

86186941

FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM OF
MIDDLE RIVER HOMES, A CONDOMINIUM

WHEREAS, the Declaration of Condominium (hereinafter "Declaration") and related exhibits of MIDDLE RIVER HOMES, A CONDOMINIUM were filed for record in the Public Records of Broward County, Florida in Official Records Book 13327, at Page 1, and subsequent pages, on the 15th day of April, 1986; and

WHEREAS, at the time of filing of the Declaration, a Surveyor's Certification in accordance with Section 718.104(e), Florida Statutes, was recorded in connection with Exhibit "B" to said Declaration in Official Records Book 13327, at Page 66, of the Public Records of Broward County, Florida, indicating that certain of the buildings containing Units and related improvements in the condominium were substantially completed and that other Units were proposed; and

WHEREAS, at the present time, the construction of additional building(s) and Units in MIDDLE RIVER HOMES, A CONDOMINIUM, have been substantially completed, to wit: Building Nos. 2915 and 2920, all as more particularly depicted in the exhibit attached hereto (the "Substitute As Built Survey"); and

WHEREAS, in accordance with its rights pursuant to Section 718.104(4)(e), Florida Statutes, and Section 718.110(2), Florida Statutes, TD ASSOCIATES, a Florida general partnership and record fee simple titleholder to the real property of the Condominium (the "Developer") desires to modify Exhibit "B" to the Declaration by substituting the Substitute As Built Survey attached hereto pursuant to and in accordance with the Condominium Act of the State of Florida.

NOW THEREFORE, pursuant to the Condominium Act of the State of Florida, TD ASSOCIATES, does hereby modify Exhibit "B" to the Declaration by substituting the attached "Substitute As Built Survey", the same being a survey, plot plan and graphic description of all of the as built improvements, prepared by a surveyor authorized to practice in the State of Florida, with the appropriate Certificate of Surveyor attached thereto.

IN WITNESS WHEREOF, TD ASSOCIATES, a Florida general partnership, has caused these presents to be signed by its general partners this 7th day of May, 1986.

This instrument prepared by
PETER M. HODKIN, ESQ.
4901 N.W. 17th Way, Ste. 504
Ft. Lauderdale, FL 33309

Record and Return to
PETER M. HODKIN, ESQ.
Hodkin & Levine, P.A.
4901 N.W. 17th Way, Ste. 504
Ft. Lauderdale, FL 33309

TD ASSOCIATES, a Florida general partnership

Signed, sealed and delivered in the presence of:

BY: M R Homes, Inc., a Florida corporation; general partnership

By: CHARLES E. TYLER, President

(SEAL)

AND

By: Pine Valley of Palm Beach, Inc., a Florida corporation; general partner

By: ABE DICK, President

(SEAL)

STATE OF FLORIDA)
COUNTY OF BROWARD))SS:

I HEREBY CERTIFY that on this day personally appeared before me CHARLES E. TYLER, President of M R HOMES, INC., a Florida corporation and general partner of TD ASSOCIATES, a Florida general partnership, to me known to be the person who signed the foregoing Amendment to Declaration, on behalf of such corporation, acting on behalf of such partnership and he acknowledged the execution thereof to be his free act and deed as such officer for the uses and purposes therein mentioned, that he affixed thereto the official seal of said corporation, and that the said instrument is the act and deed of said corporation and said partnership.

WITNESS my hand and official seal at Fort Lauderdale, County, Florida, this 27th day of May, 1986.

Notary Public, State of Florida at Large

My Commission Expires: NOTARY PUBLIC STATE OF FLORIDA
COMMISSION EXP. NOV 21, 1987
PLACED THRU GENERAL INS. UND.

