

Rec Fee \$ 117.00 MARTHA O. HAYNE,
 Add Fee \$ 15.00 Orange County
 Doc Tax \$ _____ Comptroller
 Int Tax \$ _____ By. MOA
 Total \$ 132.00 Deputy Clerk

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.

Including this page, this Amendment consists of 29 pages.

MIDDLEBROOK PINES CONDOMINIUM
ASSOCIATION, INC.

Witnesses:

James R. Palmer
[Signature]
[Signature]
[Signature]

James E. Jones
 President

Jessie B. Demery
 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 2nd day of December, 1989.

[Signature]
 Notary Public
 State of Florida

My Commission Expires:

Notary Public, State of Florida at Large
 My Commission Expires Nov. 2, 1993

3404778 ORANGE CO. FL.
 03:57:40PM 12/12/89

Return to: James R. Palmer
 201 Park Place, Suite 207
 Altamonte Springs, Florida 32701

OR4140PG2203

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.

(previously recorded OR 4082 PG 4491
on May 23, 1989)

RECORDED & RECORD VERIFIED

Martha O. Haynie

County Comptroller, Orange Co., FL

OR 4140 PG 2204

AMENDMENT TO EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM
(BYLAWS OF MIDDLEBROOK PINES CONDOMINIUM ASSOCIATION, INC.)

** All added text is underlined and all deleted text is struck through.

ARTICLE 2

MEMBERSHIP, VOTING, QUORUM, PROXIES

. . .

2.2 QUORUM. Persons having ~~fifty-percent-(50%)~~ thirty-three and one-third percent (33 1/3%) plus one of the total votes of the Association, as the same is constituted from time to time, shall constitute a quorum. The joinder of a member in the action of a meeting by signing and concurring in the minutes thereof, within ten (10) days from the date thereof, shall constitute the presence of such person for the purpose of determining a quorum.

ARTICLE 4

BOARD OF DIRECTORS

4.3 ELECTION OF DIRECTORS. Subject to the provisions of subparagraph 4.3(e) and further subject to the right of the membership to re-elect the initial three (3) person Board of Directors, the election of Directors, other than the first Board after there are no longer any Developer-appointed representatives on the Board, shall be conducted in accordance with 718.301, Fla. Stat. in the following manner:

a. There shall be ~~nine-(9)~~ seven (7) Directors elected "at-large" from among all the Buildings submitted to Condominium.

b. A nominating committee of five (5) members shall be appointed by the then existing Board not less than thirty (30) days prior to the Annual Members' Meeting. The committee shall nominate one person for each director being elected. Nominations may also be made from the floor.

c. The election shall be by secret ballot and each Director shall be elected by a plurality of the votes cast. Each person voting shall be entitled to cast one vote.

d. Except as to vacancies created by removal of Directors by members, vacancies in the Board occurring between annual meeting of members ~~shall~~ may be filled by the remaining Directors. ~~provided that the Directors shall be replaced by a person who resides in the same building as the vacancy.~~

e. For all purposes, it is agreed that the officers and Directors who are Developer-appointed Officers and Directors, become Unit-Owner elected Officers and Directors at the earlier of (1) the Unit Owners being offered the opportunity to elect Directors as herein provided and either refuse to or neglect to elect new Directors, or (2) have an election and re-elect all or a part of the first Board to serve in such capacity.

f. At the April 1989 Annual Meeting, seven Board members shall be elected. Three (3) of such Board members shall be elected for a term of one (1) year; four (4) of such Board members shall be elected for a term of two (2) years. At each Annual Meeting thereafter, Board members shall be elected for a term of two (2) years to replace those Board members whose terms have expired, however, election of Directors to fill vacancies created other than by expiration of term of office shall be for a period of time equal to the remaining term of office for the vacancy being filled.

g. Should any Board member miss three (3) consecutive regular Board meetings, such Board member shall be deemed to have automatically resigned, unless such Board member shall notify the President of the Association of a contrary intent in writing prior to such third consecutive meeting.

4.13 POWER AND DUTIES. ~~All of the powers and duties of the Association may be exercised by the Board in the Board's sole discretion; provided, however, that in case of any action by the Board (after the First Board) which would involve the institution of substantial litigation, the same shall require majority approval of the Unit Owners. Such powers to be exercised by the Board shall include without limiting the generality of the foregoing, the following:~~ All of the powers and duties of the Association existing under the Articles of Incorporation and these bylaws shall be exercised exclusively by the Board of Directors, its agents, contractors or employees, subject only to approval by Dwelling Unit Owners when such is specifically required. Such powers and duties shall be exercised in accordance with the documents hereinbefore stated, and shall include, but not be limited to the following:

a. To make, levy and collect assessments against members' Units to defray the costs of the Condominium, and to use the proceeds of said assessments in exercise of the powers and duties granted to the Association. To collect and make payments pursuant to agreements entered into by the Association.

