



2002167852

This instrument was prepared by:
Kevin L. Edwards, Esquire
BECKER & POLIAKOFF, P.A.
630 S. Orange Avenue
Sarasota, Florida 34236

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2002167852 16 PG
2002 OCT 19 04:05 PM
KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
FMILLER Receipt#22B366

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2002163056 1 PG
2002 OCT 03 04:52 PM
KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
MMARDEN Receipt#225322



2002163056

**CERTIFICATE OF AMENDMENT
TO THE
DECLARATION OF CONDOMINIUM
OF
CHELMSFORD CLOSE, A CONDOMINIUM**

WE HEREBY CERTIFY THAT the attached amendment to the Declaration of Condominium of Chelmsford Close, a Condominium, said Declaration having been recorded in Official Records Book 2222 at page 1612 of the Public Records of Sarasota County, Florida, as amended, was duly adopted in the manner provided in the governing documents of the Association, at a meeting held November 30th, 2001. The undersigned further certify that institutional lenders holding first mortgages on the units have consented to the amendment per the consents attached hereto.

IN WITNESS WHEREOF, we have affixed our hands this 2nd day of Sept, 2002, at Sarasota, Sarasota County, Florida.

CHELMSFORD CLOSE CONDOMINIUM
ASSOCIATION, INC.

BY:

Barbara Bates
Barbara Bates, President

Gene M. Stokes
Witness Signature
GENE M. STOKES
Printed Name
Victoria J. Hinds
Witness Signature
Victoria J. Hinds
Printed Name

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 2nd day of Sept, 2002 by Barbara Bates, as President of CHELMSFORD CLOSE CONDOMINIUM ASSOCIATION, INC., a Florida corporation, on behalf of the corporation who is personally known to me or has produced _____ as identification. If no type of identification is indicated, the above-named person is personally known to me.

Notary Public

Printed Name

State of Florida

My Commission Expires

Rebecca F. Stokes
Rebecca F. Stokes



Rebecca F. Stokes
Commission # 00890743
Expires Jan. 14, 2004
Bonded Through
Atlantic Bonding Co., Inc.

96658_1.DOC

LAW OFFICES

BECKER & POLIAKOFF, P.A. • 630 SOUTH ORANGE AVENUE, 3RD FLOOR • SARASOTA, FLORIDA 34236
TELEPHONE (941) 366-8826

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OFFICIAL RECORDS INSTRUMENT # 2002163057 PG 5
10/12/02 KOF/24



2002163057

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2002163057 15 PGS
2002 OCT 03 04:52 PM
KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
MMARDEN Receipt#225322

**PROPOSED AMENDMENT
TO
DECLARATION OF CONDOMINIUM
OF**

CHELMSFORD CLOSE, A CONDOMINIUM

NOTE:

NEW WORDS INSERTED IN THE TEXT ARE UNDERLINED AND WORDS DELETED ARE LINED THROUGH WITH HYPHENS.

1.

Proposed amendment to Article 11, of the Declaration of Condominium to read as follows:

11. Insurance, Destruction and Reconstruction. As agent for and on behalf of the Unit Owners and their respective mortgagees, the Association shall obtain and maintain fire and extended coverage insurance with a responsible insurance company upon the insurable improvements of the Condominium, including Association Property, the Common Elements, the portions of the Units contributing to the structure of the condominium building, and the personal property of the Association, for the full replacement or insurable value thereof, provided the Board may exclude foundation and excavation costs in its discretion. Notwithstanding the foregoing requirement, the Association, through its Board of Directors, will have fulfilled its duty to obtain insurance coverage if it obtains and maintains such insurance coverage as may be available from time to time given market and economic conditions, provided such coverage shall always meet the minimum level of adequate coverage required by Section 718.111(11), Florida Statutes, as the same may be amended or renumbered from time to time. The original policy of insurance shall be held by the Association, and Institutional Lenders shall be furnished, upon request, mortgage endorsements covering their respective interests. Each Unit Owner shall be responsible for insuring personal property located within the Unit; ceiling, floor and wall coverings; electrical/plumbing/telephone/television/bathroom fixtures, equipment and apparatus; appliances and kitchen equipment; air conditioning and heating equipment; hot-water heaters; built-in shelves, cabinets, counters, storage areas, closets, interior doors, walls, partitions and room dividers to the extent these items are located within the Unit boundaries; glass or screened surfaces of windows, wood louvers, exterior doors, porches or lanais; and any improvements made within the Unit which are not covered by the Association policy. The owners shall also be responsible to insure any portion of the Condominium Property which may be removed from Association insurance responsibilities by virtue of future amendments to Section 718.111(11), Florida Statutes (2001). Notwithstanding the foregoing, any insurance otherwise required to be maintained by the Unit Owners by the terms hereof may be included in the insurance coverage purchased by the Association and paid for as part of the Common Expenses, if so authorized by the Association Board of Directors, unless prohibited by law, upon all of the insurable improvements of the entire condominium, including the Common Elements and the respective Units and property of the Association, for the full replacement or insurable value thereof; provided however, the Association shall not be responsible for hazard insurance for floor coverings, wallcoverings, or ceiling coverings within individual units, which hazard insurance shall be the responsibility of the individual unit owner.

OFFICIAL RECORDS INSTRUMENT # 2002163057 16 PGS

Risk of loss or damage to any furniture, furnishings, personal effects and other personal property (other than such furniture, furnishings and personal property constituting a portion of the Association's Common Elements or Association Property) belonging to or carried on the person of the unit owner, shall be borne by the unit owner. All furniture, furnishings and personal property constituting a portion of the common elements or Association Property and held for the joint use and benefit of all unit owners shall be covered by such insurance as shall be maintained in force and effect by Association as herein or hereinafter provided.

The word "building" in every hazard policy issued to protect a condominium building does not include unit floor coverings, wall coverings, or ceiling coverings and does not include the following equipment if it is located within a unit and the unit owner is required to repair or replace such equipment: electrical fixtures, appliances, air conditioner or heating equipment, water heaters, built-in cabinets or any other item, personal property, fixture, appliance or equipment permitted to be excluded from the condominium's insurance policy pursuant to Florida Statutes, Section 718.111(11)(b), as same may be amended or renumbered from time to time.

(The remainder of Article 11 of the Declaration of Condominium shall remain unchanged.)

OFFICIAL RECORDS INSTRUMENT # 2002163057 16 PGS

CONSENT OF INSTITUTIONAL FIRST MORTGAGEE

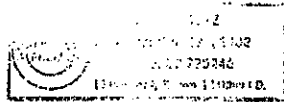
THE UNDERSIGNED, as ~~beneficiary holder~~ of one or more first mortgages on units at Chelmsford Close, a Condominium, according to the Declaration of Condominium thereof, as recorded in O.R. Book 2222, Page 1612, et seq., Public Records of Sarasota County, Florida, hereby consents to an amendment to Article 11 of the Declaration of Condominium, as adopted by the membership of the Association effective November 30, 2001.

IN WITNESS WHEREOF, the undersigned institutional mortgagee has caused this Instrument to be executed by its undersigned duly authorized officer this 26 day of June, 2002.

BY: *Tamara M. Aziz*
Tamara M. Aziz-Assistant Vice President

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 26 day of June, 2002 by Tamara M. Aziz, as Assistant Vice President of CMHC, a New Jersey corporation, on behalf of the corporation. He/she is personally known to me or has produced as identification. If no type of identification is indicated, the above-named person is personally known to me.



Mayra Rodriguez
Notary Public
Printed Name: Mayra Rodriguez
State of Florida
My Commission Expires 12/6/02

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* Chase Manhattan Mortgage Corporation

UNIT #22

OFFICIAL RECORDS INSTRUMENT # 2002163057 16 pgs

CONSENT OF INSTITUTIONAL FIRST MORTGAGEE

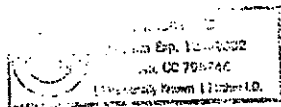
THE UNDERSIGNED, as ~~owner and holder~~ ^{beneficiary} of one or more first mortgages on units at Chelmsford Close, a Condominium, according to the Declaration of Condominium thereof, as recorded in O.R. Book 2222, Page 1612, et seq., Public Records of Sarasota County, Florida, hereby consents to an amendment to Article 11 of the Declaration of Condominium, as adopted by the membership of the Association effective November 30, 2001.

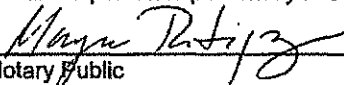
IN WITNESS WHEREOF, the undersigned institutional mortgagee has caused this instrument to be executed by its undersigned duly authorized officer this 26 day of June, 2002.

BY: 
Tamara M. Aziz-Assistant Vice President

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 26 day of June, 2002 by Tamara M. Aziz, as Assistant Vice President of *CMMC, a New Jersey corporation, on behalf of the corporation. He/she is personally known to me or has produced as identification. If no type of identification is indicated, the above-named person is personally known to me.




Notary Public
Printed Name: Mayra Rodriguez
State of Florida
My Commission Expires 12/6/02

101722_1.DOC

*Chase Manhattan Mortgage Corporation

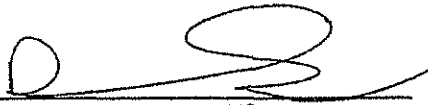
OFFICIAL RECORDS INSTRUMENT # 2002167852 16 pgs

CONSENT OF INSTITUTIONAL FIRST MORTGAGEE

THE UNDERSIGNED, as owner and holder of one or more first mortgages on units at Chelmsford Close, a Condominium, according to the Declaration of Condominium thereof, as recorded in O.R. Book 2222, Page 1612, et seq., Public Records of Sarasota County, Florida, hereby consents to an amendment to Article 11 of the Declaration of Condominium, as adopted by the membership of the Association effective November 30, 2001.

IN WITNESS WHEREOF, the undersigned institutional mortgagee has caused this instrument to be executed by its undersigned duly authorized officer this 4th day of June, 2002.

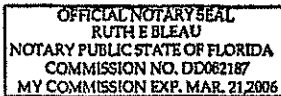
BY:




DONNA EVANS
SENIOR VICE PRESIDENT

STATE OF FL
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me this 4 day of June, 2002 by Donna Evans, as Sr. Vice President of Summit Bank, a Georgia corporation, on behalf of the corporation. ~~He~~she is personally known to me, or ~~has produced~~ as identification. If no type of identification is indicated, the above-named person is personally known to me.




Notary Public
Printed Name: Ruth E Bleau
State of FL
My Commission Expires 3-21-2006

101722_1.DOC

OFFICIAL RECORDS INSTRUMENT # 2002167852 16 pgs

CONSENT OF INSTITUTIONAL FIRST MORTGAGEE

THE UNDERSIGNED, as owner and holder of one or more first mortgages on units at Chelmsford Close, a Condominium, according to the Declaration of Condominium thereof, as recorded in O.R. Book 2222, Page 1612, et seq., Public Records of Sarasota County, Florida, hereby consents to an amendment to Article 11 of the Declaration of Condominium, as adopted by the membership of the Association effective November 30, 2001.

IN WITNESS WHEREOF, the undersigned institutional mortgagee has caused this instrument to be executed by its undersigned duly authorized officer this 14th day of June, 2002.

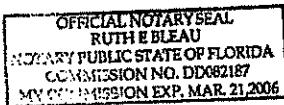
BY:

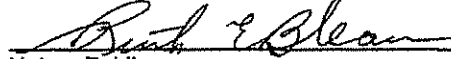


DONNA EVANS
SENIOR VICE PRESIDENT

STATE OF Florida
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me this 14 day of June, 2002 by Donna Evans, as Senior Vice President of SunTrust Bank, a Georgia corporation, on behalf of the corporation. ~~He~~ She is personally known to me, ~~or has produced~~ as identification. If no type of identification is indicated, the above-named person is personally known to me.




Notary Public
Printed Name: Ruth E. Bleau
State of Florida
My Commission Expires 3-21-2006

CONSENT OF INSTITUTIONAL FIRST MORTGAGEE

THE UNDERSIGNED, as owner and holder of one or more first mortgages on units at Chelmsford Close, a Condominium, according to the Declaration of Condominium thereof, as recorded in O.R. Book 2222, Page 1612, et seq., Public Records of Sarasota County, Florida, hereby consents to an amendment to Article 11 of the Declaration of Condominium, as adopted by the membership of the Association effective November 30, 2001.

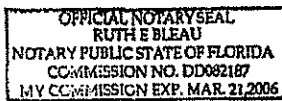
IN WITNESS WHEREOF, the undersigned institutional mortgagee has caused this instrument to be executed by its undersigned duly authorized officer this 4th day of June, 2002.

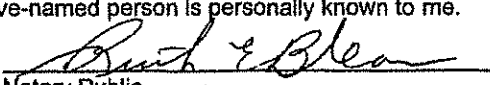
BY: 

DONNA EVANS
SENIOR VICE PRESIDENT

STATE OF FL
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me this 4 day of June, 2002 by Donna Evans, as Senior Vice President of Santitas Bank, a Georgia corporation, on behalf of the corporation. He/she is personally known to me, or has produced as identification. If no type of identification is indicated, the above-named person is personally known to me.




Notary Public

Printed Name: Ruth E Bleau

State of Florida

My Commission Expires 3-21-2006

OFFICIAL RECORDS INSTRUMENT # 2002167852 16 pgs

CONSENT OF INSTITUTIONAL FIRST MORTGAGEE

0088981854

THE UNDERSIGNED, as owner and holder of one or more first mortgages on units at Chelmsford Close, a Condominium, according to the Declaration of Condominium thereof, as recorded in O.R. Book 2222, Page 1612, et seq., Public Records of Sarasota County, Florida, hereby consents to an amendment to Article 11 of the Declaration of Condominium, as adopted by the membership of the Association effective November 30, 2001.

IN WITNESS WHEREOF, the undersigned institutional mortgagee has caused this instrument to be executed by its undersigned duly authorized officer this 1st day of July, 2002.

BY: [Signature]

STATE OF Virginia
COUNTY OF City of Richmond

The foregoing instrument was acknowledged before me this 1st day of July, 2002 by Jackie Miller, as Vice President of SunTrust Mortgage, a Virginia corporation, on behalf of the corporation. He/she is personally known to me or has produced [Signature] as identification. If no type of identification is indicated, the above-named person is personally known to me.

Notary Public

Printed Name: Georgia M. Hall

State of Virginia

My Commission Expires 11/30/02

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I was Commissioned a Notary Public as Georgia M. Hall.

OFFICIAL RECORDS INSTRUMENT # 2002167852 16 pgs

CONSENT OF INSTITUTIONAL FIRST MORTGAGEE

0007129711

THE UNDERSIGNED, as owner and holder of one or more first mortgages on units at Chelmsford Close, a Condominium, according to the Declaration of Condominium thereof, as recorded in O.R. Book 2222, Page 1612, et seq., Public Records of Sarasota County, Florida, hereby consents to an amendment to Article 11 of the Declaration of Condominium, as adopted by the membership of the Association effective November 30, 2001.

IN WITNESS WHEREOF, the undersigned institutional mortgagee has caused this instrument to be executed by its undersigned duly authorized officer this 20th day of June, 2002.

BY: [Signature]

STATE OF Virginia
COUNTY OF City of Richmond

The foregoing instrument was acknowledged before me this 20th day of June, 2002 by Jackie L Miller, as Vice President of Santitas Mortgage Inc., a Virginia corporation, on behalf of the corporation. He/she is personally known to me or has produced as identification. If no type of identification is indicated, the above-named person is personally known to me.

(Deborah J. Steinmann)
Notary Public
Printed Name: Deborah J. Steinmann
State of VA
My Commission Expires 9/30/03



101722_1.DOC

UNIT #21

OFFICIAL RECORDS INSTRUMENT # 2002167852 16 pgs

CONSENT OF INSTITUTIONAL FIRST MORTGAGEE

THE UNDERSIGNED, as owner and holder of one or more first mortgages on units at Chelmsford Close, a Condominium, according to the Declaration of Condominium thereof, as recorded in O.R. Book 2222, Page 1612, et seq., Public Records of Sarasota County, Florida, hereby consents to an amendment to Article 11 of the Declaration of Condominium, as adopted by the membership of the Association effective November 30, 2001.

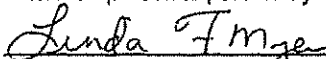
IN WITNESS WHEREOF, the undersigned institutional mortgagee has caused this instrument to be executed by its undersigned duly authorized officer this 25th day of June, 2002.

BY: 

STATE OF Alabama
COUNTY OF Jefferson

Group Vice President

The foregoing instrument was acknowledged before me this 27 day of June, 2002 by John R. Dav, as Group V.P. of SouthTrust Bank, a _____ corporation, on behalf of the corporation. He/she is personally known to me or has produced _____ as identification. If no type of identification is indicated, the above-named person is personally known to me.



Notary Public

Printed Name: Linda F. MyersState of AlabamaMy Commission Expires MAY 30, 2005

101722_1.DOC

UNIT #58

OFFICIAL RECORDS INSTRUMENT # 2002163057 16 PGS

CONSENT OF INSTITUTIONAL FIRST MORTGAGEE

THE UNDERSIGNED, as owner and holder of one or more first mortgages on units at Chelmsford Close, a Condominium, according to the Declaration of Condominium thereof, as recorded in O.R. Book 2222, Page 1612, et seq., Public Records of Sarasota County, Florida, hereby consents to an amendment to Article 11 of the Declaration of Condominium, as adopted by the membership of the Association effective November 30, 2001.

IN WITNESS WHEREOF, the undersigned institutional mortgagee has caused this instrument to be executed by its undersigned duly authorized officer this 27th day of June, 2002.

BY: 

STATE OF
COUNTY OF

The foregoing instrument was acknowledged before me this 27th day of June, 2002 by Karen Ziegler as Vice President of PPH Mortgage Services, a New Jersey corporation, on behalf of the corporation. He/she is personally known to me or has produced N/A as identification. If no type of identification is indicated, the above-named person is personally known to me.

Brenda Rostrom
Notary Public
Printed Name: BRENDA ROSTROM
State of _____
My Commission Expires _____

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BRENDA ROSTROM
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES 01/29/2007

OFFICIAL RECORDS INSTRUMENT # 2002167852 16 pgs

CONSENT OF INSTITUTIONAL FIRST MORTGAGEE

THE UNDERSIGNED, as owner and holder of one or more first mortgages on units at Chelmsford Close, a Condominium, according to the Declaration of Condominium thereof, as recorded in O.R. Book 2222, Page 1612, et seq., Public Records of Sarasota County, Florida, hereby consents to an amendment to Article 11 of the Declaration of Condominium, as adopted by the membership of the Association effective November 30, 2001.

IN WITNESS WHEREOF, the undersigned institutional mortgagee has caused this instrument to be executed by its undersigned duly authorized officer this 30th day of May, 2002.

BY: Bruno Sementilli

STATE OF
COUNTY OF

MIRELLA PRESTIA
NOTARY PUBLIC
COUNTY OF WESTCHESTER
STATE OF NY
LIC # 01PR60230009

The foregoing instrument was acknowledged before me this 30th day of May, 2002 by Bruno Sementilli, as SR. V.P. of Profit Foods Inc., a NON-PROFIT corporation, on behalf of the corporation. He/she is personally known to me or has produced Driver's License as identification. If no type of identification is indicated, the above-named person is personally known to me.

Notary Public

Printed Name: Mirella Prestia

State of NY

My Commission Expires 1-24-08

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OFFICIAL RECORDS INSTRUMENT # 2002167852 16 pgs

CONSENT OF INSTITUTIONAL FIRST MORTGAGEE

THE UNDERSIGNED, as owner and holder of one or more first mortgages on units at Chelmsford Close, a Condominium, according to the Declaration of Condominium thereof, as recorded in O.R. Book 2222, Page 1612, et seq., Public Records of Sarasota County, Florida, hereby consents to an amendment to Article 11 of the Declaration of Condominium, as adopted by the membership of the Association effective November 30, 2001.

IN WITNESS WHEREOF, the undersigned institutional mortgagee has caused this instrument to be executed by its undersigned duly authorized officer this 18th day of June, 2002.

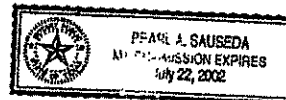
BY: Joe Partida
Joe Partida

STATE OF
COUNTY OF

The foregoing instrument was acknowledged before me this 18 day of June, 2002 by Joe Partida, as _____ of HomeSide Lending, a _____ corporation, on behalf of the corporation. He/she is personally known to me or has produced _____ as identification. If no type of identification is indicated, the above-named person is personally known to me.

Notary Public
Printed Name: Pearl Sauseda
State of Texas
My Commission Expires Pearl Sauseda

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UNIT #9

OFFICIAL RECORDS INSTRUMENT # 2002167852 16 pgs

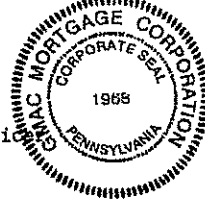
CONSENT OF INSTITUTIONAL FIRST MORTGAGEE

THE UNDERSIGNED, as owner and holder of one or more first mortgages on units at Chelmsford Close, a Condominium, according to the Declaration of Condominium thereof, as recorded in O.R. Book 2222, Page 1612, et seq., Public Records of Sarasota County, Florida, hereby consents to an amendment to Article 11 of the Declaration of Condominium, as adopted by the membership of the Association effective November 30, 2001.

IN WITNESS WHEREOF, the undersigned institutional mortgagee has caused this instrument to be executed by its undersigned duly authorized officer this 12 day of July, 2002.

GMAC MORTGAGE CORPORATION

BY: [Signature]
Roberta Pettengill, Limited Signing Officer

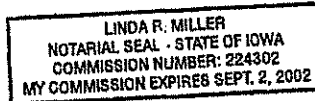


STATE OF IOWA
COUNTY OF BLACK HAWK

The foregoing instrument was acknowledged before me this 12 day of July, 2002 by Roberta Pettengill, as Limited Signing Officer of GMAC Mortgage Corporation, a Pennsylvania corporation, on behalf of the corporation. He/she is personally known to me or has produced as identification. If no type of identification is indicated, the above-named person is personally known to me.

[Signature]
Notary Public
Printed Name: Linda R. Miller
State of Iowa
My Commission Expires 9-2-2002

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UNIT #5

OFFICIAL RECORDS INSTRUMENT # 2002163057 16 PGS

CONSENT OF INSTITUTIONAL FIRST MORTGAGEE

THE UNDERSIGNED, as owner and holder of one or more first mortgages on units at Chelmsford Close, a Condominium, according to the Declaration of Condominium thereof, as recorded in O.R. Book 2222, Page 1612, et seq., Public Records of Sarasota County, Florida, hereby consents to an amendment to Article 11 of the Declaration of Condominium, as adopted by the membership of the Association effective November 30, 2001.

IN WITNESS WHEREOF, the undersigned Institutional mortgagee has caused this instrument to be executed by its undersigned duly authorized officer this 20th day of JUNE, 2002.

BY: [Signature]

STATE OF ILLINOIS
COUNTY OF LAKE

The foregoing instrument was acknowledged before me this 20th day of JUNE, 2002 by JAIME L. HILTZ, as AN OFFICER of WASHINGTON MUTUAL, a ILLINOIS corporation, on behalf of the corporation. He/she is personally known to me or has produced DRIVERS LICENSE as identification. If no type of identification is indicated, the above-named person is personally known to me.

[Signature]
Notary Public
Printed Name: LINDA BUEHLER
State of _____
My Commission Expires 7/23/03

101722_I.DOC



UNIT #9

SIXTEENTH AMENDMENT TO DECLARATION OF CONDOMINIUM
OF
CHELMSFORD CLOSE, a Condominium

93149524

.. OFFICIAL RECORDS ..
BOOK 588 PAGE 1344

INC., f/k/a MONARCH HOMES OF SARASOTA, INC., a Florida corporation, hereinafter called Developer, does hereby amend that certain Declaration of Condominium recorded in Official Record Book 2222, at pages 1612 through 1661, inclusive, and amended at O.R. Book 2223, page 2078, O.R. Book 2251, page 1145, O.R. Book 2256, page 591, O.R. Book 2281, page 2313, O.R. Book 2281, page 2323, O.R. Book 2285, page 2542, O.R. Book 2297, page 2302, O.R. Book 2318, page 2823, O.R. Book 2333, page 1197, O.R. Book 2338, page 518, O.R. Book 2360, page 433, O.R. Book 2485, page 1449, O.R. Book 2505, page 1962, and O.R. Book 2575, page 448, of the Public Records of Sarasota County, Florida, pursuant to the provisions of Paragraph 17 of said Declaration and pursuant to Section 718.104, Florida Statutes, for the purpose of placing of record the Surveyor's Certificate of Substantial Completion of Condominium Unit(s) 55, 56, 57, 58, 59 and 60.

The Condominium Plat of CEELEMSFORD CLOSE recorded in Condominium Book 28, pages 44, 44A through 44F, inclusive, of the Public Records of Sarasota County, Florida, as previously amended, is hereby amended in accordance with the Certificate of Surveyor attached hereto as Exhibit "A".

IN WITNESS WHEREOF, the undersigned has caused these presents to be signed in its name by its corporate officer and its corporate seal affixed hereto this 30th day of November, 1993.

Signed, sealed and delivered
in the presence of:

MONARCH HOMES OF FLORIDA, INC.
 1/k/a MONARCH HOMES OF SARASOTA, INC.

By: Robert Glantz
Robert Glantz, Manager

Address: 1901 Longmeadow Rd.
Sarasota, FL 34235

(CORPORATE SEAL)

Kathryn A. Pickers
* Kathryn A. Pickers
* (Print Name of Witness)

Amy Fastiga
 * Amy Fastiga
 * (Print Name of Witness)

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 30th day of November, 1993, by Robert Glantz, as Manager of Monarch Homes of Florida, Inc., a Florida corporation, formerly known as Monarch Homes of Sarasota, Inc., on behalf of the corporation, who is personally known to me and who did not take an oath...

* Phyllis A. Read
*(Print Name of Notary Public)
Notary Public - State of Florida
My Commission Expires November 21, 1960
Commission Number 123456789
Noted by Acme Security & Supply Co.

Prepared by:
TIMOTHY S. SHAW, Esq.
KIRK PINKERTON
P. O. Box 3798
Sarasota, FL 34230

\\document\... \r\n

CERTIFICATE OF SURVEYOR

I, the undersigned registered land surveyor, hereby certify that:

1. This certificate is made with respect to Unit(s) 55, 56, 57, 58, 59 and 60, located in CHELMSFORD CLOSE, Phase 2, a condominium, as shown on the condominium plat recorded in Condominium Book 30, Pages 5 through 5F, Public Records of Sarasota County, Florida, as amended.
2. The construction of the improvements in which said unit(s) are located is substantially complete.
3. The plat, as previously amended, and as further amended by the matters set forth on Sheet(s) 5 and 7 attached hereto, together with the provisions of the Declaration describing the condominium property, is an accurate representation of the location and dimensions of said unit(s).
4. As to said unit(s), the identification, location and dimensions of the common elements of such unit(s) can be determined from the plat, as amended, and the provisions of said Declaration.
5. All planned improvements, including but not limited to, landscaping, utility services and access to said unit(s), and common element facilities serving the buildings in which said units are located, have been substantially completed.

BISHOP & ASSOCIATES
Consulting Engineers - Surveyors
78 Sarasota Center Boulevard
Sarasota, Florida 34240

By: 
Dennis R. Hoover, P.L.S.

R.L.S. Florida Certificate No. 4419

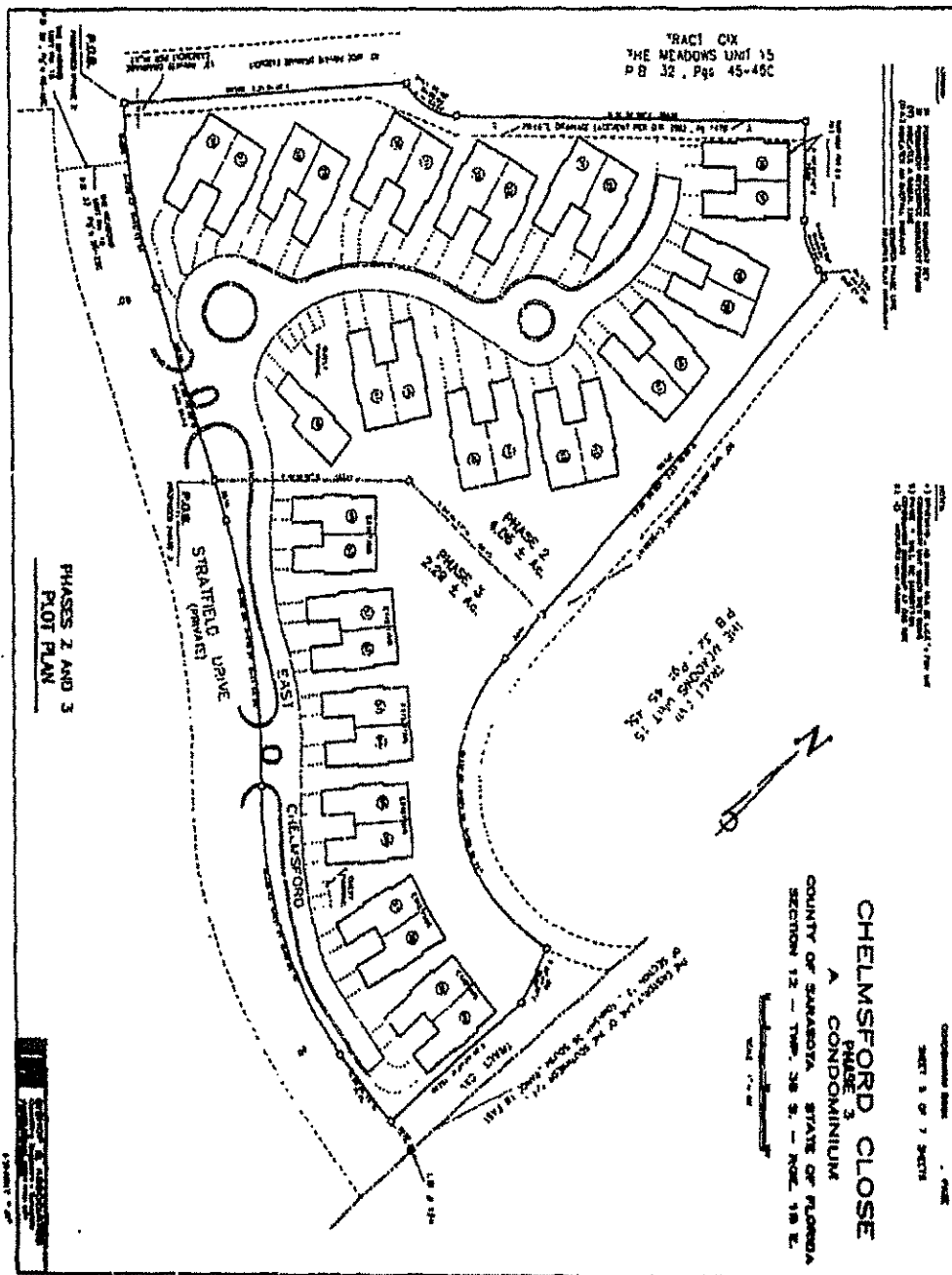
Date: Nov. 30, 1993

FPL/m1 (Legal\#23\L2043)



NOXA-0001

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



BUILDING LOCATION COORDINATES					
Sheet No.	Comments	Thumbnail	Sheet No.	Comments	Thumbnail
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7	4-12-1970	1280-1840	23	4-12-1970	2280-1840
8	4-12-1970	1280-1840	24	4-12-1970	2280-1840
9	4-12-1970	1280-1840	25	4-12-1970	2280-1840
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12	4-12-1970	1280-1840	28	4-12-1970	2280-1840
13	4-12-1970	1280-1840	29	4-12-1970	2280-1840
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KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FL

CHELMSFORD CLOSE
PHASE 3
A CONDOMINIUM

COUNTY OF SARASOTA STATE OF FLORIDA
SECTION 12 - TWP. 36 S. - RDE. 18 E.

