

86273742

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

SECOND 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, the First Amendment to Declaration of Condominium of Middle River Homes, a Condominium (hereinafter "First Amendment") was filed for record in the Public Records of Broward County, Florida in Official Records Book 13425, at Page 778 on the 27th day of May, 1986; and,

WHEREAS, at the time of filing of the Declaration and First Amendment, Surveyor's Certifications in accordance with Section 718.104(e), Florida Statutes, were 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 and Substitute Exhibit "B" attached to the First Amendment in Official Records Book 13425, at Page 781 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 all building(s) and Units in MIDDLE RIVER HOMES, A CONDOMINIUM, PHASE I, have been substantially completed, 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

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

371 60

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 29th day of May, 1986.

Signed, sealed and delivered in the presence of:

Rt. M. Hall
Virginia Gendron

TD ASSOCIATES, a Florida general partnership

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

By: Charles E. Tyler
CHARLES E. TYLER, President

(SEAL)

AND

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

By: Abe Dick
ABE DICK, President

(SEAL)

STATE OF FLORIDA)

)SS:

COUNTY OF BROWARD)

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 29th day of May, 1986.

Rt. M. Hall
Notary Public, State of Florida

My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXPIRES NOV 21, 1987
I HAVE NOT BEEN 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, 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 29th day of May, 1986.

R. H. H. H.
Notary Public, State of Florida at Barge

My Commission Expires:

NOTARY PUBLIC, STATE OF FLORIDA
COMMISSION EXPIRES MAY 21, 1989
NOTARY PUBLIC, STATE OF FLORIDA

PMH/aw/4994A
061986

OFF 13593Pg 100

EXHIBIT "B" SHEET OF SHEETS
A CONDOMINIUM

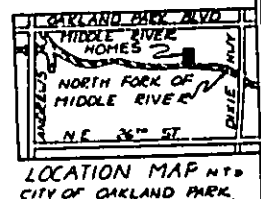
MIDDLE RIVER HOMES,
NW 1/4 SEC 34, T28N, R10E, S4E, PLAT 1100, BOOK 72, PAGE 35, BROWN COUNTY RECORDS



