

AMENDMENT NO. 1

TO

DECLARATION OF CONDOMINIUM

OF

TROPICAL COURT VILLAS CONDOMINIUM NO. 2

01R099160 2001 MAR 02 10:36

TROPICAL COURT VILLAS, INC., a Florida corporation, hereinafter referred to as "Developer", does hereby declare as follows:

1. **Submission of the Property and Substantial Completion Certificate for Phase I (Building Number 8100) and Phase II (Building Number 8120):** The Developer hereby submits the attached Surveyor's Certificate of Substantial Completion for **Phase I (Building No. 8100)** and **Phase II (Building No. 8120)** of **Tropical Court Villas Condominium No. 2**, as described in sheets 1 of 50, 2 of 50 and 3 of 50 of Exhibit "A" to Schedule "1", of the Declaration of Condominium and all improvements erected thereon, as well as, the undivided share in the common elements appurtenant to each unit in the condominium, as stated in Exhibit "B" to Schedule 1 of the Declaration of Condominium, which in the aggregate, must equal the whole and must be determined in conformance with the manner of allocation set forth in the original Declaration of Condominium, owned by Developer in fee simple, to the condominium form of ownership in the manner provided in Chapter 718, Florida Statutes, which land improvements shall be known as **Tropical Court Villas Condominium No. 2**.
2. Developer hereby amends the Declaration of Condominium of **Tropical Court Villas Condominium No. 2**, recorded in Official Records Book 18711, Pages 1227, et seq., of the Public Records of Miami-Dade County, Florida, to add the survey certifications of substantial completion, with their corresponding

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certifications, replacing sheets 1 of 50, 2 of 50 and 3 of 50 in Exhibit "A" of the Declaration of Condominium of Tropical Court Villas Condominium No. 2

3. In all other respects, Developer incorporates and adopts the provisions of the Declaration of Condominium of Tropical Court Villas Condominium No. 2, dated the 22nd day of June, 1999, and recorded in Official Records Book 18711, Pages 1227, et seq.

Signed in the presence of:

TROPICAL COURT VILLAS, INC.  
A Florida Corporation

BY: [Signature]  
RICHARD RAFULS, PRESIDENT

Attest: [Signature]  
HECTOR MARRERO  
Vice-President

[Signature]  
Witness Signature

[Signature]  
Witness Printed Name

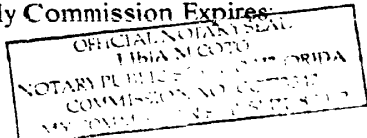
[Signature]  
Witness Signature

[Signature]  
Witness Printed Name

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 1 day of March, 2001, by Richard Rafuls and Hector Marrero, President and Vice-President respectively of TROPICAL COURT VILLAS, INC., a Florida corporation, on behalf of the corporation. They are personally known to me and did take oaths.

My Commission Expires:



[Signature]  
Notary Public, State of Florida

[Signature]  
Printed Name of Notary Public

THIS INSTRUMENT PREPARED BY:

LUCIANO ISLA, ESQ.  
1790 West 49<sup>th</sup> Street  
Suite 300  
Hialeah, FL 33012

CERTIFICATE OF SURVEYOR  
OF  
"TROPICAL COURT VILLAS CONDOMINIUM NO. 2"  
PHASE I & II

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

BEFORE ME, the undersigned authority, personally appeared Jose F. Lopez of J.F. Lopez & Associates, Inc., ("Affiant"), who was sworn and says:

1. Affiant is a duly registered and duly licensed land surveyor, authorized to practice under the laws of the State of Florida.
2. Affiant certifies that the construction of the improvements constituting Phases I & II of Tropical Court Villas Condominium No. 2, is substantially completed so that the material, i.e. this exhibit, together with the provisions of the declaration of condominium describing the condominium property, is an accurate representation of the location and dimensions of the improvements constituting said Phases I & II of said condominium, and that the identification, location, and dimensions of the common elements and of each unit in Phases I & II of the condominium can be determined from these materials.
3. This certification is made pursuant to the provisions of Chapter 718 of the Florida Statutes, "THE CONDOMINIUM ACT", as amended; and relates only to matters of Survey, and is not to certify that the improvements have been property constructed in accordance with any applicable Building Codes or Governmental requirements.