AS-BUILT DIMENSIONS

AS-BUILT ELEVATION

[illegible]

AS-BUILT TABLES

EXHIBIT 10

①

~~97149924~~

.. SPECIAL AGENTS ..
BOOK 2380 PAGE 1346

OFFICIAL RECORDS
BOOK 2605 PAGE 1824

THIS SIXTEENTH AMENDMENT IS BEING RE-RECORDED
TO CORRECT A SCRIVENER'S ERROR ON PAGE 2 TO
CORRECTLY IDENTIFY THAT THE UNITS ARE CONTAINED
IN PHASE 3.

CERTIFICATE OF SURVEYOR

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

1. This certificate is made with respect to Unit(s) 55, 56, 57, 58, 59 and 60, located in CHELMSFORD CLOSE, Phase ³ 2, a condominium, as shown on the condominium plat recorded in Condominium Book 30, Pages 5 through 5F, Public Records of Sarasota County, Florida, as amended.
2. The construction of the improvements in which said unit(s) are located is substantially complete.
3. The plat, as previously amended, and as further amended by the matters set forth on Sheet(s) 5 and 7 attached hereto, together with the provisions of the Declaration describing the condominium property, is an accurate representation of the location and dimensions of said unit(s).
4. As to said unit(s), the identification, location and dimensions of the common elements of such unit(s) can be determined from the plat, as amended, and the provisions of said Declaration.
5. All planned improvements, including but not limited to, landscaping, utility services and access to said unit(s), and common element facilities serving the buildings in which said units are located, have been substantially completed.

BISHOP & ASSOCIATES
Consulting Engineers - Surveyors
78 Sarasota Center Boulevard
Sarasota, Florida 34240

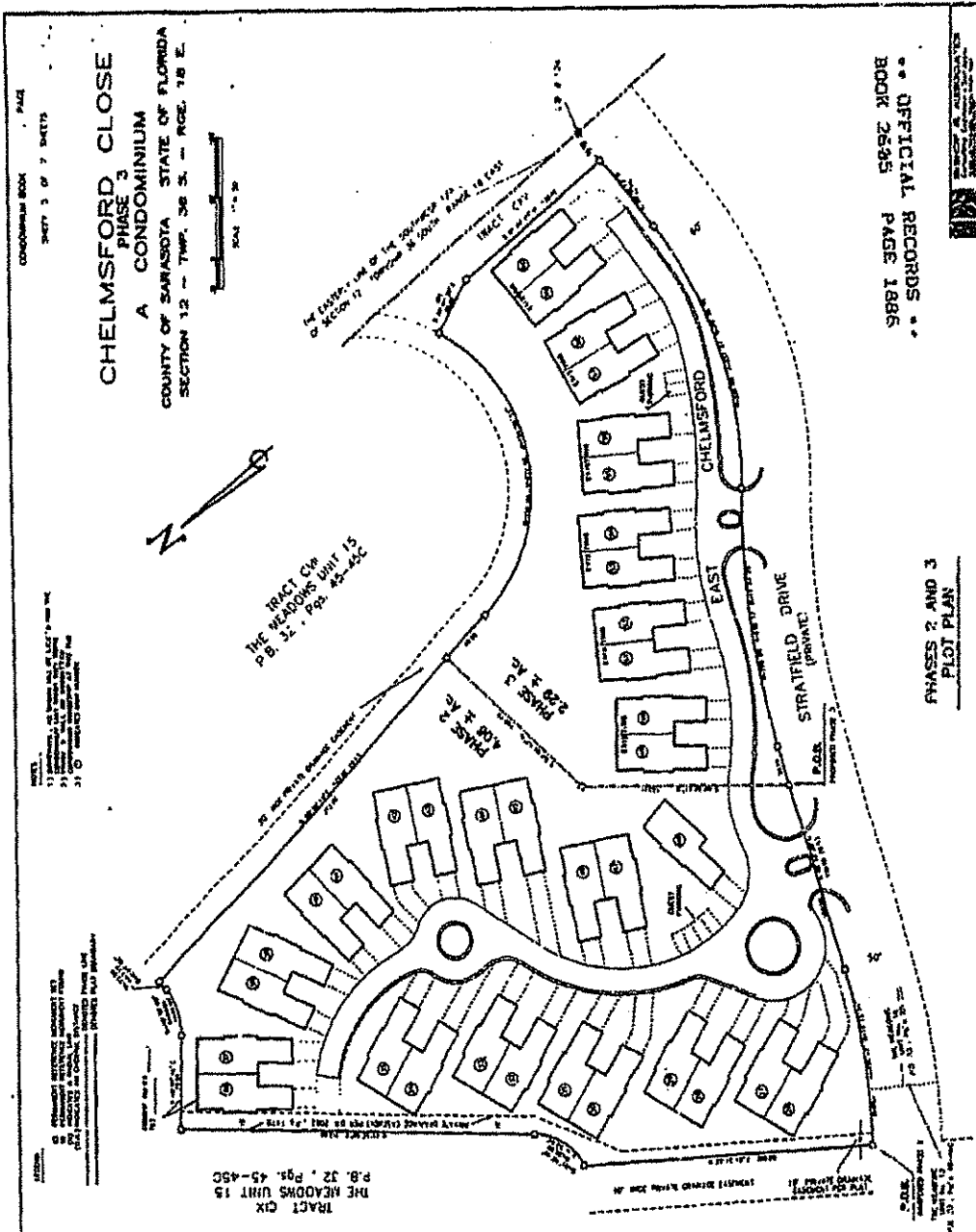
By: 
Dennis R. Hoover, P.L.S.

R.L.S. Florida Certificate No. 4419

Date: Nov. 30, 1993

.. OFFICIAL RECORDS ..
BOOK 2635 PAGE 1845

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OFFICIAL RECORDS
BOOK 2585 PAGE 1886

PHASES 2 AND 3
PLOT PLAN

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KAREN E. RUSHING
CLERK OF
SARASOTA COUNTY, FL

CHELMSFORD CLOSE
PHASE 3
A CONDOMINIUM
COUNTY OF SARASOTA STATE OF FLORIDA
SECTION 12 - TWP. 36 S. - RGE. 18 E.

CONFIDENTIAL

CHELMSFORD CLOSE
PHASE 3
A CONDOMINIUM
COUNTY OF SARASOTA STATE OF FLORIDA
SECTION 12 - TWP. 36 S. - RDE. 18 E.

BUILDING LOCATION COORDINATES	BUILDING		EATING	
	NO.	NAME	NO.	NAME
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RECORDED'S MEMO: Legibility of writing, typing or printing for reproductive purposes may be unsatisfactory in this document when received.

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FBI - JACKSON
CLERK OF DISTRICT COURT
SARASOTA COUNTY, FL

15780
PREPARED BY:
TIMOTHY S. SHAW, ESQUIRE
KIPK FRIKERTON, P.A.
720 SOUTH ORANGE AVENUE
SARASOTA, FLORIDA 34236

**FIFTEENTH
AMENDMENT TO**

93143240

DECLARATION OF CONDOMINIUM

OF

CHELMSFORD CLOSE

** OFFICIAL RECORDS **
BOOK 2575
PAGE 448

KNOW ALL MEN BY THESE PRESENTS, that MONARCH HOMES OF FLORIDA, INC., a Florida Corporation (f/k/a Monarch Homes of Sarasota, Inc.), hereinafter called Developer, does hereby amend that certain Declaration of Condominium of CHELMSFORD CLOSE recorded in Official Records Book 2222, Page 1612, of the Public Records of Sarasota County, Florida, pursuant to the provisions of said Declaration and pursuant to Section 718.403, Florida Statutes, for the purpose of adding additional phases to said condominium.

1. **PHASE ADDED TO CONDOMINIUM.** The lands described in Exhibit "A" attached hereto which is known as Phase 3 which includes twelve (12) condominium Units are hereby submitted to condominium ownership and added to CHELMSFORD CLOSE, a Condominium. The lands hereby submitted to condominium ownership shall be subject to the terms, provisions, conditions, restrictions and assessments provided in the Declaration of Condominium of CHELMSFORD CLOSE recorded in Official Records Book 2222, Page 1612, of the Public Records of Sarasota County, Florida, as thereafter amended from time to time. Upon this submission of Phase 3 to condominium ownership, each condominium Unit in CHELMSFORD CLOSE, a Condominium, shall have a 1/60th interest in the Common Elements and the Common Surplus, and shall be liable for a 1/60th share of the Common Expenses.

2. **MERGER OF COMMON ELEMENTS.** The Common Elements of Phase 3 are hereby merged with the Common Elements of CHELMSFORD CLOSE and are a part of one condominium known as CHELMSFORD CLOSE, a Condominium.

3. **VOTING RIGHTS.** All persons owing a vested present interest in the fee title to any of the condominium Units in Phase 3 are automatically members of CHELMSFORD CLOSE CONDOMINIUM ASSOCIATION, INC. Each condominium Unit shall be entitled to one vote at Association meetings, notwithstanding that the same owner may own more than one condominium Unit or that condominium Unit may be combined together and occupied by one owner.

4. **BINDING EFFECT.** All provisions of this Amendment and the attached Amendment to Plat of CHELMSFORD CLOSE shall be enforceable as equitable servitudes and shall run with the land and shall be in full force and effect until a particular provision is duly amended or until the Declaration of Condominium of CHELMSFORD CLOSE, a Condominium, is duly revoked and terminated. Except as may be otherwise provided herein, the terms and provisions of the Declaration of Condominium of CHELMSFORD CLOSE, shall remain in full force and effect.

5. **IDENTIFICATION OF UNITS.** Upon this submission of Phase 3 to condominium ownership, the condominium Units within Phase 3 shall be identified as Unit Nos. 49 through 60, inclusive, as shown on Exhibit "B" attached to the original Declaration of Condominium.

IN WITNESS WHEREOF, the undersigned has executed this
Amendment to Declaration of Condominium of CHELMSFORD CLOSE, this
___ day of SEPTEMBER, 1993.

Signed, sealed and delivered
in the presence of:

MONARCH HOMES OF FLORIDA, INC.,
a Florida Corporation (f/k/a
Monarch Homes of Sarasota, Inc.)

Phyllis A. Reed
Candy Ruth Ack

By: *Robert Glantz*
ROBERT GLANTZ, MANAGER

(CORPORATE SEAL)

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing Amendment to Declaration of Condominium was
acknowledged before me this 1st day of SEPTEMBER, 1993, by
ROBERT GLANTZ, as MANAGER of MONARCH HOMES OF FLORIDA, INC., a
Florida corporation (f/k/a Monarch Homes of Sarasota, Inc.), on
behalf of the corporation. He is personally known to me or has
produced

___ as identification.

(NOTARIAL SEAL)

Phyllis A. Reed
* Phyllis A. Reed *
(Print Name of Notary Public)
Notary Public - State of Florida
My Commission Expires: 11/21/95
My Commission Number: 110816

q:\complehelsafo.13a

Notary Public State of Florida at Large
My Commission Expires November 21, 1995
Bonded By Aetna Casualty & Surety Co.

PHASE 3

[LANDS TO BE SUBMITTED AS PART OF THIS PLAT]

A PORTION OF THE AFOREMENTIONED PARCEL "KK" DESCRIBED AS FOLLOWS:

COMMENCE AT THE MOST SOUTHERLY CORNER OF THE AFOREMENTIONED PARCEL "HH", THAT LIES ON THE NORTHERLY RIGHT-OF-WAY OF STRATFIELD DRIVE (60 FEET WIDE PRIVATE RIGHT-OF-WAY), SAID POINT ALSO LYING ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 565 FEET AND A CENTRAL ANGLE OF $26^{\circ}55'24''$, AND WHOSE CENTER BEARS NORTH $50^{\circ}45'03''$ EAST, 265.49 FEET TO A POINT OF TANGENCY; THENCE SOUTH $66^{\circ}10'20''$ EAST, 196.08 FEET FOR A POINT OF BEGINNING OF LANDS TO BE DESCRIBED; THENCE, LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE OF STRATFIELD DRIVE, NORTH $40^{\circ}50'51''$ EAST, 183.41 FEET; THENCE NORTH $84^{\circ}04'07''$ EAST, 160.19 FEET, THENCE SOUTH $05^{\circ}55'13''$ EAST, 49.00 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 150.00 FEET AND A CENTRAL ANGLE OF $104^{\circ}52'11''$, WHOSE CENTER BEARS NORTH $84^{\circ}04'47''$ EAST, 150.00 FEET; THENCE, IN A SOUTHEASTERLY AND NORTHEASTERLY DIRECTION ALONG THE ARC OF SAID CURVE, 274.55 FEET TO A POINT; THENCE SOUTH $20^{\circ}47'25''$ EAST, ALONG A RADIAL LINE, 50.00 FEET; THENCE SOUTH $01^{\circ}04'47''$ WEST, 152.49 FEET TO ITS INTERSECTION WITH THE AFOREMENTIONED NORTHERLY RIGHT-OF-WAY LINE OF STRATFIELD DRIVE; THENCE NORTH $88^{\circ}55'13''$ WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY, 71.75 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 335.00 FEET AND A CENTRAL ANGLE OF $40^{\circ}38'18''$; THENCE, IN A NORTHWESTERLY DIRECTION ALONG THE ARC OF SAID CURVE, 237.61 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 700.00 FEET AND A CENTRAL ANGLE OF $17^{\circ}53'25''$, 218.57 FEET TO A POINT OF TANGENCY; THENCE NORTH $66^{\circ}10'20''$ WEST, 33.10 FEET TO THE POINT OF BEGINNING OF PHASE 3 AND CONTAINING 2.29 ACRES MORE OR LESS.

EXHIBIT "A"

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RECORDS
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HARRIS & ASSOCIATES
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FL

19.50

FOURTEENTH AMENDMENT TO DECLARATION OF CONDOMINIUM
OF
CHELMSFORD CLOSE, a Condominium

93071384

OFFICIAL RECORDS
BOOK 2520 PAGE 443

KNOW ALL MEN BY THESE PRESENTS, that MONARCH HOMES OF FLORIDA, INC., f/k/a MONARCH HOMES OF SARASOTA, INC., a Florida corporation, hereinafter called Developer, does hereby amend that certain Declaration of Condominium recorded in Official Record Book 2222, at pages 1612 through 1661, inclusive, and amended at O.R. Book 2225, page 2070, O.R. Book 2251, page 1145, O.R. Book 2256, page 591, O.R. Book 2281, page 2313, O.R. Book 2281, page 2323, O.R. Book 2285, page 2542, O.R. Book 2297, page 2302, O.R. Book 2318, page 2823, O.R. Book 2333, page 1197, O.R. Book 2338, page 518, O.R. Book 2360, page 433, O.R. Book 2485, page 1449, and O.R. Book 2505, page 1962, of the Public Records of Sarasota County, Florida, pursuant to the provisions of Paragraph 17 of said Declaration and pursuant to Section 718.104, Florida Statutes, for the purpose of placing of record the Surveyor's Certificate of Substantial Completion of Condominium Unit(s) 46, 47 and 48.

The Condominium Plat of CHELMSFORD CLOSE recorded in Condominium Book 28, pages 44, 44A through 44F, inclusive, of the Public Records of Sarasota County, Florida, as previously amended, is hereby amended in accordance with the Certificate of Surveyor attached hereto as Exhibit "A".

IN WITNESS WHEREOF, the undersigned has caused these presents to be signed in its name by its corporate officer and its corporate seal affixed hereto this 16 day of June, 1993.

Signed, sealed and delivered
in the presence of:

Phyllis A. Reed
*Phyllis A. Reed
*(Print Name of Witness)

Stephanie Robinson
*Stephanie Robinson
*(Print Name of Witness)

MONARCH HOMES OF FLORIDA, INC.
f/k/a MONARCH HOMES OF SARASOTA, INC.

By: Robert Glantz
Robert Glantz, Manager

Address: 1901 Longmeadow Rd.
Sarasota, FL 34235

(CORPORATE SEAL)

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 16 day of June, 1993, by Robert Glantz, as Manager of Monarch Homes of Florida, Inc., a Florida corporation, formerly known as Monarch Homes of Sarasota, Inc., on behalf of the corporation, who is personally known to me and who did not take an oath.

(NOTARIAL SEAL)

Stephanie Robinson
*Stephanie Robinson
*(Print Name of Notary Public)
Notary Public - State of Florida
My Commission Expires
Commission Number

Prepared by: (S)
TIMOTHY S. SHAW, Esq.
KIRK PINKERTON
P. O. Box 3798
Sarasota, FL 34230
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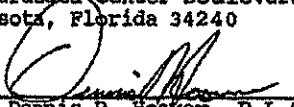
NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP. JUNE 4, 1994
BORGED THRU GENERAL INS. UND.

CERTIFICATE OF SURVEYOR

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

1. This certificate is made with respect to Unit(s) 46, 47, and 48, located in CHELMSFORD CLOSE, Phase 2, a condominium, as shown on the condominium plat recorded in Condominium Book 29, Pages 20 through 20F, Public Records of Sarasota County, Florida, as amended.
2. The construction of the improvements in which said unit(s) are located is substantially complete.
3. The plat, as previously amended, and as further amended by the matters set forth on Sheet(s) 5 and 7 attached hereto, together with the provisions of the Declaration describing the condominium property, is an accurate representation of the location and dimensions of said unit(s).
4. As to said unit(s), the identification, location and dimensions of the common elements of such unit(s) can be determined from the plat, as amended, and the provisions of said Declaration.
5. All planned improvements, including but not limited to, landscaping, utility services and access to said unit(s), and common element facilities serving the buildings in which said units are located, have been substantially completed.

BISHOP & ASSOCIATES
Consulting Engineers - Surveyors
78 Sarasota Center Boulevard
Sarasota, Florida 34240

By: 
Dennis R. Hoover, P.L.S.

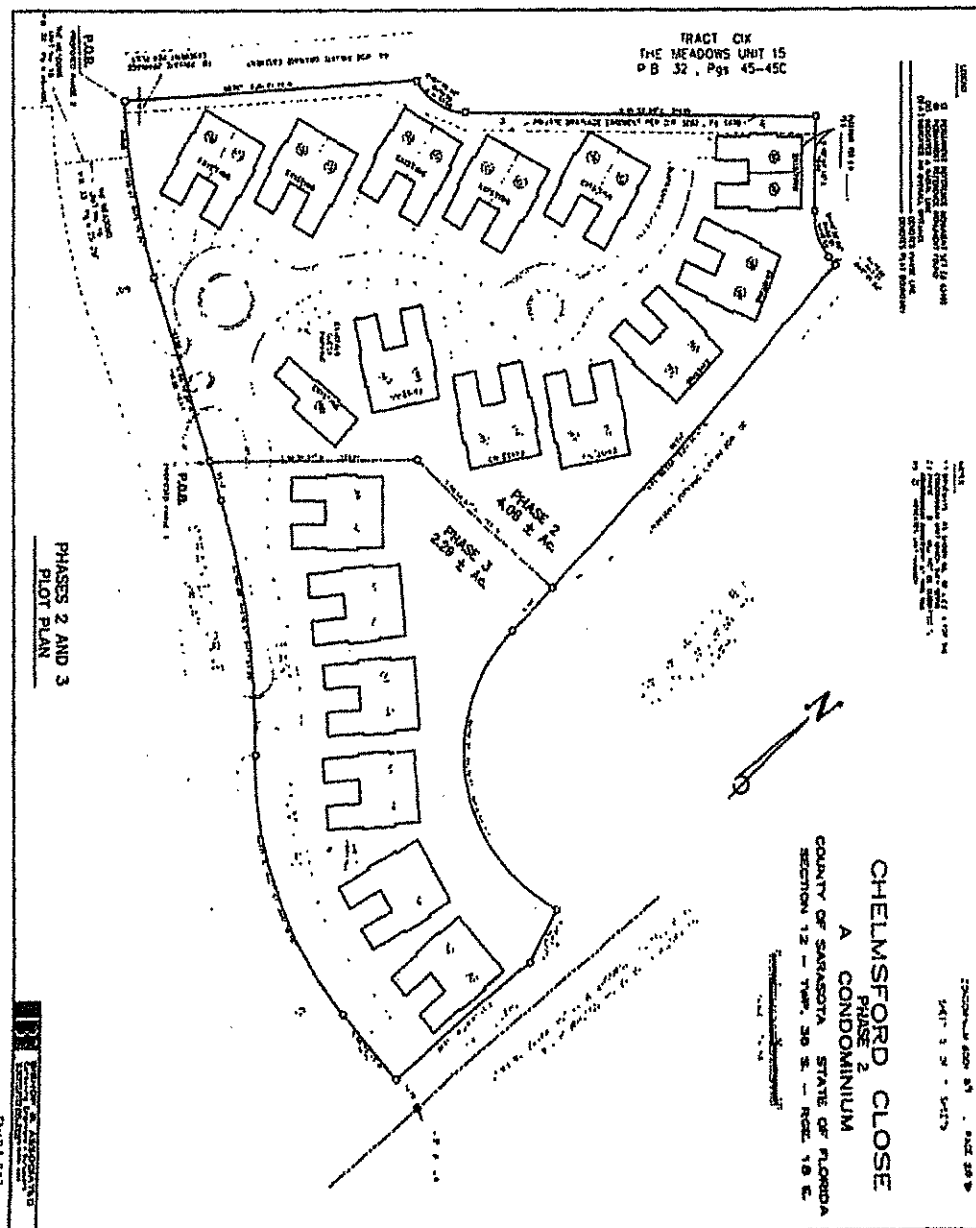
R.L.S. Florida Certificate No. 4419

Date: June 11, 1993

FPL/ab (Legal\#24\L2097.FPL)

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CLERK OF DISTRICT COURT
SARASOTA COUNTY, FL

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

BUILDING LOCATION COORDINATES		AS-BUILT DIMENSIONS		AS-BUILT ELEVATIONS	
LINE	COORDINATES	LINE	COORDINATES	LINE	COORDINATES
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AS-BUILT TABLES

CHELMSFORD CLOSE
PHASE 2
A CONDOMINIUM
COUNTY OF SARASOTA, STATE OF FLORIDA
SECTION 12 - TWP. 28 S. - RGE. 18 E.

DATE: 7/2/93

BY: [Signature]

FOR: [Signature]

260.37.50

2

THIRTEENTH AMENDMENT TO DECLARATION OF CONDOMINIUM
OF
CHELMSFORD CLOSE, a Condominium

93052537

OFFICIAL RECORDS
BOOK 2505 PAGE 1962

KNOW ALL MEN BY THESE PRESENTS, that MONARCH HOMES OF FLORIDA, INC., f/k/a MONARCH HOMES OF SARASOTA, INC., a Florida corporation, hereinafter called Developer, does hereby amend that certain Declaration of Condominium recorded in Official Record Book 2222, at pages 1612 through 1661, inclusive, and amended at O.R. Book 2225, page 2078, O.R. Book 2251, page 1145, O.R. Book 2256, page 591, O.R. Book 2281, page 2313, O.R. Book 2281, page 2323, O.R. Book 2285, page 2542, O.R. Book 2297, page 2302, O.R. Book 2318, page 2823, O.R. Book 2333, page 1197, O.R. Book 2338, page 518, O.R. Book 2360, page 433, and O.R. Book 2488, page 1449, of the Public Records of Sarasota County, Florida, pursuant to the provisions of Paragraph 17 of said Declaration and pursuant to Section 718.104, Florida Statutes, for the purpose of placing of record the Plat of Phase 3, of Chelmsford Close, a Condominium, which amends the plat and contains the Surveyor's Certificate of Substantial Completion of Condominium Unit(s) 49 and 50.

The Condominium Plat of CHELMSFORD CLOSE recorded in Condominium Book 28, pages 44, 44A through 44F, inclusive, of the Public Records of Sarasota County, Florida, as previously amended, is hereby amended by the Plat of Phase 3 of Chelmsford Close, a Condominium, attached hereto.

IN WITNESS WHEREOF, the undersigned has caused these presents to be signed in its name by its corporate officer and its corporate seal affixed hereto this 6th day of May, 1993.

Signed, sealed and delivered
in the presence of:

Phyllis A. Reed
* Phyllis A. Reed
*(Print Name of Witness)

Stephen Robinson
*(Print Name of Witness)

MONARCH HOMES OF FLORIDA, INC.
f/k/a MONARCH HOMES OF SARASOTA, INC.

By: Robert Glantz
Robert Glantz, Manager

Address: 1901 Longmeadow Rd.
Sarasota, FL 34235

(CORPORATE SEAL)

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 6 day of May, 1993, by Robert Glantz, as Manager of Monarch Homes of Florida, Inc., a Florida corporation, formerly known as Monarch Homes of Sarasota, Inc., on behalf of the corporation, who is personally known to me and who did not take an oath.

(NOTARIAL SEAL)

Stephen Robinson
*(Print Name of Notary Public)
Notary Public - State of Florida
My Commission Expires _____
Commission Number _____

112
Prepared by:
TIMOTHY S. SHAW, Esq.
KIRK PINKERTON
P. O. Box 3798
Sarasota, FL 34230
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NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP. JUNE 4, 1994
BONDED THRU GENERAL INS. UND.

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in this document when received.

CHELMISFORD CLOSE PHASE 3 A CONDOMINIUM

SHEET 1 OF 7 SHEETS

CONDOMINIUM BOOK 30 PAGE 5

COUNTY OF SARASOTA STATE OF FLORIDA
SECTION 1E - TWP. 38 S. - RGE. 18 E.



1. The Condominium shall be known as CHELMISFORD CLOSE, PHASE 3, A CONDOMINIUM, and shall be located in the County of Sarasota, State of Florida, in the Section 1E, Township 38S, Range 18E, of the 30th Principal Meridian, and shall be bounded as follows:

2. The Condominium shall be bounded as follows:

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CHELMSFORD CLOSE
PHASE 3
A CONDOMINIUM
COUNTY OF SARASOTA STATE OF FLORIDA
SECTION 12 - TWP. 36 S. - RGE. 18 E.

CONCLUSIONS AND RECOMMENDATIONS

THE NON-CONTIGUOUS PARCELS OF LAND LING IN SECTION 12, TOWNSHIP 12 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA, SHOWN AS FOLLOWS:

PARCEL "B" OF THE ACADEMY, TRACT 16 AS RECORDED IN PLAT BOOK 11, PAGE 45 THROUGH 49C, PUBLIC SECTION OF KANAWHA COUNTY, FLORIDA AND CONTAINING 4.8 ACRES MORE OR LESS.

INVEST. SEC. OF THE DEPT. OF THE INTERIOR, BUREAU OF LAND MANAGEMENT, WASHINGTON, D. C. 20090

SEE THE ACT, REVENUES AND ESTIMATIONS OF REVENUE

RESULTS

TRACT 48 OF THE MILLION, TRACT 11 AS DESCRIBED IN PLAT BOOK 37, PAGE 43 TROUSDALE 13C, PARCEL 12 SUCCESSION OF KENNEDY COUNTY, FLORIDA AND CONTAINING 4.9 ACRES MORE OR LESS.

