

IN WITNESS WHEREOF, the parties hereto have set their hands and seals on the 25th day of October, 1988.

WITNESS:

Karen A. Palmer  
Sandi Vega

COMPLETE INTERIORS, INC.  
Developer  
Linda C. Clark President  
Attest: Carole M. Warmington  
Carole M. Warmington  
Secretary

STATE OF FLORIDA  
COUNTY OF SEMINOLE

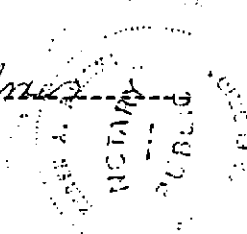
I HEREBY CERTIFY that on this day, before me, personally appeared LINDA C. CLARK and CAROLE M. WARMINGTON, well known to me and known to be the President and Secretary of Complete Interiors, Inc., and that they acknowledged executing this Seventeenth Amendment to the Declaration in the presence of two subscribing witnesses, freely and voluntarily under authority duly vested in them by said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal at said County and State this 25th day of October, 1988.

Karen A. Palmer  
Notary Public

My Commission Expires: Notary Public, State of Florida at Large  
My Commission Expires For 2000  
Bonded thru Agent's Notary Work Page

Prepared by: Sandi Weld  
Complete Interiors, Inc.  
435 Douglas Avenue  
Altamonte Springs, FL 32714  
(407)862-3203



NINETEENTH AMENDMENT TO  
DECLARATION OF CONDOMINIUM  
OF  
THE VILLAS AT SHADOW BAY

This Amendment to the Declaration of Condominium of The Villas at Shadow Bay is made by Complete Interiors, Inc., the "Developer", a Florida Corporation for itself, its successors and assigns:

W I T N E S S E T H:

WHEREAS, the Developer executed the Declaration of Condominium of the Villas at Shadow Bay, which was recorded on the 10th day of December, 1986, in Official Records Book 824, Pages 135 through 243, of the Public Records of Osceola County, Florida.

WHEREAS, Section 14.4 of the Declaration authorizes the Developer to amend the Declaration.

NOW, THEREFORE, in consideration of the above premises, Developer hereby amends the Declaration as follows:

The attached Exhibit "A" is the final survey for Lot 38, within Phase Three of the Condominium, THE VILLAS AT SHADOW BAY, Plat Book 4, Page 124, Public Records of Osceola County, Florida.

The attached Exhibit "B" is the certification from the surveyor per Florida Statute 718.104(e) which further indicates substantial completion of the following units:

Lot 38, Phase III, Survey recorded in Exhibit "A"

The Developer hereby ratifies, approves and confirms that the Declaration, as amended hereby, remains in full force and effect in every respect. The Amendment shall become effective upon being filed among the Public Records of Osceola County, Florida.

Return to: **THE TITLE SHOP, INC.**  
455 Douglas Ave., Suite 1755  
Altamonte Springs, FL 32714

IN WITNESS WHEREOF, the parties hereto have set their hands and seals on the 29th day of November, 1988.

WITNESS:

COMPLETE INTERIORS, INC.  
Developer

Karen C. Palmer

Linda C. Clark  
Linda C. Clark, President

Doreen E. Occhipinti

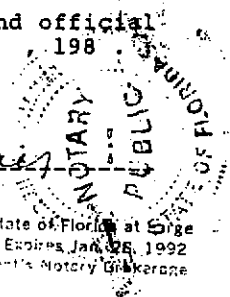
Attest: Carole M. Warrington  
Carole M. Warrington  
Secretary

STATE OF FLORIDA  
COUNTY OF SEMINOLE

I HEREBY CERTIFY that on this day, before me, personally appeared LINDA C. CLARK and CAROLE M. WARRINGTON, well known to me and known to be the President and Secretary of Complete Interiors, Inc., and that they acknowledged executing this Nineteenth Amendment to the Declaration in the presence of two subscribing witnesses, freely and voluntarily under authority duly vested in them by said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal at said County and State this \_\_\_\_\_ day of \_\_\_\_\_ 1988

Karen C. Palmer  
Notary Public



My Commission Expires:

Notary Public, State of Florida at Large  
My Commission Expires Jan 28, 1992  
Bonded thru Agent's Notary Clerkship

Prepared by: Sandi Weld  
Complete Interiors, Inc.  
435 Douglas Avenue  
Altamonte Springs, FL 32714  
(407)862-3203

2  
✓  
✓

TWENTIETH AMENDMENT TO  
DECLARATION OF CONDOMINIUM  
OF  
THE VILLAS AT SHADOW BAY

This Amendment to the Declaration of Condominium of The Villas at Shadow Bay is made by Complete Interiors, Inc., the "Developer", a Florida Corporation for itself, its successors and assigns:

W I T N E S S E T H:

WHEREAS, the Developer executed the Declaration of Condominium of the Villas at Shadow Bay, which was recorded on the 10th day of December, 1986, in Official Records Book 824, Pages 135 through 243, of the Public Records of Osceola County, Florida.

WHEREAS, Section 14.4 of the Declaration authorizes the Developer to amend the Declaration.

NOW, THEREFORE, in consideration of the above premises, Developer hereby amends the Declaration as follows:

The attached Exhibit "A" is the final survey for Lot 18, the attached Exhibit "B" is the final survey for Lot 19, within Phase Four of the Condominium, THE VILLAS AT SHADOW BAY, Plat Book 4, Page 124, Public Records of Osceola County, Florida.

The attached Exhibit "C" is the certification from the surveyor per Florida Statute 718.104(e) which further indicates substantial completion of the following units:

Lot 18, Phase IV, Survey recorded in Exhibit "A"  
Lot 19, Phase IV, Survey recorded in Exhibit "B"

The Developer hereby ratifies, ~~ap~~proves and confirms that the Declaration, as amended hereby, remains in full force and effect in every respect. The Amendment shall become effective upon being filed among the Public Records of Osceola County, Florida.

Return to: **THE TITLE SHOP, INC.**  
455 Douglas Ave., Suite 1755  
Allamonte Springs, FL 32714

IN WITNESS WHEREOF, the parties hereto have set their hands and seals on the 6th day of January, 1989.

WITNESS:

Carol Palmer

Barbara J. Booker

COMPLETE INTERIORS, INC.  
Developer

Linda C. Clark  
Linda C. Clark, President

Attest: Carole M. Warmington  
Carole M. Warmington  
Secretary

STATE OF FLORIDA  
COUNTY OF SEMINOLE

I HEREBY CERTIFY that on this day, before me, personally appeared LINDA C. CLARK and CAROLE M. WARMINGTON, well known to me and known to be the President and Secretary of Complete Interiors, Inc., and that they acknowledged executing this Twentieth Amendment to the Declaration in the presence of two subscribing witnesses, freely and voluntarily under authority duly vested in them by said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal at said County and State this 6<sup>th</sup> day of January, 1989.