b. To adopt the budget of the Association upon majority vote of the directors, provided, however, that a revision of the budget or recall of directors pursuant to 718.112(2)(f) and (g), Fla. Stat. shall require an eighty-five (85%) vote of the members of the Association. Provided, however, that the adoption of the budget at a Special Meeting, called pursuant to such statute, by the Unit Owners, if required, shall only require a simple majority vote. It is understood, however, that the failure of the Board or Unit Owners to adopt a budget shall not impair or affect the Unit Owners' obligations to pay their share of obligations of the Association or themselves, nor shall it affect the rights of third parties who are entitled to funds therefor in view of the requirements set forth in 718.112(s)(h), Fla. Stat. Notwithstanding anything contained herein to the contrary, after approval of the Budget, the Board shall have the authority to transfer surplusage from any Budget line item to any other Budget line item.

....

ARTICLE 6

FISCAL MANAGEMENT; ASSESSMENTS; LIENS

...

6.6 FISCAL YEAR. The fiscal year of the Association shall begin on the first day of ~~January~~ July of each year; provided, however, that the Board is expressly authorized to adopt a different fiscal year in accordance with the provisions and regulations from time to time prescribed by the Internal Revenue Code of the United States of America, at such time as the Board deems advisable.

6.7 PAYMENTS OF ASSESSMENTS. Except as specified to the contrary, funds for the payment of Common Expenses shall be assessed against the Unit Owners in the proportions or percentages provided in the Declaration. Said assessments shall be payable monthly, in advance, without notice, and shall be due on the first day of each month. Until further notice, assessments shall be made to the order of "Middlebrook Pines Condominium Association, Inc."; and shall be payable at the office of the Developer. Special assessments, should such be required by the Board, shall be levied in the same manner as hereinbefore provided for regular assessments, except notice thereof shall be given, and shall be payable in the manner determined by the Board. Failure to pay any

assessment within ten (10) days from the date due, shall entitle the Association to levy a Twenty Five Dollar (\$25.00) late charge against the defaulting Unit Owner. Payment hereunder shall be deemed to be actual receipt of the funds at the Association office or at the office of the agent designated by the Association to receive such funds. Each Unit Owner agrees that such late charge is not in the nature of a penalty as damages on account of late payments are impossible to ascertain.

ARTICLE 7

COMPLIANCE

7.1 VIOLATION BY MEMBER; REMEDIES. In the event of a violation (other than the non-payment of an assessment) by the Unit Owner of any of the provisions of the Condominium Documents or Rules and Regulations adopted pursuant to any of the same, the Board shall notify the Unit Owner by written notice of said breach, transmitted by mail, and if each violation shall continue for a period of thirty (30) days from the date of notice, the Association shall have the right to treat such violation as an intentional, inexcusable, and material breach thereof, and may then pursue any remedy available. No action taken shall be deemed an "election of remedies". Upon finding by a Court that the violation complained of has occurred, the offending Unit Owner shall reimburse the Association for all costs and losses including reasonable attorneys' fees and costs incurred in bringing such action. Failure on the part of the Association to maintain such action at law or in equity within thirty (30) days from date of a written request, signed by a Unit Owner and sent to the Board, shall authorize any Unit Owner to bring an action inequity or suit at law, on account of the violation, in the manner provided for in the Condominium Act. Any violations which are deemed by the Board to be a hazard to the public health or safety may be corrected immediately as an emergency matter by the Association and the cost thereof shall be charged to the Unit Owner as a specific item and shall be a lien against said Unit with the same force and effect as the charge was a part of the Common expenses attributable to said Unit. In the event of a default making the notice period impractical, the Board may take such action, including, but not limited to, the suspension of privileges for reasonable periods of time without a corresponding reduction in assessments as it deems advisable. In addition to all remedies otherwise provided for herein or in the other Condominium Documents, if after written notice by the Association of a continuing violation under such Condominium Documents, a unit owner shall fail to correct such violation, the Association shall be entitled to impose a fine in an amount equal to the maximum amount allowable under applicable laws.

ARTICLE 10

AMENDMENTS TO BYLAWS

10.3 VOTE NECESSARY; RECORDING. In order for such amendment or amendments to become effective, the same must be approved by an affirmative vote of seventy five per cent (75%) of the entire membership of the Board and by an affirmative vote of the members having fifty one percent (51%) of the votes in the Association. Thereupon, such amendments to these Bylaws shall be transcribed, certified by President or a Vice President and Secretary or Assistant Secretary of the Association, and a copy thereof shall be recorded in the Public Records of Palm-Beach Orange County, Florida. ~~within ten (10) days from the date on which any amendment has been affirmatively approved by the Directors and Association.~~

OR4140PG2207

Amendment to Exhibit "H"
of the Declaration of Condominium (being the
Declaration of Covenants and Restrictions for Middlebrook
Pines Condominium)

These Amendments are made to that certain Declaration of Covenants and Restrictions for Middlebrook Pines Condominium recorded in O.R. Book 3430, Page 976, Public Records of Orange County, Florida.

