

File #1153 #1498

731765

DECLARATION OF CONDOMINIUM

of

WOODMANS CHART

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File #1153 #1498

9. Summary of Use Restrictions.

The restrictions upon use of the condominium and condominium units are set forth in Paragraph 13 of the Declaration of Condominium. The restrictions concerning the use of condominium property which are generally of most interest to unit purchasers and owners are summarized as follows:

(a) Children under eighteen (18) years of age are not allowed to occupy a unit except as a guest of the owner for a period not to exceed a total of thirty (30) days within any consecutive twelve-month period.

(b) No animals shall be kept in the units, other than one cat or one small dog as defined by the rules and regulations of the board of directors of the association, and birds and fish.

(c) The use of each condominium unit shall be limited to single family residential usage. No commercial, professional or business use will be permitted except Developer may use one or more units as a model unit and sales office until all units in all phases of Woodmans Chart are sold.

(d) No unit may be leased for a period of less than one (1) year.

(e) No commercial vehicles, trucks, boats, campers, trailers, mobile homes and similar vehicles may be parked in any parking area overnight.

Other specific restrictions relate to: the display of signs on any condominium unit; the use of antennas, clotheslines and garbage receptacles outside of a condominium unit; the emission of objectionable noises and odors; and any activities which would constitute a health, safety or fire hazard, or which would increase insurance rates. No unit may be divided and no structural alterations or changes made without consent of board of directors of the Association. The board of directors shall have the right to enter any unit at any reasonable time for maintenance and repair purposes. The board of directors may adopt uniform rules and regulations in regard to the use of units and the common elements.

10. Utility and Other Services.

Electricity. To be furnished by Florida Power & Light Company.

Water. To be furnished by North County Utility District No. 1 of the County of Sarasota.

Sewer Service. To be furnished by Taylor Woodrow Homes Limited under its sewer franchise granted by the County of Sarasota until such time as sewer service is available through the County of Sarasota. Fees for sewer services will be charged in accordance with rate schedules approved by County of Sarasota.

7 Trash Collection Service. To be furnished by Decker Disposal, Inc.

Telephone Service. To be furnished by General Telephone Company of Florida.

Cable Television Service. To be furnished by Storer Cable TV Company.

Storm Drainage. In accordance with engineering design and plans approved by the Sarasota County Engineering Department. By natural absorption and run-off, and by collection in attenuation areas and lakes.

11. Apportionment of Common Expenses and Common Elements.

The ownership and the undivided shares of the respective condominium units in the common elements and the manner of sharing common expenses and owning common surplus shall be apportioned among all of the units in Woodmans Chart on the following ratio according to type of unit:

Type of Unit	Share
Burnham I (EI)	1.00
Burnham II (EII)	1.05
Oakdale (F)	1.05
Sherwood (G)	1.15 - 3 4 2 4
Chartwell (A)	1.25 - 2 2 2 2
Wentworth (B)	1.30 - 6 8 0

As each phase is added to Woodmans Chart, the units in such phase shall commence their sharing of the common expenses and common elements in accordance with the provisions of Paragraph 4 of the Declaration of Condominium (page 2).

12. Estimated Operating Budget.

An estimated operating budget for the condominium and the association and a schedule of the unit owner's expenses are attached as Exhibit 9 to this Offering Circular (see page 85).

13. Estimated Closing Expenses.

The closing expenses of a unit purchaser shall equal one percent (1%) of the purchase price and shall cover the costs of a title insurance commitment and title insurance policy, documentary stamps and surtax on the warranty deed, recording the warranty deed in the public records, and all other closing expenses of the purchaser, except the purchaser's attorney's fees, mortgage loan closing costs, and such other expenses incurred at the request of the purchaser. See Purchase Agreement.

- (a) use the unit for other than single family residence purposes;
- (b) paint or otherwise change the appearance of any exterior wall, door, window, patio, balcony or any exterior surface; place any sunscreen, blind or awning on any balcony or exterior opening; place any draperies or curtains at the windows of any unit without a solid, light color liner acceptable in color to the board of directors facing the exterior of the unit; tint, color or otherwise treat or apply anything to any window which will adversely affect the uniform exterior appearance of the building in the opinion of the board; plant any planting outside of a unit except upon written approval of the landscaping plan by the board of directors of the Association (except that no prior approval is necessary for plantings in the exterior garden); erect any exterior lights or signs; place any signs or symbols in windows; erect or attach any structures or fixtures within the common elements; nor any of the foregoing without the prior written consent of the board;
- (c) make any structural additions or alterations (except the erection or removal of non-support carrying interior partitions wholly within the unit) to any unit or to the common elements; fasten light fixtures, shelving, pictures, mirrors, objets d'art, curtain rods and similar household items to the walls or ceiling of a unit unless they may be removed without substantial damage to the wall or ceiling structure; nor any of the foregoing without the prior written consent of the board;
- (d) permit loud and objectionable noises or obnoxious odors to emanate from the unit nor play any organ or electronically amplified musical instruments or devices which may cause a nuisance to the occupants of other units in the sole opinion of the board;

ATTORNEYS' TITLE INSURANCE FUND, INC.

Sarasota/Manatee Branch
6497 Parkland Drive, Suite F
Sarasota, FL 34243
(941) 753-9200
Fax: (941) 756-7072

Kanetsky, Moore & DeBoer PA
227 S. Nokomis Avenue
Venice, FL 34285

Date: January 20, 2000
File No: 16-00-0160
County: Sarasota
Reference: 6957.100SVW (Woodmans)

Dear Customer

Pursuant to your request, we have searched the public records of Sarasota County, Florida from January 13, 1977 at 8:00 A.M. through January 11, 2000 at 11:00 P.M. to ascertain the following:

Declaration of Condominium and all amendments for Woodmans Chart.

From said search we report those entries as set forth on the following page(s). Copies of instruments, if any, have been attached for your review.

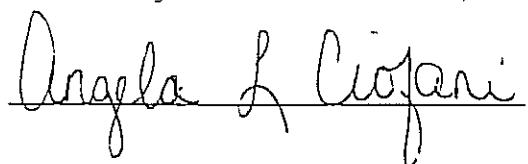
This search does not cover matters other than those recorded in the Official Records Book of the county and does not assure the legality or validity of the referenced instruments.

This search is prepared and furnished to provide only the above information. It is not an opinion of title and may not be used as a title base for the issuance of a title insurance commitment and/or policy, nor should it be used for the preparation of foreclosure proceedings or other litigation. Maximum liability for incorrect information is \$1000 under Sec. 627.7843, F.S.

Signed this 20th day of January, 2000.

Attorneys' Title Insurance Fund, Inc.

*Prepared by: Angela Ciofani
Typist: Juliet M. Shepard Authorized Signature:*



Fund File Number: 16-00-0160

1.	<i>Book and Page:</i> First Party: Second Party:	CB 9-36	<i>TOI:</i> PLAT	<i>DOF:</i> 01/13/1977
2.	<i>Book and Page:</i> First Party: Second Party:	CB 9-43	<i>TOI:</i> PLAT	<i>DOF:</i> 03/09/1977
3.	<i>Book and Page:</i> First Party: Second Party:	CB 9-49	<i>TOI:</i> PLAT	<i>DOF:</i> 05/05/1977
4.	<i>Book and Page:</i> First Party: Second Party:	CB 10-5	<i>TOI:</i> PLAT	<i>DOF:</i> 06/20/1977
5.	<i>Book and Page:</i> First Party: Second Party:	1153-1498	<i>TOI:</i> DOC	<i>DOF:</i> 01/13/1977
6.	<i>Book and Page:</i> First Party: Second Party:	1161-2113	<i>TOI:</i> AMD	<i>DOF:</i> 03/09/1977
7.	<i>Book and Page:</i> First Party: Second Party:	1171-319	<i>TOI:</i> AMD	<i>DOF:</i> 05/05/1977
8.	<i>Book and Page:</i> First Party: Second Party:	1183-2142	<i>TOI:</i> AMD	<i>DOF:</i> 06/20/1977
9.	<i>Book and Page:</i> First Party: Second Party:	1464-1879	<i>TOI:</i> AMD	<i>DOF:</i> 09/14/1981

11 AUGUST 2005

1. DIFFERENCE IN THE 0.1110 SPECTRUM

PARK OR PARCEL A-1 AS PLOT 40 OF THE MEADOWS, UNIT 1 SUBDIVISION 13
RECORDED IN PLAT BOOK 21, PAGE 34, INDEXED 31 OF 1942 RECORDED RECORDS
OF SANIBEL COUNTY, FLORIDA, NAME PARTICULARLY REFERRED AS PLOT 40-A-1

1940-41, DURING WHICH TIME, DEFENDANT, ALONG WITH [REDACTED]
[REDACTED] AND [REDACTED] (HEREINAFTER REFERRED TO AS THE "PARTIES")
A DISTANCE OF 135.37 FEET, IMPERL 5-34E-27-27-1, A DISTANCE OF
103.00 FEET, IMPERL 5-34E-27-27-1, A DISTANCE OF 131.91 FEET,
IMPERL 5-34E-27-27-1, AND A DISTANCE OF 136.97 FEET TO THE POINT OF
BEGINNING, CONTAINING 0.4 ACRES.

PART OF PARCEL NO. 35, PER PLAN OF THE REGISTRY, UNIT 1 SUBDIVISION AS
SHOWN ON PLAT.

RECORDED IN PLAT BOOK 21, PAGE 15, OF THE PUBLIC RECORDS
OF SAVANNAH COUNTY, GEORGIA, RECENTLY DESTROYED AS FOLLOWS:
COURT: ALL THE SUBDIVISION LINES OF THE ADDITIONAL 1/4 OF SECTION 12.

RECEIVED 36 SCOTT, JUN 18 1951. NATIONAL GUARD. 100151:
T-100-50-22-1451-1951 LINE OF SITE NUMBER 4
DISTANCE OF 4000 FT. 1951.

LIVE OR LITERATE, SIGNED PRIVATELY AND HIS SPECIALISTICALLY ESTIMATED
A PICTURE OF MARY B. B. L. 1875. 5-16. C. H. 1875. AN A. H. 1875. G.

1116 53 00 40 120100 7 120100 120100 120100 120100 120100 120100 120100

W-21-21-57-A A DISTANCE OF 212.93 FEET TO THE GATE SQUARERLY LINE OF PARCEL "K". THE LINE IS FORTY-FIVE FEET ALONG THE SIDE SOUTHERN

ON A FOUNT OF WHICH THE RABBI'S FATHER LEFT 3,700 DUCATS TO A RELIGIOUS
DISTRICT OF CRODO RIVER; HENCE COMING FROM THE RIVER ARE
SAIN, MECI, OLSKOV, LIPSK, LIPSKY & OLSKOV, ETC., ETC., ETC.

A DISTANCE OF 7.50 MILES. 1935-5-30-20-31-4 A DISTANCE OF
10.50 MILES. 1935-5-30-20-31-4 A DISTANCE OF
10.50 MILES. 1935-5-30-20-31-4

A paper by *John C. H. Stroh*, *Robert G. Smith*, *W. S. McLean*, and *A. R. Osborne* describes an effort to develop an *optical heterodyne* spectrometer which performs polarimetry.

THIS WORK IS PART OF A HUMAN DOCUMENTATION OF HISTORICAL AND CULTURAL INTEGRITY.
REPRODUCTION ALLOWS FOR THE TRANSMISSION OF ELEMENTS RELATED TO HUMAN HERITAGE.
A DIFFERENT COPY IS HELD IN THE LIBRARY OF THE MUSEUM OF FOLK ARTS OF THE STATE OF
PARANÁ.

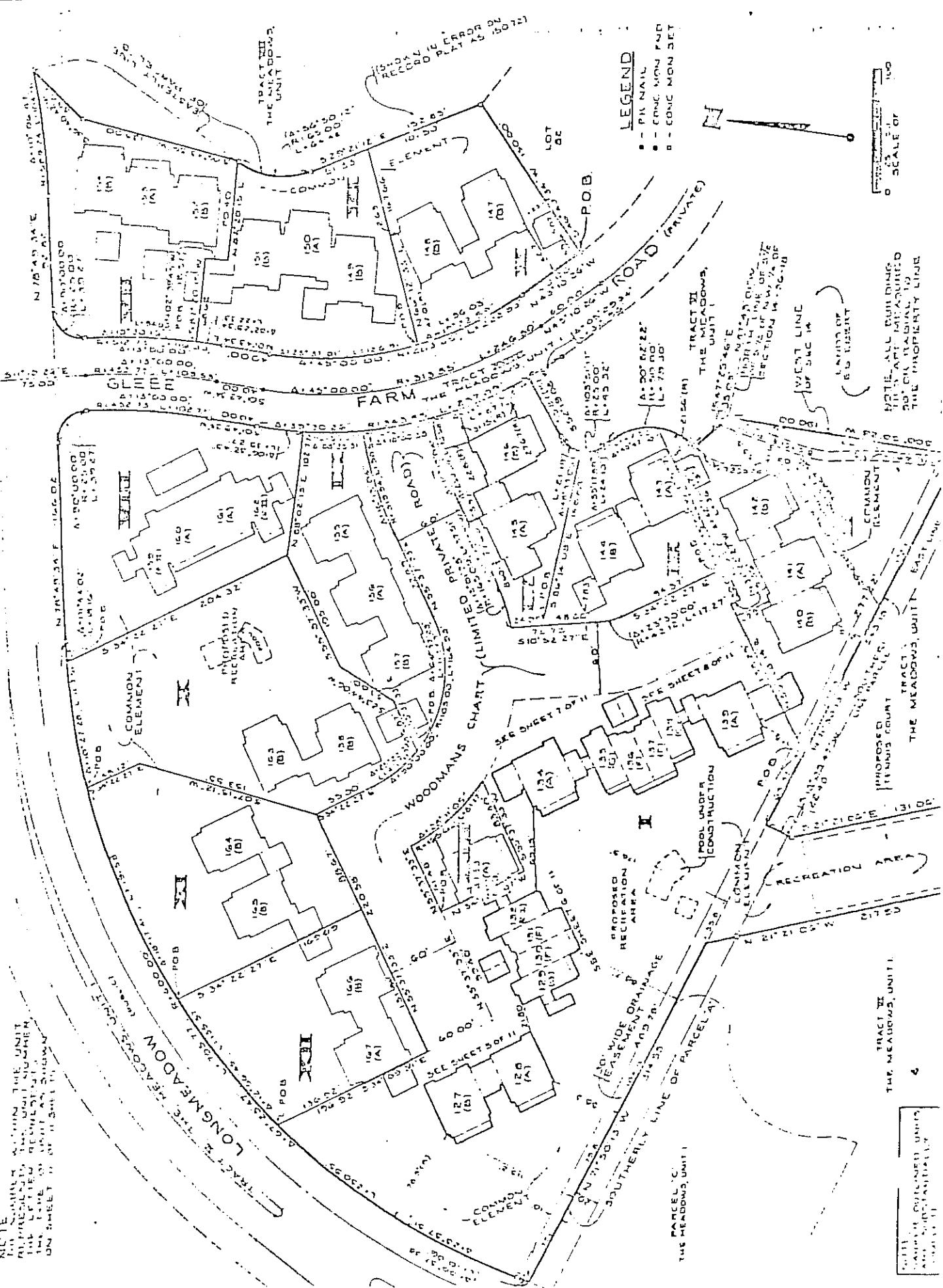
83-43117: 1943-14-27-77-0 A DISTANCE OF 17.30 MTS TO THE POINT OF SIGHTING. OBSERVATION 0.12 ACTS.

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CONDUCTORIUM: RUMA 500

CONDIMENTUM BOOK 9 PAGE 36C

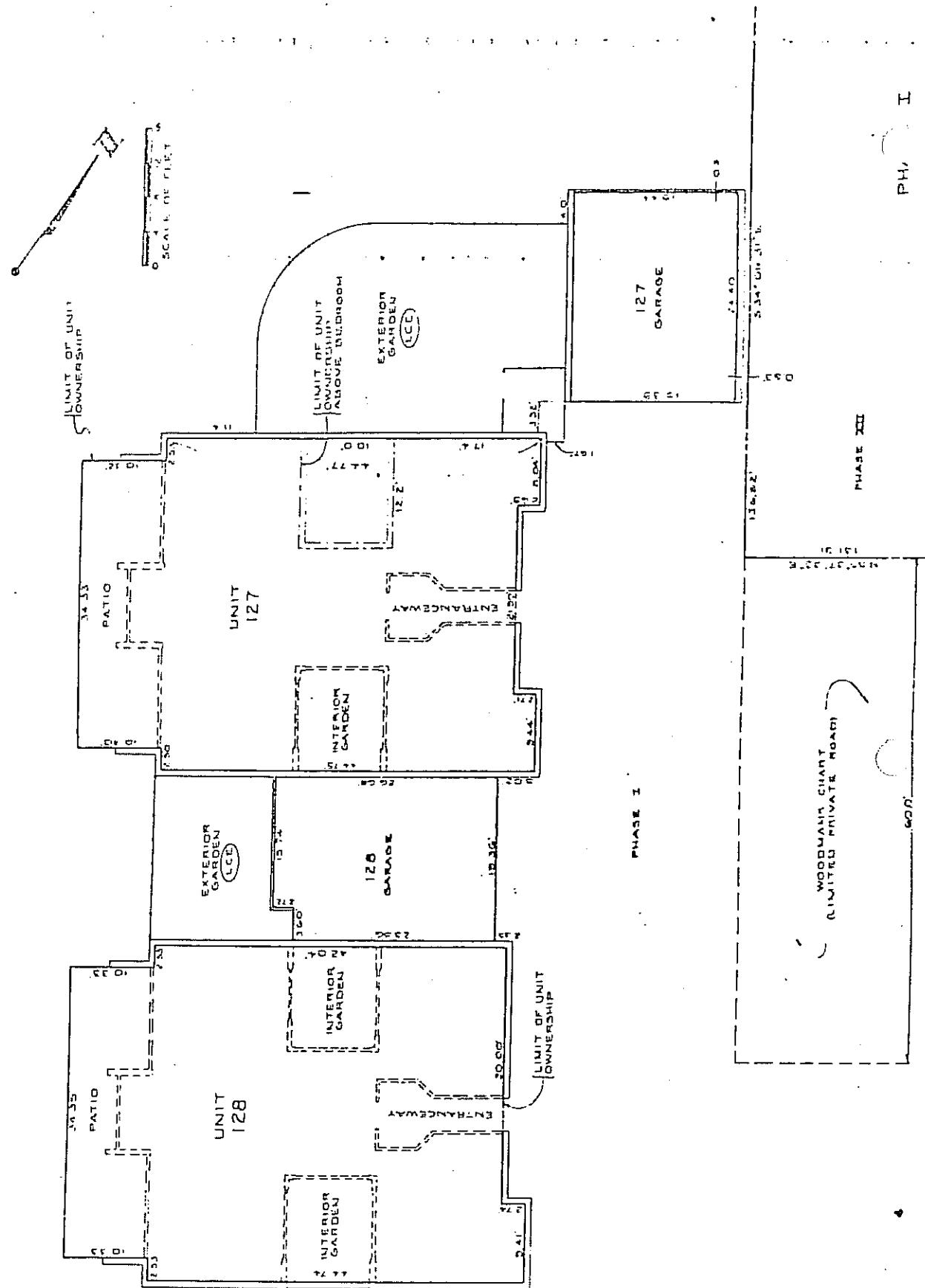
NOTICE IS HEREBY GIVEN, THAT THE UNIT
PROFESSIONAL, INC., WILL HOLD A
TAX-EXEMPT REUNION AND
LUNCHEON ON SATURDAY,
ON JUNE EIGHT IN SAN FRANCISCO.



CONDOMINIUM UNIT #9
SHEET 5 OF 10 SHEETS

360

WOODMAN CHART



ପ୍ରକାଶକ ମନ୍ଦିର

CONFIDENCE LEVEL 95% PAGE 36E

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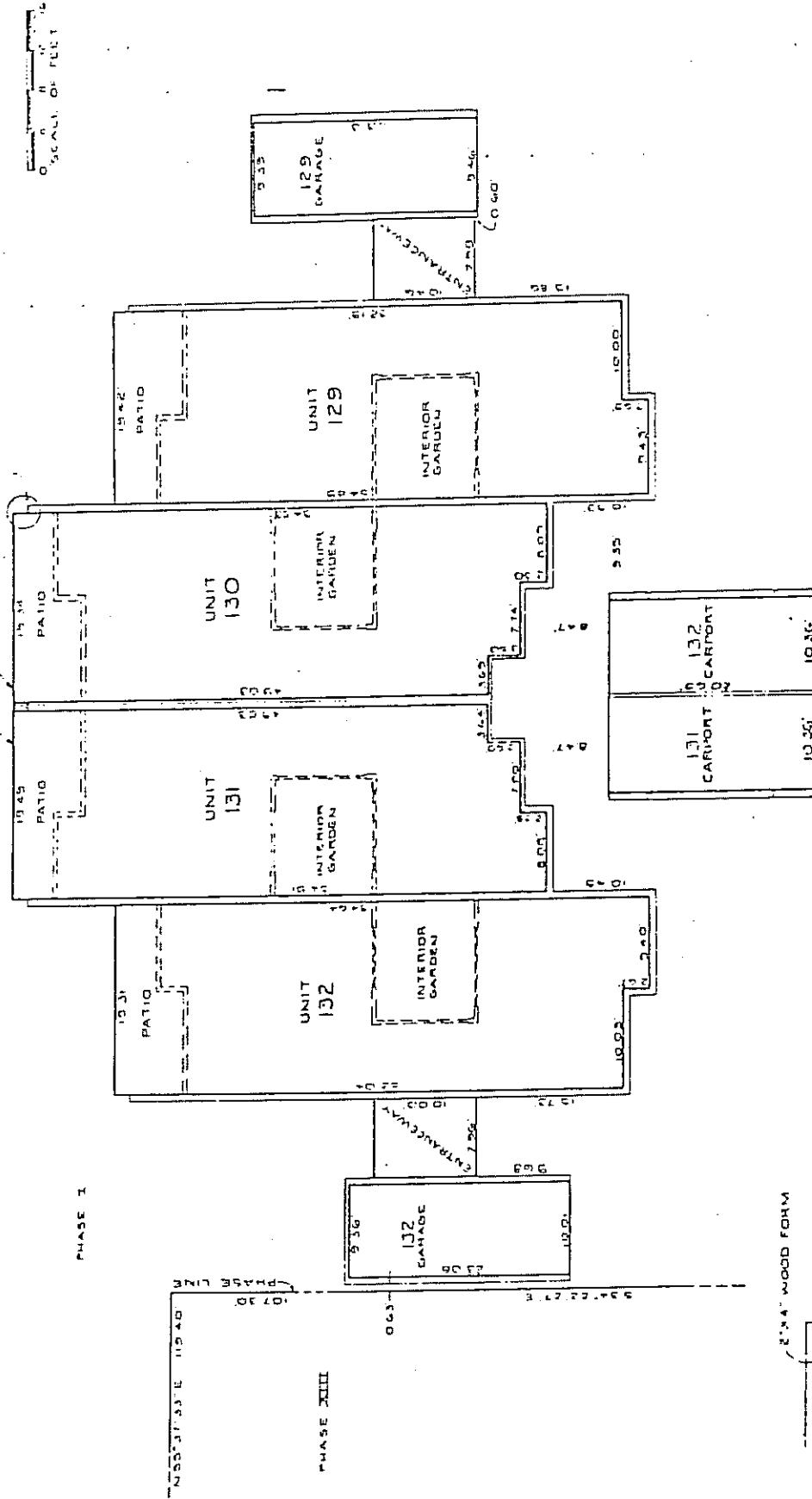
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וְעַמְקָדָה

- 565 -

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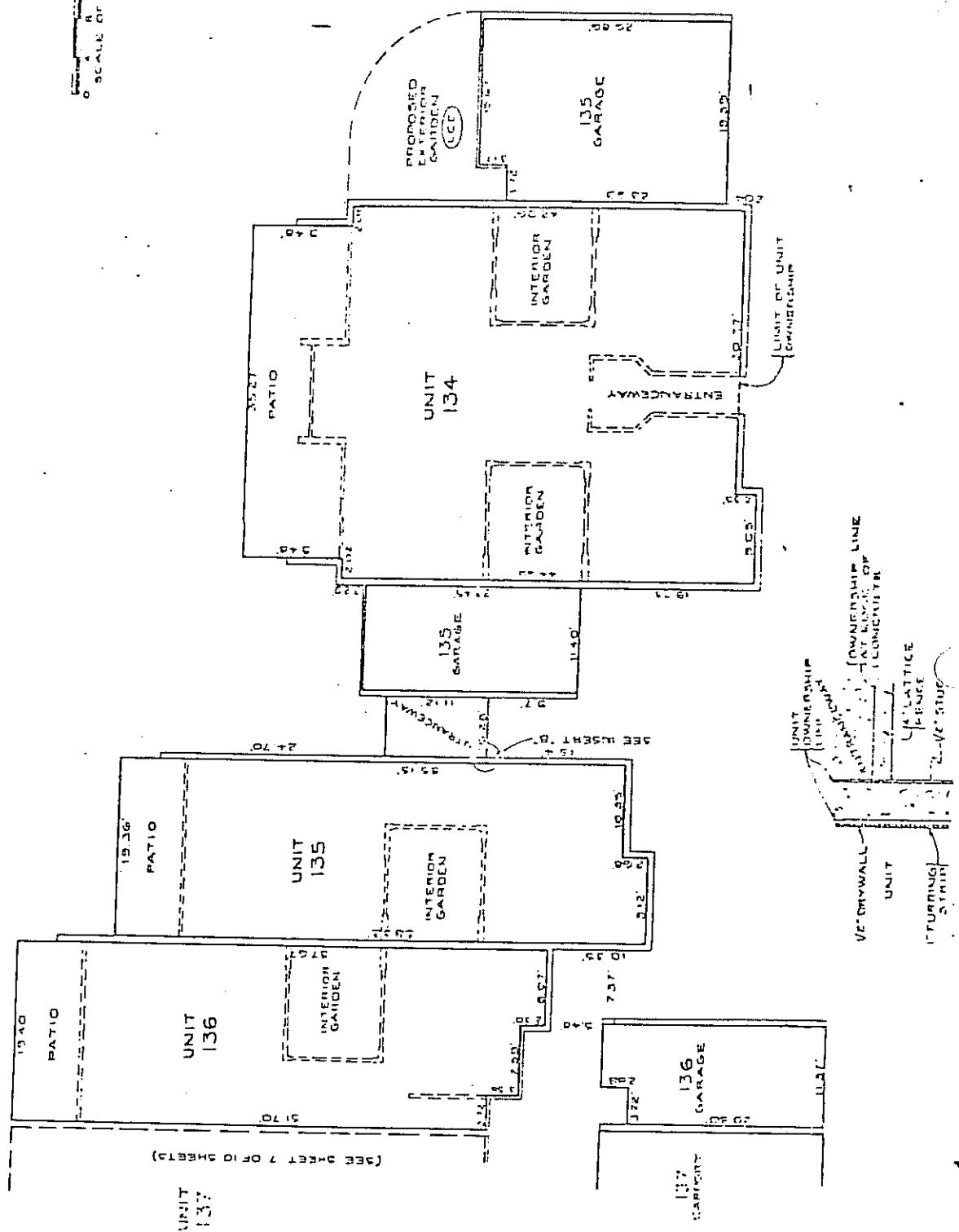
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OWNER UNIT

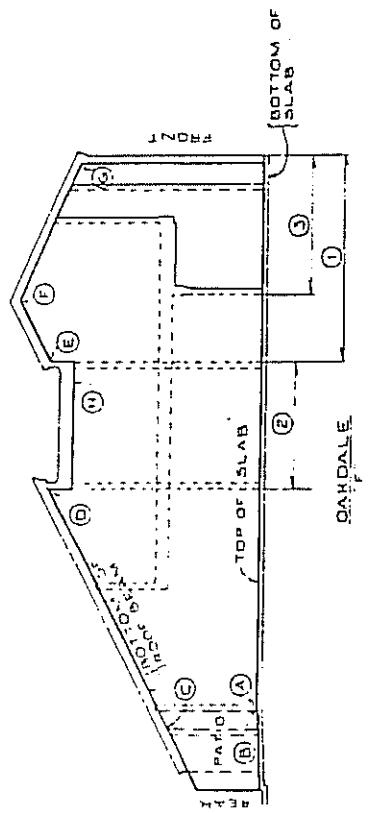
PHASE

THERMODYNAMICS

SCALE OF RIBBON



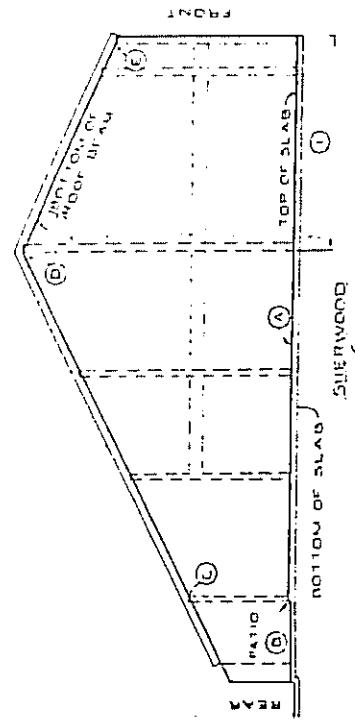
WOODBINE CHART



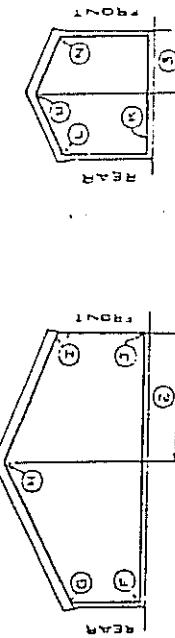
TYPICAL UNIT SIDE ELEVATION



CARPORT SIDE ELEVATION UNITS 130 & 131



TYPICAL UNIT SIDE ELEVATION

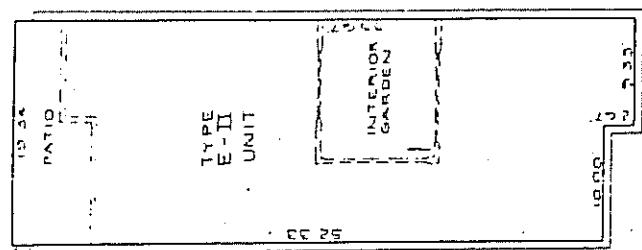
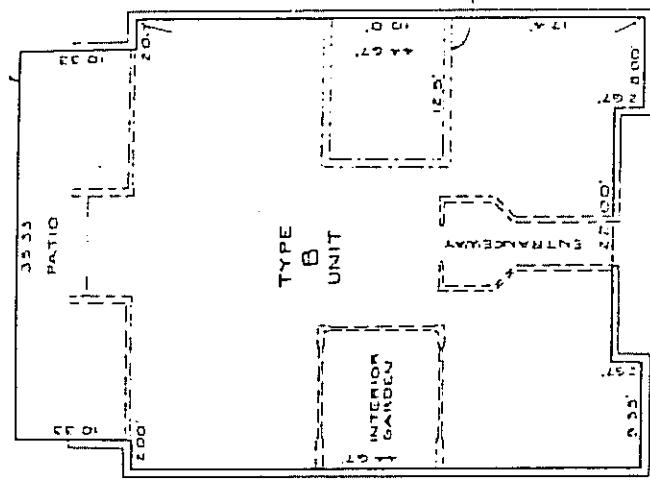
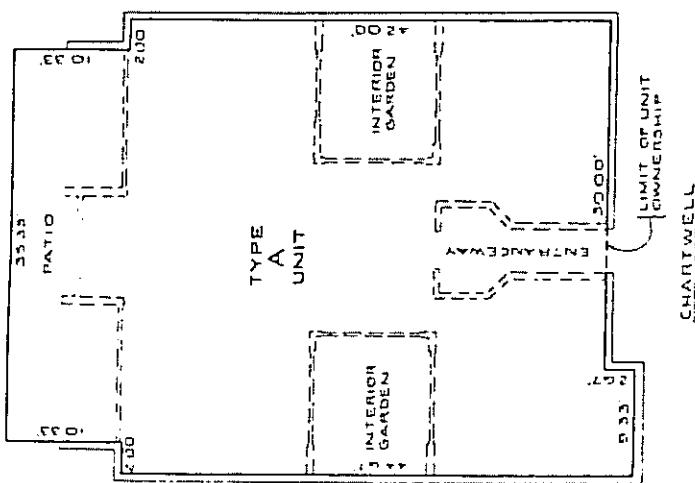


TYPICAL GARAGE & ENTRANCEWAY SIDE ELEVATION

UNIT	DISTANCE	ELEVATION									
		(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)
12.9	10.1	10.3	25.4	25.4	21.0	4.91	4.10	—	—	—	—
13.5	10.7	10.7	25.6	25.6	20.0	4.91	4.21	—	—	—	—
13.6	10.6	10.6	26.00	25.94	21.7	4.91	4.11	—	—	—	—

כוננות מילויים תרבותי 9 מאי 1961

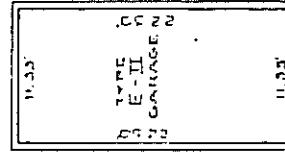
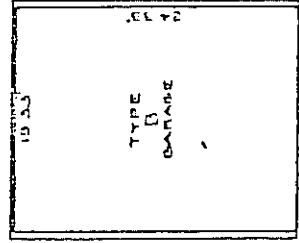
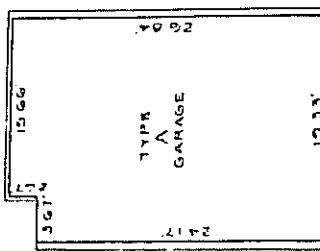
ପ୍ରକାଶକ ନାମ



БУНДАМ

WENTWORTH

CHARTWELL



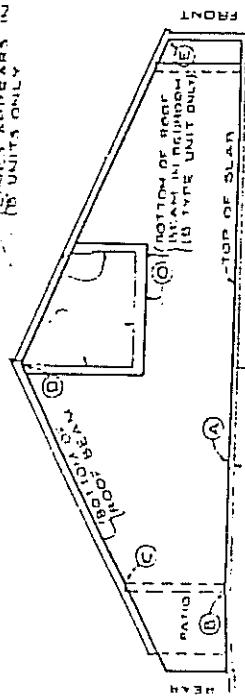
ENTREPRENEUR

TYPICAL PROPOSED BUILDINGS

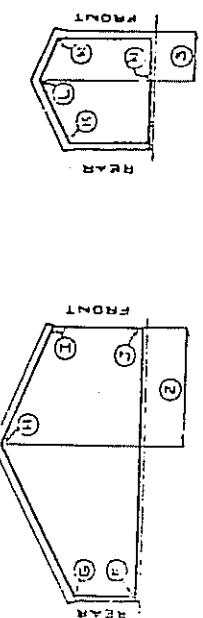
תְּהִלָּה וְעַמְּדָה אֶת

וְאַתָּה תִּשְׁמַע אֱלֹהִים
בְּכָל־עֲמָקָם וְבְכָל־מָקוֹם
בְּכָל־מִזְרָח וְבְכָל־מִזְרָחֶךָ
בְּכָל־מִזְרָחֶךָ וְבְכָל־מִזְרָחֶךָ

לעומת תרומות של י



TYPICAL UNIT SIDE ELEVATION



TYPICAL GARAGE & ENTRANCEWAY SIDE ELEVATION

LEGEND

PROBLEMS IN THE USE OF
PROSTHESSES

UNIT	DISTANCE	ELEVATION											
		(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)
153	-	-	-	-	-	-	-	-	-	-	-	-	-
140	70.6	14.3	-	16.00	20.0	35.3	43.3	35.2	13.4	25.0	5.0	3.0	5.0
141	70.7	4.6	-	16.05	20.0	35.2	43.4	35.4	13.4	25.0	5.0	3.0	5.0
142	70.7	-	-	16.05	20.0	35.2	43.4	35.4	13.4	25.0	5.0	3.0	5.0
143	-	-	-	16.05	20.0	35.2	43.4	35.4	13.4	25.0	5.0	3.0	5.0
144	-	-	-	16.05	20.0	35.2	43.4	35.4	13.4	25.0	5.0	3.0	5.0
145	-	-	-	16.05	20.0	35.2	43.4	35.4	13.4	25.0	5.0	3.0	5.0
146	-	-	-	16.05	20.0	35.2	43.4	35.4	13.4	25.0	5.0	3.0	5.0
147	-	-	-	16.05	20.0	35.2	43.4	35.4	13.4	25.0	5.0	3.0	5.0
148	-	-	-	16.05	20.0	35.2	43.4	35.4	13.4	25.0	5.0	3.0	5.0
149	-	-	-	16.05	20.0	35.2	43.4	35.4	13.4	25.0	5.0	3.0	5.0
150	-	-	-	16.05	20.0	35.2	43.4	35.4	13.4	25.0	5.0	3.0	5.0
151	-	-	-	16.05	20.0	35.2	43.4	35.4	13.4	25.0	5.0	3.0	5.0
152	-	-	-	16.05	20.0	35.2	43.4	35.4	13.4	25.0	5.0	3.0	5.0
153	-	-	-	16.05	20.0	35.2	43.4	35.4	13.4	25.0	5.0	3.0	5.0
154	-	-	-	16.05	20.0	35.2	43.4	35.4	13.4	25.0	5.0	3.0	5.0
155	-	-	-	16.05	20.0	35.2	43.4	35.4	13.4	25.0	5.0	3.0	5.0
156	-	-	-	16.05	20.0	35.2	43.4	35.4	13.4	25.0	5.0	3.0	5.0
157	-	-	-	16.05	20.0	35.2	43.4	35.4	13.4	25.0	5.0	3.0	5.0
158	-	-	-	16.05	20.0	35.2	43.4	35.4	13.4	25.0	5.0	3.0	5.0
159	-	-	-	16.05	20.0	35.2	43.4	35.4	13.4	25.0	5.0	3.0	5.0
160	-	-	-	16.05	20.0	35.2	43.4	35.4	13.4	25.0	5.0	3.0	5.0
161	-	-	-	16.05	20.0	35.2	43.4	35.4	13.4	25.0	5.0	3.0	5.0
162	-	-	-	16.05	20.0	35.2	43.4	35.4	13.4	25.0	5.0	3.0	5.0
163	-	-	-	16.05	20.0	35.2	43.4	35.4	13.4	25.0	5.0	3.0	5.0
164	-	-	-	16.05	20.0	35.2	43.4	35.4	13.4	25.0	5.0	3.0	5.0
165	-	-	-	16.05	20.0	35.2	43.4	35.4	13.4	25.0	5.0	3.0	5.0
166	-	-	-	16.05	20.0	35.2	43.4	35.4	13.4	25.0	5.0	3.0	5.0
167	-	-	-	16.05	20.0	35.2	43.4	35.4	13.4	25.0	5.0	3.0	5.0

UNIT	DISTANCE	ELEVATION									
		(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)
127	270.0	12.6	-	17.2	25.4	33.6	41.2	49.2	57.5	65.2	73.2
128	270.0	13.6	-	17.6	25.1	34.7	43.1	51.1	59.1	67.2	75.2
132	270.0	10.1	5.3	19.6	29.3	34.5	44.2	52.0	60.1	67.6	75.2
134	14.1	-	15.9	26.7	36.7	46.7	56.7	66.7	76.7	86.7	96.7
135	14.3	-	16.1	27.1	37.1	47.1	57.1	67.1	77.1	87.1	97.1

**PART II
AMENDMENT**

WOODMAN'S CHAR- A CONVERSATION

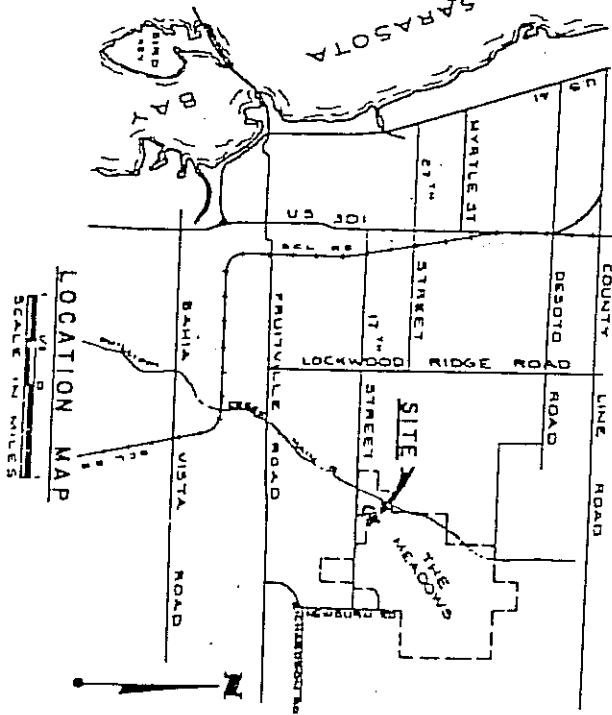
2

D E A T H

NOTE

TELEGRAMS ARE BEING MADE TO THE PLANE THAT WE REPORTS, UNLESS I SUBMARINE IS LOCATED AND CAPTURED IN THE NEAR FUTURE, IT IS SUGGESTED THAT WE DO NOT TRY TO REACH IT.

WATERFALL, FLORIDA AND DO NOT REFER TO THE TRUE
LEVEL UNIT SUPPORTS AS FOLLOWS:



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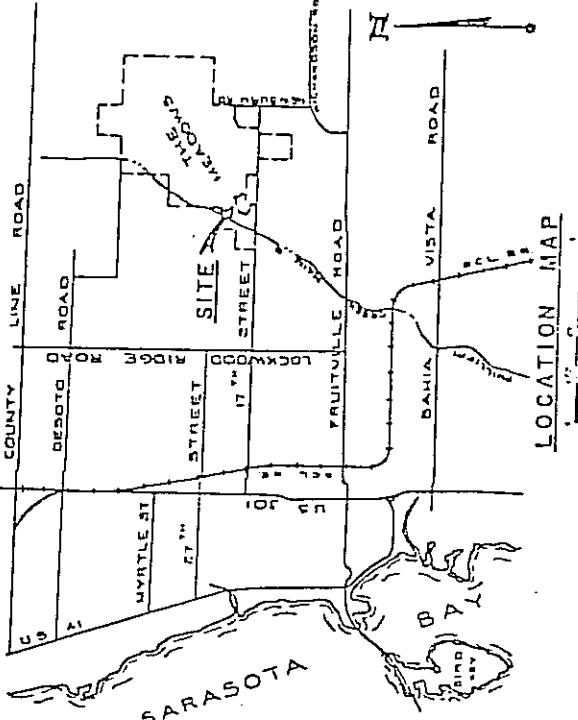
CONDOMINIUM BOOK Q PAGE 43
SHEET 1 OF 16 SHEETS
DECLARATION OF CONDOMINIUM IN JAPAN IN U.S. FORM - 1951
AT PARIS - MADE IN THE PUBLIC OFFICES OF JAPAN'S CONSTITUTIONAL COURT.

