

OFF
REC 12490PG 1721

SECOND AMENDMENT TO
DECLARATION OF CONDOMINIUM
OF
INGLEWOOD TOWNHOMES, a Condominium
Miami, Florida 33010

THIS SECOND AMENDMENT TO DECLARATION OF CONDOMINIUM made this 28th day of January, 1985, by V.D.P. CONSTRUCTION CORP., a Florida Corporation, called the Developer, for itself, its successors, grantees and assigns.

WHEREIN the Developer makes the following declarations:

1. PURPOSE. The purpose of this Second Amendment to the Declaration of Condominium is to add Phase II to INGLEWOOD TOWNHOMES, a Condominium, and to submit the lands described in this instrument and the improvements on those lands to the Condominium form of ownership and use in the manner provided by Chapter 718, Florida Statutes, hereafter called the Condominium Act. Phase II is added to this Condominium pursuant to Paragraph XXIX of the Declaration of Condominium of INGLEWOOD TOWNHOMES, a Condominium, dated April 25, 1984, and recorded in Official Records Book 12154, Page 2148, Public Records of Dade County, Florida, and pursuant to the provisions of Section 718.403, Florida Statutes.

2. THE LAND. The lands owned by Developer in fee simple, which by this instrument are submitted in fee simple to the Condominium form of ownership as Phase II of INGLEWOOD TOWNHOMES, a Condominium, together with all easements, rights and appurtenances belonging thereto, are lands lying in Dade County, Florida, more particularly described in Exhibit A, Page 3, which is attached hereto and made a part hereof.

3. IMPROVEMENTS. Construction of Phase II is substantially completed as of the date of this Second Amendment and Surveys of the Apartments are attached hereto as Exhibit A, Page 1, is substantially completed as of the date of this Second Amendment. A Surveyor's Certificate as to these Apartments, as required by Section 718.104(4)(e), Florida Statute, is attached hereto, marked Exhibit A, Page 1, and made a part hereof.

LAW OFFICES
KING, LEVY & RABIN
PROFESSIONAL ASSOCIATION

SUITE 201-203 • 3301 SUNSET DRIVE, SOUTH MIAMI, FLORIDA 33143 • (305) 666-6000

61-

4. EXHIBITS TO SECOND AMENDMENT TO DECLARATION. A complete list of the Exhibits to this Second Amendment to Declaration of Condominium which are attached hereto and made a part hereof for the purpose of establishing, creating and adding Phase II, as a part of INGLEWOOD TOWNHOMES, a Condominium, are as follows:

<u>Exhibit No.</u>	<u>Title</u>
A - Page 3	Legal description of lands submitted to Condominium ownership Phase II
A - Page 1	Survey of lands in Phase II
A - Page 1	Certificate of Surveyor as to Phase II

5. OWNERSHIP OF COMMON ELEMENTS AND COMMON SURPLUS. The undivided share in the land, access easements and other common elements and in the common surplus that are appurtenant to each apartment in this Condominium as a result of this Second Amendment is as set forth in Exhibit B to the Declaration of Condominium.

If Phase III is added to the Condominium, the share of the common elements and surplus will change, and will be as specified in the Declaration of Condominium.

6. PROVISIONS OF DECLARATION APPLICABLE. By reason of this Second Amendment to the Declaration of Condominium of INGLEWOOD TOWNHOMES, a Condominium, all of the covenants, conditions, restrictions, easements, terms and other provisions of the aforesaid Declaration of Condominium recorded in Official Records Book 12154, Page 2148, as amended by the Amendment thereto recorded in Official Records Book 12302, Page 1428, all in the Public Records of Dade County, Flor shall apply to the additional lands hereby submitted to the Condominium form of ownership in the same manner as if said lands were initially submitted to Condominium ownership as a part of the aforesaid Declaration of Condominium and the aforesaid Amendment thereto.

IN WITNESS WHEREOF, the Developer has executed this Declaration the day and year first above written.

V.D.P. CONSTRUCTION CORP.

BY: *James Vulpetti*
JAMES VULPETTI, President




STATE OF FLORIDA

COUNTY OF DADE

The foregoing instrument was acknowledged before me this 28th day of January, 1985, by JAMES VULPETTI, the President of V.D.P. CONSTRUCTION CORP., a Florida Corporation, on behalf of the corporation.

Urena E. J...
Notary Public, State of Florida
at Large.

A circular notary seal for Urena E. J... Notary Public, State of Florida. The seal contains the text "NOTARY PUBLIC STATE OF FLORIDA" around the perimeter and "Urena E. J..." in the center.