Carol Palmer  
Notary Public

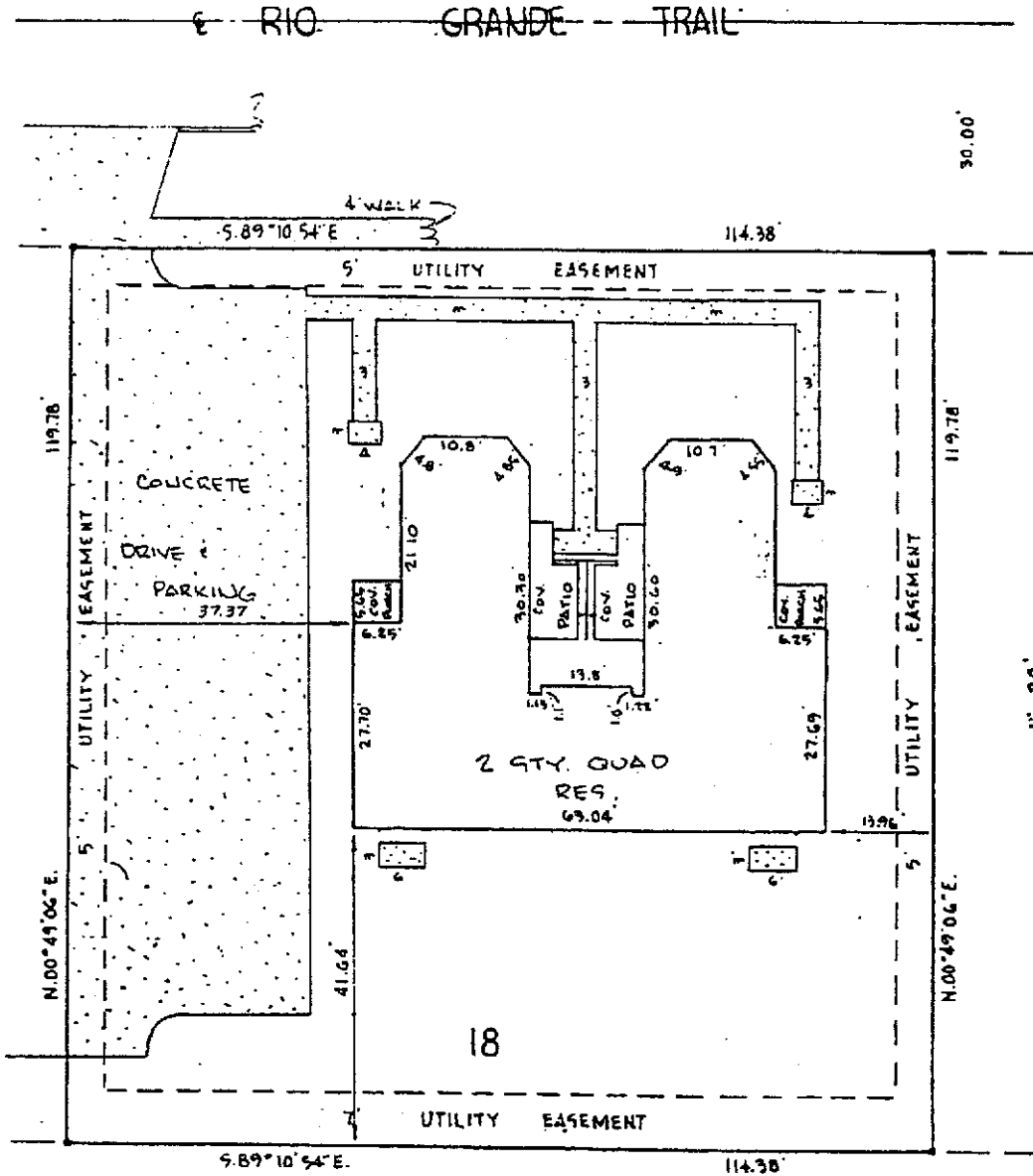
My Commission Expires:

Notary Public, State of Florida at Large  
My Commission Expires Jan. 28, 1992  
Bonded thru Agent's Notary Brokerage

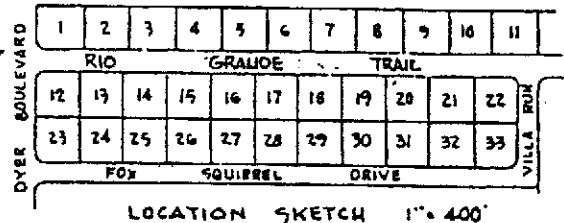
Prepared by: Sandi Weld  
Complete Interiors, Inc.  
435 Douglas Avenue  
Altamonte Springs, FL 32714  
(407)862-3203

Legal Description

Lot 18, THE VILLAS AT INDIAN BAY, according to the plat thereof as recorded in Plat Book 4, Page 124, of the Public Records of Osceola County, Florida.



1" = 20'  
 • - INDICATES IRON CAP #3182



LOCATION SKETCH 1" = 400'

SURVEYOR'S CERTIFICATE

This is to certify that I have made a Survey of the above described property and that the plat hereon delineated is an accurate representation of the same. I further certify that this Survey meets the Minimum Technical Standards as set forth by the Florida Board of Land Surveyors pursuant to Section 472.027 of the Florida Statutes.

USED FOR CONSTRUCTION FL ADG. 288  
 USED FOR FINAL 8 DEC. 88

*R. Blair Kitner*  
 KITNER SURVEYING, INC.  
 R. BLAIR KITNER - P.L.S. No. 3382  
 Post Office Box 823 - Sanford, FL 32772-0823  
 (305) 322-2000

PROJECT NO. 88-569

SURVEY DATE: 29 JULY 1988







TWENTY FIRST AMENDMENT TO  
DECLARATION OF CONDOMINIUM  
OF  
THE VILLAS AT SHADOW BAY

This Amendment to the Declaration of Condominium of The Villas at Shadow Bay is made by Complete Interiors, Inc., the "Developer", a Florida Corporation for itself, its successors and assigns:

W I T N E S S E T H:

WHEREAS, the Developer executed the Declaration of Condominium of the Villas at Shadow Bay, which was recorded on the 10th day of December, 1986, in Official Records Book 824, Pages 135 through 243, of the Public Records of Osceola County, Florida.

WHEREAS, Section 14.4 of the Declaration authorizes the Developer to amend the Declaration.

NOW, THEREFORE, in consideration of the above premises, Developer hereby amends the Declaration as follows:

The attached Exhibit "A" is the final survey for Lot 39, within Phase Three of the Condominium, THE VILLAS AT SHADOW BAY, Plat Book 4, Page 124, Public Records of Osceola County, Florida.

The attached Exhibit "B" is the certification from the surveyor per Florida Statute 718.104(e) which further indicates substantial completion of the following units:

Lot 39, Phase III, Survey recorded in Exhibit "A"

The Developer hereby ratifies, approves and confirms that the Declaration, as amended hereby, remains in full force and effect in every respect. The Amendment shall become effective upon being filed among the Public Records of Osceola County, Florida.

Return to:

**THE TITLE SHOP, INC.**  
455 Douglas Ave., Suite 1755  
Altamonte Springs, FL 32714

IN WITNESS WHEREOF, the parties hereto have set their hands  
and seals on the 19th day of January, 1989.

WITNESS:

COMPLETE INTERIORS, INC.  
Developer

*Linda C. Clark*  
Linda C. Clark, President

Attest: *Carole M. Warmington*  
Carole M. Warmington  
Secretary

STATE OF FLORIDA  
COUNTY OF SEMINOLE

I HEREBY CERTIFY that on this day, before me, personally  
appeared LINDA C. CLARK and CAROLE M. WARMINGTON, well known to  
me and known to be the President and Secretary of Complete  
Interiors, Inc., and that they acknowledged executing this  
Twenty First Amendment to the Declaration in the presence of two  
subscribing witnesses, freely and voluntarily under authority  
duly vested in them by said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and official  
seal at said County and State this 19th day of January, 1989.

*Karen A. Palmer*  
Notary Public

My Commission Expires:

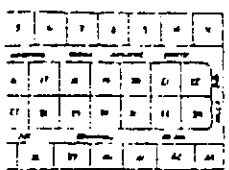
Notary Public, State of Florida at Large  
My Commission Expires Jan. 23, 1992  
Bonded thru Agent's Notary Brokerage

Prepared by: Sandi Weld

Complete Interiors, Inc.  
435 Douglas Avenue  
Altamonte Springs, FL 32714  
(407)862-3203

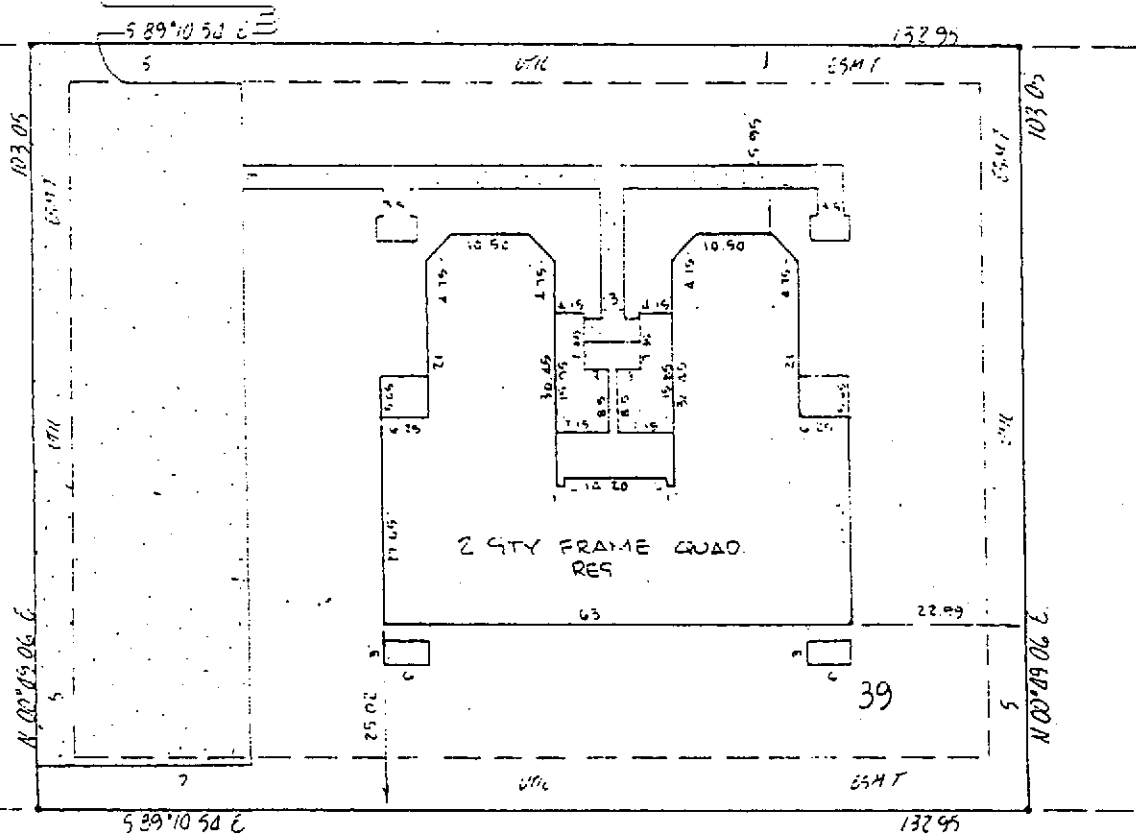
For  
 SURVEYING, INC.  
 Legal Description

Lot 39, The Village at Fox Squirrel Drive, as shown on the plat therefor, recorded in Public Record No. 88-651, in the County of Seminole, Florida.



