

TO

DECLARATION OF CONDOMINIUM

OF

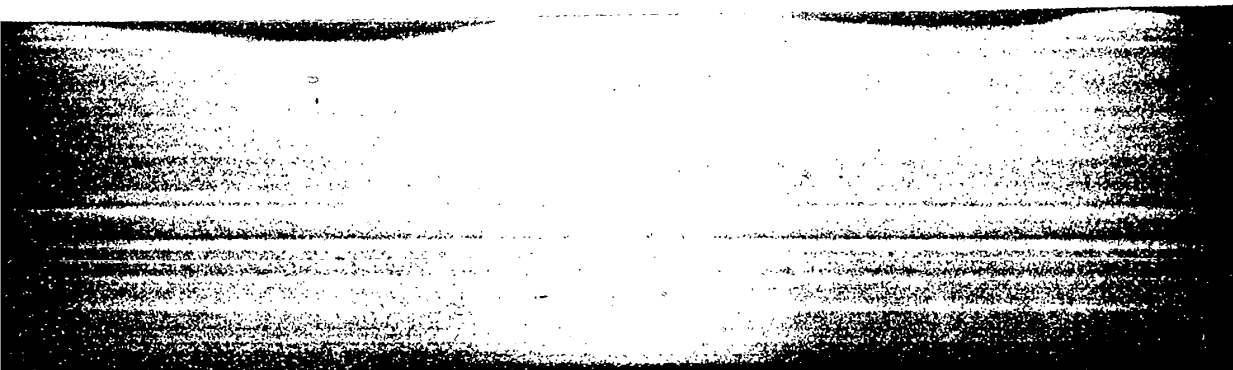
TROPICAL COURT VILLAS CONDOMINIUM NO. 2

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 III (Building Number 8160) and Phase IV (Building Number 8180):** The Developer hereby submits the attached Surveyor's Certificate of Substantial Completion for **Phase III (Building No. 8160)** and **Phase IV (Building No. 8180)** of **Tropical Court Villas Condominium No. 2**, as described in sheets 1 of 50, 4 of 50 and 5 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 I 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

01R280398 2001 MAY 31 11:38

42



certifications, replacing sheets 1 of 50, 4 of 50 and 5 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

*[Handwritten Signature]*  
 Witness Signature  
*Libia M. Coto*  
 Witness Printed Name

**TROPICAL COURT VILLAS, INC.**  
 A Florida Corporation  
 BY: *[Handwritten Signature]*  
 RICHARD RAFULS, PRESIDENT  
 Attest: *[Handwritten Signature]*  
 HECTOR MARRERO  
 Vice-President

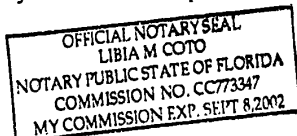
*[Handwritten Signature]*  
 Witness Signature  
*ISIS ARA*  
 Witness Printed Name

**STATE OF FLORIDA  
COUNTY OF MIAMI-DADE**

The foregoing instrument was acknowledged before me this 22 day of May, 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:



*[Handwritten Signature]*  
 Notary Public, State of Florida  
*Libia M. Coto*  
 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"  
PHASES III & IV

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 III & IV 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 III & IV of said condominium, and that the identification, location, and dimensions of the common elements and of each unit in Phases III & IV 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 properly 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 13<sup>th</sup> day of April 2001.

*Omara R. Lopez*  
 Notary Public, State of Florida

My Commission Expires:

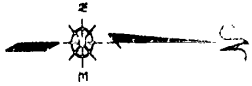


Omara R. Lopez  
 Commission # CC 749020  
 Expires July 21, 2002  
 BONDED THRU  
 ATLANTIC BONDING CO., INC

# "TROPICAL COURT VILLAS CONDOMINIUM No 2" OVERALL SITE PLAN

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

- SURVEYOR'S NOTES:**
1. THE SURVEY WAS MADE BY...
  2. THE DISTANCES AND BEARINGS... ARE GIVEN IN DECIMAL DEGREES...
  3. THE BEARINGS ARE BASED ON AN ASSUMED VALUE OF 50° 00' 00"...
  4. THE TOTAL LENGTH OF THE SURVEY IS 174.28 METERS...
  5. THE PROPERTY IS LOCATED IN BLOCK 200, LOT 10, SUBDIVISION 1, PHASE 1, OF THE TROPICAL COURT VILLAS CONDOMINIUM No 2, AS SHOWN ON THE PLAN...
  6. THE TOTAL AREA OF THE PROPERTY IS 17,428 SQ. METERS...
  7. THE TOTAL AREA OF THE CONDOMINIUM IS 17,428 SQ. METERS...
  8. THE TOTAL AREA OF THE COMMON ELEMENTS IS 17,428 SQ. METERS...
  9. THE TOTAL AREA OF THE COMMON ELEMENTS IS 17,428 SQ. METERS...
  10. THE TOTAL AREA OF THE COMMON ELEMENTS IS 17,428 SQ. METERS...



