar Drive for 48.78 feet to a Point of Curvature of a circular curve concave to the Northwest; thence along the arc of said curve having a radius of 372.50 feet and a central angle of 83°00'00", for 528.61 feet to the Point of Tangency; thence N. 01°20'35"W. for 238.52 feet to the Point of Curvature of a circular curve concave to the Southwest; thence along the arc of said curve having a radius of 382.50 feet and a central angle of 22°00'00", for 150.71 feet to the Point of Tangency; thence N. 29°20'35"W. for 83.00 feet to the Point of Curvature of a circular curve concave to the Southwest; thence along the arc of said curve having a radius of 405.00 feet and a central angle of 33°40'52", for 238.08 feet; thence N. 31°41'14"E. for 81.00 feet; thence N. 54°04'50"E. for 90.00 feet; thence N. 25°35'10"W. for 27.00 feet; thence N. 34°04'50"E. for 83.00 feet to an intersection with the East boundary line of said Tract D; thence along the East boundary line of said Tract D for the following four (4) described courses: (1) S. 35°55'10"E. for 13.00 feet; (2) S. 66°42'11"E. for 305.94 feet; (3) S. 4°56'21"E. for 569.11 feet; (4) S. 21°02'29"E. for 524.14 feet to the POINT OF BEGINNING. Containing 7.80 Acres, more or less.

#### LEGAL DESCRIPTION OF WESTCHESTER GARDENS AT THE PLANTATION PHASE II

A parcel of land lying in Section 25, Township 39 South, Range 19 East, Sarasota County, Florida, being a portion of Tract D of THE PLANTATION UNIT ONE, according to the Plat thereof, as recorded in Plat Book 20, at Page 4 of the Public Records of Sarasota County, Florida, more particularly described as follows:

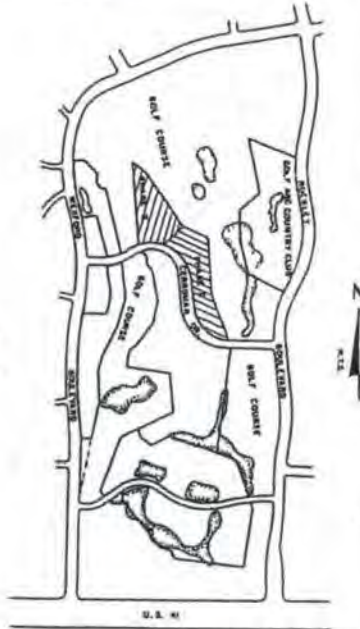
COMMENCE at the Southeast corner of said Tract D of THE PLANTATION UNIT ONE; thence N. 21°02'29"W. (bearings based on said plat of THE PLANTATION UNIT ONE) along the East boundary of said Tract D for 524.14 feet; thence continue along the East boundary of said Tract D for the following three (3) courses: (1) N. 4°56'21"W. for 569.11 feet; (2) N. 66°42'11"W. for 305.94 feet; (3) N. 25°35'10"W. for 13.00 feet to the POINT OF BEGINNING; thence S. 54°04'50"W. for 90.00 feet; thence S. 35°55'10"E. for 27.00 feet; thence S. 34°04'50"W. for 83.00 feet; thence S. 31°41'14"E. for 81.00 feet to a point of intersection with the Northwesterly boundary line of Cerromar Drive, said point being a point on a circular curve concave to the South, said point bearing N. 25°35'10"E. from the center of said curve; thence Westerly along the Northwesterly boundary line of Cerromar Drive, the same being the arc of a curve, having a radius of 405.00 feet and a central angle of 45°17'12" for 320.11 feet; thence along the Westerly, Northerly, and Easterly boundary of said Tract D for the following three (3) described courses: (1) N. 4°40'21"W. for 828.77 feet; (2) S. 54°00'00"E. for 212.66 feet; (3) S. 25°58'10"E. for 650.09 feet to the POINT OF BEGINNING. Containing 5.80 Acres, more or less.

### UNIT DESCRIPTION:

A unit shall consist of the space bounded within the horizontal planes by the top unfinished surface of the floor structure, to the top side of the ceiling drywall and the vertical planes of the back side of the drywall on the exterior walls or party walls bounding the unit. Where appropriate, the unit shall include the contiguous screened terrace. Until construction of a particular building is substantially completed, the respective units 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.

### SURVEYOR'S NOTES

- Bearings shown hereon are based on an assumed meridian.
- Elevations refer to the National Geodetic Vertical Datum of 1929.
- Limited Common Elements:  
The following shall be deemed to be Limited Common Elements (LCE):
  - The patio areas contiguous to the first floor units.
  - The driveway between the street and the carport.
  - The utility room and carport adjacent to each unit.
  - The interior of each building, exclusive of the units.
- Improvements within the common elements such as but not limited to water meters, water lines, storm drains, sewer, sidewalks and trees have not been located.
- Building ties shown on the site plan drawings are either at right angles or radial to the property lines, unless otherwise shown. Coordinate values shown for the front building corners, are based on an arbitrary system with certain key points on the condominium phase boundary having coordinate values as shown on the site plan.
- Buildings and improvements as shown on this exhibit are proposed or under construction as of the date of this survey. Easements have been taken from architectural plans and do not represent constructed easements.



### SURVEYOR'S CERTIFICATE

- Ingress and egress will be provided by Westford Boulevard and Hockley Boulevard which are dedicated to the Public, and by Westford Drive and Cerromar Drive which are private road easements, granted by the developer.
- Construction of the buildings in Phase I is not substantially complete.
- The undersigned Professional Land Surveyor, hereby certify that a survey was made on the lands shown hereon and that this Plat, designated as Exhibit "A", consisting of 8 sheets, is a correct representation of the improvements described to that this Plat of Phase I together with the provisions of the declaration describing Phase I of the Condominium property, is an accurate representation of the location and dimensions of the improvements and that the identification, location and dimensions of the common elements and of each unit can be determined therefrom.

Nov. 2, 1981  
Date  
Doris Clark Sinton  
Doris Clark Sinton  
Professional Land Surveyor - FL  
State of Florida

P. B. POST, BUCKLEY, SCHUBERT & KERNIGAN, INC.  
CONSULTING ENGINEERS, SURVEYORS AND PLANNERS

OR 1476 PG 0977

Exhibit "C"  
-37-

# WESTCHESTER GARDENS AT THE PLANTATION

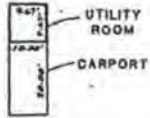
A CONDOMINIUM IN SECTION 25, TOWNSHIP 39 SOUTH, RANGE 19 EAST

SARASOTA COUNTY, FLORIDA

CONDOMINIUM BOOK 17 PAGE 45A SHEET 2 OF 8

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

0 20 40  
SCALE: 1" = 20'



DETAIL OF  
TYPICAL CARPORT  
AND UTILITY ROOM

NOTES:

1. THE CARPORTS AND UTILITY ROOMS ARE LIMITED COMMON ELEMENTS
2. CEILING HEIGHT OF CARPORTS AND UTILITY ROOM IS APPROXIMATELY 8.18

BUILDING NO. 1, 2, 3, 4, 5					
UNIT NO.	FLOOR	UNIT NO.	FLOOR	UNIT NO.	FLOOR
108	15.36	109	15.37	110	15.38
111	15.36	112	15.37	113	15.38
114	15.36	115	15.37	116	15.38
119	15.36	120	15.37	121	15.38
124	15.36	125	15.37	126	15.38
131	15.36	132	15.37	133	15.38
136	15.36	137	15.37	138	15.38
143	15.36	144	15.37	145	15.38
150	15.36	151	15.37	152	15.38
157	15.36	158	15.37	159	15.38
164	15.36	165	15.37	166	15.38
171	15.36	172	15.37	173	15.38
178	15.36	179	15.37	180	15.38
185	15.36	186	15.37	187	15.38
192	15.36	193	15.37	194	15.38
199	15.36	200	15.37	201	15.38
206	15.36	207	15.37	208	15.38
213	15.36	214	15.37	215	15.38
220	15.36	221	15.37	222	15.38
227	15.36	228	15.37	229	15.38
234	15.36	235	15.37	236	15.38
241	15.36	242	15.37	243	15.38
248	15.36	249	15.37	250	15.38
255	15.36	256	15.37	257	15.38
262	15.36	263	15.37	264	15.38
270	15.36	271	15.37	272	15.38
277	15.36	278	15.37	279	15.38
284	15.36	285	15.37	286	15.38
291	15.36	292	15.37	293	15.38
298	15.36	299	15.37	300	15.38
305	15.36	306	15.37	307	15.38
312	15.36	313	15.37	314	15.38
319	15.36	320	15.37	321	15.38
326	15.36	327	15.37	328	15.38
333	15.36	334	15.37	335	15.38
340	15.36	341	15.37	342	15.38
347	15.36	348	15.37	349	15.38
354	15.36	355	15.37	356	15.38
361	15.36	362	15.37	363	15.38
368	15.36	369	15.37	370	15.38
375	15.36	376	15.37	377	15.38
382	15.36	383	15.37	384	15.38
390	15.36	391	15.37	392	15.38
399	15.36	400	15.37	401	15.38
406	15.36	407	15.37	408	15.38
413	15.36	414	15.37	415	15.38
420	15.36	421	15.37	422	15.38
427	15.36	428	15.37	429	15.38
434	15.36	435	15.37	436	15.38
441	15.36	442	15.37	443	15.38
448	15.36	449	15.37	450	15.38
455	15.36	456	15.37	457	15.38
462	15.36	463	15.37	464	15.38
469	15.36	470	15.37	471	15.38
476	15.36	477	15.37	478	15.38
483	15.36	484	15.37	485	15.38
490	15.36	491	15.37	492	15.38
499	15.36	500	15.37	501	15.38
506	15.36	507	15.37	508	15.38
513	15.36	514	15.37	515	15.38
520	15.36	521	15.37	522	15.38
527	15.36	528	15.37	529	15.38
534	15.36	535	15.37	536	15.38
541	15.36	542	15.37	543	15.38
548	15.36	549	15.37	550	15.38
555	15.36	556	15.37	557	15.38
562	15.36	563	15.37	564	15.38
569	15.36	570	15.37	571	15.38
576	15.36	577	15.37	578	15.38
583	15.36	584	15.37	585	15.38
590	15.36	591	15.37	592	15.38
599	15.36	600	15.37	601	15.38
606	15.36	607	15.37	608	15.38
613	15.36	614	15.37	615	15.38
620	15.36	621	15.37	622	15.38
627	15.36	628	15.37	629	15.38
634	15.36	635	15.37	636	15.38
641	15.36	642	15.37	643	15.38
648	15.36	649	15.37	650	15.38
655	15.36	656	15.37	657	15.38
662	15.36	663	15.37	664	15.38
669	15.36	670	15.37	671	15.38
676	15.36	677	15.37	678	15.38
683	15.36	684	15.37	685	15.38
690	15.36	691	15.37	692	15.38
699	15.36	700	15.37	701	15.38
706	15.36	707	15.37	708	15.38
713	15.36	714	15.37	715	15.38
720	15.36	721	15.37	722	15.38
727	15.36	728	15.37	729	15.38
734	15.36	735	15.37	736	15.38
741	15.36	742	15.37	743	15.38
748	15.36	749	15.37	750	15.38
755	15.36	756	15.37	757	15.38
762	15.36	763	15.37	764	15.38
769	15.36	770	15.37	771	15.38
776	15.36	777	15.37	778	15.38
783	15.36	784	15.37	785	15.38
790	15.36	791	15.37	792	15.38
799	15.36	800	15.37	801	15.38
806	15.36	807	15.37	808	15.38
813	15.36	814	15.37	815	15.38
820	15.36	821	15.37	822	15.38
827	15.36	828	15.37	829	15.38
834	15.36	835	15.37	836	15.38
841	15.36	842	15.37	843	15.38
848	15.36	849	15.37	850	15.38
855	15.36	856	15.37	857	15.38
862	15.36	863	15.37	864	15.38
869	15.36	870	15.37	871	15.38
876	15.36	877	15.37	878	15.38
883	15.36	884	15.37	885	15.38
890	15.36	891	15.37	892	15.38
899	15.36	900	15.37	901	15.38
906	15.36	907	15.37	908	15.38
913	15.36	914	15.37	915	15.38
920	15.36	921	15.37	922	15.38
927	15.36	928	15.37	929	15.38
934	15.36	935	15.37	936	15.38
941	15.36	942	15.37	943	15.38
948	15.36	949	15.37	950	15.38
955	15.36	956	15.37	957	15.38
962	15.36	963	15.37	964	15.38
969	15.36	970	15.37	971	15.38
976	15.36	977	15.37	978	15.38
983	15.36	984	15.37	985	15.38
990	15.36	991	15.37	992	15.38
999	15.36	1000	15.37	1001	15.38

NOTE: All one hundred series unit numbers denote first floor units, all two hundred series unit numbers denote second floor units, and all three hundred series unit numbers denote third floor units.