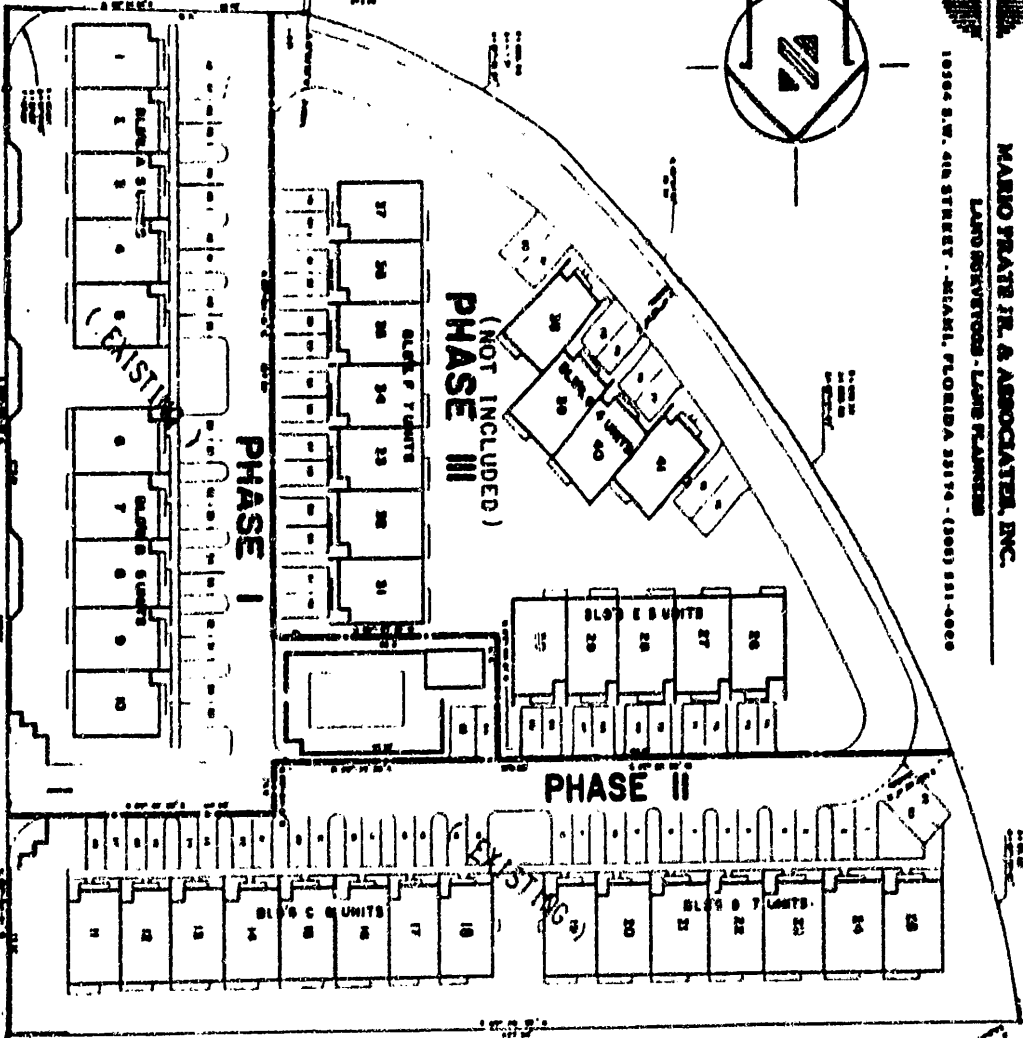
My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP. AUG 18, 1987
ORDERED THIS 6th, INSTANT 1985

MARIO TRATE II, & ASSOCIATES, INC.
LAND SURVEYORS - LAND PLANNERS
10306 S.W. 4th STREET - MIAMI, FLORIDA 33176 - (305) 551-9000

SURVEY PLOT PLAN

N.W. 68 AVENUE



CLERK NOTE:
FOR DECLARATION OF CONDOMINIUM
SEE OFFICIAL RECORD BOOK NO. 2222 PG. 1724
ELECTRIC TOWER

CERTIFICATION:

WE HEREBY CERTIFY that the construction of the improvements which comprise "MARIANO TRATE II, & ASSOCIATES, INC. A CONDOMINIUM" is substantially complete so that the materials which comprise "EXHIBIT 'A'", to the declaration of condominium of MARIANO TRATE II, & ASSOCIATES, INC. A CONDOMINIUM together with the preparation of said declaration of the location and dimensions of the improvements and the location, size and dimensions of the Common Elements and of each Unit, can be determined from these materials. The undersigned hereby certifies that all planned improvements, including but not limited to the land, utility services, and access to the same, have been substantially completed and the dedication of the same to the use of the improvements located have been substantially completed.

MARIO TRATE II, & ASSOCIATES, INC.
Mario Trate II, President
10306 S.W. 4th Street, Miami, Florida 33176
State of Florida, License No. 3332

MARIO TRATE II, & ASSOCIATES, INC.
Mario Trate II, President
10306 S.W. 4th Street, Miami, Florida 33176
State of Florida, License No. 3332

THIS IS TO CERTIFY that the location and dimensions of building and other improvements shown on these plans are obtained from plans prepared by Mario Trate II, & Associates, Inc. and are subject to changes or revisions at any time.

LEGAL DESCRIPTION

TRACT "A", V.O.P. TRACT, according to the plat thereof, as recorded in Plat Book 118, at Page 88, of the Public Records of Dade County Florida.

EXHIBIT "A"

10204 S.W. 4th STREET - MIAMI, FLORIDA 33124 - (305) 551-6000

LEAND PRATER JR. & ASSOCIATES, INC.

