

R-2502

474974

CERTIFICATE

THIS IS TO CERTIFY that the attached writing is a true copy of Resolution amending the Declaration of Condominium of TIMBER RIDGE VILLAGE #1, A CONDOMINIUM, according to the Declaration of Condominium recorded in Official Record Book 705, page 653, of the public records of Indian River County, Florida, and as amended in Official Record Book 724, page 1266, public records of Indian River County, Florida, which Resolution was duly adopted by two-thirds majority vote of the record unit owners of TIMBER RIDGE VILLAGE ASSOCIATION, INC. at a meeting duly held on the 29 day of September, 1986, in accordance with the regulations of the Declaration of Condominium and the Articles of Incorporation and By-Laws of TIMBER RIDGE VILLAGE ASSOCIATION, INC.

Executed at Vero Beach, Indian River County, Florida, this 30 day of September, 1986.

WITNESSES:

Samuel A. Block  
Joyce M. Mason

TIMBER RIDGE VILLAGE ASSOCIATION, INC.

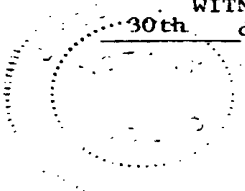
By: Andrew Mustapick  
Andrew Mustapick, President

Attest: Marilyn Mustapick  
Marilyn Mustapick, Secretary

STATE OF FLORIDA  
COUNTY OF INDIAN RIVER

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the state and county aforesaid to take acknowledgments, personally appeared ANDREW MUSTAPICK and MARILYN MUSTAPICK, well known to me and known to me to be the President and Secretary, respectively, of TIMBER RIDGE VILLAGE ASSOCIATION, INC. named in the foregoing instrument, and they acknowledged executing the same freely and voluntarily and under the authority duly vested in them by said corporation, and that the seal affixed to the foregoing instrument is the true corporate seal of said corporation.

WITNESS my hand and seal in the state and county last aforesaid, this 30th day of September, 1986.



Joyce M. Mason  
Notary Public, State of Florida at Large.  
My Commission expires: January 2, 1989.

THIS INSTRUMENT PREPARED BY:  
RETURN TO Samuel A. Block, P.A.  
2127 Tenth Avenue  
Vero Beach, Florida 32960  
Telephone: (305) 562-1600

RECORDED  
1986 SEP 30 PM 4:38  
COUNTY OF INDIAN RIVER  
STATE OF FLORIDA

REC'D 747 INDEX 2773

ARTICLES OF AMENDMENT OF DECLARATION OF CONDOMINIUM

TIMBER RIDGE VILLAGE #1, A CONDOMINIUM

BE IT RESOLVED that the Declaration of Condominium of TIMBER RIDGE VILLAGE #1, A CONDOMINIUM, shall be amended and modified as follows:

I. That part of Exhibit #1 to the Declaration of Condominium shall be amended and that the drawing attached hereto marked "Detail A" shall be substituted as and for the drawing as recorded in Official Record Book 705, page 706, of the public records of Indian River County, Florida, and shall be inserted in lieu thereof; and that the drawings attached hereto identified as Unit C2-1 and Unit C2-2 shall be substituted as and for the drawing as recorded in Official Record Book 705, page 719, of the public records of Indian River County, Florida, and shall be inserted in lieu thereof.

II. That Article V of the Declaration of Condominium entitled "Identification of Units" shall be amended and modified as to the first paragraph thereof, so that as so amended the first paragraph of said Article V shall read as follows:

"Association property includes that property, real and personal, in which title or ownership is vested in the Association for the use and benefit of its members. Condominium property means the lands, leaseholds, and personal property that are subjected to condominium ownership, whether or not contiguous, and all improvements thereon and all easements and rights appurtenant thereto intended for use in connection with the condominium. The principal improvements on the real property submitted herewith to condominium ownership consists of thirteen (13) one-story apartment buildings containing forty-six (46) apartments and two (2) single-family residences" All of the remaining paragraphs of said Article V of the Declaration of Condominium shall remain in full force and effect.