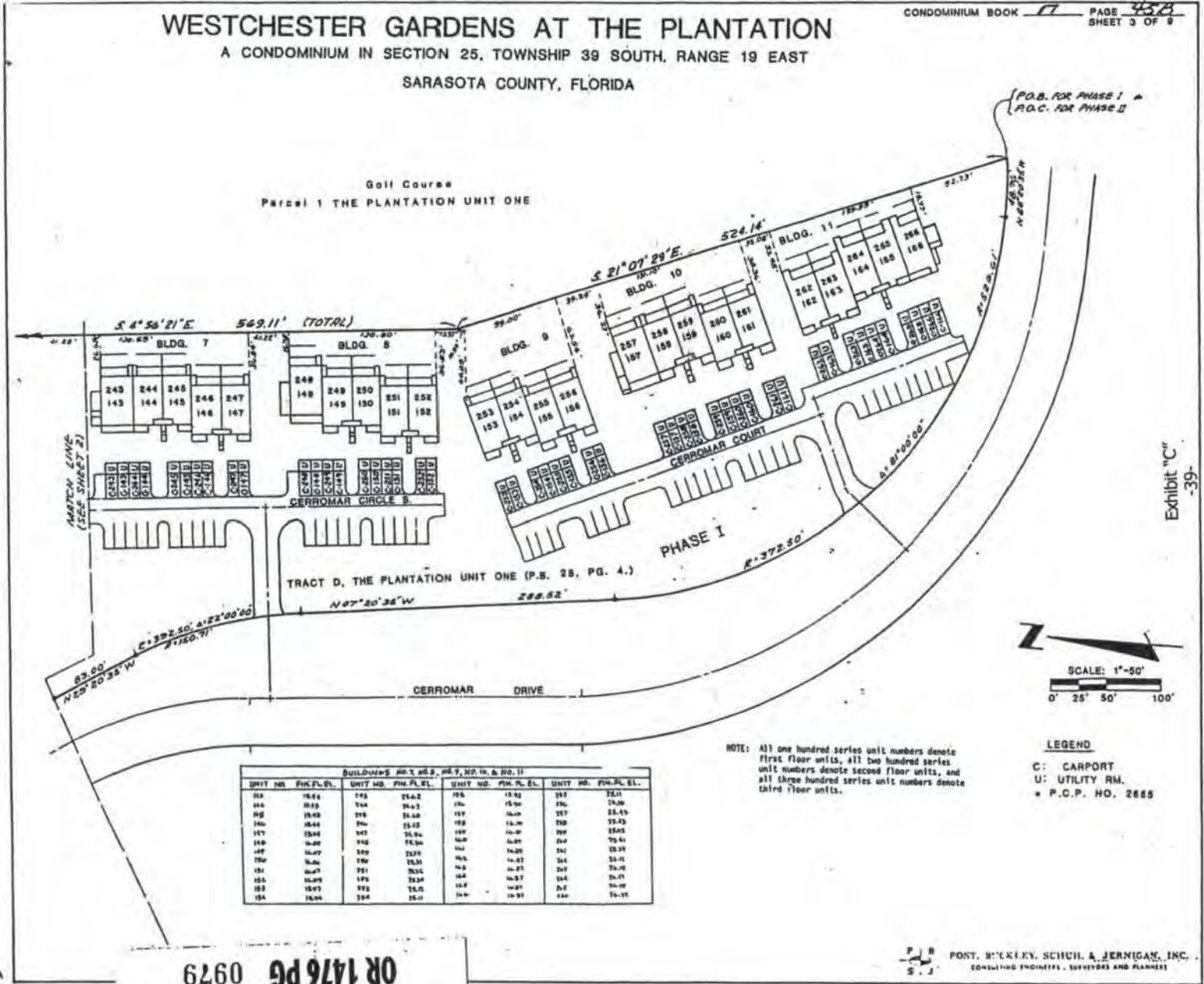
BUILDING NO. 1, 2, 3, 4, 5					
UNIT NO.	FLOOR	UNIT NO.	FLOOR	UNIT NO.	FLOOR
100	15.31	101	15.32	102	15.33
103	15.31	104	15.32	105	15.33
107	15.31	108	15.32	109	15.33
111	15.31	112	15.32	113	15.33
117	15.31	118	15.32	119	15.33
123	15.31	124	15.32	125	15.33
129	15.31	130	15.32	131	15.33
135	15.31	136	15.32	137	15.33
141	15.31	142	15.32	143	15.33
147	15.31	148	15.32	149	15.33
153	15.31	154	15.32	155	15.33
159	15.31	160	15.32	161	15.33
165	15.31	166	15.32	167	15.33
171	15.31	172	15.32	173	15.33
177	15.31	178	15.32	179	15.33
183	15.31	184	15.32	185	15.33
191	15.31	192	15.32	193	15.33
197	15.31	198	15.32	199	15.33
203	15.31	204	15.32	205	15.33
209	15.31	210	15.32	211	15.33
215	15.31	216	15.32	217	15.33
221	15.31	222	15.32	223	15.33
227	15.31	228	15.32	229	15.33
233	15.31	234	15.32	235	15.33
239	15.31	240	15.32	241	15.33
245	15.31	246	15.32	247	15.33
251	15.31	252	15.32	253	15.33
257	15.31	258	15.32	259	15.33
263	15.31	264	15.32	265	15.33
269	15.31	270	15.32	271	15.33
275	15.31	276	15.32	277	15.33
281	15.31	282	15.32	283	15.33
287	15.31	288	15.32	289	15.33
293	15.31	294	15.32	295	15.33
301	15.31	302	15.32	303	15.33
307	15.31	308	15.32	309	15.33
313	15.31	314	15.32	315	15.33
321	15.31	322	15.32	323	15.33
327	15.31	328	15.32	329	15.33
333	15.31	334	15.32	335	15.33
341	15.31	342	15.32	343	15.33
347	15.31	348	15.32	349	15.33
353	15.31	354	15.32	355	15.33
361	15.31	362	15.32	363	15.33
367	15.31	368	15.32	369	15.33
373	15.31	374	15.32	375	15.33
381	15.31	382	15.32	383	15.33
387	15.31	388	15.32	389	15.33
393	15.31	394	15.32	395	15.33
401	15.31	402	15.32	403	15.33
407	15.31	408	15.32	409	15.33
413	15.31	414	15.32	415	15.33
421	15.31	422	15.32	423	15.33
427	15.31	428	15.32	429	15.33
433	15.31	434	15.32	435	15.33
441	15.31	442	15.32	443	15.33
447	15.31	448	15.32	449	15.33
453	15.31	454	15.32	455	15.33
461	15.31	462	15.32	463	15.33
467	15.31	468	15.32	469	15.33
473	15.31	474	15.32	475	15.33
481	15.31	482	15.32	483	15.33
487	15.31	488	15.32	489	15.33
493	15.31	494	15.32	495	15.33
501	15.31	502	15.32	503	15.33
507	15.31	508	15.32	509	15.33

# WESTCHESTER GARDENS AT THE PLANTATION

A CONDOMINIUM IN SECTION 25, TOWNSHIP 39 SOUTH, RANGE 19 EAST

SARASOTA COUNTY, FLORIDA

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



BUILDINGS NO. 7, 8, 9, 10 & 11			
UNIT NO.	FLOOR	UNIT NO.	FLOOR
113	15.14	143	15.12
114	15.15	144	15.13
115	15.16	145	15.14
116	15.17	146	15.15
117	15.18	147	15.16
118	15.19	148	15.17
119	15.20	149	15.18
120	15.21	150	15.19
121	15.22	151	15.20
122	15.23	152	15.21
123	15.24	153	15.22
124	15.25	154	15.23
125	15.26	155	15.24
126	15.27	156	15.25
127	15.28	157	15.26
128	15.29	158	15.27
129	15.30	159	15.28
130	15.31	160	15.29
131	15.32	161	15.30
132	15.33	162	15.31
133	15.34	163	15.32
134	15.35	164	15.33
135	15.36	165	15.34
136	15.37	166	15.35

OR 1476 PG 0979

POST, BREKEY, SCHUL & JERNIGAN, INC.  
CONSULTING ENGINEERS, SUPERVISORS AND PLANNERS

Exhibit "C"  
-39-

# WESTCHESTER GARDENS AT THE PLANTATION

A CONDOMINIUM IN SECTION 25, TOWNSHIP 39 SOUTH, RANGE 19 EAST

SARASOTA COUNTY, FLORIDA

CONDOMINIUM BOOK 17 PAGE 450  
SHEET 4 OF 8

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

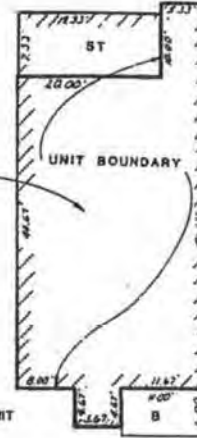


UNITS: 239, 241, 244, 246,  
249, 251, 253, 255,  
258, 260, 262, 264

SECOND FLOOR UNIT

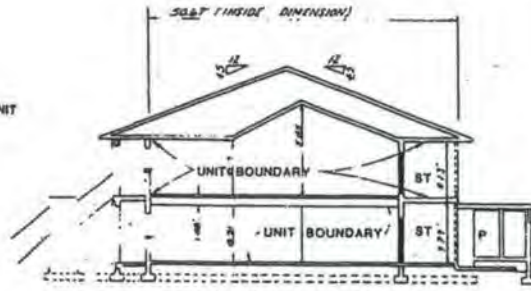
**NOTE:**

All dimensions shown hereon refer to inside dimensions of each unit unless shown otherwise and are subject to slight variances which may occur during construction.



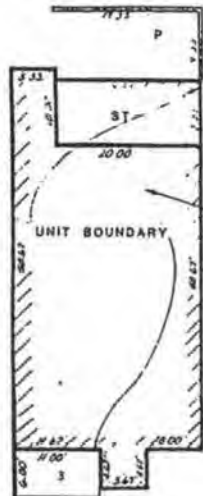
UNITS: 248, 242, 245, 247,  
250, 252, 254, 256,  
259, 261, 263, 265

SECOND FLOOR UNIT



TYPICAL SECTION  
N.T.S.

2BR/2B  
GROUP I (2 STORY)



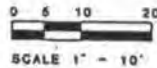
UNITS: 139, 141, 144, 146,  
149, 151, 153, 155,  
158, 160, 162, 164

FIRST FLOOR UNIT

UNITS: 140, 142, 145, 147,  
150, 152, 154, 156,  
159, 161, 163, 165



FIRST FLOOR UNIT



- B BALCONY
- ST SCREEN TERRACE
- P PATIO
- UNIT BOUNDARY
- 8" WALL (ENCLOSED)
- 8" WALL (OPEN)

OR 1476 PG 0980

P 8  
S 1  
BY: RUST, BUCKLEY SCHMIDT JERMAN INC.  
CONSULTING ENGINEERS AND PLANNERS

Exhibit "C"  
-40-

# WESTCHESTER GARDENS AT THE PLANTATION

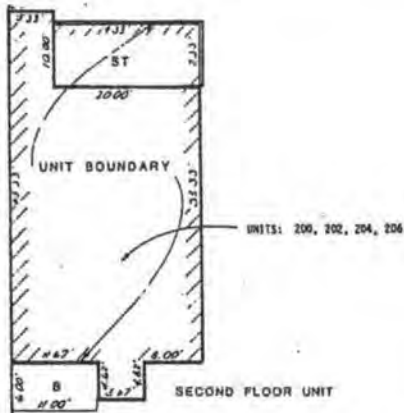
A CONDOMINIUM IN SECTION 25, TOWNSHIP 39 SOUTH, RANGE 19 EAST

SARASOTA COUNTY, FLORIDA

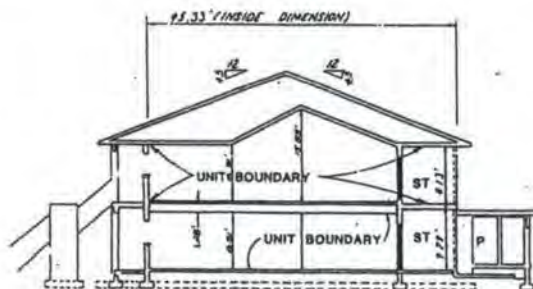
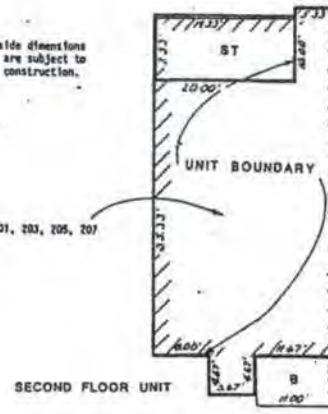
CONDOMINIUM BOOK 17 PAGE 45D  
SHEET 5 OF 9

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

Exhibit "C"  
-41-

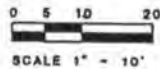
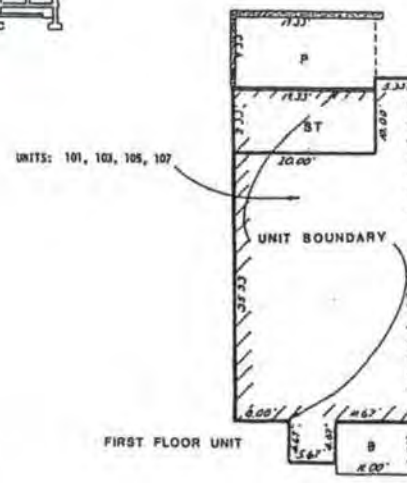
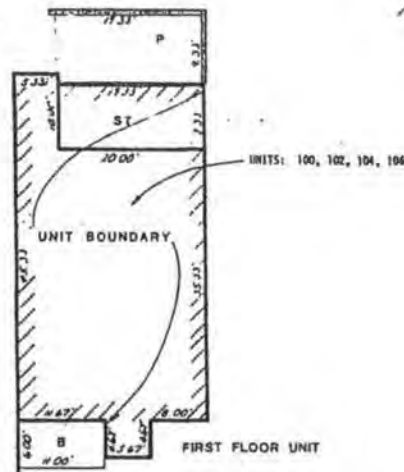


NOTE:  
All dimensions shown herein refer to inside dimensions of each unit unless shown otherwise and are subject to slight variances which may occur during construction.