LAND SURVEYORS - LAND PLANNERS

INGLEWOOD TOWNHOMES
A CONDOMINIUM

PHASE I LEGAL DESCRIPTION

A PORTION OF TRACT "A" "V.B.P. TRACT" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 118 AT PAGE 84 OF THE PUBLIC RECORDS OF DADE COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID TRACT "A"; THENCE SOUTH 0 DEGREE 04 MINUTES 21 SECONDS EAST FOR 53.33 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 0 DEGREE 04 MINUTES 21 SECONDS EAST, ALONG THE WESTERNLY RIGHT-OF-WAY OF N.W. 68TH AVENUE, FOR 275.61 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG A CURVULAR CURVE TO THE RIGHT HAVING A RADIUS OF 25.08 FEET AND A CENTRAL ANGLE OF 91 DEGREE 29 MINUTES 51 SECONDS FOR AN ARC DISTANCE OF 39.92 FEET TO A POINT OF TANGENCY; THENCE NORTH 88 DEGREES 34 MINUTES 30 SECONDS WEST FOR 91.71 FEET; THENCE NORTH 0 DEGREES 04 MINUTES 21 SECONDS WEST FOR 227.20 FEET; THENCE SOUTH 89 DEGREES 55 MINUTES 39 SECONDS WEST FOR 92.00 FEET; THENCE NORTH 0 DEGREES 04 MINUTES 21 SECONDS WEST FOR 47.00 FEET; THENCE NORTH 89 DEGREES 55 MINUTES 39 SECONDS EAST FOR 92.00 FEET; THENCE NORTH 117.33 FEET TO THE POINT OF BEGINNING. CONTAINING 0.89 ACRES MORE OR LESS AND LYING IN DADE COUNTY, FLORIDA

EXHIBIT A

HARBO PLATE JR. & ASSOCIATES, INC.

LAND SURVEYORS - LAND PLANNERS

10800 S.W. 41st STREET - MIAMI, FLORIDA 33174 - (305) 581-4600

INGLEWOOD TOWNHOMES

A CONDOMINIUM

PHASE II LEGAL DESCRIPTION

A PORTION OF TRACT "A" V.D.P. TRACT" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 118 AT PAGE 84 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID TRACT "A"; THENCE SOUTH 0 DEGREES 04 MINUTES 21 SECONDS EAST, ALONG THE WESTERLY RIGHT-OF-WAY OF N.W. 68TH AVENUE, FOR 83.33 FEET; THENCE SOUTH 89 DEGREES 55 MINUTES 39 SECONDS WEST FOR 117.33 FEET; THENCE SOUTH 0 DEGREES 04 MINUTES 21 SECONDS EAST FOR 24.00 FEET; THENCE SOUTH 89 DEGREES 55 MINUTES 39 SECONDS WEST FOR 275.20 FEET TO A POINT ON THE NEXT DESCRIBED CURVE, SAID POINT BEARING NORTH 66 DEGREES 40 MINUTES 14 SECONDS EAST FROM THE RADIUS POINT OF SAID CURVE; THENCE NORTHWESTELY ALONG A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 612.75 FEET AND A CENTRAL ANGLE OF 10 DEGREES 33 MINUTES 51 SECONDS FOR AN ARC DISTANCE OF 112.98 FEET; THENCE NORTH 89 DEGREES 55 MINUTES 39 SECONDS EAST FOR 427.34 FEET TO THE POINT OF BEGINNING. CONTAINING 0.95 ACRES MORE OR LESS AND LYING IN DADE COUNTY, FLORIDA.

EXHIBIT A

Page 3 of 12

HAROLD PRATT JR. & ASSOCIATES, INC.

LAND SURVEYORS - LAND PLANNERS

10804 S.W. 4th STREET - MIAMI, FLORIDA 33154 - (305) 581-6666

INGLEWOOD TOWNHOMES
A CONDOMINIUM

PHASE III LEGAL DESCRIPTION

A PORTION OF TRACT "A" "V.D.P. TRACT" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 118 AT PAGE 84 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY AS DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID TRACT "A"; THENCE SOUTH 0 DEGREES 04 MINUTES 21 SECONDS EAST, ALONG THE WESTERLY RIGHT-OF-WAY OF N.W. 68TH AVENUE, FOR 83.33 FEET; SOUTH 89 DEGREES 55 MINUTES 39 SECONDS WEST FOR 117.33 FEET; THENCE SOUTH 0 DEGREES 04 MINUTES 21 SECONDS EAST FOR 24.00 FEET; THENCE SOUTH 89 DEGREES 55 MINUTES 39 SECONDS WEST FOR 92.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89 DEGREES 55 MINUTES 39 SECONDS WEST FOR 183.20 FEET TO A POINT ON THE NEXT DESCRIBED CURVE, SAID POINT BEARING NORTH 66 DEGREES 40 MINUTES 14 SECONDS EAST FROM THE RADIIUS POINT OF SAID CURVE; THENCE SOUTHEASTERLY ALONG A CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 612.75 FEET AND A CENTRAL ANGLE OF 19 DEGREES 14 MINUTES 44 SECONDS FOR AN ARC DISTANCE OF 205.62 FEET TO A POINT OF TANGENCY; THENCE SOUTH 42 DEGREES 34 MINUTES 30 SECONDS EAST FOR 20.00 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG A CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 306.26 FEET AND A CENTRAL ANGLE OF 31 DEGREES 16 MINUTES 57 SECONDS FOR AN ARC DISTANCE OF 147.21 FEET TO A POINT ON THE NEXT DESCRIBED CURVE, SAID POINT BEARING SOUTH 0 DEGREES 59 MINUTES 26 SECONDS WEST FROM THE RADIIUS POINT OF SAID CURVE; THENCE SOUTHEASTERLY ALONG A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 290.00 FEET AND A CENTRAL ANGLE OF 0 DEGREES 26 MINUTES 04 SECONDS FOR AN ARC DISTANCE OF 2.20 FEET TO A POINT OF TANGENCY; THENCE SOUTH 88 DEGREES 34 MINUTES 30 SECONDS EAST FOR 8.01 FEET; THENCE NORTH 0 DEGREES 04 MINUTES 21 SECONDS WEST FOR 227.20 FEET; THENCE SOUTH 89 DEGREES 55 MINUTES 39 SECONDS WEST FOR 92.00 FEET; THENCE NORTH 0 DEGREES 04 MINUTES 21 SECONDS WEST FOR 47.00 FEET TO THE POINT OF BEGINNING. CONTAINING 1.05 ACRES MORE OR LESS AND LYING IN DADE COUNTY, FLORIDA.