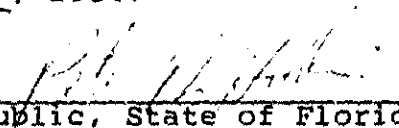
STATE OF FLORIDA)
COUNTY OF BROWARD))SS:

I HEREBY CERTIFY that on this day personally appeared before me ABE DICK, President of PINE VALLEY OF PALM BEACH, INC., a Florida corporation and general partner of TD ASSOCIATES, a Florida general partnership, to me known to be the person who signed the foregoing Amendment to Declaration, on behalf of such corporation, acting on behalf of such partnership and he acknowledged the execution thereof to be his free act and deed as such officer for the uses and purposes therein mentioned, that he affixed thereto the official seal of said corporation,

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and that the said instrument is the act and deed of said corporation and said partnership.

WITNESS my hand and official seal at the state and county last above written, this 14 day of May, 1986.


Notary Public, State of Florida at Large

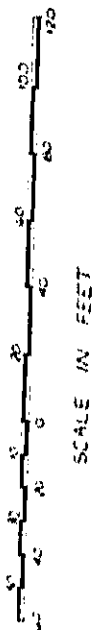
My Commission Expires:

NOTARY PUBLIC, STATE OF FLORIDA
COMMISSION EXPIRES MAY 31, 1987

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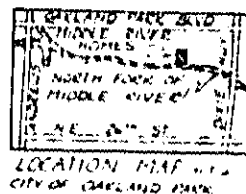
PMH/mlw/4693A
05/13/86

EXHIBIT "B" SHEET OF SHEETS
A CONDOMINIUM



NOT INCLUDED

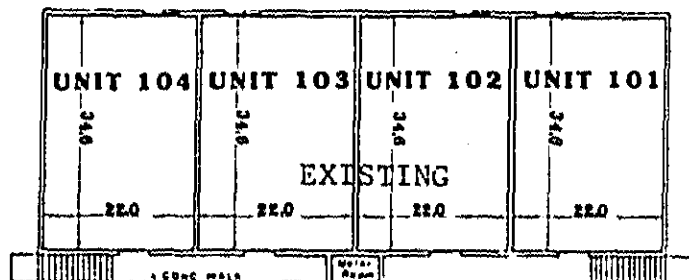
NOT INCLUDED

[illegible]

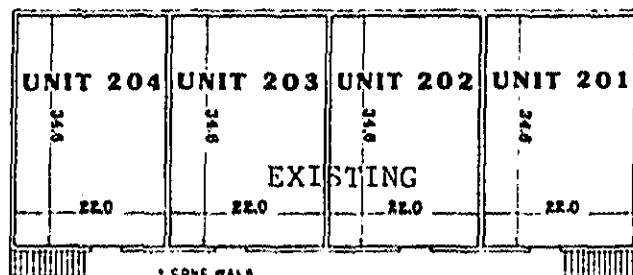
**PLOT PLAN, SURVEY & GRAPHIC DESCRIPTION
FOR REAL PROPERTY BEING SUBMITTED
FOR CONDOMINIUM OWNERSHIP**

OFF 13425 PG 781

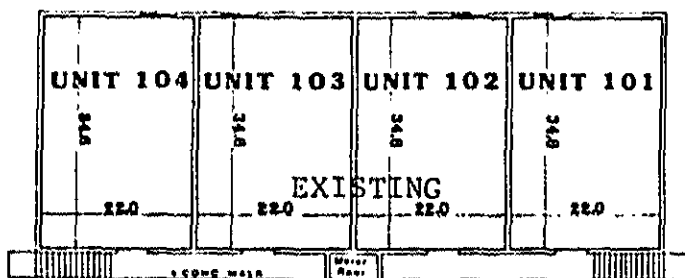
DAVIS ASSOCIATES, INC.



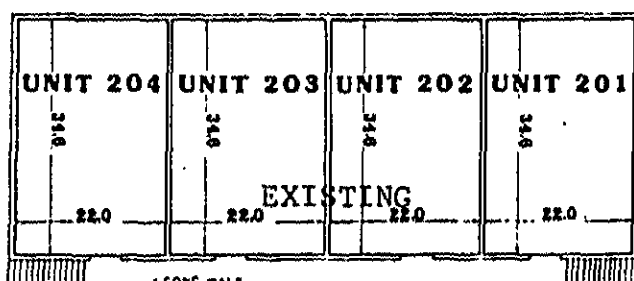
FLOOR PLAN FIRST FLOOR
BUILDING NO. 2965
 FINISH FLOOR ELEVATION 7.11 FEET
 FINISH CEILING ELEVATION 16.15 FEET



