

THE VILLAS AT SHADOW BAY CONDOMINIUMS


Legal Description

Lots 1 through 43 and Tract "A", THE VILLAS AT SHADOW BAY according to the plat thereof as recorded in Plat Book 4, Page 124 in the public records of Osceola County, Florida.

Phase I	Lots 12, 13, 14	12 Units
Phase II	Lots 1, 2, 3, 4, 5, 6	24 Units
Phase III	Lots 15, 16, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 34, 35, 36, 37, 38, 39, 40, 41	80 Units
Phase IV	Lots 7, 8, 9, 17, 18, 19, 20	28 Units
Phase V	Lots 10, 11, 21, 22, 33, 42, 43	28 Units

SURVEYOR'S CERTIFICATE

This is to certify that I have made a Survey of the above described property and that the plat hereto attached is a correct 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 472.027 of the Florida Statutes.

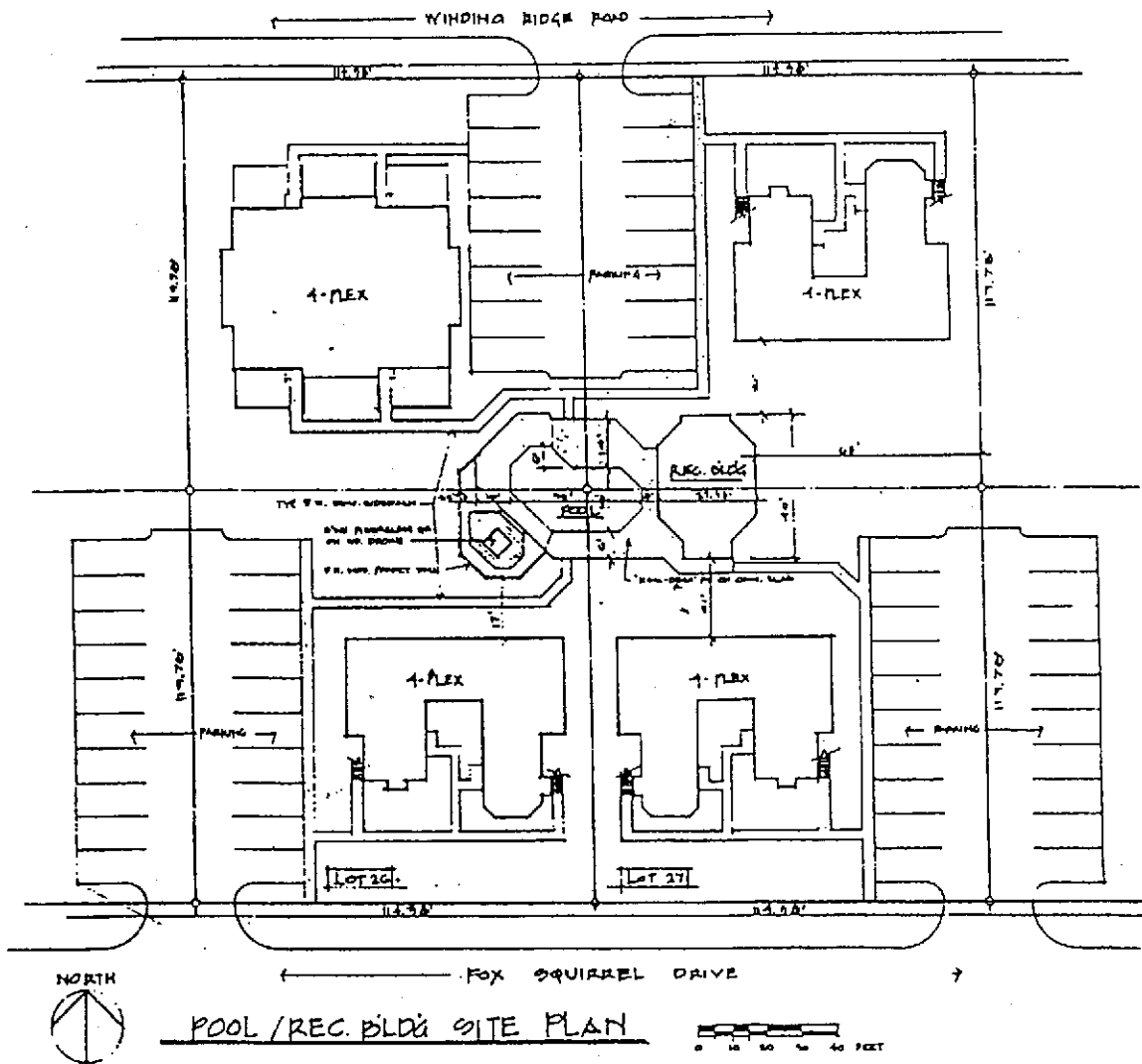


R. Blair Kitner - P.L.S. No. 3382  
P.O. Box 823 - Sanford, Florida 32771  
(305) 322-2000

Survey Date: 30 JANUARY 1985

EXHIBIT "A"

RECREATIONAL CENTER SITE PLAN

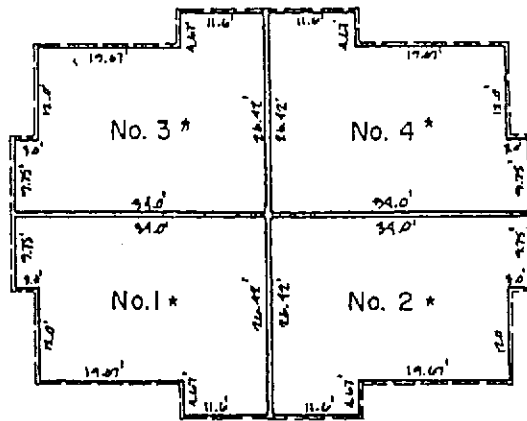


DETAILS:

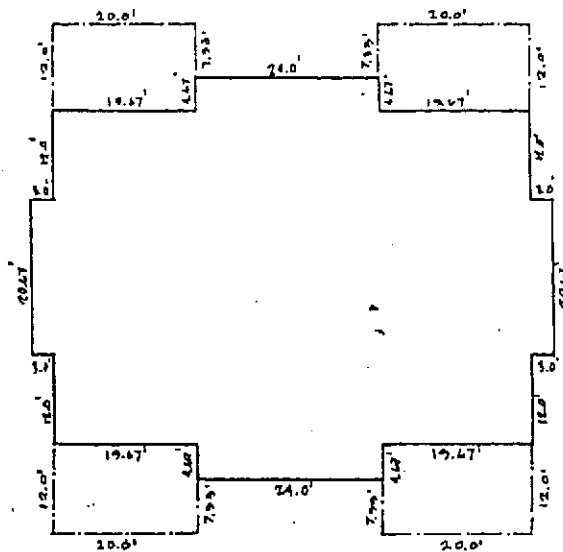
- 22,183 gallons - pool with 30 person capacity
- 1,200 gallons - spa with 6 person capacity
- 1,068 square feet - deck with 100 person capacity
- Pool Depth - 3 to 6 feet. Not Heated
- Spa will be heated.