MARIO PRATS JR. & ASSOCIATES, INC.

LAND SURVEYORS - LAND PLANNERS

18304 S.W. 41st STREET - MIAMI, FLORIDA 33174 - (305) 581-0000

INGLEWOOD TOWNHOMES
A CONDOMINIUM
PHASE I AND II LEGAL DESCRIPTION

A PORTION OF TRACT "A" "V.D.P. TRACT" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 118 AT PAGE 84 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID TRACT "A"; THENCE SOUTH 0 DEGREES 04 MINUTES 21 SECONDS EAST FOR 358.94 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 91 DEGREES 29 MINUTES 51 SECONDS FOR AN ARC DISTANCE OF 19.92 FEET TO A POINT OF TANGENCY; THENCE NORTH 88 DEGREES 34 MINUTES 30 SECONDS WEST FOR 91.71 FEET; THENCE NORTH 0 DEGREES 04 MINUTES 21 SECONDS WEST FOR 227.20 FEET; THENCE SOUTH 89 DEGREES 55 MINUTES 39 SECONDS WEST FOR 92.00 FEET; THENCE NORTH 0 DEGREES 04 MINUTES 21 SECONDS WEST FOR 47.0 FEET; THENCE SOUTH 39 DEGREES 55 MINUTES 39 SECONDS WEST FOR 183.20 FEET TO A POINT ON THE NEXT DESCRIBED CURVE, SAID POINT BEARING NORTH 66 DEGREES 40 MINUTES 14 SECONDS EAST FROM THE RADIUS POINT OF SAID CURVE; THENCE NORTHWESTERLY ALONG A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 612.75 FEET AND A CENTRAL ANGLE OF 10 DEGREES 33 MINUTES 33 SECONDS FOR AN ARC DISTANCE OF 112.98 FEET; THENCE NORTH 69 DEGREES 55 MINUTES 39 SECONDS EAST FOR 427.34 FEET TO THE POINT OF BEGINNING, CONTAINING 1.84 ACRES MORE OR LESS AND LYING IN DADE COUNTY, FLORIDA.

EXHIBIT A

Page 5 of 12

MARCO FRATIS JR. & ASSOCIATES, INC.

LANE SHERWOOD - LAND PLANNERS

10504 S.W. 4th STREET - MIAMI, FLORIDA 33176 - (305) 551-9500

INGLEWOOD TOWNHOMES

A CONDOMINIUM

PHASES I, II AND III LEGAL DESCRIPTION

ALL OF TRACT "A" "V.D.P. TRACT" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 118 AT PAGE 84 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, CONTAINING 2.89 ACRES MORE OR LESS AND LYING IN DADE COUNTY, FLORIDA.

EXHIBIT A

Page 6 of 12

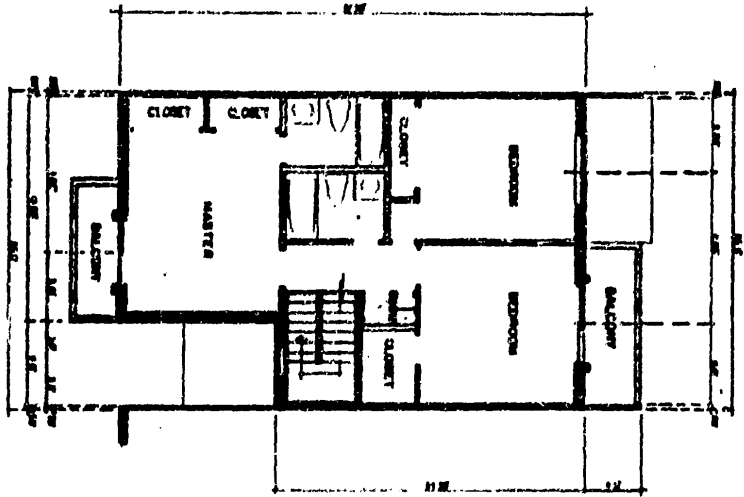


MARIO FRATE JR. & ASSOCIATES, INC.
LAND SURVEYORS - LAND PLANNERS
10504 S.W. 4th STREET - MIAMI, FLORIDA 33176 - (305) 551-0000