AT PAGE 1,
FLORIDA.
**WOODMAN'S CHART
A CONDOMINIUM**

SOCIALISATION, TWP. 05, R.R. 10 E.
SARASOTA COUNTY, FLORIDA

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DESCRIPTION



CERTIFICATE OF

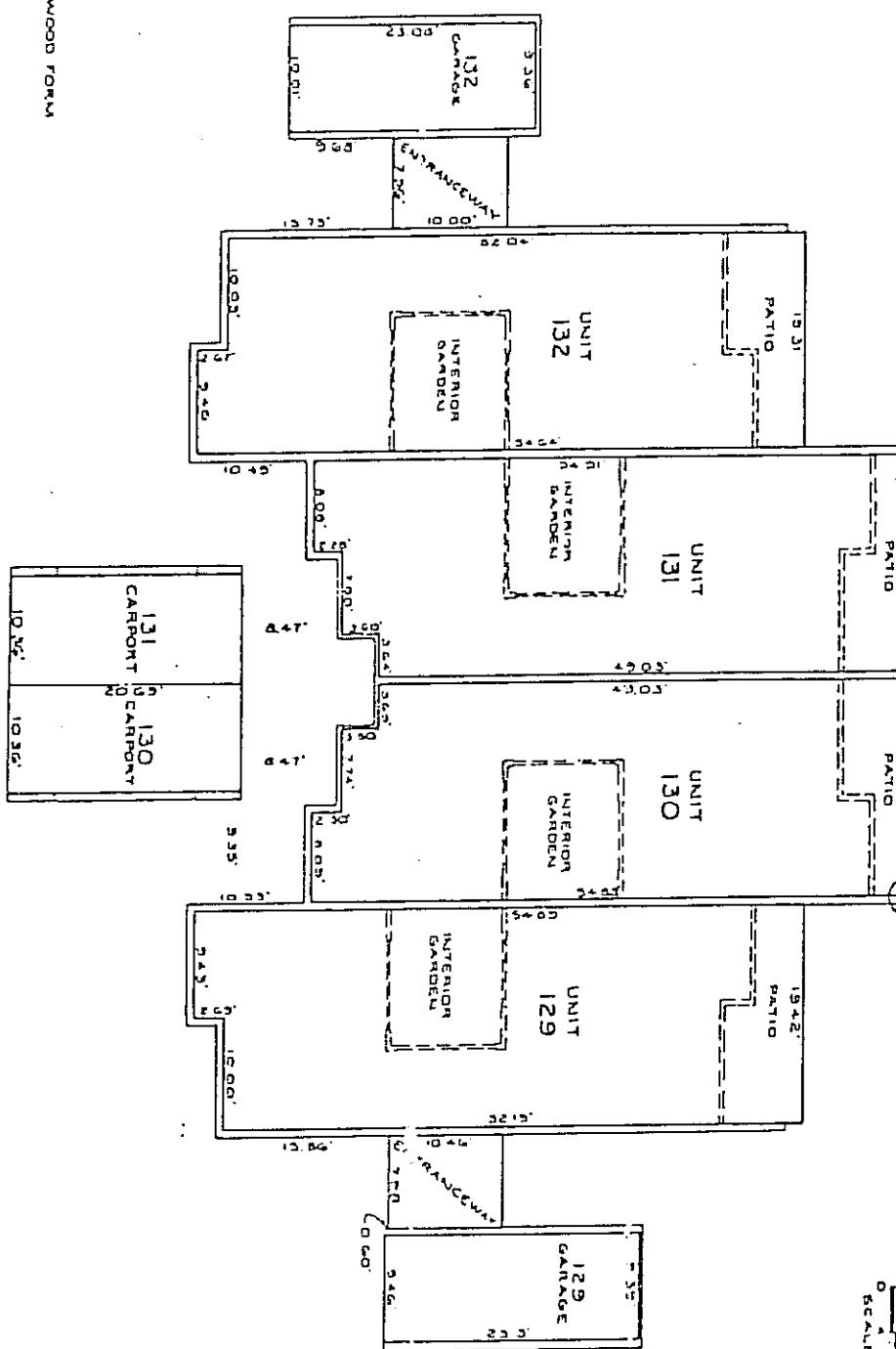
Additional comments
shown 1.

WOODMANS CHART

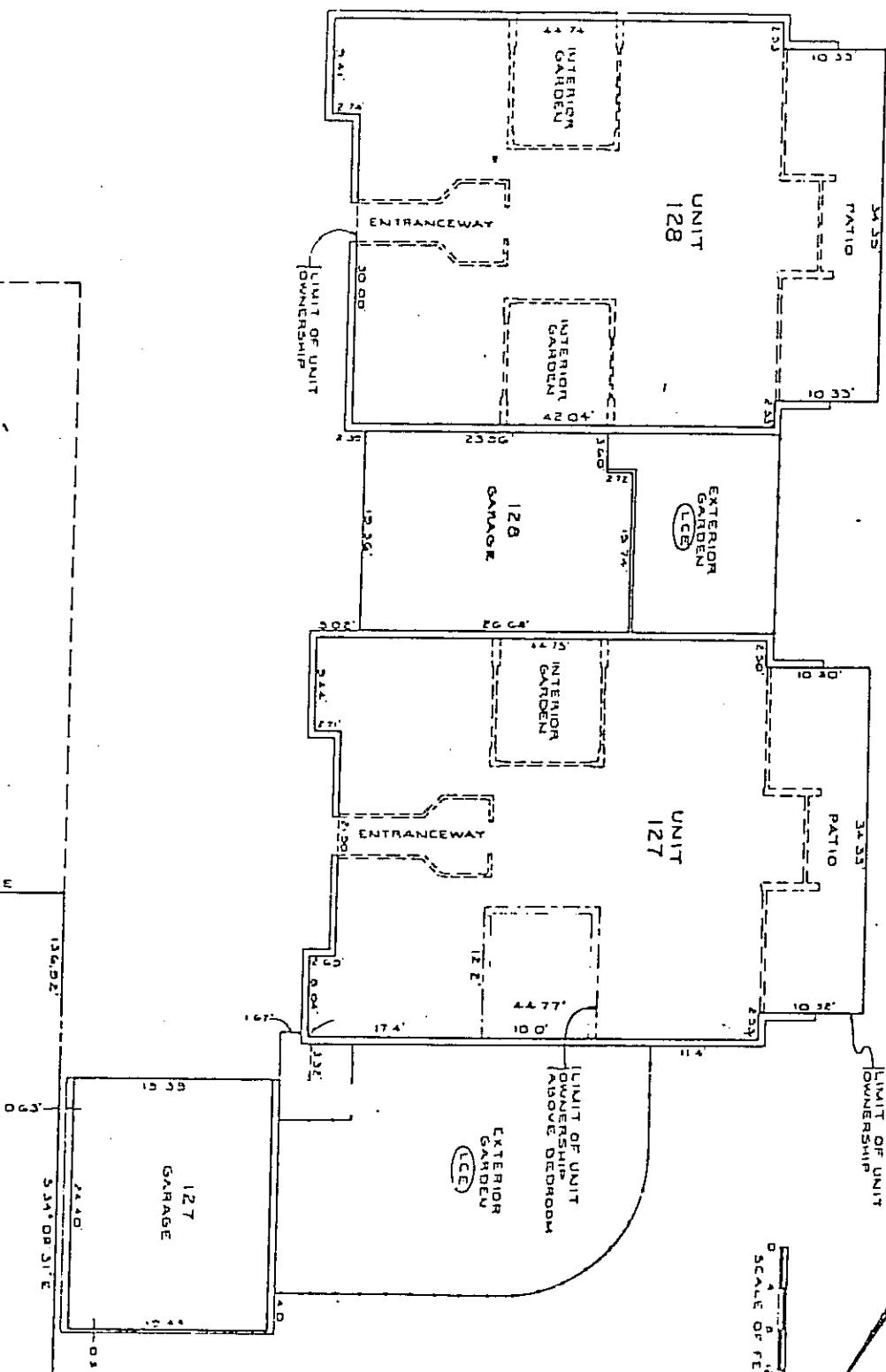
LIMIT OF OWNERSHIP

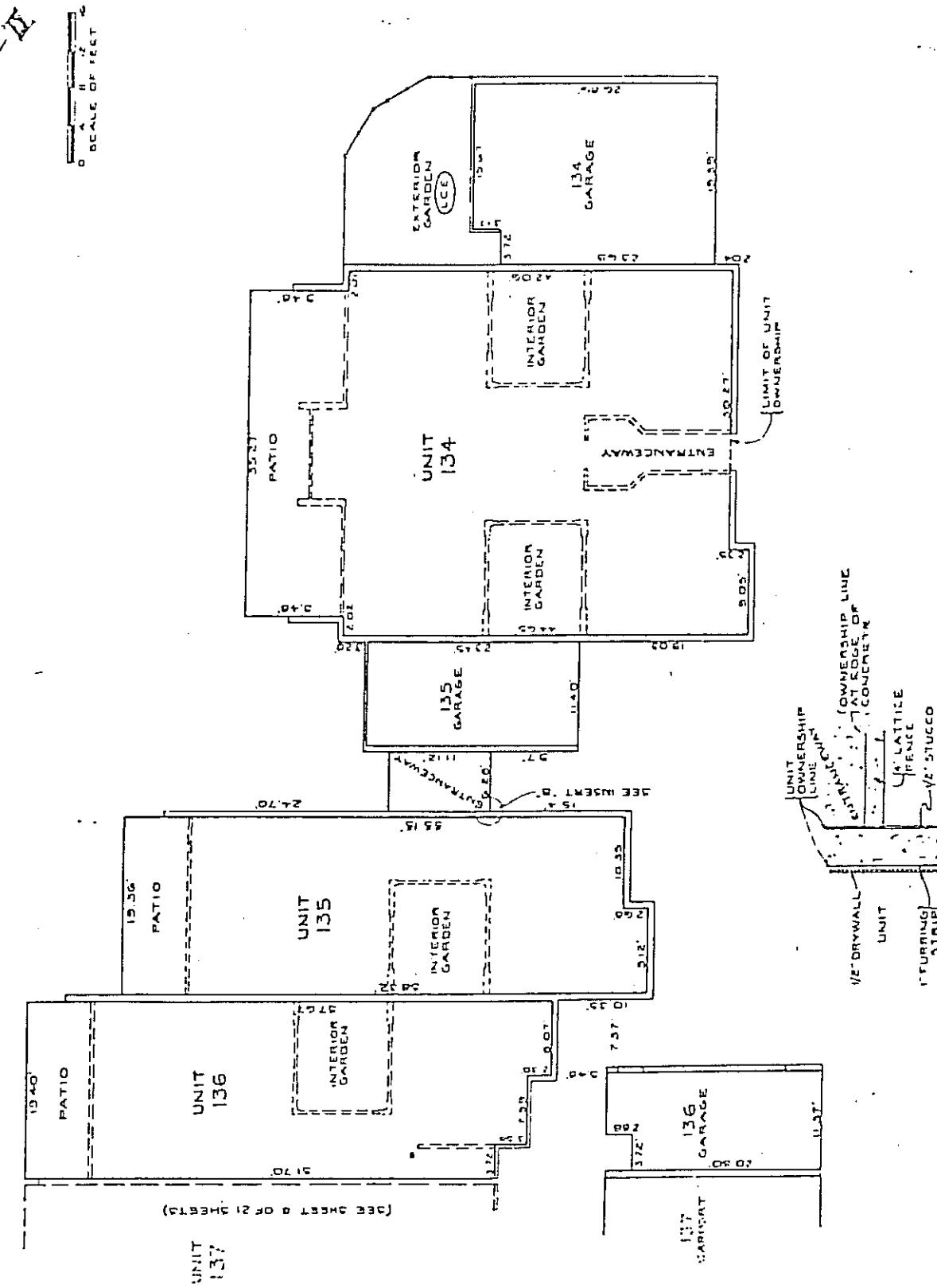
SEE INSERT 'A'

SCALE OF FEET



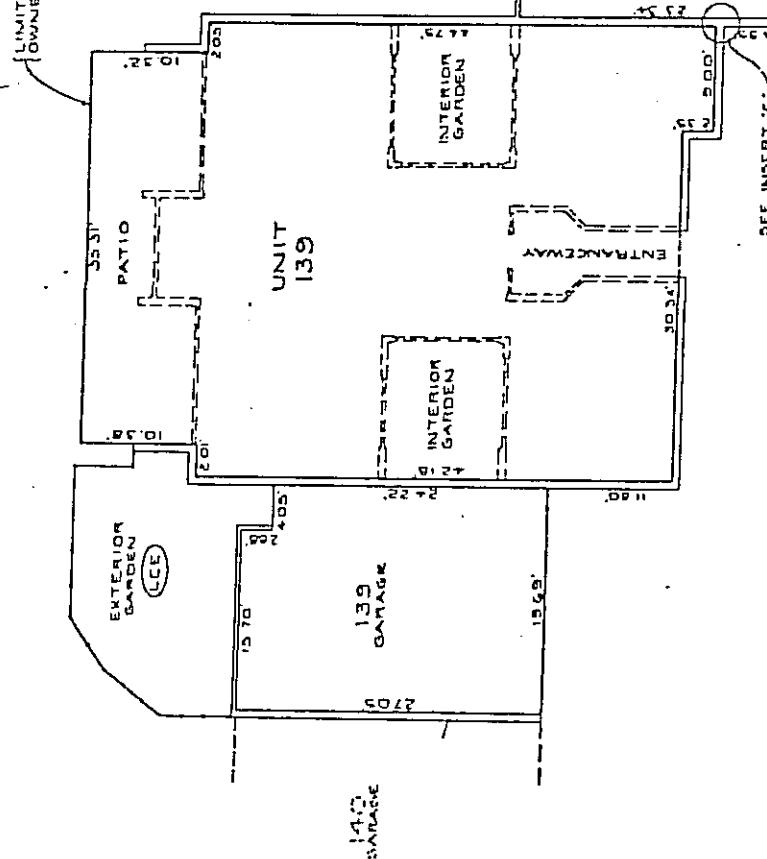
WOODMANS CHART



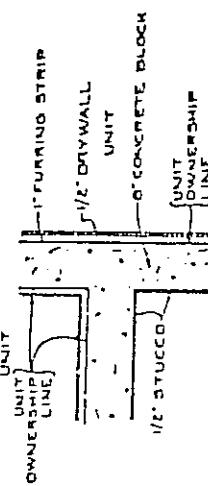
WOODMAN CHART

WYOMING CHART

LIMIT OF UNIT OWNERSHIP

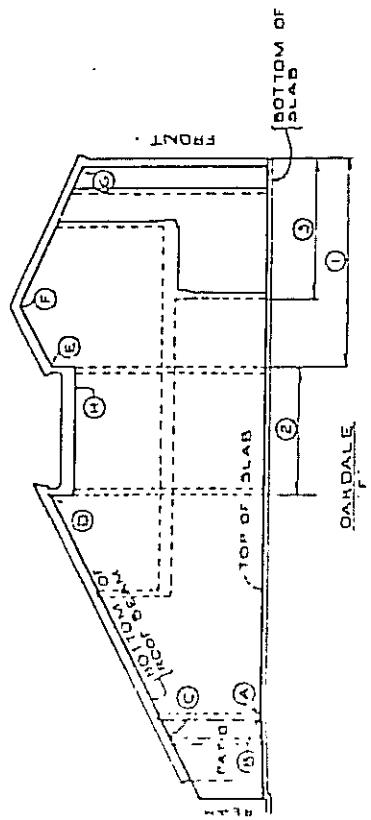


Digitized by srujanika@gmail.com

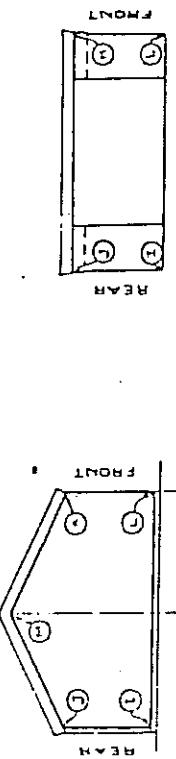


לנגן בתקופה

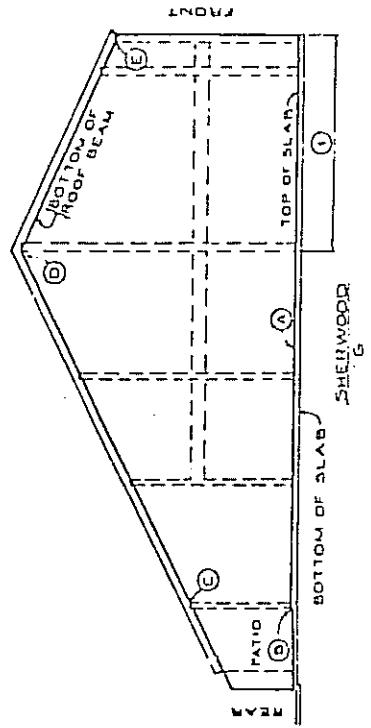
WOODMANS CHART



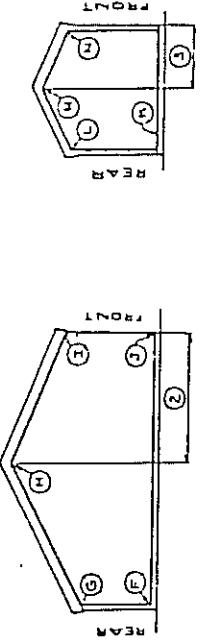
TYPICAL UNIT SIDE ELEVATION



CARPORT SIDE ELEVATION
UNITS 130 & 131
130 135 & 137



TYPICAL UNIT SIDE ELEVATION



TYPICAL GARAGE & ENTRANCEWAY SIDE ELEVATION

UNIT	DISTANCE										ELEVATION									
	①	②	③	④	⑤	⑥	⑦	⑧	⑨	⑩	⑪	⑫	⑬	⑭	⑮	⑯	⑰	⑱	⑲	⑳
130	11.4	10.7	14.0	-	12.5	12.5	11.0	11.3	14.3	14.7	16.7	11.6	25.2	25.2	25.2	25.2	25.2	25.2	25.2	25.2
131	11.4	10.5	14.0	-	12.5	12.5	11.0	11.3	14.3	14.7	16.7	11.6	25.2	25.2	25.2	25.2	25.2	25.2	25.2	25.2
132	10.2	10.1	13.0	13.0	12.5	12.5	11.6	11.6	14.6	14.6	17.5	12.5	25.0	25.0	25.0	25.0	25.0	25.0	25.0	25.0
133	10.1	10.1	13.0	13.0	12.5	12.5	11.6	11.6	14.6	14.6	17.5	12.5	25.0	25.0	25.0	25.0	25.0	25.0	25.0	25.0
134	10.1	10.1	13.0	13.0	12.5	12.5	11.6	11.6	14.6	14.6	17.5	12.5	25.0	25.0	25.0	25.0	25.0	25.0	25.0	25.0

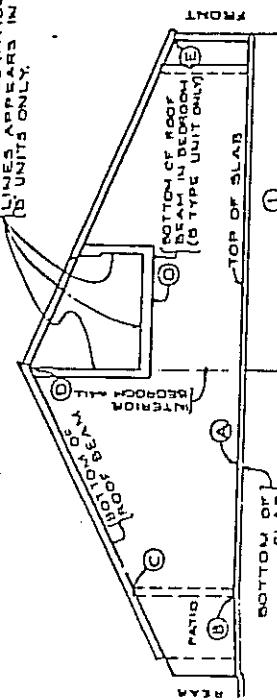
NOTE THE UNITS SHOWN ARE NOT EXACTLY TO SCALE AND SOMETIME REVERSED.

WOODMAN'S CHART

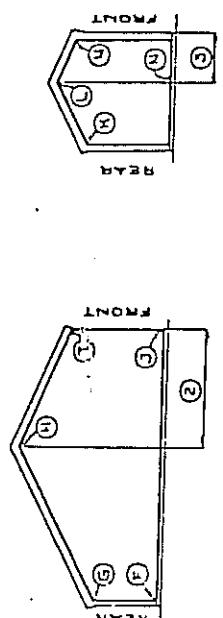
LEGEND

UNIT	DISTANCE		ELEVATION									
	①	②	③	④	⑤	⑥	⑦	⑧	⑨	⑩	⑪	⑫
133	203	13.6	—	25.49	25.1	34.5	42.7	32.0	75.55	33.3	34.7	34.4
140	204	14.3	—	16.00	25.6	35.5	45.5	35.2	75.87	25.3	32.7	35.1
141	207	14.0	—	26.03	25.4	35.2	43.4	35.4	25.81	33.6	35.5	34.9
142	204	14.1	—	26.02	25.4	35.5	43.5	35.3	25.61	33.2	32.7	34.7
143	204	14.0	—	16.01	25.2	35.2	43.3	35.3	15.80	35.6	35.6	35.0
144	207	13.6	—	16.53	25.2	35.7	43.5	35.2	26.00	34.1	40.1	35.3
145	204	14.0	—	27.64	26.0	36.3	44.2	36.5	26.16	34.2	40.6	36.0
146	207	14.0	—	17.03	26.6	36.3	44.5	34.4	26.50	34.9	40.6	36.0
147	203	14.0	—	17.53	27.1	36.6	44.5	34.1	27.50	34.7	40.9	36.1
148	207	14.0	—	17.51	27.1	36.5	44.3	34.1	27.21	34.6	40.8	36.1
149	207	12.7	—	17.55	27.3	36.6	44.8	34.5	27.31	34.7	40.7	36.7
150	207	12.5	—	17.56	27.0	36.0	44.5	34.9	27.25	34.6	40.8	36.6
151	207	13.7	—	17.52	27.0	36.5	44.6	34.8	27.30	35.21	41.2	36.2
152	207	13.6	—	17.50	27.0	36.6	44.7	34.6	27.30	35.2	41.2	36.5
153	206	12.6	—	17.54	27.1	36.6	44.6	34.6	27.35	34.7	40.9	36.6
154	207	12.5	—	17.54	27.1	36.5	44.1	34.5	27.35	34.9	40.9	36.7
155	—	—	—	27.00	27.6	37.0	45.0	37.0	26.74	37.0	40.7	37.1
156	—	—	—	26.93	—	—	—	—	26.73	—	—	—
157	—	—	—	26.93	34.0	37.0	45.0	37.1	26.73	37.0	40.7	37.1
158	12	12.5	—	16.7	16.9	20.9	30.0	21.2	16.7	30.0	34.7	34.7
159	161	10.0	5.6	17.00	16.6	31.5	45.1	34.3	16.00	31.1	38.8	38.6
160	207	10.4	—	17.05	16.6	34.0	44.2	34.4	16.73	34.4	38.0	34.5
161	207	10.4	—	27.04	26.0	36.0	44.2	34.3	16.80	34.4	38.8	34.5
162	204	9.1	5.7	17.02	16.6	34.0	43.7	34.2	16.63	33.7	38.1	37.3
163	209	—	—	16.7	16.7	34.7	43.0	34.0	16.7	33.7	38.0	37.3
164	—	—	—	16.7	—	—	—	—	16.7	—	—	—
165	—	—	—	16.7	16.7	34.7	43.0	34.0	16.7	33.7	38.0	37.3
166	—	—	—	16.0	16.0	34.0	43.7	34.7	16.0	33.7	38.0	37.3
167	210	—	—	16.0	16.0	34.0	43.7	34.7	16.0	33.7	38.0	37.3

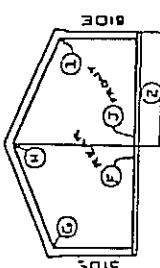
THIS CONFIGURATION OF LINES APPEARS IN UNITS ONLY.



TYPICAL UNIT SIDE ELEVATION



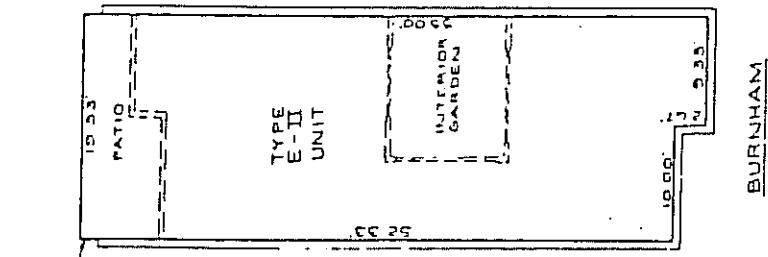
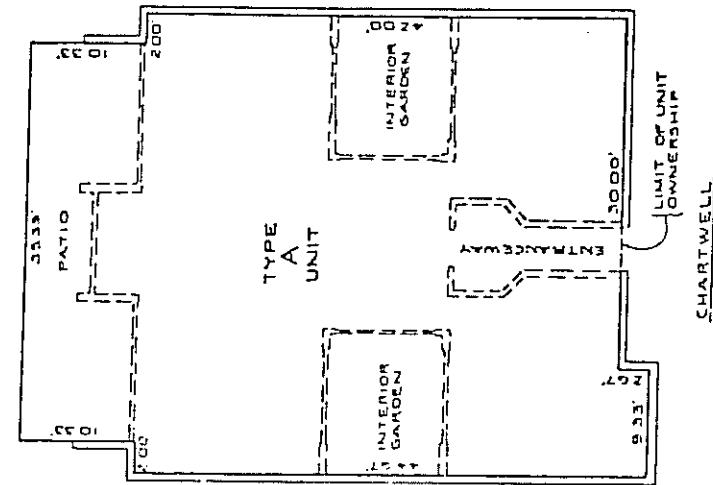
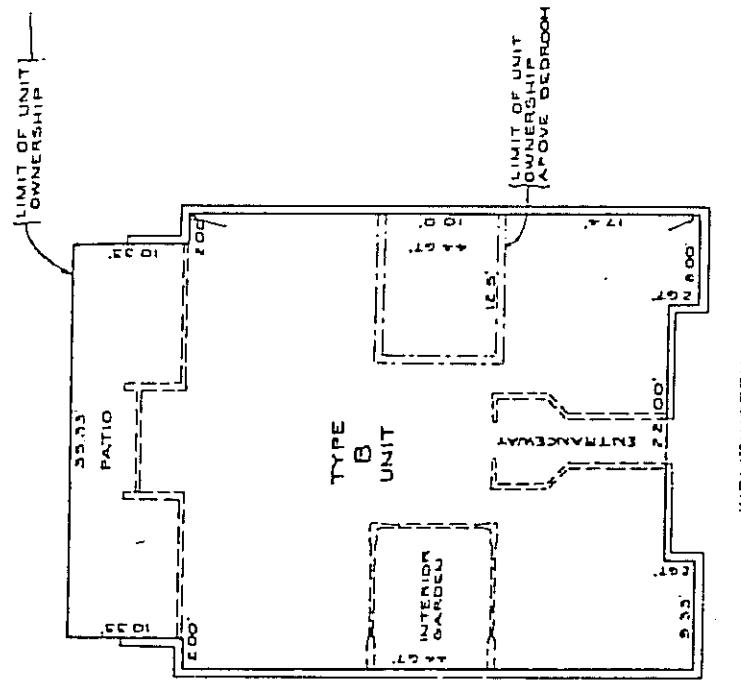
TIPTICAL GARAGE & ENTRANCEWAY SIDE ELEVATION



FRONT ELEVATION
GARAGE 160 & 161

UNIT	ELEVATION												C
	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	
12.7	25.0	17.2	-	21.67	75.4	31.6	43.2	33.2	75.2	31.5	31.4	75.3	-
12.8	25.0	13.6	-	25.49	25.3	24.7	42.1	33.1	25.57	25.5	33.4	25.52	-
12.9	25.0	10.1	8.6	25.44	25.3	34.5	44.3	37.6	25.50	30.1	31.6	25.40	32.5
13.4	28.5	11.0	-	15.29	75.4	24.5	42.5	41.6	25.80	25.6	25.6	25.60	-
13.5	14.3	-	16.02	25.5	35.0	14.50	13.5	25.5	25.5	25.5	25.4	15.2	25.00