SCALE IN FEET

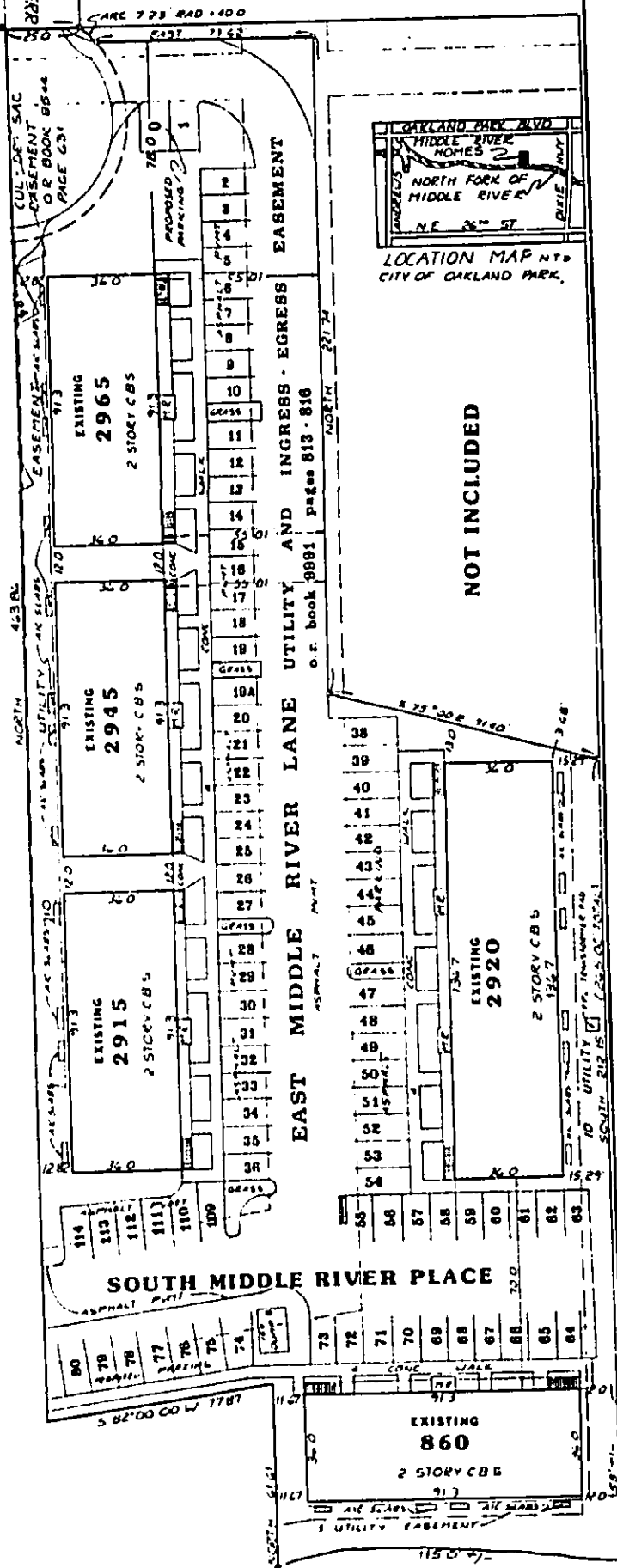
PHASE II

NOT INCLUDED



LOCATION MAP CITY OF OAKLAND PARK

NOT INCLUDED

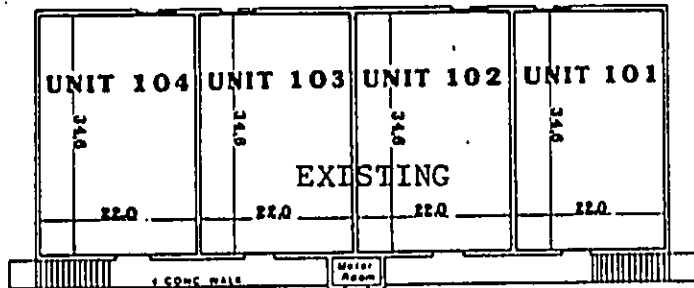


NORTH FORK OF MIDDLE RIVER

PHOTOPLAN, SURVEY & GRAPHIC DESCRIPTION
FOR REAL PROPERTY BEING SUBMITTED
FOR CONDOMINIUM OWNERSHIP

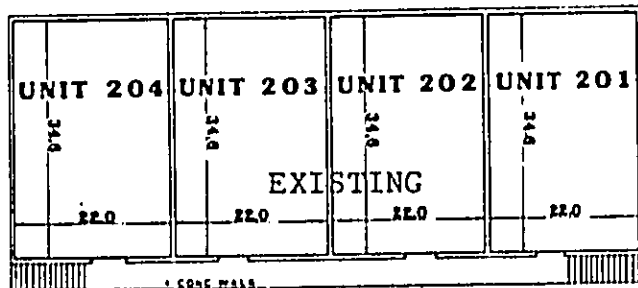
DAVIS ASSOCIATES, INC.
1/24/86

OFF 13593Pg 101



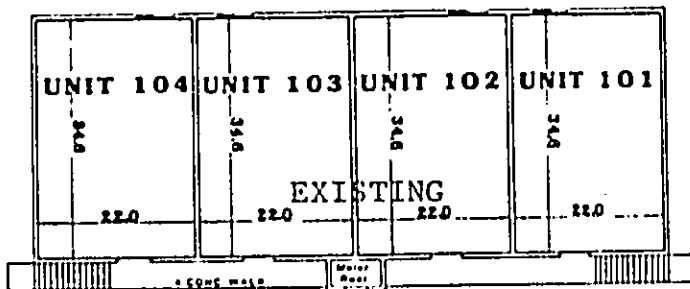
FLOOR PLAN FIRST FLOOR BUILDING NO. 2965

