

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

86443352

FOURTH 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**, Developer executed the First and Second Amendments to the Declaration which were filed on May 27, 1986 and June 25, 1986, respectively, in Official Records Book 13425, at Page 778 and Official Records Book 13593, at Page 98, respectively, of the Public Records of Broward County, Florida; and

**WHEREAS**, Developer executed the Third Amendment to the Declaration which was filed on November 6, 1986 under Clerk's File Number 86-424637 of the Public Records of Broward County, Florida, which Third Amendment added the Phase II Lands and Improvements to the Condominium; and

**WHEREAS**, at the time of filing of the Third Amendment, a Surveyor's Certification in accordance with Section 718.104(e), Florida Statutes, was recorded in connection with Exhibit "I" to said Third Amendment in the Public Records of Broward County, Florida, indicating that certain of the buildings containing Units and related improvements in Phase II 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, Phase II have been substantially completed, to wit: Building Nos. 820, 2940 and 825, all as more particularly depicted in the exhibit attached hereto (the "Substitute As Built Survey for Phase II"); 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 "I" to the Third Amendment by substituting the Substitute As Built Survey for Phase II attached hereto pursuant to and in accordance with the Condominium Act of the State of Florida.

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

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41.00  
DH

NOW THEREFORE, pursuant to the Condominium Act of the State of Florida, TD ASSOCIATES, does hereby modify Exhibit "I" to the Declaration by substituting the attached Substitute As Built Survey for Phase II, 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 17th day of November, 1986.

TD ASSOCIATES, a Florida  
general partner

Signed, sealed and delivered  
in the presence of:

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

Pet. Th. Hall  
James M. Smith

By:

Charles E. Tyler  
CHARLES E. TYLER, President

(SEAL)

AND

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

Pet. Th. Hall  
James M. Smith

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

-2-

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 17th day of November, 1986.

Thomas M. Smith  
Notary Public  
State of Florida at Large

My Commission Expires:

Notary Public, State of Florida  
My Commission Expires Nov. 20, 1988  
Bonded Thru Troy Fain Insurance, Inc.

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.

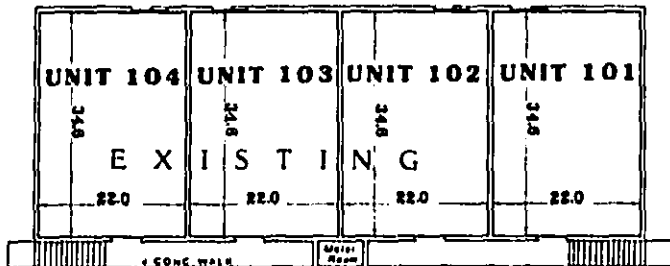
WITNESS my hand and official seal at the state and county last above written, this 17th day of November, 1986.

Thomas M. Smith  
Notary Public, State of  
Florida at Large

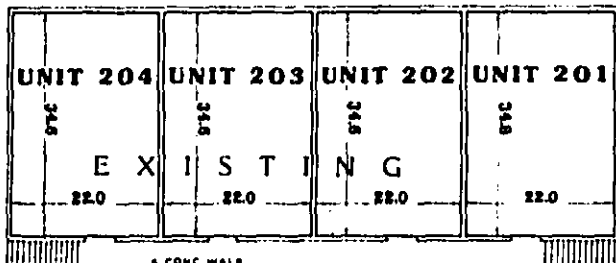
My Commission Expires:

Notary Public, State of Florida  
My Commission Expires Nov. 20, 1988  
Bonded Thru Troy Fain Insurance, Inc.