*Jose F. Lopez*  
 Jose F. Lopez  
 Professional Surveyor & Mapper,  
 No. 3086, State of Florida

Sworn to and subscribed before me this 16<sup>th</sup> day of February, 2001

*[Signature]*  
 Notary Public, State of Florida

My Commission Expires:

OFFICIAL NOTARY SEAL  
 LIBRA M COFO  
 NOTARY PUBLIC STATE OF FLORIDA  
 COMMISSION NO. C077147  
 MY COMMISSION EXPIRES 02/15/02

"FLORIDA TROPICAL COURT CONDOMINIUM NO. 1"  
OVERALL SITE PLAN

EXHIBIT A  
DATE FEBRUARY 2001  
PAGE 1 OF 50  
CAD FILE 010227

GRAPHIC SCALE



LEGAL DESCRIPTION:  
Tract 1 in the Northeast 1/4 of Section 25, T8N, R10E, S2 South, Range 40 East, of CLAYBURN'S LAND COMPANY SUBDIVISION, as recorded in Public Records of Miami-Dade County, Florida, Book 68, Page 68, of the Public Records of Miami-Dade County, Florida, which said Tract is 150' (50' x 3') feet taken for right of way.

- SHOWING'S NOTES:**
- 1. The overall site plan is shown in Exhibit A.
  - 2. The proposed building footprints are shown in Exhibit B.
  - 3. The proposed building footprints are shown in Exhibit C.
  - 4. The proposed building footprints are shown in Exhibit D.
  - 5. The proposed building footprints are shown in Exhibit E.
  - 6. The proposed building footprints are shown in Exhibit F.
  - 7. The proposed building footprints are shown in Exhibit G.
  - 8. The proposed building footprints are shown in Exhibit H.
  - 9. The proposed building footprints are shown in Exhibit I.

**LEGEND:**

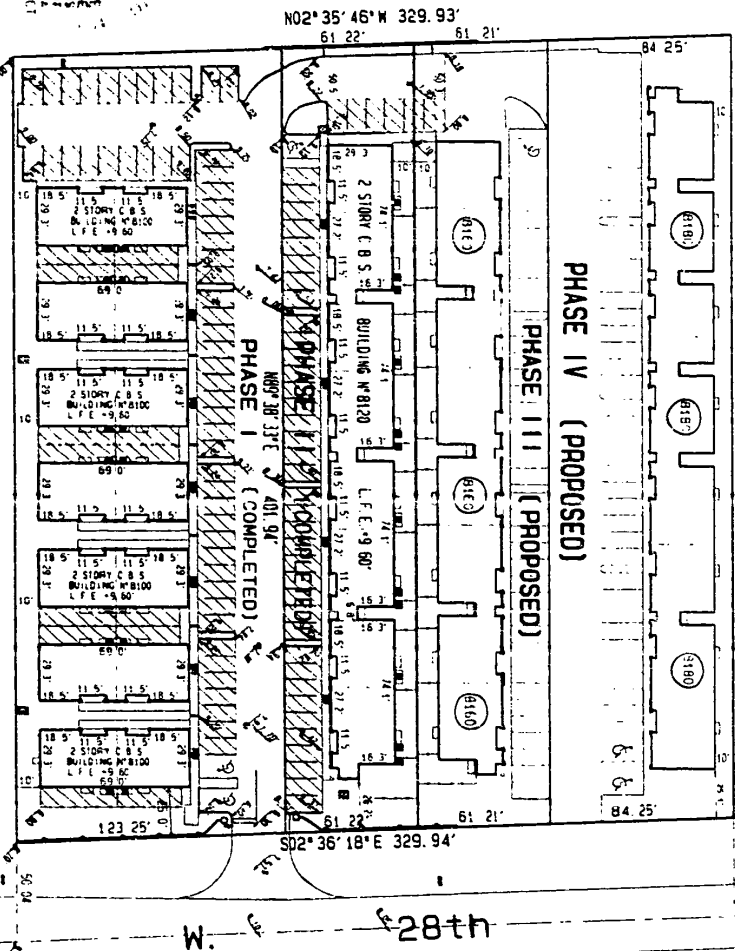
- (with dot) - LIGHT POLE
- (with dot) - S.P. - INLAND
- (with dot) - AIR CONDITIONING
- (with dot) - LIGHT POLE
- (with dot) - WATER TANK
- (with dot) - WATER TANK
- (with dot) - SANITARY DRAIN MANHOLE
- (with dot) - CATCH BASIN
- (with dot) - FISH POND
- (with dot) - LANDSCAPE LIGHTING
- (with dot) - STREET LIGHTING
- (with dot) - STREET LIGHTING
- (with dot) - STREET LIGHTING
- (with dot) - STREET LIGHTING
- (with dot) - STREET LIGHTING