LOCATION MAP 1-50

E FOX SQUIRREL DRIVE



1" = 20'  
 o = INDICATES HIGH ELEVATION 47382

SURVEYOR'S CERTIFICATE

This is to certify that I have made a Survey of the above described property, and that the plat herein exhibited is an accurate representation of the same. I further certify that this Survey meets the Uniform Instrument Standards as set forth in the Florida Code and accepted pursuant to the provisions of the Florida Statutes.

REVISED FOR CONSENT 10 OCT '88  
 REVISED FOR COURT 21 OCT '88  
 FINAL 19 JAN '89

*R. Blair Kitner*  
 KITNER SURVEYING, INC.  
 10 BLAIR KITNER - P.O. BOX 3382  
 SANFORD, FL 32774-0382  
 (904) 322-4001

PROJECT NO. 88-651

SURVEY DATE: 13 October 1987

CF CERTIFICATION

The following final surveys which have been previously recorded are hereby certified to be substantially complete pursuant to Florida Statute 718.104 (e);

Lot 24, Phase III, Survey Recorded in Exhibit "A"

FLORIDA STATUTE 718.104 (e):

A survey of the land which shows all existing easements and a graphic description of the improvements in which units are located and a plot plan thereof that, together with the declaration, are in sufficient detail to identify the common elements and each unit and their relative locations and approximate dimensions. The survey, graphic description, and plot plan may be in the form of exhibits consisting of building plans, floor plans, maps, surveys, or sketches. If the construction of the condominium is not substantially completed, there shall be a statement to that effect, and, upon substantial completion of construction, the developer or the association shall amend the declaration to include the certificate described below. The amendment may be accomplished by referring to the recording data of a survey of the condominium that complies with the certificate. A certificate of a surveyor authorized to practice in this state shall be included in or attached to the declaration or the survey or graphic description as recorded under s. 718.105 that the construction of the improvements is substantially complete so that the material, together with the provisions of the declaration describing the condominium property, is an accurate representation of the locations and dimensions of the improvements and so that the identification, location, and dimensions of the common elements and of each unit can be determined from these materials. Completed units within each substantially completed building in a condominium development may be conveyed to purchasers, notwithstanding that other buildings in the condominium are not substantially completed, provided that all planned improvements, including, but not limited to, landscaping, utility services and access to the unit, and common-element facilities serving such building, as set forth in the declaration, are first completed and the declaration of condominium is first recorded and provided that as to the units being conveyed there is a certificate of a surveyor as required above, including certification that all planned improvements, including, but not limited to, landscaping, utility services and access to the unit, and common-element facilities serving the building in which the units to be conveyed are located have been substantially completed, as such certificate is recorded with the original declaration or as an amendment to such declaration. This section shall not however, operate to require development of improvements and amenities declared to be included in future phases pursuant to s. 718.403 prior to conveying a unit as provided herein. For the purposes of this section, a "certificate of a surveyor" means certification by a surveyor in the form provided herein and may include, along with certification by a surveyor, when appropriate, certification by an architect or engineer authorized to practice in this state. Notwithstanding the requirements of substantial completion provided in this section, nothing contained herein shall prohibit or impair the validity of a mortgage encumbering units together with an undivided interest in the common elements as described in a declaration of condominium recorded prior to the recording of a certificate of a surveyor as provided herein.

890022527

1989 APR 10 PM 3:25

SURVEYOR'S CERTIFICATE

This is to certify that I have made a Survey of the above described properties which have been recorded in the public records. I further certify that these surveys meet the Minimum Technical Standards set forth by the Florida Board of Land Surveyors pursuant to Section 472.027 of the Florida Statutes.

FILED, RECORDED AND  
RECORD VERIFIED  
MEL WILLS, JR., CLK. CIR. CT.  
OSCEOLA COUNTY

*R. Elair Kitner*  
R. Elair Kitner P.E.S. No. 3382

BY \_\_\_\_\_ D.C.

L.R. 111 1/2 1986

TWENTY THIRD AMENDMENT TO  
DECLARATION OF CONDOMINIUM  
OF  
THE VILLAS AT SHADOW BAY

This Amendment to the Declaration of Condominium of The Villas at Shadow Bay is made by Complete Interiors, Inc., the "Developer", a Florida Corporation for itself, its successors and assigns:

W I T N E S S E T H:

WHEREAS, the Developer executed the Declaration of Condominium of the Villas at Shadow Bay, which was recorded on the 10th day of December, 1986, in Official Records Book 824, Pages 135 through 243, of the Public Records of Osceola County, Florida.

WHEREAS, Section 14.4 of the Declaration authorizes the Developer to amend the Declaration.

NOW, THEREFORE, in consideration of the above premises, Developer hereby amends the Declaration as follows:

The attached Exhibit "A" is the final survey for Lot 24, within Phase Three of the Condominium, THE VILLAS AT SHADOW BAY, Plat Book 4, Page 124, Public Records of Osceola County, Florida.

The attached Exhibit "B" is the certification from the surveyor per Florida Statute 718.104(e) which further indicates substantial completion of the following units:

Lot 24, Phase III, Survey recorded in Exhibit "A"

The Developer hereby ratifies, approves and confirms that the Declaration, as amended hereby, remains in full force and effect in every respect. The Amendment shall become effective upon being filed among the Public Records of Osceola County, Florida.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals on the 3rd day of April 1989.

WITNESS:


*Kelly Simpson*  
-----  
*Jay A. Light*  
-----

COMPLETE INTERIORS, INC.  
Envelope  
*Linda C. Clark*  
-----  
Linda C. Clark, President  
  
Attest: *Carole M. Warmington*  
-----  
Carole M. Warmington, Secretary

STATE OF FLORIDA  
COUNTY OF SEMINOLE

I HEREBY CERTIFY that on this day, before me, personally appeared LINDA C. CLARK and CAROLE M. WARMINGTON, well known to me and known to be the President and Secretary of Complete Interiors, Inc., and that they acknowledged executing this Twenty Second Amendment to the Declaration in the presence of two subscribing witnesses, freely and voluntarily under authority duly vested in them by said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal at said County and State this \_\_\_\_\_ day of \_\_\_\_\_, 1989.

*Kelly Simpson*  
-----  
Notary Public  
  
NOTARY PUBLIC  
BY COMMISSION  
EXPIRES

My Commission Expires:

Prepared by: Sandi Weld  
Complete Interiors, Inc.  
435 Douglas Avenue  
Altamonte Springs, FL 32714  
(407)862-3203



The following final surveys which have been previously recorded are hereby certified to be substantially complete pursuant to Florida Statute 718.104 (e);

Lot 24, Phase III, Survey Recorded in Exhibit "A"

FLORIDA STATUTE 718.104 (e):

A survey of the land which shows all existing easements and a graphic description of the improvements in which units are located and a plot plan thereof that, together with the declaration, are in sufficient detail to identify the common elements and each unit and their relative locations and approximate dimensions. The survey, graphic description, and plot plan may be in the form of exhibits consisting of building plans, floor plans, maps, surveys, or sketches. If the construction of the condominium is not substantially completed, there shall be a statement to that effect, and, upon substantial completion of construction, the developer or the association shall amend the declaration to include the certificate described below. The amendment may be accomplished by referring to the recording data of a survey of the condominium that complies with the certificate. A certificate of a surveyor authorized to practice in this state shall be included in or attached to the declaration or the survey or graphic description as recorded under s. 718.105 that the construction of the improvements is substantially complete so that the material, together with the provisions of the declaration describing the condominium property, is an accurate representation of the locations and dimensions of the improvements and so that the identification, location, and dimensions of the common elements and of each unit can be determined from these materials. Completed units within each substantially completed building in a condominium development may be conveyed to purchasers, notwithstanding that other buildings in the condominium are not substantially completed, provided that all planned improvements, including, but not limited to, landscaping, utility services and access to the unit, and common-element facilities serving such building, as set forth in the declaration, are first completed and the declaration of condominium is first recorded and provided that as to the units being conveyed there is a certificate of a surveyor as required above, including certification that all planned improvements, including, but not limited to, landscaping, utility services and access to the unit, and common-element facilities serving the building in which the units to be conveyed are located have been substantially completed, as such certificate is recorded with the original declaration or as an amendment to such declaration. This section shall not however, operate to require development of improvements and amenities declared to be included in future phases pursuant to s. 718.403 prior to conveying a unit as provided herein. For the purposes of this section, a "certificate of a surveyor" means certification by a surveyor in the form provided herein and may include, along with certification by a surveyor, when appropriate, certification by an architect or engineer authorized to practice in this state. Notwithstanding the requirements of substantial completion provided in this section, nothing contained herein shall prohibit or impair the validity of a mortgage encumbering units together with an undivided interest in the common elements as described in a declaration of condominium recorded prior to the recording of a certificate of a surveyor as provided herein.