WOODMANS CHART



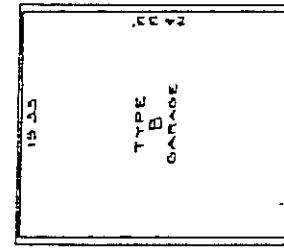
BURNHAM



WENTWORTH



CHARTWELL



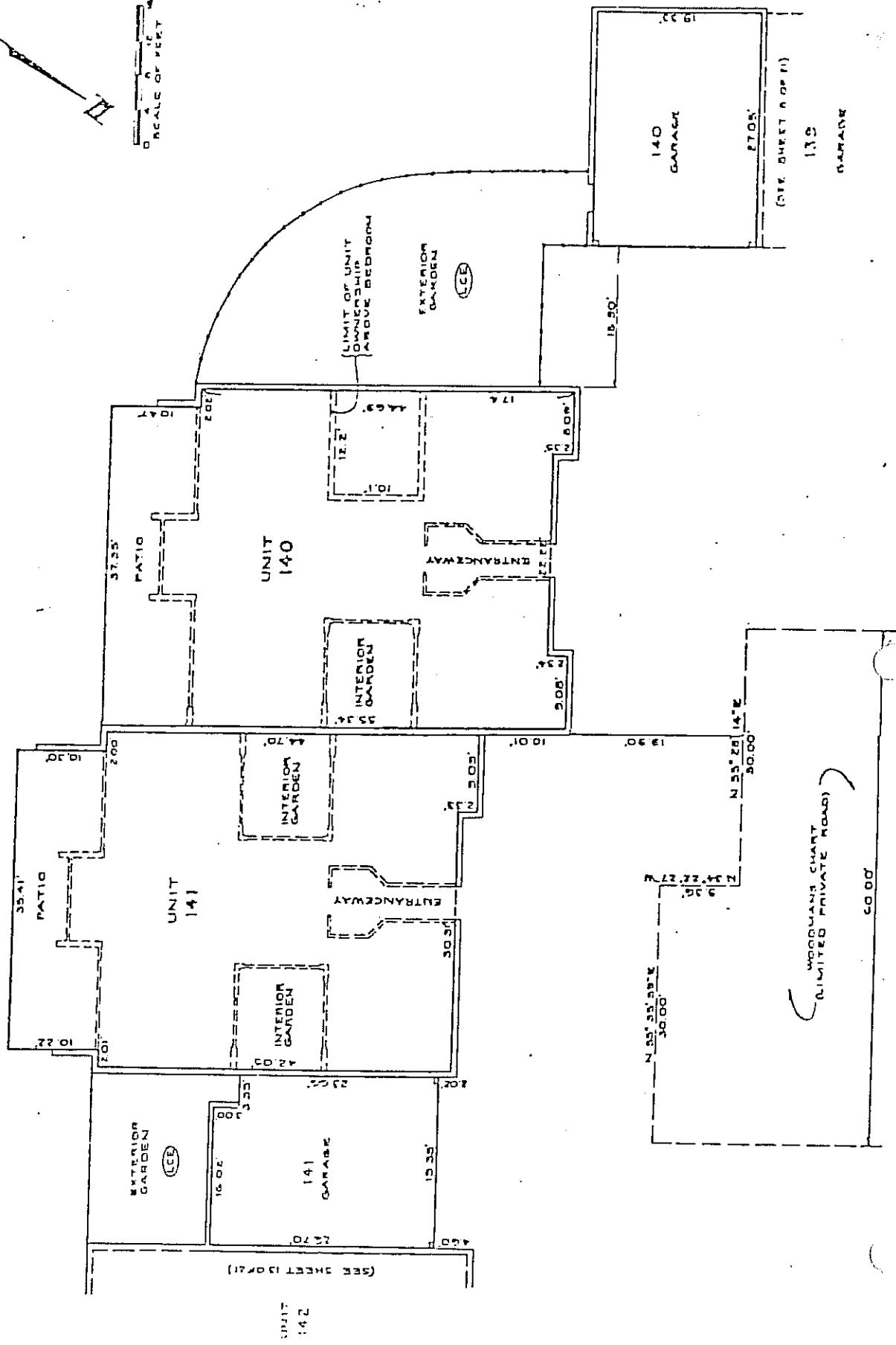
TYPICAL PROPOSALS BUILDINGS

SCALE IN FEET

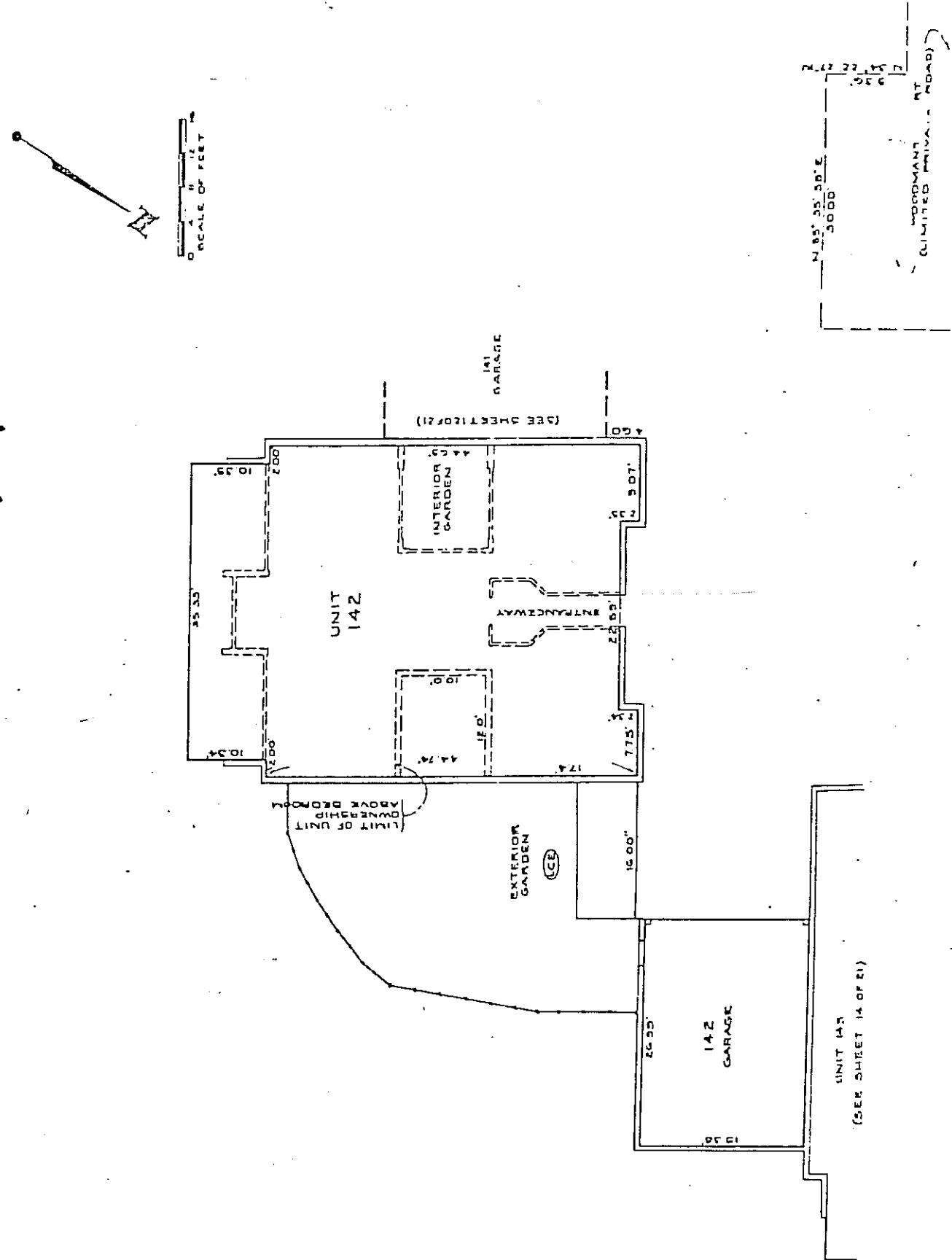
Type E-II
ENTRANCEWAY

WOODMAN'S CHART

SCALE OF WEIGHT



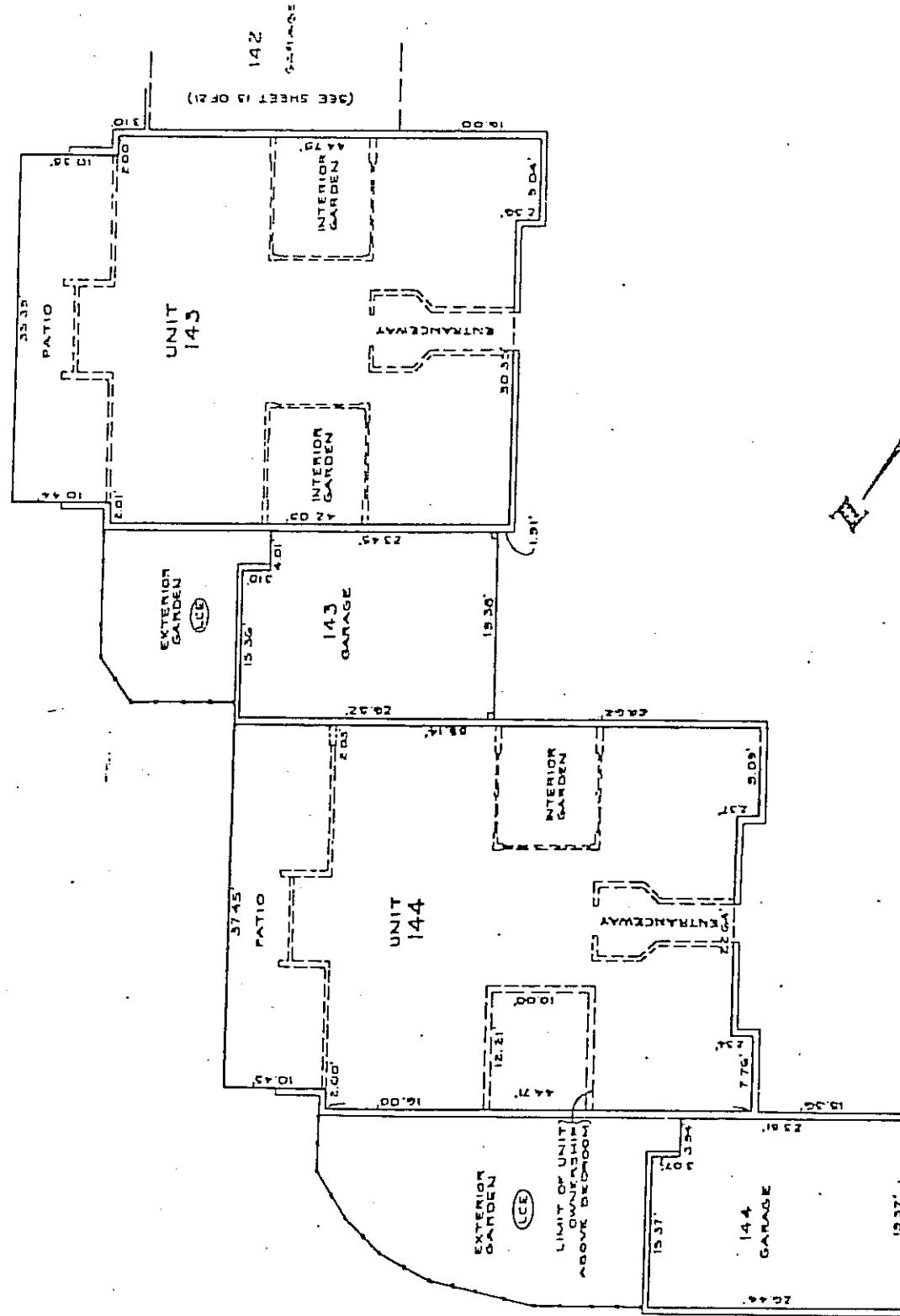
WOODMAN CHART



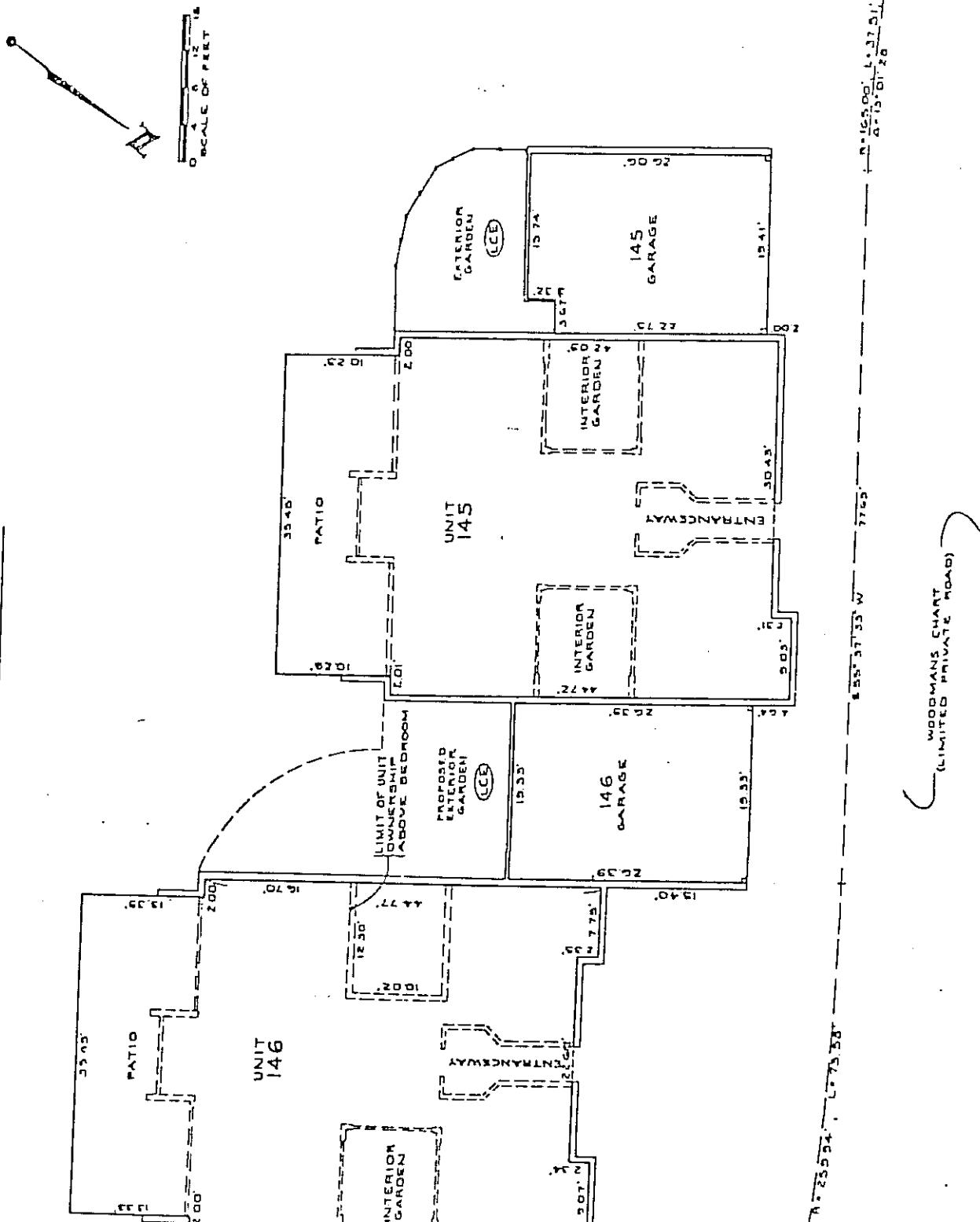
WOODWARD CHART

CONDOMINIUM BOOK
SHEET 14 OF 24 SHEETS

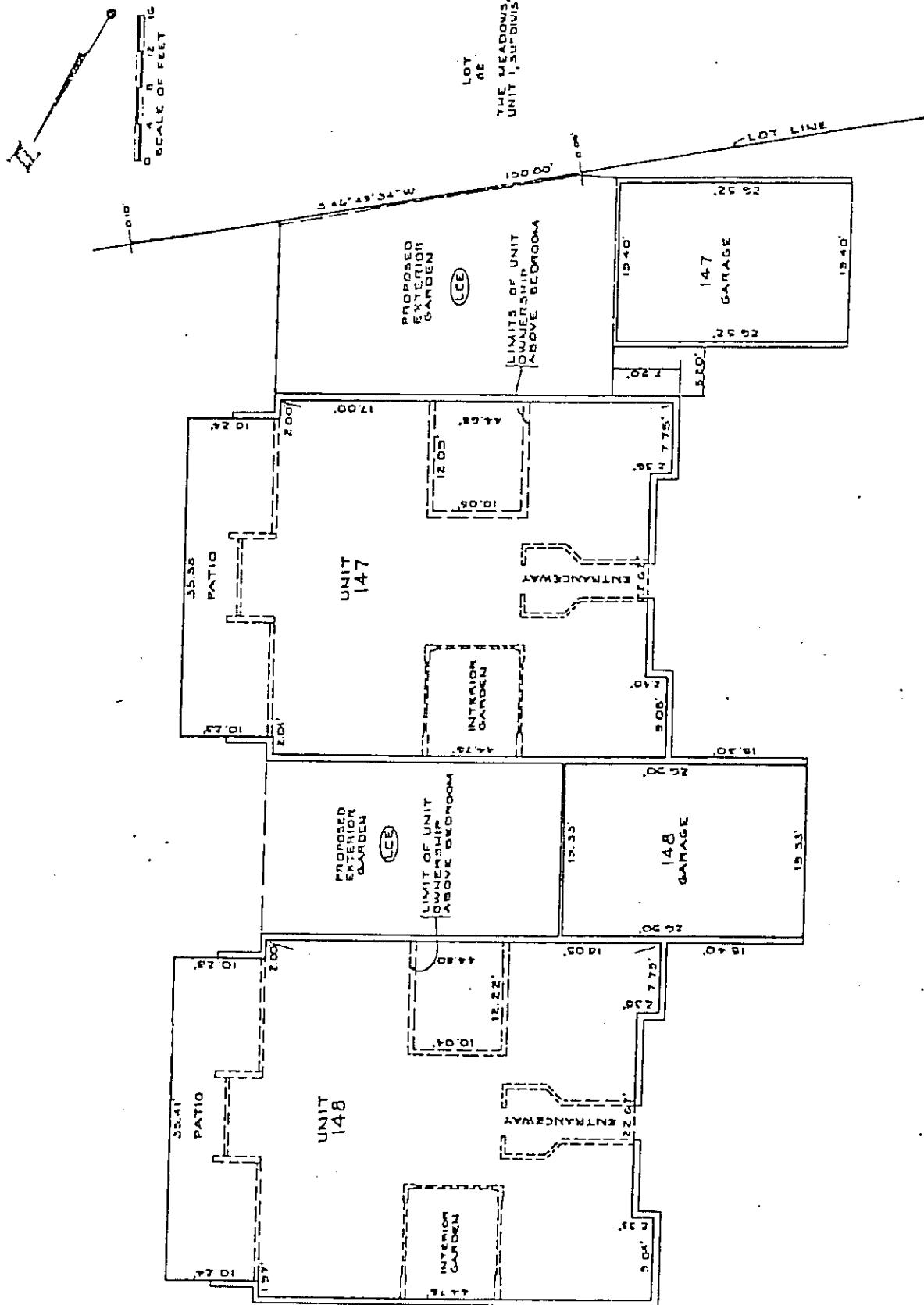
PAGE 141



WOODMANS CHART



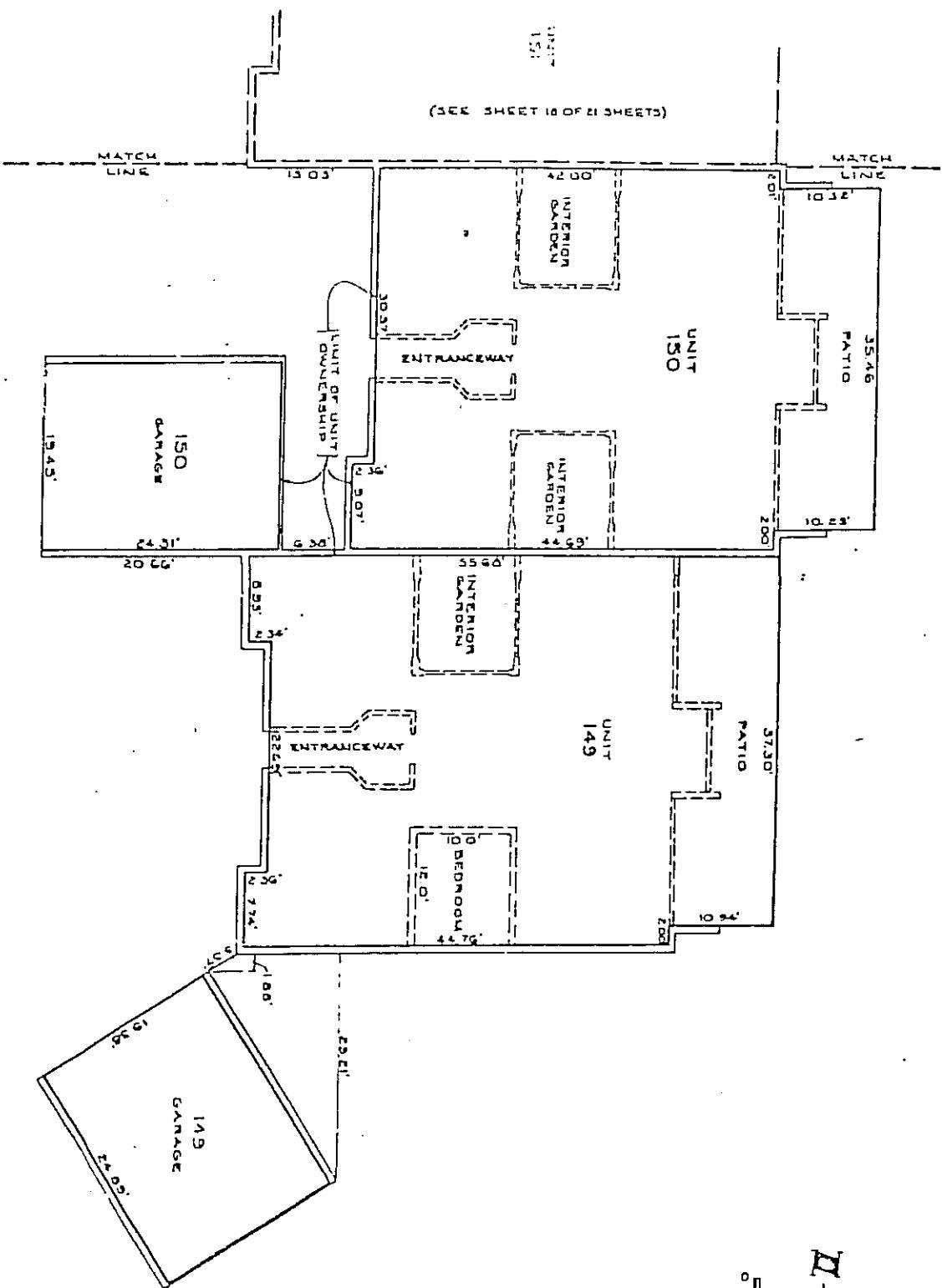
WOODMAN'S CHART



WOODMAN CHART

CONCORDIUM BOOK Y PAGE 142

OCTOBER 12, 1944

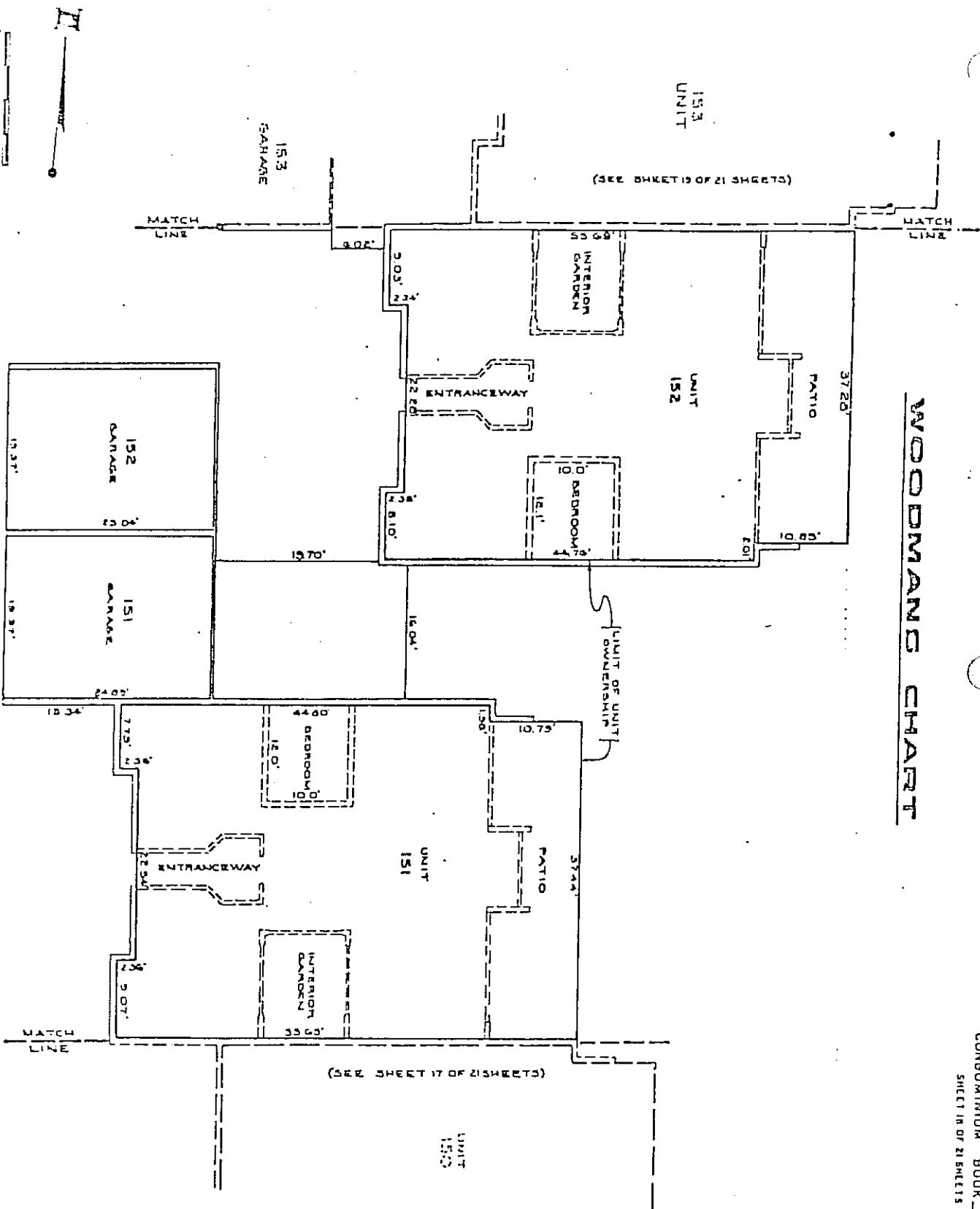


WOODMAN'S CHART

COMBINUM BOOK

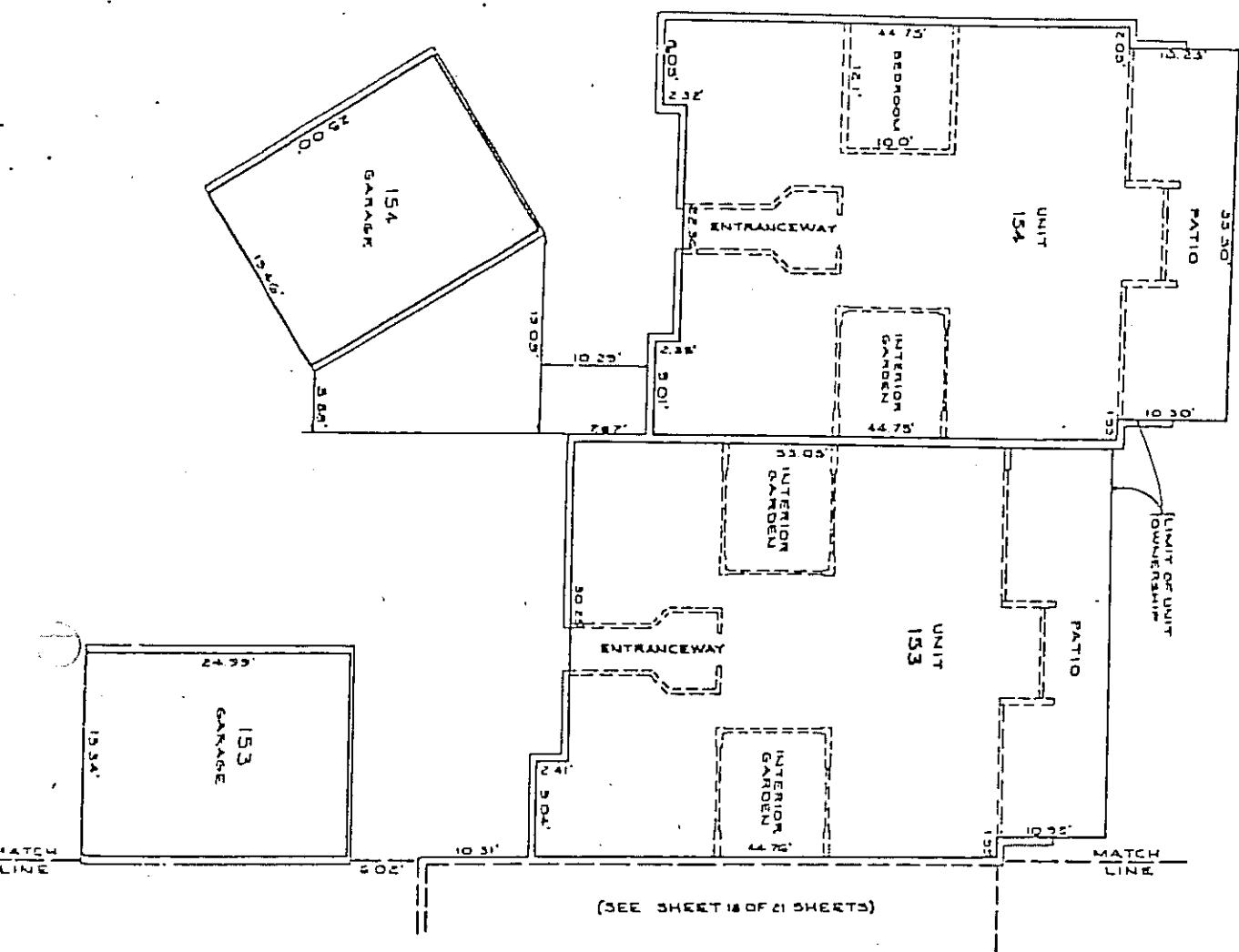
THE BURGESS

ב' ט' ט'



WOODMANS CHART

CONDOMINIUM BOOK 9 PAGE 57/12
SHEET 10 OF 21 SHEETS



(SEE SHEET 18 OF 21 SHEETS)

SCALE OR PERT
1:120

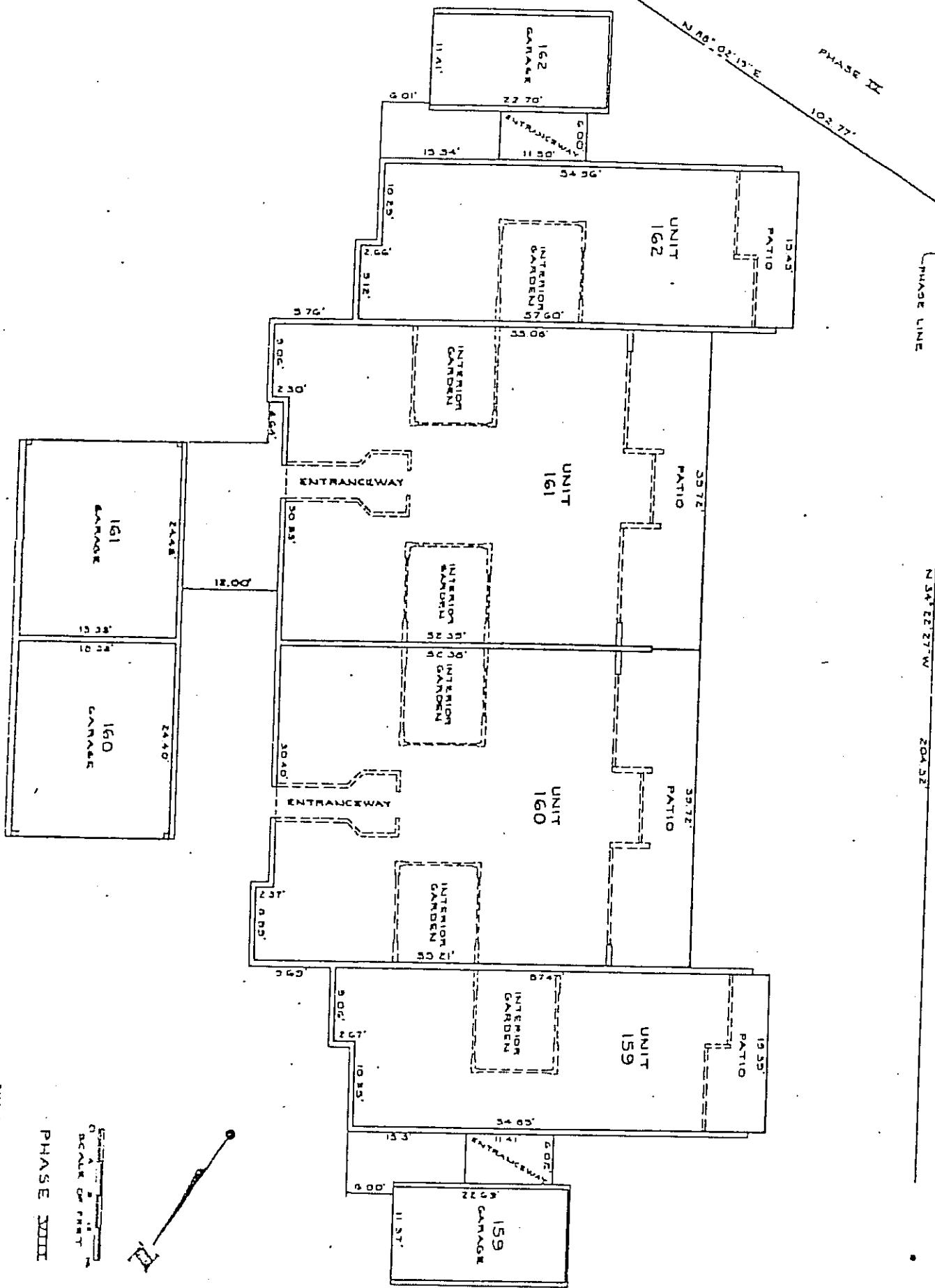
W.E.C. 1959
535-37

PHASE II

PHASE LINE

N 34° 22' 27" W 204.32'

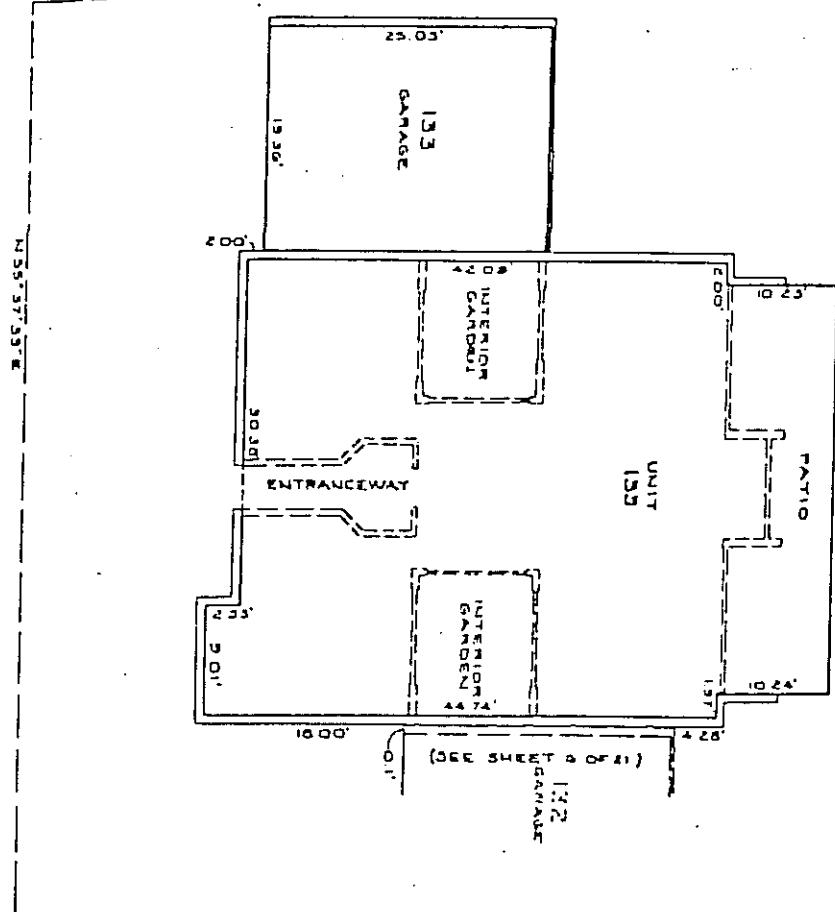
WOODMERE CHART



PHASE III

WOODMANS CHART

CONDOMINIUM BOOK 9 PAGE 191
SHEET 21 OF 21



WOODMANS
CHART

LIMITED PRIVATE
ROAD

SCALE 1/100

LL. HMC R. S. MH

754783

WONDRANIG CELE

CORPORATION, BULL...
SHEET 1 OF 26 SHEETS (1) 1111
DECLARATION OF COMPOSITION RECORDS IN D. & R. 1931-1951
AT PAGE ____ OF THE PUBLIC RECORDS OF ST. LUCIA GOVERNMENT,
FLORIDA.

COMMISSIONER OF ELECTIONS
1117-41 PUL 215-07 TUE PUBLIC
RECORDS OF BREVARD COUNTY, FLORIDA.

WITNESS SUBSCRIBED TO DECLARATION OF
CONSTITUTIONALITY OF THE O. R. RCDR
#13, IN FAVOR OF THE STATE
REGARDS OF KANSAS CITY, KANSAS.

SEC'S 14 & 15, TWP 65 S., RGE. 10 E.
SARASOTA COUNTY, FLORIDA

7. HURRICANE BOUNDARY AND NATIONAL SECULARITE TENTHICAL BATHOM OF 1923.

1. THE PRACTICAL USE OF POLYESTERS

THE EXTREME SURFACE OF THE CONCRETE BLOCK SERVING AS THE UNIT WILL NOT RESIST TENSILE STRESS. IN THE BACK SURFACE OF THE UNIT, DREWELL AT LOCATIONS WHERE STRAINERS FRIEZE WILLS ARE PRESENT, THE DEFLECTIONS ARE AS FOLLOWS:

b. VERTICAL LAYER
THE PLANE OF THE SECTION OF THE ROOT IS BLOWN SIDEWAYS; AND IS

VERTICAL LINES

e. THE U.S. MILITARY'S EDUCATIONAL STAFF SERVING AS THE UNIT'S FLOOR.
THE UPPER SURFACE OF THE UNIT'S PATIO.

4. LANDS WHICH ARE "PRIVATE LANDS" ARE LIMITED COMMON PROPERTY UNTO 10 MILES INCLUSIVE USE OR OWNERSHIP TO WHICH THEY ARE ADJACENT.

1. FIRST AND LAST OF PROBLEMS CITED AMONG THE CONSTITUTIONAL PLIERS IN COMMUNIST CHINA ARE AS FOLLOWS:

1000's of years old. This is known as the Pueblo II period.

1911 Oct 1114
1911 Oct 1115
1911 Oct 1116
1911 Oct 1117
1911 Oct 1118

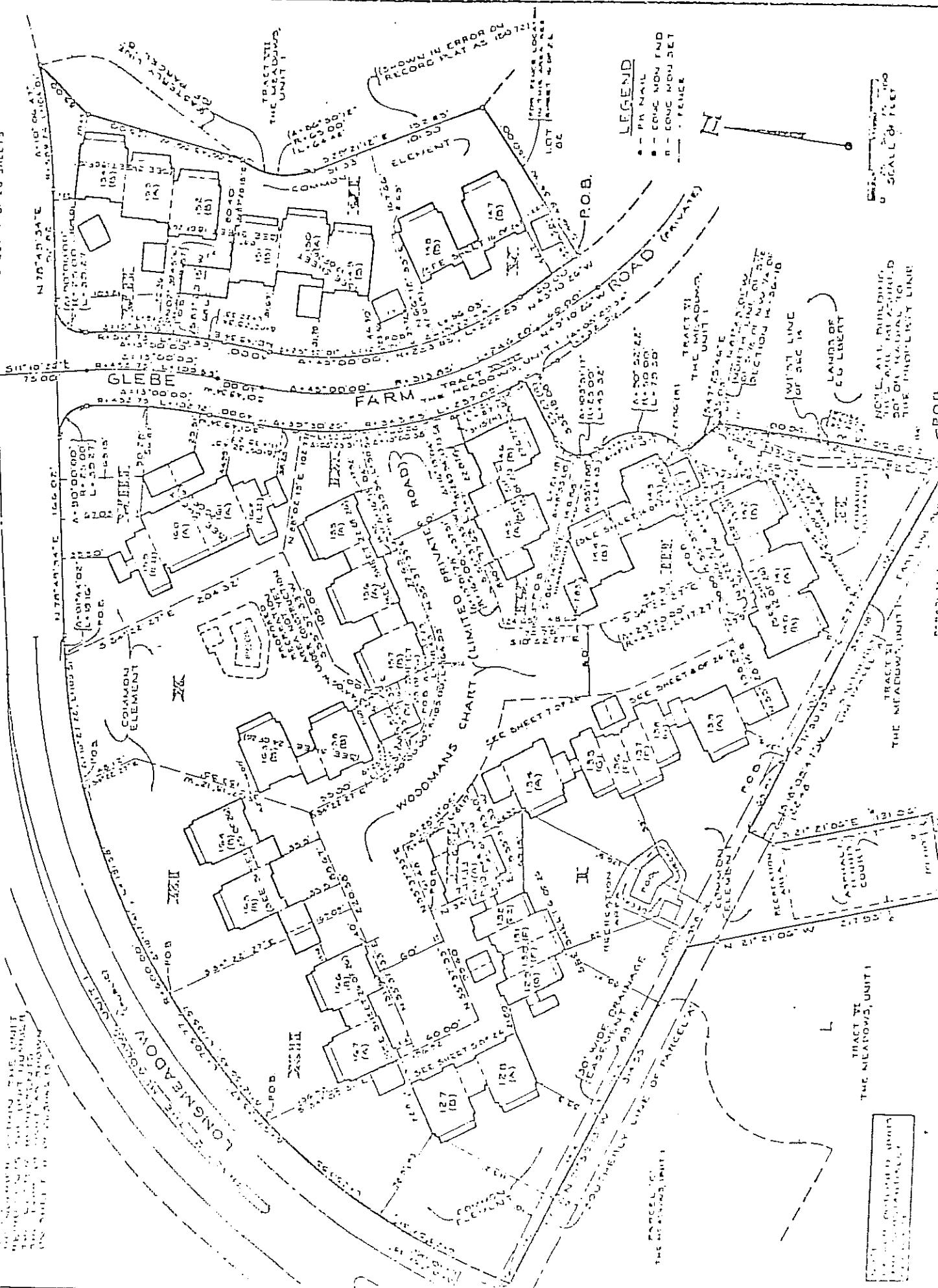
THE DEPARTMENT OF STATEMENT OF THE POSITION OF THE UNITED KINGDOM CONCERNING THE PROPOSED TREATY ON THE PREVENTION AND PREDUCTION OF MASSACRES.

卷之三

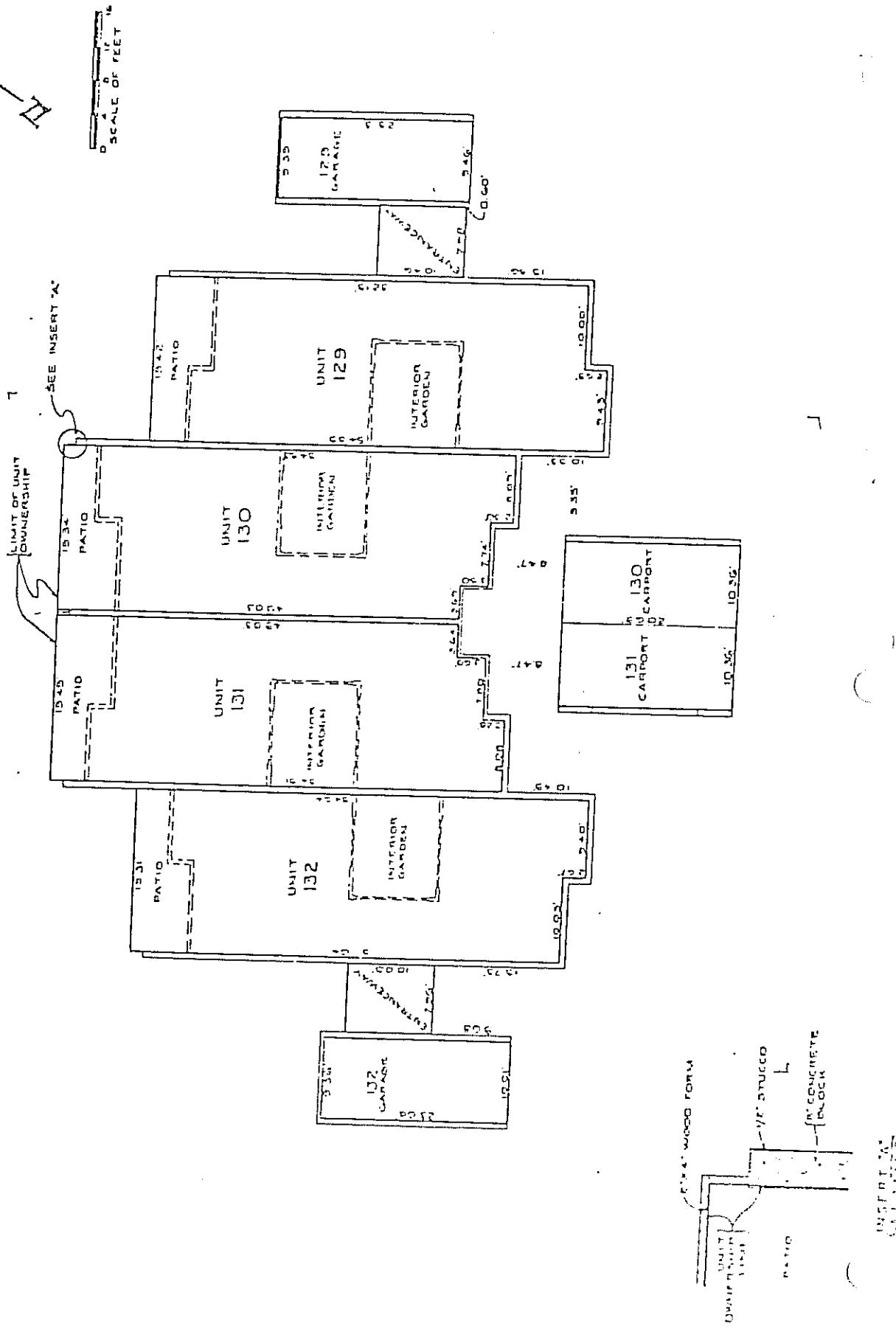
STAFF OF FLORIDA, WELTER CARRIER TEST, IN DAYTONA BEACH. AUTHORIZED TO PRACTICE IN THE STATE OF FLORIDA, AND IS A MEMBER OF THE FLORIDA BAR. HE PREVIOUSLY WAS RESIDENT WITH THE PROVISIONS OF THE REGULATIONS CONCERNING THE COMPENSATION RIGHT, IS AN ACCREDITED REPRESENTATIVE OF THE LOCATION AND DIMENSIONS OF THE INSTRUMENTS, AND THAT THE IDENTIFICATION, LOCATION AND DIMENSIONS, OR THE CIRCUIT ELEMENTS AND OR LOGIC PHASE I THROUGH VIII WILL CAN BE DETERMINED FROM THESE MATERIALS.

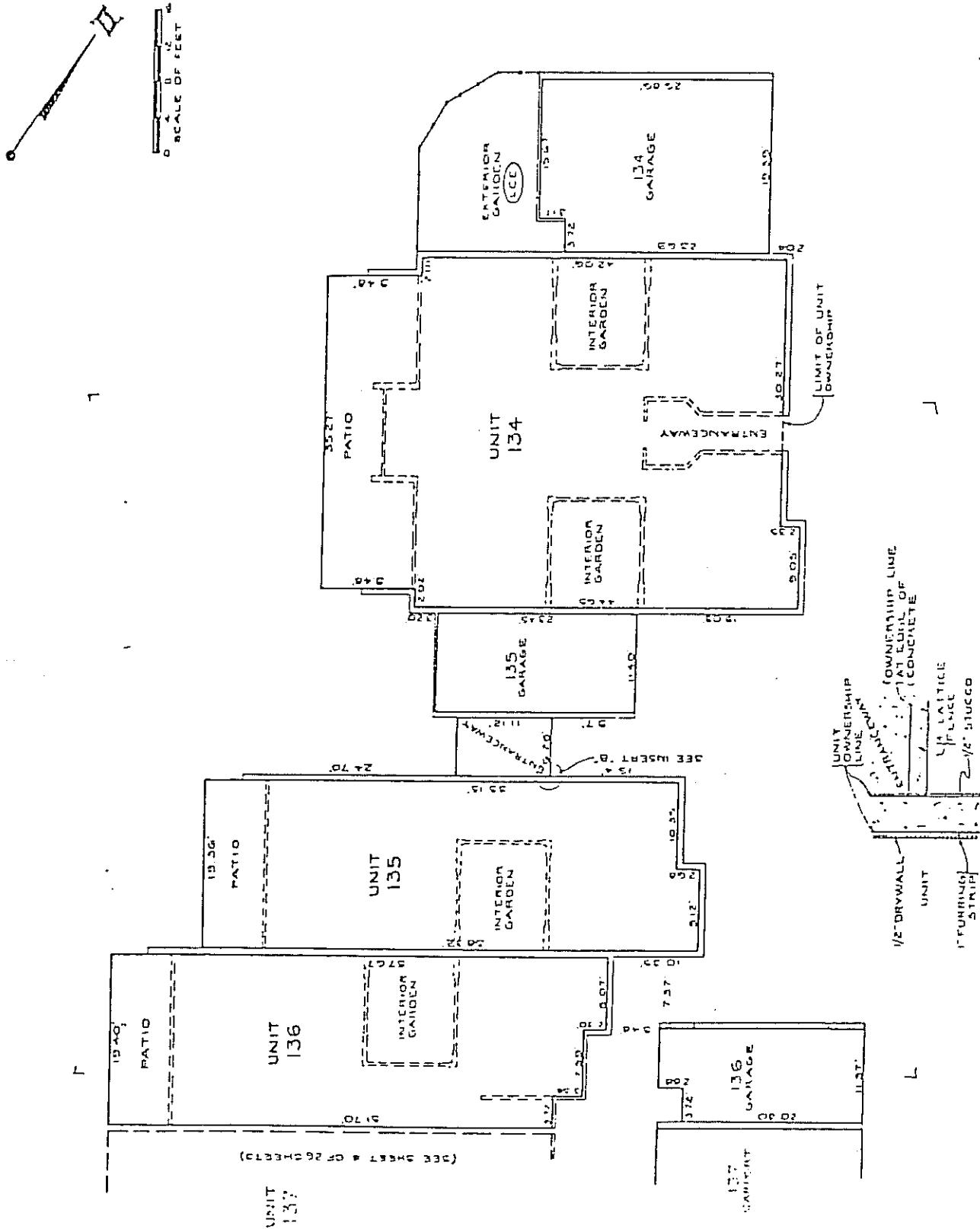
CONDIMENTUM BOOK JOURNAL

SHLE 14 DF 2G SHLE 15



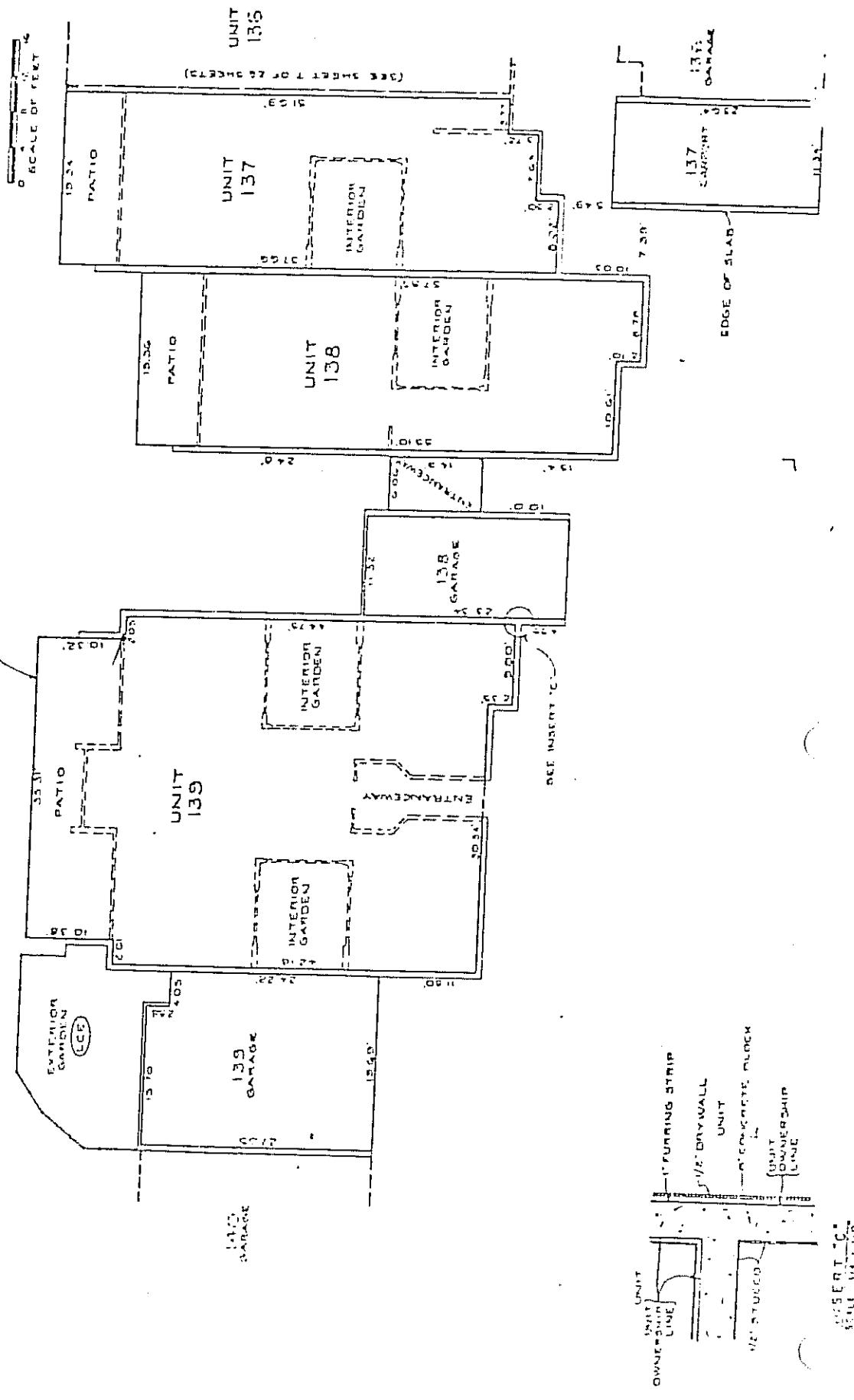
CONDOMINIUMS - CHART



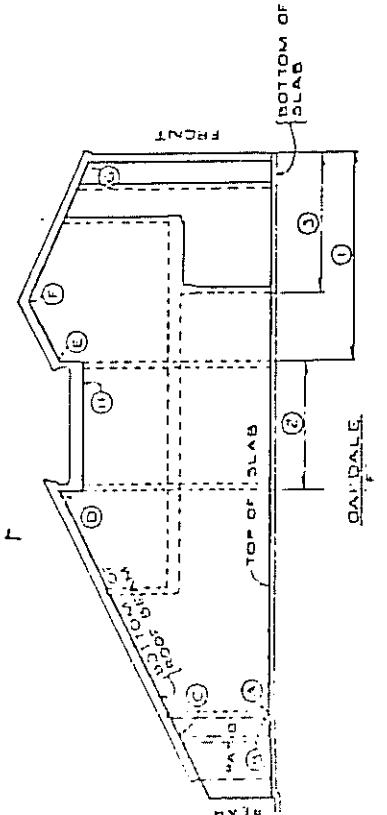
UNIT DEMAND CHART

ପାତ୍ରବିନ୍ଦୁ ମହାଶୟଦ

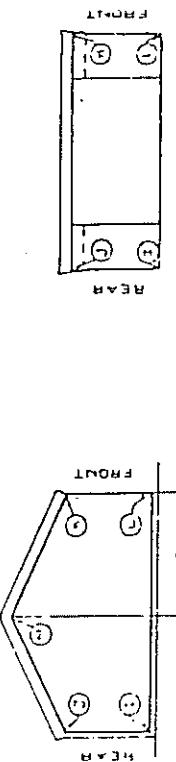
LIMIT OF UNIT



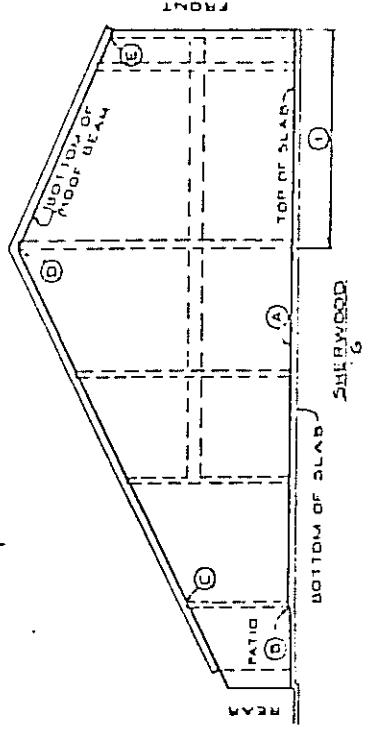
ପାତ୍ରବିନ୍ଦୁ



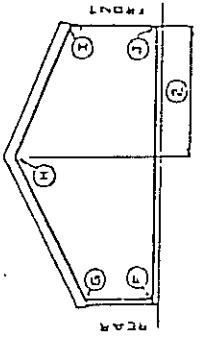
TYPICAL UNIT SIDE ELEVATION



CARPORT SIDE ELEVATION UNITS 150 & 151



TYPICAL UNIT SIDE ELEVATION

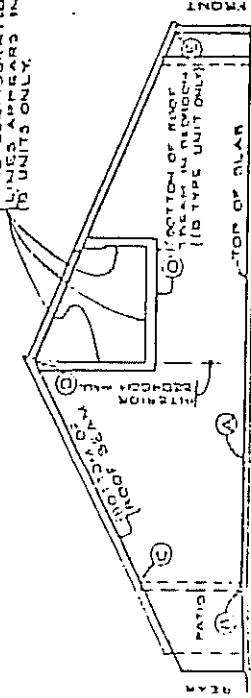


TOPICAL GARAGE & ENTRANCEWAY SIDE ELEVATION

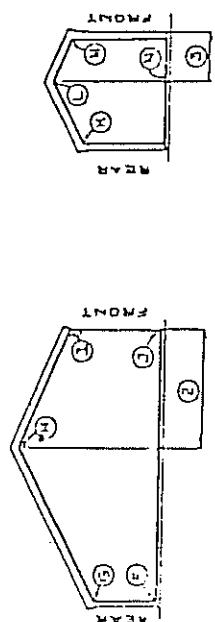
UNIT	DISTANCE	ELEVATION									
		(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)
1251	101	5.5	125.5	124.0	123.5	123.0	122.5	122.0	121.5	121.0	120.5
1252	102	5.5	126.0	125.5	125.0	124.5	124.0	123.5	123.0	122.5	122.0
1253	103	5.5	126.5	126.0	125.5	125.0	124.5	124.0	123.5	123.0	122.5
1254	104	5.5	126.5	126.0	125.5	125.0	124.5	124.0	123.5	123.0	122.5