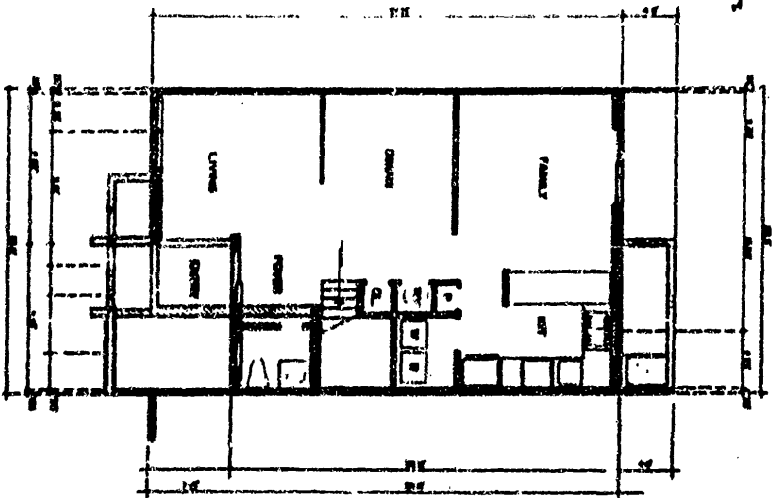
INGLEWOOD TOWNHOMES

A CONDOMINIUM

TYPICAL UNIT



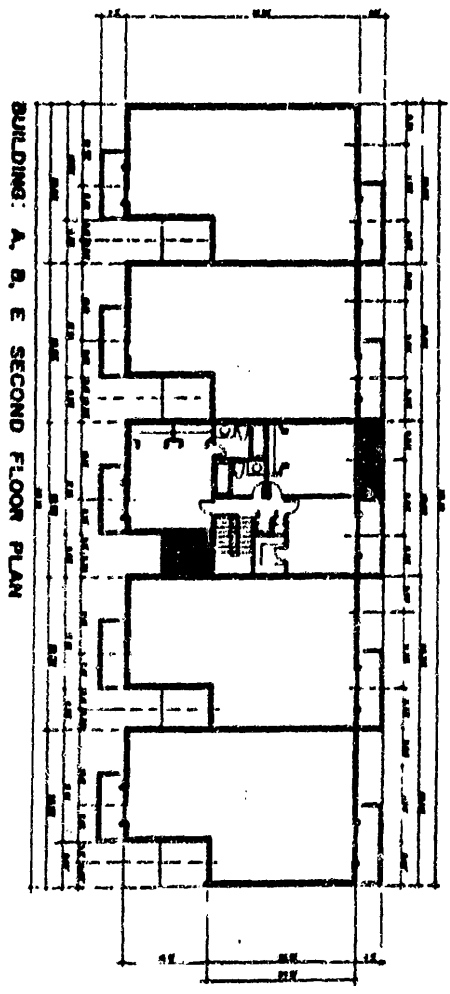
SECOND FLOOR PLAN



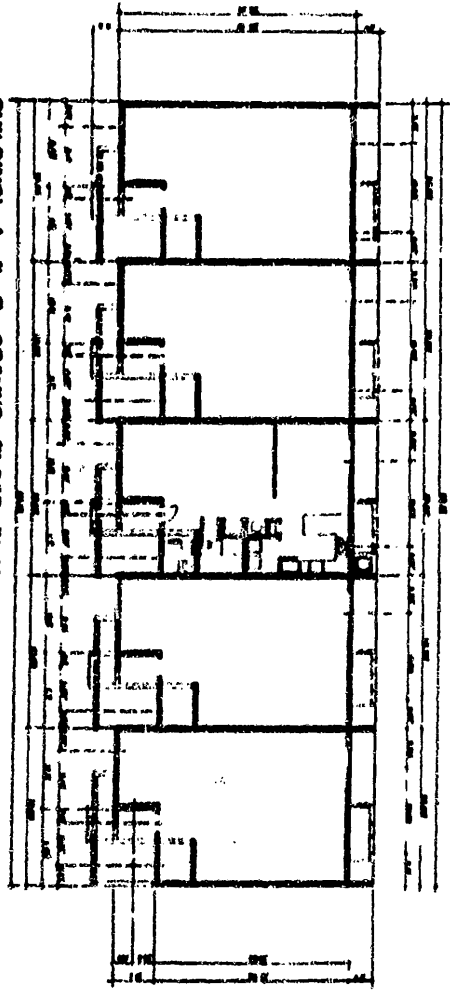
FIRST FLOOR PLAN



MARIO PRATS JR. & ASSOCIATES, INC.
LAND SURVEYORS - LAND PLANNERS
10304 D.W. 4th STREET - MIAMI, FLORIDA 33154 (Tel) 851-0000