TYPICAL SECTION  
N.T.S.

2BR/2B  
GROUP II (2 STORY)



- B BALCONY
- ST SCREEN TERRACE
- P PATIO
- UNIT BOUNDARY
- 8" WALL (ENCLOSED)
- 8" WALL (OPEN)

P. B. POST, BICKLEY, SMITH & KERNIGAN, INC.  
GENERAL ENGINEERING AND PLANNING

OR 1476 PG 0981

# WESTCHESTER GARDENS AT THE PLANTATION

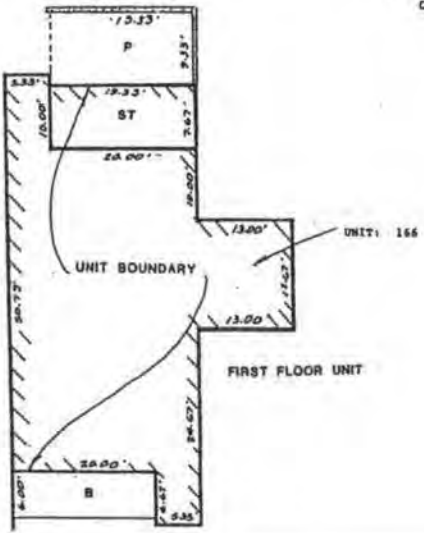
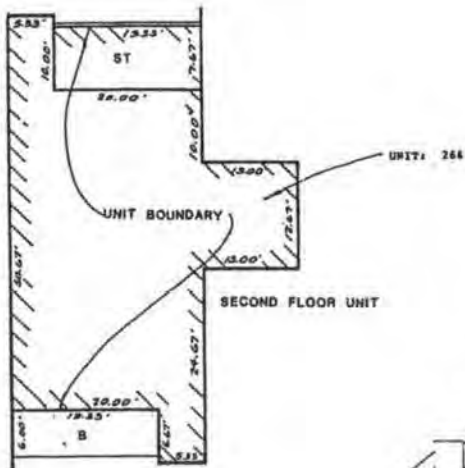
A CONDOMINIUM IN SECTION 25, TOWNSHIP 39 SOUTH, RANGE 19 EAST

SARASOTA COUNTY, FLORIDA

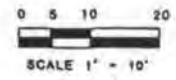
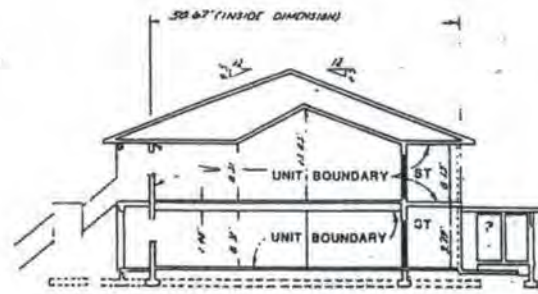
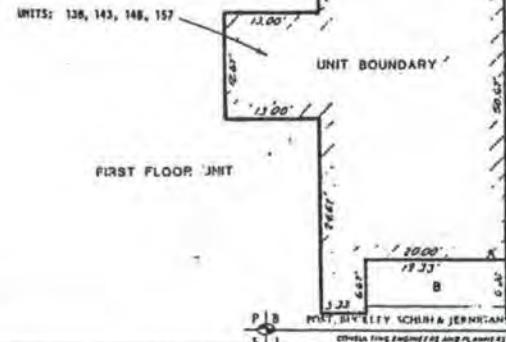
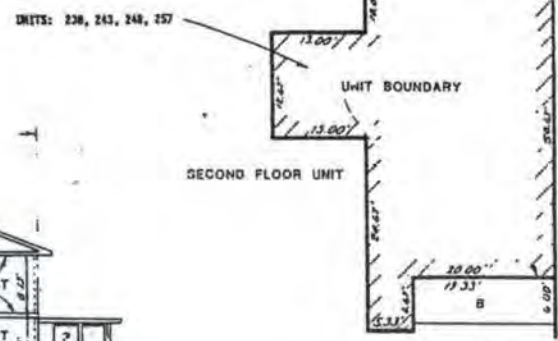
CONDOMINIUM BOOK 17 PAGE 45E  
SHEET 6 OF 9

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

OR 1476 PG 0982



NOTE:  
All dimensions shown hereon refer to inside dimensions of each unit unless shown otherwise and are subject to slight variances which may occur during construction.



- B BALCONY
- ST SCREEN TERRACE
- P PATIO
- UNIT BOUNDARY
- 8" WALL (ENCLOSED)
- 8" WALL (OPEN)

P 13  
P 11  
P 12  
P 14  
P 15  
P 16  
P 17  
P 18  
P 19  
P 20  
P 21  
P 22  
P 23  
P 24  
P 25  
P 26  
P 27  
P 28  
P 29  
P 30  
P 31  
P 32  
P 33  
P 34  
P 35  
P 36  
P 37  
P 38  
P 39  
P 40  
P 41  
P 42  
P 43  
P 44  
P 45  
P 46  
P 47  
P 48  
P 49  
P 50  
P 51  
P 52  
P 53  
P 54  
P 55  
P 56  
P 57  
P 58  
P 59  
P 60  
P 61  
P 62  
P 63  
P 64  
P 65  
P 66  
P 67  
P 68  
P 69  
P 70  
P 71  
P 72  
P 73  
P 74  
P 75  
P 76  
P 77  
P 78  
P 79  
P 80  
P 81  
P 82  
P 83  
P 84  
P 85  
P 86  
P 87  
P 88  
P 89  
P 90  
P 91  
P 92  
P 93  
P 94  
P 95  
P 96  
P 97  
P 98  
P 99  
P 100

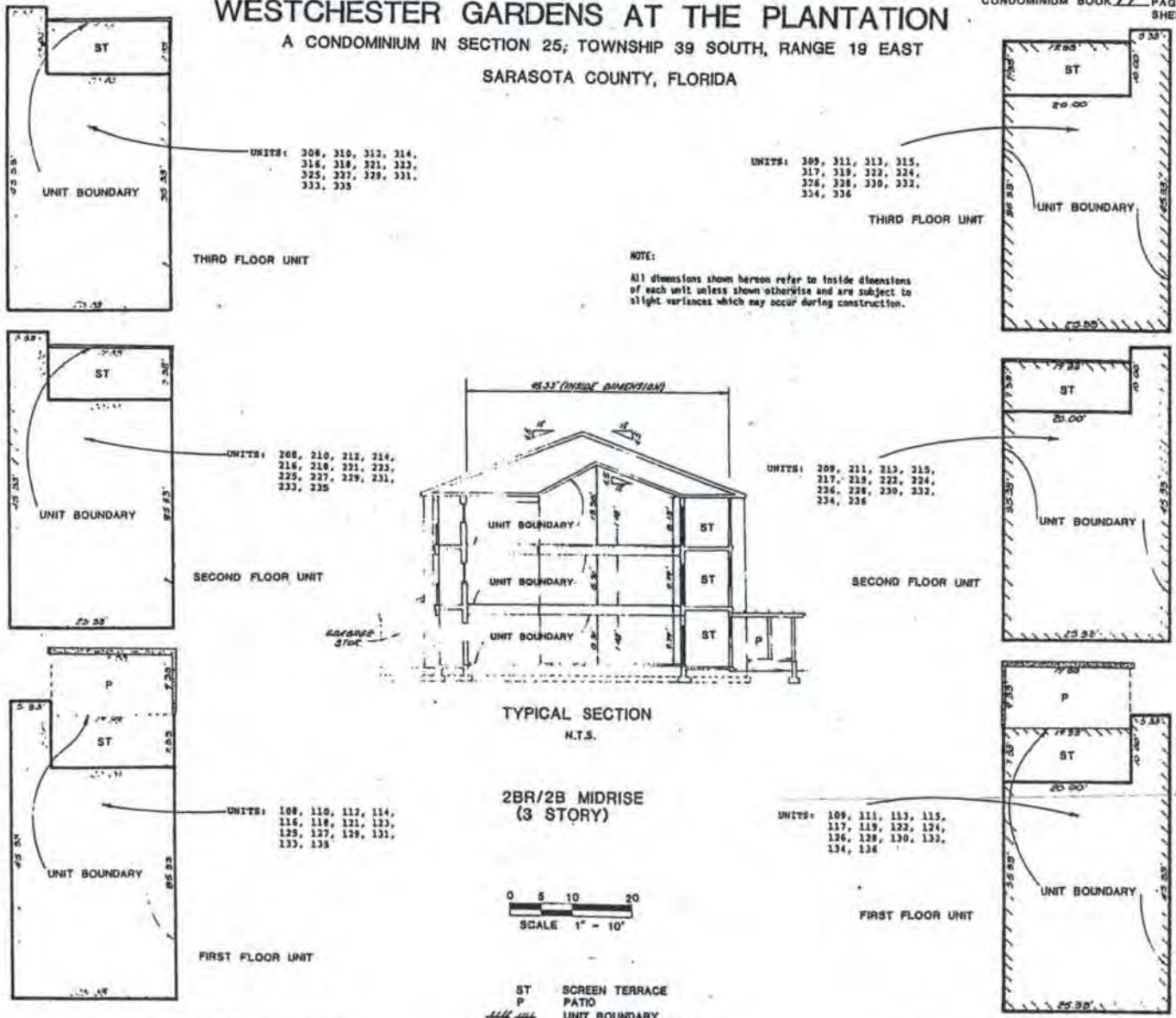
Exhibit "C"  
-42-

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

# WESTCHESTER GARDENS AT THE PLANTATION

A CONDOMINIUM IN SECTION 25; TOWNSHIP 39 SOUTH, RANGE 19 EAST  
SARASOTA COUNTY, FLORIDA

CONDOMINIUM BOOK 17 PAGE 154  
SHEET 7 OF 8



NOTE:  
All dimensions shown herein refer to inside dimensions of each unit unless shown otherwise and are subject to slight variances which may occur during construction.

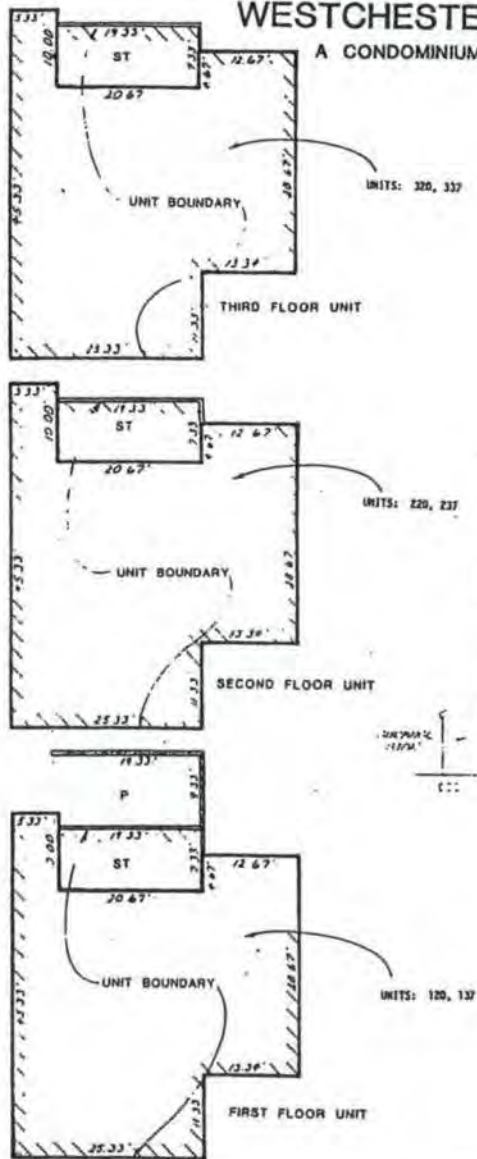
OR 1476 PG 0983

P B  
S J  
POST, BUCKLEY, SCHUB & JERNIGAN, INC.  
CONSULTING ENGINEERS AND ARCHITECTS

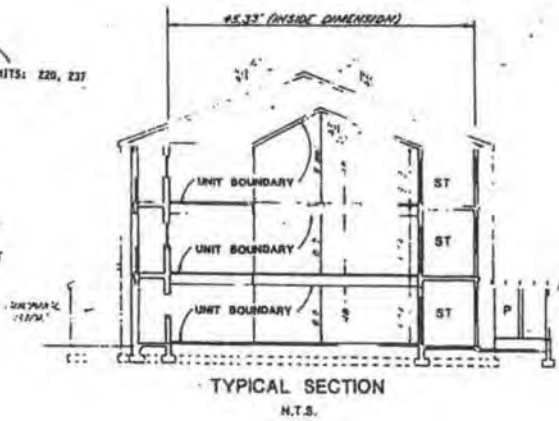
Exhibit "C"  
-43-

**WESTCHESTER GARDENS AT THE PLANTATION**  
A CONDOMINIUM IN SECTION 25, TOWNSHIP 39 SOUTH, RANGE 19 EAST  
SARASOTA COUNTY, FLORIDA

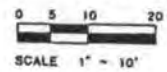
RECORDER'S MEMO: Legibility of writing, typing or printing for reproductive purpose may be unsatisfactory in this document when received.



NOTE:  
All dimensions shown hereon refer to inside dimensions of each unit unless shown otherwise and are subject to slight variances which may occur during construction.