III. That Paragraph A of Article VI of the Declaration of Condominium entitled "Survey, Plot Plan and Graphic Description of Improvements" shall be amended so that as amended said Paragraph A of Article VI shall read as follows:

"A. There is attached hereto as an exhibit and made a part hereof and recorded simultaneously herewith, a Survey, Plot Plan and Graphic Description of Improvements mentioned above, showing the apartments, common elements and limited common elements, their location and approximate

BOOK 747 PAGE 2774

dimensions in sufficient detail to identify them, and said Survey, Plot Plan and Graphic Description of Improvements and the notes and legends appearing thereon are made a part hereof and shall be deemed and identified as Exhibit #1 to this Declaration. Said Exhibit #1 has been certified to and in the manner required by Section 718.104(4)(3), Florida Statutes, The Condominium Act. Specifically included in the Common Elements is an area described as WATER MANAGEMENT TRACT "A" to be utilized for drainage and water retention purposes. Said tract is to be owned by the Community Association, if formed, or the Condominium Association in the event that no Community Association is created. The share of common elements of this condominium attributable to each condominium apartment is 2.001% and each single family residence is 3.977%, and each apartment and single family residence share of the common elements is 1/261. Association property includes that property, real and personal, in which title or ownership is vested in the Association for the use and benefit of its members. Condominium property means the lands, leaseholds, and personal property that are subjected to condominium ownership, whether or not contiguous, and all improvements thereon and all easements and rights appurtenant thereto intended for use in connection with the condominium."

IV. That Exhibit #2 to the Declaration of Condominium shall be amended so that as amended said Declaration Exhibit #2 shall read as follows:

"EXHIBIT #2 TO  
DECLARATION OF CONDOMINIUM OF  
TIMBER RIDGE VILLAGE #I, A CONDOMINIUM

SHARES OF COMMON ELEMENTS, COMMON EXPENSES  
AND COMMON SURPLUS ATTRIBUTABLE TO EACH UNIT

48 condominium units - each condominium apartment has 2.001% and each single family residence has 3.977% attributable to shares of common expenses and common surplus for this Condominium and each has 1/261 share of common elements, common expenses and common surplus attributable to the total common elements. In the event less than 261 Condominium Units are constructed, the 1/261 share of common elements, common expenses and common surplus attributable to total common elements shall be adjusted based upon the number of Condominium Units ultimately constructed in the total project."