ARTICLE I

...

2. "Association" shall mean and refer to the Middlebrook Pines ~~Property--Owners'~~ Condominium Association, Inc., its successors and assigns.

By enacting this amendment, the members of Middlebrook Pines Property Owner's Association, Inc., delegate, assign and otherwise transfer the rights and duties under the Declaration of Covenants and Restrictions to own, maintain and administer the community properties and facilities, to administer and enforce the covenants and restrictions, to collect and disburse the assessments and charges, to promote the recreation, convenience, safety and welfare of the residents and to do all other acts authorized thereunder and under the Articles of Incorporation and Bylaws for Middlebrook Pines Property Owner's Association, Inc., to Middlebrook Pines Condominium Association, Inc.

Should any of such rights and duties assigned, delegated or otherwise transferred hereunder be in conflict with any rights and duties of Middlebrook Pines Condominium Association, Inc., under its Articles of Incorporation, Bylaws or the Declaration of Condominium, the provisions of such Articles, Bylaws and Declaration shall control.

This amendment is made solely for the purposes of convenience and consolidation and to provide for the more orderly and efficient operation of Middlebrook Pines Condominium by placing all regulatory, supervisory and administrative responsibilities, regarding the condominium and condominium property under the control of one Association. Notwithstanding anything to the contrary herein, this amendment shall not affect any liens, lien rights or other rights or interests of mortgagees to any extent.

ARTICLE IV

USE OF PROPERTY

...

6. The parking facilities shall be used in accordance with the regulations adopted by the Board. No vehicle which cannot operate on its own power shall remain on the Condominium Property for more than ~~twelve~~ twenty-four hours, and no repairs, except emergency repairs, of vehicles shall be made on the Condominium Property. Automobiles, vans not in excess of ~~±2-5~~ 21.5 feet (which shall include Blazers, Broncos and the like), and motorcycles will be allowed in parking spaces designated for each unit provided they have no building materials attached to or fixed to the vehicle in any way, and bear no commercial displays. Commercial vehicles such as motor homes, campers, boats, trailers, motorcycle trailer combinations, etc., shall be stored in the designated storage area. Provided, however, Developer reserves the right not to develop said property, in which event the storage area will not be available. No tractors or tractor trailers including commercial trucks may be stored or parked anywhere on the Condominium Property including the storage area. In the event of a dispute concerning the type of vehicle, then the manufacturers' classification shall control. All vehicles in parking spaces must have up to date Florida

OR4140PG2208

ARTICLE 12

USE

...

a. The sidewalks, entrances and all other Common Elements other than the Unit Owner's patio must not be obstructed, encumbered or used for any purpose other than ingress and egress to and from the premises. No carriages, motor driven vehicles, bicycles, wagons, shopping carts, chairs, benches, tables, or any other object of similar type and nature shall be stored therein. No structure of a temporary character, trailer, shack, barn, or other building shall be moved to, erected on, or used on any part of the Condominium Property at any time for a residence workshop, office, storage room, either permanently or temporarily. ~~No business, service, repair or maintenance for the general public shall be allowed on the Condominium Property at any time for a residence, workshop, office, storage room, either permanently or temporarily.~~ No business, service, repair or maintenance for the general public shall be allowed on the Condominium Property at any time.

...

c. No garbage cans, supplies, milk bottles, or other articles shall be placed in the entranceways, nor shall any clothesline, linens, cloths, clothing, curtains, rugs, mops or laundry of any kind, or any other article, be shaken or hung from the exterior of any windows, doors, or balconies, or exposed to or on any part of the Common Elements or porches within any Unit. The Common Elements shall be kept free and clear of rubbish, debris and other unsightly materials.

...

~~h. The Association shall retain a pass key to all Units. No Unit Owner or occupant shall alter any lock or install a new lock without written consent of the Board. Where such consent is given the Unit Owner shall provide the Association with an additional key for use of the Association pursuant to its right of access to the Unit.~~

...

~~k. Only one (1) household pet shall be kept in a Unit at any time. A household pet shall be a dog, cat, small birds and tropical fish in tanks. No pet shall weigh more than thirty (30) pounds. The owner of such pet shall be responsible for cleaning up after the pet when the pet is walked in any of the Common Elements. Pets must be kept on a leash at all times when not with the Unit. Failure to abide by the foregoing shall result in a determination by the Board that the pet creates a nuisance which determination shall be binding upon all parties. Pets shall be permitted in accordance with the Rules and Regulations established by the Board of Directors from time to time.~~

...

n. Complaints concerning the use of the Condominium Property and/or service to the same shall be made in writing, signed by the complaining party and delivered to the Developer and Board, who, if necessary, will forward the same to the appropriate party.