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

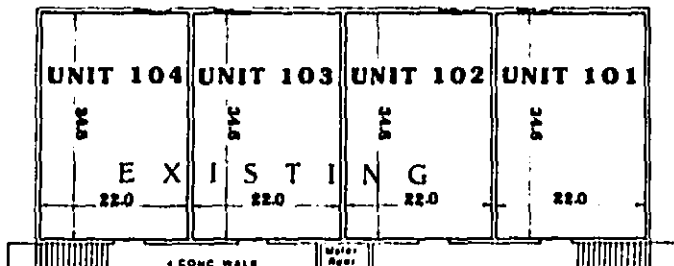


**FLOOR PLAN FIRST FLOOR  
BUILDING NO. 820**  
FINISH FLOOR ELEVATION 7.11 FEET  
FINISH CEILING ELEVATION 16.15 FEET

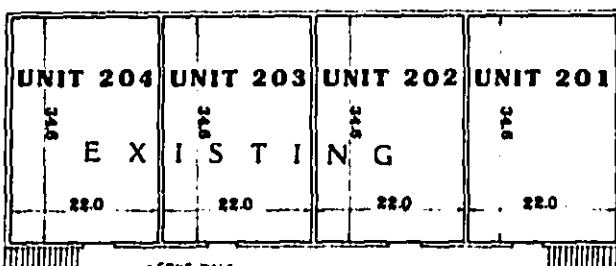


**FLOOR PLAN SECOND FLOOR  
BUILDING NO. 820**  
FINISH FLOOR ELEVATION 16.73 FEET  
FINISH CEILING ELEVATION 25.84 FEET

SCALE IN FEET  
20  
10  
0  
10  
20  
30



**FLOOR PLAN FIRST FLOOR  
BUILDING NO. 840**  
FINISH FLOOR ELEVATION 7.11 FEET  
FINISH CEILING ELEVATION 16.15 FEET



**FLOOR PLAN SECOND FLOOR  
BUILDING NO. 840**  
FINISH FLOOR ELEVATION 16.73 FEET  
FINISH CEILING ELEVATION 25.84 FEET

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PHASE II

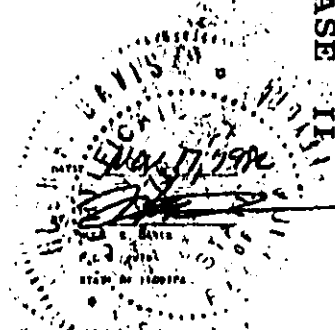
EXHIBIT SHEET OF SHEETS

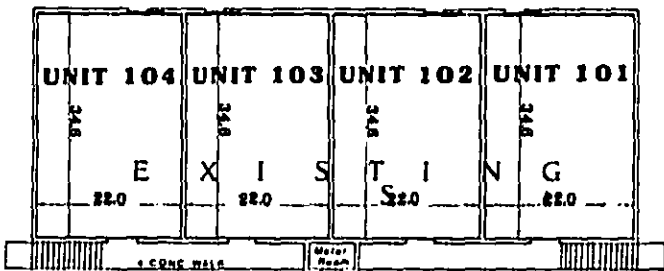
- NOTES:
1. ALL ELEVATIONS SHOWN REFERENCE TO NATIONAL GEODETIC DATUM 1983.
  2. UNIT SEPARATION DIMENSIONS SHOWN ARE IN FEET AND DECIMALS AND ARE APPROXIMATE.
  3. ALL WALLS ARE 0.75 FEET THICK.