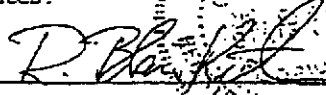
2009 APR 13 PM 3:25

2009 APR 13 PM 3:25

SURVEYOR'S CERTIFICATE

This is to certify that I have made a Survey of the above described properties which have been recorded in the public records. I further certify that these surveys meet the Minimum Technical Standards set forth by the Florida Board of Land Surveyors pursuant to Section 472.027 of the Florida Statutes.

FILED, RECORDED AND  
RECORD VERIFIED  
MEL WILLS, JR., CLK CIR. CT.  
OSCEOLA COUNTY

  
R. Blair Kitner P.E.S. No: 3382

BY \_\_\_\_\_ S.C.



TWENTY FOURTH AMENDMENT TO  
DECLARATION OF CONDOMINIUM  
OF  
THE VILLAS AT SHADOW BAY

This Amendment to the Declaration of Condominium of The Villas at Shadow Bay is made by Complete Interiors, Inc., the "Developer", a Florida Corporation for itself, its successors and assigns:

W I T N E S S E T H:

WHEREAS, the Developer executed the Declaration of Condominium of the Villas at Shadow Bay, which was recorded on the 10th day of December, 1986, in Official Records Book 824, Pages 135 through 243, of the Public Records of Osceola County, Florida.

WHEREAS, Section 14.4 of the Declaration authorizes the Developer to amend the Declaration.

NOW, THEREFORE, in consideration of the above premises, Developer hereby amends the Declaration as follows:

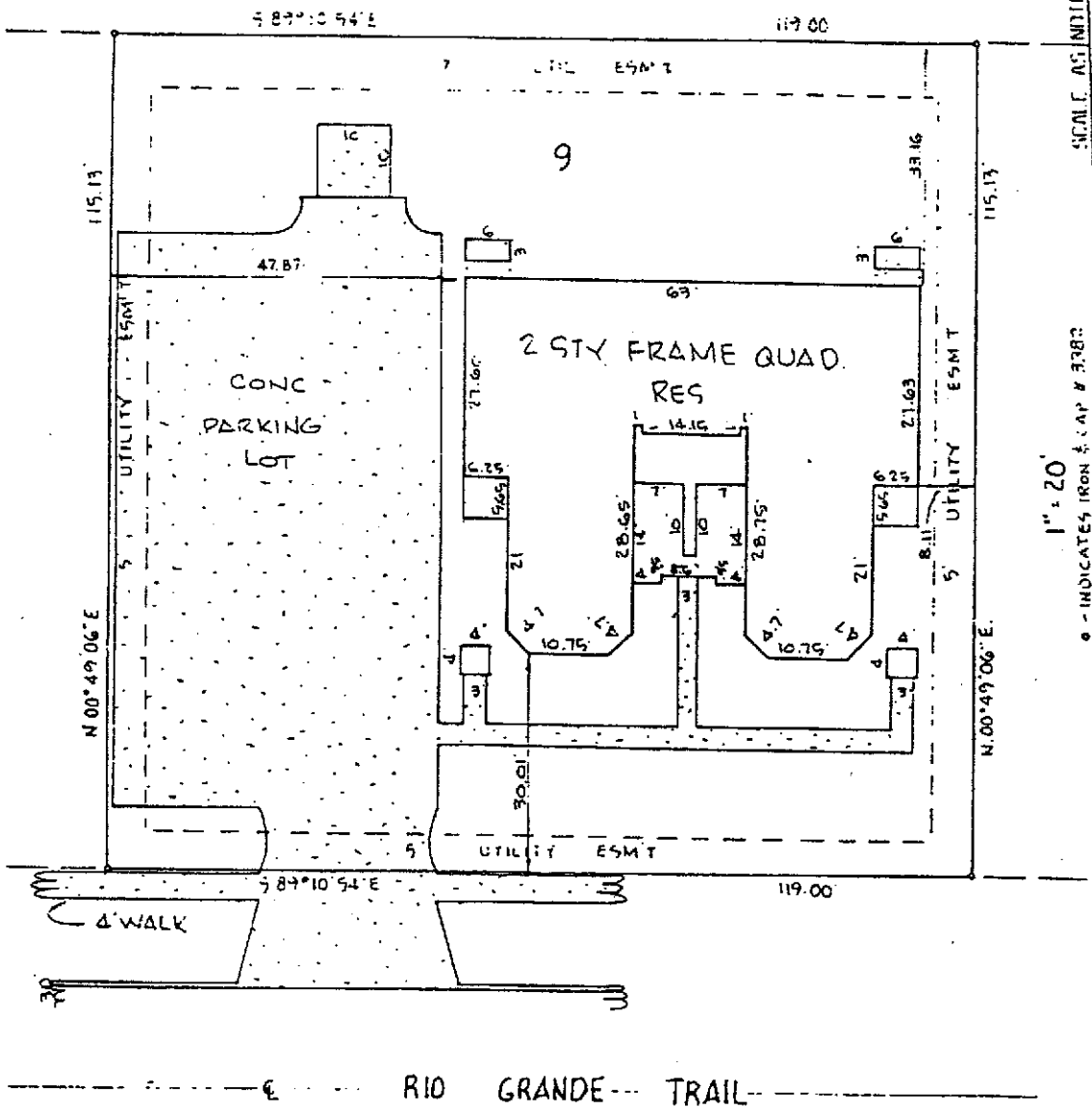
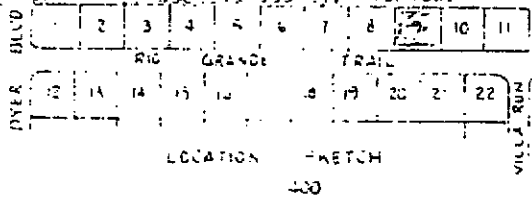
The attached Exhibit "A" is the final survey for Lot 09, within Phase Four of the Condominium, THE VILLAS AT SHADOW BAY, Plat Book 4, Page 124, Public Records of Osceola County, Florida.

The attached Exhibit "B" is the certification from the surveyor per Florida Statute 718.104(e) which further indicates substantial completion of the following units:

Lot 09, Phase IV, Survey recorded in Exhibit "A"

The Developer hereby ratifies, approves and confirms that the Declaration, as amended hereby, remains in full force and effect in every respect. The Amendment shall become effective upon being filed among the Public Records of Osceola County, Florida.

Lot 9, THE VILLAS AT RIO GRANDE, according to the plat thereof as recorded in Plat Book Page 122, of the Public Records of Escambia County, Florida.



**SURVEYOR'S CERTIFICATE**

This is to certify that I have made a Survey of the above described property and that the plat hereon delineated is an accurate representation of the same. I further certify that this Survey meets the Minimum Technical Standards set forth by the Florida Board of Land Surveyors pursuant to Section 427.037 of the Florida Statutes.