**NOTICE:**  
THE CONSTRUCTION OF ALL THE IMPROVEMENTS SHOWN HEREIN FOR PHASE I AND II HAVE BEEN SUBSTANTIALLY COMPLETED.

**J. F. LOPEZ & ASSOCIATES, INC.**  
CONSULTING ENGINEERS AND PLANNERS  
CENTRAL FLORIDA CHAPTER OF THE STATE OF FLORIDA  
205 EAST 23rd STREET, SUITE 201  
MIAMI, FL 33137  
PH: (305) 886-1822 FAX: (305) 635-0784

**I HEREBY CERTIFY** that I am a duly licensed Professional Engineer in the State of Florida, and that I am the duly qualified and duly authorized person to prepare and certify the engineering drawings and specifications for the construction of the improvements shown on this plan. I hereby certify that the construction of the improvements shown on this plan is in accordance with the applicable laws, rules, regulations, and ordinances of the State of Florida, and that I am duly qualified and duly authorized to prepare and certify the engineering drawings and specifications for the construction of the improvements shown on this plan.

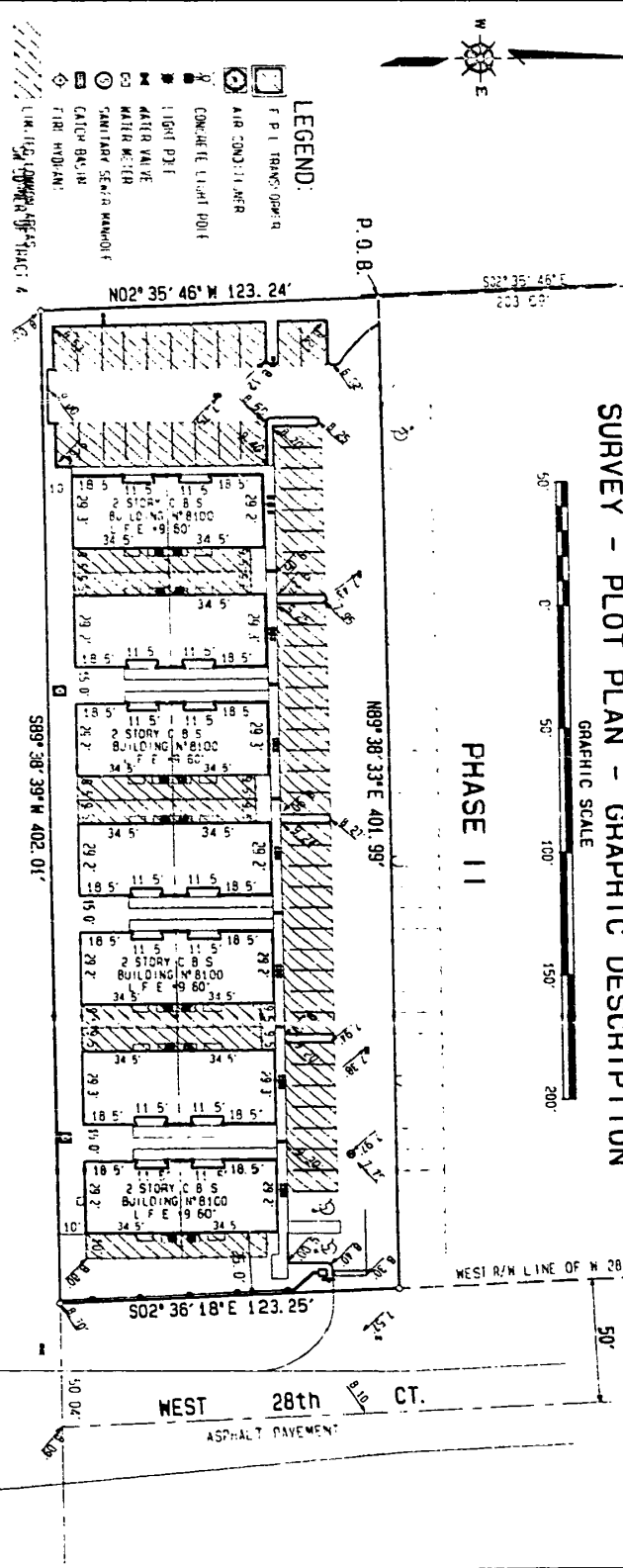
NOTE:  
THIS IS NOT A FINAL PLAN. IT IS THE PROPERTY OF THE ENGINEER AND SHOULD NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER.