**MIDDLE RIVER HOMES,  
A CONDOMINIUM**

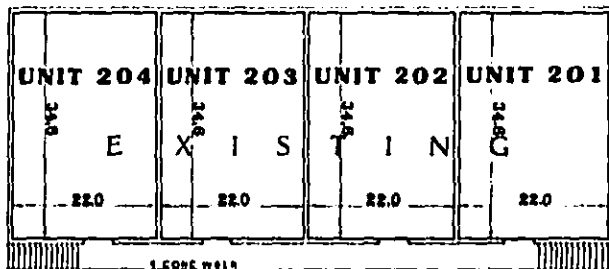


**DAVIS ASSOCIATES, INC.**

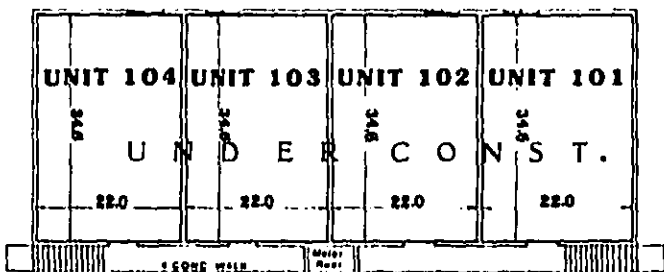




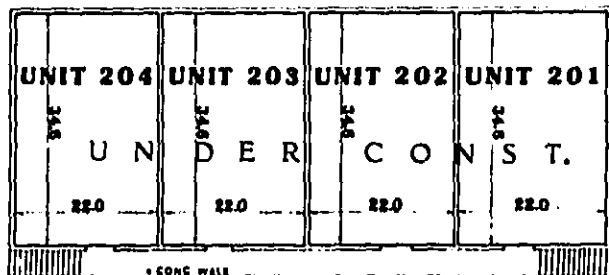
**FLOOR PLAN FIRST FLOOR  
BUILDING NO. 825**  
FINISH FLOOR ELEVATION 7.11 FEET  
FINISH CEILING ELEVATION 16.15 FEET



**FLOOR PLAN SECOND FLOOR  
BUILDING NO. 825**  
FINISH FLOOR ELEVATION 16.73 FEET  
FINISH CEILING ELEVATION 25.84 FEET



**FLOOR PLAN FIRST FLOOR  
BUILDING NO. 800**  
FINISH FLOOR ELEVATION 7.11 FEET  
FINISH CEILING ELEVATION 16.15 FEET



**FLOOR PLAN SECOND FLOOR  
BUILDING NO. 800**  
FINISH FLOOR ELEVATION 16.73 FEET  
FINISH CEILING ELEVATION 25.84 FEET



SCALE IN FEET  
0 10 20 30



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EXHIBIT SHEET OF SHEETS

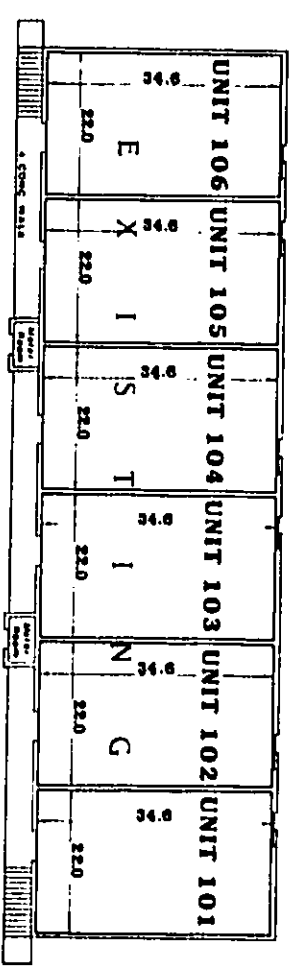
PHASE II

- NOTES:
1. ALL ELEVATIONS SHOWN HEREIN REFER TO NATIONAL GEODETIC VERTICAL DATUM.
  2. UNIT SECONDARY CIRCULATIONS DOOR ARE 15 FEET HIGH AND 30 FEET WIDE.
  3. ALL WALLS ARE 12 INCH THICK.

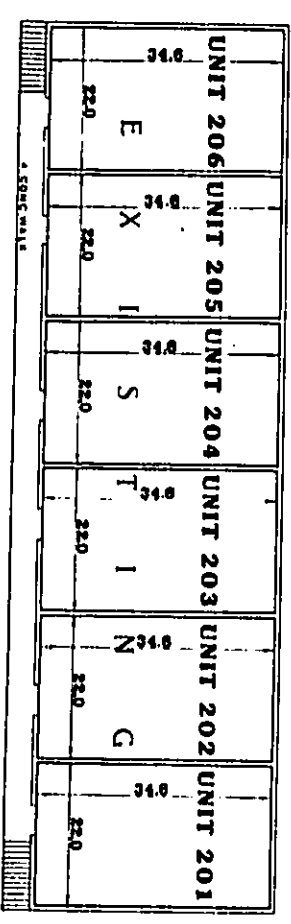
**MIDDLE RIVER HOMES,  
A CONDOMINIUM**



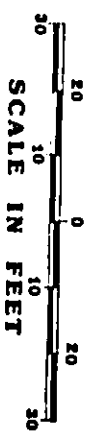
DAVIS ASSOCIATES, INC.  
10000 W. 10TH AVE. SUITE 100  
DENVER, CO 80231



**FLOOR PLAN FIRST FLOOR**  
**BUILDING NO. 2940**  
FINISH FLOOR ELEVATION 7.11 FEET  
FINISH CEILING ELEVATION 16.15 FEET