<p>REVISIONS:</p>	<p><i>D. Blair Kitner</i>                  KITNER SURVEYING, INC.                  R. BLAIR KITNER - P.L.S. No. 3382                  Post Office Box 823, Sanford, FL 32771-0823                  (407) 322-2000</p>	<p>CERTIFIED CORRECT TO:</p>
<p>PROJECT NO: 88-627(9)</p>	<p>SURVEY DATE: 30 MARCH 1989</p>	

CERTIFICATION

The following final surveys which have been previously recorded are hereby certified to be substantially complete pursuant to Florida Statute 718.104 (e):

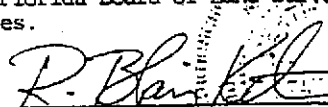
LOT 9 , Phase IV , Survey recorded in Exhibit "A"

FLORIDA STATUTE 718.104 (e):

A survey of the land which shows all existing easements and a graphic description of the improvements in which units are located and a plot plan thereof that, together with the declaration, are in sufficient detail to identify the common elements and each unit and their relative locations and approximate dimensions. The survey, graphic description, and plot plan may be in the form of exhibits consisting of building plans, floor plans, maps, surveys, or sketches. If the construction of the condominium is not substantially completed, there shall be a statement to that effect, and, upon substantial completion of construction, the developer or the association shall amend the declaration to include the certificate described below. The amendment may be accomplished by referring to the recording data of a survey of the condominium that complies with the certificate. A certificate of a surveyor authorized to practice in this state shall be included in or attached to the declaration or the survey or graphic description as recorded under s. 718.105 that the construction of the improvements is substantially complete so that the material, together with the provisions of the declaration describing the condominium property, is an accurate representation of the locations and dimensions of the improvements and so that the identification, location, and dimensions of the common elements and of each unit can be determined from these materials. Completed units within each substantially completed building in a condominium development may be conveyed to purchasers, notwithstanding that other buildings in the condominium are not substantially completed, provided that all planned improvements, including, but not limited to, landscaping, utility services and access to the unit, and common-element facilities serving such building, as set forth in the declaration, are first completed and the declaration of condominium is first recorded and provided that as to the units being conveyed there is a certificate of a surveyor as required above, including certification that all planned improvements, including, but not limited to, landscaping, utility services and access to the unit, and common-element facilities serving the building in which the units to be conveyed are located have been substantially completed, as such certificate is recorded with the original declaration or as an amendment to such declaration. This section shall not however, operate to require development of improvements and amenities declared to be included in future phases pursuant to s. 718.403 prior to conveying a unit as provided herein. For the purposes of this section, a "certificate of a surveyor" means certification by a surveyor in the form provided herein and may include, along with certification by a surveyor, when appropriate, certification by an architect or engineer authorized to practice in this state. Notwithstanding the requirements of substantial completion provided in this section, nothing contained herein shall prohibit or impair the validity of a mortgage encumbering units together with an undivided interest in the common elements as described in a declaration of condominium recorded prior to the recording of a certificate of a surveyor as provided herein.

SURVEYOR'S CERTIFICATE

This is to certify that I have made a Survey of the above described properties which have been recorded in the public records. I further certify that these surveys meet the Minimum Technical Standards set forth by the Florida Board of Land Surveyors pursuant to Section 472.027 of the Florida Statutes.

  
R. Blair Kitner - P.L.S. No. 3382

IN WITNESS WHEREOF, the parties hereto have set their hands and seals on the 3rd day of April 1989.

WITNESS:

COMPLETE INTERIORS, INC.

Developer

*Kelly Simpson*  
-----

*Linda C. Clark*  
-----

Linda C. Clark, President

*Sandi Weld*  
-----

Attest: *Carole M. Warmington*  
-----

Carole M. Warmington, Secretary

STATE OF FLORIDA  
COUNTY OF SEMINOLE

I HEREBY CERTIFY that on this day, before me, personally appeared LINDA C. CLARK and CAROLE M. WARMINGTON, well known to me and known to be the President and Secretary of Complete Interiors, Inc., and that they acknowledged executing this Twenty Second Amendment to the Declaration in the presence of two subscribing witnesses, freely and voluntarily under authority duly vested in them by said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal at said County and State this 3<sup>rd</sup> day of April, 1989.



*Kelly Simpson*  
-----  
Notary Public

My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA  
MY COMMISSION EXPIRES 12/31/1993  
SECRETARY OF STATE'S RECORDS DIVISION

Prepared by: Sandi Weld  
Complete Interiors, Inc.  
435 Douglas Avenue  
Altamonte Springs, FL 32714  
(407)862-3203

890022528

1989 APR 18 PM 3:25

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5.4

TWENTY FIFTH AMENDMENT TO  
DECLARATION OF CONDOMINIUM  
OF  
THE VILLAS AT SHADOW BAY

This Amendment to the Declaration of Condominium of The Villas at Shadow Bay is made by Complete Interiors, Inc., the "Developer", a Florida Corporation for itself, its successors and assigns:

W I T N E S S E T H:

WHEREAS, the Developer executed the Declaration of Condominium of the Villas at Shadow Bay, which was recorded on the 10th day of December, 1986, in Official Records Book 824, Pages 135 through 243, of the Public Records of Osceola County, Florida.

WHEREAS, Section 14.4 of the Declaration authorizes the Developer to amend the Declaration.

NOW, THEREFORE, in consideration of the above premises, Developer hereby amends the Declaration as follows:

The attached Exhibit "A" is the final survey for Lot 10, the attached Exhibit "B" is the final survey for Lot 11, within Phase Five of the Condominium, THE VILLAS AT SHADOW BAY, Plat Book 4, Page 124, Public Records of Osceola County, Florida. The attached Exhibit "C" is the final survey for Lot 20, within Phase Four of the Condominium, THE VILLAS AT SHADOW BAY, Plat Book 4, Page 124, Public Records of Osceola County, Florida.

The attached Exhibit "D" is the certification from the surveyor per Florida Statute 718.104(e) which further indicates substantial completion of the following units:

- Lot 10, Phase V, Survey recorded in Exhibit "A"
- Lot 11, Phase V, Survey recorded in Exhibit "B"
- Lot 20, Phase IV, Survey recorded in Exhibit "C"

The Developer hereby ratifies, approves and confirms that the Declaration, as amended hereby, remains in full force and effect in every respect. The Amendment shall become effective upon being filed among the Public Records of Osceola County, Florida.



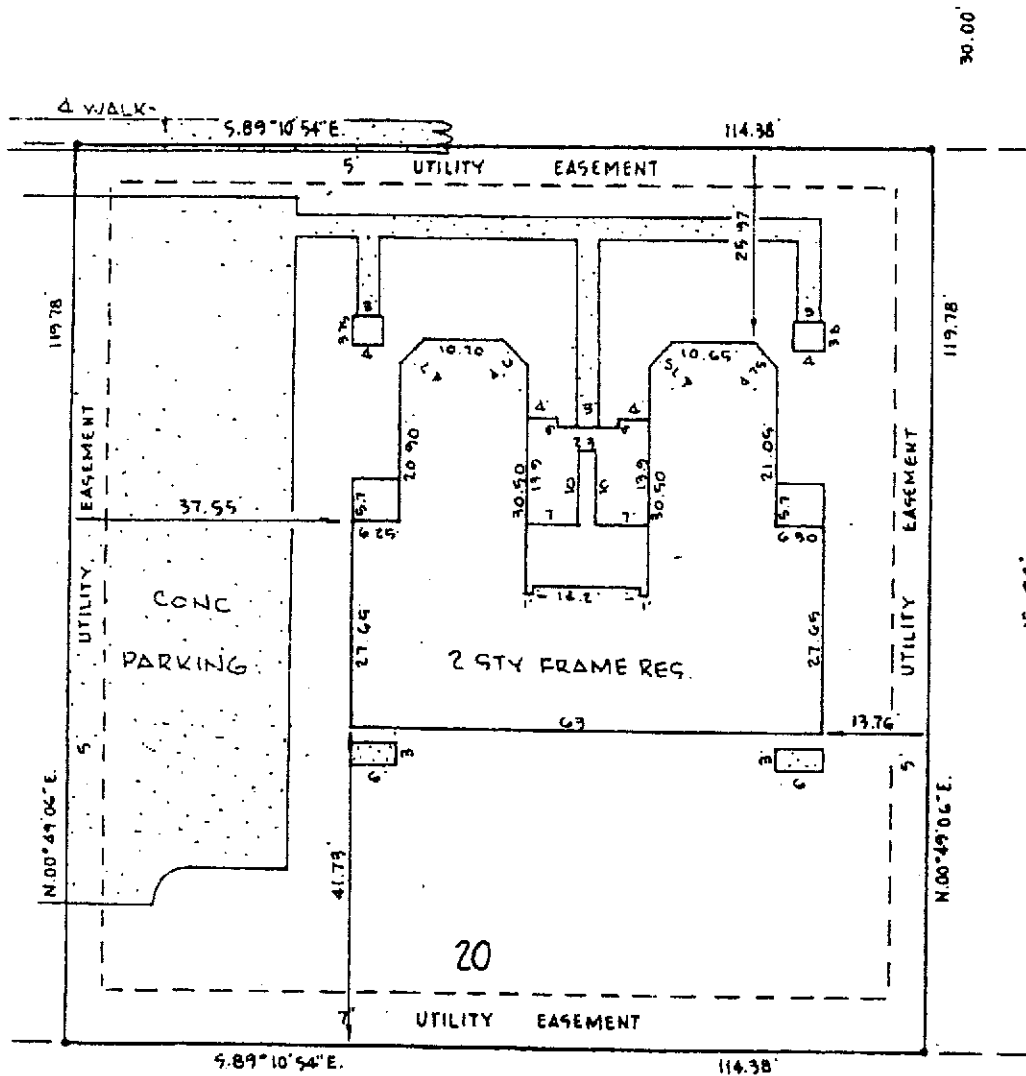


For  
COM' E INTERIORS, INC.