CLERK NOTE:  
FOR DECLARATION OF CONDOMINIUM  
SEE OFFICIAL RECORD BK 19525 PG 51660

**FLORIDA TROPICAL COURT CONDOMINIUM NO. 1**  
**PHASE I (BUILDING N° 8100)**  
**SURVEY - PLOT PLAN - GRAPHIC DESCRIPTION**

EXHIBIT A  
 DATE FEBRUARY 2001  
 PAGE 2 OF 50  
 CAD FILE 010227A



**LEGEND:**

- ⊙ F.P.I. TRANSFORMER
- ⊙ AIR COND. UNIT
- ⊙ COMM. TEL. LIGHT HOOT
- ⊙ LIGHT POLE
- ⊙ WATER VALVE
- ⊙ WATER METER
- ⊙ SANITARY SEWER MANHOLE
- ⊙ CATCH BASIN
- ⊙ FIRE HYDRANT

**J.F. LOPEZ & ASSOCIATES, INC.**  
 CONSULTING LAND SURVEYORS AND PLANNERS  
 CERTIFICATE NO. 19,319, STATE OF FLORIDA  
 555 EAST 21ST STREET, SUITE 201, 33012  
 PH (407) 840-7874 FAX (407) 840-7547

**I HEREBY CERTIFY:** A qualified and duly licensed professional land surveyor, I have personally supervised and participated in the preparation of this plan. I have read the plan and certify that it is a true and correct representation of the survey and that it conforms to the provisions of the Florida Statutes, Chapter 40, Part I, and the rules and regulations of the Board of Professional Land Surveyors, State of Florida.

**NOTE:** THIS IS NOT A VALID SURVEY UNLESS THE SURVEYING INSTRUMENTS AND METHODS LISTED ARE USED.

**LEGAL DESCRIPTION:**

A portion of Tract 3, in the Northeast 1/4 of Section 28, Township 52, South Range 40 East, of CHAMBERLAIN COUNTY SUBDIVISION, according to the plat thereof, as recorded in plat book 2, at page 66, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows: COMMENCING at the NW corner of said Tract 3, thence run S02° 35' 46\"/>