.....

*(Certification of these Bylaws Amendments by the President and Secretary appears on the first page of this Amendment to the Declaration of Condominium of Middlebrook Pines Condominium.)

OR4140PG2209

registrations as per the State of Florida law. The Association shall have the right to authorize the towing away of the vehicles in violation of this rule with the costs to be borne by the owner or violator. Bicycles shall be parked in the areas, if any, provided for that purpose.

. . .

13. All persons using the swimming pool shall do so at their own risk. A shower is required before entering the pool. Ball or frisbee playing is not permitted at the pool or in the patio area. Chaise lounges shall not be reserved. Under no circumstances are pets permitted in or about the pool area. Glassware is not permitted at the pool. ~~No food is permitted at the pool.~~ Unless otherwise determined by the Board, there shall be no lifeguard or other pool attendant employed to supervise the use of the swimming pool. The pool, clubhouse and tennis courts are designated for Unit Owners, their tenants and guest. No more than three guests will be invited at any one time.

~~14. Occupants of Units may have outdoor parties, attended by other occupants and house guests, whenever they desire. Notification to the Board of Directors is the only requirement so that there will not be any conflict with planned activities.~~ In addition Occupants of units may have the use of the recreation area for private parties, attended by other occupants and house guests, by making arrangements with the Board of Directors. In this connection, it should be understood that such use is subject to the rules and regulations established from time to time by the Board of Directors.

15. No owner or occupant shall plant or maintain any trees, shrubs, bushes, plants, or otherwise landscape any portion of the common Property, unless written permission is first obtained from the Board of Directors.

....

IN WITNESS WHEREOF, these Amendments were approved and adopted by the members and Board of Directors this 9th day of May, 1989.

WITNESSES:

MIDDLEBROOK PINES PROPERTY OWNERS ASSOCIATION, INC.

James R. Palmer
Paul J. Hooper

BY: James E. Jones
President

Attest: Leslie B. Denney
Secretary

STATE OF FLORIDA
COUNTY OF Orange

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

WITNESS my hand and official seal, this 2nd day of Dec., 1989.

My commission expires:

Notary Public, State of Florida at Large
My Commission Expires Nov. 2, 1993.

Paul J. Hooper
Notary Public
State of Florida

(Pursuant to Article XI, Section 2, of the Declaration of Covenants and Restrictions for Middlebrook Pines Condominium, attached hereto are the necessary written consents to these Amendments of over 51 percent of all Dwelling Unit Owners.)

Being more than 51 percent of all Voting Unit Owners,
The undersigned designated Voting Unit Owners of Middlebrook Pines Condominium, Orlando, Florida, approve of the attached amendments to Article I, Paragraph 2 and Article IV, Paragraphs 6, 13, 14, & 15 of the Declaration of Covenants and Restrictions for Middlebrook Pines Condominium as proposed to the Membership in a letter from the President of the Associations dated March 9, 1989 and voted upon by the Membership and Board of Directors at a Joint Special Meeting held for that purpose on May 9, 1989.

[Signature]
Signature
RICHARD D. DEBLER #464

[Signature]
Signature
RICHARD D. DEBLER #465

[Signature]
Please print name
CONSTANCE SHEA #468

[Signature]
Please print name
Michael B. McGowan #467

[Signature]
Signature
Janice K. White #474

[Signature]
Signature
Michael A. Gozzino #507

[Signature]
Please print name
John R. Mather #470

[Signature]
Please print name
Betty Crabb #471

[Signature]
Signature
RICHARD D. DEBLER #482

[Signature]
Signature
RICHARD D. DEBLER #473

[Signature]
Signature
RICHARD D. DEBLER #483

[Signature]
Signature
David R. Gerstman #481

[Signature]
Signature
VINCENT J. PESCE III #488

[Signature]
Signature
RICHARD D. DEBLER #485

[Signature]
Signature
FLORENCE H. DESPOINTE #509

[Signature]
Signature
RICHARD D. DEBLER #484

[Signature]
Signature
FRANK BUONARO #512

[Signature]
Signature
WILLIAM SWANSON #504

[Signature]
Signature
SUZANNE M. BURBRIDGE #516

[Signature]
Signature
James V. Zuccaro #517

Being more than 51 percent of all Voting Unit Owners,

The undersigned designated Voting Unit Owners of Middlebrook Pines Condominium, Orlando, Florida, approve of the attached amendments to Article I, Paragraph 2 and Article IV, Paragraphs 6, 13, 14, & 15 of the Declaration of Covenants and Restrictions for Middlebrook Pines Condominium as proposed to the Membership in a letter from the President of the Associations dated March 9, 1989 and voted upon by the Membership and Board of Directors at a Joint Special Meeting held for that purpose on May 9, 1989.