אַתָּה־בְּנֵי־עֲמִיקָה

THIS CONFIGURATION OR



TYPICAL UNIT SIDE ELEVATION



TYPICAL GARAGE & ENTRANCEWAY SIDE ELEVATION

LEADER

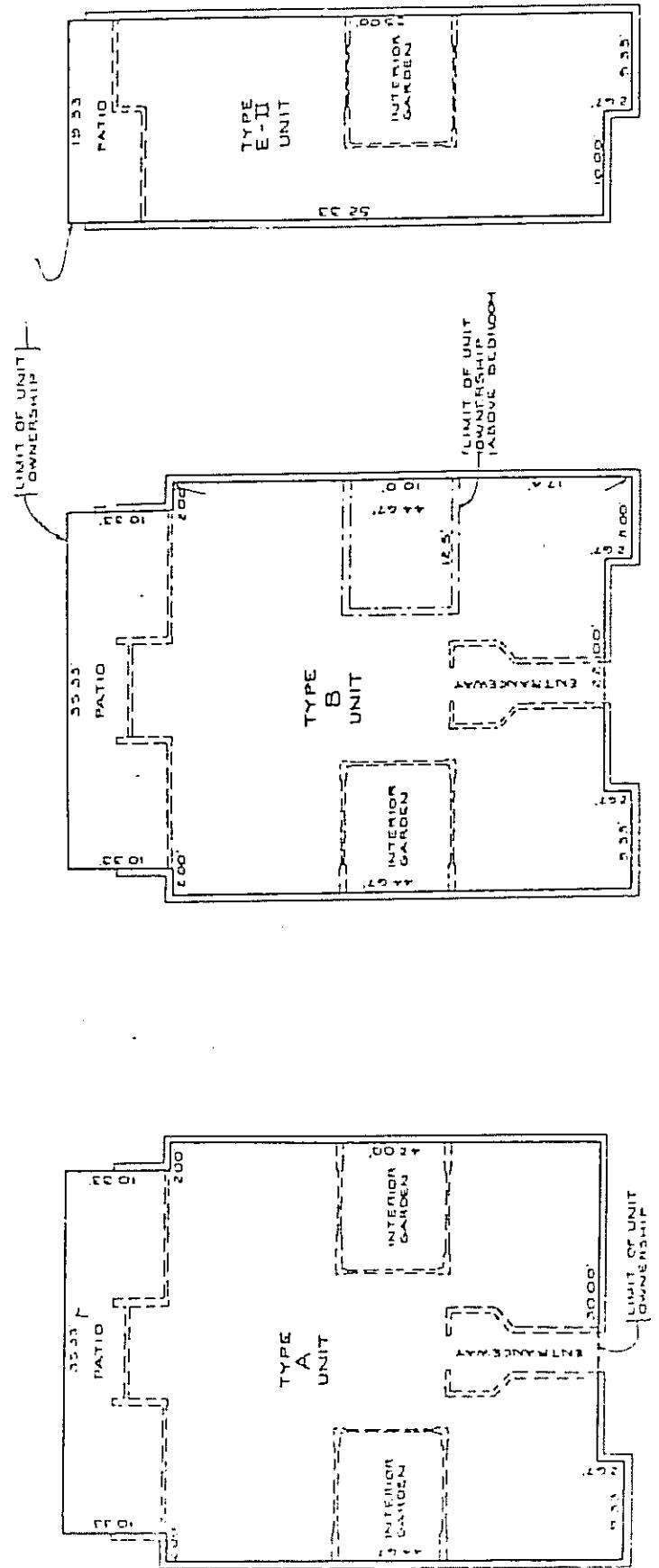
PROPOSED ELEVATION

1

UNIT	ELEVATION											
	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)
125	20.0	13.0	-	23.49	25.1	34.5	42.7	36.8	40.5	36.0	36.0	20.0
140	20.4	14.3	-	16.00	17.56	20.3	43.3	33.2	25.6	34.8	34.8	20.4
141	20.7	14.0	-	16.05	17.4	18.2	43.4	33.4	25.7	34.9	34.9	20.7
142	16.6	14.1	-	16.02	15.8	25.1	43.5	33.5	25.5	35.0	35.0	16.6
143	20.0	14.0	-	16.04	17.5	25.2	43.7	33.7	25.7	35.1	35.1	20.0
144	20.7	15.0	-	16.05	17.6	25.7	43.9	33.9	25.8	35.5	35.5	20.7
145	20.6	14.0	-	17.04	16.6	18.5	44.2	34.0	26.0	34.7	34.7	20.6
146	20.7	14.0	-	17.00	16.5	18.5	44.3	34.1	26.0	34.8	34.8	20.7
147	20.3	14.0	-	17.03	17.1	26.6	44.5	34.7	27.0	34.7	34.7	20.3
148	20.7	14.0	-	17.01	17.1	26.5	44.5	34.7	27.0	34.6	34.6	20.7
149	20.7	12.7	-	17.53	17.5	26.6	44.6	34.9	27.3	34.7	34.7	20.7
150	20.7	12.5	-	17.54	17.0	36.0	44.5	34.9	27.3	34.6	34.6	20.7
151	20.7	15.7	-	17.52	17.0	36.0	44.6	34.9	27.3	34.6	34.6	20.7
152	20.7	15.6	-	17.50	17.0	36.0	44.7	34.9	27.3	34.6	34.6	20.7
153	20.6	12.6	-	17.54	17.1	36.6	44.6	34.9	27.3	34.5	34.5	20.6
154	20.7	12.5	-	17.54	17.1	36.5	44.7	34.9	27.3	34.5	34.5	20.7
155	20.7	12.7	-	17.00	16.6	36.1	44.3	34.5	26.7	34.2	34.2	20.7
156	20.0	13.0	-	16.95	16.7	36.0	44.5	34.5	26.7	34.0	34.0	20.0
157	20.7	12.0	-	16.93	16.8	36.0	44.2	34.2	26.7	34.0	34.0	20.7
158	20.7	12.5	-	16.05	15.8	32.1	43.4	33.2	24.0	33.7	33.7	20.7
159	20.7	10.5	-	21.00	16.6	34.9	43.7	34.3	26.6	32.1	32.1	20.7
160	20.7	10.4	-	21.03	16.6	34.0	43.7	34.4	26.7	32.4	32.4	20.7
161	20.7	10.4	-	21.04	16.6	36.0	44.2	34.5	26.8	34.4	34.4	20.7
162	20.6	10.1	5.7	21.02	16.6	36.0	44.7	34.7	26.8	34.5	34.5	20.6
163	20.7	11.0	-	16.01	17.5	32.1	43.1	33.5	27.4	33.6	33.6	20.7
164	20.7	13.0	-	16.04	15.0	35.0	43.4	33.3	27.0	33.5	33.5	20.7
165	19.7	13.3	-	16.00	15.5	35.1	43.5	33.4	27.0	33.7	33.7	19.7
166	20.1	13.3	-	17.01	17.8	34.6	47.0	47.0	28.7	33.7	33.7	20.1
167	20.7	13.0	-	17.05	17.5	34.6	47.0	47.0	28.7	33.7	33.7	20.7

UNIT	DISTANCE		ELEVATION										(G)
	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	
1.27	1.700	116	-	207.9	207.4	207.0	206.6	206.3	205.9	205.5	205.1	-	1.27
1.28	1.700	116	-	204.0	203.5	203.1	202.7	202.3	201.9	201.5	201.1	-	1.28
1.32	1.700	116	-	200.1	200.0	200.0	200.0	200.0	200.0	200.0	200.0	-	1.32
1.34	1.70.5	140	-	175.2	175.2	175.2	175.2	175.2	175.2	175.2	175.2	-	1.34
1.4	1.45	-	160.2	159.7	159.0	158.0	157.0	156.0	155.0	154.0	153.0	152.0	-

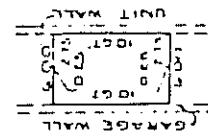
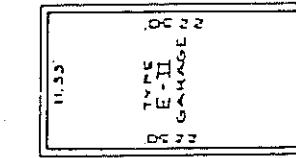
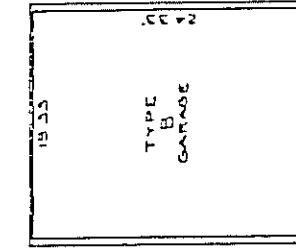
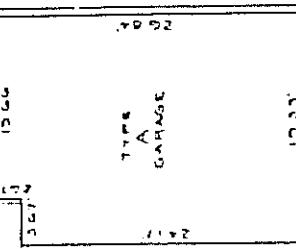
PROPERTY OWNERSHIP CHART



BURNHAM

WENTWORTH

SMARTWELL



LIMIT OF PROPERTY OWNERSHIP

LIMIT OF PROPERTY OWNERSHIP

LIMIT OF PROPERTY OWNERSHIP

LIMIT OF PROPERTY OWNERSHIP

TYPICAL PROPOSED BUILDINGS

TYPE E-II
ENTRANCEWAY

ପ୍ରକାଶନ କମିଶନ

CONVERSATION FOUR

This architectural site plan illustrates the layout and dimensions of two adjacent residential units, UNIT 140 and UNIT 141, along with their exterior gardens and a shared entrance area.

UNIT 140: Located on the right side of the plan, UNIT 140 consists of a main building footprint with a garage extension. The garage is labeled "140 GARAGE". The main building has a height dimension of 15'-0" and a width dimension of 37'-0". A dashed line labeled "LIMIT OF UNIT OWNERSHIP BEYOND EXTERIOR BORDER" extends from the top of the main building's roofline. The garage extension is labeled "140 EXTERIOR GARDEN (EE)".

UNIT 141: Located on the left side of the plan, UNIT 141 also consists of a main building footprint with a garage extension. The garage is labeled "141 GARAGE". The main building has a height dimension of 15'-0" and a width dimension of 35'-4". A dashed line labeled "LIMIT OF UNIT OWNERSHIP BEYOND EXTERIOR BORDER" extends from the top of the main building's roofline. The garage extension is labeled "141 EXTERIOR GARDEN (EE)".

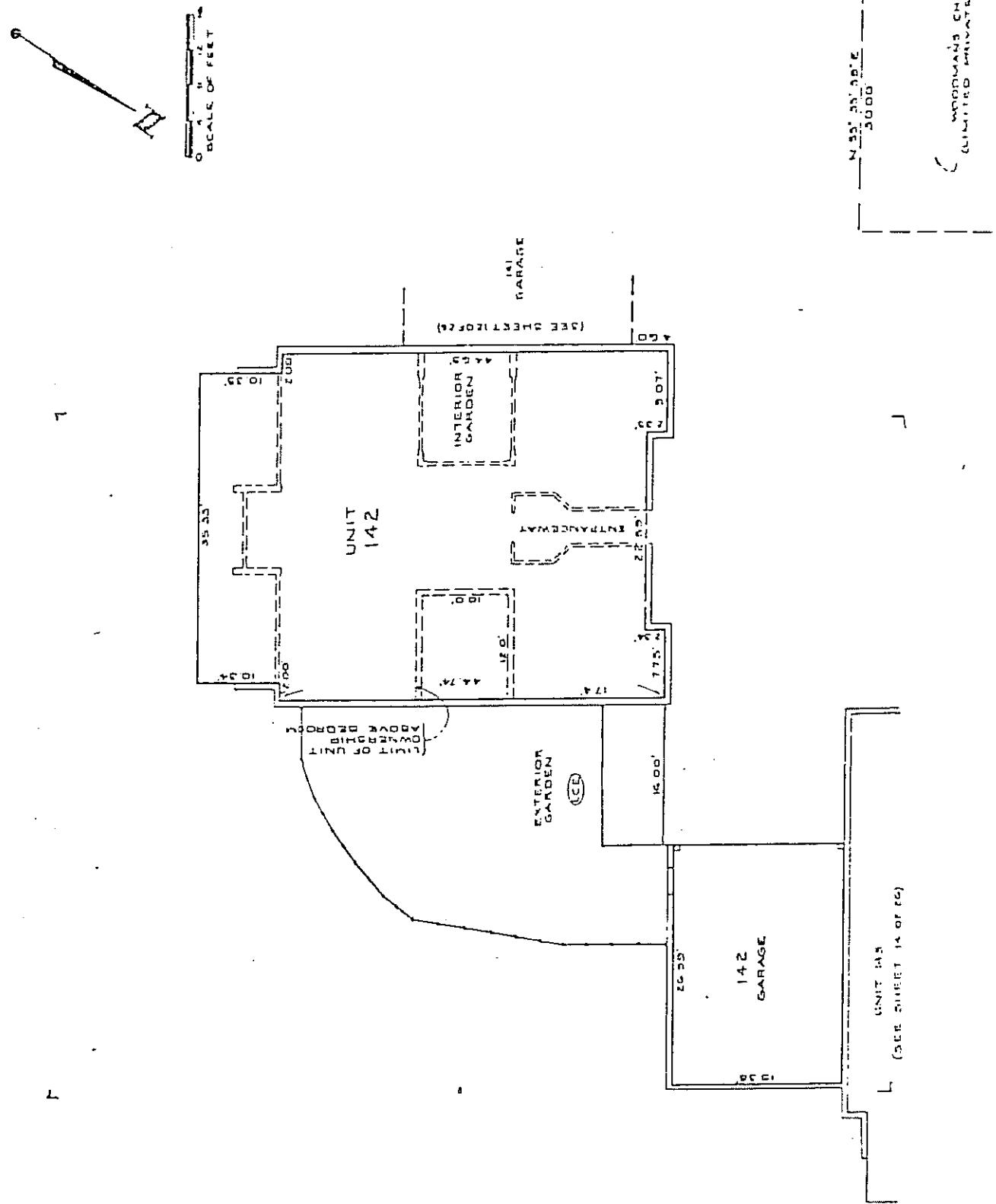
Shared Areas: Between the two units is a central entrance area labeled "ENTRANCEWAY". This area includes an "EXTERIOR GARDEN" (labeled "35'-4" INTERIOR GARDEN") and a "CENTRAL ENTRANCEWAY". The total width of this shared area is 17'-0".

Dimensions and Setbacks: The plan shows various dimensions and setbacks for the buildings and shared areas. Key dimensions include:

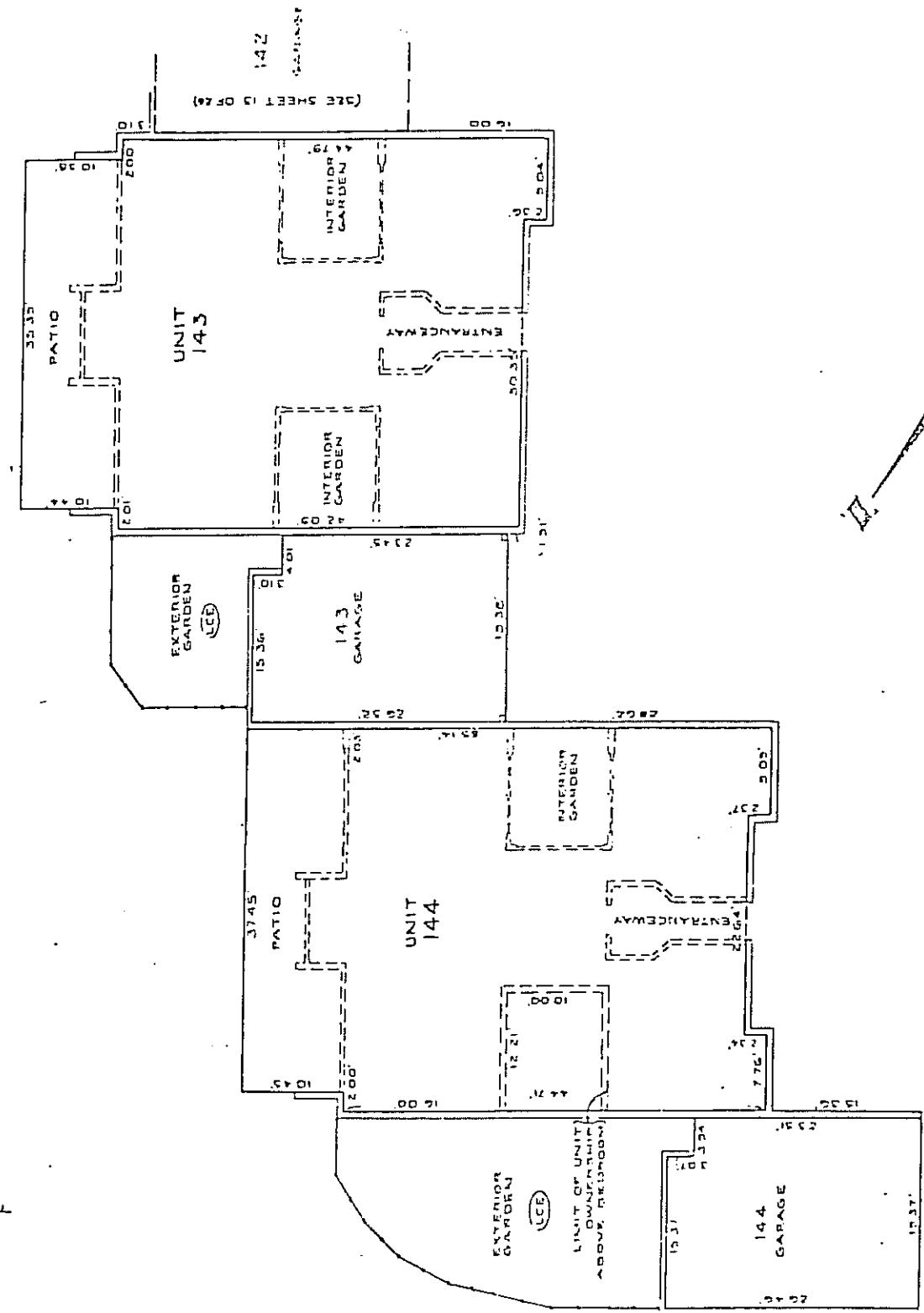
- UNIT 140 Main Building: 15'-0" height, 37'-0" width.
- UNIT 141 Main Building: 15'-0" height, 35'-4" width.
- Garage Extensions: 140 GARAGE (15'-0" height, 16'-0" width), 141 GARAGE (15'-0" height, 16'-0" width).
- Entranceway: 17'-0" width, 10'-0" height.
- Exterior Gardens: 35'-4" width, 10'-0" height.

Property Lines and Labels: The plan includes labels for "LIMIT OF UNIT OWNERSHIP BEYOND EXTERIOR BORDER" and "EXTERIOR GARDEN (EE)" at the top and bottom of each unit's main building. A scale bar indicates "SCALE ONE INCH = 10'-0"". A north arrow is present in the top left corner. A legend in the bottom right corner identifies symbols for "STREET", "BUREAU OF LAND USE", and "WATERMAIN". A note at the bottom center states "(SEE SHEET 13 FOR ZONE)".

WOODWARD CHART

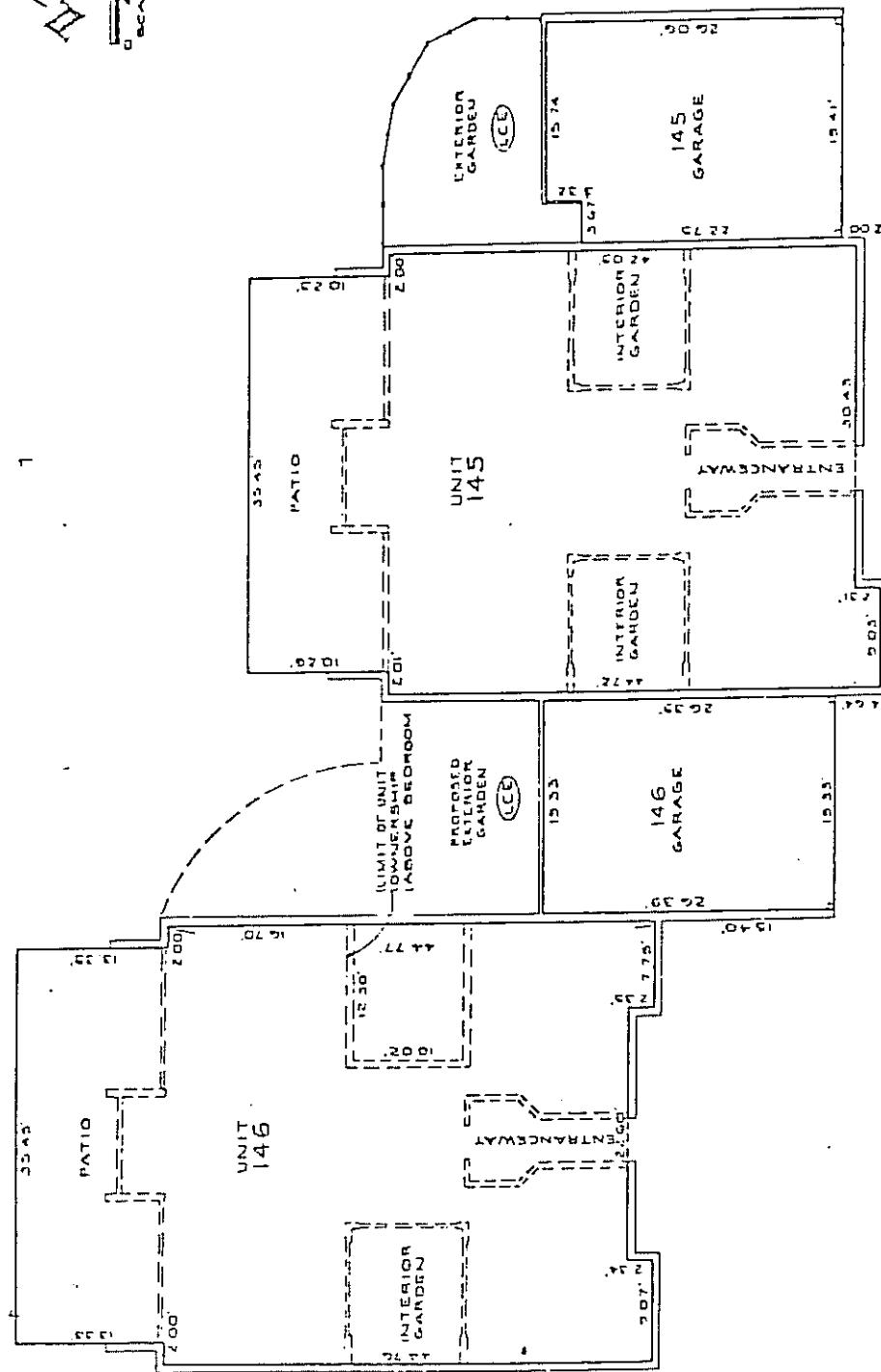


WOODS AND COUNTRY



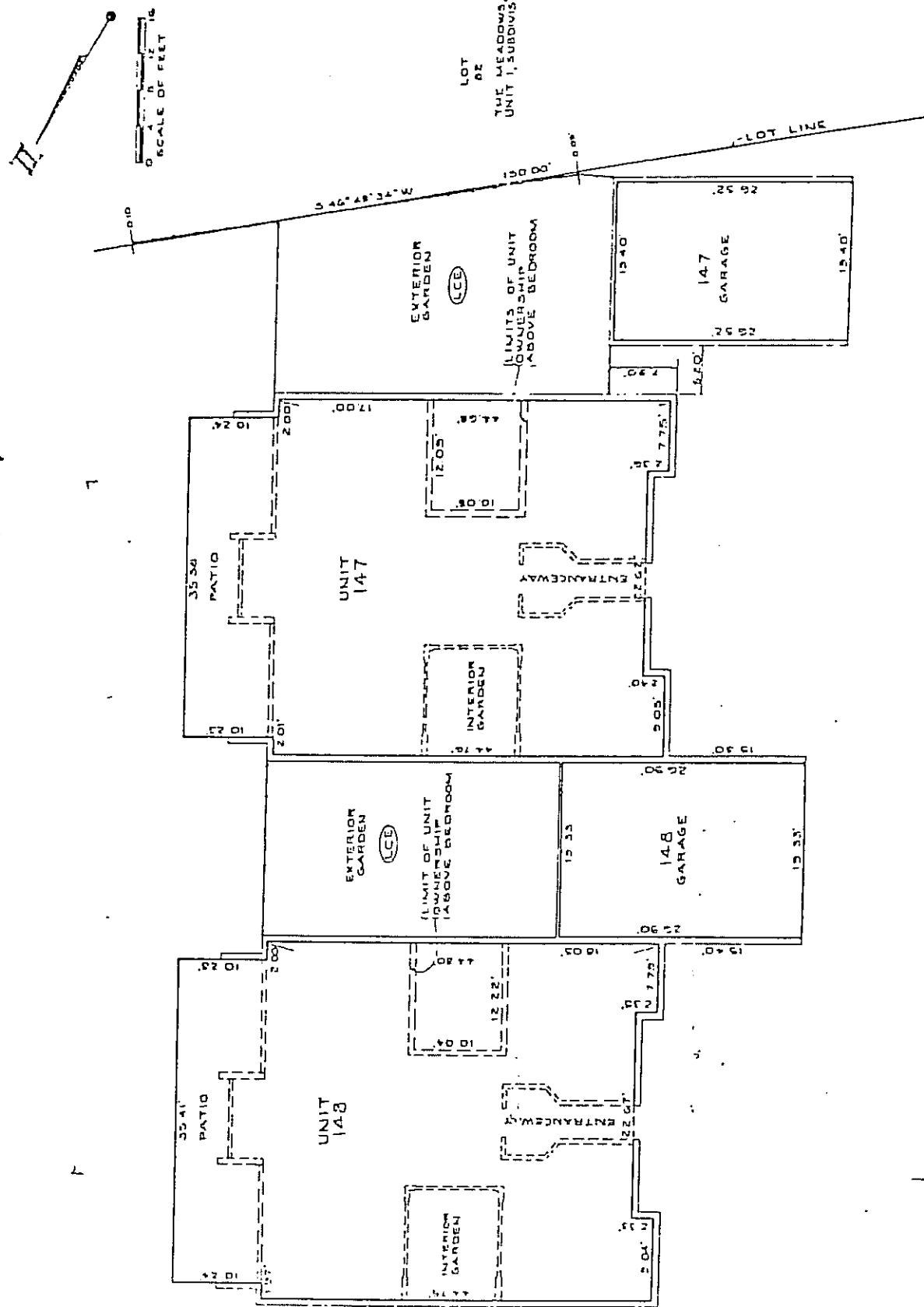
WILCOXMAN AND CHART

EIGHT FEET



WOODMANS CHART
-WITTED MUNICIPAL ROAD

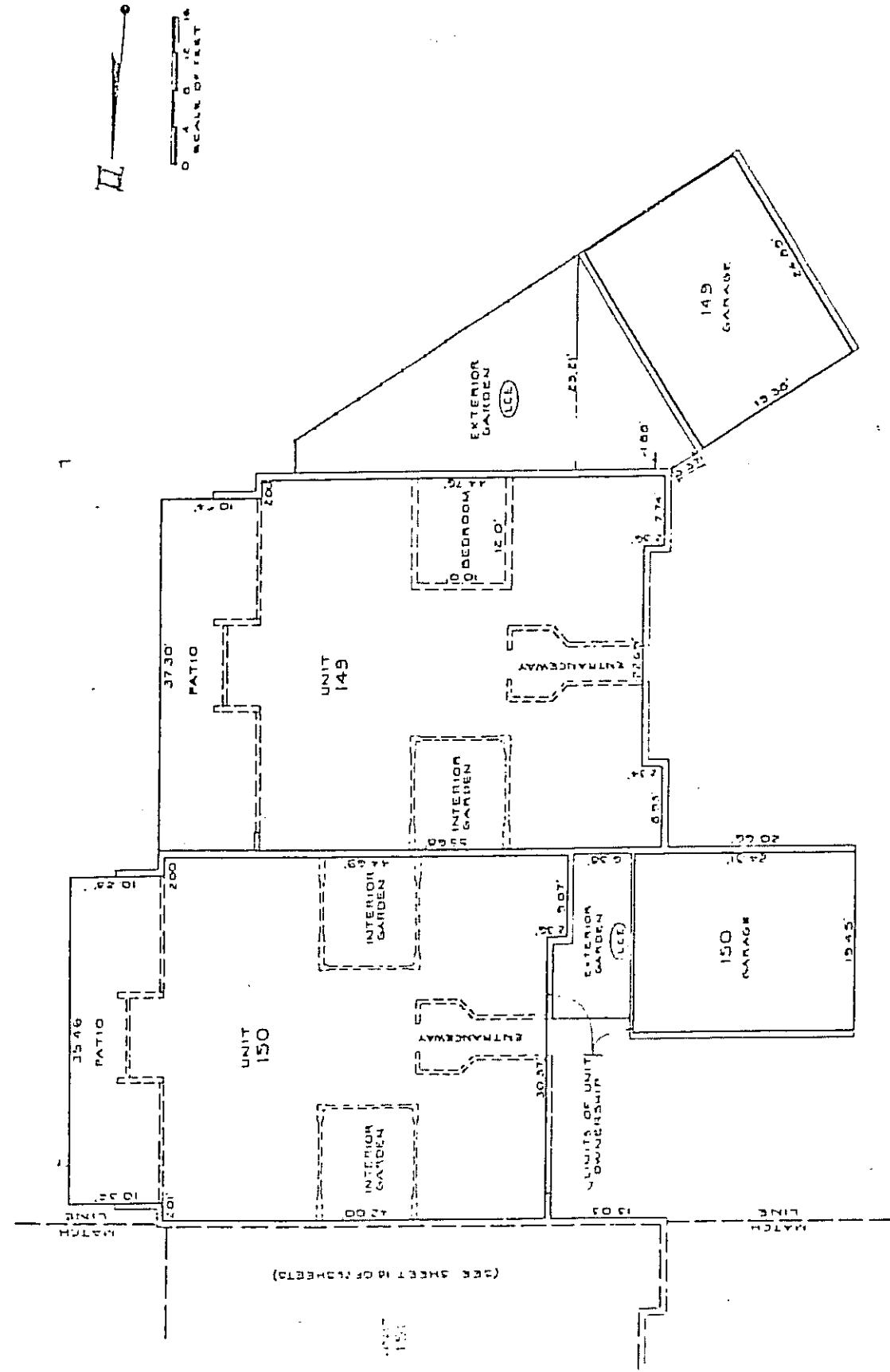
UNIT DIMENSIONS CONVENTION



CONDOMINIUM CHART

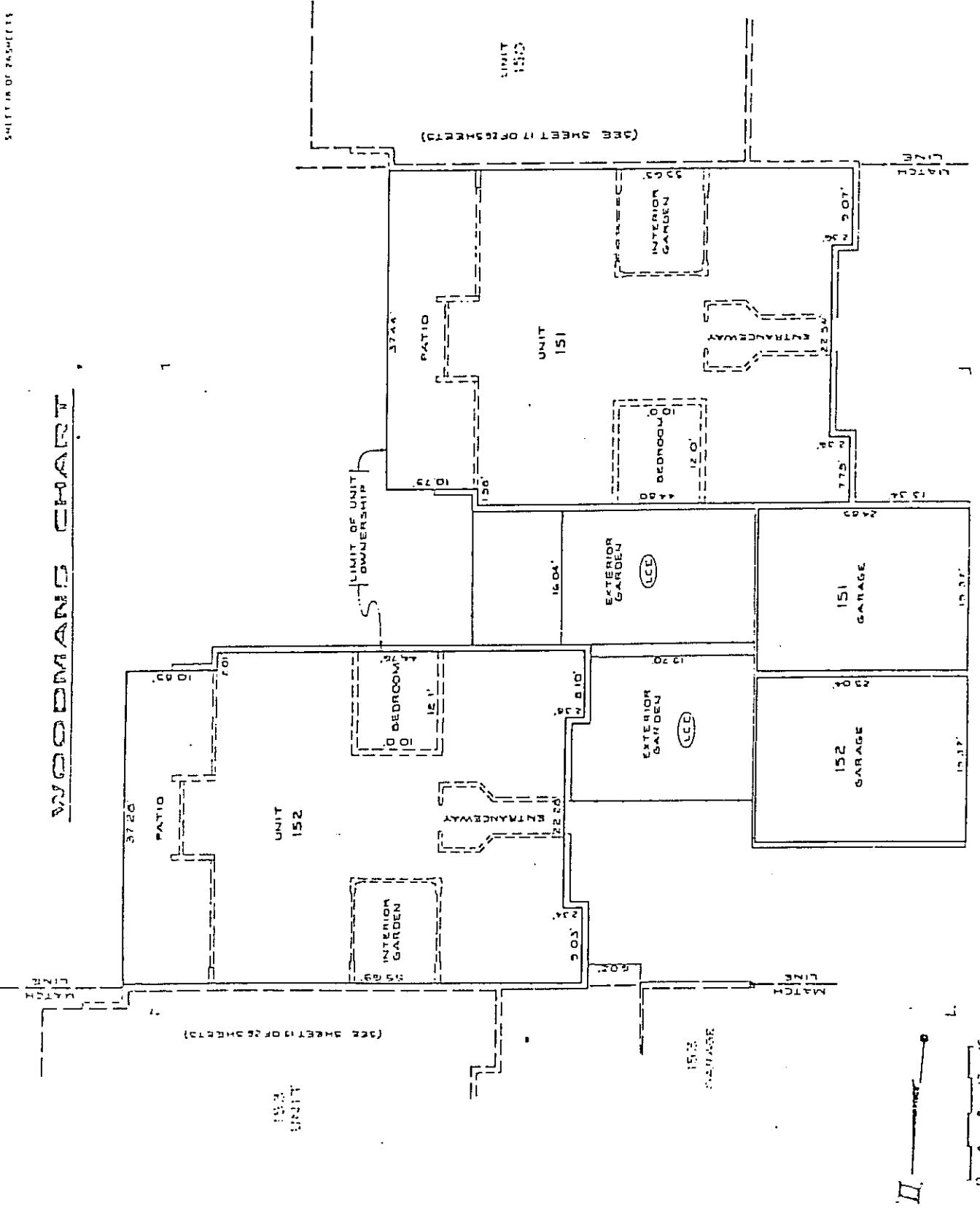
CONDOMINIUM BOOK 10 PAGE 12

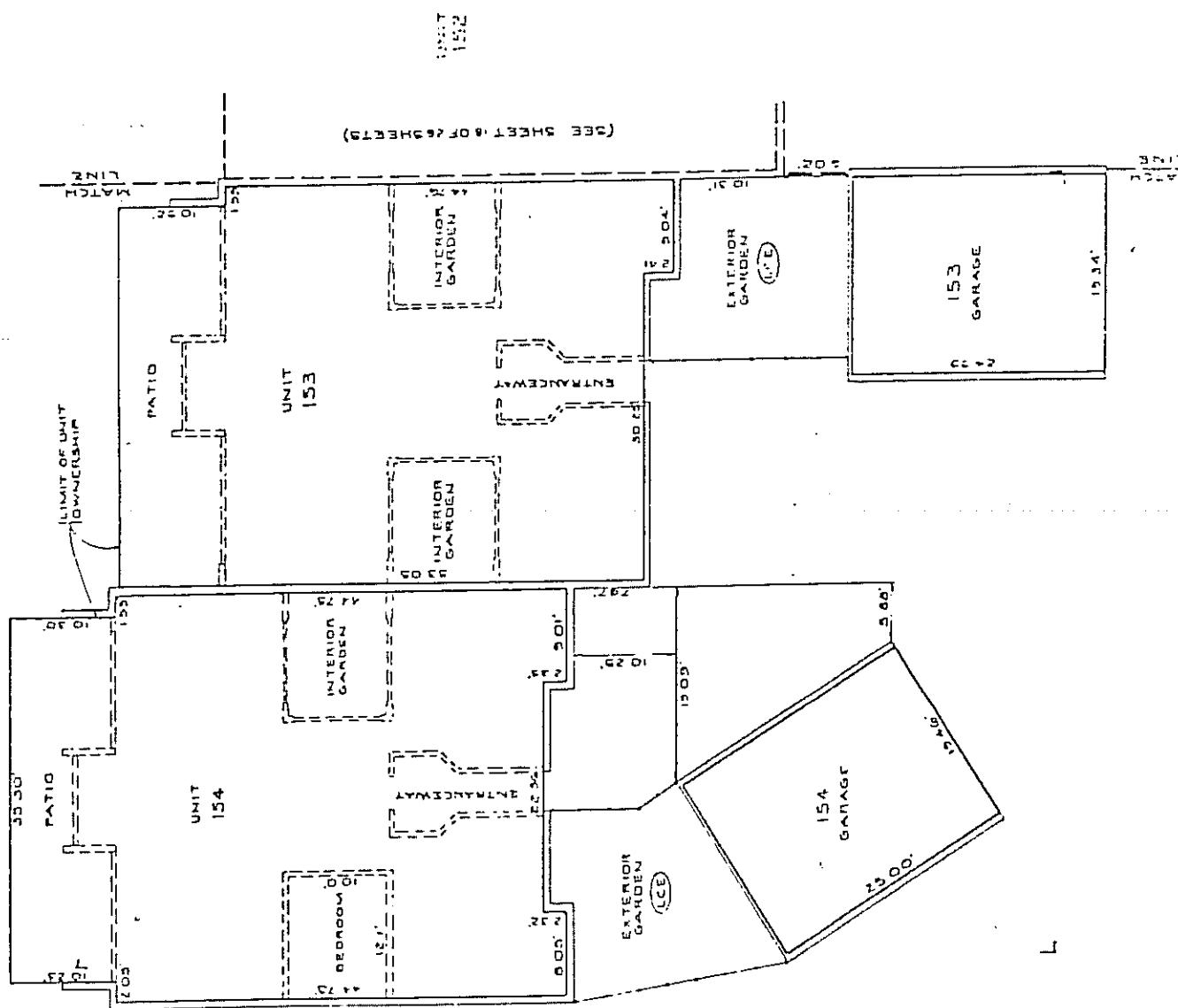
SHEET 17 OF 26 SHEETS



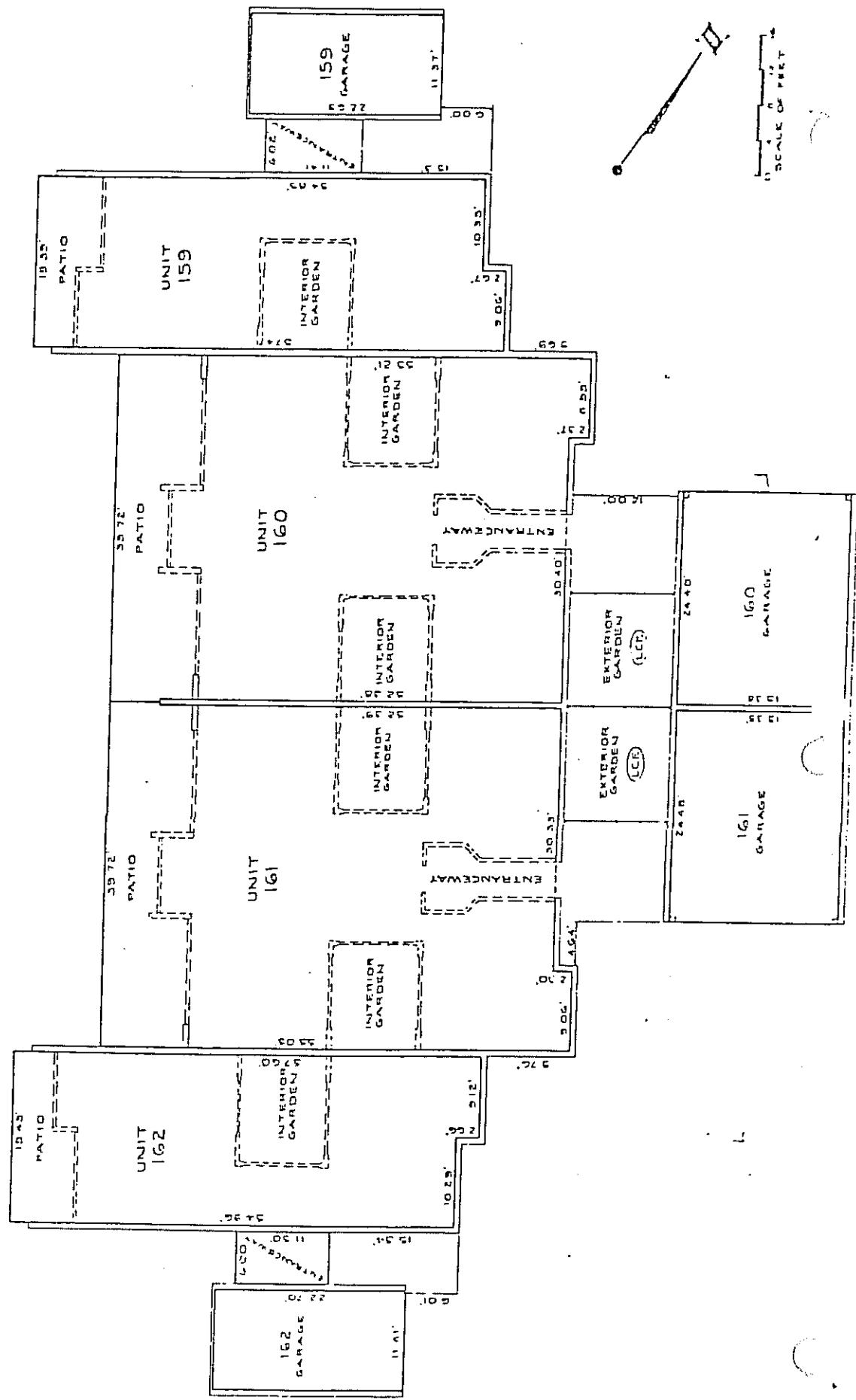
(SEE SHEET 18 OF THIS SHEET)