Legal Description

LOT 20, THE VILLAS AT SHADOW BAY, according to the plat thereof as recorded in Plat Book 4, Page 124, of the Public Records of Osceola County, Florida;

~~E RIO GRANDE TRAIL~~



1" = 20'

• - INDICATES IRON NAIL CAP # 1382

1	2	3	4	5	6	7	8	9	10	11
12	13	14	15	16	17	18	19	20	21	22
23	24	25	26	27	28	29	30	31	32	33

LOCATION SKETCH 1" = 400'

SURVEYOR'S CERTIFICATE

This is to certify that I have made a Survey of the above described property and that the plat hereon delineated is an accurate representation of the same. I further certify that this Survey meets the Minimum Technical Standards as set forth by the Florida Board of Land Surveyors pursuant to Section 472.027 of the Florida Statutes.

REVISED FOR COMST 16 FEB 1989  
FINAL 27 APR 1989

*R. Blair Kitner*

KITNER SURVEYING, INC.  
R. BLAIR KITNER - P.L.S. No. 1382  
Post Office Box 823 - Sanford, FL 32772-0823  
(305) 322-7000

PROJECT NO. 89-71

SURVEY DATE: 2 February 1989



CERTIFICATION

The following final surveys which have been previously recorded are hereby certified to be substantially complete pursuant to Florida Statute 718.104 (e):

Lot 10, Phase V, Survey recorded in Exhibit "A"  
Lot 11, Phase V, Survey recorded in Exhibit "B"  
Lot 20, Phase IV, Survey recorded in Exhibit "C"

FLORIDA STATUTE 718.104 (e):

A survey of the land which shows all existing easements and a graphic description of the improvements in which units are located and a plot plan thereof that, together with the declaration, are in sufficient detail to identify the common elements and each unit and their relative locations and approximate dimensions. The survey, graphic description, and plot plan may be in the form of exhibits consisting of building plans, floor plans, maps, surveys, or sketches. If the construction of the condominium is not substantially completed, there shall be a statement to that effect, and, upon substantial completion of construction, the developer or the association shall amend the declaration to include the certificate described below. The amendment may be accomplished by referring to the recording data of a survey of the condominium that complies with the certificate. A certificate of a surveyor authorized to practice in this state shall be included in or attached to the declaration or the survey or graphic description as recorded under s. 718.105 that the construction of the improvements is substantially complete so that the material, together with the provisions of the declaration describing the condominium property, is an accurate representation of the locations and dimensions of the improvements and so that the identification, location, and dimensions of the common elements and of each unit can be determined from these materials. Completed units within each substantially completed building in a condominium development may be conveyed to purchasers, notwithstanding that other buildings in the condominium are not substantially completed, provided that all planned improvements, including, but not limited to, landscaping, utility services and access to the unit, and common-element facilities serving such building, as set forth in the declaration, are first completed and the declaration of condominium is first recorded and provided that as to the units being conveyed there is a certificate of a surveyor as required above, including certification that all planned improvements, including, but not limited to, landscaping, utility services and access to the unit, and common-element facilities serving the building in which the units to be conveyed are located have been substantially completed, as such certificate is recorded with the original declaration or as an amendment to such declaration. This section shall not however, operate to require development of improvements and amenities declared to be included in future phases pursuant to s. 718.403 prior to conveying a unit as provided herein. For the purposes of this section, a "certificate of a surveyor" means certification by a surveyor in the form provided herein and may include, along with certification by a surveyor, when appropriate, certification by an architect or engineer authorized to practice in this state. Notwithstanding the requirements of substantial completion provided in this section, nothing contained herein shall prohibit or impair the validity of a mortgage encumbering units together with an undivided interest in the common elements as described in a declaration of condominium recorded prior to the recording of a certificate of a surveyor as provided herein.

SURVEYOR'S CERTIFICATE

This is to certify that I have made a Survey of the above described properties which have been recorded in the public records. I further certify that these surveys meet the Minimum Technical Standards set forth by the Florida Board of Land Surveyors pursuant to Section 472.027 of the Florida Statutes.



R. Blair Kitner - P.L.S. No. 3382

IN WITNESS WHEREOF, the parties hereto have set their hands and seals on the 25TH day of April 1989.

WITNESS:

COMPLETE INTERIORS, INC.  
Developer

*Kelly Simpson* -----

*Linda C. Clark* -----  
Linda C. Clark, President

*Pam Wensele* -----

Attest: *Carole M. Warmington* -----  
Carole M. Warmington, Secretary

STATE OF FLORIDA  
COUNTY OF SEMINOLE

I HEREBY CERTIFY that on this day, before me, personally appeared LINDA C. CLARK and CAROLE M. WARMINGTON, well known to me and known to be the President and Secretary of Complete Interiors, Inc., and that they acknowledged executing this Twenty Second Amendment to the Declaration in the presence of two subscribing witnesses, freely and voluntarily under authority duly vested in them by said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal at said County and State this \_\_\_\_\_ day of \_\_\_\_\_, 1989.

*Pam Wensele* -----  
Notary Public

My Commission Expires:

Prepared by: Sandi Weld  
Complete Interiors, Inc.  
435 Douglas Avenue  
Altamonte Springs, FL 32714  
(407)862-3203

Notary Public  
State of Florida at Large  
My Commission Expires Aug. 1, 1991



890025741

1989 MAY -31 AM 9:36

FILED, RECORDED AND  
RECORD VERIFIED  
MEL WILLS, JR., CLK CIR CT  
OSCEOLA COUNTY

BY *[Signature]* D.C.

TWENTY SIXTH AMENDMENT TO  
DECLARATION OF CONDOMINIUM  
OF  
THE VILLAS AT SHADOW BAY

This Amendment to the Declaration of Condominium of The Villas at Shadow Bay is made by Complete Interiors, Inc., the "Developer", a Florida Corporation for itself, its successors and assigns:

W I T N E S S E T H:

WHEREAS, the Developer executed the Declaration of Condominium of the Villas at Shadow Bay, which was recorded on the 10th day of December, 1986, in Official Records Book 824, Pages 135 through 243, of the Public Records of Osceola County, Florida.

WHEREAS, Section 14.4 of the Declaration authorizes the Developer to amend the Declaration.

NOW, THEREFORE, in consideration of the above premises, Developer hereby amends the Declaration as follows:

The attached Exhibit "A" is the final survey for Lot 21, the attached Exhibit "B" is the final survey for Lot 22, within Phase Five of the Condominium, THE VILLAS AT SHADOW BAY, Plat Book 4, Page 124, Public Records of Osceola County, Florida.

The attached Exhibit "C" is the certification from the surveyor per Florida Statute 718.104(e) which further indicates substantial completion of the following units:

Lot 21, Phase V, Survey recorded in Exhibit "A"  
Lot 22, Phase V, Survey recorded in Exhibit "B"

The Developer hereby ratifies, approves and confirms that the Declaration, as amended hereby, remains in full force and effect in every respect. The Amendment shall become effective upon being filed among the Public Records of Osceola County, Florida.

The following final surveys which have been previously recorded are hereby certified to be substantially complete pursuant to Florida Statute 718.104 (e);

Lot 21, Phase V, Survey recorded in Exhibit "A"  
 Lot 22, Phase V, Survey recorded in Exhibit "B"

FLORIDA STATUTE 718.104 (e):

A survey of the land which shows all existing easements and a graphic description of the improvements in which units are located and a plot plan thereof that, together with the declaration, are in sufficient detail to identify the common elements and each unit and their relative locations and approximate dimensions. The survey, graphic description, and plot plan may be in the form of exhibits consisting of building plans, floor plans, maps, surveys, or sketches. If the construction of the condominium is not substantially completed, there shall be a statement to that effect, and, upon substantial completion of construction, the developer or the association shall amend the declaration to include the certificate described below. The amendment may be accomplished by referring to the recording data of a survey of the condominium that complies with the certificate. A certificate of a surveyor authorized to practice in this state shall be included in or attached to the declaration or the survey or graphic description as recorded under s. 718.105 that the construction of the improvements is substantially complete so that the material, together with the provisions of the declaration describing the condominium property, is an accurate representation of the locations and dimensions of the improvements and so that the identification, location, and dimensions of the common elements and of each unit can be determined from these materials. Completed units within each substantially completed building in a condominium development may be conveyed to purchasers, notwithstanding that other buildings in the condominium are not substantially completed, provided that all planned improvements, including, but not limited to, landscaping, utility services and access to the unit, and common-element facilities serving such building, as set forth in the declaration, are first completed and the declaration of condominium is first recorded and provided that as to the units being conveyed there is a certificate of a surveyor as required above, including certification that all planned improvements, including, but not limited to, landscaping, utility services and access to the unit, and common-element facilities serving the building in which the units to be conveyed are located have been substantially completed, as such certificate is recorded with the original declaration or as an amendment to such declaration. This section shall not however, operate to require development of improvements and amenities declared to be included in future phases pursuant to s. 718.403 prior to conveying a unit as provided herein. For the purposes of this section, a "certificate of a surveyor" means certification by a surveyor in the form provided herein and may include, along with certification by a surveyor, when appropriate, certification by an architect or engineer authorized to practice in this state. Notwithstanding the requirements of substantial completion provided in this section, nothing contained herein shall prohibit or impair the validity of a mortgage encumbering units together with an undivided interest in the common elements as described in a declaration of condominium recorded prior to the recording of a certificate of a surveyor as provided herein.