**FLOOR PLAN SECOND FLOOR**  
**BUILDING NO. 2940**  
FINISH FLOOR ELEVATION 16.73 FEET  
FINISH CEILING ELEVATION 25.84 FEET

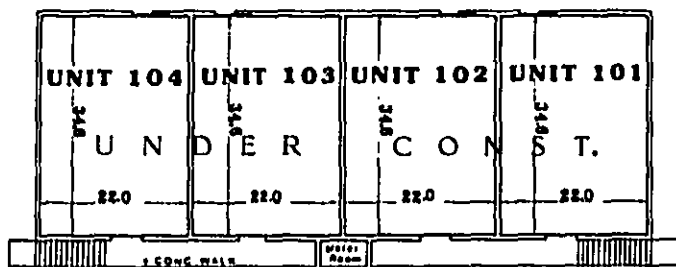


MIDDLE RIVER HOMES  
A CONDOMINIUM



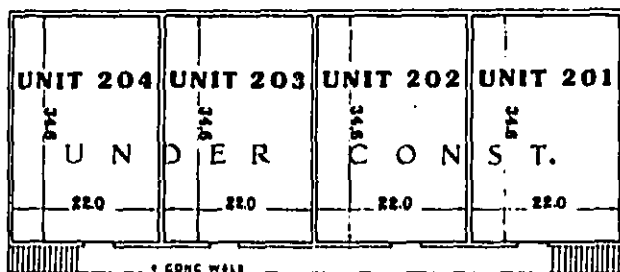
DAVIS ASSOCIATES, INC.  
1000 N. W. 10th Ave., Suite 1000  
Fort Lauderdale, FL 33304

- NOTES:
1. ALL ELEVATIONS SHOWN ARE TO FINISH SURF, UNLESS OTHERWISE NOTED.
  2. UNIT BOUNDARY DIMENSIONS ARE TO THE CENTER OF THE UNIT, UNLESS OTHERWISE NOTED.
  3. ALL WALLS ARE 0.75 THICK.



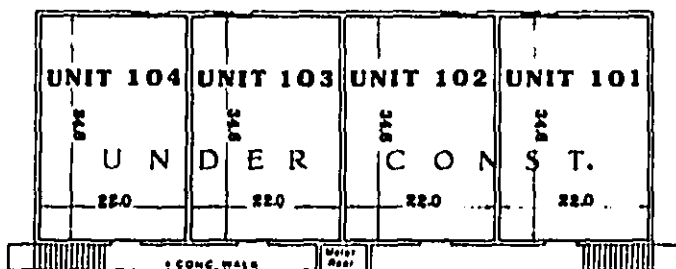
**FLOOR PLAN FIRST FLOOR  
BUILDING NO. 2955**

FINISH FLOOR ELEVATION 7.11 FEET  
FINISH CEILING ELEVATION 16.15 FEET



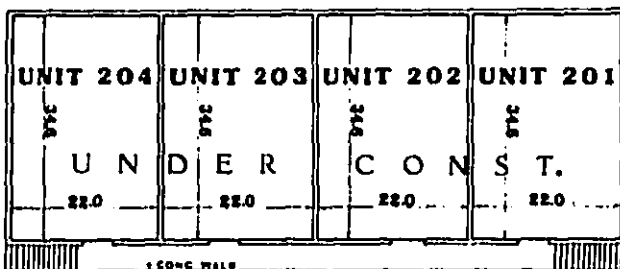
**FLOOR PLAN SECOND FLOOR  
BUILDING NO. 2955**