FLOOR PLAN SECOND FLOOR
BUILDING NO. 2965
 FINISH FLOOR ELEVATION 16.73 FEET
 FINISH CEILING ELEVATION 25.84 FEET



FLOOR PLAN FIRST FLOOR
BUILDING NO. 2945
 FINISH FLOOR ELEVATION 7.11 FEET
 FINISH CEILING ELEVATION 16.15 FEET



FLOOR PLAN SECOND FLOOR
BUILDING NO. 2945
 FINISH FLOOR ELEVATION 16.73 FEET
 FINISH CEILING ELEVATION 25.84 FEET



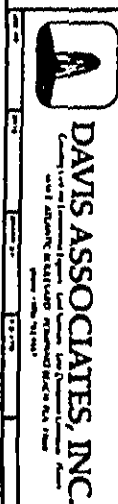
SCALE IN FEET
 0 10 20 30

OFF 13425 Pg 782

EXHIBIT SHEET OF SHEETS

- NOTES:
1. ALL ELEVATIONS SHOWN FROM MEASUREMENT TO NATURAL EXISTING GRADE.
 2. UNIT LOCATIONS SHOWN ARE IN FEET AND DECIMALS AND ARE APPROXIMATE.
 3. ALL WALLS ARE 2.00 FEET WIDE.

MIDDLE RIVER HOMES,
A CONDOMINIUM

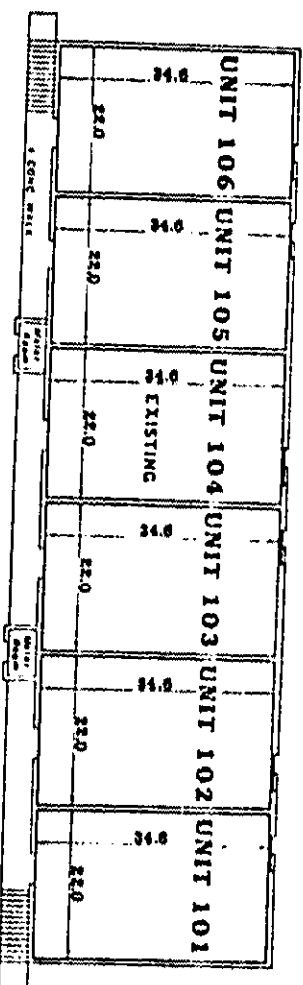


DAVIS ASSOCIATES, INC.
 1001 E. 10th Avenue, Suite 100
 Denver, CO 80202
 Phone: 303.733.1100

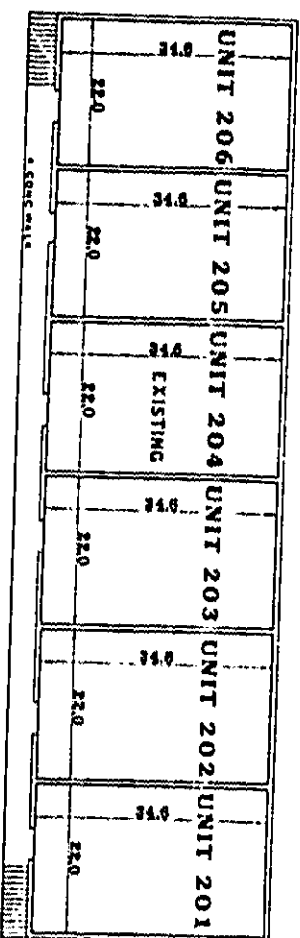
DATE: 5/14/86
 BY: [Signature]
 DAVIS, R. DAVIS
 P.E. & S.E.
 STATE OF FLORIDA