3BR/2B MIDRISE  
(3 STORY)



- ST SCREEN TERRACE
- P PATIO
- UNIT BOUNDARY
- == 8" WALL (ENCLOSED)
- 8" WALL (OPEN)

OR 1476 PG 0984

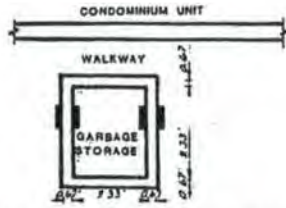
Exhibit "C"  
-44-



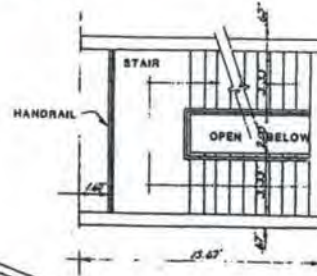
WESTCHESTER GARDENS AT THE PLANTATION  
 A CONDOMINIUM IN SECTION 25, TOWNSHIP 39 SOUTH, RANGE 19 EAST  
 SARASOTA COUNTY, FLORIDA

CONDOMINIUM BOOK 17 PAGE 45H

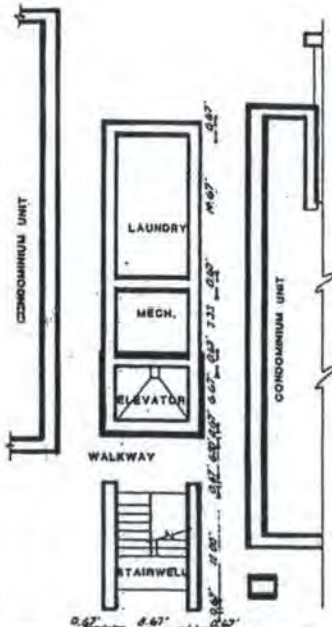
CONDOMINIUM UNIT SHEET 9 OF 9



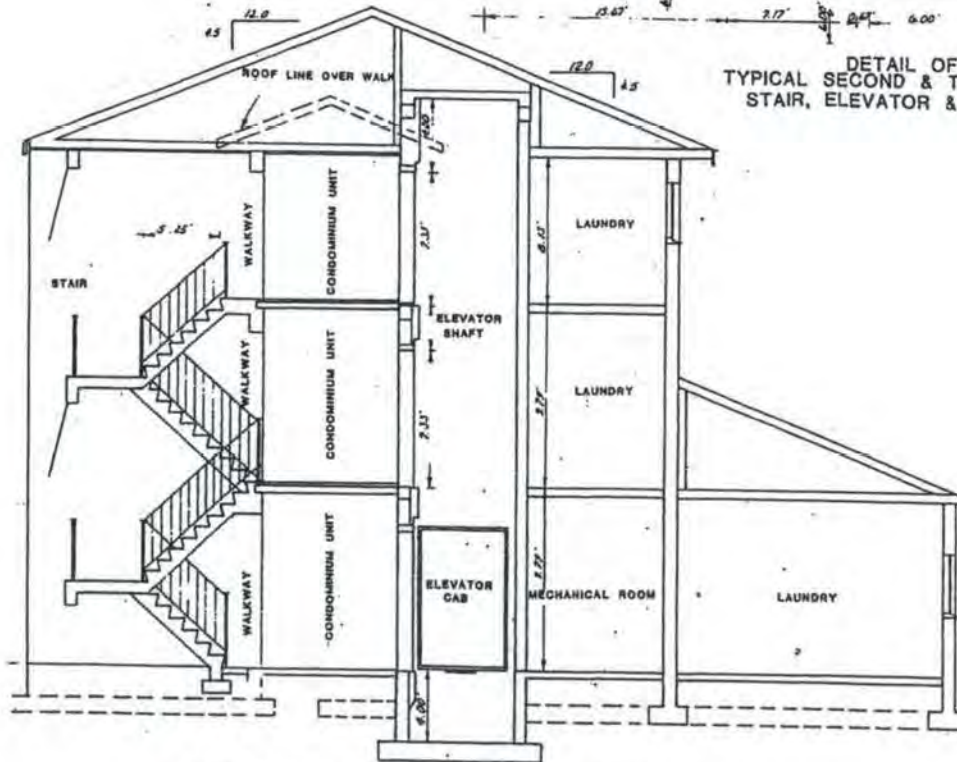
DETAIL OF GARBAGE STORAGE



DETAIL OF TYPICAL SECOND & THIRD FLOOR STAIR, ELEVATOR & LAUNDRY



TYPICAL FIRST FLOOR DETAIL OF STAIRWELL, ELEVATOR & LAUNDRY ROOM



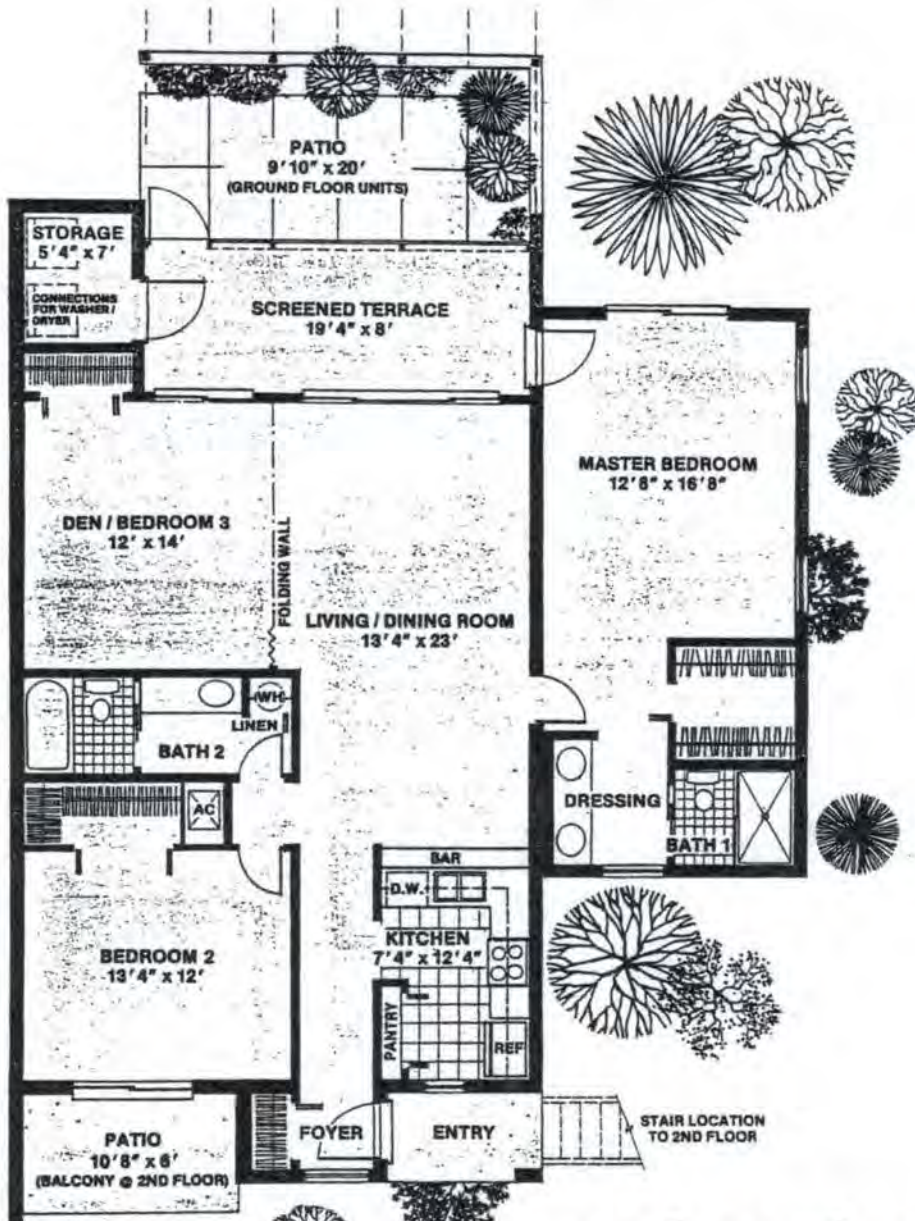
TYPICAL ELEVATION OF STAIRWELL, ELEVATOR, MECHANICAL ROOM & LAUNDRY WITHIN MIDRISE (3 STORY)

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

Exhibit "C"  
-45-

OR 1476 PG 0985

P.B. 5.11 PREP. BY K.L.V. & H.D.A. JENNIGAN, INC.  
 CIVIL ENGINEERS AND PLANNERS

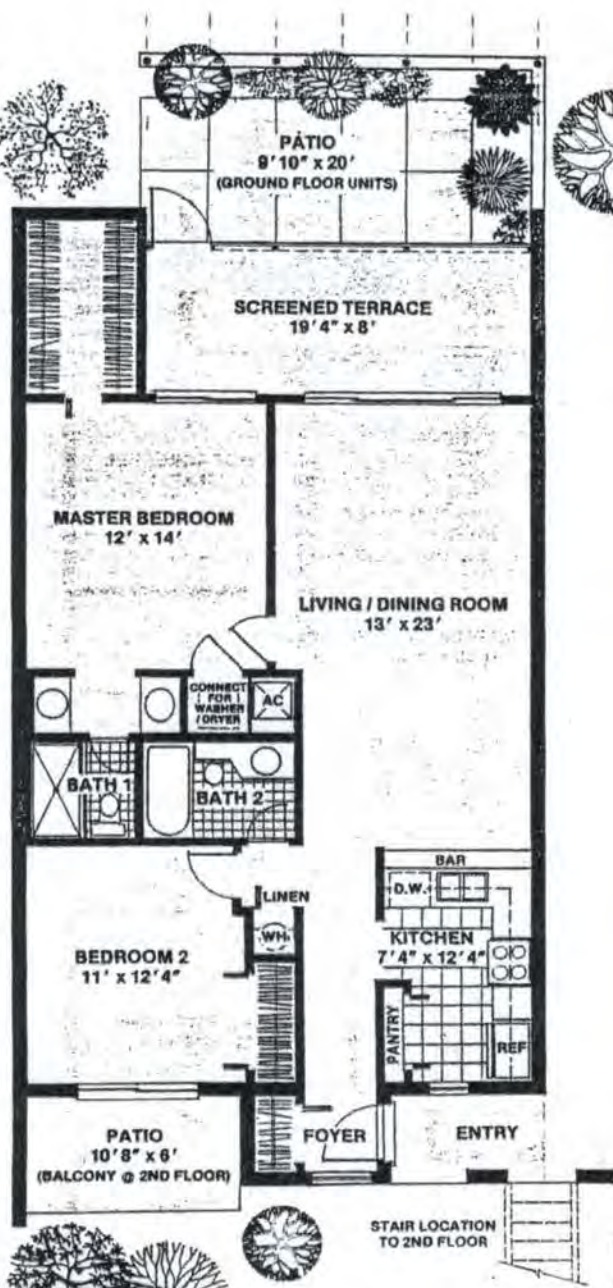


# 3 bedroom 2 bath



TOTAL AREA	2158
INTERIOR AREA	1413
SCREENED TERRACE	206
PATIO (GROUND FLOOR)	173
ENTRY	66
CARPORT AND STORAGE	300

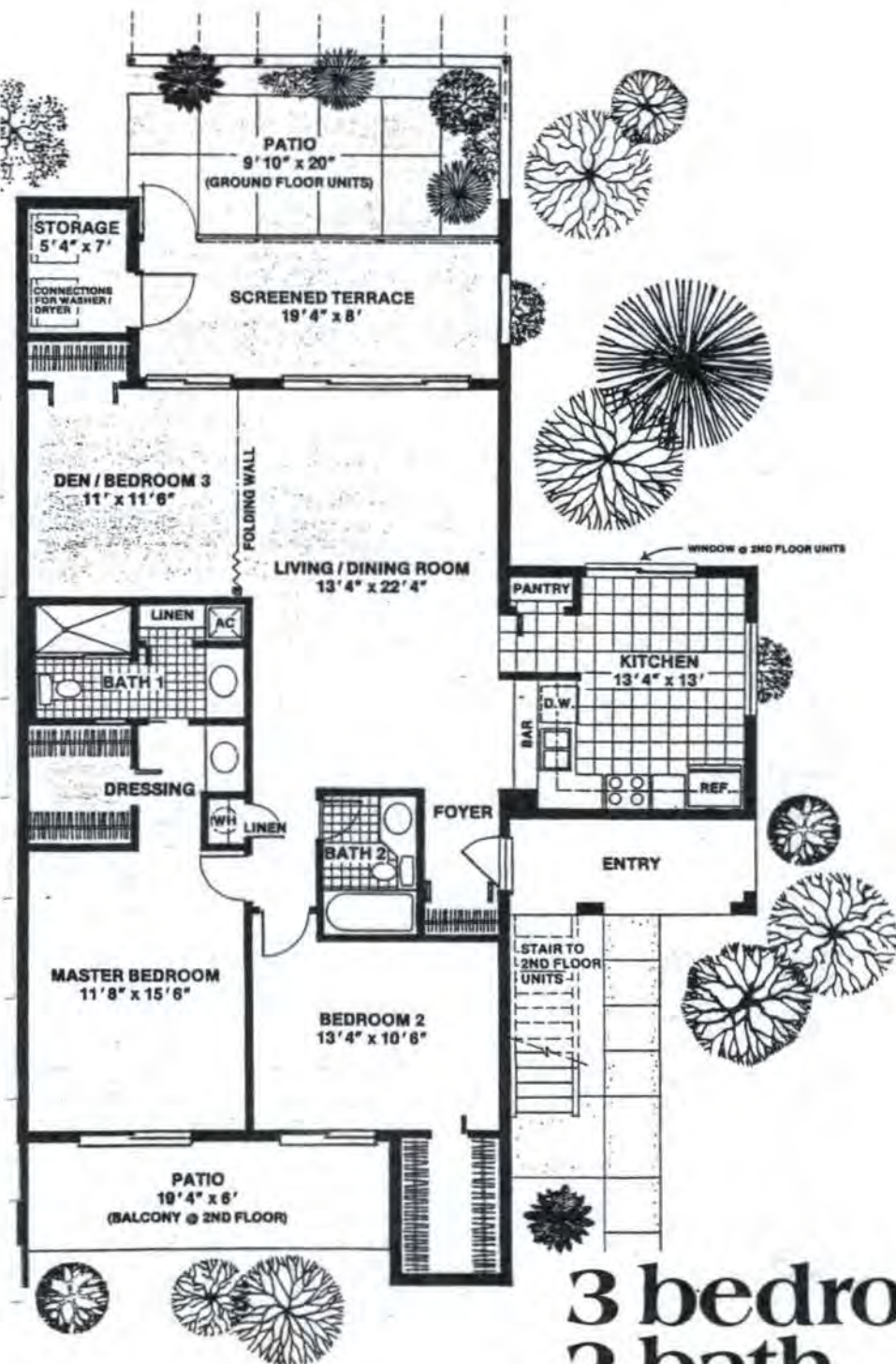
or to improve our floorplans, we reserve the right to revise the design and/or specifications.