[Signature]
Signature #110

Enrique Claver
Signature #403
ENRIQUE G. SAUER
Please print name

Renee Aliverto
Signature #1634

Ramona Bivona
Signature #635
Ramona Bivona
Please print name

Dolly Kirby
Signature #628

Daniella Rajsky
Signature #519
DANIELLA RAJSKY
Please print name

Jane Anne Lewis
Signature #519
JANE ANNE LEWIS
Please print name

Nina De Vanguardia
Signature #626
NINA DE VANGUARDIA
Please print name

Pamela S. Follett
Signature #611
Pamela S. Follett
Please print name

Joyce Steinhardt
Signature #627
Joyce Steinhardt
Please print name

Wanda G. Vieira
Signature #729
WANDA G. VIEIRA
Please print name

Martin D. Jackson
Signature #205
MARTIN D. JACKSON
Please print name

Leslie B. Denning
Signature #107
LESLIE B. DENNING
Please print name

Lawrence F. Palmisciano
Signature #120
LAWRENCE F. PALMISCIANO
Please print name

William B. Davis
Signature #218
William B. Davis
Please print name

Wanda G. Vieira
Signature #637
WANDA G. VIEIRA
Please print name

John Robert Markls
Signature #617
John Robert Markls
Please print name

James E. Jones
Signature #349
JAMES E. JONES
Please print name

Hattie L. Kauffman
Signature #246
Hattie L. Kauffman
Please print name

Lyle W. Finn
Signature #408
LYLE W. FINN
Please print name

Donald L. Jennings
Signature #352
Donald L. Jennings
Please print name

Being more than 51 percent of all Voting Unit Owners,

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[Signature]
Signature

Ana B. Fernandez
Please print name

[Signature]
Signature

ROGER HAGGSTROM
Please print name

[Signature]
Signature

ROSE WEES
Please print name

[Signature]
Signature

C. Todd Smith
Please print name

[Signature]
Signature

MICHELE A. SAUNDERS
Please print name

[Signature]
Signature

Patricia A. Nichols
Please print name

[Signature]
Signature

Vance L. Carter
Please print name

[Signature]
Signature

Robert B. Schneider
Please print name

[Signature]
Signature

JOHN DAVID CLARKE
Please print name

[Signature]
Signature

Cecil Hasty
Please print name

[Signature]
Signature

ILHAN ABDI
Please print name

[Signature]
Signature

Jonathan Fearon
Please print name

[Signature]
Signature

Gary Soter
Please print name

[Signature]
Signature

ELDON R. MULLER
Please print name

[Signature]
Signature

ROBERT H.A. AMMERMAN
Please print name

[Signature]
Signature

SATISH KURMAN
Please print name

[Signature]
Signature

LARRIE ANN COMB
Please print name

[Signature]
Signature

Diane Sidwell
Please print name

[Signature]
Signature

LARRIE ANN COMB
Please print name

[Signature]
Signature

Diane Sidwell
Please print name

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Brian Rudnick #456
Signature