## LEGEND

1. Each Condominium Unit consists of the space bounded by a vertical projection of the Condominium Unit Boundary Line shown and by the horizontal planes at the floor and ceiling elevations noted on the Unit Detail Sheets.
2. The elevations of the Floor and ceiling are based on U.S.G.S. Datum and are expressed in feet and hundredths of feet.
3. The floor elevation of the Condominium Units and the ceiling elevation of the Condominium Units are shown on those sheets of the EXHIBIT " " that depict each Condominium Unit.
4. All interior angles of the Condominium Units are 90 degrees unless otherwise noted.
5. \_\_\_\_\_ Indicates Condominium Unit Boundary.  
 - - - - - Indicates Common Elements.  
 - . - . - . - . - . Indicates Limited Common Elements.
6. Parking areas are a Common Element for the use of all Condominium Unit Owners and their guests.
7. All walls separating the Units are 0.33 feet in thickness. All exterior walls are 0.33 feet in thickness unless they are located in a area with Brick. Brick exterior walls are 0.67 feet in thickness.
8. All Condominium Units in each building located on the Condominium Property are given identifying numbers which are delineated within each Condominium Unit Space as Unit "1", "2", "3", and "4" in this EXHIBIT " ". The Condominium Unit Number is also the Condominium Parcel Number.