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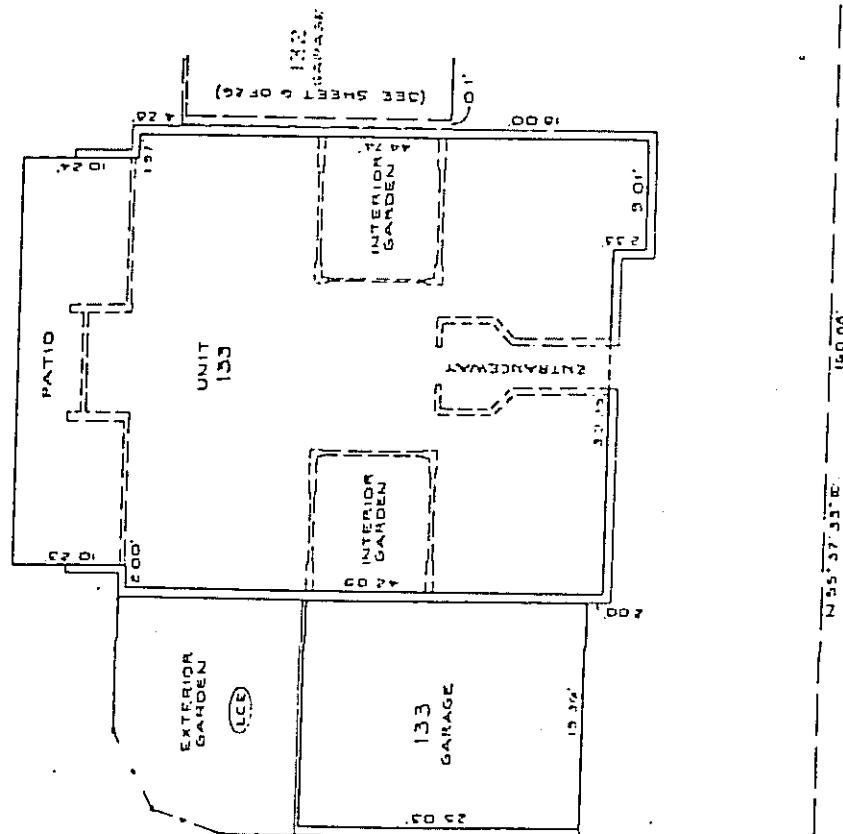


CONDOMINIUM CHART

CONDOMINIUM CHART.



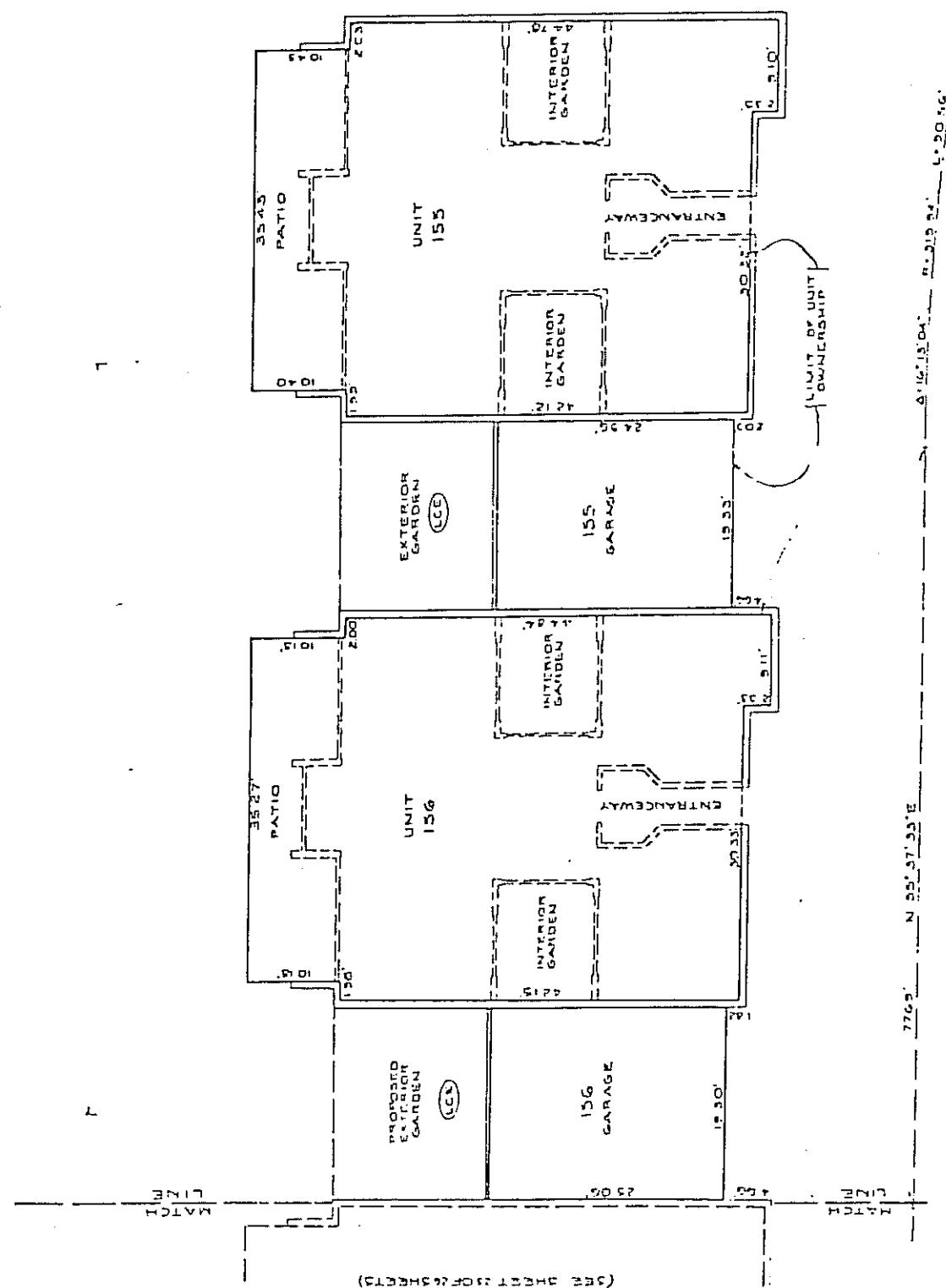
טראם מאנס טראם



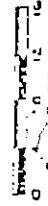
LIMITED PRIVATE BOARD

- WOODMANS CHART

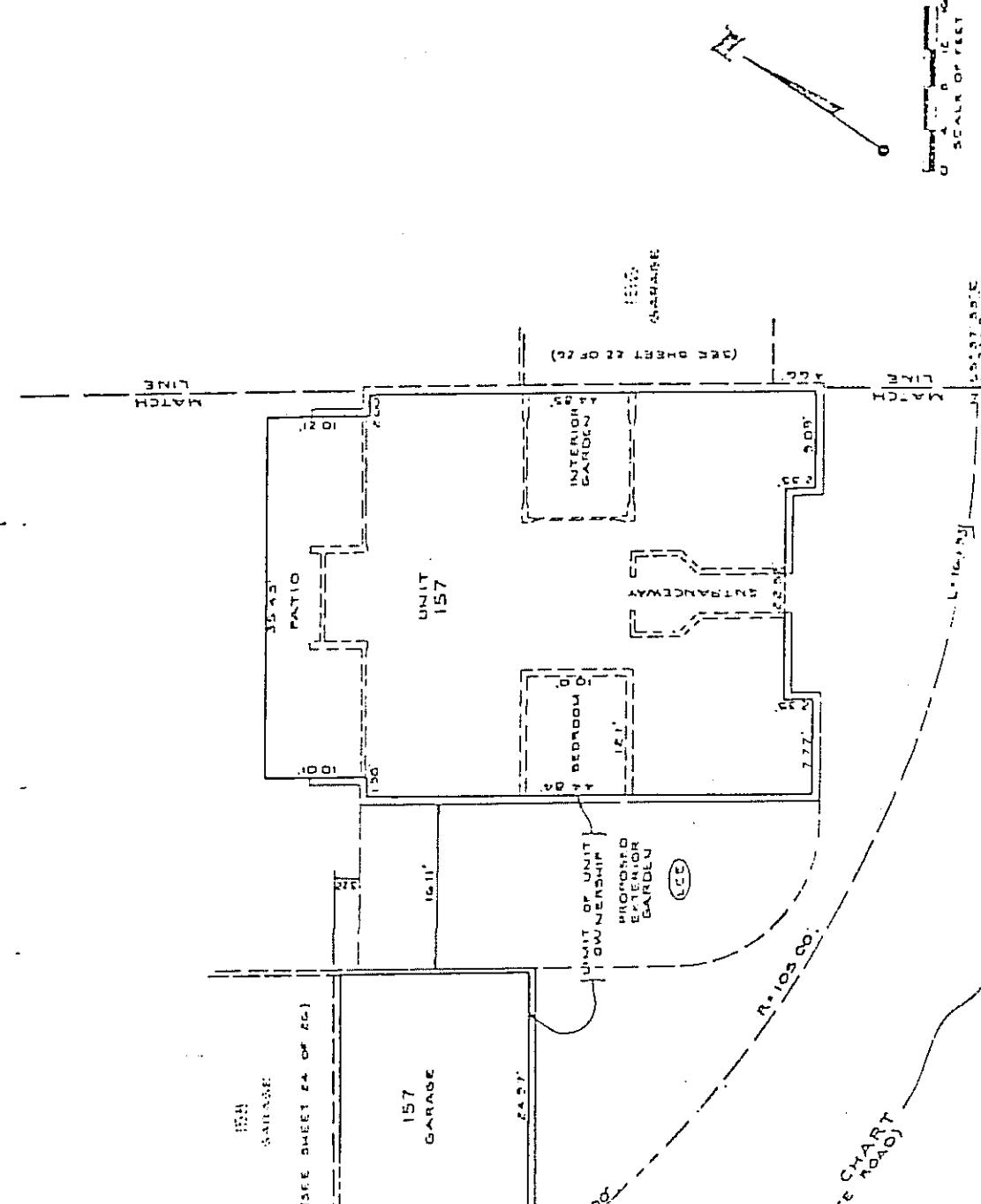
כְּבָשָׂנְתִּי

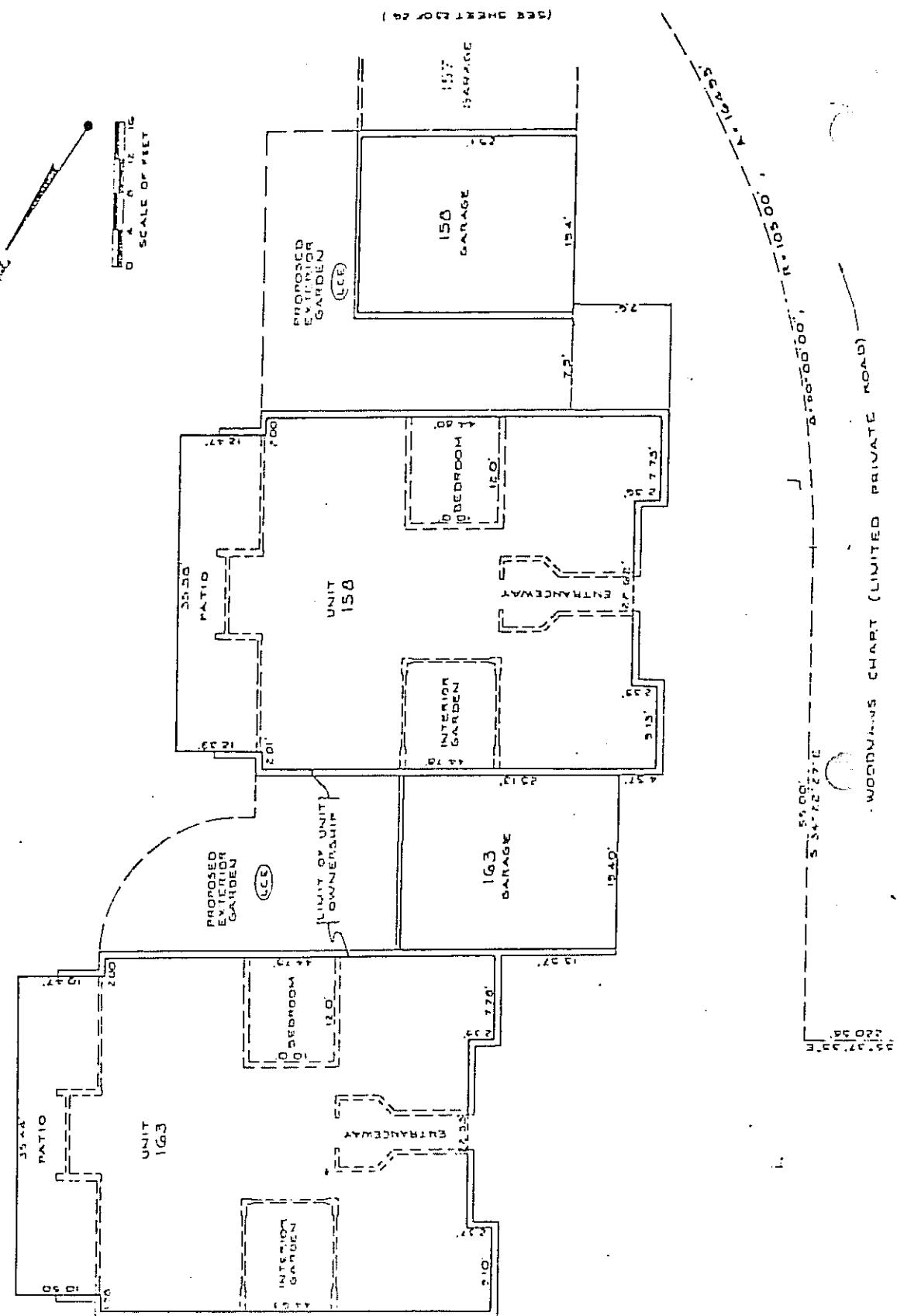


WOODWARD ET AL.



LAND PLANS CHART

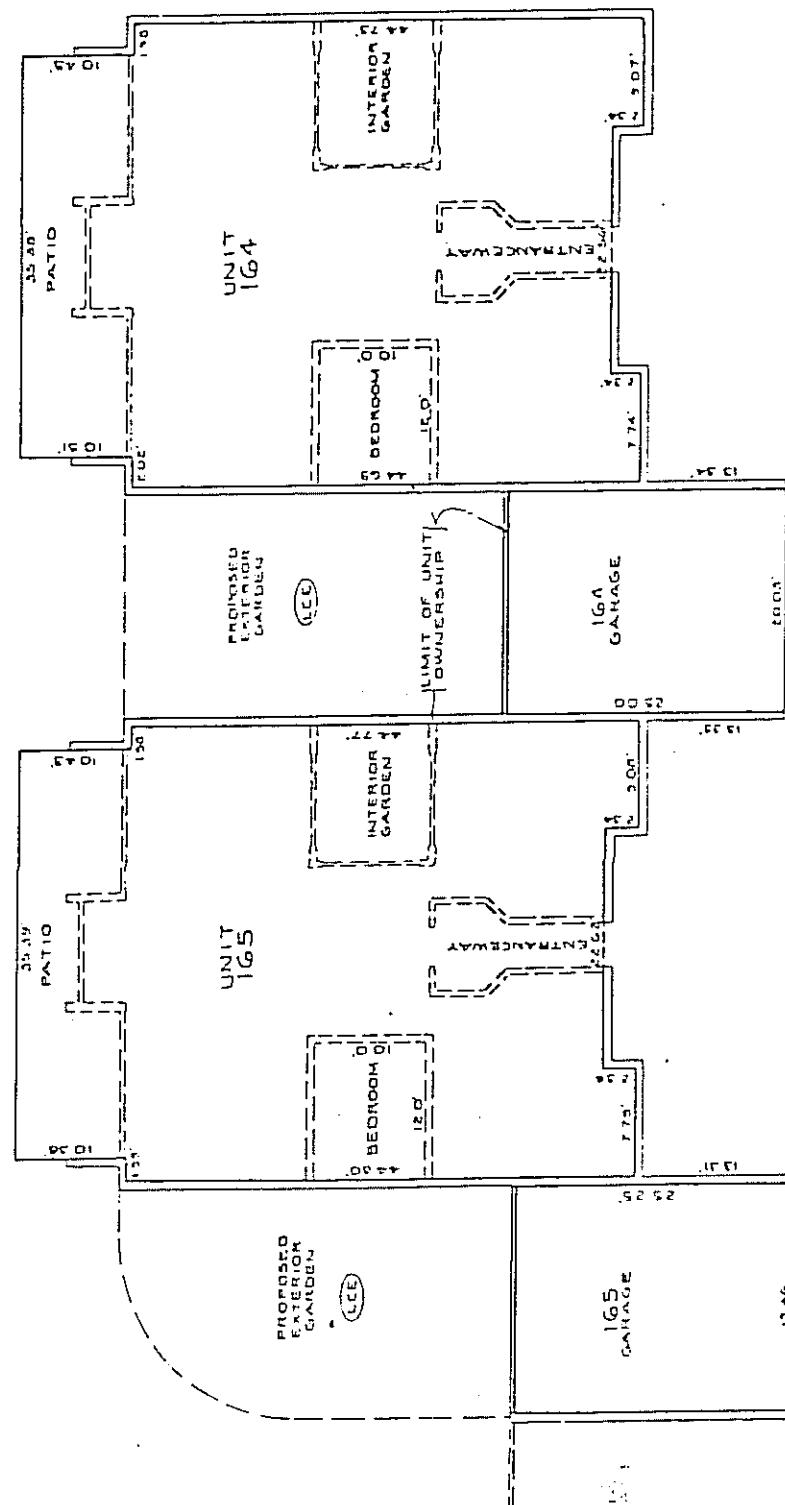


WOODMANS CHART

WOOD FLOWERS CHART

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WOODHAMS CHART LIMITED PRIVATE LTD

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DECLARATION OF CONDOMINIUM

of

WOODMANS CHART

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41153 41498

1153 R149

DECLARATION OF CONDOMINIUM

of

WOODMANS CHART

KNOW ALL MEN BY THESE PRESENTS, that TAYLOR WOODROW HOMES, LIMITED, a corporation existing under the laws of the United Kingdom and duly authorized to transact business in the State of Florida, hereinafter called Developer, does hereby submit to condominium ownership pursuant to Chapter 718, Florida Statutes, 1976, the following described land and improvements thereon and all improvements hereafter erected thereon, situate, lying and being in the County of Sarasota, State of Florida, to wit:

SEE SCHEDULE I ATTACHED HERETO AS A PART HEREOF and that said property shall hereafter be subject to the following provisions, restrictions, reservations, covenants, conditions and easements:

1. THE CONDOMINIUM ACT. Chapter 718, Florida Statutes, 1976, is incorporated herein by reference, and all provisions thereof shall apply to this condominium to the extent that said statute is not inconsistent with the provisions contained in this Declaration.

2. NAME. The name by which this condominium shall be known and identified is WOODMANS CHART, a condominium.

3. SURVEY AND PLOT PLAN. A survey of said land and plot plan locating the improvements thereon and identifying each condominium unit and the common elements and their relative locations and approximate dimensions are attached hereto as Exhibit "A" and are recorded in Condominium Book I at pages 36 th., 37 J, Public Records of Sarasota County, Florida. The locations, dimensions, descriptions, identification and numbering or lettering of the respective condominium units shall be described in

1153 R1499

1153 n 1502

(h) Alterations, additions and further improvements to the common elements; and

(i) Any lands owned by the Association and submitted to condominium ownership by an amendment to this Declaration approved and executed as provided herein for amendments generally, pursuant to the provisions of Section 718.110(6), Florida Statutes, 1976.

(j) Any lands and improvements as above described which are added as subsequent phases to this condominium pursuant to Section 718.403, Florida Statutes, 1976, as provided hereinafter.

The unit owners in the aggregate shall be entitled to equal and full use and enjoyment of all the common elements except as they may be restricted by the reasonable and uniform regulations duly adopted by the Association board of directors, which usage shall always be in recognition of the mutual rights and responsibilities of each of the unit owners. The land under a unit and the exterior gardens are limited common elements for the exclusive use of the unit owner to which they are appurtenant.

5. THE MEADOWS COVENANTS. The condominium is part of the land being developed by Developer known as "The Meadows". The land is subject to the Declaration of Maintenance Covenants and Restrictions on The Commons for The Meadows, recorded in Official Records Book 1113 at page 715 and Amendment thereto recorded in Official Records Book 1137, page 1968 in the Public Records of Sarasota County. All persons owning a vested present interest in the fee title to any of the condominium units shall automatically be a member of the non-profit corporation known as The Meadowood Management Company, Inc. which will operate, maintain, improve and manage The Commons of The Meadows. Annual maintenance assessments payable by unit owners to The Meadowood Management Company, Inc. pursuant to said Declaration shall be

1153 n 1502

at 1150 n150)

collected by the Association as collection agent for Meadowood as an addition to the unit's share of the annual assessment for the common expenses of the condominium.

7. ASSOCIATION. The corporation which will be responsible for the operation of the condominium will be an incorporated association known as WOODMANS CHART CONDOMINIUM ASSOCIATION, INC., a Florida non-profit corporation, herein referred to as the Association. All persons owning a vested present interest in the fee title to any of the condominium units in any phase of Woodmans Chart, which interest is evidenced by a proper instrument duly recorded in the Public Records of said county, shall automatically be members of the Association and their respective memberships shall terminate as their vested interest in the fee title terminates. All of the affairs and property of the condominium and of the Association shall be controlled by the officers and board of directors of the Association. A copy of the Articles of Incorporation which has been filed with and certified by the Secretary of State of Florida is attached hereto and marked Exhibit "B". The Bylaws governing the operation of the condominium and of the Association are attached hereto and marked Exhibit "C". The Association shall have all of the rights and powers provided by the Condominium Act, the corporation statutes, the Articles of Incorporation, the Bylaws and this Declaration.

8. VOTING RIGHTS. Each condominium unit shall be entitled to one vote at Association meetings, notwithstanding that the same owner may own more than one unit or that units may be joined together and occupied by one owner. In the event of joint ownership of a condominium unit, the vote to which that unit is entitled shall be apportioned among the owners as their interests may appear, or may be exercised by one of such joint owners by written agreement of the remainder of the joint owners.

at 1150 n150)

Exhibit 1153 n1504

9. COMMON EXPENSES. The common expenses shall include:

- (a) costs of operation, maintenance, repair and replacement of the common elements and limited common elements;
- (b) costs of management of the condominium and administrative costs of the Association including professional fees and expenses;
- (c) costs of water and sewerage service, electricity and other utilities which are not metered to the individual condominium units;
- (d) labor, material and supplies used in conjunction with the common elements;
- (e) damages to the condominium property in excess of insurance coverage;
- (f) salary of a general manager, if deemed desirable by the membership, and his assistants and agents;
- (g) premium costs of fire, windstorm, flood, and other property insurance and liability insurance as provided herein;
- (h) initial cost of installation of additions, alterations or improvements, or additional lands, leaseholds or other possessory or use rights in lands or facilities, or memberships or other interests in recreational facilities, purchased as part of the common elements for the benefit of all the members, provided that any such items as shall exceed \$10,000 in cost shall be approved by majority vote of the unit owners; and
- (i) all other costs and expenses that may be duly incurred by the Association through its board of directors from time to time in operating, protecting, managing and conserving the condominium property and in carrying out its duties and responsibilities as provided by the Condominium Act, this Declaration, the Articles of Incorporation or the Bylaws.

Exhibit 1153 n1504

Ex 1153 pg 1505

10. Maintenance, Repair and Replacement

A. BY THE ASSOCIATION. The Association shall maintain, repair and replace as part of the common expense all of the common elements, including but not limited to the exterior walls, roofs, foundations and slabs of the unit buildings, except those portions of the common elements which are to be maintained, repaired and replaced by the unit owners as provided hereinafter. The Association shall have the irrevocable right to have access to each unit from time to time during reasonable hours as may be necessary for the maintenance, repair or replacement of any common elements therein or accessible therefrom, and during any hours for performing such emergency repairs or procedures therein as may be necessary to prevent damage to the common elements or to another unit. Damages caused to a unit or its contents due to known and unknown defects in the common elements, or resulting from casualty loss, or due to water, heat, steam, smoke or other intrusion into the unit from or through the common elements or another unit shall be repaired, replaced or compensated for by the Association as part of the common expense, except to the extent such damage is covered by insurance maintained by the unit owner. The unit owner's insurer shall not have a right of subrogation for such damages against the Association. The exterior surfaces of walls in entranceways, patios, porches and interior gardens shall be maintained by the Association notwithstanding that portions thereof are located within the boundaries of a unit. All fences and gates separating the unit's exterior garden (limited common element) from the remainder of common elements shall be painted, maintained and repaired by the Association.

B. BY THE UNIT OWNERS. Each unit owner shall maintain, repair and replace everything within the confines

Ex 1153 pg 1505

1153 .150

of his unit which is not part of the common elements (except as otherwise provided herein), including but not limited to:

- (a) paint, finish, covering, wallpaper and decoration of all interior walls, floors and ceiling;
- (b) all built-in shelves, cabinets, counters, storage areas, and closets;
- (c) all refrigerators, stoves, ovens, disposals, dishwashers and other kitchen equipment; all bathroom fixtures, equipment and apparatus;
- (d) all electrical, plumbing, telephone and television fixtures, apparatus, equipment, outlets, switches, wires, pipes and conduits serving only the respective unit; all electric lines between the unit and its individual service panel or meter, and all water and waste lines between the unit and the main distribution lines;
- (e) the heating and air conditioning system serving the unit regardless of whether it is located wholly within the boundaries of the unit or not;
- (f) all landscaping and plantings located within interior or exterior gardens adjacent to a unit;
- (g) all windows and sliding glass doors (glass in sliding glass doors must be replaced only with tempered glass);
- (h) all interior doors, walls, partitions, and room dividers; and
- (i) all furniture, furnishings and personal property contained within the respective unit.

In the event an owner fails to properly maintain and repair his unit, the Association, at the discretion of the board of directors, may make such repairs as the board may deem necessary and the cost thereof shall be assessed against such defaulting unit owner. The Association shall

1153 .150

1153 n 1507

have a lien against a unit for the cost of any repairs it shall make thereto, to the same extent as is provided by the Condominium Act for unpaid assessments, plus interest at the rate of 10% per annum and reasonable attorneys' fee incurred by the Association in the collection thereof.

11. INSURANCE, DESTRUCTION AND RECONSTRUCTION. As agent for and in 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 all of the insurable improvements of the entire condominium, including the common elements and the respective units and personal property of the Association, for the full replacement or insurable value thereof. The premium for such insurance shall be paid by the Association and shall be included in the assessment for common expenses. The Association board of directors shall have full authority as agents for the insureds to compromise and settle all claims against its insurance carrier and may institute legal proceedings for the collection thereof. The original policy of insurance shall be held by the Association and the institutional first mortgagees shall be furnished mortgagee endorsements covering their respective interests. Each unit owner shall be responsible for insuring his own personal property within his unit and any improvements made by him within his unit which are not covered by the Association policy.

In the event of a destruction or casualty loss to any of the improvements, all insurance proceeds payable under the Association's policies shall be collected by the Association treasurer. If said proceeds are in excess of \$10,000 they shall be immediately paid over to a banking corporation having trust powers and selected by the board of directors, to be held by such bank in trust to be used for

1153 n 1507

1153 ALEOS

the immediate repair and reconstruction of the damaged improvements under the supervision and control of the Association board of directors. Said funds shall be disbursed upon written draw requests signed by the president or vice-president of the Association as reconstruction progresses. In the event said proceeds are not sufficient to pay the cost of such reconstruction and the trustee's costs and reasonable fees, the Association shall supply sufficient additional funds as a part of the common expenses of the Association. The association's insurance carrier shall not have a right of subrogation against a unit owner, but if it is determined that the damage was proximately caused by the negligence of a unit owner, such unit owner may be assessed a sum sufficient to reimburse the Association for any deficiency in insurance proceeds and the Association shall have a lien for such amount, plus interest at the rate of 10% per annum from the date of such assessments, and reasonable attorneys' fees, to the same extent that it has a lien for any unpaid assessments under the Condominium Act. Any surplus of insurance proceeds shall be returned to the Association and added to the common surplus. In the event such proceeds are less than \$10,000, they need not be placed in trust but shall be held by the treasurer and applied directly by the board of directors for the above purposes.

In the event of a total or substantial destruction of all of the condominium improvements, the improvements shall be restored as above provided unless the owners of two-thirds (2/3) of the voting rights of the units in the condominium vote to terminate this condominium. In the event the condominium is to be terminated, then all owners of units will immediately convey all their right, title and interest to their respective units to the bank trustee

1153 ALEOS

selected by the board of directors, to be held by such trustee in trust. The recording of each such conveyance to trustee in the Public Records of said county will have the immediate effect of releasing all liens upon the respective unit and shall cause their instantaneous transfer to that unit owner's share of the common surplus to be subsequently distributed by trustee as provided herein. Said trustee shall collect all insurance proceeds payable as a result of such destruction, shall collect all assets of the Association which are allocable to the units in this condominium and which may remain after the Association pays its liabilities, and shall effect a public or private sale of the condominium property, by whatever means the Association board of directors shall deem best, for the highest and best price, for cash or terms, as soon as practicable consistent with local real estate market conditions. After conveyance of title to the purchaser free and clear of all liens and encumbrances and after payment of reasonable trustee's fees, appraiser's fees, and other costs reasonably incurred, trustee shall apportion the remaining funds in its hands among the units in accordance with the respective values of the units immediately prior to such destruction as determined by three experienced real estate appraisers selected by the board of directors. Trustee shall distribute each unit's share of said funds jointly to the record title owners of each unit and the record owners of any mortgages or other liens encumbering such unit at the time of the recording of its conveyance to the trustee by the unit owner. All mortgages and other liens upon the respective units shall be fully released and discharged as provided herein even though the share of a particular unit in said funds is insufficient to

1153 n 1510

Pay all liens in full; in such event the lienholders who had priority against the title to the unit shall have priority of payment of the unit's share of the common surplus.

Nothing herein provided shall in any way relieve the unit owner of his personal liability for any deficiency which may remain upon any liens which encumbered his unit at the time of his conveyance to the trustee. Mortgagees and other lienholders will evidence their acceptance and consent to the foregoing provisions by the acceptance of their mortgage or perfection of their liens. The provisions of this paragraph may be enforced by injunction, suit for specific performance or by other appropriate remedy upon suit filed by the Association in a court of competent jurisdiction.

12. LIABILITY INSURANCE. The Association shall obtain and maintain public liability insurance covering all of the common elements and insuring the Association and the unit owners as their interests may appear in such amount as the board of directors may deem appropriate. The premiums for such insurance coverage shall be a part of the common expenses. The board of directors shall have authority to compromise and settle all claims against the Association or upon insurance policies held by the Association. The unit owners shall have no personal liability upon any such claims and nothing herein contained shall in any way be construed as imposing upon the Association a duty to assess unit owners for the purpose of raising sufficient funds to discharge any liability in excess of insurance coverage. Each unit owner will be responsible for procuring and maintaining public liability insurance covering losses which may occur in and about his particular unit, as he may deem appropriate.

13. RESTRICTIONS UPON USE. No owner, tenant or other occupant of a condominium unit shall:

1153 n 1510

1153 n1511

(a) use the unit for other than single family residence purposes;

(b) Paint or otherwise change the appearance of any exterior wall, door, window, patio, balcony or any exterior surface; place any sunscreen, blind or awning on any balcony or exterior opening; place any draperies or curtains at the windows of any unit without a solid, light color liner acceptable in color to the board of directors facing the exterior of the unit; tint, color or otherwise treat or apply anything to any window which will adversely affect the uniform exterior appearance of the building in the opinion of the board; plant any planting outside of a unit except upon written approval of the landscaping plan by the board of directors of the Association (except that no prior approval is necessary for plantings in the exterior garden); erect any exterior lights or signs; place any signs or symbols in windows; erect or attach any structures or fixtures within the common elements; nor any of the foregoing without the prior written consent of the board;

(c) make any structural additions or alterations (except the erection or removal of non-support carrying interior partitions wholly within the unit) to any unit or to the common elements; fasten light fixtures, shelving, pictures, mirrors, objets d'art, curtain rods and similar household items to the walls or ceiling of a unit unless they may be removed without substantial damage to the wall or ceiling structure; nor any of the foregoing without the prior written consent of the board;

(d) permit loud and objectionable noises or obnoxious odors to emanate from the unit nor play any organ or electronically amplified musical instruments or devices which may cause a nuisance to the occupants of other units in the sole opinion of the board;

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- (e) make any use of a unit which violates any laws, ordinances or regulations of any governmental body;
- (f) fail to conform to and abide by the bylaws and the uniform rules and regulations in regard to the use of the units and the common elements which may be adopted from time to time by the board of directors, or fail to allow the board of directors or its designated agent to enter the unit at any reasonable time to determine compliance with the Condominium Act, this Declaration, or the Bylaws and regulations of the Association;
- (g) 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, except with the written consent of the Association board of directors;
- (h) permit or suffer anything to be done or kept in his condominium unit or in the common elements which will increase insurance rates on any unit or on the common property;
- (i) commit or permit any nuisance, immoral, or illegal act in his unit or in or on the common elements;
- (j) divide or subdivide a unit 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;
- (k) obstruct the common way of ingress or egress to the other units or the common elements;
- (l) hang any laundry, garments or other unsightly objects which are visible outside of the unit;
- (m) allow anything to remain in the common areas which would be unsightly or hazardous;
- (n) allow any rubbish, refuse, garbage or trash to accumulate in places other than the receptacles provided

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therefor, and each unit and the common elements shall at all times be kept in a clean and sanitary condition.

(o) allow any fire or health hazard to exist;

(p) make use of the common elements in such a manner as to abridge the equal rights of the other unit owners to their use and enjoyment;

(q) lease less than an entire unit or lease an entire unit for a period of less than one (1) year, so that the high quality of this condominium shall be maintained and shall not become a lodging facility for transients; (During the time a unit is leased or occupied by others, the unit owner shall not have the right to use the common elements and facilities except as a guest of a unit owner or lessee.)

(r) allow any animals to be kept in the unit other than one cat or one small dog as defined by the rules and regulations of the board of directors of the Association, and birds and fish, provided that in the event any become a nuisance to the other unit owners in the sole opinion of the board of directors, such animals shall be removed from the unit immediately; or allow any authorized pets to use the common areas except when on a leash accompanied by its owner and then only so long as the pet does not make a mess or otherwise disturb the common areas;

(s) allow any children under eighteen (18) years of age to occupy his unit except as a guest of the owner for a period not to exceed a total of thirty (30) days within any consecutive twelve month period;

(t) park overnight commercial vehicles, trucks, boats, campers, trailers, mobile homes and similar vehicles in any parking area, except service vehicles during the time they are actually serving the unit or common elements; and

(u) enclose the entranceway, patio, porch or

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interior garden except with the written consent of the board of directors.

14. SALE, TRANSFER, LEASE OR OCCUPATION OF UNIT. In recognition of the close proximity of the units and the compact living conditions which will exist in this condominium, the mutual utilization and sharing of the common elements and common recreational facilities, and the compatibility and congeniality which must exist between the unit owners and occupants in order to make an undertaking of this nature satisfactory and enjoyable for all parties in interest, it shall be necessary for the board of directors of the Association, or its duly authorized officers, agent or committee, to approve in writing all sales, transfers, leases or occupation of a unit before such sale, transfer, lease or occupation shall be valid and effective. Written application for such approval shall contain such information as may be required by application forms promulgated by the board and shall be accompanied by a transfer fee as required by regulation of the board. When considering such application, consideration shall be given to good moral character, social compatibility, personal habits, and financial responsibility of the proposed purchaser, transferee, lessee or occupant. A waiver of this provision or the failure to enforce it in any particular instance shall not constitute a waiver or estop the Association from enforcing this provision in any other instance. A lessee shall not assign his lease or sublet his condominium unit without the prior written approval of the board of directors or its duly authorized officers or committee.

In the event a lease, sublease, or occupation of a unit is disapproved, the unit shall not be leased, subleased or so occupied. In the event a sale or transfer is disapproved or no action is taken by the board or its duly authorized officers, agent or committee within 15 days after receipt of

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said application, and the unit owner intends to close in spite of such disapproval or inaction, the unit owner shall give the board an additional 30 days written notice of such intent prior to closing. In such event, the Association or any other unit owner shall have a right of first refusal to purchase said unit for the identical price, terms and conditions, which right shall be exercised in writing delivered to the proposed seller or mailed to his address as shown on the Association records. In the event the Association is of the opinion that the price is not a bona fide sales price, then the sales price for purposes of the right of first refusal shall be the fair market value of the unit determined by the average of the values assigned by the written appraisals of three recognized real estate appraisers, one of whom shall be selected by the Association, one by the proposed seller and the third by the first two appraisers. The cost of such appraisals shall be divided between the Association and the proposed seller. If such right of first refusal is exercised by more than one, priority shall be given to the one who delivers in person or has his acceptance postmarked first. If no one exercises his right of first refusal by delivering or mailing his acceptance prior to three days before the proposed closing date or within 10 days after the sales price is determined by appraisal, whichever is later, the transfer may be closed pursuant to the price and terms stated in the notice. Failure of a transferor to comply with these provisions for sale or transfer shall give the Association or any other unit owner a right to redeem the unit involved from the transferee at any time before the closing of such transfer and for a period of 6 months after the recording of such conveyance in the Public Records of said county, or 60 days after the board of directors is given formal written notice of such

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transfer, whichever period is shorter. The only condition to the exercise of such right of redemption shall be that the transferee be reimbursed for that portion of the purchase price he has paid to that date. Immediately upon the tender of such sums the transferee shall convey all his right, title and interest to the one making the redemption. In addition to all other available remedies, the right of redempton may be enforced by suit for specific performance. In the event legal proceedings are commenced by the Association or any unit owner to enforce the provisions of this paragraph against a unit owner or transferee who fails to comply therewith, the party bringing such proceedings shall be entitled to his costs and reasonable attorneys' fees as determined by the Court, including appellate proceedings, if such party prevails.