FINISH FLOOR ELEVATION 7.11 FEET
FINISH CEILING ELEVATION 16.15 FEET



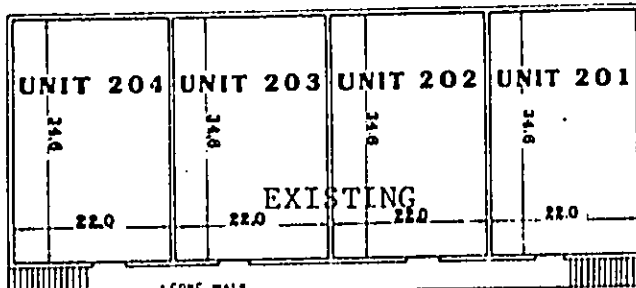
FLOOR PLAN SECOND FLOOR BUILDING NO. 2965

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 13593Pg 102

EXHIBIT SHEET OF SHEETS

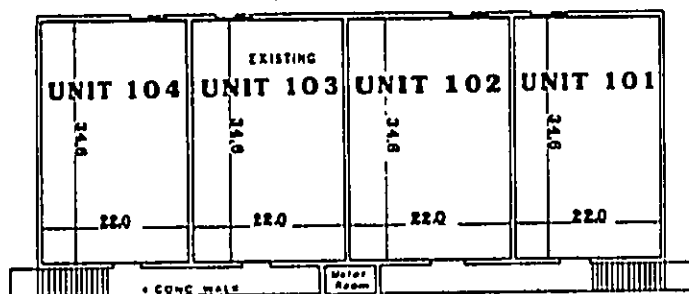
- NOTES:
1. ALL ELEVATIONS SHOWN ARE FROM BENCH TO FINISHED FLOOR.
 2. UNIT ELEVATION DIMENSIONS SHOWN ARE IN FEET AND DECIMALS AND ARE APPROXIMATE.
 3. ALL WALLS ARE 0.75 FEET THICK.

MIDDLE RIVER HOMES,
A CONDOMINIUM

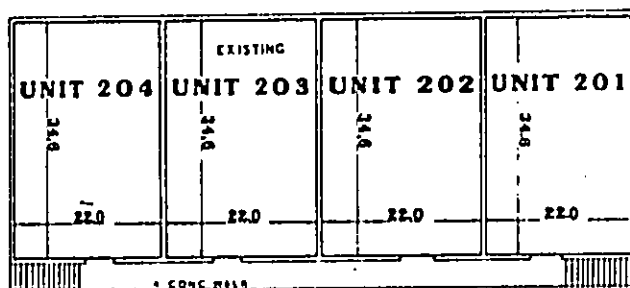


DAVIS ASSOCIATES, INC.
Architects and Engineers
1000 West 10th Street, Suite 100
Oklahoma City, Oklahoma 73106
(405) 521-1100