# 2 bedroom 2 bath



TOTAL AREA	1746
INTERIOR AREA	1050
SCREENED TERRACE	157
PATIO (GROUND FLOOR)	173

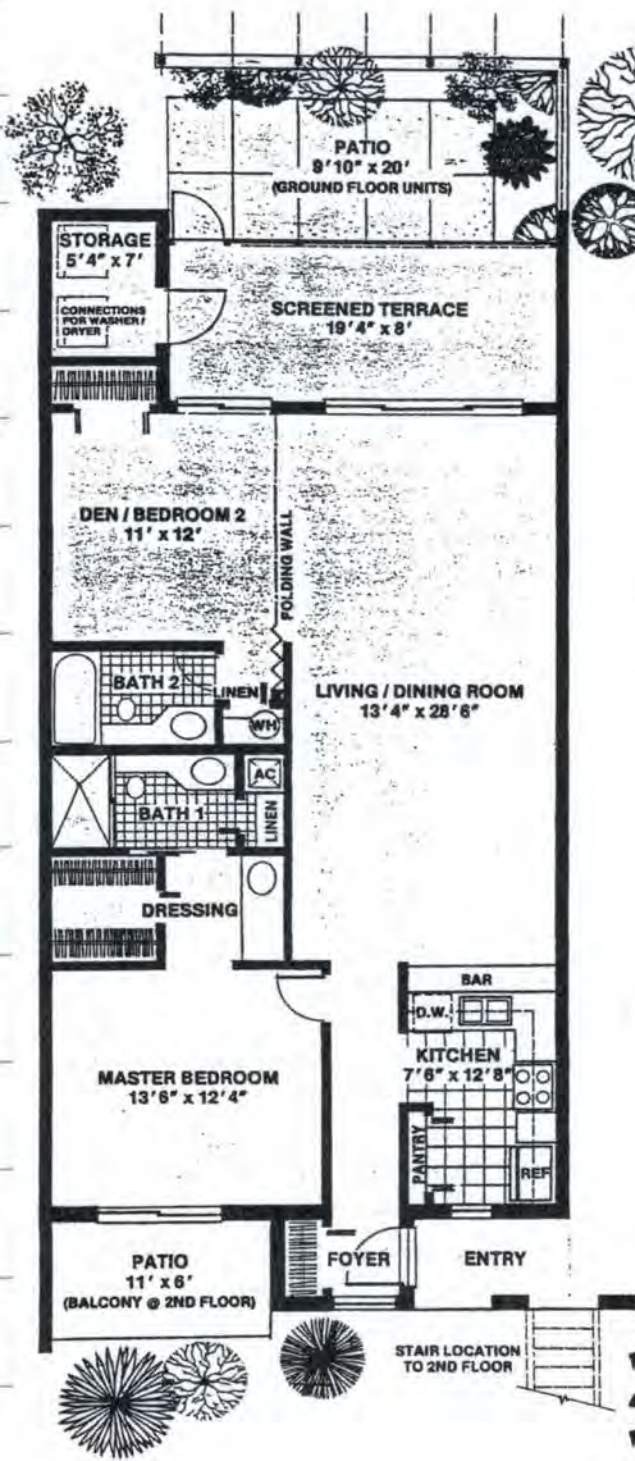


# 3 bedroom 2 bath



TOTAL AREA	2252
INTERIOR AREA	1361
SCREENED TERRACE	206
PATIO	187
PATIO (GROUND FLOOR)	198
CARPORT AND STORAGE	300

In order to improve our floorplans, we reserve the right to revise the design and/or specifications.

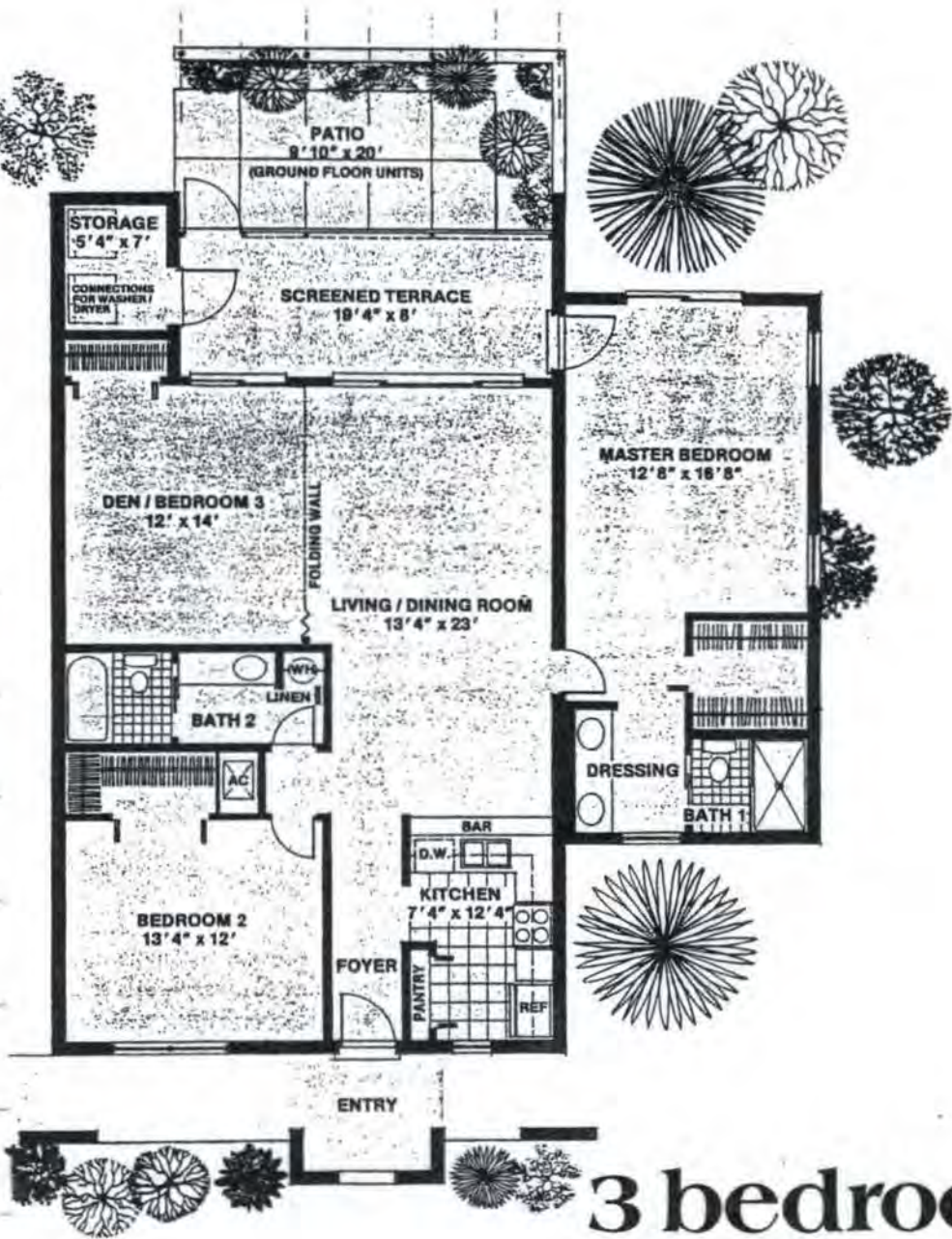


# 2 bedroom 2 bath



TOTAL AREA	1929
INTERIOR AREA	1155
SCREENED TERRACE	206
ENTRY	70
PATIO (GROUND FLOOR)	198
CARPORT AND STORAGE	300

In order to improve our floorplans, we reserve the right to revise the design and/or specifications.



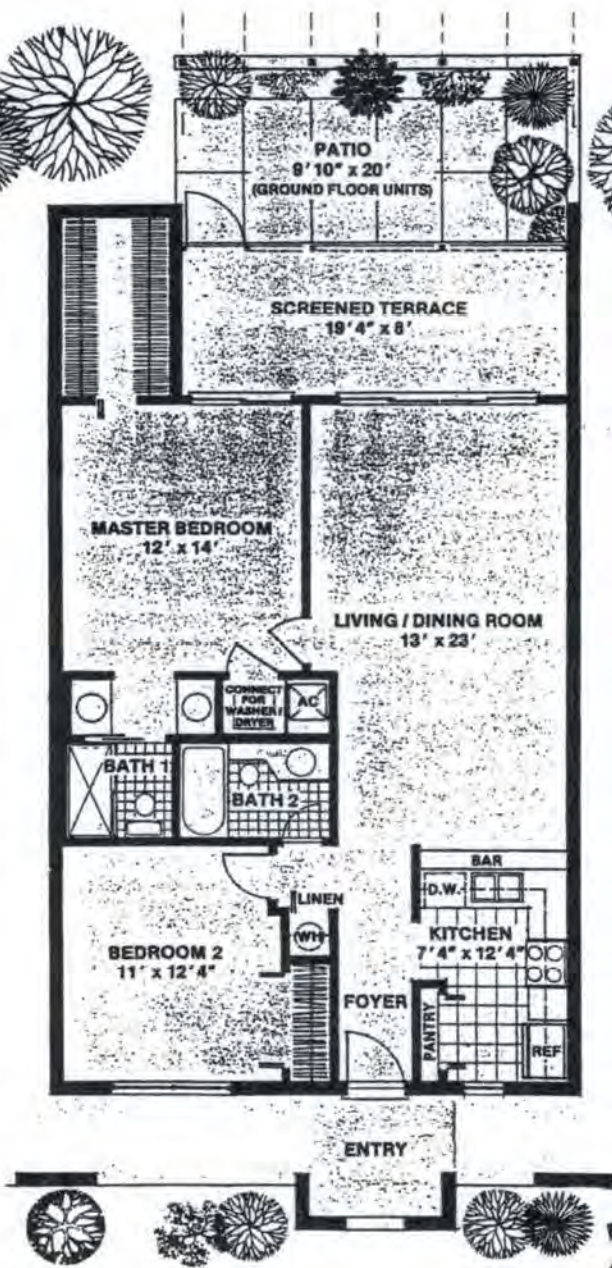
# 3 bedroom 2 bath

SCALE IN FEET



TOTAL AREA	2054
INTERIOR AREA	1375
SCREENED TERRACE	206
PATIO (GROUND FLOOR)	173
CARPORT AND STORAGE	300

error to improve our floorplans, we reserve the right to revise the design and/or specifications.



# 2 bedroom 2 bath



TOTAL AREA	1646
INTERIOR AREA	1016
SCREENED TERRACE	157
PATIO (GROUND FLOOR)	173
CARPORT AND STORAGE	300

In an endeavor to improve our floorplans, we reserve the right to revise the design and/or specifications.

This instrument prepared by:  
Sharon S. Vander Wulp, Esquire  
Sharon S. Vander Wulp, P.A.  
712 Shamrock Blvd.  
Venice, FL 34293

AFFIDAVIT

STATE OF FLORIDA  
COUNTY OF SARASOTA



Before me, the undersigned authority, personally appeared, Donald Wienke, President of WESTCHESTER GARDENS CONDOMINIUM ASSOCIATION, INC. (Association), who states as follows:

1. That the Declaration of Condominium for Westchester Gardens at the Plantation, a condominium, Article 16, now known as Article 12, required the written consent of all first institutional mortgagees who hold a mortgage on units in the condominium as a prerequisite to the adoption of any amendments to said document.

2. That the Association membership adopted an amendment to Declaration Article 16, now known as Article 12, limiting mortgagee consent as a pre-requisite to the adoption of any amendments to said document and limited lender consent to those instances required by The Condominium Act for the State of Florida.

3. That the Unit Owners of the condominium voted in the affirmative for this change.

4. That the Association followed the requirements set forth in Chapter 718.110(11), Florida Statutes, to gain the written consent of all first institutional mortgagees.