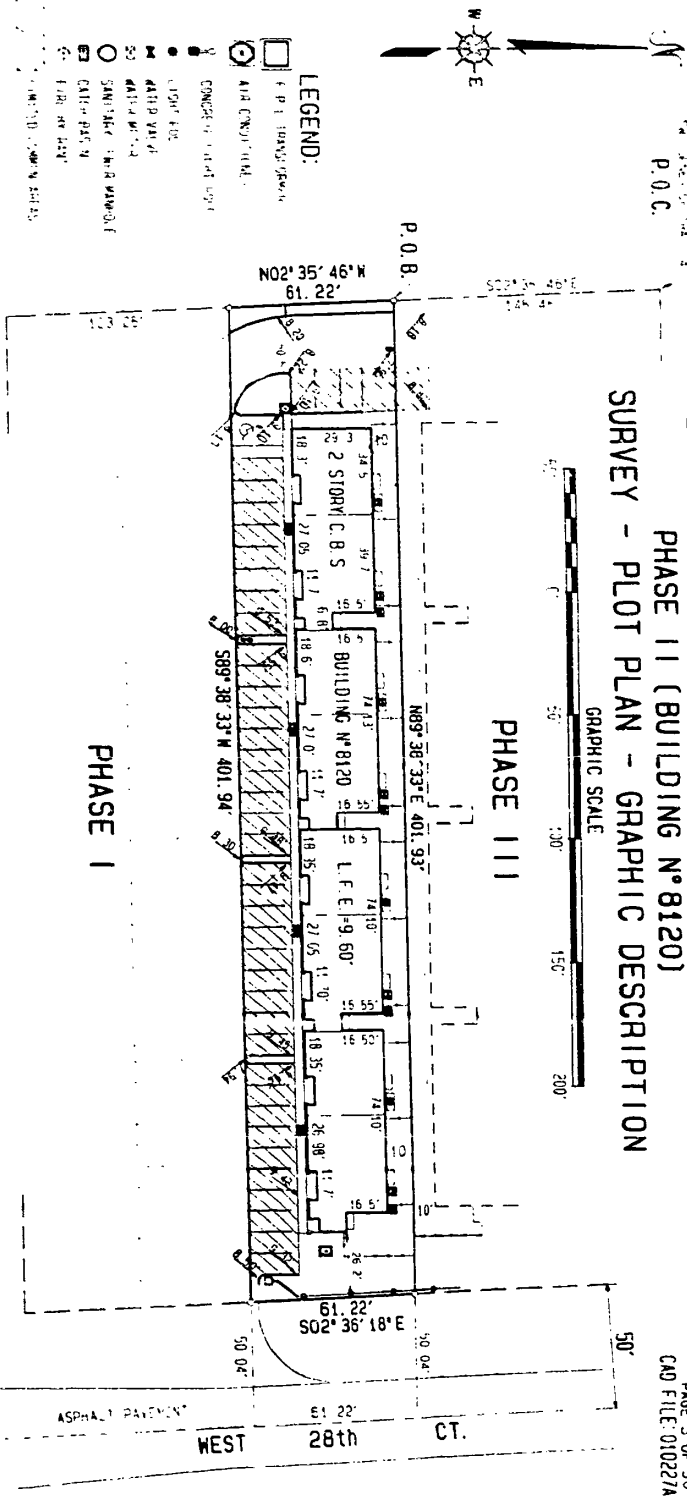
**SURVEYOR'S NOTES:**

- 1 TYPE OF SURVEY FINAL AS BUILT OF PHASE I
- 2 ALL DISTANCES AND BEARINGS/ANGLES SHOWN MATCH RECORD DISTANCES & BEARINGS UNLESS OTHERWISE NOTED
- 3 BEARINGS ARE BASED ON AN ASSUMED VALUE OF S02° 36' 18\"/>

**NOTICE:** THE CONSTRUCTION OF ALL THE IMPROVEMENTS SHOWN HEREIN FOR PHASE I HAVE BEEN SUBSTANTIALLY COMPLETED

**FLORIDA TROPICAL COURT CONDOMINIUM NO. 1<sup>st</sup>**  
**PHASE II (BUILDING N° 8120)**  
**SURVEY - PLOT PLAN - GRAPHIC DESCRIPTION**

EXHIBIT A  
 DATE: FEBRUARY 2001  
 PAGE 3 OF 50  
 CAD FILE: 010227A



**LEGAL DESCRIPTION:**  
 A portion of Tract 3 in the Northeast 1/4 of Section 28, Twp 25 S, R 15 E, South Range 40 East of "CHANGES LAND - MARY SUBDIVISION" according to the 2d Edition of the Record in Plat Book 2, at Page 98, of the Public Records of Miami, Dade County, Florida, being more particularly described as follows:  
 COMMENCING at the NW corner of said Tract 3, thence run S07°35'46"W along the West line of said Tract 3 for 462.93' to the WEST BEGINNING, thence N89°38'33"E along a line parallel to and 145.35 feet South of the North Line of said Tract 3 for 462.93' to the WEST line of said Tract 3, thence S07°36'18"E along said right of way line for 61.21 feet, thence S02°36'18"E along said line of said Tract 3, thence N 32°35'46"W along the West line of said Tract 4 for 61.21 feet to the POINT OF BEGINNING.