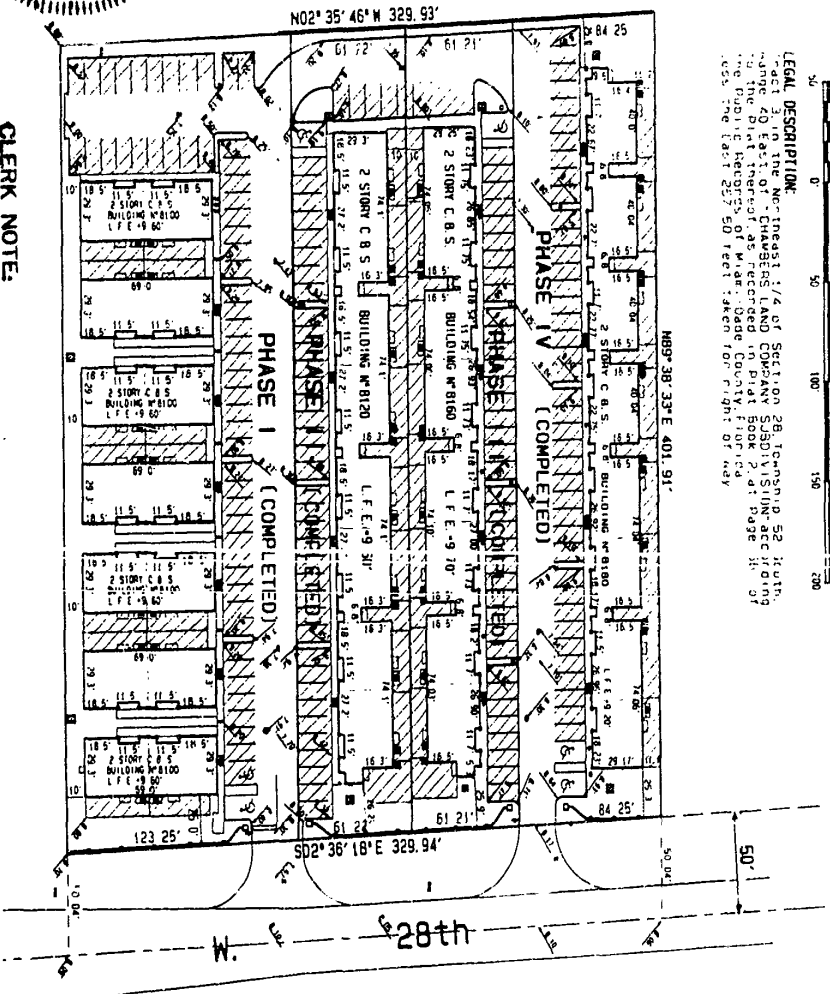
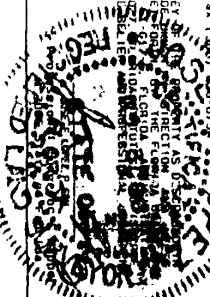
- LEGEND:**
- 1. COMMON ELEMENTS
  - 2. AIR CONDITIONING
  - 3. WATER TANK
  - 4. WATER VALVE
  - 5. SANITARY PIPE
  - 6. CABLE-TV
  - 7. FIRE HYDRANT
  - 8. LIMIT OF COMMON ELEMENTS

**NOTICE:**  
THE CONSTRUCTION OF ALL THE IMPROVEMENTS SHOWN HEREIN FOR PHASES I, II, III AND IV HAVE BEEN CONSTRUCTIONALLY COMPLETED.