BUILDING: A, B, E SECOND FLOOR PLAN



BUILDING: A, B, E GROUND FLOOR PLAN

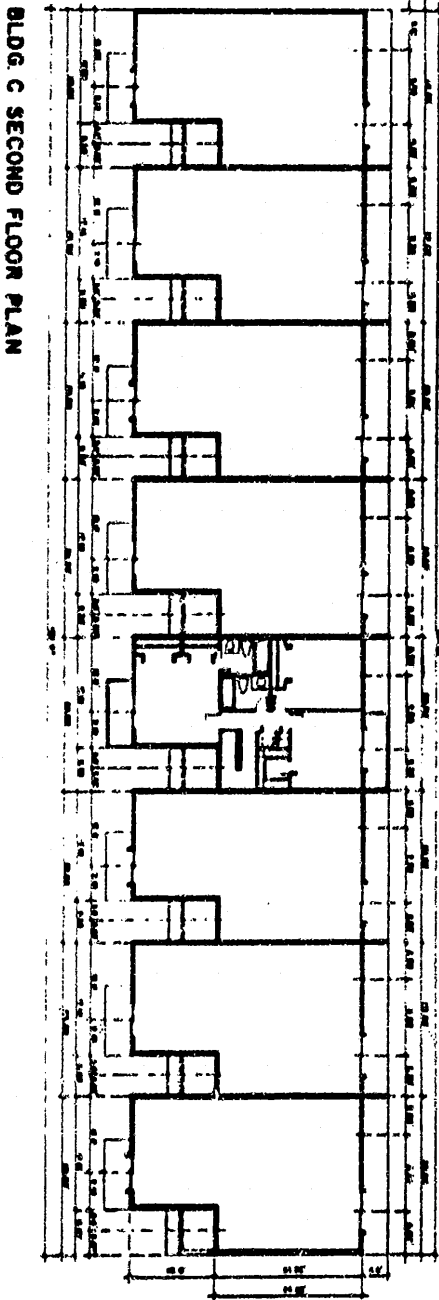
INGLEWOOD TOWNHOMES
A CONDOMINIUM



EXHIBIT 2



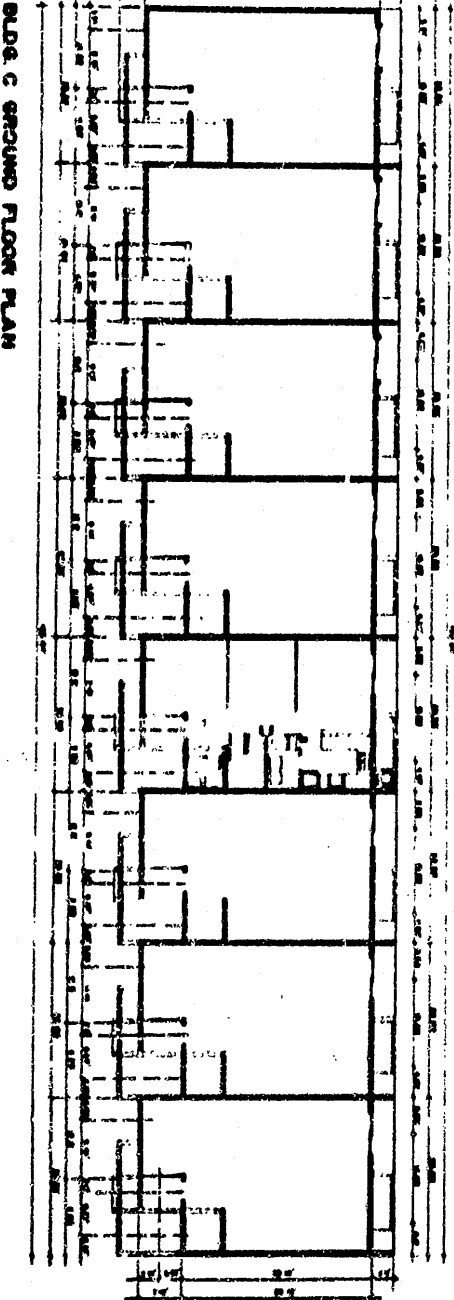
MARIO PEATZ JR. & ASSOCIATES, INC.
LAND SURVEYORS - LAND PLANNERS
10700 S.W. 41st STREET - MIAMI, FLORIDA 33176 - (305) 551-4000