Brian D Rudnick
Please print name

Jack Italia #134
Signature

Jack ITALIA
Please print name

John L. Piccinini #101
Signature

John L. Piccinini
Please print name

Patricia Orr #441
Signature

Patricia ORR
Please print name

D L Schultz #418
Signature

D L SCHULTZ
Please print name

Dennis Grammatico #437
Signature

DENNIS GRAMMATICO
Please print name

Robert Manheimer #453
Signature

ROBERT MANHEIMER
Please print name

Chris Hadley #235
Signature

CHRIS HADLEY
Please print name

Christopher W. Shenefelt #104
Signature

Christopher W. Shenefelt
Please print name

Matthew E Canten #115
Signature

MATTHEW E CANTEN
Please print name

Charles P. Ditken #440
Signature

Charles P. Ditken
Please print name

Ross D. DeKraay #457
Signature

ROSS D. DEKRAAY
Please print name

Nylia J. Pontier #435
Signature

NYLIA J. PONTIER
Please print name

Clive McCann #438
Signature

CLIVE MCCANN
Please print name

G. I. Clarke #431
Signature

G. I. CLARKE
Please print name

Chun Sun Lau #102
Signature

CHUN SUN LAU
Please print name

Nancy Eickhoff Crites #429
Signature

Nancy Eickhoff Crites
Please print name

Richard D DeBluer #463
Signature

RICHARD D DEBLUER
Please print name

Joseph G. Bruno #420
Signature


JOSEPH G. BRUNO
Please print name

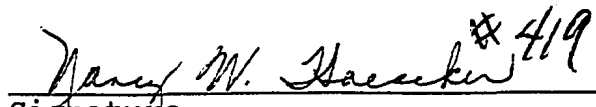
Carolyn Harris #430
Signature

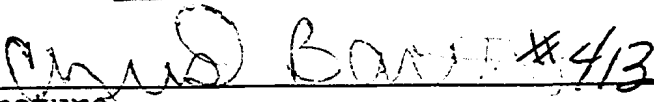
Carolyn Harris
Please print name

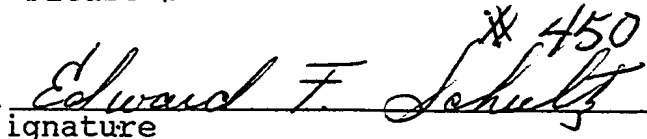
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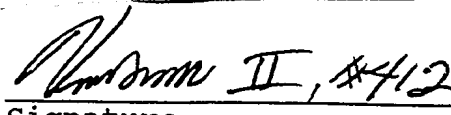
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Signature
Michael Turner
Please print name

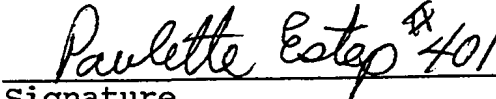
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NANCY W. HAESEKER
Please print name

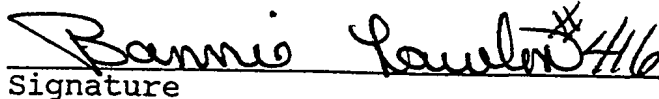
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CHRIS BARTH
Please print name

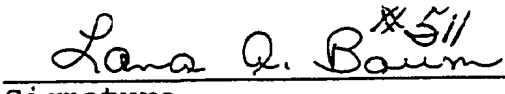
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Signature
Edward F. Schultz
Please print name

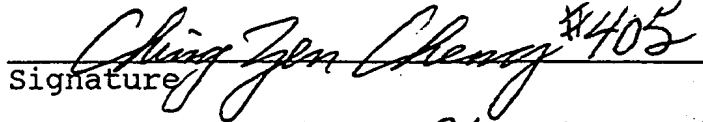
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Signature
ROBERT A. WARREN
Please print name


 #412
Signature
Vincent A. Grossi II
Please print name

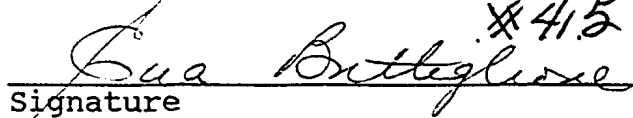
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Signature
Paulette Estep
Please print name

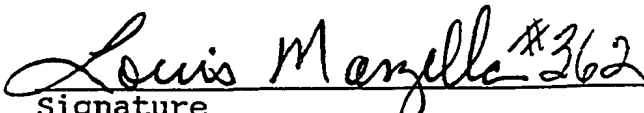
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Signature
Bonnie Lawton
Please print name

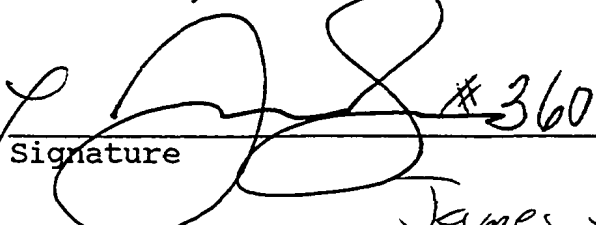
 #511
Signature
LANA A. BAUM
Please print name


 #405
Signature
CHING-YEN CHENG
Please print name

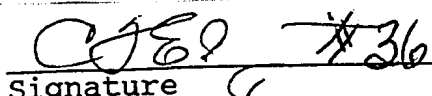
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Signature
RALPH B. PROCTOR
Please print name

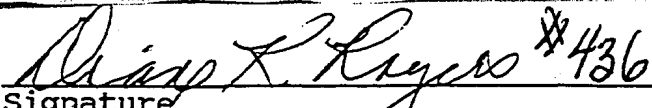
 #415
Signature
Eva Butiglione
Please print name


 #362
Signature
Louis Manzella
Please print name


 #360
Signature
James Sente
Please print name

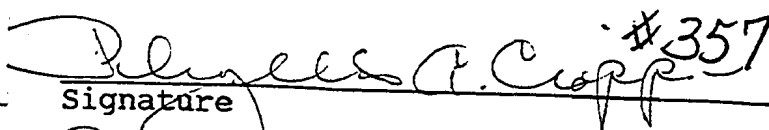
 #359
Signature
Virginia S. Mann
Please print name