Appendix 2

A portion of the administrative pages, "RE" numbered as follows:

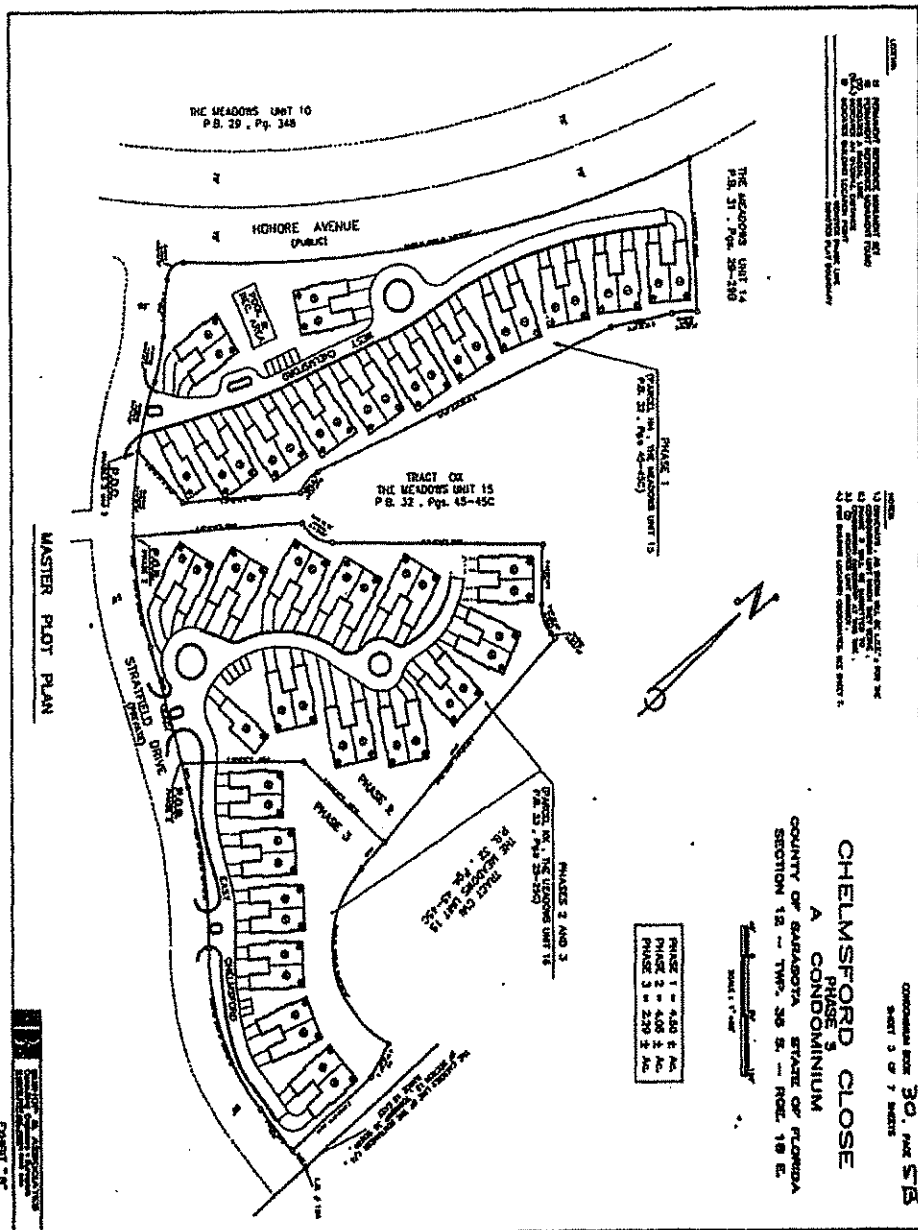
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A PORTION OF THE ABOVEMENTIONED PLACE, "A" DESCRIBED AS FOLLOWS:

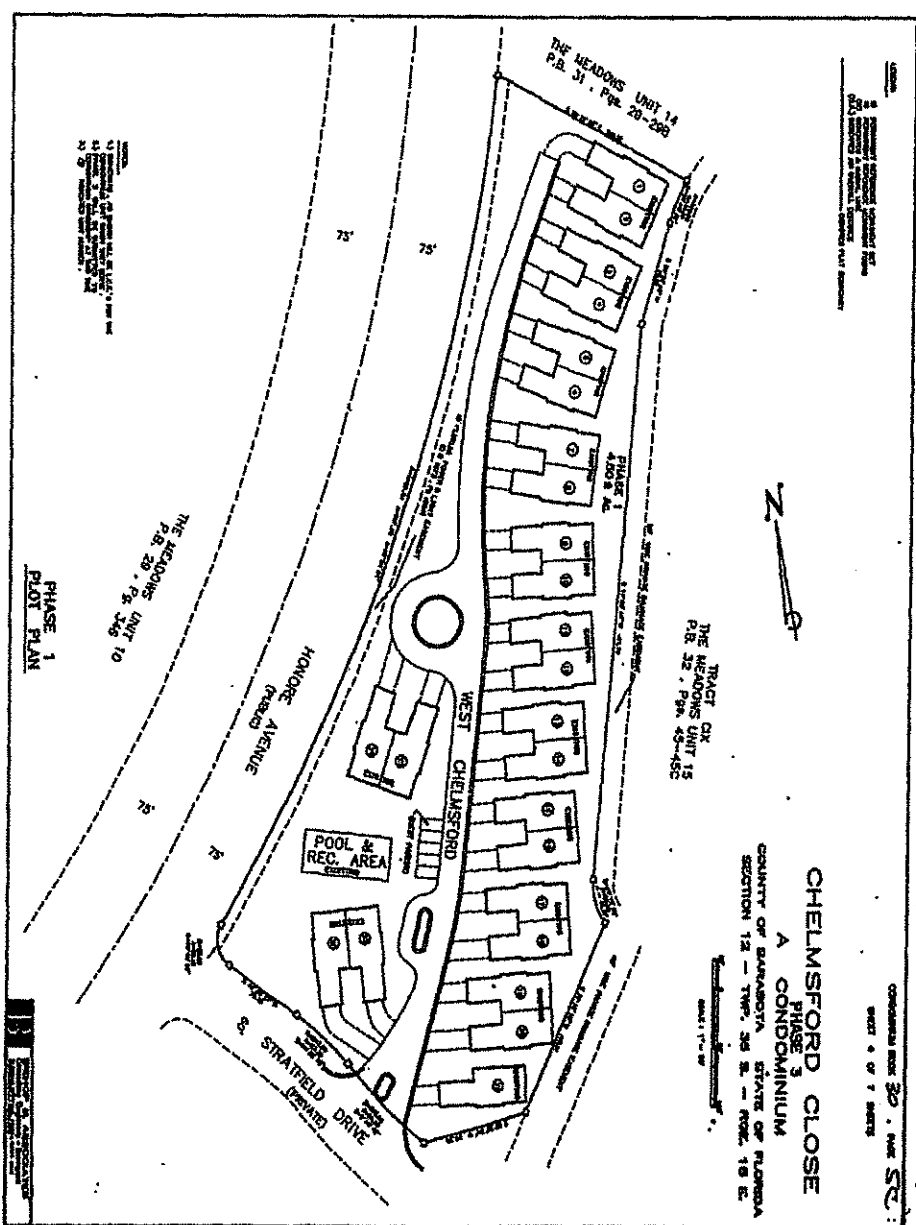
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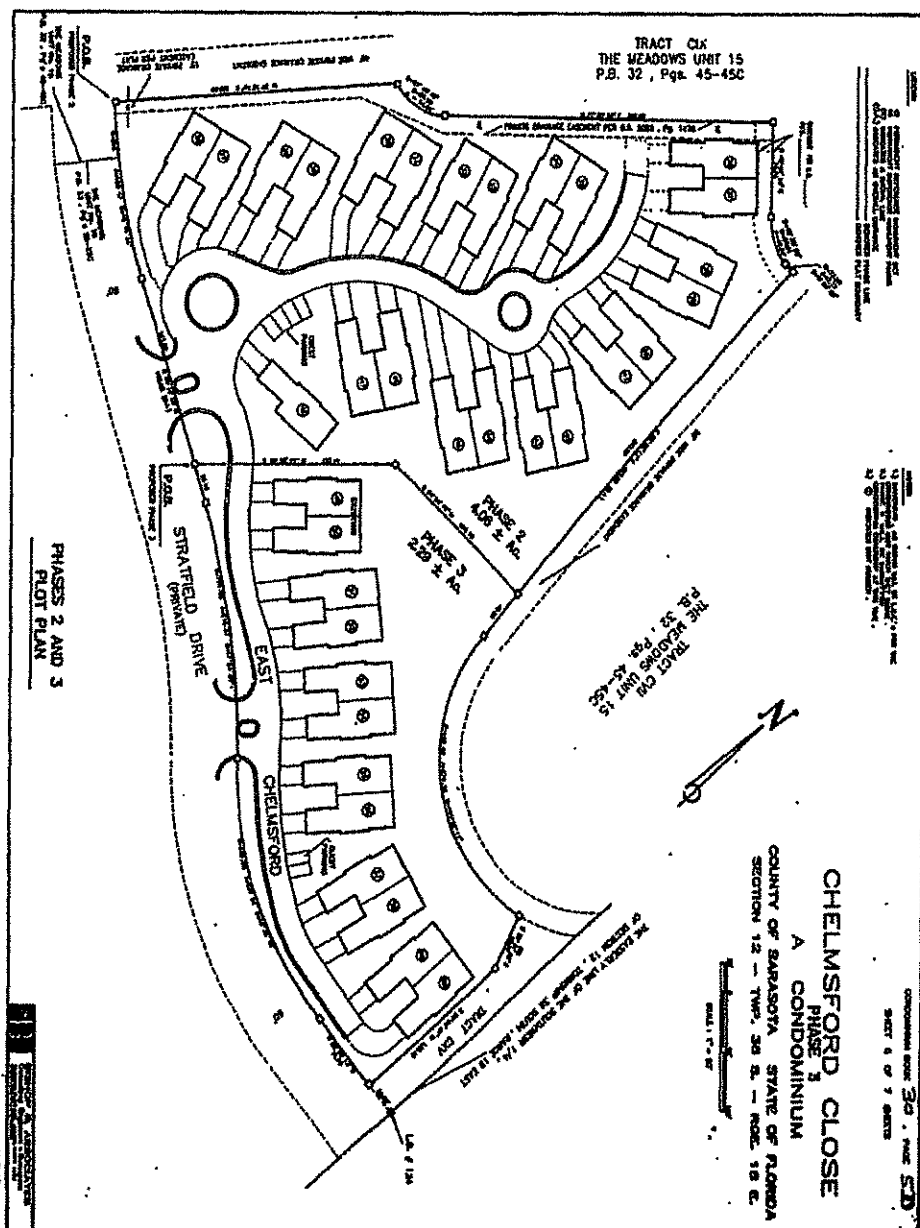
DESCRIPTIONS

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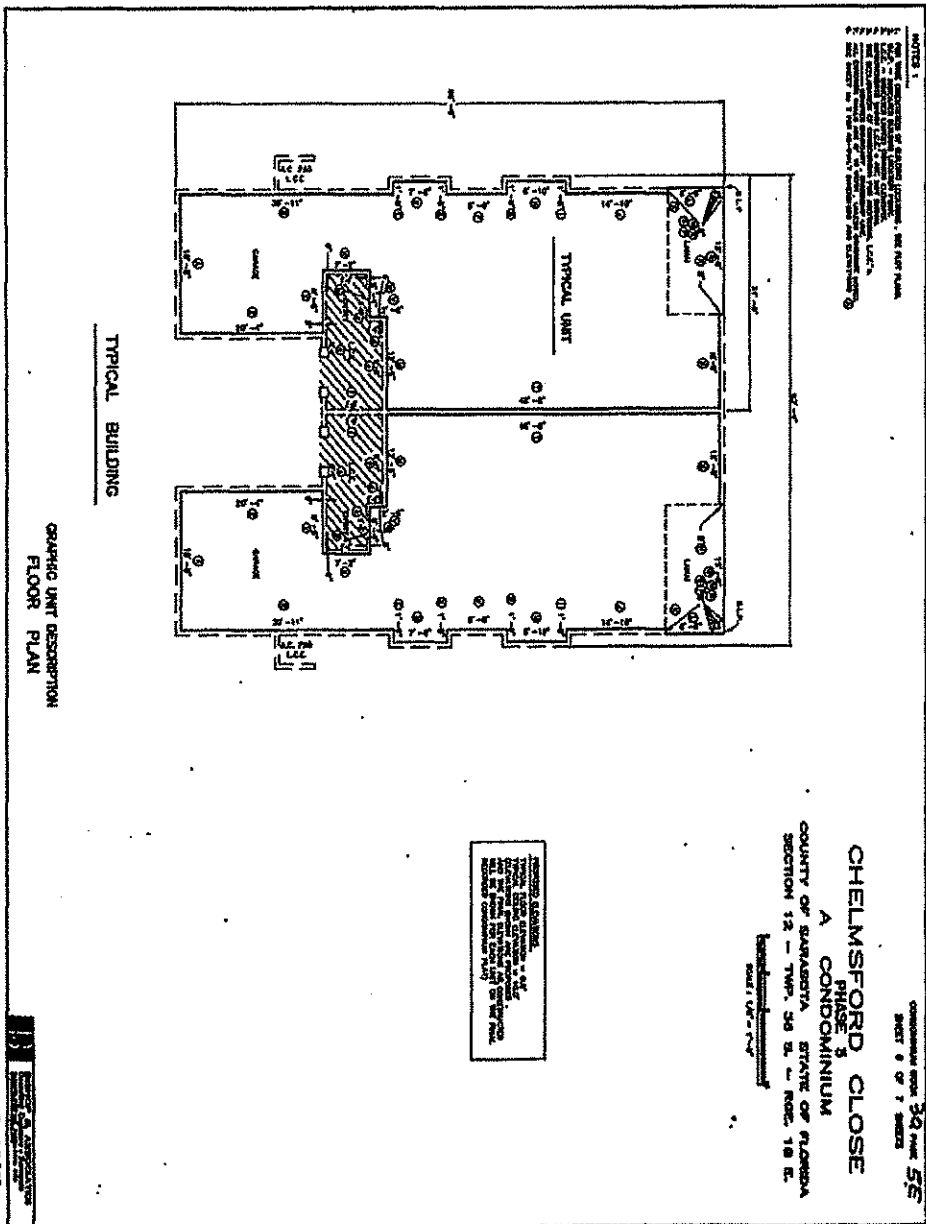


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** OFFICIAL RECORDS **
 BOOK 2505 PAGE 1969

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BUILDING LOCATION COORDINATES						CORRECTION DATA	
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CHELMSFORD CLOSE
 PHASE 3
 A CONDOMINIUM

AS-BUILT DIMENSIONS
 AS-BUILT TABLES

CHART "B"

1
TWELFTH AMENDMENT TO DECLARATION OF CONDOMINIUM
OF
CHELMSFORD CLOSE, a Condominium

93025495

OFFICIAL RECORDS
BOOK 2485 PAGE 1449

KNOW ALL MEN BY THESE PRESENTS, that MONARCH HOMES OF FLORIDA, INC., f/k/a MONARCH HOMES OF SARASOTA, INC., a Florida corporation, hereinafter called Developer, does hereby amend that certain Declaration of Condominium recorded in Official Record Book 2222, at pages 1612 through 1661, inclusive, and amended at O.R. Book 2225, page 2078, O.R. Book 2251, page 1145, O.R. Book 2256, page 591, O.R. Book 2281, page 2313, O.R. Book 2281, page 2323, O.R. Book 2285, page 2542, O.R. Book 2297, page 2302, O.R. Book 2318, page 2823, O.R. Book 2333, page 1197, O.R. Book 2338, page 518, and O.R. Book 2360, page 433, of the Public Records of Sarasota County, Florida, pursuant to the provisions of Paragraph 17 of said Declaration and pursuant to Section 718.104, Florida Statutes, for the purpose of placing of record the Surveyor's Certificate of Substantial Completion of Condominium Unit(s) 34, 35, 44, and 45 and the Surveyor's Certificate of Substantial Completion of Condominium Unit(s) 40, 41, 42 and 43.

The Condominium Plat of CHELMSFORD CLOSE recorded in Condominium Book 28, pages 44, 44A through 44F, inclusive, of the Public Records of Sarasota County, Florida, as previously amended, is hereby amended in accordance with the Certificates of Surveyor attached hereto as Exhibit "A" and Exhibit "B".

IN WITNESS WHEREOF, the undersigned has caused these presents to be signed in its name by its corporate officer and its corporate seal affixed hereto this 4 day of March, 1993.

Signed, sealed and delivered
in the presence of:

Phyllis A. Reed
* (Print Name of Witness)

Stephen Robinson
* (Print Name of Witness)

MONARCH HOMES OF FLORIDA, INC.
f/k/a MONARCH HOMES OF SARASOTA, INC.

By: Timothy Towell
Timothy Towell, Manager

Address: 1901 Longmeadow Rd.
Sarasota, FL 34235

(CORPORATE SEAL)

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 4 day of March, 1993, by Timothy Towell, as Manager of Monarch Homes of Florida, Inc., a Florida corporation, formerly known as Monarch Homes of Sarasota, Inc., on behalf of the corporation, who is personally known to me and who did not take an oath.

(NOTARIAL SEAL)

Stephen Robinson
* (Print Name of Notary Public)
Notary Public - State of Florida
My Commission Expires _____
Commission Number _____

112/
Prepared by:
TIMOTHY S. SHAW, Esq.
KIRK PINKERTON
P. O. Box 3798
Sarasota, FL 34230
g:\document\...\chelm12.cn

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP. JUNE 4, 1994
BOUNDED THRU GENERAL INS. UND.

CERTIFICATE OF SURVEYOR

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

1. This certificate is made with respect to Unit(s) 40, 41, 42 and 43, located in CHELMSFORD CLOSE, Phase 2, a condominium, as shown on the condominium plat recorded in Condominium Book 29, Pages 20 through 20F, Public Records of Sarasota County, Florida, as amended.
2. The construction of the improvements in which said unit(s) are located is substantially complete.
3. The plat, as previously amended, and as further amended by the matters set forth on Sheet(s) 5 and 7 attached hereto, together with the provisions of the Declaration describing the condominium property, is an accurate representation of the location and dimensions of said unit(s).
4. As to said unit(s), the identification, location and dimensions of the common elements of such unit(s) can be determined from the plat, as amended, and the provisions of said Declaration.
5. All planned improvements, including but not limited to, landscaping, utility services and access to said unit(s), and common element facilities serving the buildings in which said units are located, have been substantially completed.

BISHOP & ASSOCIATES
Consulting Engineers - Surveyors
78 Sarasota Center Boulevard
Sarasota, Florida 34240

By: Alex S. Eder
Alex S. Eder, P.L.S.

R.L.S. Florida Certificate No. 4349

Date: November 12, 1992

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CHELMSFORD CLOSE
PHASE 2
A CONDOMINIUM
COUNTY OF SARASOTA STATE OF FLORIDA
SECTION 12 - TWP. 36 S. - RGE. 18 E.

1. The first step in the process is to identify the problem or issue that needs to be addressed. This involves gathering information and understanding the context of the problem.

2. Once the problem is identified, the next step is to define the objectives and goals of the project. This helps to clarify what needs to be achieved and provides a clear direction for the team.

3. The third step is to develop a plan or strategy to address the problem. This involves breaking down the problem into smaller, manageable tasks and determining the resources needed to complete each task.

4. The fourth step is to implement the plan. This involves putting the strategy into action and monitoring progress regularly to ensure that the project is on track.

5. The final step is to evaluate the results of the project. This involves comparing the actual outcomes with the objectives and goals to determine the effectiveness of the project and identify areas for improvement.

[illegible]

AS-BUILT TABLES

B **ALVIN K. ASSOCIATES**
1100 15th St., N.W.
Washington, D.C. 20004
(202) 331-1100

CERTIFICATE OF SURVEYOR

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

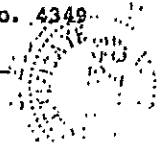
1. This certificate is made with respect to Unit(s) 34, 35, 44, and 45, located in CHELMSFORD CLOSE, Phase 2, a condominium, as shown on the condominium plat recorded in Condominium Book 29, Pages 20 through 20F, Public Records of Sarasota County, Florida, as amended.
2. The construction of the improvements in which said unit(s) are located is substantially complete.
3. The plat, as previously amended, and as further amended by the matters set forth on Sheet(s) 5 and 7 attached hereto, together with the provisions of the Declaration describing the condominium property, is an accurate representation of the location and dimensions of said unit(s).
4. As to said unit(s), the identification, location and dimensions of the common elements of such unit(s) can be determined from the plat, as amended, and the provisions of said Declaration.
5. All planned improvements, including but not limited to, landscaping, utility services and access to said unit(s), and common element facilities serving the buildings in which said units are located, have been substantially completed.

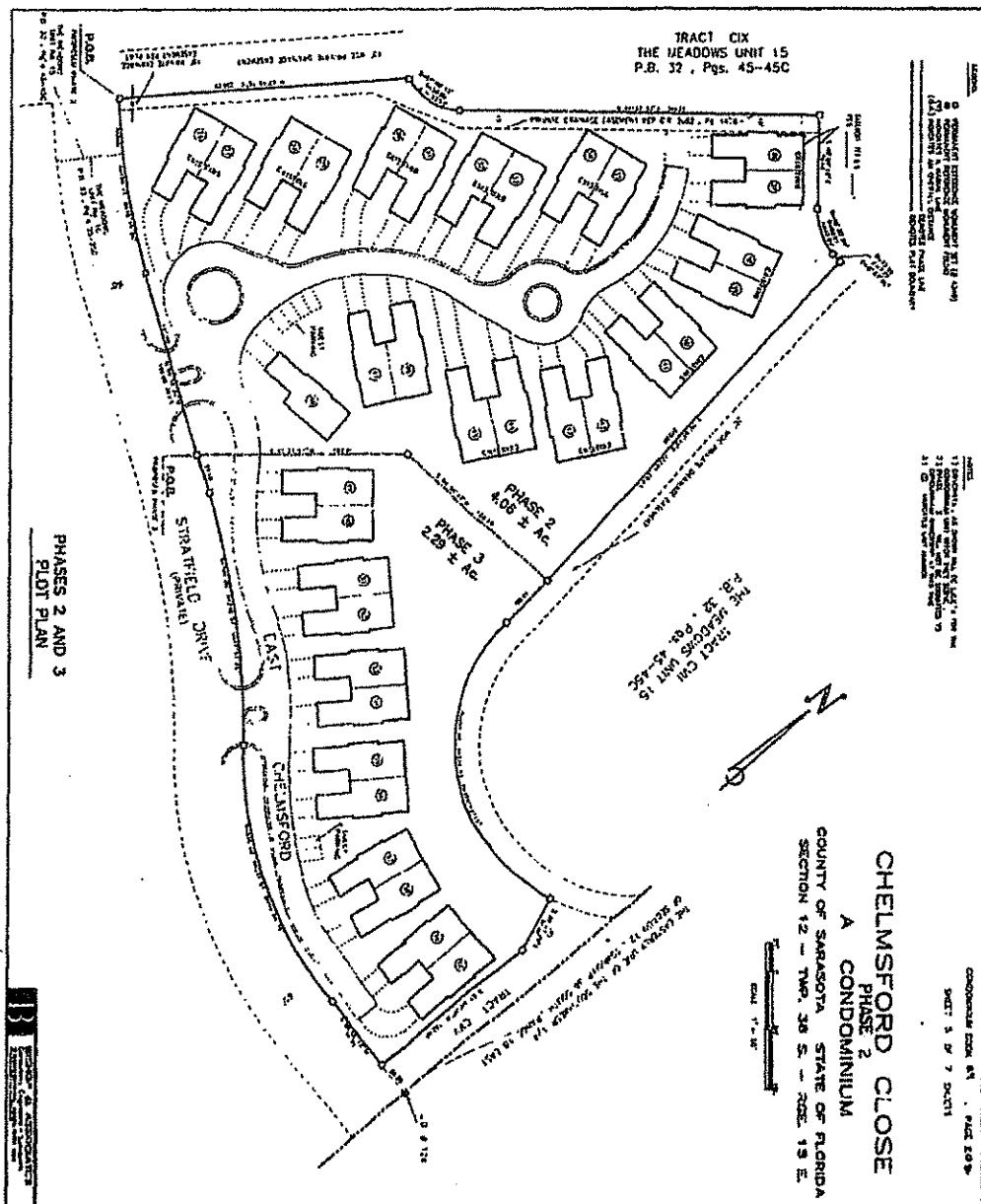
BISHOP & ASSOCIATES
Consulting Engineers - Surveyors
78 Sarasota Center Boulevard
Sarasota, Florida 34240

By: Alex S. Esber
Alex S. Esber, P.L.S.

R.L.S. Florida Certificate No. 4349

Date: 2/11/93





•• OFFICIAL RECORDS ••
BOOK 2485 PAGE 1455

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KAREN E. ROSSING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FL

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BUILDING LOCATION COORDINATES						CONDOMINIUM BOOK 14 - PAGE 1455	
UNIT NO.	APPROX. ELEVATION	APPROX. AREA	APPROX. VOLUME	APPROX. WEIGHT	APPROX. LENGTH	APPROX. WIDTH	
1	100.0	100.0	100.0	100.0	100.0	100.0	
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3	100.0	100.0	100.0	100.0	100.0	100.0	
4	100.0	100.0	100.0	100.0	100.0	100.0	
5	100.0	100.0	100.0	100.0	100.0	100.0	
6	100.0	100.0	100.0	100.0	100.0	100.0	
7	100.0	100.0	100.0	100.0	100.0	100.0	
8	100.0	100.0	100.0	100.0	100.0	100.0	
9	100.0	100.0	100.0	100.0	100.0	100.0	
10	100.0	100.0	100.0	100.0	100.0	100.0	
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21	100.0	100.0	100.0	100.0	100.0	100.0	
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32	100.0	100.0	100.0	100.0	100.0	100.0	
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34	100.0	100.0	100.0	100.0	100.0	100.0	
35	100.0	100.0	100.0	100.0	100.0	100.0	
36	100.0	100.0	100.0	100.0	100.0	100.0	
37	100.0	100.0	100.0	100.0	100.0	100.0	
38	100.0	100.0	100.0	100.0	100.0	100.0	
39	100.0	100.0	100.0	100.0	100.0	100.0	
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41	100.0	100.0	100.0	100.0	100.0	100.0	
42	100.0	100.0	100.0	100.0	100.0	100.0	
43	100.0	100.0	100.0	100.0	100.0	100.0	
44	100.0	100.0	100.0	100.0	100.0	100.0	
45	100.0	100.0	100.0	100.0	100.0	100.0	
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47	100.0	100.0	100.0	100.0	100.0	100.0	
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59	100.0	100.0	100.0	100.0	100.0	100.0	
60	100.0	100.0	100.0	100.0	100.0	100.0	
61	100.0	100.0	100.0	100.0	100.0	100.0	
62	100.0	100.0	100.0	100.0	100.0	100.0	
63	100.0	100.0	100.0	100.0	100.0	100.0	
64	100.0	100.0	100.0	100.0	100.0	100.0	
65	100.0	100.0	100.0	100.0	100.0	100.0	
66	100.0	100.0	100.0	100.0	100.0	100.0	
67	100.0	100.0	100.0	100.0	100.0	100.0	
68	100.0	100.0	100.0	100.0	100.0	100.0	
69	100.0	100.0	100.0	100.0	100.0	100.0	
70	100.0	100.0	100.0	100.0	100.0	100.0	
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73	100.0	100.0	100.0	100.0	100.0	100.0	
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75	100.0	100.0	100.0	100.0	100.0	100.0	
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77	100.0	100.0	100.0	100.0	100.0	100.0	
78	100.0	100.0	100.0	100.0	100.0	100.0	
79	100.0	100.0	100.0	100.0	100.0	100.0	
80	100.0	100.0	100.0	100.0	100.0	100.0	
81	100.0	100.0	100.0	100.0	100.0	100.0	
82	100.0	100.0	100.0	100.0	100.0	100.0	
83	100.0	100.0	100.0	100.0	100.0	100.0	
84	100.0	100.0	100.0	100.0	100.0	100.0	
85	100.0	100.0	100.0	100.0	100.0	100.0	
86	100.0	100.0	100.0	100.0	100.0	100.0	
87	100.0	100.0	100.0	100.0	100.0	100.0	
88	100.0	100.0	100.0	100.0	100.0	100.0	
89	100.0	100.0	100.0	100.0	100.0	100.0	
90	100.0	100.0	100.0	100.0	100.0	100.0	
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92	100.0	100.0	100.0	100.0	100.0	100.0	
93	100.0	100.0	100.0	100.0	100.0	100.0	
94	100.0	100.0	100.0	100.0	100.0	100.0	
95	100.0	100.0	100.0	100.0	100.0	100.0	
96	100.0	100.0	100.0	100.0	100.0	100.0	
97	100.0	100.0	100.0	100.0	100.0	100.0	
98	100.0	100.0	100.0	100.0	100.0	100.0	
99	100.0	100.0	100.0	100.0	100.0	100.0	
100	100.0	100.0	100.0	100.0	100.0	100.0	

AS-BUILT TABLES

AS-BUILT DIMENSIONS

AS-BUILT REVISIONS

CHELMSFORD CLOSE
PHASE 2
A CONDOMINIUM
COUNTY OF SARASOTA STATE OF FLORIDA
SECTION 12 - TWP. 36 S. - RGE. 18 E.

RECORDED IN OFFICIAL RECORDS
RECORD VERIFIED
93 MAR -5 PM 4:42
KAREN E. ROSSING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FL

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

AS-BUILT TABLES

RECORDED IN OFFICIAL RECORDS
RECORD VERIFIED
93 MAR -5 PM 4:42
KAREN E. ROSSING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FL

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

ELEVENTH AMENDMENT TO DECLARATION OF CONDOMINIUM
OF
CHELMSFORD CLOSE, a Condominium

KNOW ALL MEN BY THESE PRESENTS, that MONARCH HOMES OF SARASOTA, INC., a Florida corporation, hereinafter called Developer, does hereby amend that certain Declaration of Condominium recorded in Official Records Book 2222, at Pages 1612 through 1661, inclusive, and amended at Official Records Book 2225, Page 2078 through 2080, inclusive, and Official Records Book 2251, Pages 1145 through 1147, inclusive, and Official Records Book 2256, Page 591 through 593, inclusive, and Official Records Book 2281, Page 2313 through 2322, inclusive, and Official Records Book 2281, Page 2323 through 2325, inclusive, Official Records Book 2285, Page 2542 through 2544, and Official Records Book 2297, Page 2302 through 2304, inclusive, and Official Records Book 2318, Pages 2823 through 2830, O.R. Book 2333, Page 1197, O.R. Book 2338, Page 518, inclusive, of the Public Records of Sarasota County, Florida, pursuant to the provisions of Paragraph 17 of said Declaration and pursuant to Section 718.104, Florida Statutes, for the purpose of placing of record the Surveyor's Certificate of substantial completion of Condominium Unit(s) 5, 6, 7, and 8 .

The Condominium Plat of CHELMSFORD CLOSE recorded in Condominium Book 28, Pages 44, 44A through 44F, inclusive, of the Public Records of Sarasota County, Florida, is hereby amended in accordance with the Certificate of Surveyor attached hereto as Exhibit "A."

IN WITNESS WHEREOF, the undersigned has caused these presents to be signed in its name by its corporate officer and its corporate seal affixed hereto this 15th day of January, 1992.

MONARCH HOMES OF SARASOTA, INC.,
a Florida corporation

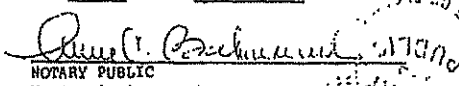
By: TIMOTHY TOWELL, Manager

~~Kelly Truckmiller~~
KELLY TRUCKERMILLER
~~Anne C. Beckmann~~
ANNE C. BECKMANN

STATE OF FLORIDA
COUNTY OF SARASOTA

BEFORE ME, the undersigned authority, personally appeared TIMOTHY TOWELL, as Manager of MONARCH HOMES OF SARASOTA, INC., a Florida corporation, to me known to be the person described in and who executed the foregoing instrument and, who is personally known to the Notary Public and who produced a driver's license, and he acknowledged before me that he executed the same for the purposes therein expressed on behalf of the corporation and who did not take an oath.

WITNESS my hand and official seal this 15th day of January, 1992.


NOTARY PUBLIC
My Commission Expires:

✓ RETURN TO AND PREPARED BY:
TIMOTHY S. SHAW, ESQ./acb
KIRK PINKERTON
1819 Main Street, #1100
Sarasota, Florida 34236

ANNE C. BECKMANN
Notary Public, State of Florida at Large
My Commission Expires March 3, 1995

CERTIFICATE OF SURVEYOR

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

1. This certificate is made with respect to Unit(s) 5, 6, 7, and 8 located in CHELMSFORD CLOSE, a condominium, as shown on the condominium plat recorded in Condominium Book 28, Page 44 through 44F, Public Records of Sarasota County, Florida, as amended.
2. The construction of the improvements in which said unit(s) are located is substantially complete.
3. The plat, as previously amended, and as further amended by the matters set forth on Sheet(s) 7 attached hereto, together with the provisions of the Declaration describing the condominium property, is an accurate representation of the location and dimensions of said unit(s).
4. As to said unit(s), the identification, location and dimensions of the common elements of such unit(s) can be determined from the plat, as amended, and the provisions of said Declaration.
5. All planned improvements, including but not limited to, landscaping, utility services and access to said unit(s), and common element facilities serving the buildings in which said units are located, have been substantially completed.

BISHOP & ASSOCIATES
Consulting Engineers - Surveyors
78 Sarasota Center Boulevard
Sarasota, Florida 34240

By: Alex S. Esber
Alex S. Esber
R.L.S. Florida Cert. No. 4349

Date: 4 December 1991

{Legal/20/1999MONA.FPL:smn} October 17, 1991
Revised November 27, 1991

MONA-0001

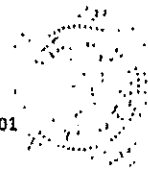


EXHIBIT "A"

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

RECORDED IN OFFICIAL
RECORDS
JUN 15 4 25 PM '92
CLERK
SARASOTA COUNTY, FL.