**J. F. LOPEZ & ASSOCIATES, INC.**  
CONSULTING LAND SURVEYORS AND PLANNERS  
CERTIFICATE NO. 18,319, STATE OF FLORIDA  
555 EAST 25th STREET, MIAMI, FL 33136  
PH (305) 880-1822 FAX (305) 880-0766

**HEREBY CERTIFY:** THAT I, SURVEYOR, HAVE BEEN DULY QUALIFIED AS SUCH BY THE BOARD OF PROFESSIONAL REGULATION IN THE STATE OF FLORIDA. I HAVE PERSONALLY AND INDEPENDENTLY CONDUCTED A VISUAL INSPECTION OF THE SITE AND THE CONSTRUCTION OF THE IMPROVEMENTS SHOWN HEREON AND I HAVE FOUND THEM TO BE IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS THEREON.

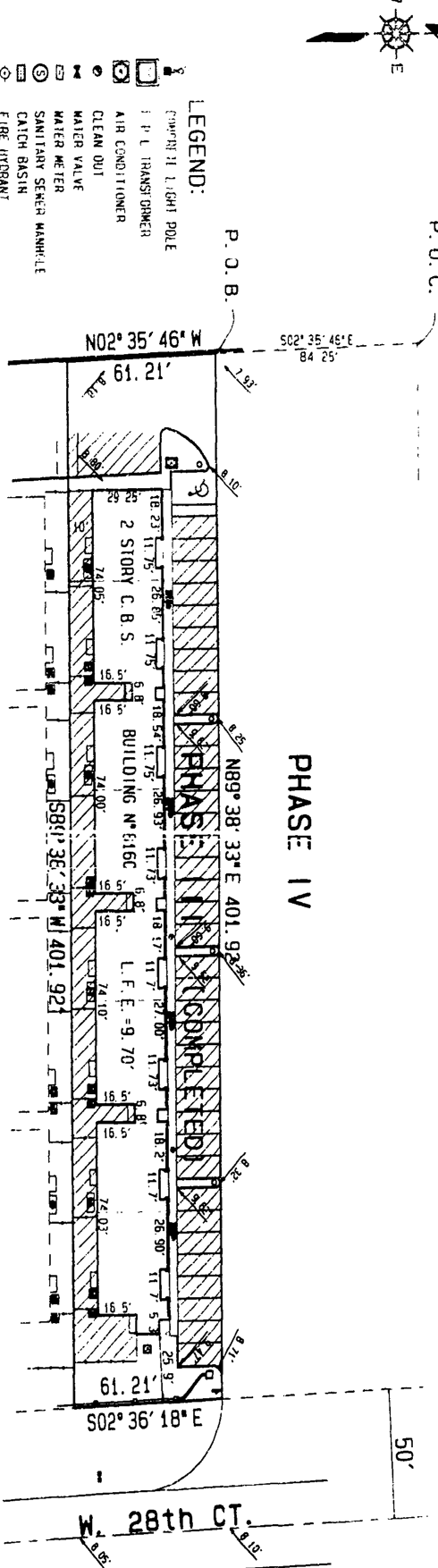
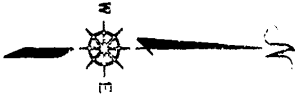
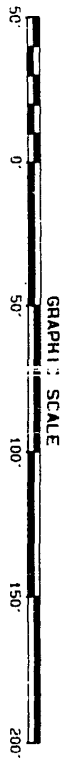
**NOTE:** THIS IS NOT A FIELD SURVEY WITHOUT THE NECESSARY FIELD NOTES AND CALCULATIONS.



**CLERK NOTE:**  
FOR DECLARATION OF CONDOMINIUM  
SEE OFFICIAL RECORD BK 19692 PG. 3772

# "TROPICAL COURT VILLAS CONDOMINIUM N° 2" PHASE III (BUILDING N° 8160) SURVEY - PLOT PLAN - GRAPHIC DESCRIPTION

EXHIBIT: A  
DATE: FEBRUARY, 2001  
PAGE 4 OF  
CAD FILE: 010227B



### LEGEND:

- COMMON ELEMENT
- P. L. TRANSFORMER
- AIR CONDITIONER
- CLEAN OUT
- WATER METER
- SANITARY SEWER MANHOLE
- CATCH BASIN
- FIRE HYDRANT
- CONCRETE AREAS
- PARKING SPACE & NUMBER (LIMITED COMMON ELEMENT)
- SURVEYOR'S CAP N° L9 3192
- L.I.E. LOWEST FLOOR ELEVATION
- LIMITED COMMON ELEMENT

S.I.P. - 5" 1/2" IRON PIPE WITH SURVEYOR'S CAP N° L9 3192

L.I.E. - LOWEST FLOOR ELEVATION

LIMITED COMMON ELEMENT

**J. F. LOPEZ & ASSOCIATES, INC.**  
CONSULTING LAND SURVEYORS AND PLANNERS

55° EAST 25th STREET, PHOENIX, AZ 85004  
PH (602) 836-1822 FAX (602) 836-0937

NOTE: THIS IS NOT A VALID SURVEY WITHOUT THE UNDERSIGNED SURVEYOR'S SIGNATURE AND EMBOSSED RAISED SEAL.