The foregoing provisions shall not be applicable to purchasers at foreclosure sales of mortgages held by savings and loan associations, banks and insurance companies, or their subsidiaries or affiliates, or to conveyances or leases to or from such institutional first mortgagees or the Developer.

15. ASSESSMENTS AND LIENS. The board of directors of the Association shall approve annual budgets of projected anticipated income and estimated expenses for each fiscal year, and each unit owner will be responsible for his unit's share of such annual assessment based upon its proportionate share of the common expenses as provided herein. One-fourth (1/4) of each unit's annual assessment shall be due and payable in advance to the Association on the first day of the first, fourth, seventh and tenth months of each fiscal year. In addition, the board of directors shall have the power to levy special assessments against the unit owners in proportion to each unit's share of the common expenses, if necessary to cover unanticipated expenditures which may be

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incurred during the fiscal year. Any assessments or other indebtedness owing by unit owners to the Association which are not paid when due shall be subject to a late penalty of 10% and shall bear interest from the due date until paid at the rate of 10% per annum. The Association shall have the remedies and liens provided by the Condominium Act with respect to unpaid assessments, which shall include any late charges, accrued interest and reasonable attorneys' fees incurred by the Association incident to the collection of such assessment or enforcement of such lien, including appellate proceedings, and the remaining installments of the assessment may be accelerated to maturity by giving the defaulting unit owner 10 days notice of intent to accelerate unless all delinquent sums are paid within that time. The board of directors may require each unit owner to maintain a minimum balance on deposit with the Association (not to exceed one-fourth of the current annual assessment) for working capital and to cover contingent expenses from time to time.

16. RIGHTS OF INSTITUTIONAL FIRST MORTGAGEES. Notwithstanding any provisions of this Declaration, the written consent of all savings and loan associations, banks, and insurance companies or their subsidiaries or affiliates holding first mortgages upon any of the condominium units (herein sometimes referred to as "institutional first mortgagees") shall be first obtained prior to any amendments to this Declaration (except amendments for the purpose of adding subsequent phases as provided herein), the Articles of Incorporation, or the Bylaws; prior to the termination of the condominium; prior to the partition or subdivision of any unit; or prior to the abandonment, partition, subdivision, encumbrance, sale or transfer of the common elements. Such

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Institutional first mortgagees shall have the right to examine the books and records of the Association upon reasonable notice during normal business hours and, upon written request to the Association, shall be furnished written notification by the Association of any default by the mortgagor of a unit in the performance of such mortgagor's obligations under this Declaration or the Bylaws which are not cured within 30 days. Such institutional first mortgagees who obtain title to a unit through mortgage foreclosure or acceptance of deed in lieu of foreclosure shall not be liable for the share of common expenses assessed to such unit prior to the acquisition of such title, unless such share is secured by a claim of lien for assessments recorded prior to the recording of the mortgage. Such mortgagee shall pay all common expenses assessed to such unit which shall come due during the period the unit is owned by the mortgagee, however.

17. RIGHTS OF DEVELOPER. Developer hereby reserves the right to elect directors of the Association in accordance with the provisions of Article XII of the Articles of Incorporation attached as Exhibit "B". Developer may terminate such rights by relinquishing control of the Association to the unit owners at any time prior to the time provided in the Articles of Incorporation.

It is recognized that at the date hereof, construction of all of the improvements and the units contemplated by the Condominium Plat described in Exhibit "A" may not be completed. Developer expressly reserves every right, necessary or desirable, relative to the common elements and the condominium property generally, for the purpose of constructing and completing said improvements and units and effecting sale or lease of all of the condominium units. Until all units are sold, Developer shall have the right to maintain one or more

model units to be used for display to prospective purchasers of units in Woodmans Court or other housing areas in The Meadows and may exhibit such signs and sales paraphernalia within the model units or in the common elements as may be desirable to effect such sales.

19. REMEDIES FOR DEFAULT. In addition to the remedies provided by statute and common law and the remedies elsewhere provided herein, a default in the compliance with and fulfillment of the provisions of the Condominium Act, this Declaration, Articles of Incorporation, Bylaws and the regulations and rules promulgated by the Association or its board of directors, shall entitle the Association or individual unit owners to injunctive relief or money damages or both. In any such legal or equitable action or proceeding the prevailing party shall be entitled to recover his costs and expenses, including reasonable attorneys' fees to be determined by the Court, including appellate proceedings. In the event the occupant of any unit shall refuse to comply with the regulations and rules, such occupant may be denied use of the recreation facilities of the condominium by the manager or the board until such default is corrected. During any period of default by a unit owner in the payment of any assessments against the unit, the Association may discontinue the supply of any utility services to such unit which are paid by the Association as part of the common expenses. Upon the correction of such default, the utility services shall be immediately restored and the expense of such discontinuance and restoration shall be assessed to the defaulting unit owner.

19. ACCESS EASEMENT. Each unit owner shall have a nonexclusive perpetual easement for ingress and egress to and from his respective unit through the common elements of

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Woodmans Chart and a perpetual easement for encroachments which may exist now or in the future by inaccuracies in construction, settlement or movement of the buildings, which encroachments shall be allowed to remain undisturbed until they no longer exist. The condominium unit owners, their guests, agents and invitees and service personnel, shall have a nonexclusive and perpetual right of ingress and egress over and across the "Limited Private Road" known as "Woodmans Chart" shown in Exhibit "A".

20. UTILITY EASEMENT. Developer hereby reserves for and on behalf of itself and The Meadowood Management Company, Inc. perpetual easements for the installation, construction, repair, maintenance and replacement of private and public utility lines and services of all kinds under and over the surface of the condominium lands and recreation areas which are not occupied by buildings or other structures. The utility easements herein reserved may serve this condominium or other portions of The Meadows and The Commons. Utility easements may be granted by the Developer or The Meadowood Management Company, Inc. to any public or private utilities as may be necessary or desirable to provide utility services to any of the foregoing. All public and private utility companies rendering utility services to Woodmans Chart shall have a perpetual nonexclusive easement over, across, under and through all of the common land areas of the condominium for the purpose of construction, installation, maintenance, repair and replacement of the utilities servicing this condominium and for the purpose of reading meters in connection therewith. In the event it is necessary to disturb the surface of the land for such purposes, the roadways, grass, landscaping and other improvements which are disturbed shall be restored by the utility company as soon as practicable to their prior condition as nearly as possible.

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II. ADJOINING FACILITIES. The lakes which adjoin portions of Woodmans Chart are man-made lakes forming a part of the drainage system for The Meadows and The Commons. Developer and The Meadowood Management Company, Inc. reserve the right to vary the water level of said lakes from time to time depending upon the amount of rainfall and the required attenuation of surface waters necessitated by such rainfall. The golf course and other recreational facilities which may be constructed near or adjacent to the condominium property are not to be deemed as part of the condominium and the condominium unit owners shall have no right, title or interest therein except those rights granted under the Declaration of Maintenance Covenants and Restrictions on The Commons for The Meadows and by virtue of being members of The Meadowood Management Company, Inc.

22. ADDITIONAL PHASES. Developer intends to develop Woodmans Chart in phases pursuant to Section 718.403, Florida Statutes, 1976. The land which may become part of the condominium and upon which each phase is to be built and the number and general size of the units included in each phase is shown in Exhibit "A" attached hereto and by reference made a part hereof. The anticipated phases of Woodmans Chart are labeled II through XIII. Phase I is the initial phase of Woodmans Chart which is hereby submitted to condominium ownership. All of the recreation areas and facilities shown in Exhibit "A" will be owned as part of the common elements by all unit owners and will be built by Developer and added as a part of the condominium. Subsequent phases will be submitted to condominium ownership as a part of Woodmans Chart by Developer executing amendments to this Declaration

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of Condominium and to the Condominium Plat attached as Exhibit "A", which amendments shall be recorded in the Public Records of Sarasota County. Such amendments adding phases to Woodmans Chart shall not require the execution thereof by individual unit owners or holders of recorded liens thereon (including institutional first mortgagees) or by the Association. Each such amendment shall take effect at the time of its recording in the Public Records of Sarasota County. At such time as each phase is added to the condominium, the common elements of the added phase shall merge with the common elements of the prior existing phases and will become part of one condominium. As each phase is added to the condominium, the percentage of ownership of the common elements and common surplus and the percentage of the common expenses of each respective unit will be reduced as provided in Paragraph 4 hereinabove. In addition, as each phase is added, each added unit shall have one vote in the affairs of the Association which shall result in the diluting of the voting rights of the prior existing units in Woodmans Chart. Although Developer contemplates developing all phases as shown on Exhibit "A", in the event any phase is not developed and added as a part of the condominium by December 31, 1979, the units shown in such phases will not become part of the condominium and will not share in the common elements, common surplus, common expenses or in the voting rights of the Association. Developer reserves the right to modify the size, configuration and location of units in future phases as well as the boundary lines of such phases prior to their recording in the Public Records as an amendment to this Declaration. Subsequent phases need not be added in numerical order as shown upon Exhibit "A" nor does a subsequent phase need to be contiguous to any prior existing phase.

23. AMENDMENTS. This Declaration may be amended at

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any time by affirmative vote of two-thirds (2/3) of all voting rights of all unit owners in Woodmans Chart, except that provisions relating to percentage of ownership and sharing of common expenses, rights of Developer, termination of the condominium, and the voting rights of members may be amended only with the written consent of all persons adversely affected thereby (except amendments which add subsequent phases as provided hereinabove). The Articles of Incorporation and bylaws may be amended by a simple majority vote of all voting rights of all members of the Association and to that extent this Declaration may be amended without two-thirds (2/3) vote. No amendment shall be effective unless it be in writing, executed by the president or vice president and attested by the secretary of the Association with the formalities required for a conveyance of real property in the State of Florida, and recorded in the Public Records of Sarasota County. It shall not be necessary for the individual unit owners or holders of recorded liens thereon (except institutional first mortgage holders as herein provided) to join in the execution of any amendment, and the execution of any amendment by the president or vice president and attested by the secretary of the Association as provided herein shall be prima facie evidence that the amendment was duly adopted in accordance with the requirements of this Declaration, the Articles of Incorporation and the Bylaws. Until such time as Developer shall have conveyed title to all units of all phases of Woodmans Chart, no amendments to the Declaration of Condominium, Articles of Incorporation, or Bylaws shall be effective without its written consent. By acceptance of a deed to a condominium unit, the grantee agrees for himself, his heirs, successors and assigns, and the holders of any mortgages, liens or other interests in or to any unit, that Developer shall have the right and irrevocable power to

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amend this Declaration and the exhibits recorded herewith as may be necessary or desirable from time to time prior to the conveyance of all units in all phases by Developer to (a) identify, locate and dimension any units which are not completed at the date of this Declaration, (b) to correct any errors or omissions in the Declaration or any exhibits hereto; (c) to make the documents comply with the requirements of any statutory provisions or any state or federal rules or regulations or County ordinances; or (d) to gain acceptance or approval of any institutional mortgage lender or title insurer. Such amendments shall be executed by the Developer with written consent of all institutional first mortgagees, and the joinder or further consent of individual unit owners or holders of recorded liens or other interests therein or thereon shall not be required. All amendments shall take effect immediately upon recordation in the Public Records of Sarasota County.

24. TERMINATION. The above described property may be removed from the provisions of this Declaration at any time by a vote of eighty per cent of the voting rights of all unit owners in Woodmans Chart and unanimous written consent of all of the institutional first mortgage holders, by an instrument to that effect signed by the president or vice-president and secretary of the Association with the formalities of a deed and duly recorded in the Public Records of Sarasota County. In the event of termination, the rights of owners of mortgages or other liens and the procedure for liquidation of the condominium assets as provided herein with respect to total or substantial destruction shall apply and shall be under the supervision and control of the banking trustee selected by the board of directors of the Association.

25. BINDING EFFECT. All provisions of the Declaration of Condominium shall be enforceable as equitable servitudes

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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 is duly revoked and terminated. Any gender used herein shall include all genders and legal entities, and the plural number shall include the singular and the singular shall include the plural.

26. SEVERABILITY. If any provisions of this Declaration, the Condominium Plat, the Articles of Incorporation, or the Bylaws or any section, sentence, clause, phrase or word thereof, or the application thereof in any circumstance, is held invalid, the validity of the remainder of such instruments and of the application thereof in other circumstances shall not be affected thereby.

IN WITNESS WHEREOF, the undersigned has signed and sealed this Declaration the 3rd day of January, 1977.

Witnesses:

Patricia A. Witte
Mark E. Clark

TAYLOR WOODROW HOMES, LIMITED

By: David Nash

DAVID NASH
Director and Agent

No. in
Seal Register
61

(CORPORATE SEAL)

STATE OF FLORIDA

COUNTY OF SARASOTA

I hereby certify that on this day, before me, an officer duly authorized to take acknowledgments in the State of Florida, personally appeared DAVID NASH, a duly authorized agent of TAYLOR WOODROW HOMES, LIMITED, a corporation under the laws of the United Kingdom, and he acknowledged before me that he executed the foregoing Declaration of Condominium in the name of and on behalf of said corporation, affixing the corporate seal of said corporation thereto; that as such

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corporate agent he has been duly authorized by said corporation
to do so; and that the foregoing instrument is the act and
deed of said corporation.

Witness my hand and official seal in the County and
State aforesaid this 1/1 day of January, 1977.

Notary Public

My commission expires: 5-10-80

ALAN R. SHAW
NOTARY PUBLIC NO. 1153
BY COMMISSION EXPIRES 5-10-80

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JOINDER OR ASSOCIATION

WOODMANS CHART CONDOMINIUM ASSOCIATION, INC., a Florida non-profit corporation, hereby joins in and consents to the foregoing Declaration of Condominium and hereby agrees to the provisions thereof and assumes the obligations imposed upon WOODMANS CHART CONDOMINIUM ASSOCIATION, INC. therein.

IN WITNESS WHEREOF, the undersigned has caused this joinder to be executed in its name by its duly authorized officers and caused its corporate seal to be hereunto affixed this 24th day of January, 1977.

Witnesses:

Patricia A. Wising
Helen Hays

WOODMANS CHART CONDOMINIUM ASSOCIATION, INC.

By David Nash
As its President

Attest:



(CORPORATE SEAL)

STATE OF FLORIDA

COUNTY OF SARASOTA

I HEREBY CERTIFY that on this day, before me, a Notary Public duly authorized in the state and county aforesaid to take acknowledgments, personally appeared DAVID NASH and RUTH E. ORIN

to me known to be the persons described as President and Secretary, respectively, of WOODMANS CHART CONDOMINIUM ASSOCIATION, INC., a non-profit Florida corporation, in and who executed the foregoing Joinder, and they acknowledged before me that they executed it in the name of and for that corporation, affixing its corporate seal, and that they were duly authorized by that corporation to do so.

WITNESS my hand and official seal in the county and state named above this 24th day of January, 1977.

Ruth E. Orin
Notary Public

My commission expires: February 28, 1978
State of Florida
Notary Public in U.S.A.

SCHEDULE I

TO

DECLARATION OF CONDOMINIUM OF
WOODMANS CHART

PART OF PARCEL "A" AND PART OF TRACT VI AS PER PLAT OF THE MEADOWS, UNIT I SUBDIVISION AS RECORDED IN PLAT BOOK 23, PAGES 36 THROUGH 36E OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 36 SOUTH, RANGE 1B EAST, SARASOTA COUNTY, FLORIDA; THENCE N-00°-50'-28"-E ALONG THE EAST LINE OF SAID SECTION IS A DISTANCE OF 483.16 FEET; THENCE N-71°-50'-13"-W ALONG THE SOUTHERLY LINE OF AFOREMENTIONED PARCEL "A" AND ITS SOUTHEASTERLY EXTENSION A DISTANCE OF 343.18 FEET FOR A POINT OF BEGINNING; THENCE S-18°-09'-47"-W A DISTANCE OF 27.48 FEET; THENCE S-21°-21'-06"-E A DISTANCE OF 131.06 FEET; THENCE S-68°-38'-54"-W A DISTANCE OF 70.00 FEET; THENCE N-21°-21'-06"-W A DISTANCE OF 217.93 FEET TO THE SAID SOUTHERLY LINE OF PARCEL "A"; THENCE N-71°-50'-13"-W ALONG SAID SOUTHERLY LINE A DISTANCE OF 314.55 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF LONGMEADOW, SAID POINT ALSO BEING A POINT ON A CURVE OF WHICH THE RADIUS POINT LIES S-78°-34'-14"-E A RADIAL DISTANCE OF 600.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC (SAID RIGHT-OF-WAY LINE) THROUGH A CENTRAL ANGLE OF 23°-57'-51" A DISTANCE OF 250.95 FEET; THENCE S-34°-09'-31"-E A DISTANCE OF 136.92 FEET; THENCE N-55°-37'-33"-E A DISTANCE OF 220.58 FEET; THENCE S-34°-22'-27"-E A DISTANCE OF 55.00 FEET TO THE P.C. OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 90°-00'-00" AND A RADIUS OF 105.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC A DISTANCE OF 164.93 FEET; THENCE N-55°-37'-33"-E A DISTANCE OF 77.69 FEET TO A P.C. OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 16°-13'-04" AND A RADIUS OF 319.94 FEET; THENCE NORTHEASTERLY ALONG THE ARC A DISTANCE OF 90.56 FEET TO A POINT ON THE EASTERLY LINE OF AFOREMENTIONED PARCEL "A". SAID POINT ALSO BEING A POINT ON A CURVE OF WHICH THE RADIUS POINT LIES N-76°-50'-54"-E A RADIAL DISTANCE OF 343.85 FEET; THENCE SOUTHERLY ALONG THE ARC (SAID EASTERLY LINE OF PARCEL "A") THROUGH A CENTRAL ANGLE OF 10°-00'-38" A DISTANCE OF 60.08 FEET TO A POINT ON A CURVE OF WHICH THE RADIUS POINT LIES S-18°-09'-22"-E A RADIAL DISTANCE OF 259.94 FEET; THENCE SOUTHWESTERLY ALONG THE ARC THROUGH A CENTRAL ANGLE OF 15°-13'-04" A DISTANCE OF 73.58 FEET; THENCE S-55°-37'-33"-W A DISTANCE OF 77.69 FEET TO THE P.C. OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 13°-01'-28" AND A RADIUS OF 165.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC A DISTANCE OF 37.51 FEET; THENCE S-10°-52'-27"-E A DISTANCE OF 72.75 FEET TO THE P.C. OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 23°-30'-00" AND A RADIUS OF 42.12 FEET; THENCE SOUTHEASTERLY ALONG THE ARC A DISTANCE OF 17.27 FEET; THENCE S-34°-22'-27"-E A DISTANCE OF 94.37 FEET; THENCE S-55°-35'-59"-W A DISTANCE OF 30.00 FEET; THENCE N-34°-22'-27"-W A DISTANCE OF 9.36 FEET; THENCE S-55°-28'-14"-W A DISTANCE OF 138.25 FEET TO THE POINT OF BEGINNING LESS PHASE XIII and CONTAINING 3.63 ACRES.

Subject to: Drainage Easement granted to County of Sarasota as shown on the plat of THE MEADOWS, Unit 1 and on Exhibit "A" to the Declaration of Condominium, and utility easements.

RECORDED BY: (Signature of witness) *[Signature]*
PRINTED NAME: *[Signature]*

WEBBMANNSCHART

GÜNDÖK, HANS

Deutsche Presse-Agentur
Telegraphen-Bureau
S.S.C.C.B. Berlin

On the 1st of May, 1865, I made my first trip to the mountains. I had been to the mountains before, but never so far as to make a day's trip. I had been to the mountains before, but never so far as to make a day's trip. I had been to the mountains before, but never so far as to make a day's trip.

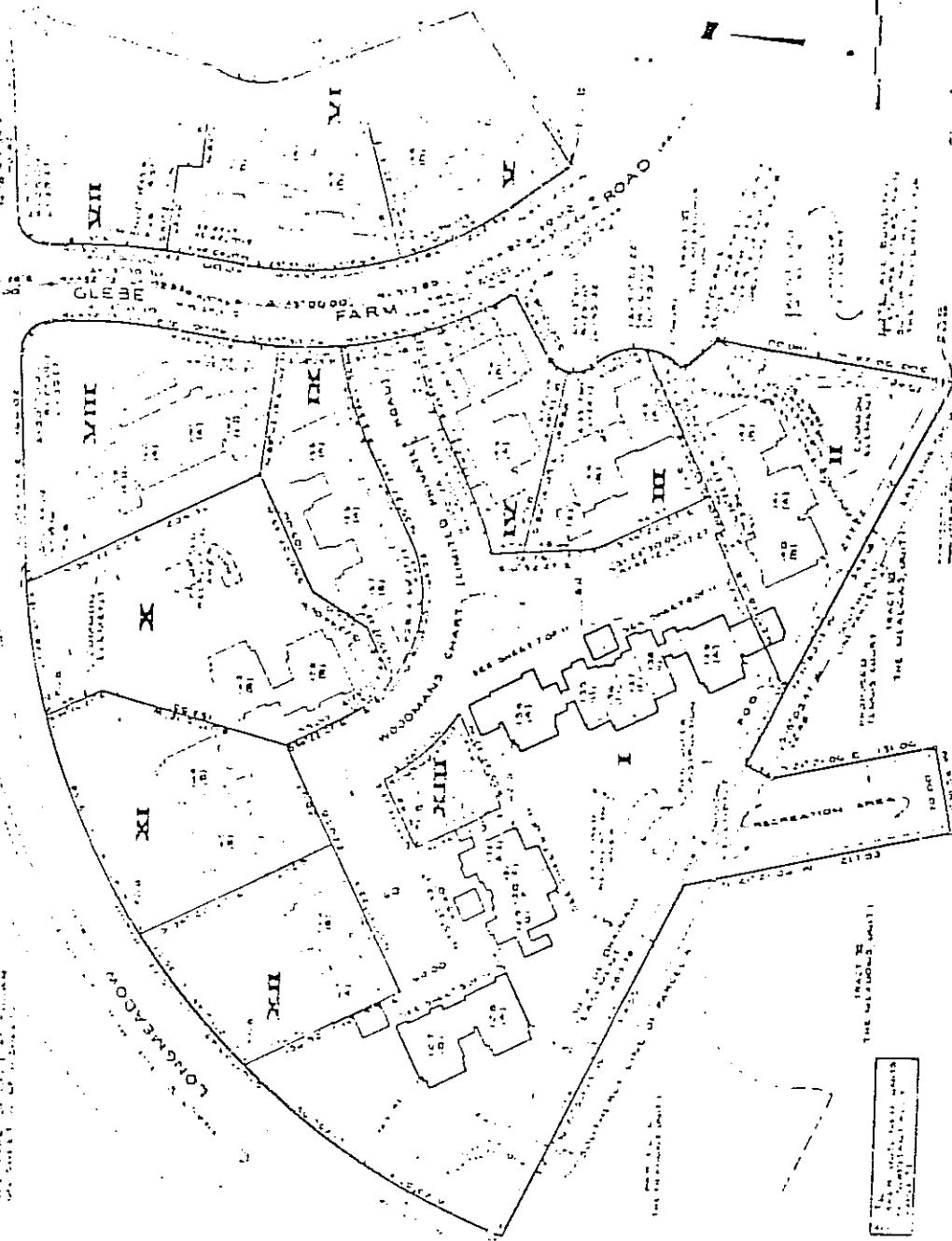
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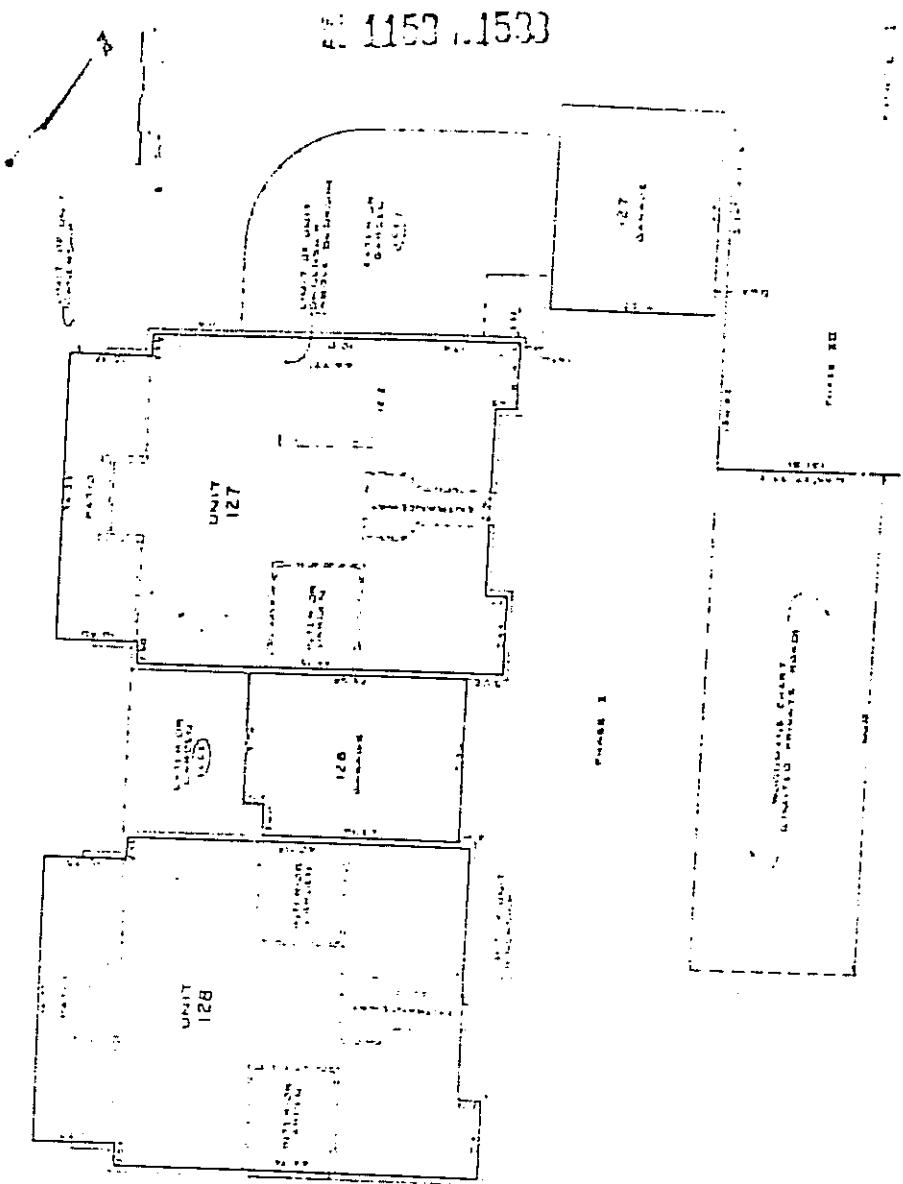


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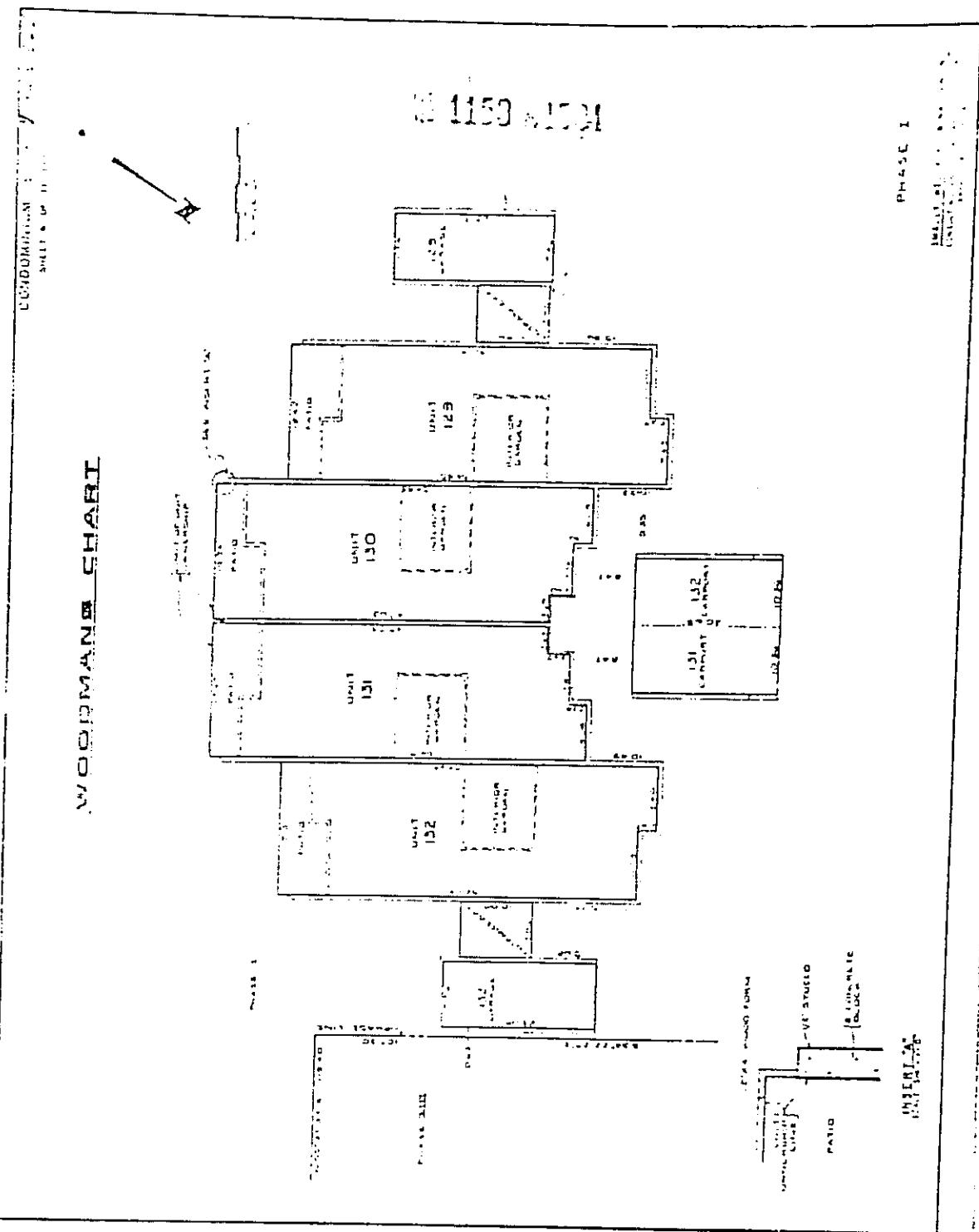
WOODMAN'S CHART

CONDOMINIUM
SPLIT LEVEL



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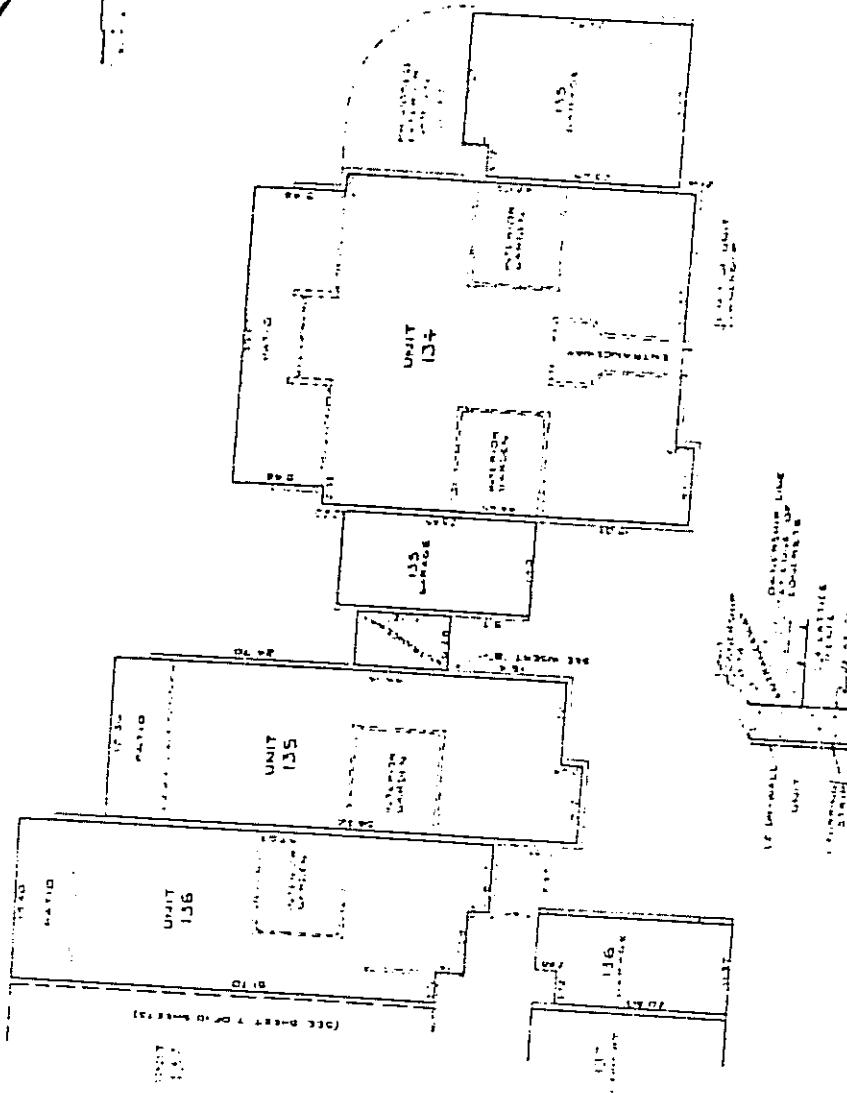


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WOODMAN-SHART

CONDOMINIUM



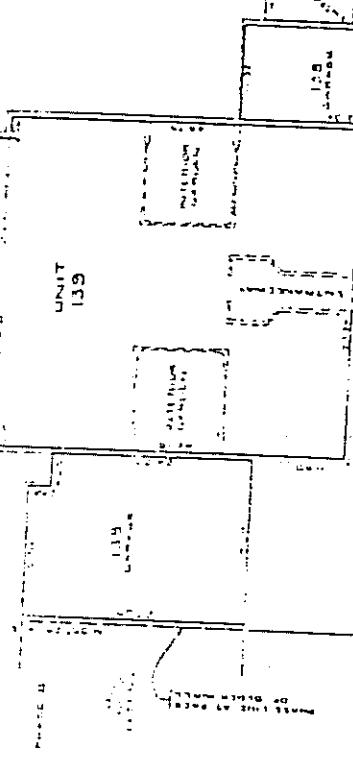
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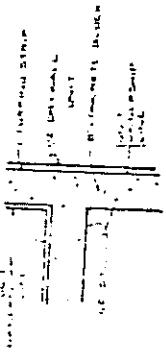
FIGURE I

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BY THE FBI

MANUFACTURE CHART.



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PICTURE 1

PICTURE 2

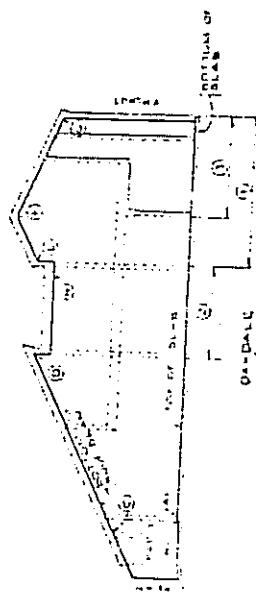
PICTURE 3

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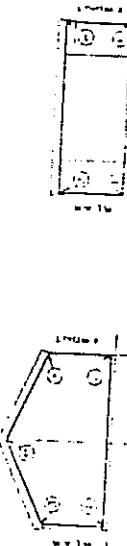
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WOODMAN'S CHART

CONGREGATION



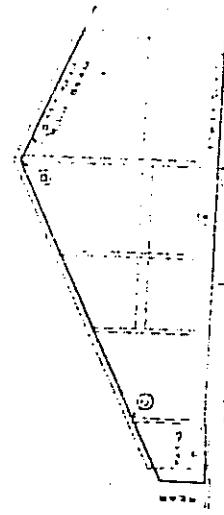
TYPICAL UNIT SIDE ELEVATION



GARAGE & CARPORT
SIDE ELEVATION
UNITS 100-137



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100% Fire Protection
Building Fire Protection

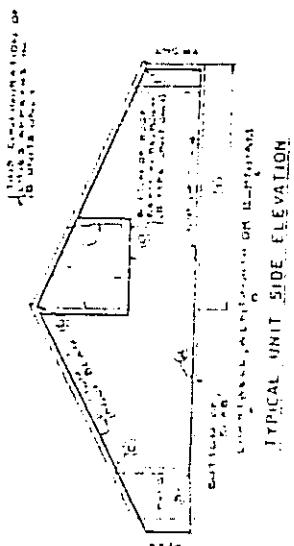
CURWOODIUM BUSES

Unit 10 U.S. Serials

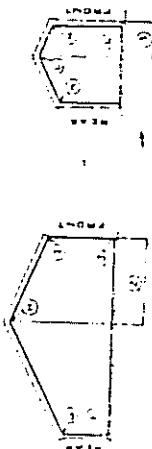
WOODMAN CHART

100% Fire Protection

LEGEND
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100% Building Fire Protection



TYPICAL UNIT SIDE ELEVATION



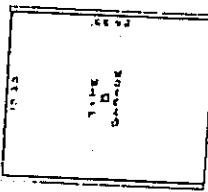
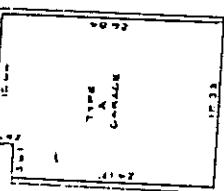
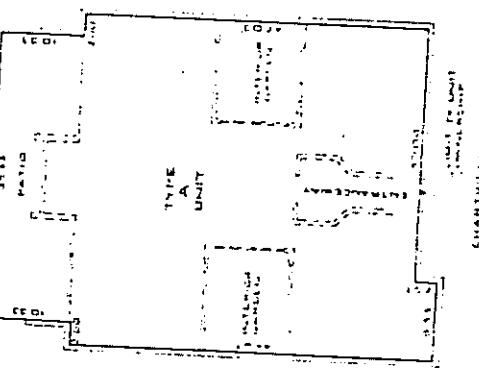
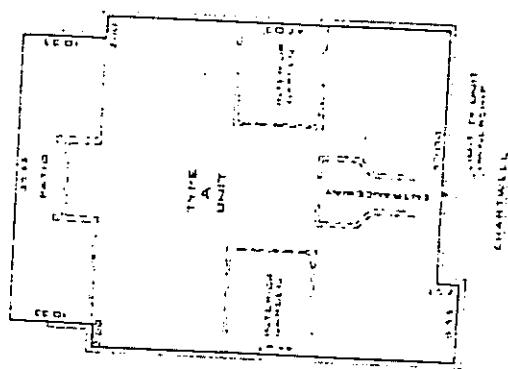
TYPICAL GARAGE & WALKWAY SIDE ELEVATION

RECORDED BY: [Signature] - 100% Fire Protection
Pending for registration at the City of [Redacted]
100% Building Fire Protection

UNIT	DISTANCE	100% FIRE PROTECTION	100% BUILDING FIRE PROTECTION
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455	100'		

CONSTRUCTION
INITIAL ORIGIN

WORMANNE CHART



TYPIICAL PROPOSED BUILDINGS

RECD BY S MEMO: Legibility of writing, typing, or
printing for reproduction purposes may be unsatisfactory in
this document when received

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1153 pg 15-10

STATE OF FLORIDA

DEPARTMENT OF STATE • DIVISION OF CORPORATIONS

I certify that the following is a true and correct copy of

CERTIFICATE OF INCORPORATION

OF

WOODMANS CHART CONDOMINIUM ASSOCIATION, INC.

filed in this office on the 29th day of December
19 76.

Charter Number: 737632



GIVEN under my hand and the Great
Seal of the State of Florida, at
Tallahassee, the Capital, this the
29th day of December
19 76.

Beverly O. Smith
SECRETARY OF STATE

1153 n1541

ARTICLES OF INCORPORATION
of
WOODMANS CHART CONDOMINIUM ASSOCIATION, INC.

We, the undersigned, hereby associate ourselves together for the purpose of becoming a corporation not for profit under the laws of the State of Florida, by and under the provisions of the statutes of the State of Florida, providing for the formation, liability, rights, privileges and immunities of a corporation not for profit.

ARTICLE I.

NAME OF CORPORATION

The name of this corporation shall be Woodmans Chart Condominium Association, Inc., hereinafter referred to as the Association.

ARTICLE II.

GENERAL NATURE OF BUSINESS

The general nature of the business to be conducted by the Association shall be the operation and management of the affairs and property of the condominium known as Woodmans Chart located in the County of Sarasota, Florida, and to perform all acts provided in the Declaration of Condominium of said condominium and the Condominium Act, Chapter 718, Florida Statutes, 1976.

ARTICLE III.

POWERS

The Association shall have all of the condominium law and statutory powers of a corporation not for profit and all of the powers and duties set forth in said Condominium Act and Declaration of Condominium, as amended from time to time, except as may be limited or otherwise provided by these Articles. The Association may enter into lease agree-

1153 n1541

ments and may acquire and enter into agreements acquiring leasesholds, memberships and other possessory or use interests for terms up to and including 99 years, whether or not contiguous to the lands of the Condominium, intended to provide for the enjoyment, recreation or other use or benefit of the members; including but not limited to lease of recreation areas and facilities.

ARTICLE IV.

MEMBERS

All persons owning a vested present interest in the fee title to any of the condominium units of Woodmans Chart as evidenced by a duly recorded proper instrument in the Public Records of Sarasota County, Florida, shall be members.

Membership shall terminate automatically and immediately as a member's vested interest in the fee title terminates, except that upon termination of the entire condominium project, the membership shall consist of those who were members at the time of each conveyance of the respective units to the trustee as provided in said Declaration of Condominium. In the event a unit is owned by a legal entity other than a natural person, the officer, director, or other official so designated by such legal entity shall exercise its membership rights.

After the Association approves of a conveyance of a condominium unit as provided in said Declaration of Condominium, the change of membership in the Association shall be evidenced in the Association records by delivery to the Secretary of a certified copy of the deed or other instrument of conveyance.