SURVEYOR'S CERTIFICATE

This is to certify that I have made a Survey of the above described properties which have been recorded in the public records. I further certify that these surveys meet the Minimum Technical Standards set forth by the Florida Board of Land Surveyors pursuant to Section 472.027 of the Florida Statutes.

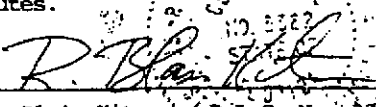
  
 R. Blair Kitner, P.L.S. No. 3382

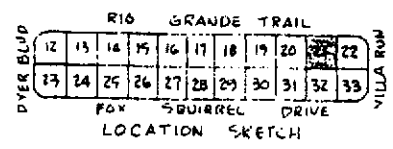
EXHIBIT "A"

PLAN OF SURVEY  
for

COMPLETE INTERIORS, INC.

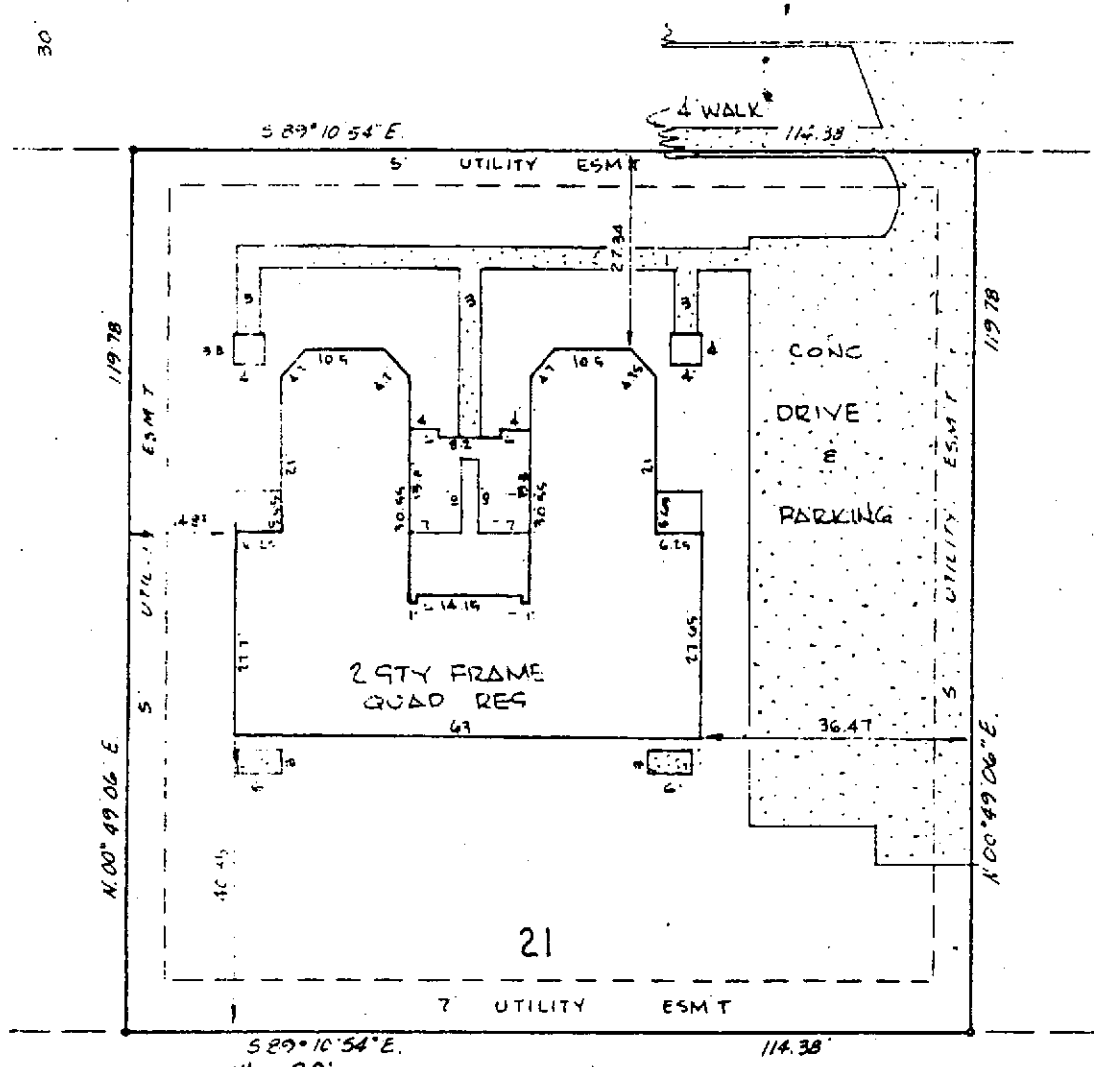
Legal Description

... THE VILLA ... TRAIL ... according to the plat thereof as recorded in Plat ... Page ... of the Public Records of Osceola County, Florida.



R10 GRANDE TRAIL

SCALE AS NOTED



1" = 20'  
-- INDICATES IRON # CAP # 3382  
SURVEY NOTES:

SURVEYOR'S CERTIFICATE

This is to certify that I have made a survey of the above described property and that the plat hereon delineated is an accurate representation of the same. I further certify that this Survey meets the Minimum Technical Standards set forth by the Florida Board of Land Surveyors pursuant to Section 47.027 of the Florida Statutes.

REVISIONS:  
REVISED FOR CONST. 28 FEB. '89  
REVISED FOR FINAL 9 MAY '89

*R. Blair Kitner*  
 KITNER SURVEYING, INC.  
 R. BLAIR KITNER, P.E.S., No. 3582  
 Post Office Box 823, Sanford, FL 32771-0823  
 (407) 327-2000

CERTIFIED CORRECT TO:

PROJECT NO: 89-77

SURVEY DATE: 9 FEBRUARY 1989

IN WITNESS WHEREOF, the parties hereto have set their hands

and seals on the 16th day of May 1989.

WITNESS:

COMPLETE INTERIORS, INC.  
Developer

-----  
*Paul Wensel*  
-----

-----  
Linda C. Clark, President

Attest: *Carole M. Warmington*  
-----  
Carole M. Warmington, Secretary

STATE OF FLORIDA  
COUNTY OF SEMINOLE

I HEREBY CERTIFY that on this day, before me, personally appeared LINDA C. CLARK and CAROLE M. WARMINGTON, well known to me and known to be the President and Secretary of Complete Interiors, Inc., and that they acknowledged executing this Twenty Sixth Amendment to the Declaration in the presence of two subscribing witnesses, freely and voluntarily under authority duly vested in them by said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal at said County and State this 16<sup>th</sup> day of May, 1989.



*Kelly Simpson*  
-----  
Notary Public

NOTARY PUBLIC STATE OF FLORIDA  
MY COMMISSION EXPIRES APRIL 15, 1991  
DONOLD TRIST ARRAVE NOTARY BOARD #108

My Commission Expires:

Prepared by: Kelly Simpson  
Complete Interiors, Inc.  
435 Douglas Avenue Suite 1505  
Altamonte Springs, FL 32714  
(407)862-7437

890030740

1989 MAY 25 PM 3:07

FILED, RECORDED AND  
RECORD VERIFIED  
MEL WILLS, JR., CLK CIR. CT.  
OSCEOLA COUNTY  
BY *aw* D.C.

Florida.