 #361
Signature
C.T. ELGIN

 #436
Signature
Diane K. Rogers
Please print name

 #356
Signature
Eileen Gusknecht
Please print name

 #705
Signature
CAROL N. CHAMBERLAIN
Please print name

 #357
Signature
PHYLLIS A. CIOPPA
Please print name

Being more than 51 percent of all Voting Unit Owners,

The undersigned designated Voting Unit Owners of Middlebrook Pines Condominium, Orlando, Florida, approve of the attached amendments to Article I, Paragraph 2 and Article IV, Paragraphs 6, 13, 14, & 15 of the Declaration of Covenants and Restrictions for Middlebrook Pines Condominium as proposed to the Membership in a letter from the President of the Associations dated March 9, 1989 and voted upon by the Membership and Board of Directors at a Joint Special Meeting held for that purpose on May 9, 1989.

Angelo Scordato #619
Signature

ANGELO SCORDATO
Please print name

[Signature] #510
Signature

DANIEL E. SWEET
Please print name

Lisa Manning #624
Signature

LISA MANNING
Please print name

Robert J. O'Keefe #613
Signature

Robert J. O'Keefe
Please print name

Francis M. Ferguson #625
Signature

FRANCIS M. FERGUSON
Please print name

Kevin Froemming
Signature

KEVIN FROEMMING
Please print name

Latsy Maher #622
Signature

LATSY R. MAHER
Please print name

Alan S. Bradley #616
Signature

Alan S. Bradley
Please print name

Scott Bailey #538
Signature

SCOTT BAILEY
Please print name

P.M. Brewhaker #531
Signature

P.M. BREWBAKER
Please print name

Mark Van Alphen #529
Signature

MARK VAN ALPHEN
Please print name

Joseph T. Pizzi #610
Signature

Joseph T. Pizzi
Please print name

Jean Vega #605
Signature

JEAN VEGA
Please print name

John C. Pegg #607
Signature

John C. Pegg
Please print name

John Z. Melvzio #608
Signature

JOHN Z. MELVZIO
Please print name

Andrew J. Bozzone #522
Signature

ANDREW J. BOZZONE
Please print name

Judith M. Snyder #612
Signature

JUDITH M. SNYDER
Please print name

Christine Stope #518
Signature

Christine Stope
Please print name

Terresa Hulbert #524
Signature

TERRESA HULBERT
Please print name

Judy Lynn Stewart #525
Signature

JUDY LYNN STEWART
Please print name

Being more than 51 percent of all Voting Unit Owners,

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Janice Canale #345
Signature
ROSA M. VASICIS
Please print name

Patricia A. Mantin #234
Signature
PATRICIA A. MANTIN
Please print name

Mike V. Heckman #215
Signature
MIKE V. HECKMAN
Please print name

Rebecca Dickson Harris #209
Signature
Rebecca Dickson Harris
Please print name

Frances Lugo #230
Signature
FRANCES LUGO
Please print name

Leticia Levett #121
Signature
LETICIA LEVETT
Please print name

Herbert House #252
Signature
HERBERT HOUSE
Please print name

Philip J. Pettinato #343
Signature
PHILIP J. PETTINATO
Please print name

Mary Nunn #219
Signature
MARY NUNN
Please print name

Cynthia L. Mannella #118
Signature
CYNTHIA L. MANNELLA
Please print name

Murray E. Brown #341
Signature
MURRAY E. BROWN
Please print name

Supesh S. Shah #347
Signature
SUPESH S. SHAH
Please print name

Glenn Ritterpusch #334
Signature
GLENN RITTERPUSCH
Please print name

LeLand F. Hock #336
Signature
LELAND F. HOCK
Please print name

Douglas M. Stowers #207
Signature
DOUGLAS M. STOWERS
Please print name

To Ann Cory - Weeks #117
Signature
TO ANN CORY - WEEKS
Please print name

Kevin Klein #112
Signature
KEVIN KLEIN
Please print name

Raymond P. Bergerian #217
Signature
RAYMOND P. BERGERIAN
Please print name

Robert M. Williams #114
Signature
ROBERT M. WILLIAMS
Please print name

Dorothy O. McCannless #116
Signature
DOROTHY O. MCCANNLESS
Please print name

Being more than 51 percent of all Voting Unit Owners,

The undersigned designated Voting Unit Owners of Middlebrook Pines Condominium, Orlando, Florida, approve of the attached amendments to Article I, Paragraph 2 and Article IV, Paragraphs 6,13,14, &15 of the Declaration of Covenants and Restrictions for Middlebrook Pines Condominium as proposed to the Membership in a letter from the President of the Associations dated March 9, 1989 and voted upon by the Membership and Board of Directors at a Joint Special Meeting held for that purpose on May 9, 1989.