Prior to the recording of said Declaration of Condominium in the Public Records of said county, the subscribers hereto

1153 A1543

shall remain the members of the Association and shall each be entitled to one vote.

ARTICLE V.

VOTING RIGHTS

Each condominium unit shall be entitled to one vote at Association meetings, notwithstanding that the same owner may own more than one unit or that units may be joined together and occupied by one owner. In the event of a joint ownership of a condominium unit, the vote to which that unit is entitled shall be apportioned among the owners as their interest may appear, or may be exercised by one of such joint owners by written agreement of the remainder of the joint owners.

ARTICLE VI.

INCOME DISTRIBUTION

No part of the income of this corporation shall be distributable to its members, except as compensation for services rendered.

ARTICLE VII.

EXISTENCE

This Corporation shall exist perpetually unless dissolved according to law.

ARTICLE VIII.

REGISTERED OFFICE AND REGISTERED AGENT

The registered office of the Corporation shall be at Woodmans Chart, Globe Farm Road, Sarasota, Florida, and the registered agent at such address shall be David Nash.

ARTICLE IX.

NUMBER OF DIRECTORS

The business of the corporation shall be conducted by a Board of Directors which shall consist of not less than three (3) persons, as shall be designated by the bylaws.

1153 A1543

ARTICLE X.

FIRST BOARD OF DIRECTORS AND OFFICERS

The names and post office addresses of the members of the first Board of Directors and officers, all of whom shall hold office until their successors are duly elected and qualified, are as follows:

<u>Name</u>	<u>Address</u>
David Nash - President & Director	1900 Longmeadow, Sarasota, Florida 33580
Alan R. Shaw - Treasurer & Director	1900 Longmeadow, Sarasota, Florida 33580
Roger F. Postlethwaite - Vice President & Director, 1900 Longmeadow, Sarasota, Florida 33580	
Ruth E. Orin - Secretary	1900 Longmeadow, Sarasota, Florida 33580

ARTICLE XI.

INDEMNIFICATION OF OFFICERS AND DIRECTORS

All officers and directors shall be indemnified by the Association against all expenses and liabilities including counsel fees (including appellate proceedings) reasonably incurred in connection with any proceeding or settlement thereof in which they may become involved by reason of holding such office. The Association may purchase and maintain insurance on behalf of all officers and directors against any liability asserted against them or incurred by them in their capacity as officers and directors or arising out of their status as such.

ARTICLE XII.

RIGHTS OF DEVELOPER

Taylor Woodrow Homes, Limited, a corporation existing under the Laws of the United Kingdom and authorized to do business in the State of Florida, which is the developer of Woodmans Chart condominium, shall have full right and authority to manage the affairs and exclusive right to elect the directors of the Association (who need not be unit owners) until the following shall occur:

1153 w1545

A. When fifteen percent (15%) or more of the units that will be operated ultimately by the Association are conveyed to owners other than Developer, such unit owners shall be entitled to elect not less than one-third (1/3) of the Board of Directors.

B. Within three (3) years after seventy-five percent (75%) or within three (3) months after ninety percent (90%) of the units that will be operated ultimately by the Association are conveyed to owners other than Developer, such unit owners shall be entitled to elect a majority of the Board of Directors.

C. Developer shall be entitled to elect at least one (1) member of the Board of Directors as long as Developer holds any units in any phase of Woodmans Chart for sale in the ordinary course of business.

During the period Developer is in control of the Association, the Directors shall exercise all rights which would otherwise be exercisable by the members.

ARTICLE XIII.

BYLAWS

The first bylaws of the Association shall be adopted by the Board of Directors and may be altered, amended or rescinded in the manner provided by the Bylaws.

ARTICLE XIV.

SUBSCRIBERS

The names and street addresses of the subscribers to these Articles of Incorporation are as follows:

David Nash, Alan P. Shaw and Thomas Brown, all of 1900 Longmeadow, Sarasota, Florida 33580.

ARTICLE XV.

AMENDMENTS

The corporation reserves the right to amend, alter, change or repeal any provisions contained in these Articles

1153 w1545

1153 n1546

of incorporation by a simple majority vote of all voting rights of all members of the corporation and all rights conferred upon the members herein are granted subject to this reservation.

IN WITNESS WHEREOF, we, the undersigned subscribers to these Articles of Incorporation, have hereunto set our hands and seals this 22nd day of December, 1976.

David Nash (SEAL)
David Nash

Alan R. Shaw (SEAL)
Alan R. Shaw

Thomas Brown (SEAL)
Thomas Brown

STATE OF FLORIDA

COUNTY OF SARASOTA:

I HEREBY CERTIFY that on this 22nd day of December, 1976, before me, an officer duly authorized and acting, personally appeared DAVID NASH, ALAN R. SHAW and THOMAS BROWN, to me well known and known to me to be the persons described in and who executed the foregoing instrument, and they acknowledged then and there before me that they executed said instrument.

WITNESS MY HAND AND OFFICIAL SEAL at Sarasota, Florida, in the County and State aforesaid this the day and year last above written.

Ruth E. Orr
Notary Public

My Commission Expires: NOVEMBER
NOTARY PUBLIC STATE OF FLORIDA
SCHOOL OF NOTARIAL STUDY AND EDUCATION

4: 1153 n 1547

B Y L A W S

of

WOODMANS CHART CONDOMINIUM ASSOCIATION, INC.

A non-profit corporation
existing under the laws
of the State of Florida

I. PRINCIPAL OFFICE

The principal office of the Association shall be located at Woodmans Chart, Glebe Farm Road, County of Sarasota, State of Florida. The address of the principal office may be changed at the discretion of the Board of Directors.

II. MEMBERSHIP

1. MEMBERS. All persons owning a vested present interest in the fee title to any of the condominium units in any phase of Woodmans Chart condominium existing pursuant to Chapter 718, Florida Statutes, 1976, which interest is evidenced by a duly recorded proper instrument in the Public Records of Sarasota County, Florida, shall automatically be members of this Association and their respective membership shall automatically terminate as their vested interest in the fee title terminates. Such membership may be evidenced by the issuance of a membership certificate which shall be deemed automatically cancelled when the membership it evidences is terminated as provided herein.

2. VOTING RIGHT. Each condominium unit shall have the voting rights provided in the Declaration of Condominium and any such vote may be cast in person or by mail or by proxy executed in writing and filed with the Secretary. In the event of a joint ownership of a condominium unit by more than one person the vote to which the unit is entitled shall be apportioned among the owners as their interest may appear, or may be exercised by one of such joint owners by written agreement of the remainder of such joint owners.

4: 1153 n 1547

115.1.154

3. ANNUAL MEETING. An annual meeting of the members shall be held at the principal office of the Association or at such other place within said County as may be designated by the President, at 8:00 p.m. on the first Monday in the month of February for the purpose of electing directors and for the transaction of such other business as may come before the meeting.

4. SPECIAL MEETINGS. Special meetings may be called by the President or by the Board of Directors, or by a written request of a majority of the voting rights of the members, for any purpose and at any time within said County. Notice of special meetings shall be mailed by regular or air mail or delivered by the Secretary at least fourteen days before such meeting to each member at his address as shown in the Association records, which notice shall state the purpose of such meeting. Members may waive such notice and may act by written agreement without meetings.

5. QUORUM. A majority of the voting rights represented in person, by mail, ballot or vote, or by proxy, shall constitute a quorum, and if a quorum is not present, a majority of the voting rights present may adjourn the meeting from time to time. A member shall be deemed present for purposes of a quorum with respect to any question or election upon which his written and signed vote shall have been received by the Secretary. A simple majority of all voting rights present in person or proxy shall decide any question brought before the meeting, except when otherwise required by the Condominium Act, Declaration of Condominium, Certificate of Incorporation or these Bylaws.

III. BOARD OF DIRECTORS

1. POWERS. The Board of Directors shall have all powers necessary to manage the affairs of the Association and to discharge its rights, duties and responsibilities as

1153-1549

provided in the Declaration of Condominium, Articles of Incorporation and the Condominium Act.

2. NUMBER. The number of directors shall be designated by resolution of the membership from time to time but shall in no event be less than three directors. Each shall be a member of the Association or a person exercising the rights of an owner who is not a natural person. All directors shall act without compensation unless otherwise provided by resolution of the membership. Each director shall hold office for two years and shall be elected in such manner at the annual meetings so that the number of directors serving on the board from time to time shall have their terms of office evenly divided so far as possible so that half of their terms will expire at the time of each annual meeting of members.

3. REGULAR MEETINGS. A regular meeting of the Board of Directors shall be held immediately after, and at the same place as, the annual meeting of the membership. Additional regular meetings may be held as provided by resolution of the Board.

4. SPECIAL MEETINGS. Special meetings of the Board may be called by the President or a majority of the directors for any purpose and at any time or place. Notice thereof stating the purpose shall be mailed by regular or air mail or delivered to each director at his address shown in the Association records at least five days before such meeting, unless such notice is waived by any director or directors. Notices of all meetings of the directors, except the annual meeting and emergency meetings shall be posted conspicuously on the condominium property at least forty-eight hours in advance of the meeting. All meetings of the board shall be open to all members.

5. QUORUM. A majority of directors shall constitute a quorum. If a quorum is not present, a majority of those

1153-1549

present may adjourn the meeting from time to time. A director shall be deemed present for the purposes of a quorum with respect to any question or election upon which his written and signed vote shall have been received by the Secretary. The vote of a majority of directors present shall decide any matter before the Board, except as may be otherwise required in the Articles of Incorporation, these bylaws or the Declaration of Condominium.

6. **REMOVAL.** Any director may be removed by two-thirds vote of the membership at a special meeting called for that purpose and the vacancy created thereby shall be filled by the election of a new director at the same meeting.

7. **LIABILITY AND INDEMNIFICATION.** Directors shall not be liable to the members for any mistake of judgment and shall only be liable for their own individual willful misconduct or bad faith. The members shall indemnify and hold harmless each director against all contractual liability to others arising out of contracts made on behalf of the Association unless such contract shall have been made in bad faith or contrary to the provisions of the Declaration or these bylaws. Directors shall have no personal liability with respect to any contract made by them on behalf of the Association.

IV. OFFICERS

1. **NUMBER.** The officers shall be a president, a vice-president, a secretary and a treasurer, each of whom shall be elected by the Board of Directors. Such assistant officers as may be deemed necessary may be elected by the Board of Directors. No two offices may be held by the same person. Officers must be members of the Association or a person exercising the membership rights of a unit owner which is not a natural person. The president must be a member of the Board of Directors. All officers shall act

At 1153 n[153]

without compensation unless otherwise provided by resolution
of the membership.

2. ELECTION AND TERM. Each officer shall be elected annually by the Board of Directors at the first meeting of Directors following the annual meeting of members and shall hold office until his successor shall have been elected and duly qualified, unless sooner removed by the Board of Directors.

3. PRESIDENT. The president shall be the principal executive officer of the Association and shall supervise all of the affairs of the Association. He shall preside at all meetings of the members and of directors. He shall sign all documents and instruments in behalf of the Association.

4. VICE-PRESIDENT. In the absence of the president, the vice-president shall perform the duties of the president, and when so acting, shall have all the powers and responsibilities of the president. The vice-president shall, moreover, perform such duties as may be designated by the Board of Directors.

5. SECRETARY. The secretary shall countersign all documents and instruments in behalf of the Association, record the minutes of meetings of members and directors, and give notices required by these bylaws. He shall have custody and maintain the records of the Association, other than those maintained by the treasurer.

6. TREASURER. The treasurer shall have custody of all funds of the Association, shall deposit the same in such depositories as may be selected as hereinafter provided, shall disburse the same, and shall maintain financial records of the Association which shall be available for inspection by any member during the business hours on any week day. At the discretion of the Board of Directors, the functions of the treasurer may be delegated to and performed by a financial institution located in said County, in which event, no bond will be required.

7. FIDELITY BONDS. All officers and directors shall be bonded by a surety company selected by the Board in an amount determined by the Board to be sufficient to insure the proper handling of all cash funds and other corporate assets. The cost of such bond shall be paid by the Association.

8. REMOVAL. Any officer may be removed by two-thirds vote of the Board of Directors called for that purpose and the vacancy thereby created shall be filled by an election by the remaining directors at the same meeting.

V. MANAGER AND EMPLOYEES

The Board of Directors may employ the services of a manager and other employees and agents as they shall determine appropriate to actively manage, operate, and care for the condominium property, with such powers and duties and at such compensation as the Board may deem appropriate and provide by resolution from time to time. Such manager, employees and agents shall serve at the pleasure of the Board.

VI. CONTRACTS AND FINANCES

1. CONTRACTS. The Board of Directors may authorize any officer or officers, agent or agents, to enter into any contract or execute and deliver any instrument in the name of or on behalf of the Association, and such authority may be general or confined to specific instances.

2. LOANS. No loans shall be contracted on behalf of the Association and no evidences of indebtedness shall be issued in its name unless authorized by a resolution of the Board of Directors. The Board may authorize the pledge and assignment of any regular or special assessment and the lien rights of the Association as security for the repayment of such loans.

3. CHECKS, DRAFTS, ETC. All checks, drafts or other orders for payment of money, notes, or other evidences of

Indebtedness issued in the name of the Association shall be signed by such officer or officers, agent or agents of the Association and in such manner as shall from time to time be determined by resolution of the Board of Directors.

4. DEPOSITS. All funds of the Association not otherwise employed shall be deposited from time to time to the credit of the Association in such savings and loan associations, banks, trust companies, or other depositories as the Board of Directors may select.

5. FISCAL YEAR. The fiscal year of the Association shall begin on the first day of January of each year.

VII. VACANCIES

A vacancy in any office or in the Board of Directors shall be filled by the Board of Directors, although less than a quorum remains by reason of such vacancy.

VIII. AMENDMENTS

These bylaws may be altered or repealed by new bylaws adopted by majority vote of the voting rights at the annual meeting or at any special meeting of the members. No modification of or amendment to the bylaws shall be valid unless set forth in or annexed to an amendment to the Declaration of Condominium and duly recorded in the Public Records of said County, Florida, in the manner provided in the Declaration.

IX. REGULATIONS

The Board of Directors may from time to time adopt such uniform administrative rules and regulations governing the details of the operation of the condominium, and restrictions upon and requirements respecting the use and maintenance of the units and of the common elements of the condominium as may be deemed necessary and appropriate from time to time to

at 1150 pg 1554

assure the enjoyment of all unit owners and to prevent unreasonable interference with the use of the units and the common elements, it shall not be inconsistent with the Condominium Act, the Declaration of Condominium, the Articles of Incorporation, and these bylaws. A copy of such regulations shall be furnished to each unit owner and subsequent purchasers of units and shall be posted and remain available in the offices of the Association.

X. SEAL

The Board of Directors shall provide a corporate seal, circular in form, showing the corporate name, the year and the state of incorporation, and the words "corporation not for profit."

XI. COLLECTION OF ASSESSMENTS

Assessments for the payment of common expenses shall be made and collected in the manner provided in the Declaration of Condominium.

Fifth Amendment
2nd of 3rd of Clerk
1st of 2nd of Clerk
Jan 13 252 W 77

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at 1150 pg 1554

1101 w2113

FIRST AMENDMENT

to

DECLARATION OF CONDOMINIUM

of

WOODMANS CHART

KNOW ALL MEN BY THESE PRESENTS, that TAYLOR WOODROW HOMES LIMITED, a corporation existing under the laws of the United Kingdom and duly authorized to transact business in the State of Florida, hereinafter called Developer, does hereby amend the Declaration of Condominium of Woodmans Chart recorded in Official Records Book 1153, page 1499 of the Public Records of Sarasota County, Florida, pursuant to the provisions of paragraph 22 of said Declaration and pursuant to section 718.403, Florida Statutes, for the purpose of adding additional phases to said condominium.

1. PHASES ADDED. Phases II, III, IV and V which include units 140 through 148, inclusive, are hereby added to Woodmans Chart.

2. CONDOMINIUM PLAT AMENDED. The condominium plat of Woodmans Chart recorded in Condominium Book 9 at pages 36 through 36J, Public Records of Sarasota County, Florida, is hereby amended by the First Amended Plat of Woodmans Chart attached hereto as exhibit "A" and recorded in Condominium Book 9 at pages 43 thru 43-O, Public Records of Sarasota County, Florida.

3. OWNERSHIP AND SHARING COMMON EXPENSES. The ownership and the undivided shares of the respective condominium units in the common elements and the manner of sharing common expenses and owning common surplus shall be based upon the following ratio as between types of units:

Type of Unit	Unit Numbers	Share per Unit
Chartwell (A)	141, 143, 145	1.25
Wentworth (B)	140, 142, 144, 146, 147, 148	1.30

The percentage share of each unit will be calculated by dividing the above share assigned to the unit by the total number of shares of all units.

1161 w2114

4. MEMBER OF COMMON ELEMENTS. The common elements of Phases II, III, IV and V which are added to Woodmans Chart by this Amendment shall merge with the common elements of Phase I and shall become part of one condominium known as Woodmans Chart.

5. VOTING RIGHTS. All persons owning a vested present interest in the fee title to any of the units in Phases II, III, IV and V shall automatically be members of WOODMANS CHART CONDOMINIUM ASSOCIATION, INC. Each unit shall be entitled to one vote at Association meetings, notwithstanding that the same owner may own more than one unit or that units may be joined together and occupied by one owner.

6. BINDING EFFECT. All provisions of this Amendment and the Amended Plat 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 is duly revoked and terminated. Except as otherwise provided herein, the terms and provisions of the original Declaration of Condominium of Woodmans Chart shall remain in full force and effect. The First Amended Plat of Woodmans Chart attached as exhibit "A" shall be substituted in place of the original plat of Woodmans Chart, recorded in Condominium Book 9 at pages 36 through 363, Public Records of Sarasota County, Florida.

IN WITNESS WHEREOF, the undersigned has signed and sealed this Amendment to the Declaration this 8th day of March, 1977.

Witnesses:

Ruth E. Olin
Patricia A. Wolfe

STATE OF FLORIDA)
COUNTY OF SARASOTA)

TAYLOR WOODROW HOMES, LIMITED

By: David Nash
Director and Agent
No. in
"cal Register" 117
(Corporate Seal)

The foregoing instrument was acknowledged before me this 8th day of March, 1977, by DAVID NASH as a duly authorized Director and Agent of TAYLOR WOODROW HOMES, LIMITED, a corporation existing under the laws of the United Kingdom, on behalf of the corporation.

Ruth E. Olin
Notary Public
My commission expires:

1161 w2114

NOTARY PUBLIC
STATE OF FLORIDA
My commission expires: 11/14/2014

SECOND AMENDMENTS 1171 S 319
PLATATION CONDOMINIUMWOODMANS CHART

KNOW ALL MEN BY THESE PRESENTS, that TAYLOR WOODROW HOMES LIMITED, a corporation existing under the laws of the United Kingdom and duly authorized to transact business in the State of Florida, hereinafter called Developer, does hereby amend the Declaration of Condominium of Woodmans Chart recorded in Official Records Book 1153, page 117 of the Public Records of Sarasota County, Florida, and the First Amendment thereto recorded in Official Records Book 1161, page 2113, pursuant to the provisions of paragraph 22 of said Declaration and pursuant to section 718.403, Florida Statutes, for the purpose of adding additional phases to said condominium.

1. PHASES & UNITS ADDED. Phases VI, VII, VIII and XIII which include units 133, 149 thru 154, and 159 thru 162, inclusive, are hereby added to Woodmans Chart.

2. CONDOMINIUM PLAT AMENDED. The First Amended plat of Woodmans Chart recorded in Condominium Book 9 at pages 43 through 43-C, Public Records of Sarasota County, Florida, is hereby amended by the Second Amended Plat of Woodmans Chart attached hereto as exhibit "A" and recorded in Condominium Book 9 at pages 49 THRU 49 T, Public Records of Sarasota County, Florida. This plat is substituted in place of the prior plats of Woodmans Chart.

3. OWNERSHIP AND SHARING COMMON EXPENSES. The ownership and the undivided shares of the respective condominium units in the common elements and the manner of sharing common expenses and owning common surplus shall be based upon the following ratio as between types of units:

Type of Unit	Unit Numbers	Share per Unit
Chartwell (A)	133, 150, 151, 150 & 161	1.25
Wentworth (B)	149, 151, 152, 154	1.30
Burnham II (EII)	159, 162	1.05

The percentage share of each unit will be calculated by dividing the above share assigned to the unit by the total number of shares of all units in Woodmans Chart.

4. MERGER OF COMMON ELEMENTS. The common elements of Phases VI, VII, VIII and XIII which are added to Woodmans Chart by this Amendment are hereby merged with the common elements of Phases I, II, III, IV and V and are hereby made a part of one condominium known as Woodmans Chart.

5. VOTING RIGHTS. All persons owning a vested present interest in the fee title to any of the units in any of the above phases shall automatically be members of WOODMANS CHART CONDOMINIUM ASSOCIATION, INC. Each unit shall be entitled to one vote at Association meetings, notwithstanding that the same owner may own more than one unit or that units may be joined together and occupied by one owner.

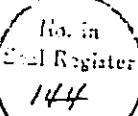
6. BINDING EFFECT. All provisions of this Amendment and the Second Amended Plat shall be enforceable as equitable servitudes and shall run with the land and shall be in full force and effect until a particular provision is duly amended or until the Declaration is duly revoked and terminated. Except as otherwise provided herein and in the First Amendment, the terms and provisions of the original Declaration of Condominium of Woodmans Chart shall remain in full force and effect.

IN WITNESS WHEREOF, the undersigned has signed and sealed this Amendment to the Declaration this 4th day of May, 1977.

Witnesses:

TAYLOR WOODROW HOMES, LIMITED

By: David Nash
Director and Agent



(Corporate Seal)

STATE OF FLORIDA)
COUNTY OF SARASOTA)

The foregoing instrument was acknowledged before me this 4th day of May, 1977, by DAVID NASH as a duly authorized Director and agent of TAYLOR WOODROW HOMES, LIMITED, a corporation existing under the laws of the United Kingdom, on behalf of the corporation.

Ruth E. Olin
Notary Public
My commission expires:

1171 pg 321

EXHIBIT "A"

RECORDED'S MEMO: Legibility of writing, typing, or
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SECOND AMENDED PLAT OF
WOODMAN'S CHART
A CONDOMINIUM

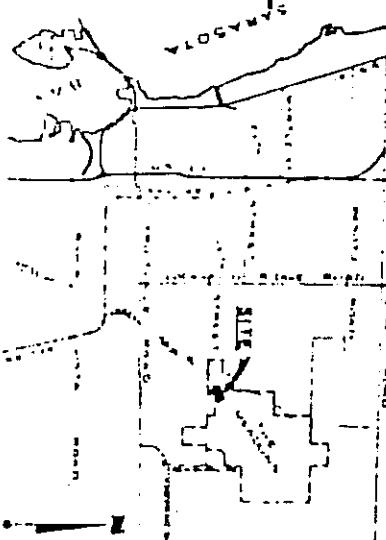
IN

SECTION 18, TWP 38, RGE 18 E.
BASSETTA COUNTY, FLORIDA

NOTE:

DESCRIPTION

LOCATION



CERTIFICATE OF
SURVEYOR

1171 pg 321

REC 1171 PG 322

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WOODMAN'S CHART

CONDOMINIUM BOOK 7 PAGE 1

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the first time in the history of the world, the people of the United States have been compelled to make a choice between two political parties, each of which has a distinct and well-defined platform, and each of which has a definite and well-defined object in view. The people of the United States have been compelled to make a choice between two political parties, each of which has a distinct and well-defined platform, and each of which has a definite and well-defined object in view. The people of the United States have been compelled to make a choice between two political parties, each of which has a distinct and well-defined platform, and each of which has a definite and well-defined object in view. The people of the United States have been compelled to make a choice between two political parties, each of which has a distinct and well-defined platform, and each of which has a definite and well-defined object in view.

WOODMAN'S CHART

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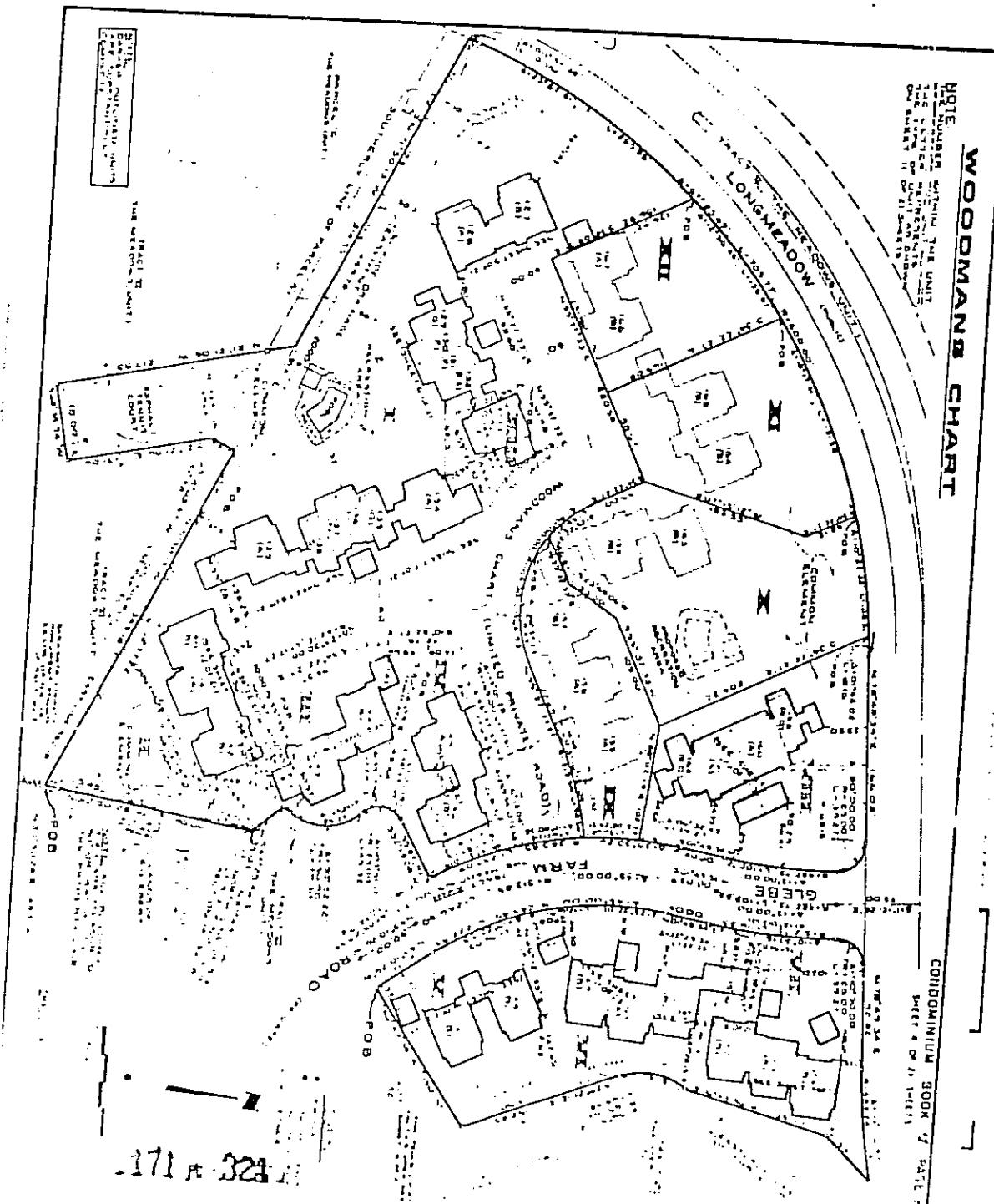
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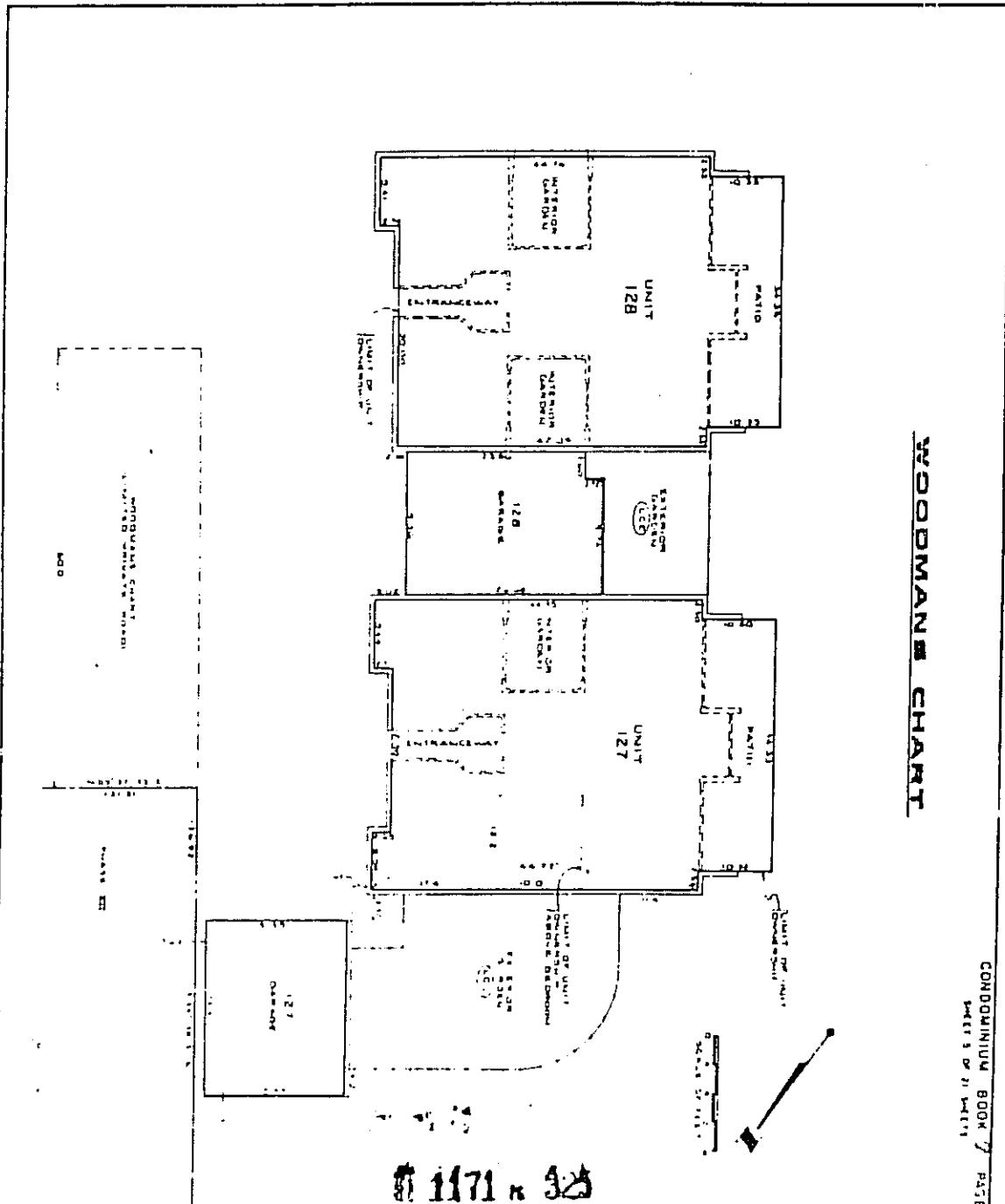
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Sheet 4 of 16 sheets



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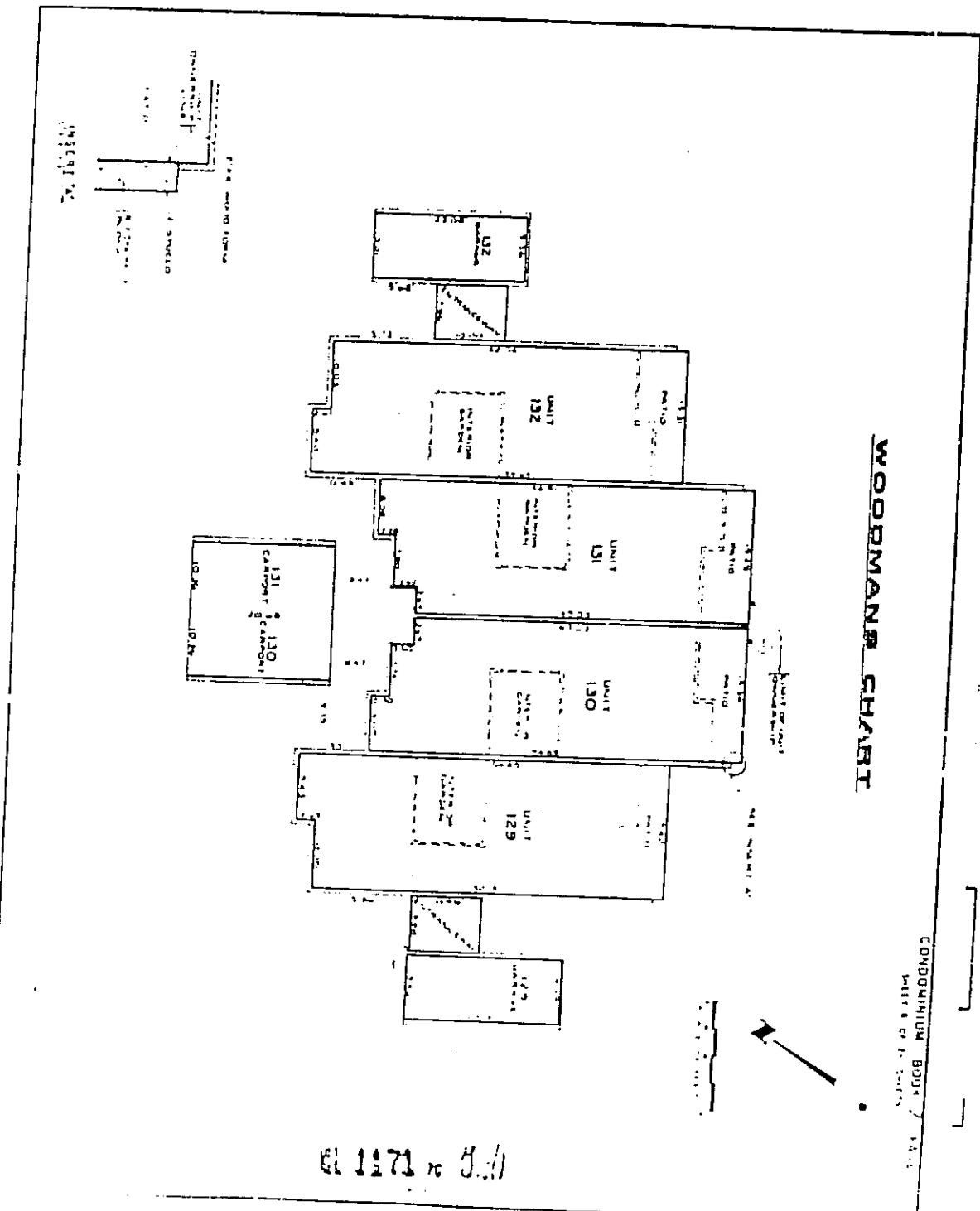
WOODMAN'S CHART



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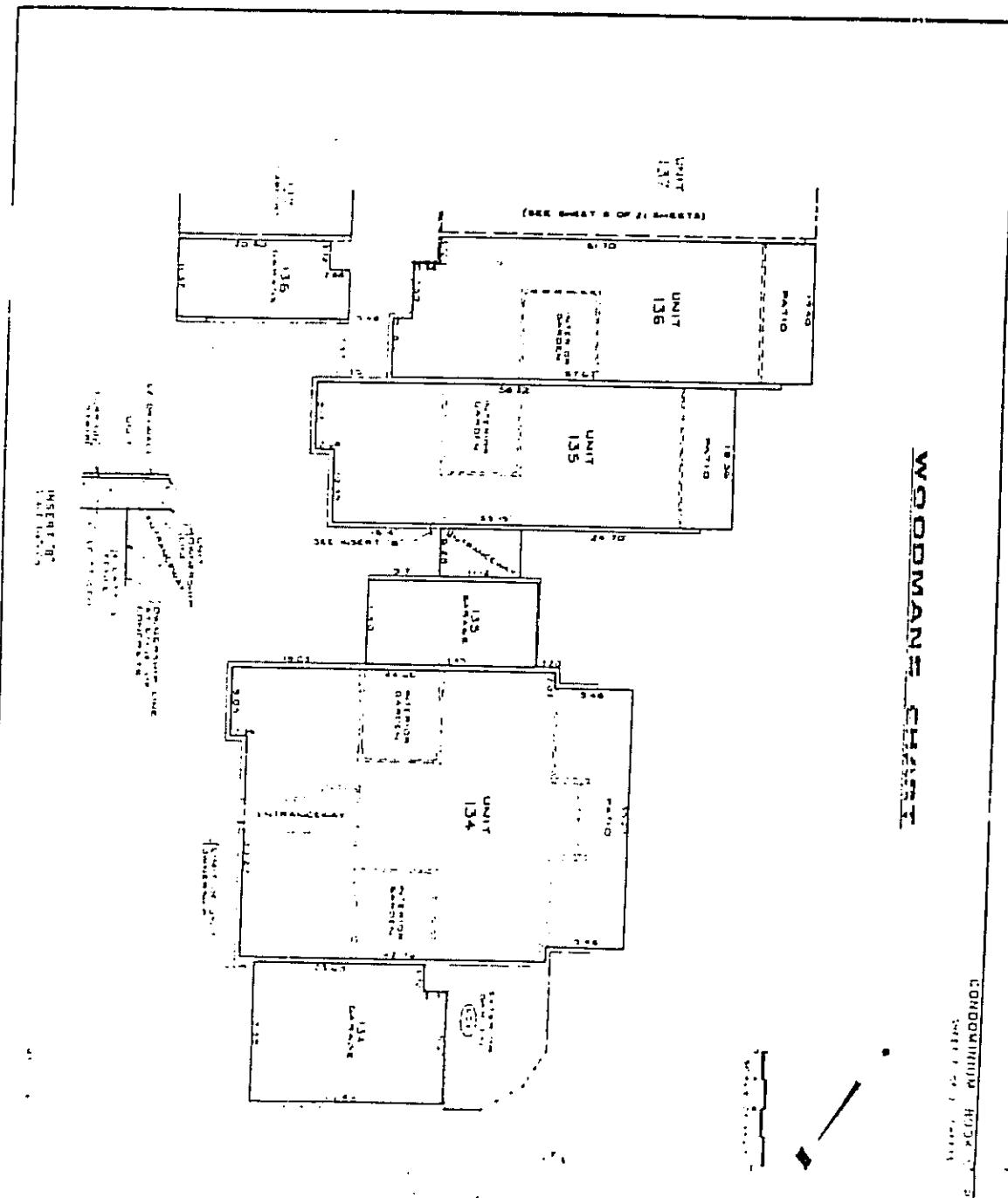
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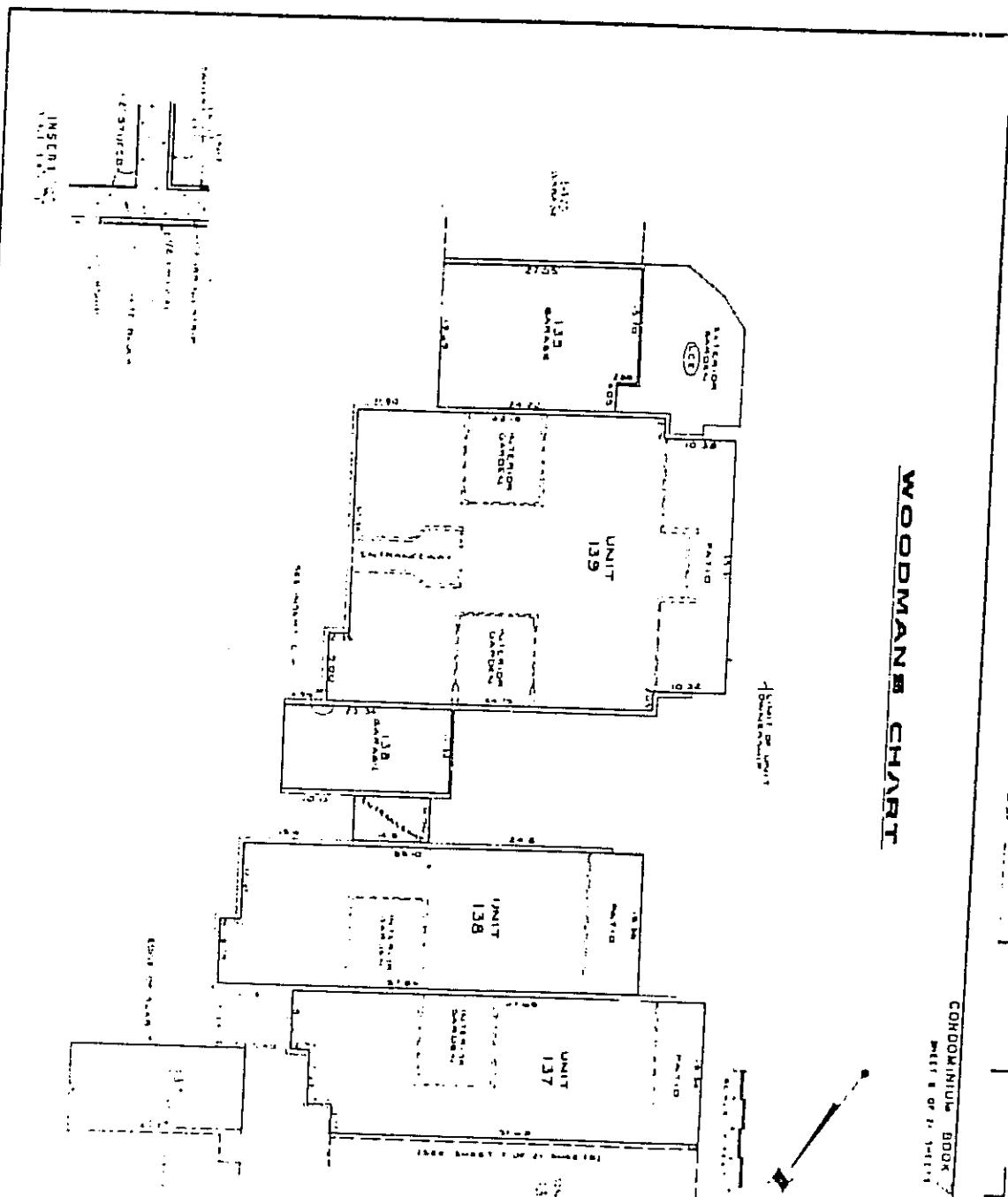
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WOODMANE CHART