(1.3) SUBMISSION STATEMENT: Complete Interiors, Inc., a Florida Corporation, being the owner of record of the fee simple title to the real property situate, lying, and being in Osceola County, Florida, as more particularly described and set forth as the condominium property in the legal description described as follows:

lots 1 through 12, inclusive, The Villas At Shadow Bay, according to the Plat thereof as recorded in Plat Book 4, Page 124, of the Public Records of Osceola County, Florida,

and the survey of which is attached hereto as Exhibit "B", together with the improvements thereon contained, hereby states and declares that said real property, together with improvements thereon, is submitted to condominium ownership, pursuant to Chapter 718, of the Florida Statutes, hereinafter referenced to as the "Condominium Act", and the provisions of said Condominium Act as it exists as of the date of the recording hereof and does herewith file for record this Declaration of Condominium.

(1.4) The additional phases as aforementioned in paragraph 1.2 above may be added to said condominium at any time not to exceed Seven (7) years from the date of recording of this condominium in the Public Records of Osceola County, Florida.

(3.1(a)) Attached hereto as Exhibit "A" is a Surveyors Certificate by R. Blair Kittner, that the construction of the improvements described are substantially complete so that the construction of the improvements as shown in the "Condominium Plat Plans", together with the improvements of the Declaration describing the condominium property, is an accurate representation of the location and dimensions of the improvements and that the identification, location, and dimensions of the common elements and of each unit can be determined from these materials.

(3.4b) PHASE DEVELOPMENT: This condominium is being developed as phased condominium with Five (5) phases contemplated as more fully described on that Exhibit attached hereto as Exhibit

- Units A, B, C, and D = Lot 37
- Units A, B, C, and D = Lot 38
- Units A, B, C, and D = Lot 39
- Units A, B, C, and D = Lot 40
- Units A, B, C, and D = Lot 41

Phase IV

- Units A, B, C, and D = Lot 7
- Units A, B, C, and D = Lot 8
- Units A, B, C, and D = Lot 9
- Units A, B, C, and D = Lot 17
- Units A, B, C, and D = Lot 18
- Units A, B, C, and D = Lot 19
- Units A, B, C, and D = Lot 20

Phase V

- Units A, B, C, and D = Lot 26
- Units A, B, C, and D = Lot 27
- Units A, B, C, and D = Lot 28
- Units A, B, C, and D = Lot 29
- Units A, B, C, and D = Lot 30
- Units A, B, C, and D = Lot 31
- Units A, B, C, and D = Lot 32
- Units A, B, C, and D = Lot 33
- Units A, B, C, and D = Lot 34
- Units A, B, C, and D = Lot 35
- Units A, B, C, and D = Lot 36
- Units A, B, C, and D = Lot 42
- Units A, B, C, and D = Lot 43

The units created in each phase shall be comparable in equal footage and shall range from 1000 to 1500 square footage. Each unit in each phase shall own a portion of the common elements based upon the following formula: The numerator shall be 1 and the denominator shall be the total number of developed units. Such formula shall necessarily reflect a decreasing fraction with the continuing development of succeeding phases to an ultimate factor of 1/172. Said fraction shall represent the share of ownership as well as the share of common expenses and common surplus. The recreational areas described in Section D.2 of the General Information on Page 4 shall be recreational areas owned as common elements by all unit owners of all phases. Membership votes shall equal one (1) vote for each developed unit in all developed phases. Developer shall not create time share units within any units of the



phases.

The Developer hereby ratifies, approves and confirms that the Declaration, as amended hereby, remains in full force and effect in every respect.

This Amendment shall be effective upon being filed among the Public Records of Osceola County, Florida.

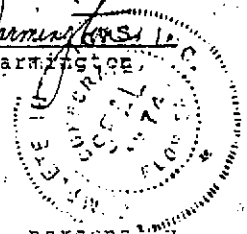
IN WITNESS WHEREOF, the parties hereto have set their hand and seals on this, the 20 day of June, 1989.

WITNESSES:

Denise Wensed  
Richard J. Martin

COMPLETE INTERIORS, INC.  
DEVELOPER

By: Linda Clark  
Linda Clark, President  
Attest: Carole M. Warmington  
Carole M. Warmington,  
Secretary



STATE OF FLORIDA  
COUNTY OF SEMINOLE

I HEREBY CERTIFY that on this day, before me, personally appeared LINDA C. CLARK and CAROLE M. WARMINGTON, well known to me and known to the President and Secretary of Complete Interiors, Inc., and that they acknowledged executing this Amendment to the Declaration in the presence of two subscribing witnesses, freely and voluntarily under authority duly vested in them by said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal at said County and State this 20 day of June, 1989.



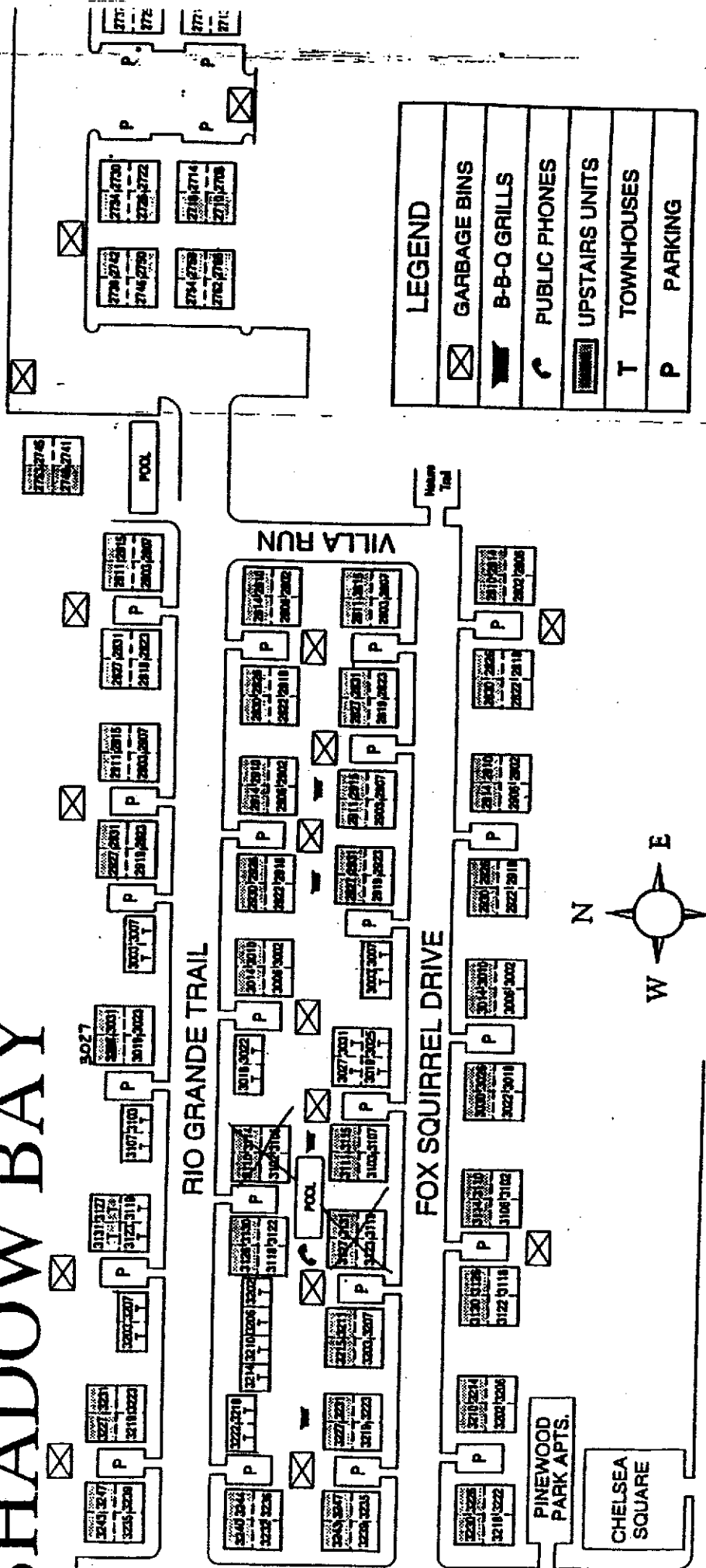
Donna S. Asmus  
Notary Public  
My Commission Expires:

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE  
MY COMMISSION EXPIRES OCT. 25, 1992  
BONDED THRU AGENTIS NOTARY BROKERAGE

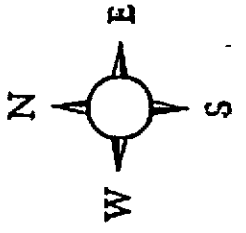
AmendCon.doc

Prepared by and Return to:  
Robert F. Hoogland, Esquire  
Hoogland & Durket, P.A.  
405 Douglas Ave., Suite 2605  
Altamonte Springs, FL 32714  
(407) 862-8908

# THE VILLAS OF SHADOW BAY



LEGEND	
	GARBAGE BINS
	B-B-Q GRILLS
	PUBLIC PHONES
	UPSTAIRS UNITS
	T TOWNHOUSES
	P PARKING



COLUMBIA BOULEVARD