BUILDING LOCATION COORDINATES		AS-BUILT DIMENSIONS		AS-BUILT ELEVATIONS	
UNIT NO.	COORDINATES	UNIT NO.	COORDINATES	UNIT NO.	COORDINATES
1	1000.00	1	1000.00	1	1000.00
2	1000.00	2	1000.00	2	1000.00
3	1000.00	3	1000.00	3	1000.00
4	1000.00	4	1000.00	4	1000.00
5	1000.00	5	1000.00	5	1000.00
6	1000.00	6	1000.00	6	1000.00
7	1000.00	7	1000.00	7	1000.00
8	1000.00	8	1000.00	8	1000.00
9	1000.00	9	1000.00	9	1000.00
10	1000.00	10	1000.00	10	1000.00
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14	1000.00	14	1000.00	14	1000.00
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23	1000.00	23	1000.00	23	1000.00
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27	1000.00	27	1000.00	27	1000.00
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29	1000.00	29	1000.00	29	1000.00
30	1000.00	30	1000.00	30	1000.00
31	1000.00	31	1000.00	31	1000.00
32	1000.00	32	1000.00	32	1000.00
33	1000.00	33	1000.00	33	1000.00
34	1000.00	34	1000.00	34	1000.00
35	1000.00	35	1000.00	35	1000.00
36	1000.00	36	1000.00	36	1000.00
37	1000.00	37	1000.00	37	1000.00
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47	1000.00	47	1000.00	47	1000.00
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49	1000.00	49	1000.00	49	1000.00
50	1000.00	50	1000.00	50	1000.00
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55	1000.00	55	1000.00	55	1000.00
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57	1000.00	57	1000.00	57	1000.00
58	1000.00	58	1000.00	58	1000.00
59	1000.00	59	1000.00	59	1000.00
60	1000.00	60	1000.00	60	1000.00
61	1000.00	61	1000.00	61	1000.00
62	1000.00	62	1000.00	62	1000.00
63	1000.00	63	1000.00	63	1000.00
64	1000.00	64	1000.00	64	1000.00
65	1000.00	65	1000.00	65	1000.00
66	1000.00	66	1000.00	66	1000.00
67	1000.00	67	1000.00	67	1000.00
68	1000.00	68	1000.00	68	1000.00
69	1000.00	69	1000.00	69	1000.00
70	1000.00	70	1000.00	70	1000.00
71	1000.00	71	1000.00	71	1000.00
72	1000.00	72	1000.00	72	1000.00
73	1000.00	73	1000.00	73	1000.00
74	1000.00	74	1000.00	74	1000.00
75	1000.00	75	1000.00	75	1000.00
76	1000.00	76	1000.00	76	1000.00
77	1000.00	77	1000.00	77	1000.00
78	1000.00	78	1000.00	78	1000.00
79	1000.00	79	1000.00	79	1000.00
80	1000.00	80	1000.00	80	1000.00
81	1000.00	81	1000.00	81	1000.00
82	1000.00	82	1000.00	82	1000.00
83	1000.00	83	1000.00	83	1000.00
84	1000.00	84	1000.00	84	1000.00
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89	1000.00	89	1000.00	89	1000.00
90	1000.00	90	1000.00	90	1000.00
91	1000.00	91	1000.00	91	1000.00
92	1000.00	92	1000.00	92	1000.00
93	1000.00	93	1000.00	93	1000.00
94	1000.00	94	1000.00	94	1000.00
95	1000.00	95	1000.00	95	1000.00
96	1000.00	96	1000.00	96	1000.00
97	1000.00	97	1000.00	97	1000.00
98	1000.00	98	1000.00	98	1000.00
99	1000.00	99	1000.00	99	1000.00
100	1000.00	100	1000.00	100	1000.00

CHELMSFORD CLOSE
A CONDOMINIUM
COUNTY OF SARASOTA STATE OF FLORIDA
SECTION 12 - TWP. 26 S. - RGE. 18 E.

RECORDED IN OFFICIAL
RECORDS
JUN 15 4 25 PM '92
CLERK
SARASOTA COUNTY, FL.

AL
(59)

91107533

TENTH AMENDMENT TO DECLARATION OF CONDOMINIUM
OF
CHELMSFORD CLOSE, a Condominium

** OFFICIAL RECORDS **
BOOK 2338
PAGE 518

KNOW ALL MEN BY THESE PRESENTS, that MONARCH HOMES OF SARASOTA, INC., a Florida corporation, hereinafter called Developer, does hereby amend that certain Declaration of Condominium recorded in Official Records Book 2222, at Pages 1612 through 1661, inclusive, and amended at Official Records Book 2225, Page 2078 through 2080, inclusive, and Official Records Book 2261, Pages 1145 through 1147, inclusive, and Official Records Book 2256, Page 591 through 593, inclusive, and Official Records Book 2281, Page 2313 through 2322, inclusive, and Official Records Book 2281, Page 2323 through 2325, inclusive, Official Records Book 2285, Page 2542 through 2544, and Official Records Book 2297, Page 2302 through 2304, inclusive, and Official Records Book 2318, Pages 2823 through 2830, O.R. Book 2333, Page 1197, inclusive, of the Public Records of Sarasota County, Florida, pursuant to the provisions of Paragraph 17 of said Declaration and pursuant to Section 718.104, Florida Statutes, for the purpose of placing of record the Surveyor's Certificate of substantial completion of Condominium Unit(s) 9, 10, 11, 12, 38 and 39.

The Condominium Plat of CHELMSFORD CLOSE recorded in Condominium Book 28, Pages 44, 44A through 44F, inclusive, of the Public Records of Sarasota County, Florida, is hereby amended in accordance with the Certificate of Surveyor attached hereto as Exhibit "A."

IN WITNESS WHEREOF, the undersigned has caused these presents to be signed in its name by its corporate officer and its corporate seal affixed hereto this 21st day of October, 1991.

MONARCH HOMES OF SARASOTA, INC.,
a Florida corporation

Twila Ramesbury
Twila Ramesbury
Brenda P. Strand
Brenda P. Strand

By: Timothy Towell
TIMOTHY TOWELL, Manager

STATE OF FLORIDA
COUNTY OF SARASOTA

BEFORE ME, the undersigned authority, personally appeared TIMOTHY TOWELL, as Manager of MONARCH HOMES OF SARASOTA, INC., a Florida corporation, to me known to be the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same for the purposes therein expressed on behalf of the corporation.

WITNESS my hand and official seal this 21st day of October, 1991.

Anne C. Beckmann
NOTARY PUBLIC
My Commission Expires:

112 ✓
RETURN TO AND PREPARED BY:
TIMOTHY S. SHAW, ESQ./acb
DYKEMA GOSSETT
1819 Main Street, #1100
Sarasota, Florida 34236

ANNE C. BECKMANN
Notary Public, State of Florida at Large
My Commission Expires March 3, 1995

CERTIFICATE OF SURVEYOR

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

1. This certificate is made with respect to Unit(s) 9, 10, 11, and 12, located in CHELMSFORD CLOSE, a condominium, as shown on the condominium plat recorded in Condominium Book 28, Page 44 through 44F, Public Records of Sarasota County, Florida, as amended.
2. The construction of the improvements in which said unit(s) are located is substantially complete.
3. The plat, as previously amended, and as further amended by the matters set forth on Sheet(s) 7 attached hereto, together with the provisions of the Declaration describing the condominium property, is an accurate representation of the location and dimensions of said unit(s).
4. As to said unit(s), the identification, location and dimensions of the common elements of such unit(s) can be determined from the plat, as amended, and the provisions of said Declaration.
5. All planned improvements, including but not limited to, landscaping, utility services and access to said unit(s), and common element facilities serving the buildings in which said units are located, have been substantially completed.

BISHOP & ASSOCIATES
Consulting Engineers - Surveyors
78 Sarasota Center Boulevard
Sarasota, Florida 34240

By: Alex S. Eber
Alex S. Eber

R.L.S. Florida Cert. No. 4349

Date: October 17, 1991

(Legal/20/L999MONA.FPL:smn) October 17, 1991 MONA-0001

EXHIBIT "A"

BUILDING LOCATION COORDINATES			CONDOMINIUM BOOK 13 PAGE 44-F		
UNIT No.	NORTHING	EASTING	SHEET 7 OF 7 SHEETS		
1	1000000.00	1000000.00	CHELMSFORD CLOSE PHASE 1 A CONDOMINIUM COUNTY OF SARASOTA STATE OF FLORIDA SECTION 12 - TWP. 36 S. - RGE. 18 E.		
2	1000000.00	1000000.00			
3	1000000.00	1000000.00	AS-BUILT TABLES		
4	1000000.00	1000000.00			
5	1000000.00	1000000.00	AS-BUILT DEVIATIONS		
6	1000000.00	1000000.00			
7	1000000.00	1000000.00	AS-BUILT TABLES		
8	1000000.00	1000000.00			
9	1000000.00	1000000.00	AS-BUILT DEVIATIONS		
10	1000000.00	1000000.00			
11	1000000.00	1000000.00	AS-BUILT TABLES		
12	1000000.00	1000000.00			
13	1000000.00	1000000.00	AS-BUILT DEVIATIONS		
14	1000000.00	1000000.00			
15	1000000.00	1000000.00	AS-BUILT TABLES		
16	1000000.00	1000000.00			
17	1000000.00	1000000.00	AS-BUILT DEVIATIONS		
18	1000000.00	1000000.00			
19	1000000.00	1000000.00	AS-BUILT TABLES		
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21	1000000.00	1000000.00	AS-BUILT DEVIATIONS		
22	1000000.00	1000000.00			
23	1000000.00	1000000.00	AS-BUILT TABLES		
24	1000000.00	1000000.00			
25	1000000.00	1000000.00	AS-BUILT DEVIATIONS		
26	1000000.00	1000000.00			
27	1000000.00	1000000.00	AS-BUILT TABLES		
28	1000000.00	1000000.00			
29	1000000.00	1000000.00	AS-BUILT DEVIATIONS		
30	1000000.00	1000000.00			
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RECORDS' MEMO: Legibility of writing, typing or
 printing for reproductive purposes may be unsatisfactory
 in this document when received.

AS-BUILT TABLES

13

(1-101-1)

CERTIFICATE OF SURVEYOR

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

1. This certificate is made with respect to Unit(s) 38 and 39, located in CHELMSFORD CLOSE, Phase 2, a condominium, as shown on the condominium plat recorded in Condominium Book 29, Pages 20 through 20F, Public Records of Sarasota County, Florida, as amended.
2. The construction of the improvements in which said unit(s) are located is substantially complete.
3. The plat, as previously amended, and as further amended by the matters set forth on Sheet(s) 7 attached hereto, together with the provisions of the Declaration describing the condominium property, is an accurate representation of the location and dimensions of said unit(s).
4. As to said unit(s), the identification, location and dimensions of the common elements of such unit(s) can be determined from the plat, as amended, and the provisions of said Declaration.
5. All planned improvements, including but not limited to, landscaping, utility services and access to said unit(s), and common element facilities serving the buildings in which said units are located, have been substantially completed.

BISHOP & ASSOCIATES
Consulting Engineers - Surveyors
78 Sarasota Center Boulevard
Sarasota, Florida 34240

By: Alex S. Esber

/Alex S. Esber, P.L.S.

R.L.S. Florida Certificate No. 4349

Date: October 17, 1991

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7) KAREN E. RUSHING COURT
CLERK OF CIRCUIT COURT

A CONDOMINIUM

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NINTH AMENDMENT TO DECLARATION OF CONDOMINIUM
OF
CHELMSFORD CLOSE, a Condominium

** OFFICIAL RECORDS **
BOOK 2333
PAGE 1197

KNOW ALL MEN BY THESE PRESENTS, that MONARCH HOMES OF SARASOTA, INC., a Florida corporation, hereinafter called Developer, does hereby amend that certain Declaration of Condominium recorded in Official Records Book 2222, at Pages 1612 through 1661, inclusive, and amended at Official Records Book 2225, Page 2078 through 2080, inclusive, and Official Records Book 2251, Pages 1145 through 1147, inclusive, and Official Records Book 2256, Page 591 through 593, inclusive, and Official Records Book 2281, Page 2313 through 2322, inclusive, and Official Records Book 2281, Page 2323 through 2325, inclusive, Official Records Book 2285, Page 2542 through 2544, and Official Records Book 2297, Page 2302 through 2304, inclusive, and Official Records Book 2318, Pages 2823 through 2830, inclusive, of the Public Records of Sarasota County, Florida, pursuant to the provisions of Paragraph 17 of said Declaration and pursuant to Section 718.104, Florida Statutes, for the purpose of placing of record the Surveyor's Certificate of substantial completion of Condominium Unit(s) 36 and 37.

The Condominium Plat of CHELMSFORD CLOSE recorded in Condominium Book 28, Pages 44, 44A through 44F, inclusive, of the Public Records of Sarasota County, Florida, is hereby amended in accordance with the Certificate of Surveyor attached hereto as Exhibit "A."

IN WITNESS WHEREOF, the undersigned has caused these presents to be signed in its name by its corporate officer and its corporate seal affixed hereto this 2nd day of October, 1991.

MONARCH HOMES OF SARASOTA, INC.,
a Florida corporation

By: [Signature]
TIMOTHY TOWELL, Manager

[Signature]
Kimberly S. Noland

[Signature]
William T. Nicholl

STATE OF FLORIDA
COUNTY OF SARASOTA

BEFORE ME, the undersigned authority, personally appeared TIMOTHY TOWELL, as Manager of MONARCH HOMES OF SARASOTA, INC., a Florida corporation, to me known to be the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same for the purposes therein expressed on behalf of the corporation.

WITNESS my hand and official seal this 2nd day of October, 1991.

[Signature]
NOTARY PUBLIC

My Commission Expires: 12-29-93
Twila Romesburg

RETURN TO AND PREPARED BY:
TIMOTHY S. SHAW, ESQ./jpk
DYKEMA GOSSETT
1819 Main Street, #1100
Sarasota, Florida 34236

112
✓

CERTIFICATE OF SURVEYOR

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

** OFFICIAL RECORDS **
BOOK 2333 PAGE 1198

1. This certificate is made with respect to Unit(s) 36 and 37 located in CHELMSFORD CLOSE, Phase 2, a condominium, as shown on the condominium plat recorded in Condominium Book 29, Pages 20 through 20F, Public Records of Sarasota County, Florida, as amended.
2. The construction of the improvements in which said unit(s) are located is substantially complete.
3. The plat, as previously amended, and as further amended by the matters set forth on Sheet(s) 7 attached hereto, together with the provisions of the Declaration describing the condominium property, is an accurate representation of the location and dimensions of said unit(s).
4. As to said unit(s), the identification, location and dimensions of the common elements of such unit(s) can be determined from the plat, as amended, and the provisions of said Declaration.
5. All planned improvements, including but not limited to, landscaping, utility services and access to said unit(s), and common element facilities serving the buildings in which said units are located, have been substantially completed.

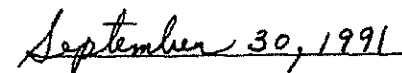
BISHOP & ASSOCIATES
Consulting Engineers - Surveyors
78 Sarasota Center Boulevard
Sarasota, Florida 34240

By:


Alex S. Esber, P.L.S.

R.L.S. Florida Certificate No. 4349

Date:



CHELMSFORD CLOSE
PHASE 2
A CONDOMINIUM
 COUNTY OF SARASOTA STATE OF FLORIDA
 SECTION 12 - TWP. 36 S. - RGE. 18 E.

12. 36 S. - 18 E. 30 F

BUILDING LOCATION COORDINATES

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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AS-BUILT DIMENSIONS

AS-BUILT ELEVATIONS

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SETBACK LIMITS-SV

SECTION 12. 36 S. - 18 E. 30 F

** OFFICIAL RECORDS **
 BOOK 2333 PAGE 1199

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 SARASOTA COUNTY, FL

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EIGHTH AMENDMENT TO DECLARATION OF CONDOMINIUM

OF

CHELMSFORD CLOSE, a Condominium

KNOW ALL MEN BY THESE PRESENTS, that MONARCH HOMES OF SARASOTA, INC., a Florida corporation, hereinafter called Developer, does hereby amend that certain Declaration of Condominium recorded in Official Records Book 2222, at Pages 1612 through 1661, inclusive, and amended at Official Records Book 2225, Page 2078 through 2080, inclusive, and Official Records Book 2251, Pages 1145 through 1147, inclusive, and Official Records Book 2256, Page 591 through 593, inclusive, and Official Records Book 2281, Page 2313 through 2322, inclusive, and Official Records Book 2281, Page 2323 through 2325, inclusive, Official Records Book 2285, Page 2542 through 2544, and Official Records Book 2297, Page 2302 through 2304, inclusive, of the Public Records of Sarasota County, Florida, pursuant to the provisions of Paragraph 17 of said Declaration and pursuant to Section 718.104, Florida Statutes, for the purpose of placing of record the Surveyor's Certificates of substantial completion of Condominium Unit(s) 1, 2, 30, 31, 32 and 33.

The Condominium Plat of CHELMSFORD CLOSE recorded in Condominium Book 28, Pages 44, 44A through 44F, inclusive, of the Public Records of Sarasota County, Florida, is hereby amended in accordance with the Certificates of composite Surveyor attached hereto as/Exhibit "A."

IN WITNESS WHEREOF, the undersigned has caused these presents to be signed in its name by its corporate officer and its corporate seal affixed hereto this 2nd day of August, 1991.

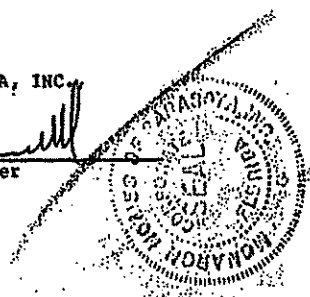
Robert J. Herald
Robert J. Herald
Frank Perry
Frank K. Perry

MONARCH HOMES OF SARASOTA, INC.,
a Florida corporation
By: Timothy Towell
TIMOTHY TOWELL, Manager

STATE OF FLORIDA
COUNTY OF SARASOTA

BEFORE ME, the undersigned authority, personally appeared TIMOTHY TOWELL, as Manager of MONARCH HOMES OF SARASOTA, INC., a Florida corporation, to me

** OFFICIAL RECORDS **
BOOK 2318 PAGE 2823



✓ 112 Dykema Gossett

known to be the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same for the purposes therein expressed on behalf of the corporation.

WITNESS my hand and official seal this 2nd day of August, 1991.

RETURN TO AND PREPARED BY:
TIMOTHY S. SHAW, ESQ./jhp
DYKEMA GOSSETT
1819 Main Street, #1100
Sarasota, Florida 34236
PERRY:491

Jean K. Perry
NOTARY PUBLIC
My Commission Expires:



"OFFICIAL NOTARY SEAL"
JEAN K. PERRY
MY COMM. EXP. 12/1992

CERTIFICATE OF SURVEYOR

** OFFICIAL RECORDS **
BOOK 2318 PAGE 2825

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

1. This certificate is made with respect to Unit(s) 1 & 2, located in CHELMSFORD CLOSE, a condominium, as shown on the condominium plat recorded in Condominium Book 28, Page 44 through 44F, Public Records of Sarasota County, Florida, as amended.
2. The construction of the improvements in which said unit(s) are located is substantially complete.
3. The plat, as previously amended, and as further amended by the matters set forth on Sheet(s) 4 & 7 attached hereto, together with the provisions of the Declaration describing the condominium property, is an accurate representation of the location and dimensions of said unit(s).
4. As to said unit(s), the identification, location and dimensions of the common elements of such unit(s) can be determined from the plat, as amended, and the provisions of said Declaration.
5. All planned improvements, including but not limited to, landscaping, utility services and access to said unit(s), and common element facilities serving the buildings in which said units are located, have been substantially completed.

BISHOP & ASSOCIATES
Consulting Engineers - Surveyors
78 Sarasota Center Boulevard
Sarasota, Florida 34240

By:

Alex S. Esber
Alex S. Esber

R.L.S. Florida Cert. No. 4349

Date:

August 2, 1991

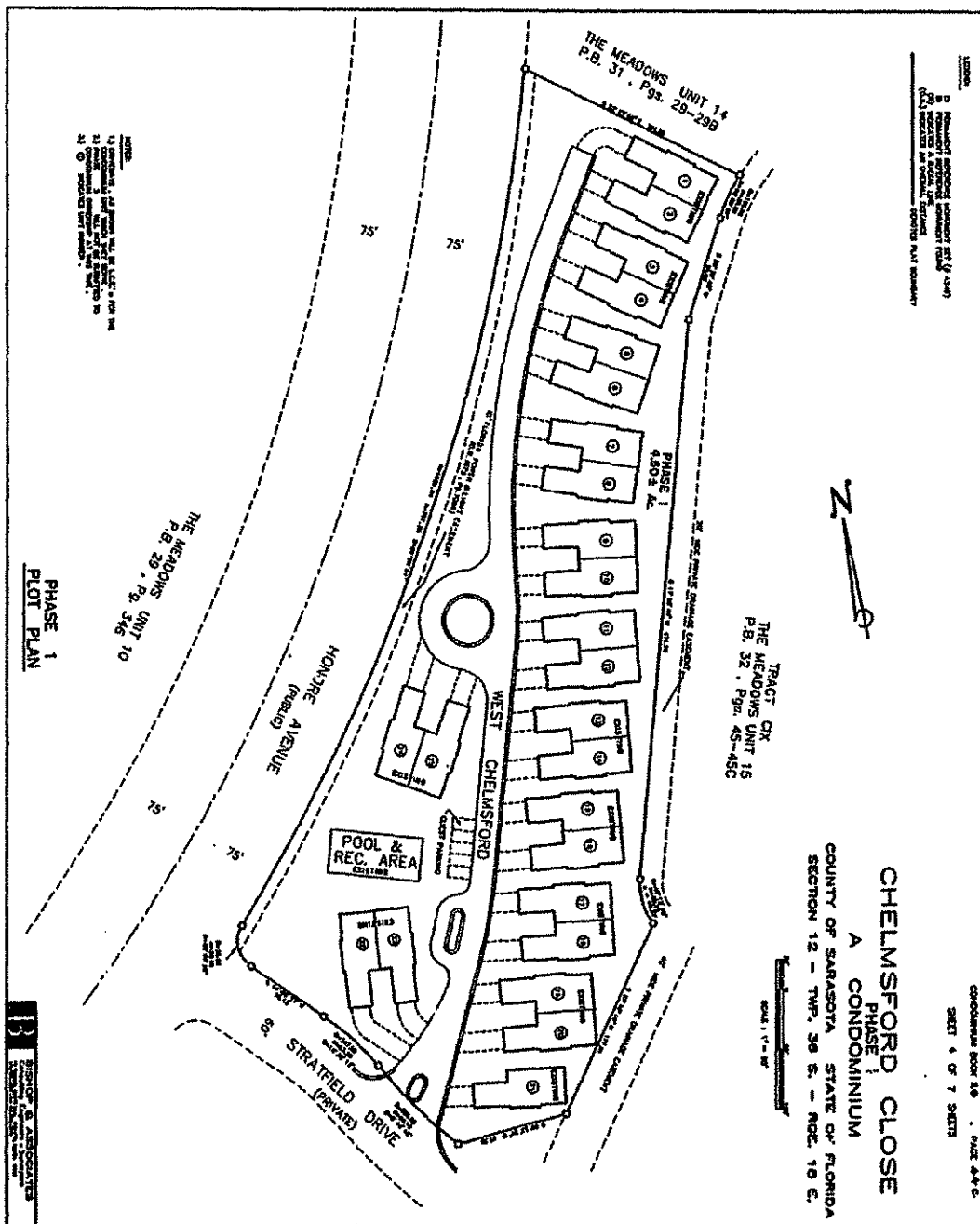
PL/llp (Legal#18/L888MONA.M27)
March 27, 1991

MONA-0001

COMPOSITE
EXHIBIT "A"



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AS-BUILT DRAWINGS

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AS-BUILT TABLES

CERTIFICATE OF SURVEYOR

** OFFICIAL RECORDS **
BOOK 2318 PAGE 2828

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

1. This certificate is made with respect to Unit(s) 30, 31, 32, and 33, located in CHELMSFORD CLOSE, Phase 2, a condominium, as shown on the condominium plat recorded in Condominium Book 29, Pages 20 through 20F, Public Records of Sarasota County, Florida, as amended.
2. The construction of the improvements in which said unit(s) are located is substantially complete.
3. The plat, as previously amended, and as further amended by the matters set forth on Sheet(s) 5 and 7 attached hereto, together with the provisions of the Declaration describing the condominium property, is an accurate representation of the location and dimensions of said unit(s).
4. As to said unit(s), the identification, location and dimensions of the common elements of such unit(s) can be determined from the plat, as amended, and the provisions of said Declaration.
5. All planned improvements, including but not limited to, landscaping, utility services and access to said unit(s), and common element facilities serving the buildings in which said units are located, have been substantially completed.

BISHOP & ASSOCIATES
Consulting Engineers - Surveyors
78 Sarasota Center Boulevard
Sarasota, Florida 34240

By:

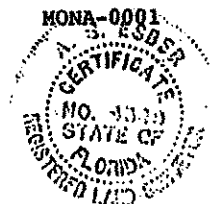
Alex S. Esber
Alex S. Esber

R.L.S. Florida Cert. No. 4349

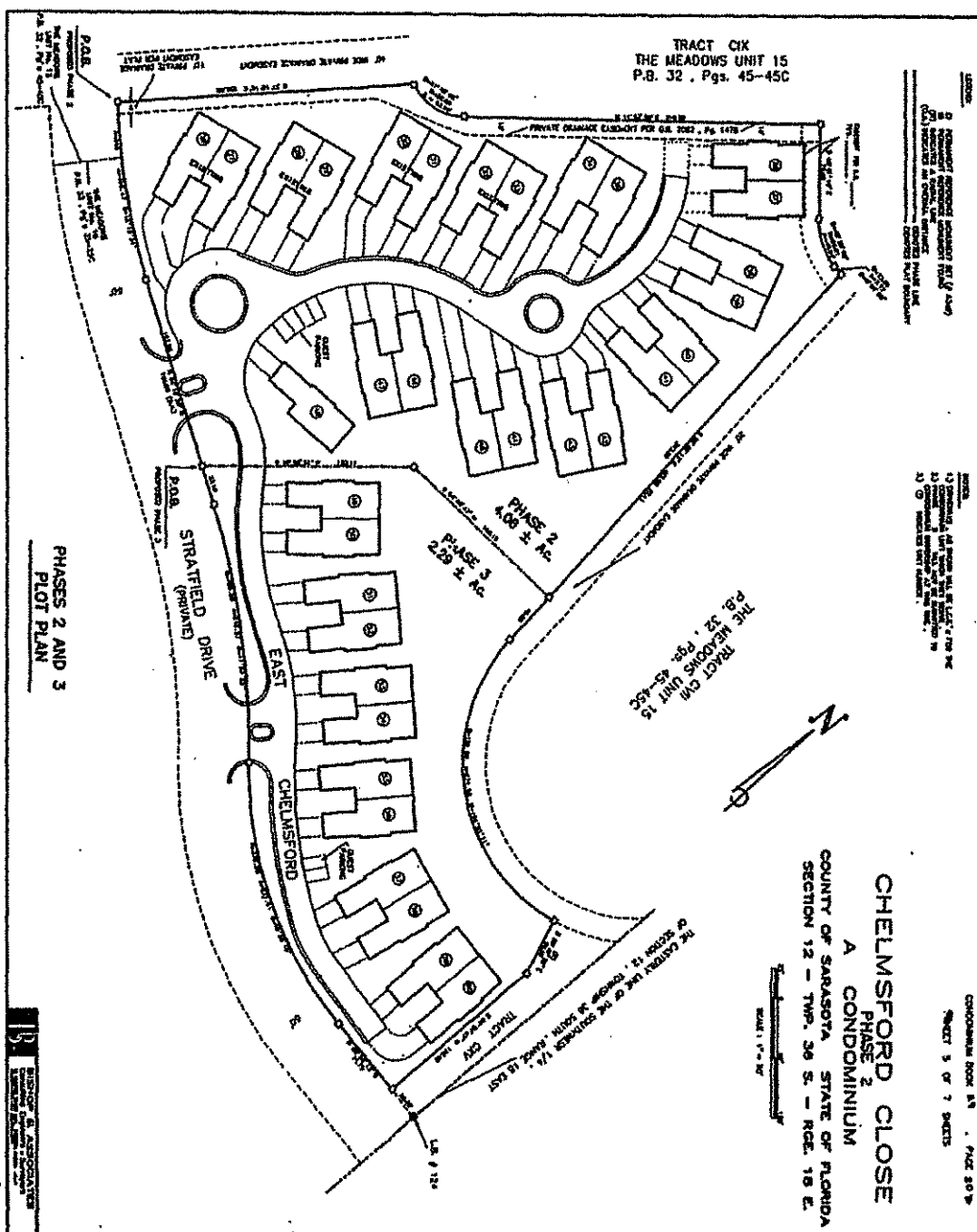
Date:

August 2, 1991

PL/11p (Legal#19/L929MONA.A16)
April 16, 1991



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



KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FL.

COUNTY OF SARASOTA STATE OF FLORIDA
SECTION 12 - TWP. 36 S. - RGE. 18 E.

1997 Inc.	1997 Sales	1997 Earnings
1	35,292,790	229,166
2	33,988,271	220,365
3	32,470,200	215,365
4	31,848,327	214,817
5	31,400,490	211,871
6	29,813,988	211,829
7	29,043,989	210,246
8	28,414,746	209,114
9	27,413,414	208,343
10	26,541,500	207,287
11	26,041,500	206,711
12	25,512,500	206,375
13	25,112,500	206,275
14	23,998,449	211,134
15	23,412,500	210,875
16	22,412,500	209,625
17	21,112,500	207,287
18	21,112,500	207,287
19	21,112,500	207,287
20	20,998,449	207,411
21	20,998,449	207,411
22	20,998,449	207,411
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47	20,998,449	207,411
48	20,998,449	207,411
49	20,998,449	207,411
50	20,998,449	207,411

[illegible]

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1960	6	3	10:00	1000	1000	1000
1960	6	4	10:00	1000	1000	1000
1960	6	5	10:00	1000	1000	1000
1960	6	6	10:00	1000	1000	1000
1960	6	7	10:00	1000	1000	1000
1960	6	8	10:00	1000	1000	1000
1960	6	9	10:00	1000	1000	1000
1960	6	10	10:00	1000	1000	1000
1960	6	11	10:00	1000	1000	1000
1960	6	12	10:00	1000	1000	1000
1960	6	13	10:00	1000	1000	1000
1960	6	14	10:00	1000	1000	1000
1960	6	15	10:00	1000	1000	1000
1960	6	16	10:00	1000	1000	1000
1960	6	17	10:00	1000	1000	1000
1960	6	18	10:00	1000	1000	1000
1960	6	19	10:00	1000	1000	1000
1960	6	20	10:00	1000	1000	1000
1960	6	21	10:00	1000	1000	1000
1960	6	22	10:00	1000	1000	1000
1960	6	23	10:00	1000	1000	1000
1960	6	24	10:00	1000	1000	1000
1960	6	25	10:00	1000	1000	1000
1960	6	26	10:00	1000	1000	1000
1960	6	27	10:00	1000	1000	1000
1960	6	28	10:00	1000	1000	1000
1960	6	29	10:00	1000	1000	1000
1960	6	30	10:00	1000	1000	1000
1960	6	31	10:00	1000	1000	1000
1960	7	1	10:00	1000	1000	1000
1960	7	2	10:00	1000	1000	1000
1960	7	3	10:00	1000	1000	1000
1960	7	4	10:00	1000	1000	1000
1960	7	5	10:00	1000	1000	1000
1960	7	6	10:00	1000	1000	1000
1960	7	7	10:00	1000	1000	1000
1960	7	8	10:00	1000	1000	1000
1960	7	9	10:00	1000	1000	1000
1960	7	10	10:00	1000	1000	1000
1960	7	11	10:00	1000	1000	

AS-GULT ELEVATION

AS-BUILT TABLES

DEPTON & ASSOCIATES
Consulting Engineers - Surveyors
11001 E. 15th Ave., Suite 200
Denver, CO 80231
303.751.8800

\$ 13.00 Recording
2.00 Trust

SEVENTH AMENDMENT TO DECLARATION OF CONDOMINIUM

91048439

** OFFICIAL RECORDS **
BOOK 2297 PAGE 2302

OF

CHELMSFORD CLOSE, a Condominium

KNOW ALL MEN BY THESE PRESENTS, that MONARCH HOMES OF SARASOTA, INC., a Florida corporation, hereinafter called Developer, does hereby amend that certain Declaration of Condominium recorded in Official Records Book 2222, at Pages 1612 through 1661, inclusive, and amended at Official Records Book 2225, Page 2078 through 2080, inclusive, and Official Records Book 2251, Pages 1145 through 1147, inclusive, and Official Records Book 2256, Page 591 through 593, inclusive, and Official Records Book 2281, Page 2313 through 2322, inclusive, and Official Records Book 2281, Page 2323 through 2325, inclusive, of the Public Records of Sarasota County, Florida, pursuant to the provisions of Paragraph 17 of said Declaration and pursuant to Section 718.104, Florida Statutes, for the purpose of placing of record the Surveyor's Certificate of substantial completion of Condominium Unit(s) 26 and 27.