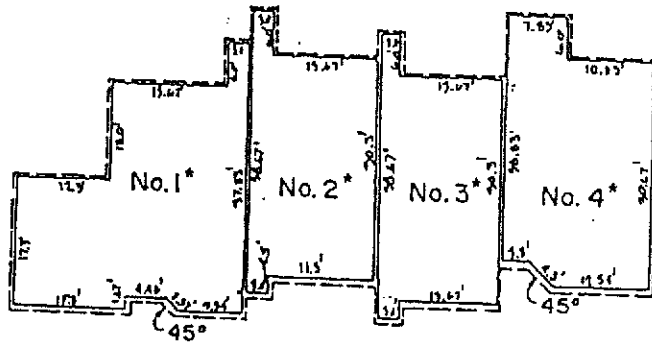
UNIT DETAIL



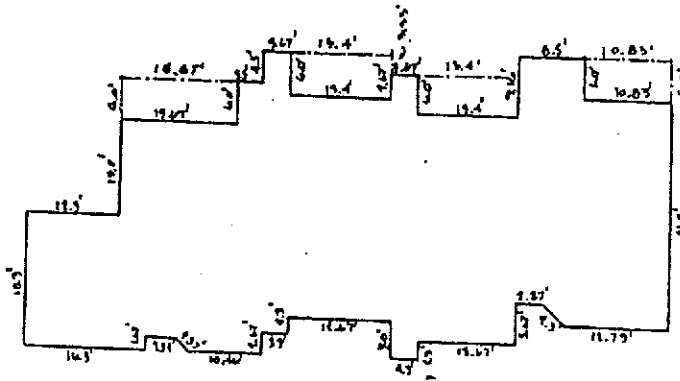
BUILDING DETAIL

\* See First Amendment dated January 14, 1987

- No. 1 amended to "A"
- No. 2 amended to "B"
- No. 3 amended to "C"
- No. 4 amended to "D"



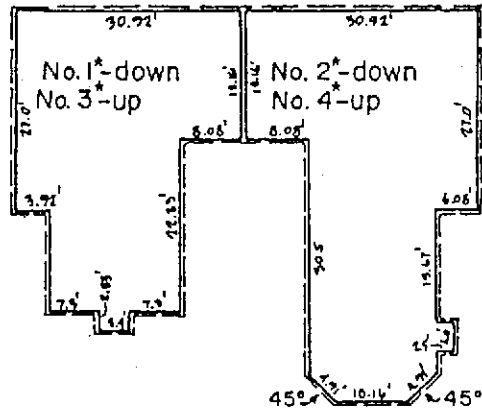
UNIT DETAIL



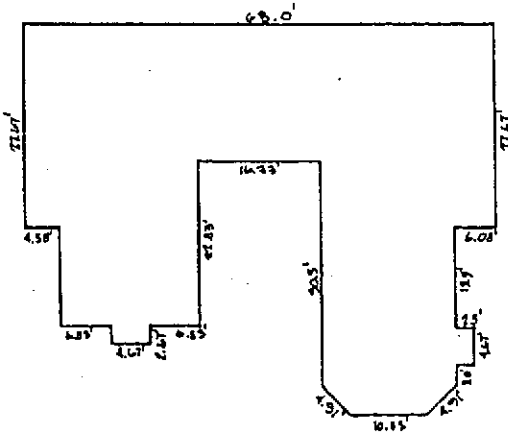
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UNIT DETAIL



BUILDING DETAIL

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SCHEDULE OF  
SHARE IN THE COMMON ELEMENTS  
AND  
SHARE IN THE COMMON EXPENSES  
AND COMMON SURPLUS

<u>UNIT</u>	<u>FRACTIONAL AMOUNT</u>
PHASE I EACH UNIT	1/12
PHASE II EACH UNIT	1/36
PHASE III EACH UNIT	1/116
PHASE IV EACH UNIT	1/144
PHASE V EACH UNIT	1/172

EXHIBIT "C"