5. That the Association first sent notice to all Unit Owners of the condominium requesting information regarding their lender be sent within 30 days of this mailing to the office of Sharon S. Vander Wulp, P.A.

6. That following the mailing to Unit Owners the Association performed a search of the Public Records of Sarasota County to locate all mortgages of record for first institutional mortgagees on the units in the condominium.

7. That the Consents to Mortgagees were sent certified mail, return receipt requested, to all first institutional mortgagees with a mortgage recorded in the Public Records of Sarasota County prior to October 1, 2007, both to the address as shown in the Public Records and also to the addresses provided by the unit owner.

8. That the sixty-day time period required under Florida Statutes, Chapter 718.110(11)(2)(d) has expired.

9. That the following first institutional mortgagees of a mortgage recorded prior to October 1, 2007 on a unit in Westchester Gardens at the Plantation, a condominium, have either not responded or responded without indicating whether the mortgagee was providing consent or denial of the request:

a. BAC Home Loans Servicing, LP as to Unit 247 owned by Robert and Roseanne Surridge as recorded in Official Records #2005077038, Unit 329 owned by June A. Weisman as recorded in Official Records #2005035975, of the Public Records of Sarasota County, Florida and Unit 205 owned by Joseph and Carol Amedio as provided by the unit owner per information requested as required by Chapter 718.110, Florida Statutes.

b. Branch Banking and Trust Company as to Unit 112, owned by Kelly Ann Brown, as recorded in Official Records #2004189385, of the Public Records of Sarasota County, Florida.

c. Central Mortgage as to Unit 120, owned by Ann Marie Dunela, as provided by the unit owner per information requested as required by Chapter 718.110, Florida Statutes.



d. Gold Star Mortgage Corporation as to Unit 120, owned by Ann Marie Dunela, as recorded in Official Records #2005073866, of the Public Records of Sarasota County, Florida.

e. Wells Fargo Bank, N.A. as to Unit 319, owned by Clyde and Elisabeth Davis, as recorded in Official Records #2004208362, of the Public Records of Sarasota County, Florida.

f. Mortgage Electronic Registration Systems, Inc., Its Successors and Assigns, as Nominee for Wells Fargo Home Mortgage, Inc., Its Successors and Assigns, a Delaware Corporation as to Unit 101, owned by Thomas and Linda Fischer, as recorded in Official Records Book 2428, Page 2226-2231, of the Public Records of Sarasota County, Florida.

g. Chase Manhattan Mortgage Corporation as to Unit 101, owned by Thomas and Linda Fischer, as recorded in Official Records #2004096439 and Unit 227, owned by Theodore G. Barran and Janice R. Baran, as Trustees, as recorded in Official Records #2002087611, of the Public Records of Sarasota County, Florida.

h. MidAmerica Bank, FSB as to Unit 311, owned by Patricia Stec Goldshmidt, as recorded in Official Records #2006048675, of the Public Records of Sarasota County, Florida.

i. Quicken Loans Inc. as to Unit 310, owned by William P. Gough, Jeanne A. Gough, and Williams P. Gough, Jr., as recorded in Official Records #2004012093, of the Public Records of Sarasota County, Florida.

j. State Farm Financial Services, F.S.B. as to Unit 320, owned by Allan and Eudra Howell, as recorded in Official Records #2002054543, of the Public Records of Sarasota County, Florida.

k. First Presidential Savings and Loan Association of Florida as to Unit 110, owned by John and Shirley Nilsen, as Trustees, as recorded in Official Records Book 1667 Pages 1284-1291; Unit 308, owned by Maxine Rutowski, as recorded in Official Records Book 1670 Pages 0224-0234; and Unit 114, owned by Michael E. Kruger, as recorded in Official Records Book 1706 Page 0394, of the Public Records of Sarasota County, Florida.

l. Washington Mutual Bank, FA as to Unit 123, owned by Francis and Felicia Bruder, as provided by the unit owner per information requested as required by Chapter 718.110, Florida Statutes; Unit 144, owned by Ronald and Gretchen McDaniel, as provided by the unit owner per information requested as required by Chapter 718.110, Florida Statutes; Unit 114, owned by Carmen and Collette Rosano, as provided by the unit owner per information requested as required by Chapter 718.110, Florida Statutes; Unit 125, owned by Donald and Geraldine Wienke, as provided by the unit owner per information requested as required by Chapter 718.110, Florida Statutes.

m. Bank of America, N.A. as to Unit 125, owned by Donald and Geraldine Wienke, as recorded in Official Records # 2007026272; as to Unit 226, owned by Susanne Wolf, as recorded in Official Records # 2006064621; as to Unit 153, owned by Helen K. Kisella, as recorded in Official Records # 2003069593; as to Unit 261, owned by Malcolm and Susanne Gedden, as recorded in Official Records # 2003195904; as to Unit 335, owned by Robert Smith, as recorded in Official Records #2004053979; as to Unit 222, owned by Edward and Genevieve Foley, as recorded in Official Records # 2003086068; as to Unit 248, owned by Shawn and Linda Brohl, as recorded in Official Records #2006147594; as to Unit 244, owned by Patrick Tauskela and Luci Jana Gagra, as recorded in Official Records #2007103919 ; as to Unit 235, owned by Michael and Sophia Petracco, as recorded in Official Records # 2007096091; as to Unit 337, owned by Michael and Cheryl McAyoy, as recorded in Official Records # 2002042200; as to Unit 254, owned by Kenneth and Josephine Holman, as provided by the unit per information requested as required by Chapter 718.110, Florida Statutes; as to Unit 329, owned by June A. Weisman, as provided by the unit per information requested as required by Chapter 718.110, Florida Statutes; as to Unit 114, owned by Carmen and Collette Rosano, as recorded in Official Records Book 2825 Page 467, of the Public Records of Sarasota County, Florida.

n. Wachovia Mortgage Corporation as to Unit 109, owned by Ronald and Pamela Tatum, as recorded in Official Records #2005224469; Unit 234, owned by Barbara F. Davis, as provided by the unit owner per information requested as required by Chapter 718.110, Florida Statutes; Unit 128, owned by Eleanor Presisendorfer and Lynn Tarry, as recorded in Official Records #2004061709, of the Public Records of Sarasota County, Florida.

o. Home Savings of America, F.A. as to Unit 123, owned by Francis and Felicia Bruder, as recorded in Official Records Book 1871, Page 2192-2195, of the Public Records of Sarasota County, Florida.

p. Taylor, Bean and Whitaker Mortgage Corporation as to Unit 228, owned by Richard J. Butler, as recorded in Official Records #2006076083, of the Public Records of Sarasota County, Florida.

q. Litton Loan Servicing as to Unit 323, owned by Edith Dowling, as provided by the unit owner per information requested as required by Chapter 718.110, Florida Statutes

r. Mortgage Electronic Registration Systems, Inc., a Delaware Corporation as Nominee for Homeside Lending Inc., Its Successors and Assigns, as to Unit 323, owned by Edith Dowling, as recorded in Official Records #200109384, of the Public Records of Sarasota County, Florida.

s. United First Federal Savings and Loan Association as to Unit 325, owned by V. Raymond and Alison Powers, as recorded in Official Records Book 1862 Page 0636, of the Public Records of Sarasota County, Florida.

t. HSBC Mortgage Corporation as to Unit 130, owned by Mark J. Covais, as recorded in Official Records #2006081188, of the Public Records of Sarasota County, Florida.

u. Financial Freedom Senior Funding Corporation as to Unit 135, owned by William R. Brown, as recorded in Official Records #2005095249, of the Public Records of Sarasota County, Florida.

v. Suntrust Mortgage, Inc. as to Unit 245, owned by Ryan McGuigan, as recorded in Official Records #2007063113, of the Public Records of Sarasota County, Florida.

w. World Savings Bank, FSB as to Unit 234, owned by Barbara F. Davis, as recorded in Official Records #2004130959, of the Public Records of Sarasota County, Florida.

x. JP Morgan Chase Bank, N.A. as to Unit 236, owned by John J. Corcoran, as recorded in Official Records #2005161255, of the Public Records of Sarasota County, Florida.

y. Crossland Mortgage Corporation as to Unit 333, owned by Glenn and Clara Bontrager, as Trustees, as recorded in Official Records Book 2519 Page 2690-2698, of the Public Records of Sarasota County, Florida.

z. CCO Mortgage Corp. as to Unit 138, owned by Marc and Beth McCormack, as recorded in Official Records #2005171159, of the Public Records of Sarasota County, Florida.

aa. Wells Fargo Home Mortgage, Inc. As to Unit 143, owned by Stephen and Susanne Ames, as recorded in Official Records #2003125367, of the Public Records of Sarasota County, Florida.

bb. Mortgage Electronic Registration Systems, Inc. as Assignee of First Chicago NBD Mortgage Company as to Unit 144, owned by Ronald and Gretchen McDaniel, as recorded in Official Records #20025913, of the Public Records of Sarasota County, Florida.

cc. Century Bank, FSB as to Unit 246, owned by James Walsh, as recorded in Official Records #2006052024 and Unit 250, owned by Dwayne and Bridget Eckrote, as recorded in Official Records #2005027724, of the Public Records of Sarasota County, Florida.

dd. Glendale Federal Savings and Loan Association N/K/A Citibank as to Unit 148, owned by John and Beverly Clare, as recorded in Official Records Book 1906 Page 0479-0486, of the Public Records of Sarasota County, Florida.

ee. Riverside Bank of the Gulf Coast N/K/A TIB Bank as to Unit 249, owned by Gerhardus and Susanne Prulm, as recorded in Official Records #2004035949, of the Public Records of Sarasota County, Florida.

ff. Digital Federal Credit Union as to Unit 156, owned by Robert and Veronica Brown, as recorded in Official Records #2002037313, of the Public Records of Sarasota County, Florida.

gg. Countrywide Home Loans, Inc. as to Unit 161, owned by Kenneth and Elizabeth Kerrigan, as recorded in Official Records Book 2839 Page 1440-1450, of the Public Records of Sarasota County, Florida.

hh. Citimortgage, Inc. as to Unit 162, owned by Marilynne Martin, as recorded in Official Records #2005080216, of the Public Records of Sarasota County, Florida.

10. That the following first institutional mortgagees of a mortgage recorded prior to October 1, 2007 on a unit in Westchester Gardens at the Plantation, a condominium, have responded and given the following responses to the request for Amendment to Article 16, now known as Article 12:

a. MGC Mortgage, Inc. as servicing agent for Beal Bank SSB, as to Unit 214, owned by George Jr. And Linda Drury, as recorded in Official Records #200218330, of the Public Records of Sarasota County, Florida withheld consent to the request for Amendment.

11 That the written consents as received from the first institutional lenders on the condominium units are attached as Exhibits to the Certificate of Amendment to the Declaration of Condominium for Westchester Gardens at the Plantation, a condominium, which references the change made to Article 16, now known as Article 12.

FURTHER AFFIANT STATES NOT.

Dated this 2<sup>nd</sup> day of December, 2009.

WESTCHESTER GARDENS CONDOMINIUM ASSOCIATION, INC.

By: Donald E. Wienke  
Donald Wienke, as President

The foregoing instrument was sworn to and subscribed before me this 2<sup>nd</sup> day of December, 2009, by Donald Wienke, as President of Westchester Gardens Condominium Association, Inc., a condominium, who is  personally known to me or  who produced \_\_\_\_\_ as identification.

Barbara L. O'Grady  
Print Name: Barbara L. O'Grady  
NOTARY PUBLIC  
My Commission Expires:



OR 14

Pursuant to the provisions of Section 718.104(4) (e), Florida Statutes, and the provisions of Paragraph 25 of the Declaration of Condominium of Westchester Gardens at The Plantation recorded in Official Records Book 1476, page 947, of the Public Records of Sarasota County, Florida, PLANTATION ASSOCIATES, a Florida general partnership, as Developer of Westchester Gardens at The Plantation, hereby amends the survey and plot plan attached as Exhibit "A" to said Declaration of Condominium and recorded in Condominium Book 17, page 45, 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, Plantation Associates has caused this Amendment to be executed in its name by its duly authorized officer this 16<sup>th</sup> day of December, 1981.

Witnesses:

Gene E. Rowe  
Carl Lane Dixon

PLANTATION ASSOCIATES  
By: RAMAR GROUP HOLDINGS, INC.  
As General Partner

By: [Signature]  
As its President

(CORPORATE SEAL)

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 16<sup>th</sup> day of December, 1981, by RONALD K. DREWS, to me known to be the person described as President of RAMAR GROUP HOLDINGS, INC., a Florida corporation and a general partner of PLANTATION ASSOCIATES, a Florida general partnership, and who executed it in the name of and for that corporation on behalf of PLANTATION ASSOCIATES, affixing its corporate seal, and that he was duly authorized by that corporation to do so.

[Signature]  
Notary Public  
My Commission Expires:

Notary Public, State of Florida at Large  
My Commission Expires January 13, 1984

Return:

Prepared by: William E. Getzen (smw)  
Williams, Parker, Harrison, Dietz & Getzen  
1550 Ringling Boulevard - P.O.Box 3258  
Sarasota, Florida 33578

OR 1482 PG 1627

in Building 8, as shown on the condominium plat recorded in Condominium Book 17, page 45, Public Records of Sarasota County, Florida, is substantially complete.

2. The plat, together with the provisions of the Declaration describing the condominium property, is an accurate representation of the location and dimensions of said units.

3. As to said units, the identification, location and dimensions of the common elements and of each such unit can be determined from the plat and the provisions of said Declaration.