The Condominium Plat of CHELMSFORD CLOSE recorded in Condominium Book 28, Pages 44, 44A through 44F, inclusive, of the Public Records of Sarasota County, Florida, is hereby amended in accordance with the Certificate of Surveyor attached hereto as Exhibit "A."

IN WITNESS WHEREOF, the undersigned has caused these presents to be signed in its name by its corporate officer and its corporate seal affixed hereto this 15th day of May, 1991.

MONARCH HOMES OF SARASOTA, INC.,
a Florida corporation

Brenda P. Strane

By: [Signature]
TIMOTHY TOWELL, Manager

[Signature]

STATE OF FLORIDA
COUNTY OF SARASOTA

BEFORE ME, the undersigned authority, personally appeared TIMOTHY TOWELL, as Manager of MONARCH HOMES OF SARASOTA, INC., a Florida corporation, to me known to be the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same for the purposes therein expressed on behalf of the corporation.

WITNESS my hand and official seal this 15th day of May, 1991.



[Signature]
NOTARY PUBLIC
My Commission Expires:

112
RETURN TO AND PREPARED BY
TIMOTHY S. SHAW, Notary Public
DYKEMA GOSSETT
1819 Main Street, #1100
Sarasota, Florida 34236

CERTIFICATE OF SURVEYOR

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

1. This certificate is made with respect to Unit(s) 26 & 27, located in CHELMSFORD CLOSE, Phase 2, a condominium, as shown on the condominium plat recorded in Condominium Book 29, Pages 20 through 20F, Public Records of Sarasota County, Florida, as amended.
2. The construction of the improvements in which said unit(s) are located is substantially complete.
3. The plat, as previously amended, and as further amended by the matters set forth on Sheet(s) 7 attached hereto, together with the provisions of the Declaration describing the condominium property, is an accurate representation of the location and dimensions of said unit(s).
4. As to said unit(s), the identification, location and dimensions of the common elements of such unit(s) can be determined from the plat, as amended, and the provisions of said Declaration.
5. All planned improvements, including but not limited to, landscaping, utility services and access to said unit(s), and common element facilities serving the buildings in which said units are located, have been substantially completed.

BISHOP & ASSOCIATES
Consulting Engineers - Surveyors
78 Sarasota Center Boulevard
Sarasota, Florida 34240

By: Alex S. Esber
Alex S. Esber

R.L.S. Florida Cert. No. 4349

Date: April 22, 1991

PL/llp (Legal#19/L292MONA.A12)
April 16, 1991

MONA-0001

EXHIBIT "A"

CHELMSFORD CLOSE
PHASE 2
A CONDOMINIUM
COUNTY OF SARASOTA STATE OF FLORIDA
SECTION 12 - TWP. 36 S. - RGE. 18 E.

BURNING LOCATION COORDINATES

DATE	DESCRIPTION	AMOUNT	BALANCE
1900			
1901			
1902			
1903			
1904			
1905			
1906			
1907			
1908			
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1911			
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2016			
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2019			
2020			
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2022			
2023			
2024			
2025			
2026			

AS-BUILT DIMENSIONS

1. The first part of the document is a list of names and their corresponding dates. The names are listed in a column on the left, and the dates are listed in a column on the right. The names are: John Doe, Jane Smith, Bob Johnson, Alice Brown, and Charlie White. The dates are: 1990, 1991, 1992, 1993, and 1994.

2. The second part of the document is a table with two columns. The first column is labeled "Name" and the second column is labeled "Date". The data is as follows:

Name	Date
John Doe	1990
Jane Smith	1991
Bob Johnson	1992
Alice Brown	1993
Charlie White	1994

3. The third part of the document is a list of names and their corresponding dates. The names are listed in a column on the left, and the dates are listed in a column on the right. The names are: John Doe, Jane Smith, Bob Johnson, Alice Brown, and Charlie White. The dates are: 1990, 1991, 1992, 1993, and 1994.

4. The fourth part of the document is a table with two columns. The first column is labeled "Name" and the second column is labeled "Date". The data is as follows:

Name	Date
John Doe	1990
Jane Smith	1991
Bob Johnson	1992
Alice Brown	1993
Charlie White	1994

5. The fifth part of the document is a list of names and their corresponding dates. The names are listed in a column on the left, and the dates are listed in a column on the right. The names are: John Doe, Jane Smith, Bob Johnson, Alice Brown, and Charlie White. The dates are: 1990, 1991, 1992, 1993, and 1994.

6. The sixth part of the document is a table with two columns. The first column is labeled "Name" and the second column is labeled "Date". The data is as follows:

Name	Date
John Doe	1990
Jane Smith	1991
Bob Johnson	1992
Alice Brown	1993
Charlie White	1994

7. The seventh part of the document is a list of names and their corresponding dates. The names are listed in a column on the left, and the dates are listed in a column on the right. The names are: John Doe, Jane Smith, Bob Johnson, Alice Brown, and Charlie White. The dates are: 1990, 1991, 1992, 1993, and 1994.

8. The eighth part of the document is a table with two columns. The first column is labeled "Name" and the second column is labeled "Date". The data is as follows:

Name	Date
John Doe	1990
Jane Smith	1991
Bob Johnson	1992
Alice Brown	1993
Charlie White	1994

9. The ninth part of the document is a list of names and their corresponding dates. The names are listed in a column on the left, and the dates are listed in a column on the right. The names are: John Doe, Jane Smith, Bob Johnson, Alice Brown, and Charlie White. The dates are: 1990, 1991, 1992, 1993, and 1994.

10. The tenth part of the document is a table with two columns. The first column is labeled "Name" and the second column is labeled "Date". The data is as follows:

Name	Date
John Doe	1990
Jane Smith	1991
Bob Johnson	1992
Alice Brown	1993
Charlie White	1994

AS-SURV ELEVATIONS

[illegible]

AS-BUILT TABLES

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

14-00000

** OFFICIAL RECORDS **
 BOOK 2297 PAGE 2304

13 **SHINOW & ASSOCIATES**
Civil & Engrs - Surveyors
BOSTON, MA 02114

\$ 13.00 Recording
2.00 Trust
3.00 Copy

91030477

** OFFICIAL RECORDS **
BOOK 2285 PAGE 2542

SIXTH AMENDMENT TO DECLARATION OF CONDOMINIUM

OF

CHELMSFORD CLOSE, a Condominium

KNOW ALL MEN BY THESE PRESENTS, that MONARCH HOMES OF SARASOTA, INC., a Florida corporation, hereinafter called Developer, does hereby amend that certain Declaration of Condominium recorded in Official Records Book 2222, at Pages 1612 through 1661, inclusive, and amended at Official Records Book 2225, Page 2078 through 2080, inclusive, and Official Records Book 2251, Pages 1145 through 1147, inclusive, and Official Records Book 2256, Page 591 through 593, inclusive, and Official Records Book 2281, Page 2313 through 2322, inclusive, and Official Records Book 2281, Page 2323 through 2325, inclusive, of the Public Records of Sarasota County, Florida, pursuant to the provisions of Paragraph 17 of said Declaration and pursuant to Section 718.104, Florida Statutes, for the purpose of placing of record the Surveyor's Certificate of substantial completion of Condominium Unit(s) 13 and 14.

The Condominium Plat of CHELMSFORD CLOSE recorded in Condominium Book 28, Pages 44, 44A through 44F, inclusive, of the Public Records of Sarasota County, Florida, is hereby amended in accordance with the Certificate of Surveyor attached hereto as Exhibit "A."

IN WITNESS WHEREOF, the undersigned has caused these presents to be signed in its name by its corporate officer and its corporate seal affixed hereto this 1st day of April, 1991.

MONARCH HOMES OF SARASOTA, INC.,
a Florida corporation

By [Signature]
TIMOTHY TOWELL, Manager

[Signature]
STATE OF FLORIDA
COUNTY OF SARASOTA

BEFORE ME, the undersigned authority, personally appeared TIMOTHY TOWELL, as Manager of MONARCH HOMES OF SARASOTA, INC., a Florida corporation, to me known to be the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same for the purposes therein expressed on behalf of the corporation.

WITNESS my hand and official seal this 1st day of April, 1991.

[Signature]
NOTARY PUBLIC
My Commission Expires:



RETURN TO AND PREPARED BY:
TIMOTHY S. SHAN, ESQ./jhp
DYKEMA GOSSETT
1819 Main Street, #1100
Sarasota, Florida 34236 JKP:416

CERTIFICATE OF SURVEYOR

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

1. This certificate is made with respect to Unit(s) 13 & 14, located in CHELMSFORD CLOSE, a condominium, as shown on the condominium plat recorded in Condominium Book 28, Page 44 through 44F, Public Records of Sarasota County, Florida, as amended.
2. The construction of the improvements in which said unit(s) are located is substantially complete.
3. The plat, as previously amended, and as further amended by the matters set forth on Sheet(s) 7 attached hereto, together with the provisions of the Declaration describing the condominium property, is an accurate representation of the location and dimensions of said unit(s).
4. As to said unit(s), the identification, location and dimensions of the common elements of such unit(s) can be determined from the plat, as amended, and the provisions of said Declaration.
5. All planned improvements, including but not limited to, landscaping, utility services and access to said unit(s), and common element facilities serving the buildings in which said units are located, have been substantially completed.

BISHOP & ASSOCIATES
Consulting Engineers - Surveyors
78 Sarasota Center Boulevard
Sarasota, Florida 34240

By:


Alex S. Esber

R.L.S. Florida Cert. No. 4349

Date:

March 27, 1991

PL/11p (Legal#18/L888MONA.M27)
March 27, 1991

MONA-0001

EXHIBIT "A"

RECORDED IN OFFICIAL
RECORDS
RECORDED
APR 1 3 58 PM '01
KARLE & BUCHHEIM
CLERK OF DISTRICT COURT
SARASOTA COUNTY, FL

RECORDER'S MEND: Legibility of writing, typing or
printing for reproductive purposes may be ~~unacceptable~~
in this document when received.

BUILDING LOCATION COORDINATES

1987-88	Age Group	Rate
1	0-1	228.56
2	2-3	212.33
3	4-5	212.33
4	6-7	212.33
5	8-9	212.33
6	10-11	212.33
7	12-13	212.33
8	14-15	212.33
9	16-17	212.33
10	18-19	212.33
11	20-21	212.33
12	22-23	212.33
13	24-25	212.33
14	26-27	212.33
15	28-29	212.33
16	30-31	212.33
17	32-33	212.33
18	34-35	212.33
19	36-37	212.33
20	38-39	212.33
21	40-41	212.33
22	42-43	212.33
23	44-45	212.33
24	46-47	212.33
25	48-49	212.33
26	50-51	212.33
27	52-53	212.33
28	54-55	212.33
29	56-57	212.33
30	58-59	212.33
31	60-61	212.33
32	62-63	212.33
33	64-65	212.33
34	66-67	212.33
35	68-69	212.33
36	70-71	212.33
37	72-73	212.33
38	74-75	212.33
39	76-77	212.33
40	78-79	212.33
41	80-81	212.33
42	82-83	212.33
43	84-85	212.33
44	86-87	212.33
45	88-89	212.33
46	90-91	212.33
47	92-93	212.33
48	94-95	212.33
49	96-97	212.33
50	98-99	212.33
51	100-101	212.33
52	102-103	212.33
53	104-105	212.33
54	106-107	212.33
55	108-109	212.33
56	110-111	212.33
57	112-113	212.33
58	114-115	212.33
59	116-117	212.33
60	118-119	212.33
61	120-121	212.33
62	122-123	212.33
63	124-125	212.33
64	126-127	212.33
65	128-129	212.33
66	130-131	212.33
67	132-133	212.33
68	134-135	212.33
69	136-137	212.33
70	138-139	212.33
71	140-141	212.33
72	142-143	212.33
73	144-145	212.33
74	146-147	212.33
75	148-149	212.33
76	150-151	212.33
77	152-153	212.33
78	154-155	212.33
79	156-157	212.33
80	158-159	212.33
81	160-161	212.33
82	162-163	212.33
83	164-165	212.33
84	166-167	212.33
85	168-169	212.33
86	170-171	212.33
87	172-173	212.33
88	174-175	212.33
89	176-177	212.33
90	178-179	212.33
91	180-181	212.33
92	182-183	212.33
93	184-185	212.33
94	186-187	212.33
95	188-189	212.33
96	190-191	212.33
97	192-193	212.33
98	194-195	212.33
99	196-197	212.33
100	198-199	212.33
101	200-201	212.33
102	202-203	212.33
103	204-205	212.33
104	206-207	212.33
105	208-209	212.33
106	210-211	212.33
107	212-213	212.33
108	214-215	212.33
109	216-217	212.33
110	218-219	212.33
111	220-221	212.33
112	222-223	212.33
113	224-225	212.33
114	226-227	212.33
115	228-229	212.33
116	230-231	212.33
117	232-233	212.33
118	234-235	212.33
119	236-237	212.33
120	238-239	212.33
121	240-241	212.33
122	242-243	212.33
123	244-245	212.33
124	246-247	212.33
125	248-249	212.33
126	250-251	212.33
127	252-253	212.33
128	254-255	212.33
129	256-257	212.33
130	258-259	212.33
131	260-261	212.33
132	262-263	212.33
133	264-265	212.33
134	266-267	212.33
135	268-269	212.33
136	270-271	212.33
137	272-273	212.33
138	274-275	212.33
139	276-277	212.33
140	278-279	212.33
141	280-281	212.33
142	282-283	212.33
143	284-285	212.33
144	286-287	212.33
145	288-289	212.33
146	290-291	212.33
147	292-293	212.33
148	294-295	212.33
149	296-297	212.33
150	298-299	212.33
151	300-301	212.33
152	302-303	212.33
153	304-305	212.33
154	306-307	212.33
155	308-309	212.33
156	310-311	212.33
157	312-313	212.33
158	314-315	212.33
159	316-317	212.33
160	318-319	212.33
161	320-321	212.33
162	322-323	212.33
163	324-325	212.33
164	326-327	212.33
165	328-329	212.33
166	330-331	212.33
167	332-333	212.33
168	334-335	212.33
169	336-337	212.33
170	338-339	212.33
171	340-341	212.33
172	342-343	212.33
173	344-345	212.33
174	346-347	212.33
175	348-349	212.33
176	350-351	212.33
177	352-353	212.33
178	354-355	212.33
179	356-357	212.33
180	358-359	212.33
181	360-361	212.33
182	362-363	212.33
183	364-365	212.33
184	366-367	212.33
185	368-369	212.33
186	370-371	212.33
187	372-373	212.33
188	374-375	212.33
189	376-377	212.33
190	378-379	212.33
191	380-381	212.33
192	382-383	212.33
193	384-385	212.33
194	386-387	212.33
195	388-389	212.33
196	390-391	212.33
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198	394-395	212.33
199	396-397	212.33
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202	402-403	212.33
203	404-405	212.33
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206	410-411	212.33
207	412-413	212.33
208	414-415	212.33
209	416-417	212.33
210	418-419	212.33
211	420-421	212.33
212	422-423	212.33
213	424-425	212.33
214	426-427	212.33
215	428-429	212.33
216	430-431	212.33
217	432-433	212.33
218	434-435	212.33
219	436-437	212.33
220	438-439	212.33
221	440-441	212.33
222	442-443	212.33
223	444-445	212.33
224	446-447	212.33
225	448-449	212.33
226	450-451	212.33
227	452-453	212.33
228	454-455	212.33
229	456-457	212.33
230	458-459	212.33
231	460-461	212.33
232	462-463	212.33
233	464-465	212.33
234	466-467	212.33
235	468-469	212.33
236	470-471	212.33
237	472-473	212.33
238	474-475	212.33
239	476-477	212.33
240	478-479	212.33
241	480-481	212.33
242	482-483	212.33
243	484-485	212.33
244	486-487	212.33
245	488-489	212.33
246	490-491	212.33
247	492-493	212.33
248	494-495	212.33
249	496-497	212.33
250	498-499	212.33
251	500-501	212.33
252	502-503	212.33
253	504-505	212.33
254	506-507	212.33
255	508-509	212.33
256	510-511	212.33
257	512-513	212.33
258	514-515	212.33
259	516-517	212.33
260	518-519	212.33
261	520-521	212.33
262	522-523	212.33
263	524-525	212.33
264	526-527	212.33
265	528-529	212.33
266	530-531	212.33
267	532-533	212.33
268	534-535	212.33
269	536-537	212.33
270	538-539	212.33
271	540-541	212.33
272	542-543	212.33
273	544-545	212.33
274	546-547	212.33
275	548-549	212.33
276	550-551	212.33
277	552-553	212.33
278	554-555	212.33
279	556-557	212.33
280	558-559	212.33
281	560-561	212.33
282	562-563	212.33
283	564-565	212.33
284	566-567	212.33
285	568-569	212.33
286	570-571	212.33
287	572-573	212.33
288	574-575	212.33
289	576-577	212.33
290	578-579	212.33
291	580-581	212.33
292	582-583	212.33
293	584-585	212.33
294	586-587	212.33
295	588-589	212.33
296	590-591	212.33
297	592-593	212.33
298	594-595	212.33
299	596-597	212.33
300	598-599	212.33
301	600-601	212.33
302	602-603	212.33
303	604-605	212.33
304	606-607	212.33
305	608-609	212.33
306	610-611	212.33
307	612-613	212.33
308	614-615	212.33
309	616-617	212.33
310	618-619	212.33
311	620-621	212.33
312	622-623	212.33
313	624-625	212.33
314	626-627	212.33
315	628-629	212.33
316	630-631	212.33
317	632-633	212.33
318	634-635	212.33
319	636-637	212.33
320	638-639	212.33
321	640-641	212.33
322	642-643	212.33
323	644-645	212.33
324	646-647	212.33
325	648-649	212.33
326	650-651	212.33
327	652-653	212.33
328	654-655	212.33
329	656-657	212.33
330	658-659	212.33
331	660-661	212.33
332	662-663	212.33
333	664-665	212.33
334	666-667	212.33
335	668-669	212.33
336	670-671	212.33
337	672-673	212.33
338	674-675	212.33
339	676-677	212.33
340	678-679	212.33
341	680-681	212.33
342	682-683	212.33
343	684-685	212.33
344	686-687	212.33
345	688-689	212.33
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349	696-697	212.33
350	698-699	212.33
351	700-701	212.33
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353	704-705	212.33
354	706-707	212.33
355	708-709	212.33
356	710-711	212.33
357	712-713	212.33
358	714-715	212.33
359	716-717	212.33
36		

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CHELMSFORD CLOSE
PHASE I
A CONDOMINIUM
COUNTY OF SARASOTA STATE OF FLORIDA
SECTION 12 - TWP. 36 S. - RGE. 18 E.

[illegible]

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\$ 13.00 Recording

2.00 Trust

3.00 Copy

FIFTH AMENDMENT TO DECLARATION OF CONDOMINIUM

91024399

OF

CHELMSFORD CLOSE, a Condominium

KNOW ALL MEN BY THESE PRESENTS, that MONARCH HOMES OF SARASOTA, INC., a Florida corporation, hereinafter called Developer, does hereby amend that certain Declaration of Condominium recorded in Official Records Book 2222, at Pages 1612 through 1661, inclusive, and amended at Official Records Book 2225, Page 2078 through 2080, inclusive, and Official Records Book 2251, Pages 1145 through 1147, inclusive, and Official Records Book 2256, Page 591 through 593, inclusive, and Official Records Book 2281, Page 2313 through 2322, inclusive, of the Public Records of Sarasota County, Florida, pursuant to the provisions of Paragraph 17 of said Declaration and pursuant to Section 718.104, Florida Statutes, for the purpose of placing of record the Surveyor's Certificate of substantial completion of Condominium Unit(s) 3 and 4.

The Condominium Plat of CHELMSFORD CLOSE recorded in Condominium Book 28, Pages 44, 44A through 44F, inclusive, of the Public Records of Sarasota County, Florida, is hereby amended in accordance with the Certificate of Surveyor attached hereto as Exhibit "A."

IN WITNESS WHEREOF, the undersigned has caused these presents to be signed in its name by its corporate officer and its corporate seal affixed hereto this 11th day of March, 1991.

MONARCH HOMES OF SARASOTA, INC.,
a Florida corporation

By: [Signature]
TIMOTHY TOWELL, Manager

[Signature]
STATE OF FLORIDA
COUNTY OF SARASOTA

BEFORE ME, the undersigned authority, personally appeared TIMOTHY TOWELL, as Manager of MONARCH HOMES OF SARASOTA, INC., a Florida corporation, to me known to be the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same for the purposes therein expressed on behalf of the corporation.

WITNESS my hand and official seal this 11th day of March, 1991.

[Signature]
NOTARY PUBLIC
My Commission Expires:

RETURN TO AND PREPARED BY:
TIMOTHY S. SHAW, ESQ./jgp
DYKEMA GOSSETT
1819 Main Street, #1100
Sarasota, Florida 34236
PERRY:416

112
OFFICIAL NOTARY SEAL
JEAN K. PERRY
MY COMM. EXP. 12/1/92

** OFFICIAL RECORDS **
BOOK 2281
PAGE 2323

EXHIBIT "A"
CERTIFICATE OF SURVEYOR

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

1. This certificate is made with respect to Unit(s) 3 & 4,
located in CHELMSFORD CLOSE, a condominium, as shown on
the condominium plat recorded in Condominium Book 28,
Page 44 through 44F, Public Records of Sarasota County,
Florida, as amended.
2. The construction of the improvements in which said
unit(s) are located is substantially complete.
3. The plat, as previously amended, and as further amended
by the matters set forth on Sheet(s) 7 attached hereto,
together with the provisions of the Declaration describ-
ing the condominium property, is an accurate representa-
tion of the location and dimensions of said unit(s).
4. As to said unit(s), the identification, location and
dimensions of the common elements of such unit(s) can be
determined from the plat, as amended, and the provisions
of said Declaration.
5. All planned improvements, including, but not limited to,
landscaping, utility services and access to said unit(s),
and common element facilities serving the buildings in
which said units are located, have been substantially
completed.

BISHOP & ASSOCIATES, INC.
Consulting Engineers - Surveyors
78 Sarasota Center Boulevard
Sarasota, Florida 34240

By: 
Alex S. Esber

R.L.S. Florida Cert. No. 4349

Date: March 12, 1991

**** OFFICIAL RECORDS ****
BOOK 2281 PAGE 2325

PAGE 2325

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BUILDING LOCATION COORDINATES

[illegible]

COMPONENTS BOOK . . . PAGE
SHEET 2 OF 7 SHEETS

CHELMSFORD CLOSE
PHASE 1
A CONDOMINIUM

COUNTY OF SARASOTA STATE OF FLORIDA
SECTION 12 - TWP. 36 S. - RGE. 18 E.

AS-BUILT DIMENSIONS

AS-BUILT ELEVATIONS

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466	467	468	469	470	471	472	473	474	475	476	477	478	479	480	481	482	483	484	485	486	487	488	489	490	491	492	493	494	495	496	497	498	499	500	501	502	503	504	505	506	507	508	509	510	511	512	513	514	515	516	517	518	519	520	521	522	523	524	525	526	527	528	529	530	531	532	533	534	535	536	537	538	539	540	541	542	543	544	545	546	547	548	549	550	551	552	553	554	555	556	557	558	559	560	561	562	563	564	565	566	567	568	569	570	571	572	573	574	575	576	577	578	579	580	581	582	583	584	585	586	587	588	589	590	591	592	593	594	595	596	597	598	599	600	601	602	603	604	605	606	607	608	609	610	611	612	613	614	615	616	617	618	619	620	621	622	623	624	625	626	627	628	629	630	631	632	633	634	635	636	637	638	639	640	641	642	643	644	645	646	647	648	649	650	651	652	653	654	655	656	657	658	659	660	661	662	663	664	665	666	667	668	669	670	671	672	673	674	675	676	677	678	679	680	681	682	683	684	685	686	687	688	689	690	691	692	693	694	695	696	697	698	699	700	701	702	703	704	705	706	707	708	709	710	711	712	713	714	715	716	717	718	719	720	721	722	723	724	725	726	727	728	729	730	731	732	733	734	735	736	737	738	739	740	741	742	743	744	745	746	747	748	749	750	751	752	753	754	755	756	757	758	759	760	761	762	763	764	765	766	767	768	769	770	771	772	773	774	775	776	777	778	779	780	781	782	783	784	785	786	787	788	789	790	791	792	793	794	795	796	797	798	799	800	801	802	803	804	805	806	807	808	809	810	811	812	813	814	815	816	817	818	819	820	821	822	823	824	825	826	827	828	829	830	831	832	833	834	835	836	837	838	839	840	841	842	843	844	845	846	847	848	849	850	851	852	853	854	855	856	857	858	859	860	861	862	863	864	865	866	867	868	869	870	871	872	873	874	875	876	877	878	879	880	881	882	883	884	885	886	887	888	889	890	891	892	893	894	895	896	897	898	899	900	901	902	903	904	905	906	907	908	909	910	911	912	913	914	915	916	917	918	919	920	921	922	923	924	925	926	927	928	929	930	931	932	933	934	935	936	937	938	939	940	941	942	943	944	945	946	947	948	949	950	951	952	953	954	955	956	957	958	959	960	961	962	963	964	965	966	967	968	969	970	971	972	973	974	975	976	977	978	979	980	981	982	983	984	985	986	987	988	989	990	991	992	993	994	995	996	997	998	999	1000
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AS-BUILT TABLES

13 **DETOP & ASSOCIATES**
Consulting Engineers - 7000 14th
Avenue NW - Seattle, WA 98107

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\$ 41.00 Recording
5.50 Trust
10.00 Copy

91024398

** OFFICIAL RECORDS **
BOOK 2281 PAGE 2313

FOURTH
AMENDMENT TO
DECLARATION OF CONDOMINIUM
OF
CHELMSFORD CLOSE
(Phase 2)

KNOW ALL MEN BY THESE PRESENTS, that MONARCH HOMES OF SARASOTA, INC., a Florida Corporation, hereinafter called Developer, does hereby amend that certain Declaration of Condominium of CHELMSFORD CLOSE recorded in Official Records Book 2222, Page 1612, of the Public Records of Sarasota County, Florida, pursuant to the provisions of said Declaration and pursuant to Section 718.403, Florida Statutes, for the purpose of adding an additional phase to said Condominium and for the purpose of certifying substantial completion of Condominium Units 28 and 29.

1. PHASE ADDED TO CONDOMINIUM. The lands described in Exhibit "A" attached hereto which is known as Phase 2 which includes Twenty-three (23) condominium Units as reflected on the attached Amendment to Condominium Plat are hereby submitted to condominium ownership and added to CHELMSFORD CLOSE, a Condominium. The lands hereby submitted to condominium ownership shall be subject to the terms, provisions, conditions, restrictions and assessments provided in the Declaration of Condominium of CHELMSFORD CLOSE recorded in Official Records Book 2222, Page 1612, of the Public Records of Sarasota County, Florida, as thereafter amended from time to time. Upon this submission of Phase 2 to condominium ownership, each condominium Unit in CHELMSFORD CLOSE, a Condominium, shall have a 1/48th interest in the Common Elements and the Common Surplus, and shall be liable for a 1/48th share of the Common Expenses.

2. MERGER OF COMMON ELEMENTS. The Common Elements of Phase 2 are hereby merged with the Common Elements of CHELMSFORD CLOSE and are a part of one condominium known as CHELMSFORD CLOSE, a Condominium.

3. VOTING RIGHTS. All persons owing a vested present interest in the fee title to any of the condominium Units in Phase 2 are automatically members of CHELMSFORD CLOSE CONDOMINIUM ASSOCIATION, INC. Each condominium Unit shall be entitled to one vote at Association meetings, notwithstanding that the same owner may own more than one condominium Unit or that condominium Unit may be combined together and occupied by one owner.

4. BINDING EFFECT. All provisions of this Amendment and the attached Amendment to Plat of CHELMSFORD CLOSE shall be enforceable as equitable servitudes and shall run with the land and shall be in full force and effect until a particular provision is duly amended or until the Declaration of Condominium of CHELMSFORD CLOSE, a Condominium, is duly revoked and terminated. Except as may be otherwise provided herein, the terms and provisions of the Declaration of Condominium of CHELMSFORD CLOSE, shall remain in full force and effect.

5. IDENTIFICATION OF UNITS. Upon this submission of Phase 2 to condominium ownership, the condominium Units within Phase 2 shall be identified as Unit Nos. 26 through 48, inclusive, as shown on Exhibit "B" attached.

IN WITNESS WHEREOF, the undersigned has executed this Amendment to Declaration of Condominium of CHELMSFORD CLOSE, this 11th day of March, 1991.

Signed, sealed and delivered
in the presence of:

MONARCH HOMES OF SARASOTA, INC., a
Florida Corporation

By Timothy Towell
TIMOTHY TOWELL, Manager - President-

(CORPORATE SEAL)

✓ 112

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing Amendment to Declaration of Condominium was acknowledged before me this 11th day of March, 1991, by TIMOTHY TOWELL, as Manager President of MONARCH HOMES OF SARASOTA, INC., a Florida corporation, on behalf of the corporation.

(NOTARIAL SEAL)



Jean K. Perry
Notary Public
My Commission Expires:

CONPRJ:1206

RETURN TO AND PREPARED BY:
TIMOTHY S. SHAW, ESQ./jhp
DYKEMA GOSSETT
1819 Main Street, #1100
Sarasota, FL 34236

EXHIBIT "A"

PHASE 2 DESCRIPTION

THAT PORTION OF PARCEL "KK" OF THE MEADOWS, Unit 16, AS RECORDED IN PLAT BOOK 33, PAGES 25 through 25C, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE MOST SOUTHERLY CORNER OF THE AFOREMENTIONED PARCEL "HH", THAT LIES ON THE NORTHERLY RIGHT-OF-WAY OF STRATFIELD DRIVE (60 FEET WIDE PRIVATE RIGHT-OF-WAY), SAID POINT ALSO LYING ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 565 FEET AND A CENTRAL ANGLE OF $11^{\circ}39'50''$, AND WHOSE CENTER BEARS NORTH $50^{\circ}45'03''$ EAST; THENCE ALONG THE ARC OF SAID CURVE AND SAID NORTHERLY RIGHT-OF-WAY, IN A SOUTHEASTERLY DIRECTION, 115.02 FEET, FOR A POINT OF BEGINNING; THENCE, LEAVING SAID RIGHT-OF-WAY LINE, NORTH $37^{\circ}16'16''$ EAST, 256.60 FEET TO A POINT ON A CURVE TO THE LEFT, WHOSE CENTER BEARS NORTH $13^{\circ}41'35''$ EAST, 50.00 FEET; THENCE ALONG THE ARC OF SAID CURVE, IN A NORTHEASTERLY DIRECTION, HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF $61^{\circ}48'45''$, 53.94 FEET TO A POINT OF TANGENCY; THENCE NORTH $41^{\circ}52'50''$ EAST, 310.60 FEET; THENCE SOUTH $48^{\circ}07'10''$ EAST, 79.66 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 60.61' AND A CENTRAL ANGLE OF $40^{\circ}30'00''$; THENCE ALONG THE ARC OF SAID CURVE IN SOUTHEASTERLY AND NORTHEASTERLY DIRECTION 42.84 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 73.99 FEET AND A CENTRAL ANGLE OF $06^{\circ}01'06''$; THENCE ALONG THE ARC OF SAID CURVE IN A NORTHEASTERLY DIRECTION 7.77 FEET; THENCE SOUTH $05^{\circ}55'13''$ EAST, 373.09 FEET; THENCE SOUTH $84^{\circ}04'47''$ WEST, 160.19 FEET; THENCE SOUTH $40^{\circ}50'51''$ WEST, 183.41 FEET TO A POINT LYING ON THE AFOREMENTIONED NORTHERLY RIGHT-OF-WAY OF STRATFIELD DRIVE (60 FEET WIDE PRIVATE RIGHT-OF-WAY); THENCE NORTH $66^{\circ}10'20''$ WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY, 162.98 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 565.00 FEET AND A CENTRAL ANGLE OF $15^{\circ}15'34''$; THENCE ALONG THE ARC OF SAID CURVE, IN A NORTHWESTERLY DIRECTION, 150.47 FEET TO THE POINT OF BEGINNING OF A PHASE 2 AND CONTAINING 4.06 ACRES MORE OR LESS.

SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD.

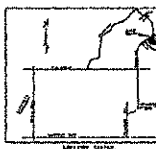
SUBJECT TO RESTRICTIONS, RESERVATIONS, CONDITIONS, LIMITATIONS AND EASEMENTS OF RECORD, AND SPECIFICALLY EXCLUDING THEREFROM ANY AND ALL PUBLIC AND PRIVATE UTILITY INSTALLATIONS, AND CABLE TELEVISION LINES AND EQUIPMENT.

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

CHELMSFORD CLOSE

PHASE 2
A CONDOMINIUM

SECTION 18 - TWP. 36 S. - RGE. 18 E.



Each unit shall consist of that part of the building containing one unit which lies within the boundaries of the wall, which boundaries are further defined as follows:

- [illegible]

6. All land and all privileges of the Communistic States, not mentioned under 5 here, except those portions of the Communist States contained within the Gulf of area previously set forth in the description of White and Dark areas.

7. All jewelry held in the established custom of said White States within a 1000 kilometer zone of the Communist States.

8. All minerals and water in nature, all energy above the surface, and all water above, below, and on the surface of the land.

1. The realization of Communism is which this Party and the
USSR is determined to realize, depends on the success of the national
liberation struggle in the colonies and semi-colonies, and the success
of the national liberation struggle in the colonies and semi-colonies
is dependent on the realization of Communism in the USSR. The
national liberation struggle in the colonies and semi-colonies is
dependent on the realization of Communism in the USSR, which is
the only way to achieve the national liberation struggle in the
colonies and semi-colonies.

- [illegible]

[illegible][illegible][illegible]

DISCOUNT ASSOCIATES
Excluding Freight & Surcharge
© 1990-1991 D.A.

CHELMSFORD CLOSE
PHASE 2
A CONDOMINIUM
COUNTY OF SARASOTA STATE OF FLORIDA
SECTION 12 - TWP. 36 S. - RGE. 18 E.

RAYEN DESCRIPTION

TWO NON-COMMERCIAL PARCELS OF LAND LYING IN SECTION 12, TOWNSHIP 35 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

TWO NON-CONTIGUOUS PARCELS OF LAND Lying IN SECTION 12, TOWNSHIP 38 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

PARCEL "A" OF THE MEADOWS, UNIT 15 AS RECORDED IN PLAT BOOK 12, PAGE 85 TOWNSHIP 38C, PUBLIC INLAND TRACT IN SARASOTA COUNTY, FLORIDA AND CONTAINING 4.5 ACRES MORE OR LESS.

PARCELS "EA" OF THE WAGGERS, UNIT 16 AS RECORDED IN DEED BOOK 12, PAGES 23 THROUGH 25C, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA AND CONTAINING 8.25 ACRES MORE OR LESS.

SUBJECT TO:
ANY AND ALL INSTRUCTIONS AND RESTRICTIONS OF RECORD.

GRADE 5

PARCEL "D" OF BIG WATONS, WHTY IS AN ACCORDS IN PLT BOOK 32, PAGE 18 THROUGH 230, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA AND CONTAINING 2.9 ACRES MORE OR LESS.

4-2022 50 9.2 authorized at Dept of, 10/10/2022

INDEX

[illegible]

GRADE 3

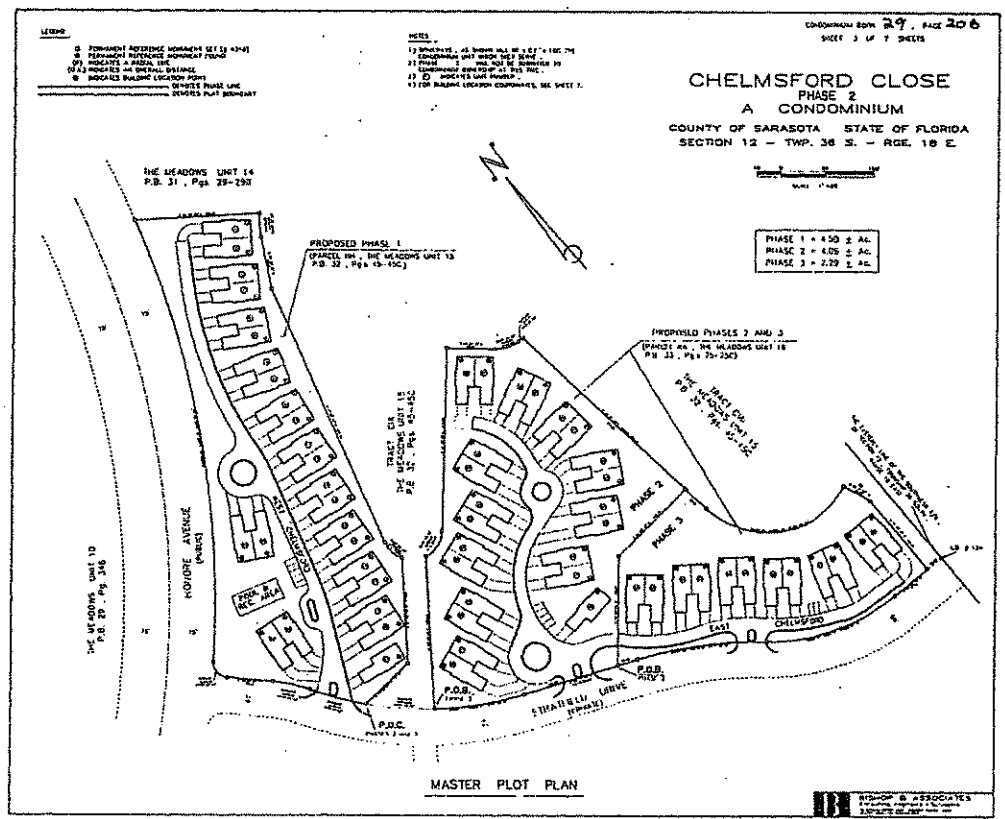
A LISTING OF THE ATOMIZATION SITES ARE PROVIDED IN TABLE 1.

[illegible]

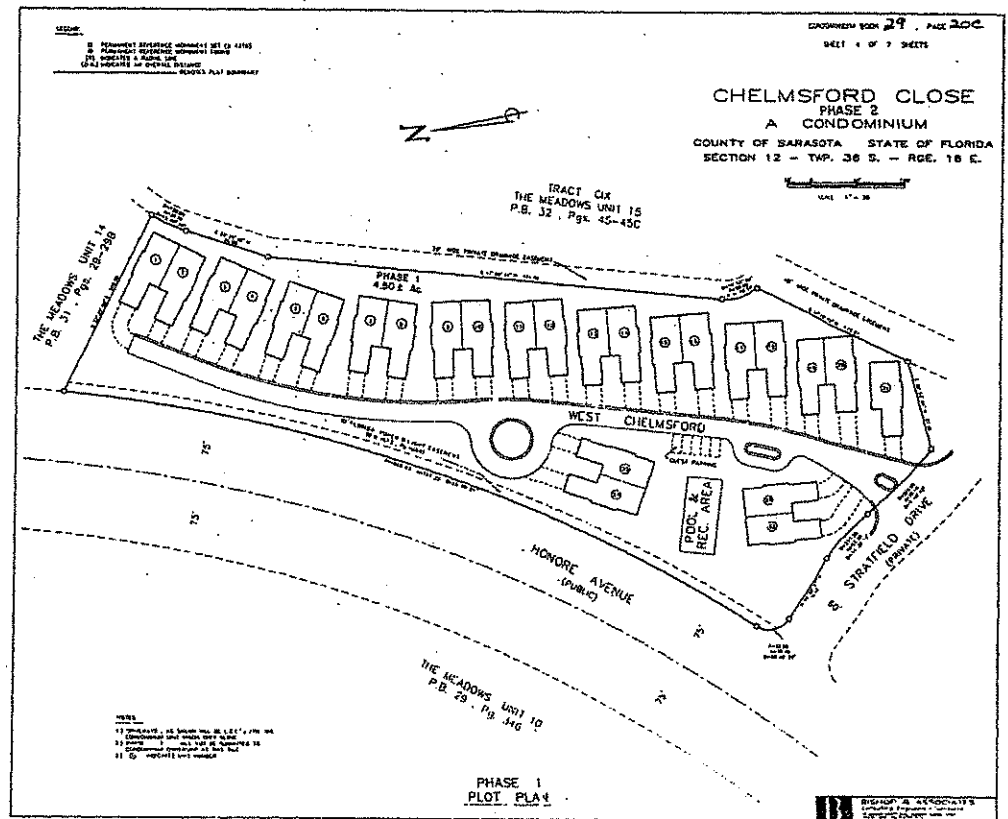
DESCRIPTIONS

BRIDON & ASSOCIATES
Consulting Engineers & Surveyors
1000 14th St., N.W., Suite 1000
Washington, D.C. 20004

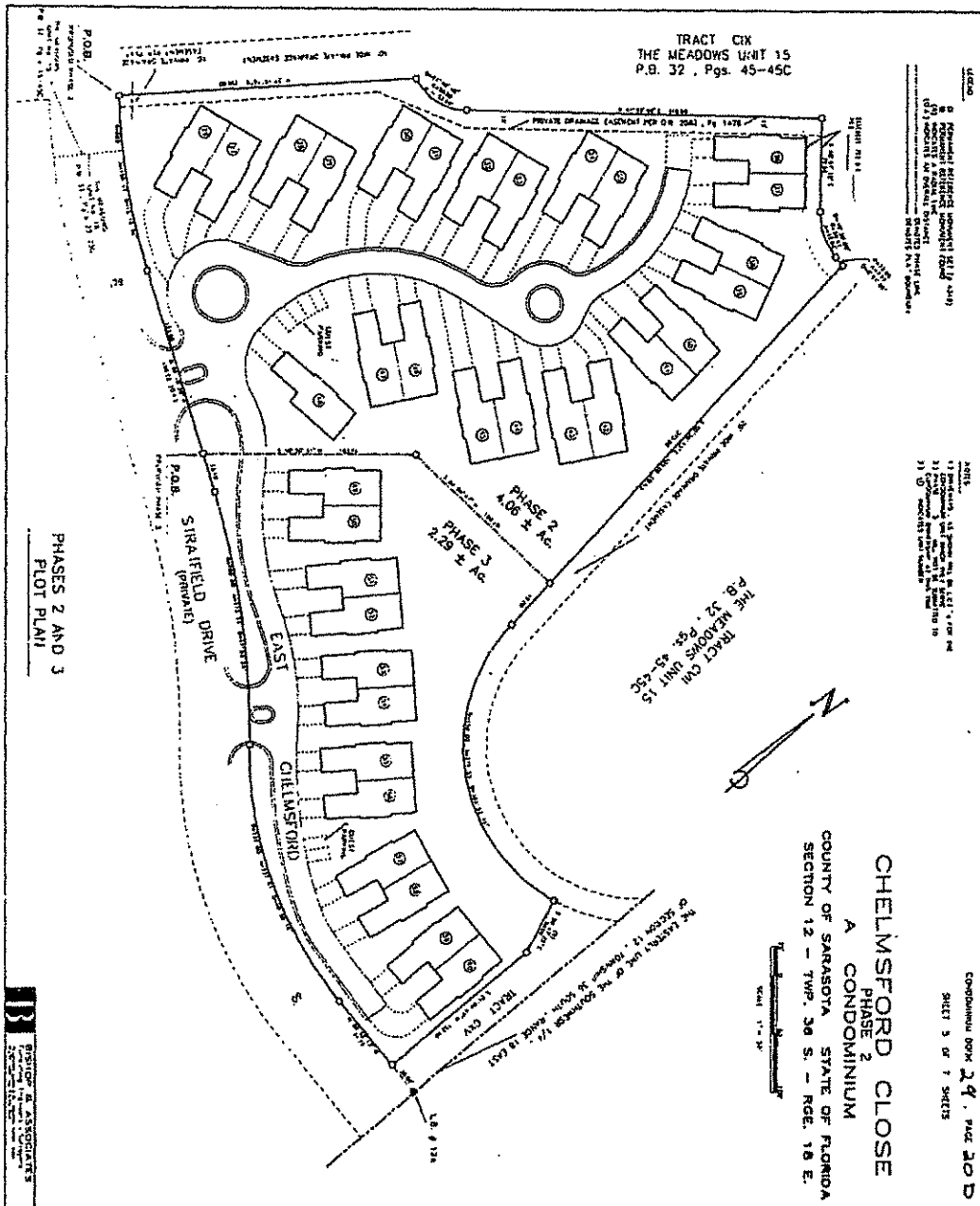
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in this document when received



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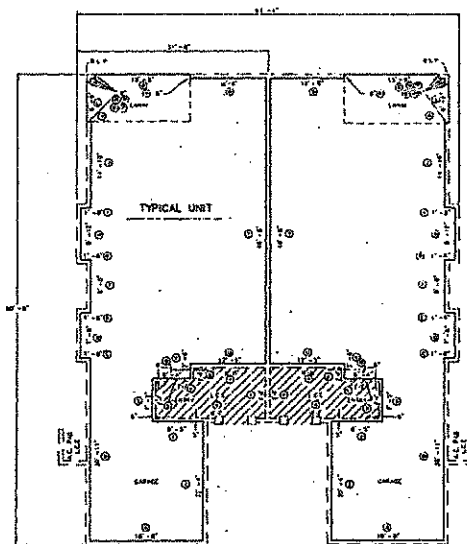
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- NOTES**
1. FOR THE DESCRIPTION OF BUILDING UNITS, SEE UNIT PLANS.
 2. SEE "ARCHITECT'S GENERAL NOTES" FOR THE DESCRIPTION OF BUILDING UNITS.
 3. SEE "ARCHITECT'S GENERAL NOTES" FOR THE DESCRIPTION OF BUILDING UNITS.
 4. SEE "ARCHITECT'S GENERAL NOTES" FOR THE DESCRIPTION OF BUILDING UNITS.
 5. SEE "ARCHITECT'S GENERAL NOTES" FOR THE DESCRIPTION OF BUILDING UNITS.
 6. SEE "ARCHITECT'S GENERAL NOTES" FOR THE DESCRIPTION OF BUILDING UNITS.
 7. SEE "ARCHITECT'S GENERAL NOTES" FOR THE DESCRIPTION OF BUILDING UNITS.
 8. SEE "ARCHITECT'S GENERAL NOTES" FOR THE DESCRIPTION OF BUILDING UNITS.

CONDOMINIUM BOOK 2281, PAGE 2321
 SHEET 6 OF 7 SHEETS

CHELMSFORD CLOSE
PHASE 2
A CONDOMINIUM
 COUNTY OF SARASOTA STATE OF FLORIDA
 SECTION 12 - TWP. 38 S. - RGE. 18 E.

SCALE: 1/4" = 1'-0"



TYPICAL BUILDING

GRAPHIC UNIT DESCRIPTION
FLOOR PLAN

APPROVED SIGNATURE
 I, _____, Architect, do hereby certify that the above is a true and correct copy of the original as submitted to me by the owner for recording.

BRINSON & ASSOCIATES
 ARCHITECTS
 1101 N. GULF BLVD., SUITE 100
 TAMPA, FL 33601
 (813) 281-1101

RECORDED

MAR 19 12 51 PM '91

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

BUILDING LOCATION COORDINATES

LINE NO.	NORTH	EAST	LINE NO.	NORTH	EAST
1	1000 0000	1000 0000	21	1000 0000	1000 0000
2	1000 0000	1000 0000	22	1000 0000	1000 0000
3	1000 0000	1000 0000	23	1000 0000	1000 0000
4	1000 0000	1000 0000	24	1000 0000	1000 0000
5	1000 0000	1000 0000	25	1000 0000	1000 0000
6	1000 0000	1000 0000	26	1000 0000	1000 0000
7	1000 0000	1000 0000	27	1000 0000	1000 0000
8	1000 0000	1000 0000	28	1000 0000	1000 0000
9	1000 0000	1000 0000	29	1000 0000	1000 0000
10	1000 0000	1000 0000	30	1000 0000	1000 0000
11	1000 0000	1000 0000	31	1000 0000	1000 0000
12	1000 0000	1000 0000	32	1000 0000	1000 0000
13	1000 0000	1000 0000	33	1000 0000	1000 0000
14	1000 0000	1000 0000	34	1000 0000	1000 0000
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18	1000 0000	1000 0000	38	1000 0000	1000 0000
19	1000 0000	1000 0000	39	1000 0000	1000 0000
20	1000 0000	1000 0000	40	1000 0000	1000 0000

CONDOMINIUM BOOK 29. THE 30F
PAGE 1 OF 1 PAGES

CHELMSFORD CLOSE
PHASE 2
A CONDOMINIUM
COUNTY OF SARASOTA STATE OF FLORIDA
SECTION 12 - TWP. 36 S. - RGE. 15 E.

AS-BUILT DIMENSIONS

LINE NO.	AS-BUILT DIMENSIONS	LINE NO.	AS-BUILT DIMENSIONS
1	1000 0000	21	1000 0000
2	1000 0000	22	1000 0000
3	1000 0000	23	1000 0000
4	1000 0000	24	1000 0000
5	1000 0000	25	1000 0000
6	1000 0000	26	1000 0000
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10	1000 0000	30	1000 0000
11	1000 0000	31	1000 0000
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14	1000 0000	34	1000 0000
15	1000 0000	35	1000 0000
16	1000 0000	36	1000 0000
17	1000 0000	37	1000 0000
18	1000 0000	38	1000 0000
19	1000 0000	39	1000 0000
20	1000 0000	40	1000 0000

AS-BUILT TABLES

RECORDED & ASSOCIATES
1000 0000

\$ 13.00 Recording
2.00 Trust
3.00 Copy

30117774

** OFFICIAL RECORDS **
BOOK 2256 PAGE 691

THIRD AMENDMENT TO DECLARATION OF CONDOMINIUM

OF

CHELMSFORD CLOSE, a Condominium

KNOW ALL MEN BY THESE PRESENTS, that MONARCH HOMES OF SARASOTA, INC., a Florida corporation, hereinafter called Developer, does hereby amend that certain Declaration of Condominium recorded in Official Records Book 2222, at Pages 1612 through 1661, inclusive, and amended at Official Records Book 2225, Page 2078 through 2080, inclusive, and Official Records Book 2251, Pages 1145 through 1147, inclusive, of the Public Records of Sarasota County, Florida, pursuant to the provisions of Paragraph 17 of said Declaration and pursuant to Section 718.104, Florida Statutes, for the purpose of placing of record the Surveyor's Certificate of substantial completion of Condominium Unit(s) 15 and 16.

The Condominium Plat of CHELMSFORD CLOSE recorded in Condominium Book 28, Pages 44, 44A through 44F, inclusive, of the Public Records of Sarasota County, Florida, is hereby amended in accordance with the Certificate of Surveyor attached hereto as Exhibit "A."

IN WITNESS WHEREOF, the undersigned has caused these presents to be signed in its name by its corporate officer and its corporate seal affixed hereto this 16th day of November, 1990.

MONARCH HOMES OF SARASOTA, INC.,
a Florida corporation

By: [Signature]
TIMOTHY TOWELL, Manager

[Signature]
STATE OF FLORIDA
COUNTY OF SARASOTA

BEFORE ME, the undersigned authority, personally appeared TIMOTHY TOWELL, as Manager of MONARCH HOMES OF SARASOTA, INC., a Florida corporation, to me known to be the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same for the purposes therein expressed on behalf of the corporation.

WITNESS my hand and official seal this 16th day of November, 1990.

[Signature]
NOTARY PUBLIC
My Commission Expires:

RETURN TO:
PREPARED BY: TIMOTHY S. SHAW, ESQ./jkg
DYKEMA GOSSETT
1819 Main Street, #1100
Sarasota, Florida 34236
PERRY:226



CERTIFICATE OF SURVEYOR

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

1. This certificate is made with respect to Unit(s) 15 & 16, located in CHELMSFORD CLOSE, a condominium, as shown on the condominium plat recorded in Condominium Book 28, Page 44 through 44F, Public Records of Sarasota County, Florida, as amended.
2. The construction of the improvements in which said unit(s) are located is substantially complete.
3. The plat, as previously amended, and as further amended by the matters set forth on Sheet(s) 7 attached hereto, together with the provisions of the Declaration describing the condominium property, is an accurate representation of the location and dimensions of said unit(s).
4. As to said unit(s), the identification, location and dimensions of the common elements of such unit(s) can be determined from the plat, as amended, and the provisions of said Declaration.
5. All planned improvements, including, but not limited to, landscaping, utility services and access to said unit(s), and common element facilities serving the buildings in which said units are located, have been substantially completed.

BISHOP & ASSOCIATES, INC.
Consulting Engineers - Surveyors
78 Sarasota Center Boulevard
Sarasota, Florida 34240

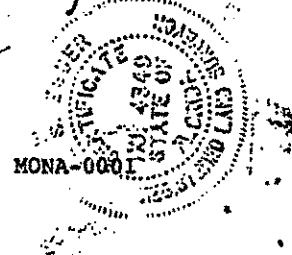
By: Alex S. Esber
Alex S. Esber

R.L.S. Florida Certificate

Date: November 6, 1990

EXHIBIT "A"

PL/ml (MONAJ25.PFL, LEGAL #14)



RECORDED IN OFFICIAL RECORDS
11/16 1990
AT 5:14 ~~PM~~ A. M.
KAREN E. BUSHING, CLERK
SARASOTA COUNTY
FLORIDA

RECORD VERIFIED
CLERK OF CIRCUIT COURT
BY:
DEPUTY CLERK

Year	1970-1974	1975-1979
1	5193 1966	177 1569
2	5193 1966	225 1910
3	5193 1966	225 1910
4	5193 1966	225 1910
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50	5193 1966	225 1910

DATE	TIME	LOCATION	REMARKS
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24	10:30	10:30	10:30
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14	10:30	10:30	10:30
13	10:30	10:30	10:30
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4	10:30	10:30	10:30
3	10:30	10:30	10:30
2	10:30	10:30	10:30
1	10:30	10:30	10:30

RECORDED IN OFFICIAL
RECORDS

May 16 5 14 PM '91

ADAM M. WASHINGTON
CLERK OF DISTRICT COURT
SARASOTA COUNTY, FL

GHELMSFORD CLOSE
PHASE 1
A CONDOMINIUM

COUNTY OF SARASOTA STATE OF FLORIDA
SECTION 12 - TWP. 36 S. - RGE. 18 E.

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[illegible]

AS-BUILT TABLES

DISMON & ASSOCIATES
Specializing in the Design and Construction of
Architectural Models

CONFIDENTIAL

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2.00 Trust
3.00 Copy

\$ Recording
Trust

90110710

SECOND AMENDMENT TO DECLARATION OF CONDOMINIUM

OF

CHELMSFORD CLOSE, a Condominium

KNOW ALL MEN BY THESE PRESENTS, that MONARCH HOMES OF SARASOTA, INC., a Florida corporation, hereinafter called Developer, does hereby amend that certain Declaration of Condominium recorded in Official Records Book 2222, at Pages 1612 through 1661, inclusive, and amended at Official Records Book 2225, Page 2078 through 2080, inclusive, of the Public Records of Sarasota County, Florida, pursuant to the provisions of Paragraph 17 of said Declaration and pursuant to Section 718.104, Florida Statutes, for the purpose of placing of record the Surveyor's Certificate of substantial completion of Condominium Unit(s) 24 and 25.

The Condominium Plat of CHELMSFORD CLOSE recorded in Condominium Book 28, Pages 44, 44A through 44F, inclusive, of the Public Records of Sarasota County, Florida, is hereby amended in accordance with the Certificate of Surveyor attached hereto as Exhibit "A."

IN WITNESS WHEREOF, the undersigned has caused these presents to be signed in its name by its corporate officer and its corporate seal affixed hereto this 29th day of October, 1990.

MONARCH HOMES OF SARASOTA, INC.,
a Florida corporation

By: [Signature]
TIMOTHY TOWELL, Manager

[Signature]

[Signature]

STATE OF FLORIDA
COUNTY OF SARASOTA

BEFORE ME, the undersigned authority, personally appeared TIMOTHY TOWELL, as Manager of MONARCH HOMES OF SARASOTA, INC., a Florida corporation, to me known to be the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same for the purposes therein expressed on behalf of the corporation.

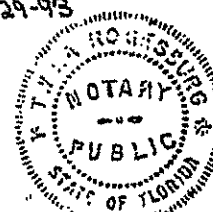
WITNESS my hand and official seal this 29th day of October, 1990.

[Signature]
NOTARY PUBLIC

My Commission Expires: 1-29-93

112 RETURN TO:
PREPARED BY: TIMOTHY S. SHAW, ESQ./jkg
DYKEMA GOSSETT
1819 Main Street, #1100
Sarasota, Florida 34236
PERRY:88

** OFFICIAL RECORDS **
BOOK 2261 PAGE 1146



CERTIFICATE OF SURVEYOR

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

1. This certificate is made with respect to Unit(s) 24 and 25, located in CHELMSFORD CLOSE, a condominium, as shown on the condominium plat recorded in Condominium Book 28, Page 44 through 44F, Public Records of Sarasota County, Florida, as amended.
2. The construction of the improvements in which said unit(s) are located is substantially complete.
3. The plat, as previously amended, and as further amended by the matters set forth on Sheet(s) 7 attached hereto, together with the provisions of the Declaration describing the condominium property, is an accurate representation of the location and dimensions of said unit(s).
4. As to said unit(s), the identification, location and dimensions of the common elements of such unit(s) can be determined from the plat, as amended, and the provisions of said Declaration.
5. All planned improvements, including, but not limited to, landscaping, utility services and access to said unit(s), and common element facilities serving the buildings in which said units are located, have been substantially completed.

BISHOP & ASSOCIATES, INC.
Consulting Engineers - Surveyors
78 Sarasota Center Boulevard
Sarasota, Florida 34240

By:

Alex S. Esber
Alex S. Esber

R.L.S. Florida Certificate

Date: 10-24-90

EXHIBIT "A"

PL/ml (MONAJ25-.PFL, LEGAL #14)
(MASTER)

MONA-0001

** OFFICIAL RECORDS **
BOOK 2261
PAGE 1146



BUILDING LOCATION COORDINATES

UNIT No.	UNIT INCOME	SAVING
1	5243.78000	5194.55000
2	5679.35000	5629.12000
3	5679.35000	5629.12000
4	5679.35000	5629.12000
5	5679.35000	5629.12000
6	5679.35000	5629.12000
7	5679.35000	5629.12000
8	5679.35000	5629.12000
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28	5679.35000	5629.12000
29	5679.35000	5629.12000
30	5679.35000	5629.12000

Year	Age	Weight	Height	Length
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26	26	27.00	17.00	17.00
27	27	27.00	17.00	17.00
28	28	27.00	17.00	17.00
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85	85	27.00	17.00	17.00
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92	92	27.00	17.00	17.00
93	93	27.00	17.00	17.00
94	94	27.00	17.00	17.00
95	95	27.00	17.00	17.00
96	96	27.00	17.00	17.00
9				

RECORDED IN OFFICIAL
RECORDS
REC'D

Oct 29 11 23 AM '90
KAREN C. ROSSING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FL.

CHELMSFORD CLOSE
PHASE I
A CONDOMINIUM
COUNTY OF SARASOTA STATE OF FLORIDA
SECTION 12 - TWP. 36 S. - RGE. 18 E.