### LEGAL DESCRIPTION:

A portion of Tract 3 in the Northeast 1/4 of Section 28, Township 52, South Range 40 East, of CHANDLER'S LAND (KIMBARK) SUBDIVISION according to the Plat thereof, as recorded in Plat Book 2, at Page 68, of the Public Records of Maricopa County, Arizona, being more particularly described as follows:  
COMMENCING at the NW corner of said Tract 3, thence run S02° 35' 46" W along the West line of said Tract 4 for 84.25 feet to the POINT OF BEGINNING, thence N09° 38' 33" E along 117.75 feet to the West line of the North line of said Tract 3 for 401.92 feet to the West right of way line of West 28th Avenue, thence S02° 36' 18" E along said right of way line for 91.21 feet, thence S05° 38' 33" W for 401.94 feet to the West line of said Tract 3, thence N 02° 35' 46" W along the West line of said Tract 4 for 61.22 feet to the POI OF BEGINNING.

### PHASE II

### PHASE IV

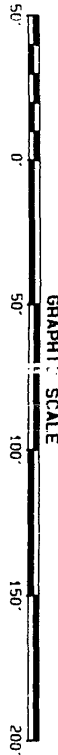
### SURVEYOR'S NOTES:

1. TYPE OF SURVEY: AS BUILT
2. ALL DISTANCES AND BEARINGS UNLESS SHOWN OTHERWISE ARE BASED ON AN ASSUMED VALUE OF 502° 36' 18" E ALONG THE EAST LINE OF NE 1/4 OF SEC 29-52-40
3. PROPERTY AREA: 24,583 SQUARE FEET ± 0.564348 ACRES
4. THIS PROPERTY IS LOCATED IN THE 1500' ZONE ME.
5. THIS PROPERTY IS LOCATED IN THE 1500' ZONE ME.
6. MAP COMMUNITY N° 120643, PLANE N° 0075, SUFFIX J, LAST REVISED ON JAN 17, 1995.
7. ALL ELEVATIONS ARE BASED ON NATIONAL MARIAN-DADE COUNTY BENCHMARK N° M-523, INDEX 2025, ELEVATION 9.48', AND IS A PE M&L 6 BRASS WASHER IN NW CORNER OF THE NORTH PILE CAP SUPPORTING 2 WATER TANKS LOCATED 51.5' FROM THE WEST LINE OF THE PROPERTY.
8. USE OF PROPERTY: RESIDENTIAL CONDOMINIUM
9. UNDERGROUND FOOTINGS, FOUNDATIONS, UTILITIES, OR SEPTIC TANKS WERE NOT LOCATED BY THIS SURVEY.

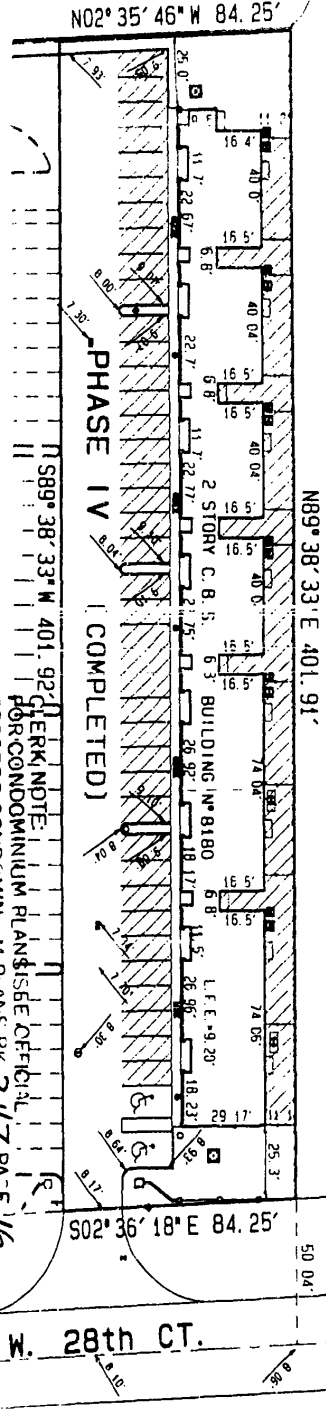
NOTICE: THE CONSTRUCTION OF ALL THE IMPROVEMENTS SHOWN HEREIN FOR PHASE IV HAVE BEEN SUBSTANTIALLY COMPLETED