4. All planned improvements, including, but not limited to landscaping, utility services and access to said units, and common element facilities serving the building(s) in which said units are located have been substantially completed.

*Orris Clark Sartor*  
Orris Clark Sartor  
R.L.S. Fla. Cert. No. 2685



152415

FILED AND RECORDED  
R. H. HACKNEY JR., CLERK  
SARASOTA, FLA.

DEC 17 10 43 AM '81

WESTCHESTER GARDENS AT THE PLANTATION

Pursuant to the provisions of Section 718.104(4)(e), Florida Statutes, and the provisions of Paragraph 25 of the Declaration of Condominium of Westchester Gardens at The Plantation recorded in Official Records Book 1476, page 947, of the Public Records of Sarasota County, Florida, PLANTATION ASSOCIATES, a Florida general partnership, as Developer of Westchester Gardens at The Plantation, hereby amends the survey and plot plan attached as Exhibit "A" to said Declaration of Condominium and recorded in Condominium Book 17, page 45, 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, Plantation Associates has caused this Amendment to be executed in its name by its duly authorized officer this 18th day of December, 1981.

Witnesses:

[Signature]  
Susan R. Jensen

PLANTATION ASSOCIATES  
By: RAMAR GROUP HOLDINGS, INC.,  
As General Partner

By: [Signature]  
As its President

(CORPORATE SEAL)

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 18th day of December, 1981, by RONALD K. DREWS, to me known to be the person described as President of RAMAR GROUP HOLDINGS, INC., a Florida corporation and a general partner of PLANTATION ASSOCIATES, a Florida general partnership, and who executed it in the name of and for that corporation on behalf of PLANTATION ASSOCIATES, affixing its corporate seal, and that he was duly authorized by that corporation to do so.

[Signature]  
Notary Public  
My Commission Expires:

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE  
MY COMMISSION EXPIRES: MAR. 28 1982  
ACQUAINTED THRU GENERAL INS. UNDERWRITERS

Return:

Prepared by: William E. Getzen (smw)  
Williams, Parker, Harrison, Dietz & Getzen  
✓ 1550 Ringling Boulevard - P.O.Box 3258  
Sarasota, Florida 33578

in Building 8, as shown on the condominium plat recorded in  
Condominium Book 17, page 45, Public Records  
of Sarasota County, Florida, is substantially complete.

2. The plat, together with the provisions of the Declaration  
describing the condominium property, is an accurate representation  
of the location and dimensions of said units.

3. As to said units, the identification, location and  
dimensions of the common elements and of each such unit can be  
determined from the plat and the provisions of said Declaration.

4. All planned improvements, including, but not limited to  
landscaping, utility services and access to said units, and common  
element facilities serving the building(s) in which said units are  
located have been substantially completed.

*Orris Clark Sartor*  
Orris Clark Sartor  
R.L.S. Fla. Cert. No. 2685

OR 1483 PG 0929

DEC 21 1 30 PM '81

FILED AND RECORDED  
R.H. HACKETT JR. CLERK  
SARASOTA

153318

OR 1485 F

of paragraph 20 of the Declaration of Condominium of Westchester Gardens at The Plantation as recorded in Official Records Book 1476, page 947 thru 1000, of the Public Records of Sarasota County, Florida, PLANTATION ASSOCIATES, a Florida general partnership, hereby amends said Declaration of Condominium for the purpose of submitting Phase II to condominium ownership as a part of Westchester Gardens at The Plantation. Said phase is more particularly described in the survey and plot plan of Westchester Gardens at The Plantation recorded as Exhibit "A" to the Declaration of Condominium in Official Records Book 1476, pages 977 thru 985, and in Condominium Book 17, pages 45-45H, of the Public Records of Sarasota County, Florida. By this Amendment, the common elements of the above-described phase are merged with the common elements of the existing phase and hereby become part of one condominium known as Westchester Gardens at The Plantation. Commencing with the recording of this Amendment in the Public Records of Sarasota County, Florida, each condominium unit will have a 1/164th share of 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 Westchester Gardens at The Plantation.

Pursuant to the provisions of Section 718.104(4)(e), Florida Statutes and the provisions of paragraph 25 of the Declaration of Condominium of Westchester Gardens at The Plantation, said Declaration of Condominium and survey and plot plan are amended to include the certificate of surveyor attached hereto and made a part hereof which certifies to the substantial completion of the buildings described therein and all planned improvements included therewith.

IN WITNESS WHEREOF, Grantor has caused this Amendment to be executed in its name this 30th day of December, 19 81.

Witnesses:

Chene E. Rowe  
Joselle D. Culp

PLANTATION ASSOCIATES  
By: RAMAR GROUP HOLDINGS, INC.  
As General Partner

By: Ronald K. Drews  
As its President



STATE OF FLORIDA  
COUNTY OF SARASOTA

I HEREBY CERTIFY that on this day, before me, a Notary Public duly authorized in the state and county aforesaid to take acknowledgments, personally appeared RONALD K. DREWS, to me known to be the person described as President of RAMAR GROUP HOLDINGS, INC., a Florida corporation and a general partner of PLANTATION ASSOCIATES, a Florida general partnership, and who executed the foregoing Amendment, and he acknowledged before me that he executed it in the name of and for that corporation on behalf of PLANTATION ASSOCIATES, affixing its corporate seal, and that he was duly authorized by that corporation to do so.

WITNESS my hand and official seal in the county and state named above this 30th day of December, 19 81.

Prepared by: William E. Getzen (smw)  
Williams, Parker, Harrison, Dietz  
and Getzen  
550 Ringling Boulevard - P.O.Box 3258  
Sarasota, Florida 33578

Joselle D. Culp  
Notary Public  
My Commission Expires:





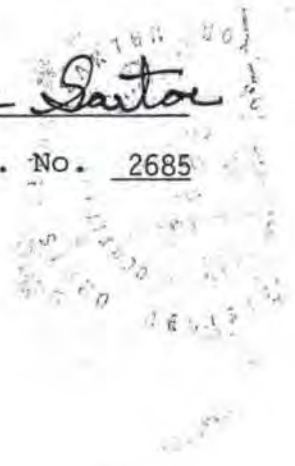
in Building 4, as shown on the condominium plat recorded in Condominium Book 17, page 45, Public Records of Sarasota County, Florida, is substantially complete.

2. The plat, together with the provisions of the Declaration describing the condominium property, is an accurate representation of the location and dimensions of said units.

3. As to said units, the identification, location and dimensions of the common elements and of each such unit can be determined from the plat and the provisions of said Declaration.

4. All planned improvements, including, but not limited to landscaping, utility services and access to said units, and common element facilities serving the building(s) in which said units are located have been substantially completed.

*Orris Clark Sartor*  
Orris Clark Sartor  
R.L.S. Fla. Cert. No. 2685



Dec 31 2 48 PM '81

FILED AND RECORDED  
R. M. HACKNEY JR. CLERK  
SARASOTA CO. FLA.

155458

WESTCHESTER GARDENS AT THE PLANTATION

Pursuant to the provisions of Section 718.104(4)(e), Florida Statutes, and the provisions of Paragraph 25 of the Declaration of Condominium of Westchester Gardens at The Plantation recorded in Official Records Book 1476, page 947, of the Public Records of Sarasota County, Florida, PLANTATION ASSOCIATES, a Florida general partnership, as Developer of Westchester Gardens at The Plantation, hereby amends the survey and plot plan attached as Exhibit "A" to said Declaration of Condominium and recorded in Condominium Book 17, page 45, 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, Plantation Associates has caused this Amendment to be executed in its name by its duly authorized officer this 4th day of January, 1982.

Witnesses:

[Signature]  
[Signature]

PLANTATION ASSOCIATES  
By: RAMAR GROUP HOLDINGS, INC.  
As General Partner

By: [Signature]  
As its President

(CORPORATE SEAL)

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 4th day of January, 1982, by RONALD K. DREWS, to me known to be the person described as President of RAMAR GROUP HOLDINGS, INC., a Florida corporation and a general partner of PLANTATION ASSOCIATES, a Florida general partnership, and who executed it in the name of and for that corporation on behalf of PLANTATION ASSOCIATES, affixing its corporate seal, and that he was duly authorized by that corporation to do so.

[Signature]  
Notary Public  
My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA  
MY COMMISSION EXPIRES MAR. 31 1988  
NOTARY PUBLIC GENERAL USE - IMPRINT ONLY

Return:

Prepared by: William E. Getzen (smw)  
Williams, Parker, Harrison, Dietz & Getzen  
1550 Ringling Boulevard - P.O.Box 3258  
Sarasota, Florida 33578

[Faint circular notary seal]

in Building 4, as shown on the condominium plat recorded in Condominium Book 17, page 45, Public Records of Sarasota County, Florida, is substantially complete.

2. The plat, together with the provisions of the Declaration describing the condominium property, is an accurate representation of the location and dimensions of said units.

3. As to said units, the identification, location and dimensions of the common elements and of each such unit can be determined from the plat and the provisions of said Declaration.

4. All planned improvements, including, but not limited to landscaping, utility services and access to said units, and common element facilities serving the building(s) in which said units are located have been substantially completed.

*Orris Clark Sartor*

Orris Clark Sartor  
R.L.S. Fla. Cert. No. 2685

JAN 5 8 56 AM '82

FILED AND RECORDED  
M.H. HACKNEY JR. CLERK  
SARASOTA

155889

WESTCHESTER GARDENS AT THE PLANTATION

Pursuant to the provisions of Section 718.104(4) (e), Florida Statutes, and the provisions of Paragraph 25 of the Declaration of Condominium of Westchester Gardens at The Plantation recorded in Official Records Book 1476, page 947, of the Public Records of Sarasota County, Florida, PLANTATION ASSOCIATES, a Florida general partnership, as Developer of Westchester Gardens at The Plantation, hereby amends the survey and plot plan attached as Exhibit "A" to said Declaration of Condominium and recorded in Condominium Book 17, page 45, 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, Plantation Associates has caused this Amendment to be executed in its name by its duly authorized officer this 5th day of January, 19 82.

Witnesses:

[Signature]  
[Signature]

PLANTATION ASSOCIATES  
By: RAMAR GROUP HOLDINGS, INC.  
As General Partner

By: [Signature]  
As its President

(CORPORATE SEAL)

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 5th day of January, 19 82, by RONALD K. DREWS, to me known to be the person described as President of RAMAR GROUP HOLDINGS, INC., a Florida corporation and a general partner of PLANTATION ASSOCIATES, a Florida general partnership, and who executed it in the name of and for that corporation on behalf of PLANTATION ASSOCIATES, affixing its corporate seal, and that he was duly authorized by that corporation to do so.

[Signature]  
Notary Public  
My Commission Expires:

NOTARY PUBLIC, STATE OF FLORIDA  
MY COMMISSION EXPIRES: MAR 31 1983  
2500 - 1000 GENERAL OFFICE BUILDING

Return:

Prepared by: William E. Getzen (smw)  
Williams, Parker, Harrison, Dietz & Getzen  
1550 Ringling Boulevard - P.O.Box 3258  
Sarasota, Florida 33578

ANGELIA D. GULF  
NOTARY PUBLIC  
STATE OF FLORIDA

in Building 8, as shown on the condominium plat recorded in Condominium Book 17, page 45, Public Records of Sarasota County, Florida, is substantially complete.

2. The plat, together with the provisions of the Declaration describing the condominium property, is an accurate representation of the location and dimensions of said units.

3. As to said units, the identification, location and dimensions of the common elements and of each such unit can be determined from the plat and the provisions of said Declaration.

4. All planned improvements, including, but not limited to landscaping, utility services and access to said units, and common element facilities serving the building(s) in which said units are located have been substantially completed.

*Orris Clark Sartor*  
Orris Clark Sartor  
R.L.S. Fla. Cert. No. 2685

156400

FILED AND RECORDED  
R. M. HACKNEY JR. CLERK  
SARASOTA CO., FLA.

JAN 6 8 39 AM '82

WESTCHESTER GARDENS AT THE PLANTATION

Pursuant to the provisions of Section 718.104(4) (e), Florida Statutes, and the provisions of Paragraph 25 of the Declaration of Condominium of Westchester Gardens at The Plantation recorded in Official Records Book 1476, page 947, of the Public Records of Sarasota County, Florida, PLANTATION ASSOCIATES, a Florida general partnership, as Developer of Westchester Gardens at The Plantation, hereby amends the survey and plot plan attached as Exhibit "A" to said Declaration of Condominium and recorded in Condominium Book 17, page 45, 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, Plantation Associates has caused this Amendment to be executed in its name by its duly authorized officer this 8th day of January, 19 82.

Witnesses:

[Signature]  
Susan D. Jerrens

PLANTATION ASSOCIATES  
By: RAMAR GROUP HOLDINGS, INC.  
As General Partner

By: [Signature]  
As its President  
(CORPORATE SEAL)

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 8th day of January, 19 82, by RONALD K. DREWS, to me known to be the person described as President of RAMAR GROUP HOLDINGS, INC., a Florida corporation and a general partner of PLANTATION ASSOCIATES, a Florida general partnership, and who executed it in the name of and for that corporation on behalf of PLANTATION ASSOCIATES, affixing its corporate seal, and that he was duly authorized by that corporation to do so.