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EXHIBITSHEET OF SHEETS



FLOOR PLAN FIRST FLOOR
BUILDING NO. 2920
FINISH FLOOR ELEVATION 7.11 FEET
FINISH CEILING ELEVATION 16.15 FEET



FLOOR PLAN SECOND FLOOR
BUILDING NO. 2920
FINISH FLOOR ELEVATION 16.73 FEET
FINISH CEILING ELEVATION 25.04 FEET



SCALE IN FEET

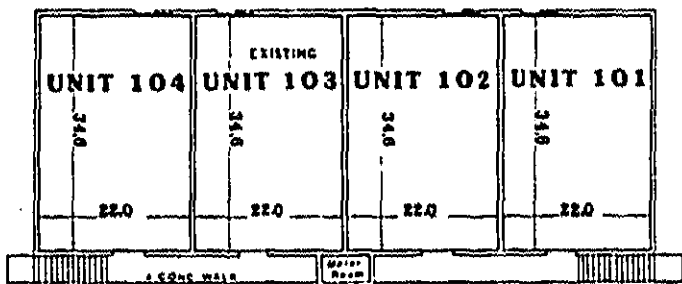
- NOTES:
1. ALL ELEVATIONS SHOWN HEREON REFER TO NATIONAL GEODETIC VERICAL DATUM.
 2. UNIT BOUNDARY DIMENSIONS SHOWN ARE IN FEET AND DECIMALS AND ARE APPROXIMATE.
 3. ALL WALLS ARE 0.75 FEET THICK.

MIDDLE RIVER HOMES,
A CONDOMINIUM

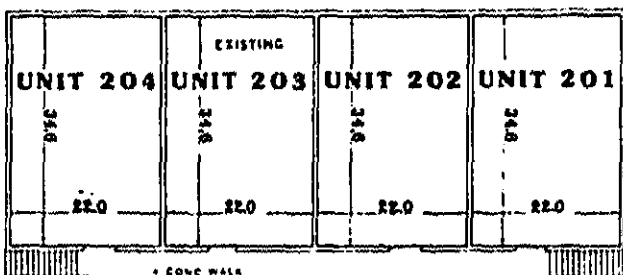
DATE: 5/14/86
BY: [Signature]
P.L.B. 0018

STATE OF FLORIDA

DAVIS ASSOCIATES, INC.
Architects
1000 North 1st Street, Suite 100
Tampa, Florida 33602
Phone: 813-241-1111