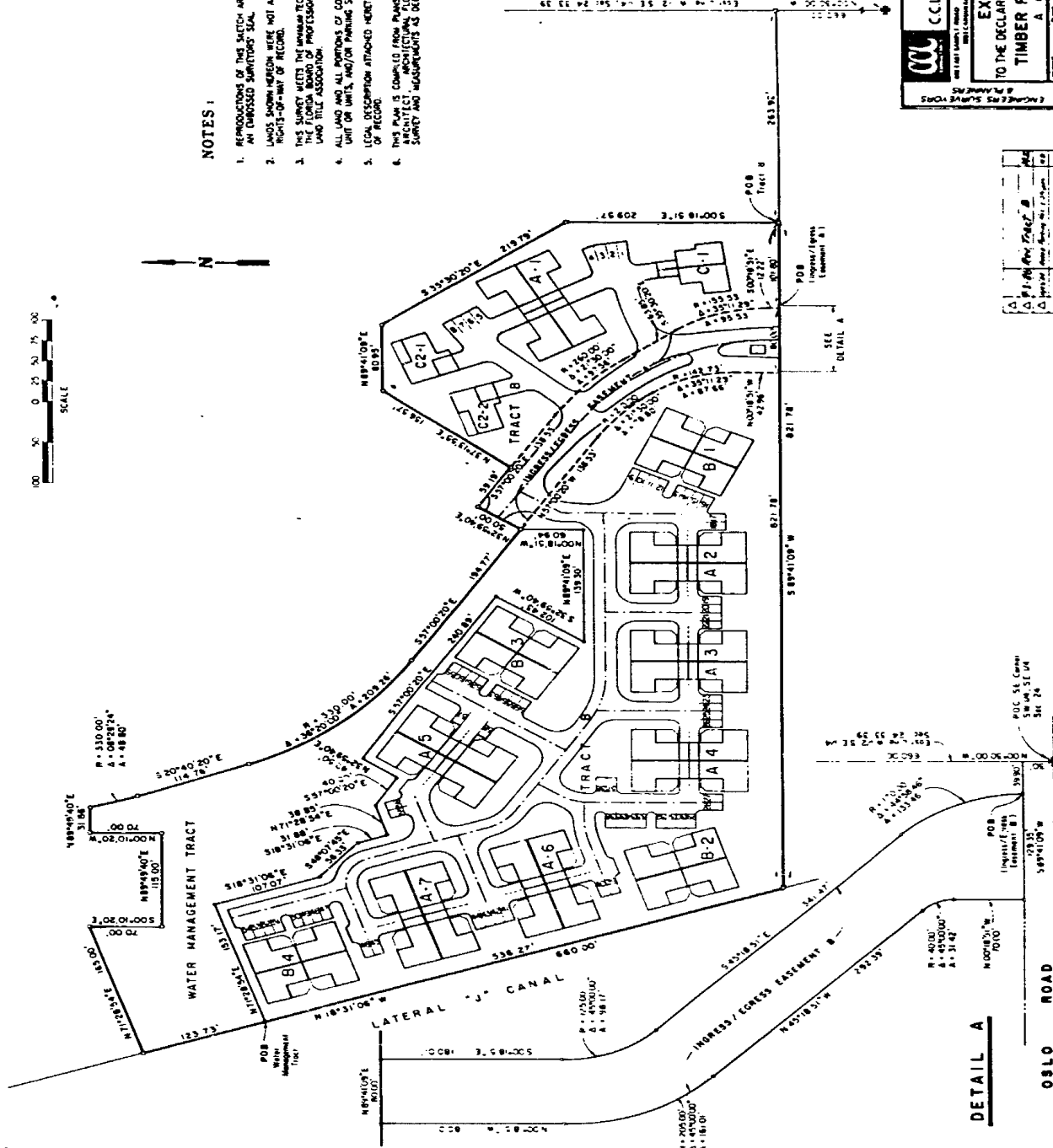
EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM OF

# TIMBER RIDGE VILLAGE I - A CONDOMINIUM



**NOTES:**

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH AN APPROVED SURVEYOR'S SEAL.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS AND/OR RIGHTS-OF-WAY OF RECORD.
3. THIS SURVEY MEETS THE USUAL TECHNICAL STANDARDS ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AND THE FLORIDA LAND TITLE ASSOCIATION.
4. ALL LAND AND ALL PORTIONS OF CONDOMINIUM PROPERTY NOT WITHIN ANY UNIT OR UNITS, AND/OR PARKING SPACES, ARE PARTS OF THE COMMON ELEMENTS OF RECORD.
5. LEGAL DESCRIPTION ATTACHED HERETO IS IN ACCORDANCE WITH THE INSTRUMENTS OF RECORD.
6. THIS PLAN IS COMPILED FROM PLANS AND DATA FURNISHED BY C.E. BLACK, INC. ARCHITECT. ARCHITECTURAL FLOOR PLANS UNLIMITED BY SURVEY. SURVEY AND MEASUREMENTS AS DEEMED NECESSARY BY C.C.L. CONSULTANTS, INC.



**DETAIL A**

POB  
 (Intersect with  
 Military Trail)  
 N 02° 01' 00" W  
 115.00'  
 N 02° 01' 00" E  
 115.00'  
 N 18° 51' 04" W  
 440.00'  
 N 02° 01' 00" E  
 115.00'  
 N 02° 01' 00" W  
 115.00'  
 N 02° 01' 00" E  
 115.00'  
 N 02° 01' 00" W  
 115.00'  
 N 02° 01' 00" E  
 115.00'

NO.	DATE	DESCRIPTION
1	10/18/84	PRELIMINARY PLAN
2	10/18/84	FINAL PLAN

**C.C.L. CONSULTANTS, INC.**

EXHIBIT "B"  
 TO THE DECLARATION OF CONDOMINIUM OF  
**TIMBER RIDGE VILLAGE I**  
 A CONDOMINIUM

10/18/84  
 2237

10/18/84