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AS-BUILT DIMENSIONS

[illegible]

AS-BUILT ELEVATIONS

Year	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100	2101	2102	2103	2104	2105	2106	2107	2108	2109	2110	2111	2112	2113	2114	2115	2116	2117	2118	2119	2120	2121	2122	2123	2124	2125	2126	2127	2128	2129	2130	2131	2132	2133	2134	2135	2136	2137	2138	2139	2140	2141	2142	2143	2144	2145	2146	2147	2148	2149	2150	2151	2152	2153	2154	2155	2156	2157	2158	2159	2160	2161	2162	2163	2164	2165	2166	2167	2168	2169	2170	2171	2172	2173	2174	2175	2176	2177	2178	2179	2180	2181	2182	2183	2184	2185	2186	2187	2188	2189	2190	2191	2192	2193	2194	2195	2196	2197	2198	2199	2200	2201	2202	2203	2204	2205	2206	2207	2208	2209	2210	2211	2212	2213	2214	2215	2216	2217	2218	2219	2220	2221	2222	2223	2224	2225	2226	2227	2228	2229	2230	2231	2232	2233	2234	2235	2236	2237	2238	2239	2240	2241	2242	2243	2244	2245	2246	2247	2248	2249	2250	2251	2252	2253	2254	2255	2256	2257	2258	2259	2260	2261	2262	2263	2264	2265	2266	2267	2268	2269	2270	2271	2272	2273	2274	2275	2276	2277	2278	2279	2280	2281	2282	2283	2284	2285	2286	2287	2288	2289	2290	2291	2292	2293	2294	2295	2296	2297	2298	2299	2300	2301	2302	2303	2304	2305	2306	2307	2308	2309	2310	2311	2312	2313	2314	2315	2316	2317	2318	2319	2320	2321	2322	2323	2324	2325	2326	2327	2328	2329	2330	2331	2332	2333	2334	2335	2336	2337	2338	2339	2340	2341	2342	2343	2344	2345	2346	2347	2348	2349	2350	2351	2352	2353	2354	2355	2356	2357	2358	2359	2360	2361	2362	2363	2364	2365	2366	2367	2368	2369	2370	2371	2372	2373	2374	2375	2376	2377	2378	2379	2380	2381	2382	2383	2384	2385	2386	2387	2388	2389	2390	2391	2392	2393	2394	2395	2396	2397	2398	2399	2400	2401	2402	2403	2404	2405	2406	2407	2408	2409	2410	2411	2412	2413	2414	2415	2416	2417	2418	2419	2420	2421	2422	2423	2424	2425	2426	2427	2428	2429	2430	2431	2432	2433	2434	2435	2436	2437	2438	2439	2440	2441	2442	2443	2444	2445	2446	2447	2448	2449	2450	2451	2452	2453	2454	2455	2456	2457	2458	2459	2460	2461	2462	2463	2464	2465	2466	2467	2468	2469	2470	2471	2472	2473	2474	2475	2476	2477	2478	2479	2480	2481	2482	2483	2484	2485	2486	2487	2488	2489	2490	2491	2492	2493	2494	2495	2496	2497	2498	2499	2500	2501	2502	2503	2504	2505	2506	2507	2508	2509	2510	2511	2512	2513	2514	2515	2516	2517	2518	2519	2520	2521	2522	2523	2524	2525	2526	2527	2528	2529	2530	2531	2532	2533	2534	2535	2536	2537	2538	2539	2540	2541	2542	2543	2544	2545	2546	2547	2548	2549	2550	2551	2552	2553	2554	2555	2556	2557	2558	2559	2560	2561	2562	2563	2564	2565	2566	2567	2568	2569	2570	2571	2572	2573	2574	2575	2576	2577	2578	2579	2580	2581	2582	2583	2584	2585	2586	2587	2588	2589	2590	2591	2592	2593	2594	2595	2596	2597	2598	2599	2600	2601	2602	2603	2604	2605	2606	2607	2608	2609	2610	2611	2612	2613	2614	2615	2616	2617	2618	2619	2620	2621	2622	2623	2624	2625	2626	2627	2628	2629	2630	2631	2632	2633	2634	2635	2636	2637	2638	2639	2640	2641	2642	2643	2644	2645	2646	2647	2648	2649	2650	2651	2652	2653	2654	2655	2656	2657	2658	2659	2660	2661	2662	2663	2664	2665	2666	2667	2668	2669	2670	2671	2672	2673	2674	2675	2676	2677	2678	2679	2680	2681	2682	2683	2684	2685	2686	2687	2688	2689	2690	2691	2692	2693	2694	2695	2696	2697	2698	2699	2700	2701	2702	2703	2704	2705	2706	2707	2708	2709	2710	2711	2712	2713	2714	2715	2716	2717	2718	2719	2720	2721	2722	2723	2724	2725	2726	2727	2728	2729	2730	2731	2732	2733	2734	2735	2736	2737	2738	2739	2740	2741	2742	2743	2744	2745	2746	2747	2748	2749	2750	2751	2752	2753	2754	2755	2756	2757	2758	2759	2760	2761	2762	2763	2764	2765	2766	2767	2768	2769	2770	2771	2772	2773	2774	2775	2776	2777	2778	2779	2780	2781	2782	2783	2784	2785	2786	2787	2788	2789	2790	2791	2792	2793	2794	2795	2796	2797	2798	2799	2800	2801	2802	2803	2804	2805	2806	2807	2808	2809	2810	2811	2812	2813	2814	2815	2816	2817	2818	2819	2820	2821	2822	2823	2824	2825	2826	2827	2828	2829	2830	2831	2832	2833	2834	2835	2836	2837	2838	2839	2840	2841	2842	2843	2844	2845	2846	2847	2848	2849	2850	2851	2852	2853	2854	2855	2856	2857	2858	2859	2860	2861	2862	2863	2864	2865	2866	2867	2868	2869	2870	2871	2872	2873	2874	2875	2876	2877	2878	2879	2880	2881	2882	2883	2884	2885	2886	2887	2888	2889	2890	2891	2892	2893	2894	2895	2896	2897	2898	2899	2900	2901	2902	2903	2904	2905	2906	2907	2908	2909	2910	2911	2912	2913	2914	2915	2916	2917	2918	2919	2920	2921	2922	2923	2924	2925	2926	2927	2928	2929	2930	2931	2932	2933	2934	2935	2936	2937	2938	2939	2940	2941	2942	2943	2944	2945	2946	2947	2948	2949	2950	2951	2952	2953	2954	2955	2956	2957	2958	2959	2960	2961	2962	2963	2964	2965	2966	2967	2968	2969	2970	2971	2972	2973	2974	2975	2976	2977	2978	2979	2980	2981	2982	2983	2984	2985	2986	2987	2988	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AS-BUILT TABLES

DRIFTON B ASSOCIATES
Certified Engineers & Surveyors
2, Springwood Place, Sydney NSW 1585
COCHISE "B"

Exhibit 10

\$ 13.00 Recording
2.00 Trust
3.00 Copy

FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM

OF

CHELMSFORD CLOSE, a Condominium

KNOW ALL MEN BY THESE PRESENTS, that MONARCH HOMES OF SARASOTA, INC., a Florida corporation, hereinafter called Developer, does hereby amend that certain Declaration of Condominium recorded in Official Records Book 2222, at Pages 1612 through 1661, inclusive, of the Public Records of Sarasota County, Florida, pursuant to the provisions of Paragraph 17 of said Declaration and pursuant to Section 718.104, Florida Statutes, for the purpose of placing of record the Surveyor's Certificate of substantial completion of Condominium Unit(s) 22 and 23.

The Condominium Plat of CHELMSFORD CLOSE recorded in Condominium Book 28, Pages 44, 44A through 44F, inclusive, of the Public Records of Sarasota County, Florida, is hereby amended in accordance with the Certificate of Surveyor attached hereto as Exhibit "A."

IN WITNESS WHEREOF, the undersigned has caused these presents to be signed in its name by its corporate officer and its corporate seal affixed hereto this 11th day of July, 1990.

MONARCH HOMES OF SARASOTA, INC.,
a Florida corporation

By [Signature]
TIMOTHY TOWELL, Manager

[Signature]
[Signature]

STATE OF FLORIDA
COUNTY OF SARASOTA

BEFORE ME, the undersigned authority, personally appeared TIMOTHY TOWELL, as Manager of MONARCH HOMES OF SARASOTA, INC., a Florida corporation, to me known to be the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same for the purposes therein expressed on behalf of the corporation.

WITNESS my hand and official seal this 11th day of July, 1990.

[Signature]
NOTARY PUBLIC
My Commission Expires:

RETURN TO:
PREPARED BY: TIMOTHY S. SHAW, ESQ./jkg
DYKEMA GOSSETT
1819 Main Street, #1100
Sarasota, Florida 34236
PERRY:88

✓ 112



CERTIFICATE OF SURVEYOR

** OFFICIAL RECORDS **
BOOK 2226 PAGE 2079

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

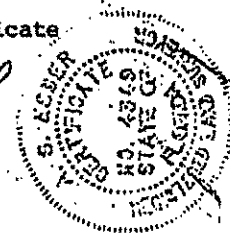
1. This certificate is made with respect to Unit(s) 22 and 23, located in CHELMSFORD CLOSE, a condominium, as shown on the condominium plat recorded in Condominium Book 28, Page 44 through 44F, Public Records of Sarasota County, Florida, as amended.
2. The construction of the improvements in which said unit(s) are located is substantially complete.
3. The plat, as previously amended, and as further amended by the matters set forth on Sheet(s) 7 attached hereto, together with the provisions of the Declaration describing the condominium property, is an accurate representation of the location and dimensions of said unit(s).
4. As to said unit(s), the identification, location and dimensions of the common elements of such unit(s) can be determined from the plat, as amended, and the provisions of said Declaration.
5. All planned improvements, including, but not limited to, landscaping, utility services and access to said unit(s), and common element facilities serving the buildings in which said units are located, have been substantially completed.

BISHOP & ASSOCIATES, INC.
Consulting Engineers - Surveyors
78 Sarasota Center Boulevard
Sarasota, Florida 34240

By: Alex S. Esber
Alex S. Esber

R.L.S. Florida Certificate

Date: July 6, 1990



PL/ml (MONAJ25.PFL, LEGAL #14)

MONA-0001

EXHIBIT "A"

RECORDED IN OFFICIAL
RECORDS
REC'D
JUL 12 10 05 AM '90
KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FL.

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

BUILDING LOCATION COORDINATES

UNIT No.	NORTHING	EASTING	UNIT No.	NORTHING	EASTING
1	2402 7000	2291 5500	21	2112 2220	2292 2700
2	2402 7000	2291 5500	22	2112 2220	2292 2700
3	2402 7000	2291 5500	23	2112 2220	2292 2700
4	2402 7000	2291 5500	24	2112 2220	2292 2700
5	2402 7000	2291 5500	25	2112 2220	2292 2700
6	2402 7000	2291 5500	26	2112 2220	2292 2700
7	2402 7000	2291 5500	27	2112 2220	2292 2700
8	2402 7000	2291 5500	28	2112 2220	2292 2700
9	2402 7000	2291 5500	29	2112 2220	2292 2700
10	2402 7000	2291 5500	30	2112 2220	2292 2700
11	2402 7000	2291 5500	31	2112 2220	2292 2700
12	2402 7000	2291 5500	32	2112 2220	2292 2700
13	2402 7000	2291 5500	33	2112 2220	2292 2700
14	2402 7000	2291 5500	34	2112 2220	2292 2700
15	2402 7000	2291 5500	35	2112 2220	2292 2700
16	2402 7000	2291 5500	36	2112 2220	2292 2700
17	2402 7000	2291 5500	37	2112 2220	2292 2700
18	2402 7000	2291 5500	38	2112 2220	2292 2700
19	2402 7000	2291 5500	39	2112 2220	2292 2700
20	2402 7000	2291 5500	40	2112 2220	2292 2700
21	2402 7000	2291 5500	41	2112 2220	2292 2700
22	2402 7000	2291 5500	42	2112 2220	2292 2700
23	2402 7000	2291 5500	43	2112 2220	2292 2700
24	2402 7000	2291 5500	44	2112 2220	2292 2700
25	2402 7000	2291 5500	45	2112 2220	2292 2700
26	2402 7000	2291 5500	46	2112 2220	2292 2700
27	2402 7000	2291 5500	47	2112 2220	2292 2700
28	2402 7000	2291 5500	48	2112 2220	2292 2700
29	2402 7000	2291 5500	49	2112 2220	2292 2700
30	2402 7000	2291 5500	50	2112 2220	2292 2700

COORDINATE BOOK PAGE
SHEET 1 OF 2 SHEETS

CHELMSFORD CLOSE
PHASE 1
A CONDOMINIUM
COUNTY OF SARASOTA STATE OF FLORIDA
SECTION 12 - TWP. 30 S. - RGE. 18 E.

AS-BUILT DIMENSIONS

UNIT No.	AS-BUILT DIMENSIONS
1	10'0" x 10'0"
2	10'0" x 10'0"
3	10'0" x 10'0"
4	10'0" x 10'0"
5	10'0" x 10'0"
6	10'0" x 10'0"
7	10'0" x 10'0"
8	10'0" x 10'0"
9	10'0" x 10'0"
10	10'0" x 10'0"
11	10'0" x 10'0"
12	10'0" x 10'0"
13	10'0" x 10'0"
14	10'0" x 10'0"
15	10'0" x 10'0"
16	10'0" x 10'0"
17	10'0" x 10'0"
18	10'0" x 10'0"
19	10'0" x 10'0"
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22	10'0" x 10'0"
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31	10'0" x 10'0"
32	10'0" x 10'0"
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36	10'0" x 10'0"
37	10'0" x 10'0"
38	10'0" x 10'0"
39	10'0" x 10'0"
40	10'0" x 10'0"
41	10'0" x 10'0"
42	10'0" x 10'0"
43	10'0" x 10'0"
44	10'0" x 10'0"
45	10'0" x 10'0"
46	10'0" x 10'0"
47	10'0" x 10'0"
48	10'0" x 10'0"
49	10'0" x 10'0"
50	10'0" x 10'0"

AS-BUILT ELEVATIONS

AS-BUILT TABLES

B BRADY & ASSOCIATES
Surveyors, Engineers, Architects
1001 1st St. N. Sarasota, FL 34234
(813) 552-1111

AMENDMENT TO
DECLARATION OF MAINTENANCE COVENANTS
AND RESTRICTIONS ON THE COMMONS FOR THE MEADOWS¹

WHEREAS, The Meadows Community Association, Inc., is the successor master property owners association, under the terms of the heretofore filed document entitled "Declaration of Maintenance Covenants and Restrictions on the Commons for the Meadows" (the "declaration"), together with exhibits and subsequent amendments thereto, in the Public Records of Sarasota, County in Official Records Book 1113, pages 715-759, inclusive; and

WHEREAS, the Board of Directors of The Meadows Community Association, Inc., has determined that the existing provisions of said Declaration governing late payment of annual assessments should be amended to provide for additional charges in the event owners are substantially delinquent in payment of the annual assessment; and

WHEREAS, The Meadows Community Association, Inc., is the Grantee of the right and authority to amend the "declaration" from time to time pursuant to an "Assignment of Rights" by the Developer-Grantor; the assignment being set forth in a document dated June 7, 1995 which document was duly recorded in Official Record Book 2749, Page 982-985, inclusive, Public Records of Sarasota, County, Florida;

NOW, THEREFORE, pursuant to its lawful authority and according to a resolution unanimously adopted by the Board of Directors of The Meadows Community Association, Inc., on October 24, 1996, certain provisions of the Declaration are hereby amended and modified as follows:

1. That Paragraph 16, of the Declaration of Maintenance Covenants and Restrictions on The Commons for The Meadows is amended by adding the following paragraph to the present text:

(g) Further Charges and Provisions on Delinquent
Accounts. Assessment accounts which have
become delinquent shall bear interest on the
amount of the unpaid balance, until fully paid, in
an amount up to the maximum legal rate for
individuals in the State of Florida. Further, all
delinquent accounts not paid within ten days
following the March 1st delinquency date, shall
also be charged an Administrative Late Fee in the
amount of Fifty Dollars (\$50.00) or 2% of the

¹ Prepared by: Neil J. Welch, Esq., 5661 Pipers Waite, Sarasota, FL 34235

unpaid balance, whichever shall be greater. In addition, all checks, or other payment instruments, submitted in payment of accounts which have been returned to the Association because of insufficient funds on deposit, or for any other reason, including improper execution of the payment instrument, shall subject the account to a charge of Twenty-five Dollars (\$25.00) for each such defective payment instrument. Payment when received by the Association shall be credited first to any interest due on the delinquent account; secondly, in settlement of the Administrative Late Fee; thirdly, to all of the Association's collection costs and charges, including, but not limited to Attorney's fees; and finally, to the settlement of the unpaid balance of the delinquent assessment.

2. Amend Paragraph 17, as amended, of the Declaration of Maintenance Covenants and Restrictions on The Commons for The Meadows by adding the following paragraph to the present text:

(e) Notwithstanding anything herein to the contrary, charges to delinquent accounts which are subject to the application of Liens by the Association shall also include charges for interest, Administrative Late Fees, and all Costs of the Association incurred as a consequence of the collection of such delinquent assessment accounts.

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3008 2911

CERTIFICATE OF AMENDMENT
TO
DECLARATION OF MAINTENANCE COVENANTS AND
RESTRICTIONS ON THE COMMONS FOR THE MEADOWS

The undersigned, as President of The Meadows Community Association, Inc., a Florida Corporation not for profit, does hereby certify:

That by action of The Board of Directors on October 24, 1996, an amendment of the Declaration of Maintenance Covenants and Restrictions on the Commons for The Meadows, the original of said document to be found duly recorded in the Official Records of Sarasota, County, Florida, and that such action by the Board of Directors was sufficient to effect the amendment of the document as set forth in the preceding pages hereto.

IN WITNESS WHEREOF, the undersigned has set his hand and seal this ____ day of November 1996

Meadows Community Association, Inc.
Frank Reuss
Frank Reuss, President

ATTEST:
Evelyn Shore
Evelyn Shore, Secretary

(Corp. Seal)

STATE OF FLORIDA
SARASOTA COUNTY

The foregoing instrument was acknowledged before me this 12th day of November, 1996, by Frank Reuss, as President, and by Evelyn Shore, as Secretary, of The Meadows Community Association, Inc., a Florida Corporation, on behalf of the Corporation. These individuals are personally known to me and did appear before me at the time of notarization and the said individuals did take an oath.

NOTARY PUBLIC:

Bobbie Materioli
Bobbie Materioli



BOBBIE MATERIOLI
COMMISSION # CC 405018
EXPIRES SEP 5, 1998
BONDED THIRD
ATLANTIC BONDING CO., INC.

RECORDED IN OFFICIAL
RECORD VERIFIED
96 NOV 14 PM 2:42
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FL

AMENDMENT TO
DECLARATION OF MAINTENANCE COVENANTS
AND
RESTRICTIONS ON THE COMMONS
FOR
THE MEADOWS

WHEREAS, Taylor Woodrow Homes, Limited (Florida Division), a corporation under the laws of the United Kingdom, authorized to do business in the State of Florida, hereinafter referred to as "Developer", has heretofore filed a document entitled "Declaration of Maintenance Covenants and Restrictions on The Commons for the Meadows" (the "Declaration"), together with Exhibits thereto, in the Public Records of Sarasota County in Official Records Book 1113, Pages 715-759, inclusive; and

WHEREAS, the Declaration was amended by instruments recorded in Official Records Books of the Public Records of Sarasota County, as follows: Book 1137, Pages 1968; Book 1326, Page 882; Book 1428, Page 552; Book 1693, Page 2127; Book 1693, Page 2130; Book 1910, Page 416; Book 2007, Page 2152; and Book 2183, Page 571; and

WHEREAS, the Declaration reserves unto Developer the right to amend the Declaration, provided all such amendments conform to the general purposes and standards set forth in the Declaration; and

WHEREAS, the Declaration further provides a reserved right of the Developer to assign and delegate certain of its rights to The Meadows Community Association, Inc. a not for profit Florida Corporation which the Developer established under the terms of the Declaration as a master property owners association for the purpose of operating, maintaining and improving the common areas of the community according to the terms of the Declaration and which entity has responsibilities under the Declaration for enforcement of its Covenants and Restrictions; and

WHEREAS, the Developer has delegated onto The Meadows Community Association, Inc., pursuant to the Declaration, the right of the corporation to merge with The Highlands Management Association, Inc., another not for profit Florida Corporation organized by the Developer as a master property owners association for the Developer's "Highlands" community, which is located in Sarasota County, immediately adjacent to the property subject to the Declaration; and

-1-

Prepared by:

✓ Neil J. Welch, Esq., 5661 Pipers Waite, Sarasota, Fl. 34235

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6-50-100

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AMENDMENT TO
MASTER COVENANTS FOR THE HIGHLANDS

WHEREAS, TAYLOR WOODROW HOMES, LIMITED (FLORIDA DIVISION), a corporation under the laws of the United Kingdom, authorized to do business in the State of Florida, hereinafter referred to as "Developer" has heretofore filed a document entitled "Master Covenants For The Highlands", together with exhibits thereto, in the Public Records of Sarasota County in Official Records Book 1659, Pages 1539-1578, inclusive, hereinafter referred to as "Covenants; and

WHEREAS, said Covenants reserve unto Developer the right to supplement and amend said Covenants provided all such supplements and amendments conform to the general purposes and standards set forth in said Covenants declaration; and

WHEREAS, said Covenants provide a reserved right unto Developer to assign and delegate any and all of its rights to The Highlands Management Association, Inc., the entity established by Developer, under the said Covenants, as the master property owners association for the purpose of enforcing the Covenants as well as operating, maintaining and improving the common areas of The Highlands; and

WHEREAS, the Developer has delegated unto said Highlands master property owners association, "The Highlands Management Association, Inc.", the right to merge this Corporation into "The Meadows Community Association, Inc.", the master property owners association for the Developer's immediately adjacent "Meadows Community", which is also located in Sarasota County; and

WHEREAS, the Developer, in approving the merger of the two corporations, stipulated that the terms of the merger provide that owners of property in both the Highlands and Meadows communities be afforded fairness and equity in the matter of their voting rights and as regards assessments against their property for the purpose of paying the operational expenses of the master property owners association; and

WHEREAS, in furtherance of said delegation, the Boards of Directors of both The Highlands Management Association, Inc., and The Meadows Community Association, Inc., did each unanimously resolve upon a "Plan of Merger", which plan provided for the stated desired fairness and equity, and did each submit the plan to a vote of the members of each Corporation at special meetings of the members, all pursuant to the provisions of Florida Statutes, 716.1101-617.1106 (1991); and

-1-

Prepared by:

✓ Neil J. Welch, Esq., 5661 Pipers Waite, Sarasota, Fl. 34235

WHEREAS, by a vote of the members of The Highlands Management Association, Inc., on April 30, 1992, the required majority of members did approve the plan to merge their corporation into The Meadows Community Association, Inc. and the members of the latter corporation, on the same date, by a vote of the required majority of members, did likewise approve the merger; and

WHEREAS, in evidence of the "Plan of Merger" and the action taken by both Corporations thereunder, the President and Secretary of both Corporations did, on April 30, 1992, execute the required "Articles of Merger" pursuant to Section 617.1105, Florida Statutes (1991), and submit said Articles of Merger to The Florida Secretary of State; and

WHEREAS, The Secretary of State for The State of Florida, has approved and filed the "Articles of Merger" on May 4, 1992, which Articles of Merger provide that on June 1, 1992, The Highlands Management Association, Inc., shall cease its separate corporate existence and all of its rights, property, property interests, debts, obligations and liabilities shall be transferred, without limitation, to the surviving Corporation, The Meadows Community Association, Inc., which shall carry on the business and perform all duties and obligations of said former Highlands Management Association, Inc., as required by this declaration, "The Master Covenants For The Highlands" inasmuch as the "Articles of Merger" requires the surviving corporation to adopt and enforce, completely and fully, these Highlands Covenants;

NOW, THEREFORE, pursuant to the delegation of the Developer, as stated, and as a consequence of action taken under Florida law to merge The Highlands Management Association, Inc., into The Meadows Community Association, Inc., as evidenced by the "Articles of Merger" filed with the Florida Secretary of State, this Declaration, THE MASTER COVENANTS FOR THE HIGHLANDS, is hereby amended by providing an additional exhibit, "Exhibit D", which shall be the attached "Articles of Merger", and by the addition of a new paragraph 37 to the body of the Covenants, which shall be as follows:

"37. Merger of Association. Effective June 1, 1992, The Highlands Management Association, Inc., (the merging corporation) is merged into The Meadows Community Association, Inc., (the surviving corporation) which corporation shall assume all duties, responsibilities and obligations, without limitation, and carry on the business of The Highlands Management Association, Inc., and its members according to these Covenants which instrument the surviving corporation shall adopt and execute without limitation. All rights, duties and responsibilities of members under these covenants, following merger of the Corporations shall remain fully in effect without change unless otherwise specifically provided for herein. (see the " Articles of Merger", exhibit D, hereto, for terms of the merger)"

CERTIFICATE OF AMENDMENT
TO
MASTER COVENANTS FOR THE HIGHLANDS

The undersigned, as President of The Highlands Management Association, Inc., a Florida Corporation not for profit, does hereby certify:

That by action of The Board of Directors and by a required majority of the members of The Highlands Management Association, Inc., the "Plan of Merger" was adopted and approved on April 30, 1992, pursuant to Sections 617.1101-617.1106, Florida Statutes (1991), which action results in the merger of The Highlands Management Association, Inc., into The Meadows Community Association, Inc., effective June 1, 1992.

That on May 4, 1992 the attached "Articles of Merger", exhibit D, were filed by the Secretary of State of Florida.

IN WITNESS WHEREOF, the undersigned has set his hand and seal, this 27th day of May, 1992.

THE HIGHLANDS MANAGEMENT ASSOCIATION, INC.


David Johnson, President

Attest:


Sidney Waller, Secretary

(Corp seal)

STATE OF FLORIDA
SARASOTA COUNTY

The foregoing instrument was acknowledged before me this 27th day of May, 1992, by David Johnson, as President and by Sidney Waller, as Secretary, of The Highlands Management Association, Inc., a Florida Corporation, on behalf of the Corporation. Both individuals personally appeared before me at the time of notarization, are both personally known to me and both did take an oath.

NOTARY PUBLIC:

Sign 

Print MARY BETH MOLINARO

My Commission expires:

-3-



Notary Public, State of Florida
MARY BETH MOLINARO
My Comm. Exp. Sept. 11, 1995
Comm. No CC 142862

INSTRUMENT PREPARED BY
SHARON S. VANDER WOLF
ATTORNEY AT LAW
P.O. BOX 1757
VENICE, FLORIDA 34284-1757

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2003126853 2 PGS
2003 JUN 27 10:59 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
MTAYLOR Receipt#339494

CERTIFICATE OF AMENDMENT
TO THE
AMENDED AND RESTATED BYLAWS
OF



THE MEADOWS COMMUNITY ASSOCIATION, INC.

THE MEADOWS COMMUNITY ASSOCIATION, INC., its address being 5037 Ringwood Meadow, Sarasota, FL 34235, Sarasota County, by the hands of the undersigned hereby certify that:

The Declaration of Condominium of Maintenance Covenants and Restrictions on The Commons for The Meadows is recorded in O.R. Book 1113, page 715, et seq., as amended, of the Public Records of Sarasota County, Florida. The following amendment to the Amended and Restated Bylaws was submitted to the Board of Directors at its meeting called and held on the 12th day of June, 2003, and approved by an affirmative vote of a majority of the directors present at a properly called Board meeting as required by the Amended and Restated Bylaws.

Article IV, Section 1, Annual and Special Meetings of Members, is hereby amended to read as follows:

ANNUAL AND SPECIAL MEETINGS OF MEMBERS: 1. The annual meeting of members shall be held at the ~~office of the Corporation, or at such time, other place, and date~~ as may be designated by the Board of Directors, ~~at an hour designated by the Board of Directors, on the first Monday in March of each year for the purpose of electing directors and transacting any other~~

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business authorized to be transacted by the members.

IN WITNESS WHEREOF, said Association has caused this Certificate to be signed in its name by its President, this 23rd day of June, 2003.

ATTEST:

THE MEADOWS COMMUNITY ASSOCIATION, INC.

By: Maxine Borchers By: Kirk Jordan
Maxine Borchers Secretary KIRK JORDAN, President

WITNESSES:

Kathy W. Koye
Joan E. Misja

STATE OF FLORIDA
COUNTY OF SARASOTA

I HEREBY CERTIFY that on this day before me, a Notary Public in and for the State of Florida at large, personally appeared KIRK JORDAN, as President and Maxine Borchers, as Secretary, of THE MEADOWS COMMUNITY ASSOCIATION, INC., and they acknowledged before me that they are such officers of said corporation; and they executed the foregoing Certificate of Amendment to the Amended and Restated Bylaws on behalf of said corporation, and affixed thereto the corporate seal of said corporation; that they are authorized to execute said Certificate of Amendment to the Amended and Restated Bylaws and that the execution thereof is the free act and deed of said corporation. They are personally known to me or have produced their driver's licenses as identification and did not take an oath.

WITNESS my hand and official seal at Sarasota, Sarasota County, Florida this 23rd day of June, 2003.

Joan E. Misja
Printed Name of Notary:
Joan E. Misja
Notary Public
Commission # _____

My Commission Expires:

SVW\ja\meadows.cab

2



THIS INSTRUMENT PREPARED BY:
MEADOWS COMMUNITY ASSOC. INC.
Attn: Len Smally, Manager
2004 Longmeadow
Sarasota, FL 34235

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2008150814 2 PGS
2008 NOV 18 10:44 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
HJAMES Receipt#1108243

CERTIFICATE OF AMENDMENT



TO THE

AMENDED AND RESTATED BYLAWS

OF

THE MEADOWS COMMUNITY ASSOCIATION, INC.

THE MEADOWS COMMUNITY ASSOCIATION, INC., its address being 2004 Longmeadow, Sarasota, FL 34235, Sarasota County, by the hands of the undersigned hereby certify that:

The Declaration of Condominium of Maintenance Covenants and Restrictions on The Commons for The Meadows is recorded in O.R. Book 1113, page 715, et seq., as amended, of the Public Records of Sarasota County, Florida. The following amendment to the Amended and Restated Bylaws was submitted to the Board of Directors at its meeting called and held on the 13th day of November, 2008, and approved by a unanimous vote of the directors present at a properly called Board meeting as required by the Amended and Restated Bylaws.

Article IV, Paragraph 3, Bylaws of The Meadows Community Association be amended to read: "Notice shall be written and shall state the time, place and object for which the meeting is called, and be given not less than twenty (20) days nor more than forty-five (45) days prior to the date for such meeting."

IN WITNESS WHEREOF, said Association has caused this Certificate to be signed in its name by its President, this 18th day of November, 2008.

ATTEST:
ASSOCIATION, INC.

THE MEADOWS COMMUNITY

By: Anthony Sawyer

By: Ginny Coveney
Ginny Coveney Secretary

Anthony Sawyer, President

WITNESSES:

[Signature]
Kathleen M. Gibson

STATE OF FLORIDA
COUNTY OF SARASOTA

I HEREBY CERTIFY that on this day before me, a Notary Public in and for the State of Florida at large, personally appeared ANTHONY SAWYER, as President and Ginny Coveney, as Secretary, of THE MEADOWS COMMUNITY ASSOCIATION, INC., and they acknowledged before me that they are such officers of said corporation; and they executed the foregoing Certificate of Amendment to the Amended and Restated Bylaws on behalf of said corporation, and affixed thereto the corporate seal of said corporation; that they are authorized to execute said Certificate of Amendment to the Amended and Restated Bylaws and that the execution thereof is the free act and deed of said corporation. They are personally known to me or have produced their driver's licenses as identification and did not take an oath.

WITNESS my hand and official seal at Sarasota, Sarasota County, Florida this 18th day of November, 2008.

Kathy Gibson

Printed Name of Notary:

Kathleen M. Gibson

Notary Public

Commission# _____

KATHLEEN M. GIBSON
NOTARY PUBLIC - STATE OF FLORIDA
COMMISSION # DD 793997
My Comm. Expires June 2, 2012

**CHELMSFORD CLOSE CONDOMINIUM ASSOCIATION
RULES, REGULATIONS AND GENERAL OPERATING PROCEDURES**

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CHELMSFORD CLOSE CONDOMINIUM ASSOCIATION
Rules, Regulations and General Operating Procedures

INTRODUCTION TO RULES, REGULATIONS AND PROCEDURES

The degree to which Residents respect each other's rights will ultimately shape the quality of life at Chelmsford Close. Condominium rules, regulations and restrictions are necessary to preserve your right to the enjoyment of your community. The following Rules and Regulations are intended to clarify the policies and procedures in place at Chelmsford Close. The Board and/or Management Company are empowered to invoke all measures necessary to enforce the rules and regulations. The cooperation of all residents is requested.

ORGANIZATIONAL STRUCTURE

The Board of Directors will have all powers necessary to manage the affairs of the Association. The number of directors may vary from time to time, but will be no less than three (3) and no more than five (5). Directors are elected by the members at the annual meeting and serve for a term of two (2) years. The officers are President, Vice President, Secretary and Treasurer. The fifth member of the Board is a Member at Large. The President and Secretary may not be the same person.

MANAGEMENT COMPANY

The Board of Directors employs the services of a Management Company to manage and operate the condominium property. Questions, suggestions, comments or complaints concerning the operation or condition of the community should be put in writing and brought to the attention of the Management Company. The Management Company will refer issues that they are not contracted to resolve to the Board of Directors. Members are also encouraged to communicate their suggestions and opinions to the Board of Directors.

MEMBERSHIP AND BOARD MEETINGS

ANNUAL MEETINGS OF THE MEMBERSHIP – The annual members' meeting will be held the third Thursday in November at 2 pm at The Meadows Community Association building located at 2004 Longmeadow.

SPECIAL MEETINGS OF THE MEMBERSHIP – Special meetings may be called by the President or the Board of Directors, or by a written request of the majority of the Members, for any purpose or at any time and will be held at the Meadows Community Association building.

REGULAR MEETINGS OF THE BOARD OF DIRECTORS – A regular meeting will be held immediately following the annual meeting and whenever deemed necessary by the Board of Directors. Regular meetings will be held at the Meadows Community Association building or at the Management Company's office.

Members who wish to address the Board on a particular issue should ask to be placed on the Board Meeting agenda by contacting a Board Member or the Management Company. There will be an opportunity for Members to ask questions or make comments at the end of each regular meeting.

