

AMENDMENTS AND CERTIFICATION

This is an Amendment to the Declaration of Condominium for Middlebrook Pines Condominium, recorded in O.R. Book 3430, Page 899, Public Records of Orange County, Florida.

The undersigned officers of Middlebrook Pines Condominium Association, Inc. hereby certify that the attached Amendments to the Declaration of Condominium for such Condominium were duly approved and adopted by the Board of Directors and members of said Corporation on May 9, 1989.

MIDDLEBROOK PINES CONDOMINIUM
ASSOCIATION, INC.

Witnesses:

[Signature]
Debbie Gress-Bitler

AS TO BOTH

James E Jones
President

Leslie B. Denning
Secretary

STATE OF FLORIDA
COUNTY OF Orange

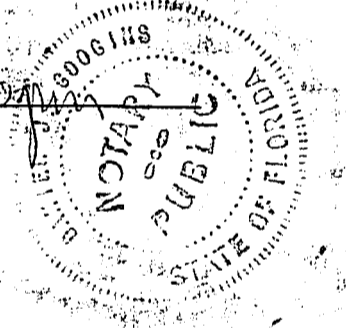
Before me personally appeared officers of the Association known to me to be the persons described in and who executed the foregoing instrument, and acknowledged to and before me that they executed said instrument for the purposes therein expressed.

WITNESS my hand and official seal, this 18th day of May, 1989.

[Signature]
Notary Public
State of Florida

My commission expires:

Notary Public, State of Florida at Large
My Commission Expires Sept. 19, 1989



Rec Fee \$	<u>9.00</u>	MARTHA O. HAYNIE,
Add Fee \$	<u>1.50</u>	Orange County
Doc Tax \$	<u>—</u>	Comptroller
Int Tax \$	<u>—</u>	By <u>[Signature]</u>
Total \$	<u>10.50</u>	Deputy Clerk

Return to: Garfinkel & Palmer
201 Park Place
Altamonte Springs, Florida 32701

3259531 ORANGE CO. FL.
03:08:20PM 05/23/89

OR 4082 PG 4490

B. Declaration of Condominium.

2.5 RECREATION AREAS, ROADWAYS, PARKING LOTS AND GREEN AREAS. All recreation areas, roadways, parking lots, and green areas at Middlebrook Pines will be owned by Middlebrook Pines Property Owners' Association, Inc. The property will be deeded to that Association as the phasing of the project progresses. The tennis courts and swimming pool will be conveyed to that Association upon completion of the construction. The remaining property will be conveyed as it is required to service each additional phase as that phase is completed.

If all 86 proposed phases are completed as planned all of the property will have been deeded to that Association upon completion of the last phase. In the event that the remaining phases are not completed the recreation areas and roadways will be used and maintained in common by the subsequent owners/occupants of that portion of the project that is not further developed under this Declaration of Condominium.

The Developer guarantees each unit owner that no more than three hundred forty four (344) units will share the Association property. However, Developer reserves the right to terminate this Condominium after any phase and alter the method of development, be it condominiums, townhouses, single family dwelling or apartments. Each purchaser of a Middlebrook Pines Condominium shall become a member of the Middlebrook Pines Property Owners' Association; likewise, each owner of a unit in the property not developed under this Declaration shall become a member of the Property Owners' Association. Said membership shall entitle its members to use and enjoy said property and facilities, together with the obligation to maintain such property as set forth in the Budget attached hereto as Exhibit F. Every unit owner in Middlebrook Pines Condominium or the property developed outside of this Declaration of Condominium shall be responsible for 1/344th share of maintenance of the property. The Association shall have lien rights on each dwelling unit for the payment of such maintenance, all as set forth in the Bylaws for Middlebrook Pines Property Owners' Association, Inc., attached here as Exhibit C.

Notwithstanding anything in this Declaration of Condominium or the Exhibits attached hereto to the contrary, Middlebrook Pines Property Owners' Association, Inc., by approval of a majority of its members, shall be authorized and entitled to do any or all of the following:

1. Transfer and convey at any time all property which it may hold or own, to Middlebrook Pines Condominium Association, Inc.
2. Assign and delegate all of its rights and duties to the Middlebrook Pines Condominium Association.
3. Voluntarily dissolve.

OR 4 082 PG 4 4 9 1

RECORDED & RECORD VERIFIED

Martha J. Haynie

County Comptroller, Orange Co., FL