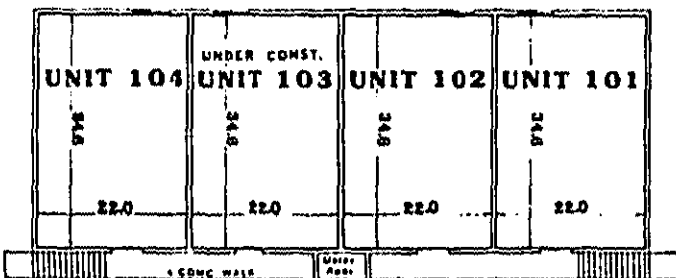


FLOOR PLAN FIRST FLOOR
BUILDING NO. 2915
 FINISH FLOOR ELEVATION 7.11 FEET
 FINISH CEILING ELEVATION 16.15 FEET

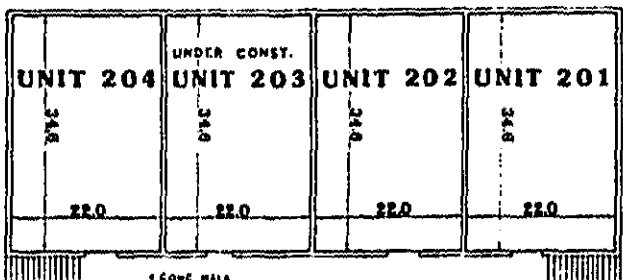


FLOOR PLAN SECOND FLOOR
BUILDING NO. 2915
 FINISH FLOOR ELEVATION 16.73 FEET
 FINISH CEILING ELEVATION 25.84 FEET

SCALE IN FEET
 20
 10
 0
 10
 20
 30



FLOOR PLAN FIRST FLOOR
BUILDING NO. 860
 FINISH FLOOR ELEVATION 7.11 FEET
 FINISH CEILING ELEVATION 16.15 FEET



FLOOR PLAN SECOND FLOOR
BUILDING NO. 860
 FINISH FLOOR ELEVATION 16.73 FEET
 FINISH CEILING ELEVATION 25.84 FEET

DATE: 5/14/86
 BY: [Signature]
 DICK E. DAVIS
 P.E., 8078
 STATE OF FLORIDA

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EXHIBIT SHEET OF SHEETS

- NOTES:
1. ALL ELEVATIONS SHOWN HEREON REFER TO NATIONAL GEODETIC VERTICAL DATUM.
 2. UNIT SQUARE DIMENSIONS SHOWN ARE IN FEET AND DECIMALS AND ARE APPROXIMATE.
 3. ALL WALLS ARE 6.00 FEET HIGH.

**MIDDLE RIVER HOMES,
 A CONDOMINIUM**

EXHIBIT "B"

LEGAL DESCRIPTION FOR REAL PROPERTY BEING SUBMITTED FOR CONDOMINIUM OWNERSHIP:

Commencing at the N.W. Corner of Parcel "A", "A.D.K. Plat", as recorded in Plat Book 77, Page 35, of the Public Records of Broward County, Florida; thence South along the West line of said Parcel "A", 490.17 feet; thence East along a line parallel with the North line of said Parcel "A", 205.00 feet to the Point of Beginning; thence continue East along a line parallel with the North line of said Parcel "A", 25.00 feet; thence along a Circular Curve to the right having a radius of 40.00 feet, an arc distance of 7.23 feet; thence East 73.62 feet; thence South along a line parallel with the East line of said Parcel "A", 221.74 feet; thence S 75°00'00" E, 91.40 feet; thence South along the East line of said Parcel "A", 265.00 feet, more or less, to a Point on the North Bank of the North Fork of Middle River; thence Westerly along the North Bank of the North Fork of Middle River, 115.00 feet, more or less; thence North along a line 115.00 feet West of and parallel to the East line of said Parcel "A", 61.61 feet, more or less, to a Point; thence S 82°00'00" W, 77.87 feet; thence North along a line parallel with the East line of said Parcel "A", 463.86 feet, to the Point of Beginning. Said lands situate, lying and being in Broward County, Florida.

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DAVIS ASSOCIATES, INC.

Consulting Civil and Environmental Engineers • Land Surveyors • Land Development Consultants • Planners

1634 E. ATLANTIC BOULEVARD • POMPANO BEACH, FLA. 33060

phone: (305) 782-9447

JOB NO. N/A

DATE: 12-30-85

DRAWN BY: R.D.

F.B./PG. FILE

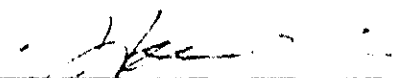
SHEET OF SHEETS

EXHIBIT "B"

CERTIFICATE OF SURVEYOR

The undersigned, a licensed and registered Land Surveyor, duly authorized to practice under the laws of the State of Florida, does hereby certify that, notwithstanding that certain buildings in the condominium are not substantially completed, the buildings and units described "EXISTING" herein are completed and that, as to such units and improvements, the construction of the improvements described herein, including but not limited to landscaping, utility services and access to such completed units, and common element facilities serving the completed buildings in which such completed units are located, have been substantially completed so that this Exhibit "B" to the Declaration of Condominium, together with the provisions of the aforesaid Declaration, constitute a correct representation of such completed improvements described herein and, further, that the identification, location and dimensions of the common elements, limited common elements serving such completed units and all of each such completed units may be determined from said materials.

Dated this 14 day of MAY, 1986.


HUGH R. DAVIS R.L.S.
Registered Land Surveyor
Florida Registration No. 978

RECORDED BY THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
F. T. JOHNSON
COUNTY ADMINISTRATOR



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1634 E. ATLANTIC BOULEVARD · POMPANO BEACH, FLA. 33060

phone: (305) 782-9447

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JOB NO.

DATE:

DRAWN BY:

F.B./PG.