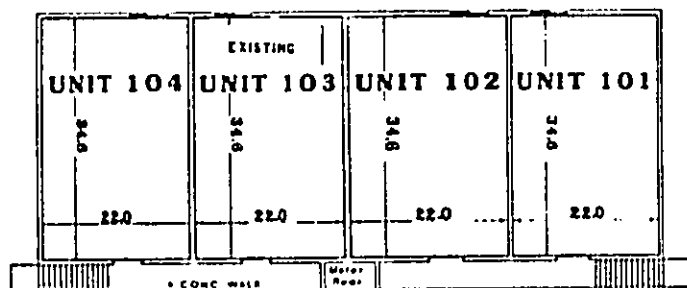


FLOOR PLAN FIRST FLOOR
BUILDING NO. 2915
 FINISH FLOOR ELEVATION 7.11 FEET
 FINISH CEILING ELEVATION 16.15 FEET

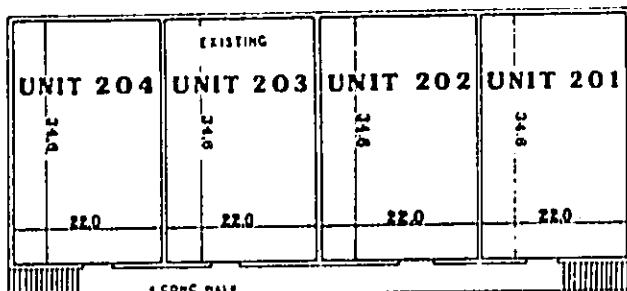


FLOOR PLAN SECOND FLOOR
BUILDING NO. 2915
 FINISH FLOOR ELEVATION 16.73 FEET
 FINISH CEILING ELEVATION 25.84 FEET

SCALE IN FEET
 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



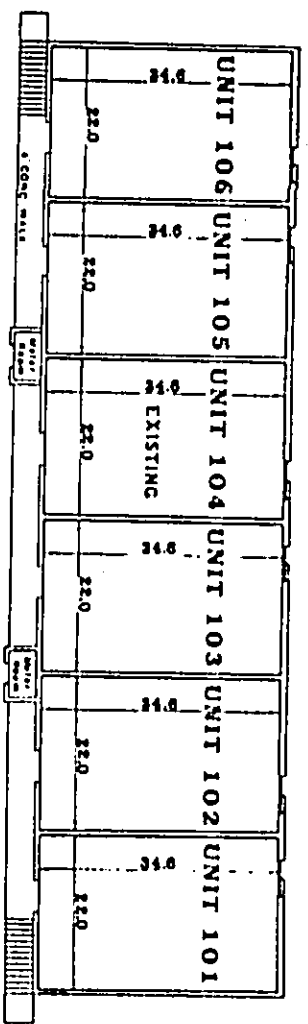
OFF 13593Pg 103
 EXHIBIT SHEET OF SHEETS

- NOTES:
1. ALL ELEVATIONS SHOWN HEREIN REFER TO NATIONAL MEAN SEA LEVEL.
 2. UNIT DIMENSIONS SHOWN ARE IN FEET AND DECIMALS AND ARE APPROXIMATE.
 3. ALL WALLS ARE 8.00 FEET THICK.

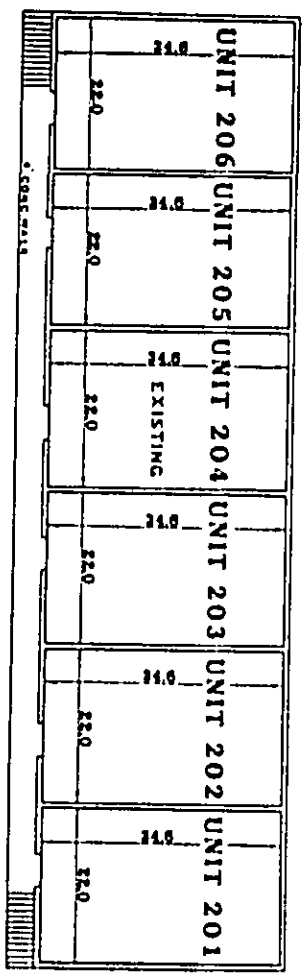
**MIDDLE RIVER HOMES,
 A CONDOMINIUM**



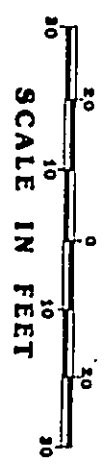
DAVIS ASSOCIATES, INC.
 Consulting and Engineering Services
 100 West 100th Street, Suite 100
 New York, New York 10025



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 25.84 FEET



MIDDLE RIVER HOMES
A CONDOMINIUM



DAVIS ASSOCIATES, INC.
 10000 W. 10th Avenue, Suite 100, Denver, CO 80202
 (303) 751-1000

- NOTES:**
1. ALL ELEVATIONS SHOWN HEREIN REFER TO MEANS OF ELEVATION.
 2. UNIT ELEVATIONS SHOWN HEREIN ARE BASED ON THE FINISH FLOOR AND CEILING.
 3. ALL WALLS ARE 8" THICK.



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 $75^{\circ}00'00''$ 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 $82^{\circ}00'00''$ 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.

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



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: P.O.

F.B./PG. FILE

OFF 13593 pg 105