BLDG. C SECOND FLOOR PLAN

INGLEWOOD TOWNHOMES
A CONDOMINIUM

DATE: 11/11/88

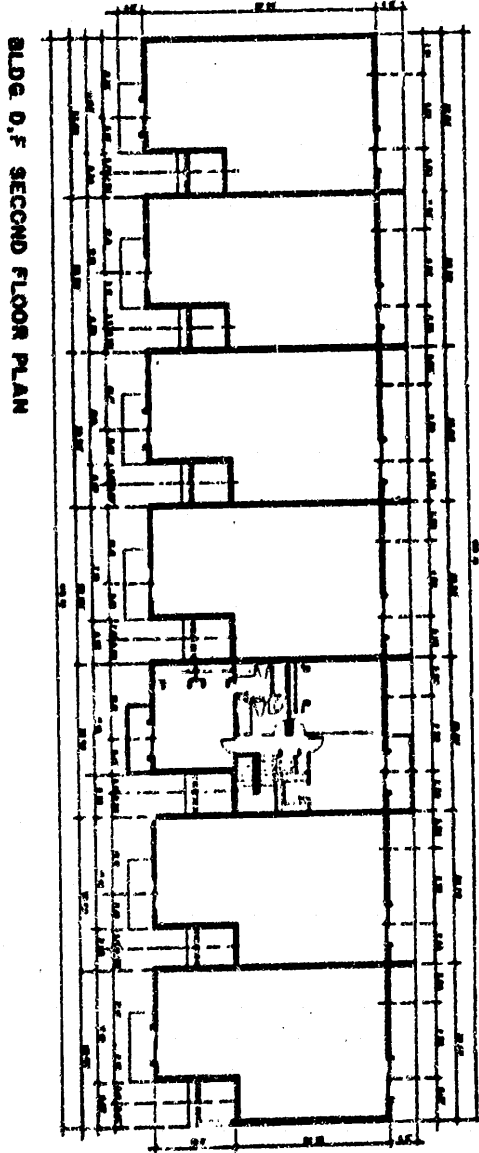


BLDG. C GROUND FLOOR PLAN

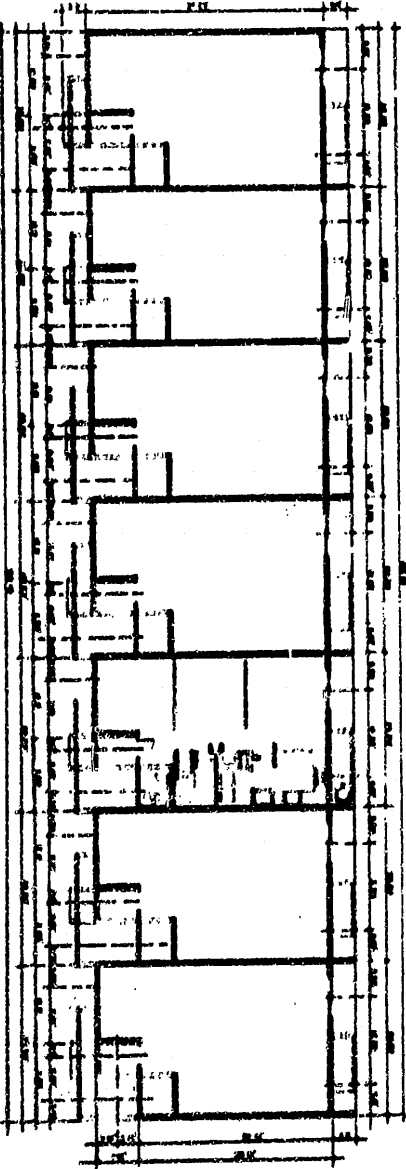
EXHIBIT 'A'



MARIO FRANTZ JR. & ASSOCIATES, INC.
LAND SURVEYORS - LAND SCANNERS
10504 S.W. 4TH STREET - MIAMI, FLORIDA 33176 - (305) 851-6666



BLDG. 0, F. SECOND FLOOR PLAN



BLDG. 0, F. GROUND FLOOR PLAN

INGLEWOOD TOWNHOMES

A CONDOMINIUM

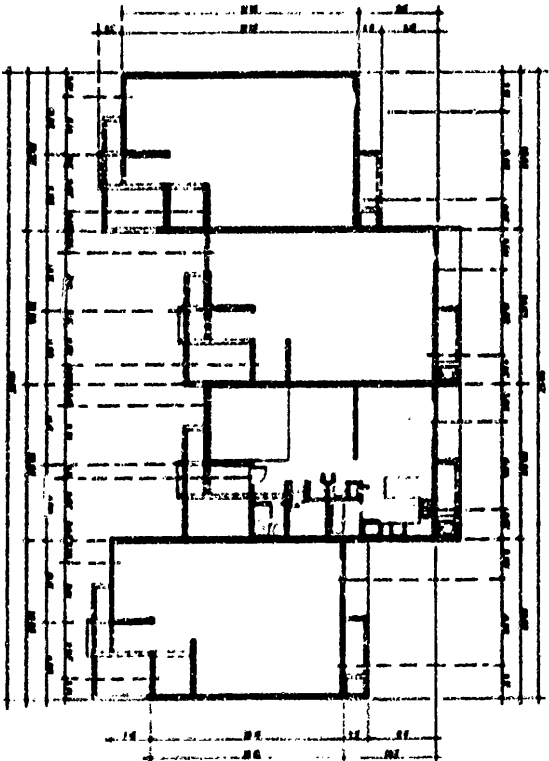
EXPERT "A"



HARBO REALTY JR. & ASSOCIATES, INC.
LAND DEVELOPMENT - LAND PLANNING
10204 S.W. 41st STREET - MIAMI, FLORIDA 33174 - (305) 551-4000