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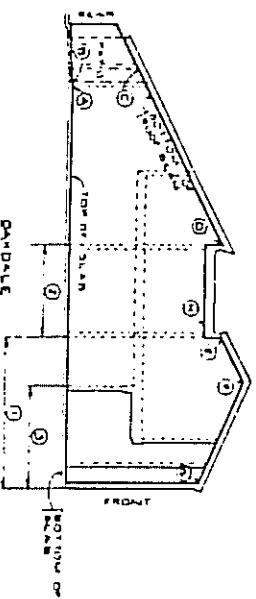
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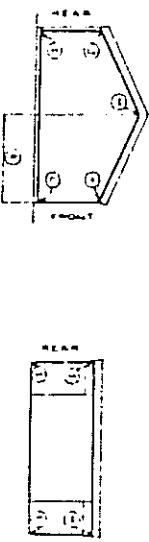
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WOODMAN'S CHART

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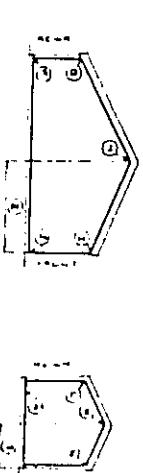


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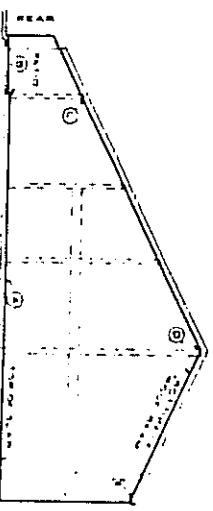


GARAGE & CARPORT
SIDE ELEVATION

CARPORT SIDE ELEVATION



TYPICAL UNIT SIDE ELEVATION



TYPICAL GARAGE & ENTRANCEWAY SIDE ELEVATION

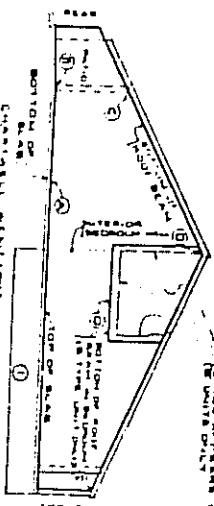
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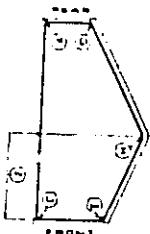
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WOODMAN 21

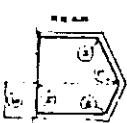
THE JOURNAL OF
EDUCATIONAL RESEARCH



TYPICAL UNIT SIDE ELEVATION



TYPICAL GARAGE



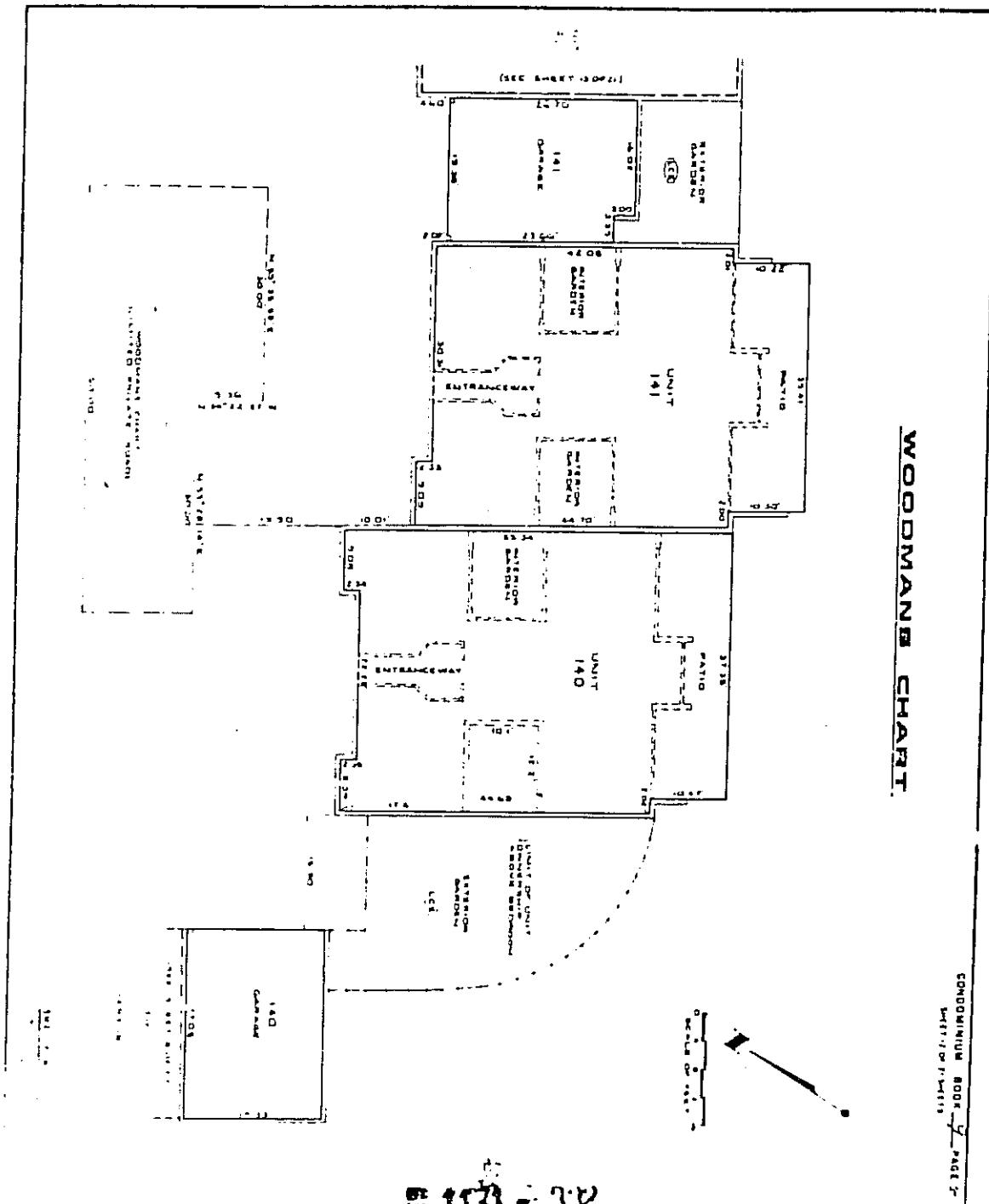
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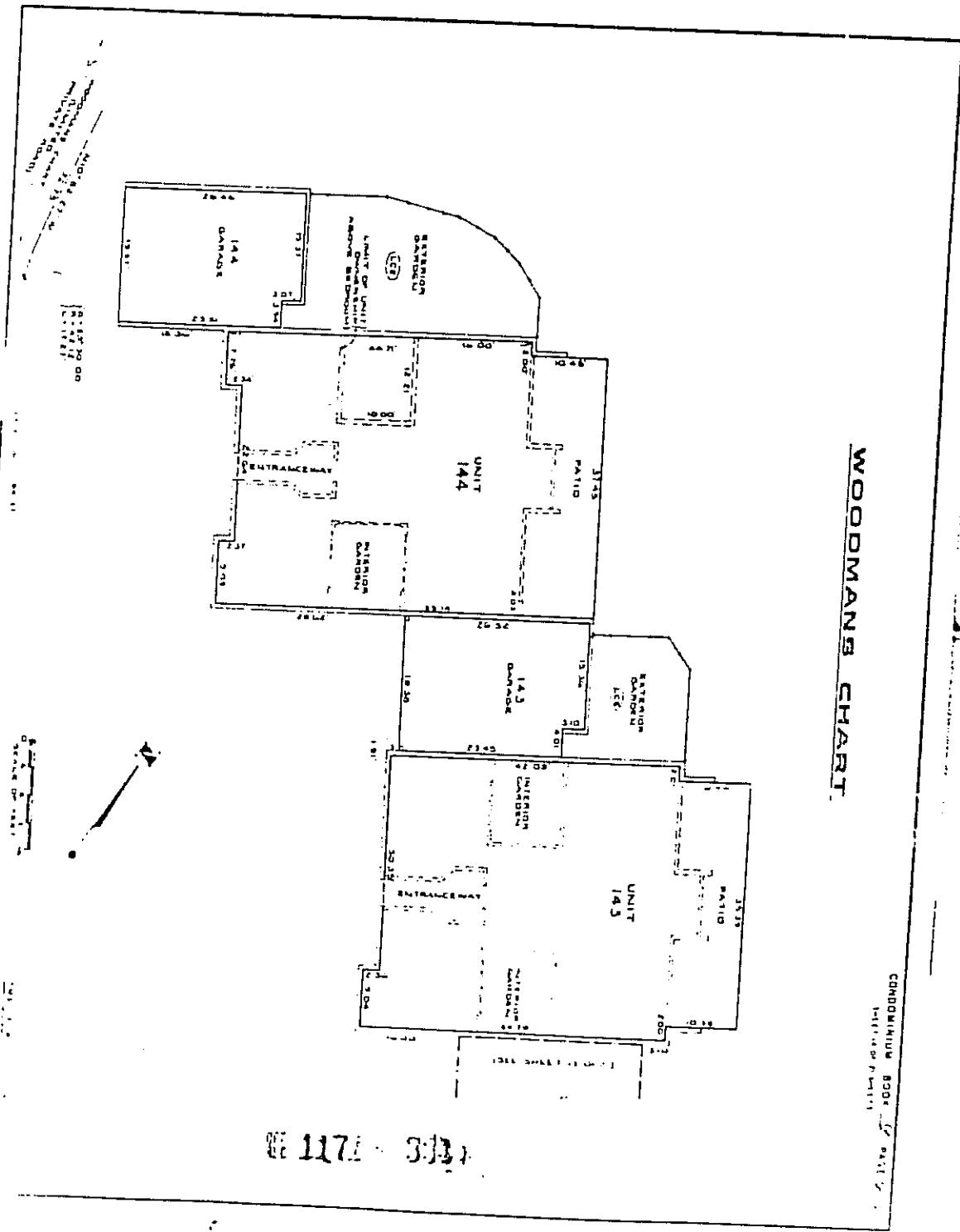


1171 pg 334

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WOODMAN'S CHART

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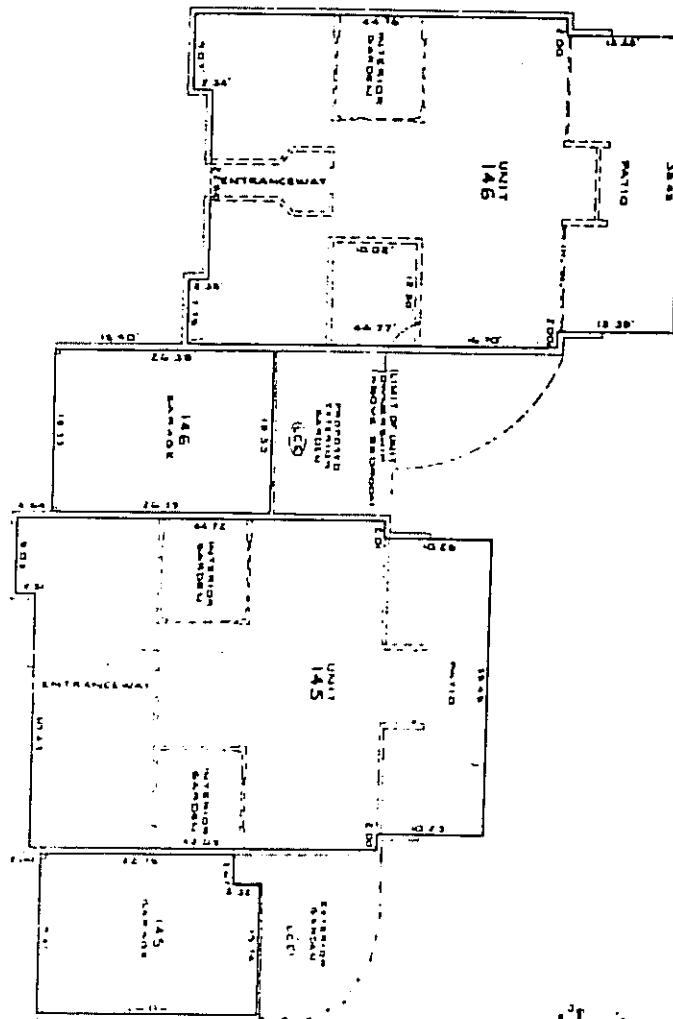
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WOODMAN'S CHART

CONDOMINIUM ROAD PASTURE

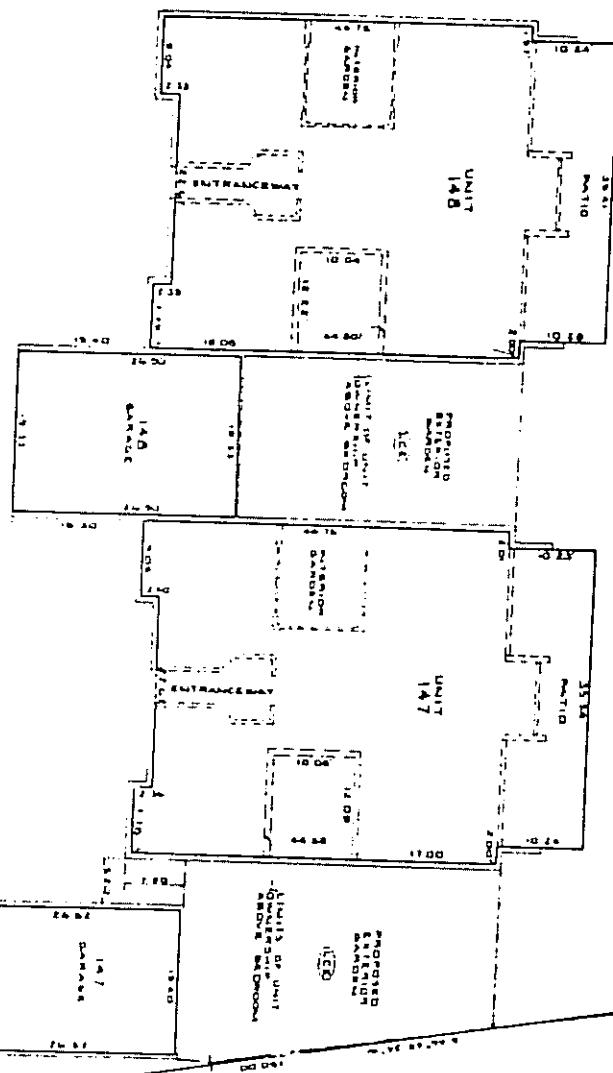


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WOODMANS CHART

CONDOMINIUM BOOK 2 PAGE 11
UNIT 147

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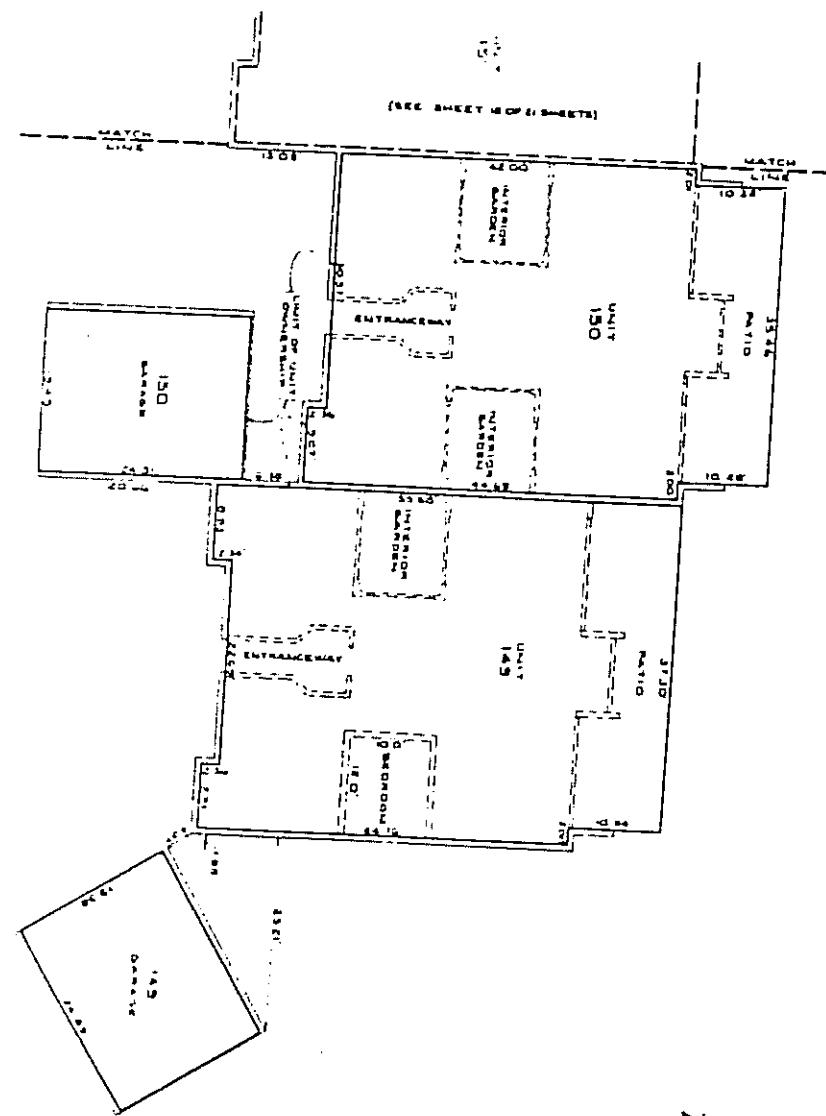


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REC 1171 & 337

WOODMAN'S CHART

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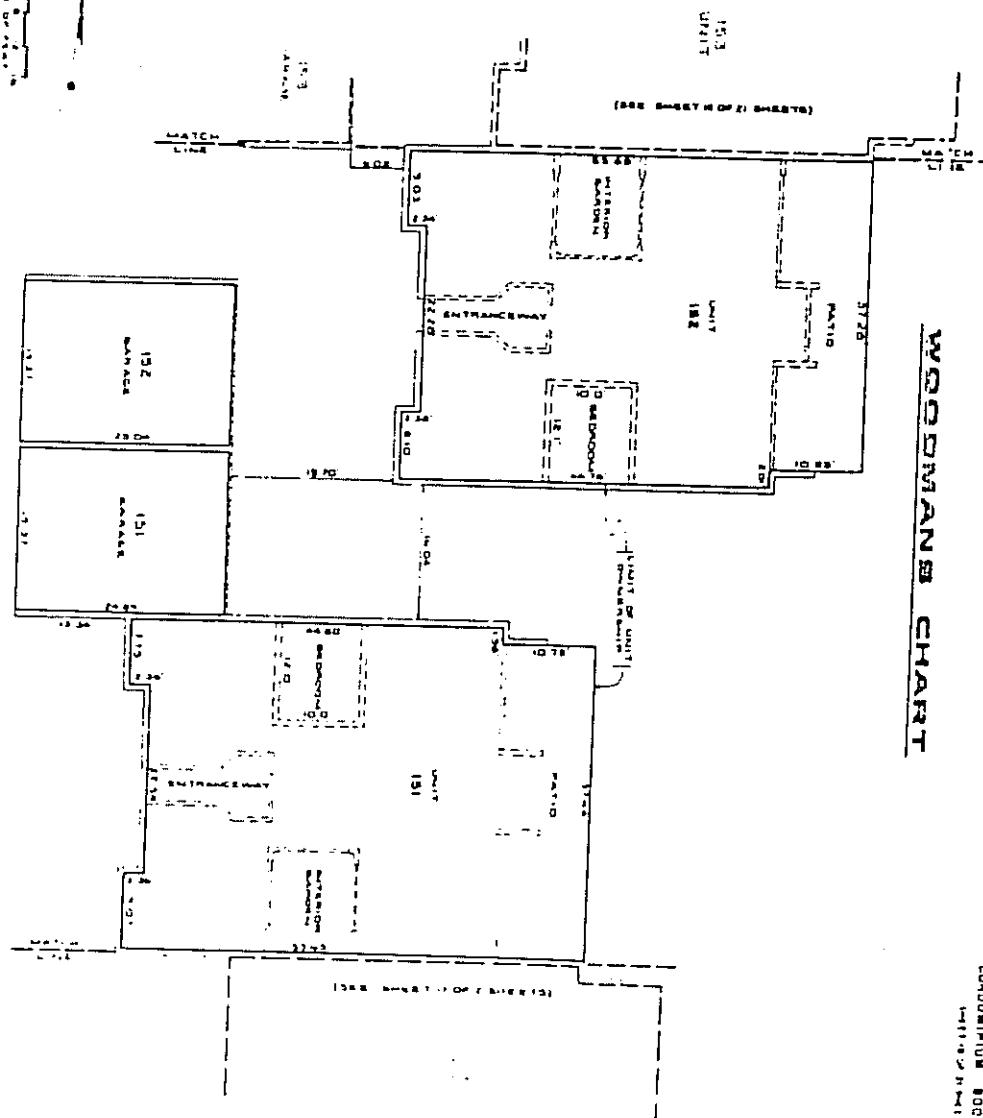


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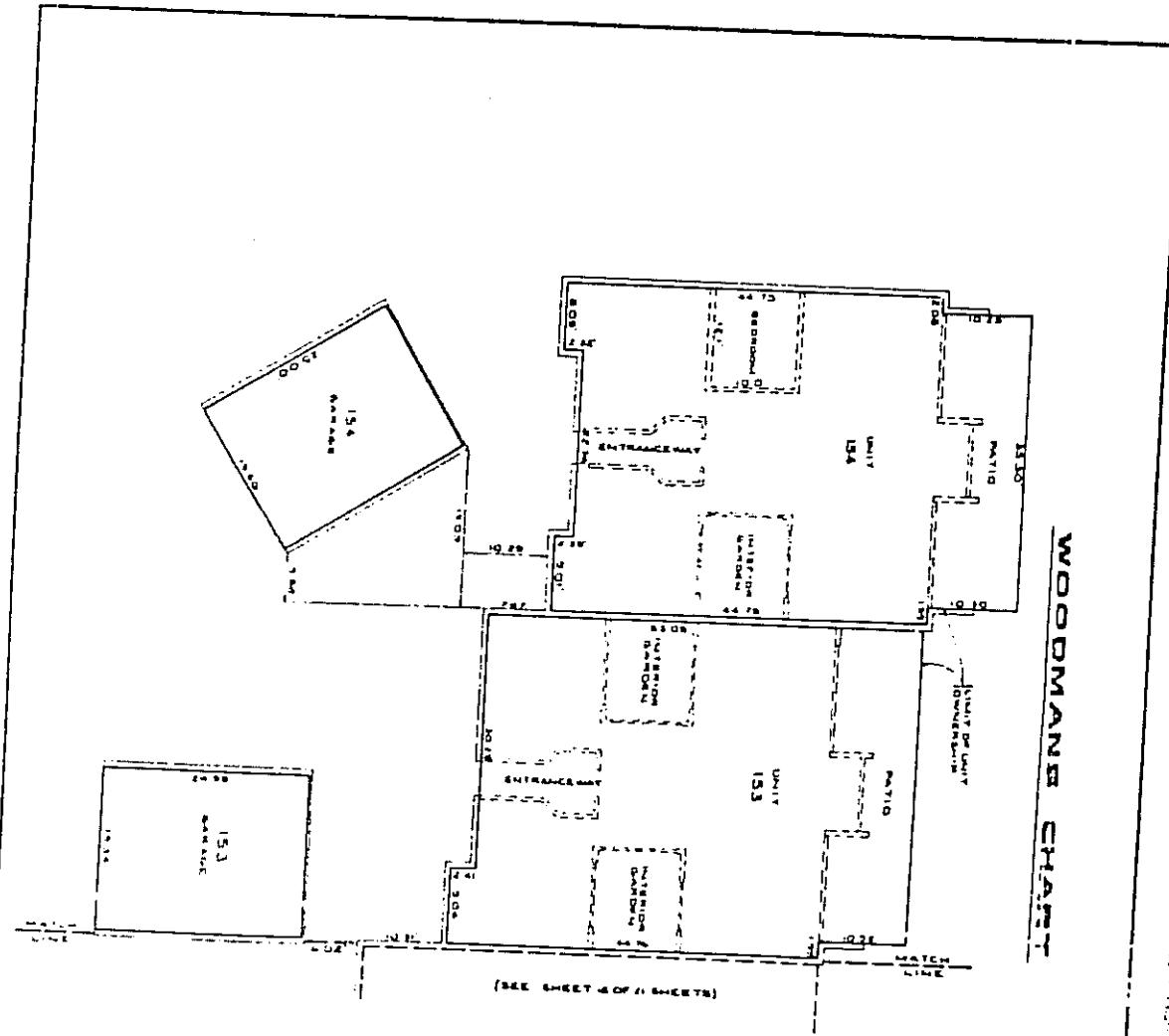
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CONDOMINIUM BOOK - PART 1
UNIT NO. 1171 PG 338

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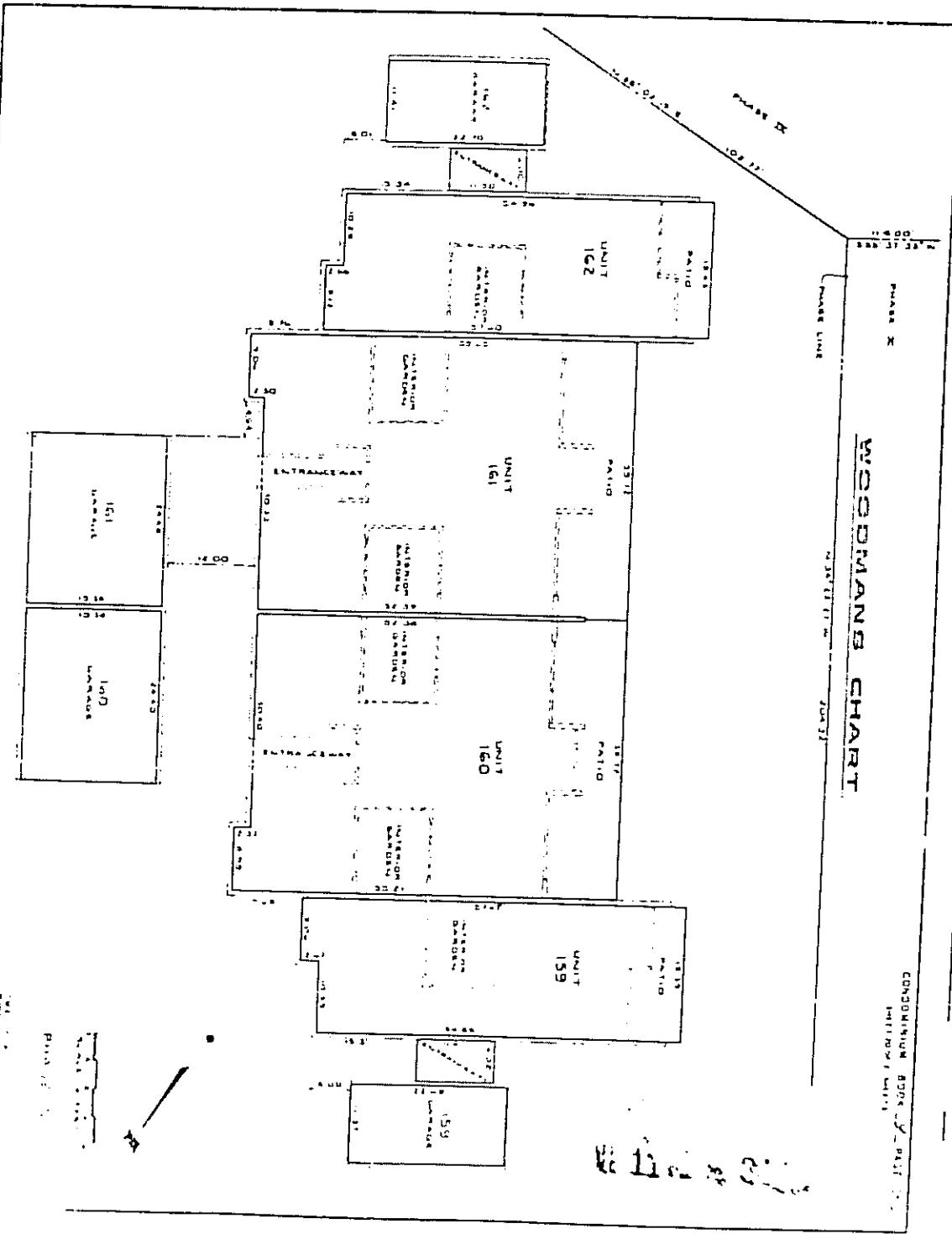
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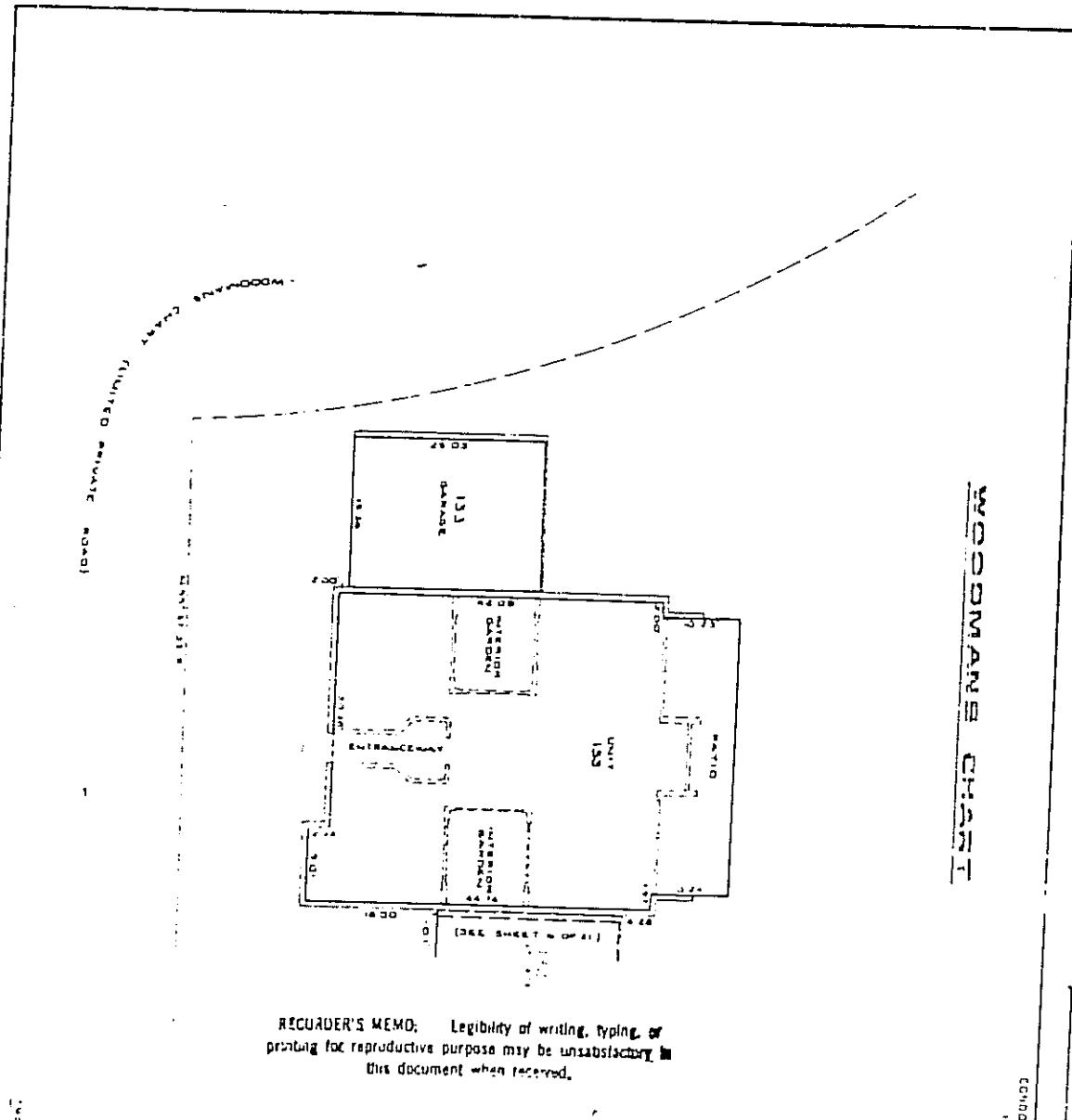
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WORKMANSHIP CHART

CONSTRUCTION WORK - PART



1171 pg 341



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1171 pg 341

EXHIBIT "A"

AMENDMENT

TO CONDOMINIUM CHART

KNOW ALL MEN BY THESE PRESENTS, that TAYLOR WOODROW HOMES
LIMITED, a corporation existing under the laws of the United
States and duly authorized to transact business in the State of
Florida, hereinafter called Developer, does hereby amend the
Declaration of Condominium of Woodmans Chart recorded in Official
Records Book 1163, page 1493 of the Public Records of Sarasota
County, Florida, and the First Amendment thereto recorded in
Official Records Book 1161, page 2113, and the Second Amendment
thereto recorded in Official Records Book 1171, page 313, pursuant
to the provisions of paragraph 12 of said Declaration and pursuant
to section 718.403, Florida Statutes, for the purpose of adding
additional phases to said condominium.

I. PHASES & UNITS ADDED. Phases IX, X, XI and XII which
include units 155 thru 158 and 163 thru 167, inclusive, are hereby
added to Woodmans Chart.

II. CONDOMINIUM PLAT AMENDED. The Second Amended Plat of
Woodmans Chart recorded in Condominium Book 9 at page 40 through
400, Public Records of Sarasota County, Florida, is hereby amended
by the Third Amended Plat of Woodmans Chart attached hereto as
Plat "A" and recorded in Condominium Book 10 at pages
5 thru 51, Public Records of Sarasota County,
Florida. This plat is substituted in place of the prior plats of
Woodmans Chart.

III. OWNERSHIP AND SHARING COMMON EXPENSES. The ownership and
the undivided shares of the respective condominium units in the
common elements and the manner of sharing common expenses and
other common activities shall be based upon the following ratio as
shown by type of units:

<u>Unit Type</u>	<u>Unit Numbers</u>	<u>Share per Unit</u>
1 Bed, 1 Bath	155, 156 & 157	1.25
1 Bed, 1 Bath	161, 162, 163, 164, 165	1.00
2 Bed, 2 Bath	166, 167, 168 & 169	1.00

the number of units held by each owner will be calculated by dividing
the total number of units owned by the total number of owners
of record at the time of the sale.

5. AMENDMENT TO PHASES. The former elements of the Phases
which are referred to in Newmans Chart by this Amendment are hereby merged
with the original elements of the other Phases and all Phases are hereby
made a part of one condominium known as Woodmans Chart.

6. MEMBERSHIP. All persons owning a vested present interest
in the fee simple or any of the units in any of the above phases shall
automatically be members of WOODMANS CHART CONDOMINIUM ASSOCIATION,
TMC. Each unit shall be entitled to one vote at Association meetings,
notwithstanding that the same owner may own more than one unit or
that units may be joined together and occupied by one owner.

7. BINDING EFFECT. All provisions of this Amendment and the
Third Amended Plat 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 is
duly revoked and terminated. Except as otherwise provided herein
and in the First and Second Amendment, the terms and provisions of
the original Declaration of Condominium of Woodmans Chart shall remain
in full force and effect.

In witness whereof, the undersigned has signed and sealed this
Amendment to the Declaration this 14 day of July, 1977.

Witnesses:

John D. Taylor / John D. Taylor /
John D. Taylor
John D. Taylor
John D. Taylor

TAYLOR WOODMAN HOMES, LIMITED

by: Daniel J. Cook /
Director and Agent

(Corporate Seal)

STATE OF Alberta :
COUNTY OF Calgary :

The foregoing instrument was acknowledged before me this 16/7/77 ~
day of July, 1977, by DAVID KADY in a duly authorized Director and
Agent of TAYLOR WOODMAN HOMES, LIMITED, a corporation existing under
the laws of Alberta, Canada, on behalf of the corporation.

Notary Public

By commission expires:

15 AUGUST 1978

1977

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RECORDED 12/1/83

PREPARED BY:
J. GOOFER BY PERIOD
JOHNT. PFLUGNER & ROSEN
HAREN
1814 Main Street
Sarasota, FL
1811 16th Street
12804

RULES AND REGULATIONS ADOPTED
PURSUANT TO ARTICLE IX OF THE BY-LAWS OF
WOODMANS CHART A CONDOMINIUM

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KNOW ALL MEN BY THESE PRESENTS that,

WHEREAS: the Declaration of Condominium and By-Laws of WOODMANS CHART were recorded in Official Record Book 1153, Page 1498 of the Public Records of Sarasota County, Florida.

WHEREAS: pursuant to Article IX of the By-Laws of WOODMANS CHART CONDOMINIUM ASSOCIATION, INC., the association has adopted the hereinafter set forth Rules and Regulations regarding the use, occupancy and transfer; and

WHEREAS: these Rules and Regulations were adopted by the Board of Directors in accordance with Article IX of the By-Laws and of the Declaration of Condominium of WOODMANS CHART at a duly called meeting on the 22 day of April, 1981.

1. The common elements are to be used in such a manner as to ensure the equal rights, use, and enjoyment of all unit owners.

2. Units may be used only for single family residential purposes.

3. Units may be leased only as an entire unit and for a period of no less than one year.

4. Units may not be occupied by anyone when the owner or tenant is not in residence without prior notice to the Board.

5. It is necessary to obtain approval of the Board prior to selling, leasing, sub-leasing or transferring any unit.

6. Owners may not use the common elements and facilities during the period that the unit is leased or occupied by others except as a guest of a unit owner or lessee.

7. Boats, Campers, commercial vehicles, motor or mobile homes, trailers or trucks shall not be parked overnight in any parking area.

8. Owners, tenants, or occupants shall not park their vehicles in any guest parking areas. Parking is limited to continuous paved areas directly adjacent to garages and carports. Parking on unpaved areas is prohibited.

9. Children under 16 years of age may not occupy a unit in excess of 30 days in any 12 month period.

10. Pools may be used only between 8:00 A.M. and 10:00 P.M.

11. Use or presence of food, glassware or pets in the pool apron area is prohibited. Plastic glasses are permitted.

12. Before entering pools, showering and wearing suitable bathing attire designed for that purpose are required.

13. Furniture and equipment shall not be removed from the pool apron.

14. No materials of any kind shall be added to pool water and tampering with pool equipment is prohibited. Pool equipment rooms are off limits to everyone except personnel authorized by the Board.

15. Guests using pools and the tennis court must be properly identified by the bracelets or accompanied by a resident.

16. Play on the tennis court requires suitable attire, tennis or suitable soft soled shoes. Food, glassware or smoking will not be allowed in the enclosed court area.

17. Only one dog may be kept in a unit. Pets are not allowed in common areas except when leashed and the owner picks up all fecal matter droppings immediately. If any pet becomes a nuisance to other unit occupants in the opinion of the Board, it shall be removed from the condominium property immediately.

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18. Loud and persistent noise which annoys neighbors is not permitted.
 19. No unit may be used in a manner which violates any laws, ordinances or regulations of any governmental body.
 20. Anything done or kept in a unit or in the common areas which will increase insurance rate is prohibited.
 21. Garbage or trash shall not accumulate in places other than the receptacles provided therefor. Additional trash must be placed outside the unit only on morning of collection day.
 22. No laundry, garments, or other unsightly objects which are visible outside the unit are permitted. All units must maintain a neat appearance.
 23. Painting or otherwise changing the appearance of any exterior surface, placing a sunscreen, blind, or awning on any exterior opening, placing any curtains or draperies at the windows without solid light colored liners requires approval of the Board.
 24. Any planting outside a unit and its fenced yard areas requires prior written approval of the Board. Owners shall be liable for any damage resulting from persons authorized by them or their digging in areas.
 25. There shall be no exterior lights or signs erected or placed in common areas or signs or symbols placed in windows.
 26. No structural additions or alterations shall be made to any unit or in the common elements without prior written consent of the Board.
 27. No one shall divide a unit 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.
 28. No one shall fasten anything to a common wall of a unit unless removable without substantial damage.
 29. Owners, tenants or occupants shall not give direct orders or instructions to Condominium or contract personnel. Any personal work for occupants must be done after work hours assigned by the Condominium or its contractors.
 30. The Board or its designated agent shall be allowed to enter any unit at any reasonable time to determine compliance with the Condominium Act, the Declaration, By-Laws and these Rules and Regulations. To correct emergency situations, entrance may be made at anytime.

11. All owners, tenants or occupants shall be provided with a copy of, conform to, and abide by these Rules and Regulations and in the event of any conflict with Paragraph 13, "Restrictions upon use", of the Declaration of Condominium, the provisions of the Declaration shall prevail.

12. All owners, tenants, or occupants shall keep garage doors closed except when entering or exiting, or if someone is occupying the garage.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed in its name by its duly authorized officer and caused its corporate seal to be hereunto affixed this 10 day of January, 1981.

With respect:

WOODHAMS CHART CONDOMINIUM
ASSOCIATION, INC.

A. F. S. - son

As President

Mary H. Nease

As Secretary

STATE OF FLORIDA,
COUNTY OF SARASOTA

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County,

affirms to be a acknowledgement, personally received
by JOHN J. HABEN, an attorney at law, Secretary of GOODHORN & CHART
COMPETING ATTORNEYS, INC., to be known to be the person
described in and who executed the foregoing instrument and
that he has read the same and fully understands the same.

WITNESS his hand and official seal in the County and
State of Florida this 1st day of September 1981.

[Handwritten Signature]
NOTARY PUBLIC

My Commission #10100
Notary Public
By John J. Haben, Esq. J.D., P.A.
1814 Main Street
Sarasota, FL 34257
(813) 966-3880

INSTRUMENT PREPARED BY:

JOHN J. HABEN
ATTORNEY AT LAW
1814 Main Street
Sarasota, FL 34257
(813) 966-3880

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