[Signature]  
Notary Public  
My Commission Expires:

NOTARY PUBLIC, STATE OF FLORIDA  
COMMISSION EXPIRES: MAR 15 1983  
- 2524 - CIVIL GENERAL TR. - INDIAN RIVER

Return:

Prepared by: William E. Getzen (smw)  
Williams, Parker, Harrison, Dietz & Getzen  
1550 Ringling Boulevard - P.O.Box 3258  
Sarasota, Florida 33578

PLANTATION ASSOCIATES  
CORPORATE SEAL

in Building 4, as shown on the condominium plat recorded in  
Condominium Book 17, page 45, Public Records  
of Sarasota County, Florida, is substantially complete.

2. The plat, together with the provisions of the Declaration  
describing the condominium property, is an accurate representation  
of the location and dimensions of said units.

3. As to said units, the identification, location and  
dimensions of the common elements and of each such unit can be  
determined from the plat and the provisions of said Declaration.

4. All planned improvements, including, but not limited to  
landscaping, utility services and access to said units, and common  
element facilities serving the building(s) in which said units are  
located have been substantially completed.

*Orris Clark Sartor*

Orris Clark Sartor  
R.L.S. Fla. Cert. No. 2685

JAN 12 8 07 AM '86

FILED AND RECORDED  
BY: H. HAGKNEY JR. CLERK  
SARASOTA, FLORIDA

157566

WESTCHESTER GARDENS AT THE PLANTATION

Pursuant to the provisions of Section 718.104(4)(e), Florida Statutes, and the provisions of Paragraph 25 of the Declaration of Condominium of Westchester Gardens at The Plantation recorded in Official Records Book 1476, page 947, of the Public Records of Sarasota County, Florida, PLANTATION ASSOCIATES, a Florida general partnership, as Developer of Westchester Gardens at The Plantation, hereby amends the survey and plot plan attached as Exhibit "A" to said Declaration of Condominium and recorded in Condominium Book 17, page 45, 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, Plantation Associates has caused this Amendment to be executed in its name by its duly authorized officer this 22nd day of January, 1982.

Witnesses:

[Signature]  
[Signature]

PLANTATION ASSOCIATES  
By: RAMAR GROUP HOLDINGS, INC.  
As General Partner

By: [Signature]  
As its President

(CORPORATE SEAL)

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 22nd day of January, 1982, by RONALD K. DREWS, to me known to be the person described as President of RAMAR GROUP HOLDINGS, INC., a Florida corporation and a general partner of PLANTATION ASSOCIATES, a Florida general partnership, and who executed it in the name of and for that corporation on behalf of PLANTATION ASSOCIATES, affixing its corporate seal, and that he was duly authorized by that corporation to do so.

[Signature]  
Notary Public  
My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA  
MY COMMISSION EXPIRES: MAR 28 1982  
WITNESSED BY GENERAL AND UNDERWRITERS

Return:  
Prepared by: William E. Getzen (smw)  
Williams, Parker, Harrison, Dietz & Getzen  
1550 Ringling Boulevard - P.O.Box 3258  
Sarasota, Florida 33578



OR 1489 P

in Building 10, as shown on the condominium plat recorded in Condominium Book 17, page 45, Public Records of Sarasota County, Florida, is substantially complete.

2. The plat, together with the provisions of the Declaration describing the condominium property, is an accurate representation of the location and dimensions of said units.

3. As to said units, the identification, location and dimensions of the common elements and of each such unit can be determined from the plat and the provisions of said Declaration.

4. All planned improvements, including, but not limited to landscaping, utility services and access to said units, and common element facilities serving the building(s) in which said units are located have been substantially completed.

*Orris Clark Sartor*  
Orris Clark Sartor  
R.L.S. Fla. Cert. No. 2685

JAN 26 8 26 AM '02

FILED AND RECORDED  
R.H. HARKNEY JR. CLERK  
SARASOTA

161105

OR 1

Pursuant to the provisions of Section 718.104(4) (e), Florida Statutes, and the provisions of Paragraph 25 of the Declaration of Condominium of Westchester Gardens at The Plantation recorded in Official Records Book 1476, page 947, of the Public Records of Sarasota County, Florida, PLANTATION ASSOCIATES, a Florida general partnership, as Developer of Westchester Gardens at The Plantation, hereby amends the survey and plot plan attached as Exhibit "A" to said Declaration of Condominium and recorded in Condominium Book 17, page 45, 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, Plantation Associates has caused this Amendment to be executed in its name by its duly authorized officer this 15th day of January, 1982.

Witnesses:

[Signature]  
[Signature]

PLANTATION ASSOCIATES  
By: RAMAR GROUP HOLDINGS, INC.  
As General Partner

By: [Signature]  
As its President

(CORPORATE SEAL)

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 15th day of January, 1982, by RONALD K. DREWS, to me known to be the person described as President of RAMAR GROUP HOLDINGS, INC., a Florida corporation and a general partner of PLANTATION ASSOCIATES, a Florida general partnership, and who executed it in the name of and for that corporation on behalf of PLANTATION ASSOCIATES, affixing its corporate seal, and that he was duly authorized by that corporation to do so.

[Signature]  
Notary Public  
My Commission Expires:

NOTARY PUBLIC, STATE OF FLORIDA  
MY COMMISSION EXPIRES: MAR 28 1982

Return:

Prepared by: William E. Getzen (smw)  
Williams, Parker, Harrison, Dietz & Getzen  
1550 Ringling Boulevard - P.O.Box 3258  
Sarasota, Florida 33578



OR 1488 PG 0519

in Building 9, as shown on the condominium plat recorded in Condominium Book 17, page 45, Public Records of Sarasota County, Florida, is substantially complete.

2. The plat, together with the provisions of the Declaration describing the condominium property, is an accurate representation of the location and dimensions of said units.

3. As to said units, the identification, location and dimensions of the common elements and of each such unit can be determined from the plat and the provisions of said Declaration.

4. All planned improvements, including, but not limited to landscaping, utility services and access to said units, and common element facilities serving the building(s) in which said units are located have been substantially completed.

*Orris Clark Sartor*

Orris Clark Sartor  
R.L.S. Fla. Cert. No. 2685

159204

FILED AND RECORDED  
R. H. HACKNEY JR. CLERK  
SARASOTA, FLA.

JAN 19 8 12 AM '82



WESTCHESTER GARDENS AT THE PLANTATION

Pursuant to the provisions of Section 718.104(4) (e), Florida Statutes, and the provisions of Paragraph 25 of the Declaration of Condominium of Westchester Gardens at The Plantation recorded in Official Records Book 1476, page 947, of the Public Records of Sarasota County, Florida, PLANTATION ASSOCIATES, a Florida general partnership, as Developer of Westchester Gardens at The Plantation, hereby amends the survey and plot plan attached as Exhibit "A" to said Declaration of Condominium and recorded in Condominium Book 17, page 45, of the Public Records of Sarasota County, Florida, in accordance with the Certificates of Surveyor attached hereto and by this reference made a part hereof.

IN WITNESS WHEREOF, Plantation Associates has caused this Amendment to be executed in its name by its duly authorized officer this 28th day of January, 1982.

Witnesses:

[Signature]  
Susan M. Jensen

PLANTATION ASSOCIATES  
By: RAMAR GROUP HOLDINGS, INC.  
As General Partner

By: [Signature]  
As its President

(CORPORATE SEAL)

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 28th day of January, 1982, by RONALD K. DREWS, to me known to be the person described as President of RAMAR GROUP HOLDINGS, INC., a Florida corporation and a general partner of PLANTATION ASSOCIATES, a Florida general partnership, and who executed it in the name of and for that corporation on behalf of PLANTATION ASSOCIATES, affixing its corporate seal, and that he was duly authorized by that corporation to do so.

[Signature]  
Notary Public  
My Commission Expires:

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE  
MY COMMISSION EXPIRES MAR 28 1982  
LICENSED THRU GENERAL INS UNDERWRITERS

Return:

Prepared by: William E. Getzen (smw)  
Williams, Parker, Harrison, Dietz & Getzen  
1550 Ringling Boulevard - P.O.Box 3258  
Sarasota, Florida 33578



in Building 1, as shown on the condominium plat recorded in Condominium Book 17, page 45, Public Records of Sarasota County, Florida, is substantially complete.

2. The plat, together with the provisions of the Declaration describing the condominium property, is an accurate representation of the location and dimensions of said units.

3. As to said units, the identification, location and dimensions of the common elements and of each such unit can be determined from the plat and the provisions of said Declaration.

4. All planned improvements, including, but not limited to landscaping, utility services and access to said units, and common element facilities serving the building(s) in which said units are located have been substantially completed.

*Orris Clark Sartor*  
Orris Clark Sartor  
R.L.S. Fla. Cert. No. 2685



0720  
OK 1490 PG

in Building 2, as shown on the condominium plat recorded in  
Condominium Book 17, page 45, Public Records  
of Sarasota County, Florida, is substantially complete.

2. The plat, together with the provisions of the Declaration  
describing the condominium property, is an accurate representation  
of the location and dimensions of said units.

3. As to said units, the identification, location and  
dimensions of the common elements and of each such unit can be  
determined from the plat and the provisions of said Declaration.

4. All planned improvements, including, but not limited to  
landscaping, utility services and access to said units, and common  
element facilities serving the building(s) in which said units are  
located have been substantially completed.

*Orris Clark Sartor*

Orris Clark Sartor  
R.L.S. Fla. Cert. No. 2885

JAN 29 8 39 AM '87

FILED AND RECORDED  
FRANKNEY JR. CLERK  
SARASOTA CO. FLA.

162063

WESTCHESTER GARDENS AT THE PLANTATION

Pursuant to the provisions of Section 718.104(4)(e), Florida Statutes, and the provisions of Paragraph 25 of the Declaration of Condominium of Westchester Gardens at The Plantation recorded in Official Records Book 1476, page 947, of the Public Records of Sarasota County, Florida, PLANTATION ASSOCIATES, a Florida general partnership, as Developer of Westchester Gardens at The Plantation, hereby amends the survey and plot plan attached as Exhibit "A" to said Declaration of Condominium and recorded in Condominium Book 17, page 45, 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, Plantation Associates has caused this Amendment to be executed in its name by its duly authorized officer this 9th day of February, 19 82.

Witnesses:

[Signature]  
Susan D. Jerrens

PLANTATION ASSOCIATES  
By: RAMAR GROUP HOLDINGS, INC.  
As General Partner

By: [Signature]  
As its President

(CORPORATE SEAL)

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 9th day of February, 19 82, by RONALD K. DREWS, to me known to be the person described as President of RAMAR GROUP HOLDINGS, INC., a Florida corporation and a general partner of PLANTATION ASSOCIATES, a Florida general partnership, and who executed it in the name of and for that corporation on behalf of PLANTATION ASSOCIATES, affixing its corporate seal, and that he was duly authorized by that corporation to do so.

[Signature]  
Notary Public  
My Commission Expires:

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE  
MY COMMISSION EXPIRES MAR 18 1982  
BONDED THROUGH GENERAL INS. UNDERWRITERS

Return:

Prepared by: William E. Getzen (smw)  
Williams, Parker, Harrison, Dietz & Getzen  
1550 Ringling Boulevard - P.O.Box 3258  
Sarasota, Florida 33578



O.R. 150

Pursuant to the provisions of Section 718.104(4)(e), Florida Statutes, and the provisions of Paragraph 25 of the Declaration of Condominium of Westchester Gardens at The Plantation recorded in Official Records Book 1476, page 947, of the Public Records of Sarasota County, Florida, PLANTATION ASSOCIATES, a Florida general partnership, as Developer of Westchester Gardens at The Plantation, hereby amends the survey and plot plan attached as Exhibit "A" to said Declaration of Condominium and recorded in Condominium Book 17, page 45, 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, Plantation Associates has caused this Amendment to be executed in its name by its duly authorized officer this 24th day of March, 1982.

Witnesses:

[Signature]  
Susan D. Jenkins

PLANTATION ASSOCIATES  
By: RAMAR GROUP HOLDINGS, INC.  
As General Partner

By: [Signature]  
As its President

(CORPORATE SEAL)

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 24th day of March, 1982, by RONALD K. DREWS, to me known to be the person described as President of RAMAR GROUP HOLDINGS, INC., a Florida corporation and a general partner of PLANTATION ASSOCIATES, a Florida general partnership, and who executed it in the name of and for that corporation on behalf of PLANTATION ASSOCIATES, affixing its corporate seal, and that he was duly authorized by that corporation to do so.

[Signature]  
Notary Public  
My Commission Expires

NOTARY PUBLIC STATE OF FLORIDA AT LARGE  
MY COMMISSION EXPIRES MAR 28 1982  
BONDED THRU GENERAL INS. UNDERWRITERS

Return:

Prepared by: William E. Getzen (smw)  
Williams, Parker, Harrison, Dietz & Getzen  
1550 Ringling Boulevard - P.O.Box 3258  
Sarasota, Florida 33578





in Building 11, as shown on the condominium plat recorded in  
Condominium Book 17, page 45, Public Records  
of Sarasota County, Florida, is substantially complete.

2. The plat, together with the provisions of the Declaration  
describing the condominium property, is an accurate representation  
of the location and dimensions of said units.

3. As to said units, the identification, location and  
dimensions of the common elements and of each such unit can be  
determined from the plat and the provisions of said Declaration.

4. All planned improvements, including, but not limited to  
landscaping, utility services and access to said units, and common  
element facilities serving the building(s) in which said units are  
located have been substantially completed.

*Orris Clark Sartor*  
Orris Clark Sartor  
R.L.S. Fla. Cert. No. 2685

165758

FILED AND RECORDED  
R. H. HACKNEY JR. CLERK  
SARASOTA, FLA.

FEB 11 8 49 AM '82