NOTICE OF MEETINGS

Notice of the annual and special meetings of the membership will be mailed by regular mail at least fourteen (14) days prior to the annual meeting and will also be posted on the bulletin boards located next to the mailboxes. The Board of Directors may also hold regular monthly meetings which Members are invited to attend. Notice of the regular meetings will be posted to the bulletin board and emailed to those members who have provided the Board with their email address no less than forty eight (48) hours prior to the meeting.

USE RESTRICTIONS

1. The condominium units are for residential use only. No industry, business, trade, occupation or profession of any kind, commercial or otherwise, designed for profit shall be conducted, maintained or permitted on the property. No more than two persons per bedroom may permanently reside in any one unit.
2. Members may not make any structural additions or alterations (except the erection or removal of any non-support carrying interior partitions wholly within the unit) to any Unit, the Common Elements or Limited Common Elements or to the Association property. Owners wishing to make design modifications and improvements to their Unit should refer to Appendix A: Rules for Major Unit Renovations before beginning any renovation.
3. Residents may not permit loud or objectionable noise or obnoxious odors to emanate from the Unit, Common Elements or Limited Common Elements; or the playing of radios or musical instruments in or around the Unit which may cause a nuisance to the owners of other units; or as to reasonably interfere with the use and enjoyment by other unit owners of their Units or Common elements.
4. Owners may not paint or otherwise change the appearance of any exterior wall, door, window, patio, lanai or any exterior surface; place any sunscreen, blind or awning on any exterior opening; place any draperies or curtains at the windows of any unit facing the exterior of the unit without a solid light colored liner acceptable in color to the Board of Directors; tint, color or otherwise treat or apply anything to a window which will adversely affect the uniform exterior appearance of the building in the opinion of the Board of Directors; plant any planting outside of the unit except with the written approval of the landscaping plan by the Board of Directors (Refer to Appendix B Introduction to Chelmsford Landscape Guidelines); erect any exterior lights or signs, place any signs or symbols in windows; erect or attach any structures or fixtures within or on the Common Elements or Limited Common Elements or Association property; nor any of the foregoing without the written consent of the Board of Directors.
5. Owners may not erect, construct or maintain any wire, antennas, garbage or refuse receptacles, or other equipment or structures on the exterior of the building or on or in any of the Common Elements or Limited Common elements or Association property, except with the written consent of the Board of Directors. (Specific rules concerning antennae and satellite dishes can be found below.)
6. Owners may not make any use of the Unit which violates any laws, ordinances or regulations of any governmental body.

7. Owners, tenants, guests and invitees shall conform to and abide by the Declaration of Condominium, the Bylaws and the uniform rules and regulations in regard to the use of the Units, the Common Elements, the Limited Common Elements or the Association property which may be adopted from time to time by the Board of Directors. If a Unit owner, tenant, guest or invitee fails to abide by these regulations, the Bylaws, or the Declaration of Condominium, the Board of Directors has the right to either require the unit owner to immediately correct the violation and/or be subject to a fine up to a maximum of \$100 per day.
8. Owners may not permit or suffer anything to be done or kept in his condominium Unit, Common Elements or Limited Common Elements or Association property which will increase insurance rates on any Unit, the Common Elements or Limited Common Elements or Association property.
9. Owners may not divide or subdivide for purpose of sale or lease except to the owner of an adjacent Unit; however a Unit may be combined with an adjacent Unit and occupied as one Unit.
10. Owners must not commit or permit any nuisance, immoral or illegal act in the Unit or on the Common Elements, Limited Common Elements or Association property.
11. Owners must not hang any laundry, garments or other unsightly objects which are visible outside the Unit.
12. Owners may not obstruct the common way ingress or egress to the other units of the Common Elements or Association property.
13. Owners must not allow anything to remain in or on Common Elements, Limited Common Elements or Association property which would be unsightly or hazardous.
14. Owners may not allow any rubbish, refuse, garbage or trash to accumulate in places other than in sealed or tied plastic garbage bags inside garbage receptacles which shall be kept inside the Unit/garage. Such garbage receptacles shall be placed near the curb of the street in front of the Units on the mornings of the garbage pickup, but at no other time, and must be returned to inside of the Unit on the same day as the garbage is picked up. Each unit owner shall keep his/her unit and the Common Elements, Limited Common Elements and Association property at all times in clean and sanitary condition.
15. Unit owners must not allow any fire or health hazard to exist.
16. Unit owners may not enclose or change the unit's entrance way or courtyard. The lanai may be enclosed but the unit owner must submit the design to the Board of Directors and the Architectural Review board for approval prior to construction.
17. Owners may not allow commercial vehicles, trucks, boats, campers, trailers, mobile homes or similar vehicles to be parked on the condominium's property except for service vehicles during the time they are actually servicing the unit, the Common Elements, the Limited Common Elements or Association property. Unit owners must park their vehicles inside the garage with the garage door closed. Owners who have more than two vehicles or choose to use part of their garage for purposes other than parking two vehicles must park the second vehicle away from association property. Owners may not under any circumstances park their vehicles in guest parking spaces (except at the pool, during active pool use). At no time may a vehicle be offered for sale either in a unit owner's driveway or guest parking space. Unit owners should notify the MCA Security of overnight guests parking by giving a vehicle description. Failure to inform the

MCA Security may cause a risk that the vehicle will be ticketed or towed away. No vehicles of any type may be parked on the street at any time. Guests of a unit owner may park their vehicles in the owner's driveway. A commercial vehicle is defined as: 1) any vehicle primarily used in a trade or business or having advertising or promotional information, symbols or materials affixed thereto; and 2) any motor vehicle designed principally or in part for the movement of heavy freight or objects, either in an open or closed bed or in a semitrailer, and including a motor vehicle to which has been added a cabinet box, a platform, a rack or other equipment for the purpose of carrying goods other than the personal effects of the passenger.

18. Unit owners must not make use of the Common Elements or Association property in such a manner as to abridge the equal rights of other unit owners to their use and enjoyment.
19. Unit owners may not have any animals other than cats, dogs, caged bird and aquatic animals kept in a water tank. In the event that in the sole opinion of the Board of Directors any animal becomes a nuisance, such animals will be removed from the unit immediately. Authorized pets are only allowed on the Association property or Common Elements when on a leash, accompanied by its owner and then only as long as the pet does not create a disturbance. Animals are not permitted at the pool.
20. Unit owners may not lease less than an entire Unit; or lease an entire Unit for a period of less than ninety (90) days; or lease a Unit more than two (2) times in a calendar year. During the time the Unit is leased or occupied by others, the Unit owner shall not have the right to use Common Elements and facilities except as a guest of a Unit owner or the lessee.
21. Minors may reside in the Unit provided there is an adult occupant in residence.

HURRICANE SHUTTERS AND PROTECTION

- As a protective measure, Unit owners are permitted to install plastic safety film treatments of a clear or light grey tint to the inside of their windows and sliding glass doors without applying for an architectural review.
- Chelmsford Close follows the MCA Hurricane Shutter policy.
- Any style of hurricane shutter or protection may be installed when a hurricane or tropical storm watch (48 hours prior) has been issued for our immediate area. Those shutters or other protection must be taken down promptly after the threat has passed.
- Hurricane shutters that have been approved, by application to Chelmsford Close and the MCA for the hurricane season, may be installed starting May 1st and remain so installed until November 30th or may be used for any part of the season.
- Owners are responsible for maintaining the condition of approved shutter installations. Failure to do so could result in the Association's requesting removal.

SATELLITE DISHES AND ANTENNAE

No television, radio, satellite, or other antenna or satellite system (herein collectively "antenna") may be erected, attached or installed (herein collectively "installed") within Chelmsford Close, except with the prior written approval of the Board of Directors and in strict compliance with the following requirements:

1) **Permitted Antenna.** The only two (2) types of antennae permitted to be installed within Chelmsford Close are as follows: (a) direct broadcast satellite dishes (DBS) that are one meter (39 inches) or less in diameter; and (b) multi-channel, multi-point distribution service devices (MMDS) that are less than one meter in diameter of diagonal measurement (collectively hereinafter referred to as "Permitted Antenna"). Each Permitted Antenna shall be the manufacturer's original color.

2) **Exterior Antenna Installation Location.** A Permitted Antenna shall not be installed (in whole or in part) in the Common Elements, except that a Permitted Antenna may be installed within the interior vertical boundaries of the Unit's A/C Pad area. Installation may be made directly to the interior side of the two (2) vertical walls that partially conceal the A/C unit or upon a pole, rod, stand, or other device that is either anchored directly into the ground or to the A/C pad. Installation must secure the Permitted Antenna during storm events. Direct installation on the Unit boundary wall is strictly prohibited. No portion of the Permitted Antenna shall extend past the top of the two (2) vertical walls that partially conceal the Unit's A/C unit unless the Unit Owner is unable to receive an acceptable quality signal. If the Unit Owner is unable to obtain an acceptable quality signal, the Unit Owner may extend the Permitted Antenna vertically (keeping the Permitted Antenna wholly within the interior vertical boundaries of the Unit's A/C Pad area) as may be necessary to obtain an acceptable quality signal. In no instance shall any portion of a Permitted Antenna extend more than three (3) feet above the roofline located immediately above the A/C pad. For clarification, the "roofline" is defined as the fascia that forms the frontage immediately below the roof tiles.

3) **Unit Interior Antenna Installation Location.** Unit Owners may install a Permitted Antenna within the boundaries of the Unit and other exclusive use areas. No portion of a Permitted Antenna installed pursuant to this Paragraph 3) shall be attached to or otherwise extend into the Common Elements.

4) **Compliance with Requirements.** To safeguard the safety of all Unit Owners, Tenants, Residents and Guests in Chelmsford Close, it shall be the obligation of the Unit Owner to comply with all applicable local, state and federal safety requirements, including, but not limited to, obtaining a permit for the installation of the Permitted Antenna, if any, installing and using the Permitted Antenna in accordance with safety recommendations and requirements of the manufacturer, and in accordance with the customs and standards for the industry, including compliance with electrical code requirements to properly ground the Permitted Antenna, and installation requirements necessary to properly secure the Permitted Antenna, and hiring installers with sufficient expertise and adequate insurance to protect their work.

5) **Maintenance Responsibility and Restoration upon Removal or upon Damage.** The Unit Owner is responsible for the maintenance of a Permitted Antenna installed as provided herein, including restoration upon removal. The Unit Owner shall be responsible for any damages caused by the installation, operation, use and/or removal of the Permitted Antenna.

6) **Application and Approval.** A Unit Owner wishing to install a Permitted Antenna as provided herein shall submit a written request to the Board of Directors prior to installation. The written request shall show the proposed location of the Permitted Antenna and must sufficiently describe how the Permitted Antenna will be installed and anchored. The Board of Directors will provide written approval of Permitted Antenna if all requirements contained in this rule have been met. The Board of Directors shall deny any request that is not in strict compliance with this rule.

FLAGS

Unit owners are permitted to display one portable, removable U.S flag in a respectful way. On Armed Forces Day, Memorial Day, Flag Day, Independence Day and Veteran's Day, owners may display in a respectful way the flags of the U.S. Army, Navy, Air Force, Marine Corps or Coast Guard. Decorative flag displays of any other kind are not permitted.

LANDSCAPING

Owners are not permitted to plant any planting outside the privacy courtyard without prior approval of the Board of Directors or the Landscape committee. This includes planting outside of the unit's lanai. Because of the various cables, wiring and the chemical termite barrier, unit owners are not permitted to do any digging on the Common Elements without approval of the Board of Directors or Landscape Committee. Installation of patio squares outside unit's lanai requires the completion of an Architectural Review request, and approval by the Board of Directors and the Meadows Community Association. Installation of material such as gravel, pea pebbles, rocks, concrete or edging outside a unit's lanai is prohibited. Annual flower planting shall be maintained by the unit owner. For more detailed information, see [Appendix B: Chelmsford Close Landscape Guidelines](#).

USE OF BARBECUE GRILLS

Unit owners may not allow any fire hazard to exist. Chelmsford Close Condominium Association follows the code sections of the National Fire Prevention Association, the Florida Fire Prevention Code and the Sarasota County Fire Marshall in regard to the use of charcoal or propane grills in multi-unit buildings. Per such, propane and charcoal grill use is permitted in Chelmsford Close.

Owners, tenants and guests are responsible for familiarizing themselves with the proper use and storage of charcoal grills, propane grills and cylinders/tanks. Manufacturer's Use and Storage guides and the propane industries standards should be read and followed. The recommendation is to store the grill and propane cylinders in a well ventilated area.

For safety and consideration of your neighbors, grills will be used in the driveway which is part of the Unit, at least ten (10) feet away from the building. Grills may not be stored on the lanai, whether enclosed or screened, or on the Common Elements. Grills may not be used under any overhang (i.e. privacy court), close to the Unit or on any Common Element.

MAINTENANCE OF COMMUNITY INTERESTS

In order to maintain a community of congenial residents who are financially responsible, the sale, transfer or lease of Units by any owner shall be subject to review and approval by the Board of Directors. Written application for approval accompanied by a \$50 fee paid by a prospective purchaser, transferee or leaser will contain information for the Board to make an informed decision. Consideration will be given to good moral character, social compatibility, personal habits and financial responsibility of the proposed purchaser, transferee or leaser. A financial and criminal background check will be performed on all applicants. The cost associated with the background check will be paid for by the applicant in addition to the \$50 application fee.

ROAD RULES

In order to maintain a safe community of congenial residents, everyone in the complex will follow the State of Florida vehicle statutes when operating a motor vehicle in Chelmsford Close.

MAINTENANCE, REPAIR AND REPLACEMENT

The Association will maintain, repair and replace as part of the common expense all of the Association property, Common Elements, Common Facilities, Limited Common Elements. Should the Board of Directors determine that any maintenance or repair required to be made by the Association was caused by the carelessness or negligence of the Owner, his tenants or guests, the Association may require that the Unit Owner bears the cost of maintenance or repair.

Each unit owner shall maintain, repair and replace everything within the confines of his unit that is not part of the Common Elements or Limited Common Elements, including but not limited to: paint, finish, covering, wallpaper and decorations of all walls, floors and ceiling; built in shelves, cabinets, counters, storage areas and closets; appliances, hot water heaters, kitchen equipment, bathroom fixtures; electrical, plumbing, telephone and television fixtures, apparatus, equipment, outlets, switches; mechanical, ventilating, heating/air conditioning equipment; interior doors, walls, partitions and room dividers; furniture, furnishing and personal property; glass or screened surface of windows, exterior doors, and lanais. The replacement or modification of any glass or screened surfaces of windows, exterior doors and lanais must be approved in advance by the Association.

For major unit renovations, refer to Appendix A: Rules for Major Unit Renovations.

REQUESTS FOR REIMBURSEMENT FOR REPAIRS

Owners seeking payment from the Association for repairs to their unit which they feel is the responsibility of the Association must follow the procedures below:

- Report your claim of damages for which you believe the Association is responsible to the Property Manager prior to contacting a contractor, beginning the repair work or paying the bill.
- Obtain a written cost estimate, detailing the work to be performed, the cause of the damage and the itemized cost of materials and labor.
- Submit the above cost estimate to the Property Manager, and cooperate with the Property Manager and/or Association Board Member's investigation of the owner's claim for damages and cost estimate of repairs.
- Obtain approval of the Board of Directors of owner's claim for damages and written cost estimate.
- Owner shall not contract to have their claim of damages repaired UNTIL ALL of the above requirements have been accomplished, EXCEPT in an emergency repair situation. In an emergency repair situation, the owner must notify the Association's Property Manager or Board Member of the nature of the emergency and then take the necessary action to prevent further

damage and have the necessary repairs done. Owner shall thereafter submit the bill of repairs to the Association's Board for retroactive approval and payment.

The Association will not be responsible for payment of any repairs if the owner does not comply with the above requirements.

UNIT ACCESS

The Association has the right of access to each unit during reasonable hours, when necessary for the maintenance, repair or replacement of any Common Element or any portion of a unit to be maintained by the Association, or as necessary to prevent damage to the Common Elements or to any other unit or units. Unit owners are asked to provide a key to the management company to facilitate entry to their unit.

INSURANCE

The Association will obtain and maintain fire and extended coverage insurance with a responsible insurance company on the portions of the units contributing to the structure of the building, and the personal property of the association. Each unit owner shall be responsible for insuring personal property located within the unit, including but not limited to: ceiling, floor and wall coverings; electrical/plumbing/telephone/television/bathroom fixtures, equipment and apparatus; appliances and kitchen equipment; hot water heaters; built in shelves, cabinets; counters, storage areas, closets, interior doors, walls, partitions and room dividers within the unit boundaries; glass or screened surfaces on windows, wood louvers, exterior doors, porches or lanais; and any improvement made with the unit which are not covered by the Association policy. Damage to any furniture, furnishing, personal effects and other personal property belonging to the unit owner will be the responsibility of the unit owner.

The unit owner's policy must contain a provision that the policy is excess coverage of the amount recoverable under any other policy, and include special assessment coverage of at least two thousand dollars (\$2,000) per occurrence. The Association must be named as an additional insured and loss payee on all casualty insurance policies issued in the Condominium. Unit owners are required to provide proof of hazard and liability insurance upon request by the Association. If none is provided, the Association maintains the right to purchase insurance at the owner's expense.

ASSESSMENTS AND LIENS

The Board of Directors shall approve the annual budgets for each fiscal year, and each unit owner will be responsible for his unit's share of such annual assessment. One-fourth (1/4) of the unit owners annual assessment is due and payable in advance to the Association on the first day of the first, fourth, seventh and tenth months of each fiscal year (January, April, July and October).

In addition, the Board of Directors has the power to levy special assessment against the unit owners in proportionate share if necessary to cover unanticipated expenditures which may occur during the fiscal year. The Board shall notify the Unit Owners in writing of the specific purpose of the special assessment.

Any assessment that is not paid when due will bear interest from the due date until paid at the highest rate permitted by law. In addition, a late charge of no more than \$50 per occurrence will be charged if the payment is not paid by the 15th of the month in which it is due (the current late charge is \$25).

RECORD REQUEST PROCEDURE

The official records of the Chelmsford Close Condominium Association are open to inspection by an association member or authorized representative, at all reasonable times; and the right to inspect includes the right to make copies at a reasonable expense by following the procedure below:

1. A request for Chelmsford Close Condominium Association official records must be in writing by an Association member or authorized representative and sent to the Board or its designee (currently Sentry Management Company).
2. Said request must specify, in writing, exactly which records they wish to view.
3. Said records shall be made available to requestor within five (5) working days of receiving a written request as required.
4. Photocopies can be made at a cost of twenty five cents (\$0.25) per copy, payable to the Chelmsford Close Condominium Association.

USE OF THE POOL

1. The use or presence of glass ware in the pool or on the pool deck is prohibited.
2. Pets are not permitted inside the pool gate or on the pool deck.
3. Showering before entering the pool is required.
4. There will be no diving, loud voices, loud music or shouting in the pool area.
5. The pool may only be used between dawn and dusk.
6. Pool furniture must be straightened when leaving. Umbrellas must be returned to the closed position. Pool furniture may not be removed from the pool area.
7. No materials of any kind may be added to the pool water. Tampering with pool equipment is prohibited.
8. Persons using sunscreen must place a towel on the pool furniture before using.
9. If requested by a unit owner, guests using the pool must identify themselves.
10. Bikes and skateboards are not allowed in the pool area.
11. Large inflatable rafts are not allowed in the pool.
12. Children under the age of twelve (12) must be accompanied by an adult.
13. Small children who are not toilet trained must wear a disposable diaper intended for swimming, or leak-proof plastic pants and cloth diaper when in the pool.
14. The pool thermostat will be set to keep the pool temperature at 82 degrees. The Board retains the right to turn off the pool heater during extensive periods of cold winter weather or during the summer months when the natural heat of the day keeps the pool at a comfortable temperature.
15. There is no lifeguard – swim at your own risk.

Appendix A: Rules for Major Unit Renovations

Unit owners in Chelmsford Close are permitted to make cosmetic changes to the interior of their Unit without approval from the Board of Directors, as long as the renovation does not involve changing any elements that are part of the Common Elements, Limited Common Elements or Association property. Major renovations, such as changing plumbing or sewer lines, electrical work, the removal of non-supporting interior walls or a change in energy source may require the contractor to cut through the ceiling, walls or concrete floor, which is Association property. In order to protect the integrity of our buildings and facilitate the completion of a project without confusion, misunderstandings, inconvenience to other Owners or delays, the Board has developed Rules and an Owner checklist to be used whenever a major renovation is planned.

1. At least forty-five (45) days prior to the start of a major renovation, the Unit Owner must complete the attached Owner Renovation Checklist/Info Sheet and submit it along with any required Architectural Review requests to the management company. The Board of Directors will act on Architectural Review requests in a timely manner with decisions rendered prior to the start of construction.
2. A set of complete building plans will be submitted to the Association's property manager prior to the onset of construction. A construction schedule with key components and dates shall be included. Owners will advise the property manager of any changes to the schedule as the project progresses.
3. All required construction permits must be in effect prior to the beginning of construction.
4. All work must be scheduled during normal business hours, generally defined as 8 am through 5 pm, Monday through Friday.
5. Adjacent Unit Owners must be notified 24 hours in advance whenever the contractor will be doing something that will result in excessive noise, obstruction or debris.
6. Use Restrictions covered in the Chelmsford Close Declaration of Condominium will be followed throughout the project by the Unit Owner and their contractor. Owners are asked to provide their contractor with a copy of the Use Restrictions (located on pages DC4 and DC5 of the Declaration of Condominium) prior to the onset of the project to avoid misunderstandings.
7. The installation and use of portable sanitation devices is prohibited on Association property. To avoid the need for a portable sanitation device, one working interior bathroom must be usable at all times throughout the project. Parking of a dumpster overnight on Association property is also prohibited. If needed, the dumpster must be removed at the end of each workday.
8. If the Unit Owner's garage is being used to store building supplies, Owners must find other suitable parking for their vehicle(s) per the Chelmsford Close Declaration of Condominium Use Restrictions. Owners may not park in their driveway, on the street or in guest parking, except during the day time hours when construction is underway.
9. Construction vehicles should be parked in a manner that will not restrict the use of or access to Chelmsford roads by other members of the Association, delivery trucks or emergency vehicles. At no time shall construction vehicles be parked on the grass or in guest parking spaces.
10. The installation of propane storage tanks for cooking and/or heating is prohibited on Association property.
11. Owners are encouraged to monitor the progress of their project and guard against unnecessary delays in completion.

The adherence to these rules will help allay the inconveniences associated with major construction projects, protect both Owners and their neighbors and keep Chelmsford a desirable place to live. Any violation of this renovation check list will subject the owner to cease and desist in any work until any variance to the check list has been eliminated. Thank you for your cooperation.

**Chelmsford Close Condominium Association
Owner Renovation Checklist/Info Sheet**

NOTE: Any violation of this renovation check list will subject the owner to cease and desist in any work until any variance to the check list has been eliminated.

Owner's Name:

Unit Address:

Description of Project:

Project Begin Date:

Estimated Completion Date:

Circle appropriate responses and complete. Return to Sentry Management before beginning renovation.

- A. Does the project require the relocation of existing water or sewer lines? Yes No
(If yes, Architectural Review required)
1. Contractor Name/Address/Phone #
 2. License #:
 3. Sarasota County Permit #:
- B. Does the project contain electrical work requiring a permit?
Yes No (If yes, Architectural Review required)
1. Contractor Name/Address/Phone #
 2. License #:
 3. Sarasota County Permit #:
- C. Does the project require the removal of any non-supporting interior masonry walls? (NOTE: Removal of supporting interior walls is prohibited by our Declaration of Condominium)
Yes No
1. Contractor Name/Address/Phone #
 2. License #:
 3. Sarasota County Permit #:
 4. Wall to be removed:
- D. Does the project require excavating through the concrete floor or cutting through the unit ceiling?
Yes No (If yes, Architectural Review required)
1. Contractor Name/Address/Phone #
 2. License #:
 3. Sarasota County Permit #:
- E. Does the project involve changes to the heating and/or cooling system, changes to the energy source used for cooking or hot water or require installation of equipment outside the Unit?
Yes No (If yes, Architectural Review required)
1. Contractor Name/Address/Phone #
 2. License #:
 3. Sarasota County Permit #:

APPENDIX B: CHELMSFORD CLOSE LANDSCAPE GUIDELINES

INTRODUCTION: As all owners share an equal and undivided interest in the common areas, each owner has a vested interest in the quality and maintenance of the landscape surrounding individual units. Accordingly, in creating and maintaining the Chelmsford landscape, the Association must use great care to further the integrity of the whole while encouraging individual plant choice in the common areas. To further this end, the Association will designate the Landscape Committee as the body to review and recommend both the maintenance and change of the landscape adhering to the following guidelines:

- Use sound methods to maintain and enhance existing landscape, such as scheduled pest control, mulching, fertilization and consideration of the rapid growth of most plant materials in Florida during the wet season.
- Use the least toxic method of pest management to maintain quality landscape.
- Use responsible irrigation to maintain our landscape.
- Provide prompt, helpful and objective reviews of all requests by individual owners to add, remove or change the landscape bordering their dwelling.
- Provide the concern, recommendations and support of any efforts to enhance and improve the Chelmsford landscape at our boundaries.

THE WORK OF THE LANDSCAPE COMMITTEE

The Chairman of the Landscape Committee will be appointed by the Board of Directors. The Chairman will provide regular reports to the Board of Directors to keep them informed of all landscape changes planned for the Board's comment and approval. Landscape Committee membership is open to all unit owners. Members will serve as liaisons for homeowners to discuss landscape issues. The Landscape Committee will meet several times during the year to identify problem areas and discuss changes to be made within the scope of the Landscape Improvement budget.

SUMMARY OF THE LANDSCAPE GUIDELINES

1. All requests for plantings are to be submitted to the Landscape Committee for review and the subsequent approval of the Board. **All requests must be submitted in writing.** The attached form is provided for the convenience of owners to request a landscape change. Please allow some time for your requests to be reviewed.
2. If a homeowner wishes to change a plant in common areas bordering their unit that is deemed healthy by the Landscape Committee, it will be at his own expense. This may include the cost of removing and replanting the healthy plant to another location within the common areas.
3. The width of the borders surrounding the front, side and back of each unit allows owners to create annual borders. Annuals must be approved by the Landscape Committee – once approved, planting the same plants in subsequent years does not require another approval.
4. Annuals must be removed if you plan to be away for longer than 2 consecutive months, unless you have someone attend them while you are away. For all plant selections, please keep in mind their growth habits (mature size and shape), light and water requirements, hardiness in winter and tolerance of heat in the summer.
5. Some plants cannot be allowed anywhere in Chelmsford. Any plant determined to carry disease, be invasive, potentially harmful to our building construction or prone to pests is not permitted. Plants must be determined to grow in our USDA Cold Hardiness Zone of 9B (minimal average temperature 25 – 30 degrees Fahrenheit). The University of Florida, IFAS Extension "Florida-Friendly Plant List" will serve as a guide for determining the appropriateness of a plant.
6. Items such as bird baths, chimes, statuary, hanging baskets, decorative flags, signs etc. cannot be placed in the common areas.
7. It is the owner's responsibility to design and maintain the "gated courtyard." In the summer wet season our irrigation systems will not trigger. Plants in the "gated courtyard" cannot surpass the height of the roof overhang. This is the only area in which window boxes that will not damage the building can be used.

Chelmsford Close Application for Landscape Change

OWNER'S NAME: _____

ADDRESS: _____

PHONE NUMBER: _____

WORK TO BE DONE AT THE EXPENSE OF:

ASSOCIATION: _____ OWNER: _____

LOCATION OF WORK TO BE DONE (Please be as specific as possible, i.e. south side of garage, rear of unit under master bedroom window, etc.):

DESCRIPTION OF REQUEST: (i.e. Remove existing hibiscus and replace with viburnum hedge, plant impatiens along walkway by garage, etc.)

WORK TO BE DONE BY:

ASSOCIATION'S LANDSCAPE CONTRACTOR _____

LANDSCAPER HIRED BY OWNER _____

OTHER _____

I understand that this request will be reviewed by members of the Landscape Committee and submitted to the Board of Directors with a recommendation of approval or denial.

Owner's Signature: _____ Date: _____

Approved: _____

JAN Denied: ____ Reason: _____

Landscape Chairman's Signature: _____ Date _____

APPENDIX C: CHELMSFORD CLOSE CONDOMINIUM ASSOCIATION EMERGENCY REACTION PLAN

INTRODUCTION: In Sarasota, emergency conditions will generally be caused by severe storms, most likely in the form of hurricanes or tornadoes. While there is nothing we can do to prevent these weather conditions from occurring, there are steps we can take to minimize the impact and speed up our reactions for recovery. While the MCA has outlined a reaction plan titled “Emergency Preparedness Area Volunteer Responsibilities” it is imperative that we in Chelmsford Close have a plan to deal with such an emergency situation. For the sake of brevity the impact of the various categories of storms is not contained in this plan.

PREPARATION: if we are in a Hurricane Watch (issue when our locale could experience hurricane conditions within 36 hours) area, Chelmsford Close residents should take certain immediate actions to minimize storm impact and prepare for the storm aftermath. Outside their condo area, Owners and tenants should remove or secure items that can become airborne in high winds and endanger themselves and their neighbors. In the pool area, all furniture and objects must be secured. The Association will ensure that all pool furniture is secured and /or placed in the pool restroom.

Much information has been disseminated about items needed to deal with the after effects of a storm. The most difficult problem that we will be faced with if we do not sustain major damage will be the effect of loss of electrical power. We recommend that all residents review their needs to live under such difficult conditions such as the lack of air conditioning, refrigeration and gasoline; access to cash money; medical needs; and loss of communication. Cordless phones won’t function without power to the base but a direct plug-in line phone may still operate. Residents should have on hand sufficient dry food stocks and bottled water to last around 7 days. If Sarasota suffers a direct hit, traffic and transportation problems will be severely impacted and movement difficult. With only power outages traffic movement would be impacted by the lack of traffic light control at intersections.

Owners should protect valuable documents and insurance information from loss during a storm. A bank safety deposit box or a fire and waterproof container located in their residence is recommended. Photos of condo contents are very helpful in case an insurance claim needs to be filed.

Stay informed by radio, TV or the Internet. The decision to evacuate should be made early enough to avoid sever traffic tie-ups. Know where the Sarasota local shelters are located in case you need to go to one. Shelter data is updated each year and is available from Sarasota County Emergency Management or the American Red Cross. The nearest shelter to the Meadows is Bishop Nevins Academy located at 4830 Fruitville Road (at the McIntosh Road/Fruitville Road intersection). We encourage you to obtain annually a copy of the “All Hazards Guide for Sarasota County” as well.

DURING THE STORM

Stay indoors and away from windows as it is too dangerous to venture outside until the high winds subside. Designate a “safe room” (probably your bath or utility room) and go there during the storm.

IMMEDIATE AFTERMATH

Chelmsford residents should report any problems to our Meadows Community Association (MCA) liaison.

First check areas for fire and medical problems. You should know where the fire extinguisher locations are in your area. Secondary inspection is for building damage such as roof, glass, water problems, downed trees, street blockages and the pool area. Fire or medical emergencies should be reported immediately by calling 911 and to Chelmsford's MCA Liaison who will coordinate with the MCA's Area E emergency representative.

LONG TERM IMPACT: If Chelmsford Close receives major damage and/or conditions are such that residents cannot remain in their condos, keep the property manager informed as to where you can be reached. Recovery and reconstruction efforts of Chelmsford Close require communication with all owners.

For more information, please contact the Florida Department of Community Affairs at www.floridadisaster.org. The Florida Emergency Information Line is 1-800-342-3557.