**NOTICE:**  
 THE CONSTRUCTION OF ALL THE REQUIREMENTS SHOWN HEREIN FOR PHASE I HAVE BEEN SUBSTANTIALLY COMPLETE.

**SURVEYOR'S NOTES:**  
 1. TYPE OF SURVEY: FINAL AS PART OF PHASE II.  
 2. ALL DISTANCES AND BEARINGS/ANGLES SHOWN ON OR RECORD EVIDENCES & BEARINGS UNLESS OTHERWISE NOTED.  
 3. SEPARATE AREAS BASED ON AN ASSUMED VALUE OF 1.52°36'18"E ALONG THE EAST LINE OF THE NE 1/4 OF SEC. 29-36-18-E.  
 4. REPRESENTATIVE AREA: 24,589 S/F. 0.564429 ACRES.  
 5. THE SURVEY IS LOCATED IN FLOOD ZONE AE.  
 6. BASE ELEVATION: 6.0'. AS PER F.E.M.A. MAP COMMUNITY N° 200443 FRAME N° 0075, SUFFIX J, LAST REVISED ON JULY 17, 1995.  
 7. ALL ELEVATIONS THIS SURVEY ARE BASED ON NAD 83 GEODETIC MEAN SEA LEVEL DATUM OF 1929 AS MEASURED FROM MEAN LOW WATER BENCHMARK N° 623, INDEX 2025, ELEVATION 9.48'. AND IS A PER MAIL & 19855 MASTER IN NW CORNER OF THE NORTH PLOT (CAR SUPPORTING 2 WATER PIPES) (NAD 22 ST. & NAD 07 A/E).  
 8. USE OF ACCEPTED RESIDENTIAL CONDOMINIUM.  
 9. BACKGROUND FOOTINGS FOUNDATIONS UTILITIES OR SETTING TAWS WERE NOT LOCATED BY THIS SURVEY.

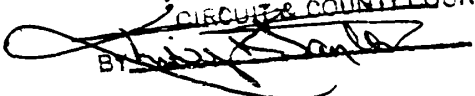
**J. F. LOPEZ & ASSOCIATES, INC.**  
 CONSULTING LAND SURVEYORS AND PLANNERS  
 CERTIFICATE N° 18, STATE OF FLORIDA  
 15300 25th STREET N. APT. 3102, STATE OF FLORIDA  
 ST. PETERSBURG, FL 34786  
 (813) 391-1831 FAX: (813) 391-0754

**NOTE:**  
 THIS IS AN AS-BUILT PLOT PLAN FOR THE CONSTRUCTION OF PHASE II OF THE FLORIDA TROPICAL COURT CONDOMINIUM NO. 1<sup>st</sup>. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE CONSTRUCTION OF PHASE II AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE AS-BUILT PLOT PLAN. THE SURVEYOR HAS NOT CONDUCTED A VISUAL INSPECTION OF PHASE I OR PHASE III.

JOE LOPEZ  
 Surveyor  
 State of Florida  
 License No. 12345  
 Date: February 2001

OFF. REC. 19525:4665-A

CLERK NOTE:  
FOR CONDOMINIUM PLANS SEE FILE  
RECORDS CONDOMINIUM PLANS OF 344 PAGE L

HARVEY RUVIN, CLERK  
CIRCUIT & COUNTY COURTS  
BY  D. G.

RECORDED IN OFFICIAL RECORDS BOOK  
OF DIXIE COUNTY, FLORIDA  
RECORD VERIFIED  
HARVEY RUVIN  
CLERK CIRCUIT COURT