FINISH FLOOR ELEVATION 16.73 FEET  
FINISH CEILING ELEVATION 25.84 FEET



**FLOOR PLAN FIRST FLOOR  
BUILDING NO. 2925**

FINISH FLOOR ELEVATION 7.11 FEET  
FINISH CEILING ELEVATION 16.15 FEET



**FLOOR PLAN SECOND FLOOR  
BUILDING NO. 2925**

FINISH FLOOR ELEVATION 16.73 FEET  
FINISH CEILING ELEVATION 25.84 FEET



SCALE IN FEET  
0 10 20 30



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EXHIBIT SHEET OF SHEETS

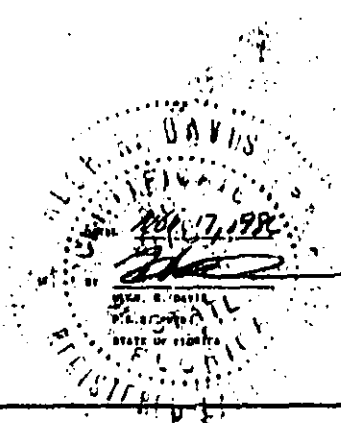
PHASE II

- NOTES:
1. ALL ELEVATIONS SHOWN REFERENCE TO NATIONAL GEODETIC DATUM.
  2. UNIT ELEVATIONS SHOWN ARE IN FEET AND DECIMALS AND ARE APPROXIMATE.
  3. ALL WALLS ARE 0.20 FEET THICK.

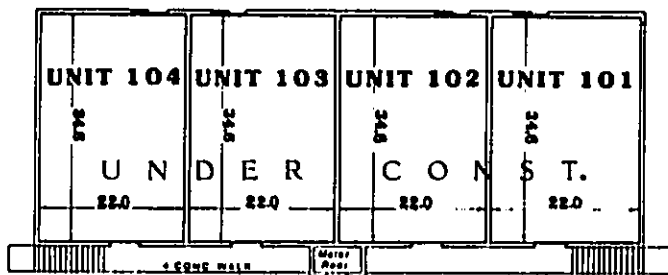
**MIDDLE RIVER HOMES,  
A CONDOMINIUM**



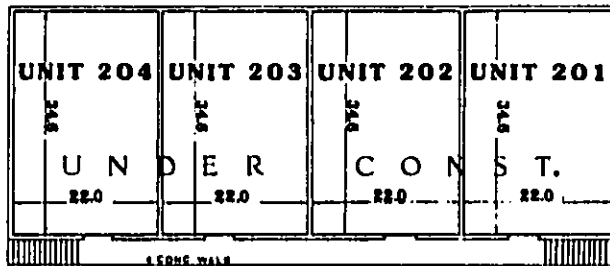
**DAVIS ASSOCIATES, INC.**  
Architects  
1001 North Main Street, Suite 100  
Tampa, Florida 33602  
Phone: (813) 241-1111







**FLOOR PLAN FIRST FLOOR**  
**BUILDING NO. 2985**  
FINISH FLOOR ELEVATION 7.11 FEET  
FINISH CEILING ELEVATION 16.15 FEET

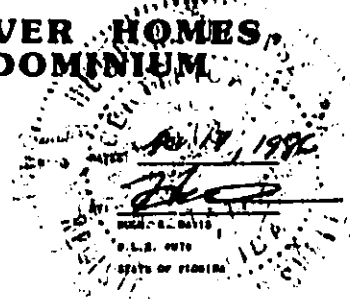


**FLOOR PLAN SECOND FLOOR**  
**BUILDING NO. 2985**  
FINISH FLOOR ELEVATION 16.73 FEET  
FINISH CEILING ELEVATION 25.84 FEET

**NOTES:**

1. ALL ELEVATIONS SHOWN HEREON REFER TO NATIONAL GEODETIC VERTICAL DATUM.
2. UNIT BOUNDARY DIMENSIONS SHOWN ARE IN FEET AND DECIMALS AND ARE APPROXIMATE.
3. ALL WALLS ARE 0.70 FEET WIDE.

**MIDDLE RIVER HOMES,**  
**A CONDOMINIUM**



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PHASE II

EXHIBIT SHEET OF SHEETS



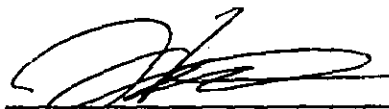
SHEET OF SHEETS

EXHIBIT "I" PHASE II

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 "I" 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 17 day of November, 1986.

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

RECORDED IN THE OFFICE OF THE  
CLERK OF BROWARD COUNTY, FLORIDA  
E. 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.

DATE

DRAWN BY

P.B./P.G.

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