INGLEWOOD TOWNHOMES
A CONDOMINIUM

BUILDING 3 GROUND FLOOR PLAN



BUILDING 16 SECOND FLOOR PLAN

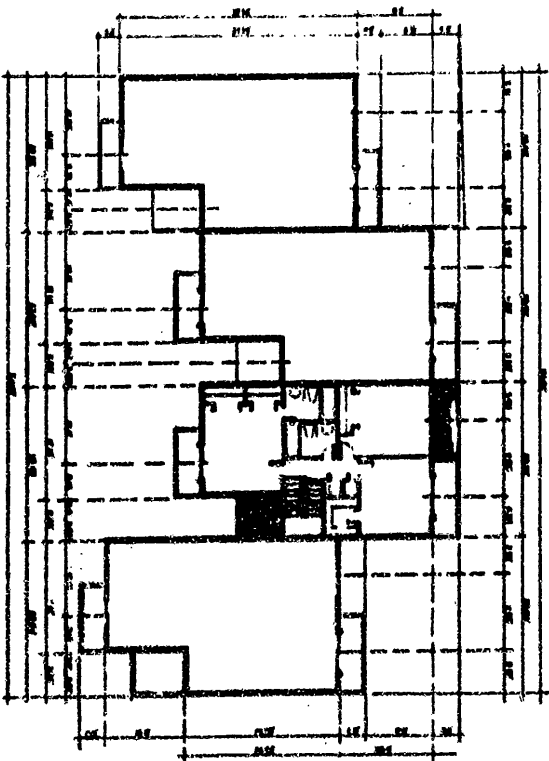


EXHIBIT 'A'



L&A ASSOCIATES, INC.
LAND SURVEYORS - LAND PLANNERS
18000 S.W. 4th STREET - MIAMI, FLORIDA 33176 - (305) 551-0000

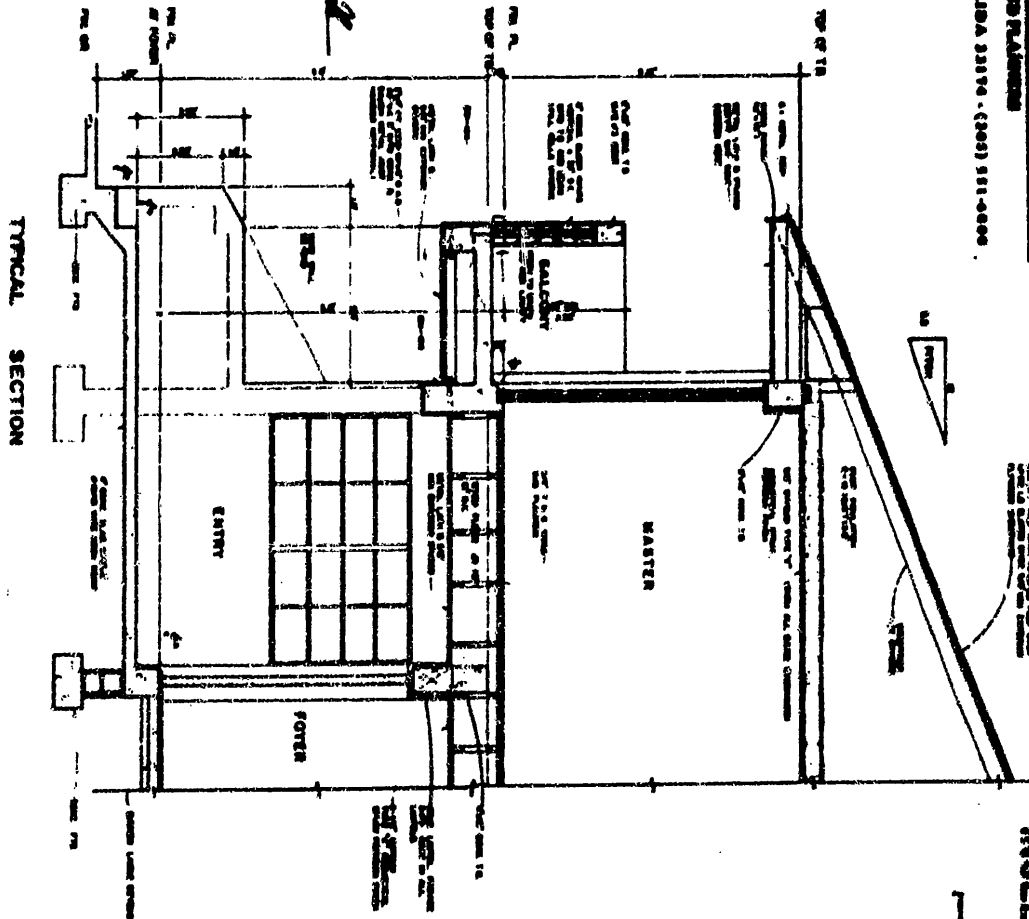
INGLEWOOD TOWNHOMES
A CONDOMINIUM



CLERK NOTE:
FOR CONDOMINIUM PLANS SEE OFFICIAL
RECORDS CONDOMINIUM PLANS BK. 177 PAGE 2

BY Richard P. Brinker D.C.
Richard P. Brinker
CIRCUIT & COUNTY CLERK

NOTED TO BE REVIEWED BY THE
STATE OF FLORIDA, DEPARTMENT OF
REVENUE, DIVISION OF REVENUE
RICHARD P. BRINKER
CLERK CIRCUIT COURT



TYPICAL SECTION

EXHIBIT "A"