**"TROPICAL COURT VILLAS CONDOMINIUM No 2"**  
**PHASE IV (BUILDING No 8180)**  
**SURVEY - PLOT PLAN - GRAPHIC DESCRIPTION**

EXHIBIT A  
 DATE: FEBRUARY, 2001  
 PAGE 5 OF  
 CAD FILE: 0102278



SW CORNER OF TRACT 4  
 P. O. B.



**LEGEND:**

- 1. PLT. HANS DUMAR
- 2. CONC. CONDITION, R
- 3. CLEAN OUT
- 4. WATER VALVE
- 5. WATER METERS
- 6. SANITARY SEWER MANHOLE
- 7. LATCH BASIN
- 8. FIRE HYDRANT
- 9. LAUNCHER II AREAS
- 10. PARKING SPACE & NUMBER
- 11. COMMON ELEMENTS

S.I.P. SET: 1/2" IRON PIPE WITH  
 SURVEYOR'S CAP No. 18 319.  
 OBJECT: 11000. ELEVATION  
 11000.0 COMMON ELEMENT



**J.F. LOPEZ & ASSOCIATES, INC.**  
 CONSULTING LAND SURVEYORS AND ENGINEERS

555 EAST 25th STREET, ALEXANDRIA, FL 33013  
 PH (305) 636-1822 FAX (305) 636-0888  
 636-0937

**NOTE:**  
 THIS IS NOT A VALID SURVEY WITHOUT THE UNDERSIGNED SURVEYOR'S SIGNATURE AND EMBOSSED RAISED SEAL

BY *J.F. Lopez*  
 J.F. LOPEZ, SURVEYOR  
 No. 3086, State of Florida

**LEGAL DESCRIPTION:**  
 A portion of Tract 3 in the Northeast 1/4 of Section 28, Township 52 South, Range 40 East, of "CHAMBERS LAND COMPANY SUBDIVISION" according to the Plat thereof, as recorded in Pla. Book 2, at Page 68, 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 N89°38'33"E along the North line of said Tract 3 for 401.91 feet to the West right of way line of West 28th Avenue; thence S02°36'18"E along said right of way line for 84.25 feet; thence S89°38'33"W for 401.92 feet to the West line of said Tract 3; thence N02°35'46"W along the West line of said Tract 4 for 84.25 feet to the POINT OF BEGINNING.

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

RECORDED IN CHANCELLERY RECORDS BOOK OF DADE COUNTY, FLORIDA  
 RECORD VERIFIED  
 HARVEY RUVIN  
 Clerk Circuit Court

**SURVEYOR'S NOTES:**

1. TYPE OF SURVEY AS BUILT.
2. ALL DISTANCES AND BEARINGS/ANGLES SHOWN MATCH RECORD DISTANCES & BEARINGS UNLESS OTHERWISE NOTED.
3. ALL BEARINGS ARE TRUE BEARINGS UNLESS OTHERWISE NOTED.
4. PROPERTY AREA 31,985 SQUARE FEET - 0.77653 ACRES.
5. THIS PROPERTY IS LOCATED IN FLOOD ZONE AE.
6. BASE FLOOD ELEVATION IS 9.20 FEET AS PER F.E.M.A. FLOOD INSURANCE RATE MAP AS PER F.E.M.A. LAST REVISED ON JULY 17, 1995.
7. ALL ELEVATIONS THIS SURVEY ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1988 AS MEASURED TO ELEVATION 9.48' AND IS A PERMANENT BRASS MARKER IN NW CORNER OF THE NORTH PILE CAP SUPPORTING 2 WATER PIPES (NW 122ND ST & NW 87TH AVE).
8. LEGAL DESCRIPTION AS PROVIDED BY OWNER.
9. UNDERGROUND FACILITIES FOUNDATIONS UTILITIES OR SEPTIC TANKS WERE NOT LOCATED BY THIS SURVEY.

HARVEY RUVIN, CLERK,  
 CIRCUIT & COUNTY COURTS  
 BY *Harvey Ruvin*  
 HARVEY RUVIN, CLERK  
 Clerk Circuit Court