Eleanor H. Stedman #331
Signature

ELEANOR H. STEDMAN

Please print name

George Mills #251
Signature

GEORGE MILLS

Please print name

Philip J. Pettinato #355
Signature

PHILIP J. PETTINATO

Francis J. Corisano #315
Signature

FRANCIS J. CORISANO

Please print name

Richard A. Bryant #224
Signature

RICHARD BRYANT

Please print name

Ann N. Patterson #307
Signature

Ann N. Patterson

Please print name

John Falletta #226
Signature

John FALLETTA

Please print name

Scott Tarr #239
Signature

SCOTT TARR

Please print name

Satish Kumar #222
Signature

SATISH KUMAR

Please print name

Bradley K. Garsich #231
Signature

Bradley K. Garsich

Please print name

Ann C. Buser #326
Signature

ANN C. BUSER

Please print name

Ruth A. Hooker #220
Signature

Ruth A. Hooker

Please print name

Linda Gallant #351
Signature

LINDA GALLANT

Please print name

Jacqueline Cochran #342
Signature

Jacqueline Cochran

Please print name

Abdullatif Kasa #236
Signature

Abdullatif Kasa

Please print name

Idalia M. Bello #350
Signature

Idalia M. Bello

Please print name

Priscilla E. Murray #348
Signature

PRISCILLA E. MURRAY

P.

Frank C. Bell #229
Signature

FRANK C. BELL III

Please print name

Debra L. Sifer #321
Signature

DEBORA L-SIFLER

Please print name

Debra A. Dorfman #346
Signature

Debra A. Dorfman

Please print name

Being more than 51 percent of all Voting Unit Owners,

The undersigned designated Voting Unit Owners of Middlebrook Pines Condominium, Orlando, Florida, approve of the attached amendments to Article I, Paragraph 2 and Article IV, Paragraphs 6, 13, 14, & 15 of the Declaration of Covenants and Restrictions for Middlebrook Pines Condominium as proposed to the Membership in a letter from the President of the Associations dated March 9, 1989 and voted upon by the Membership and Board of Directors at a Joint Special Meeting held for that purpose on May 9, 1989.

Michael Albozzino #313
Signature
Michael Albozzino
Please print name

Deanna M. Buchanan #301
Signature
Deanna M. Buchanan
Please print name

Daphne J. Neilson #318
Signature
Daphne J. Neilson
Please print name

Bruce A. Walker #312
Signature
Bruce A. Walker
Please print name

Otis Fleeton Jr #119
Signature
Otis Fleeton Jr
Please print name

Ann L. Archer Pully #124
Signature
ANN L. ARCHERD PULDY
Please print name

Duane H. Albrecht #249
Signature
DUANE H. ALBRECHT
Please print name

Marguerite A. Demming #250
Signature
MARGUERITE A. DEMMING
Please print name

Teresa M. Moore #247
Signature
Teresa M. Moore
Please print name

Terry E. Lewis #303
Signature
Terry E. Lewis
Please print name

Deborah Dyess-Bittler #305
Signature
Deborah Dyess-Bittler
Please print name

Jerry L. Thomas #243
Signature
Jerry L. Thomas
Please print name

John B. Meluzio #302
Signature
JOHN B. MELUZIO
Please print name

John M. Kawawa #244
Signature
John Kawawa
Please print name

Arun Kumar Nayar #309
Signature
ARUN KUMAR NAYAR
Please print name

Shirley Harrington Moss #354
Signature
SHIRLEY HARRINGTON MOSS
Please print name

Valsamma Abraham #241
Signature
VALSAMMA ABRAHAM
Please print name

Jon L. Malone #237
Signature
Jon L. Malone
Please print name

John T. Kidder III #339
Signature
JOHN T. KIDDER III
Please print name

Stan Hodgepath #329
Signature
Stan Hodgepath
Please print name

Being more than 51 percent of all Voting Unit Owners, :

The undersigned designated Voting Unit Owners of Middlebrook Pines Condominium, Orlando, Florida, approve of the attached amendments to Article I, Paragraph 2 and Article IV, Paragraphs 6, 13, 14, & 15 of the Declaration of Covenants and Restrictions for Middlebrook Pines Condominium as proposed to the Membership in a letter from the President of the Associations dated March 9, 1989 and voted upon by the Membership and Board of Directors at a Joint Special Meeting held for that purpose on May 9, 1989.

Martha I. Doss #466
Signature

MARTHA I. DOSS
Please print name

Lois C. Gilbert #319
Signature

Lois C. GILBERT
Please print name

Glenn T. Overton #632
Signature

GLENN T. OVERTON
Please print name

Doris E. Ellis #478
Signature

Doris E. ELLIS
Please print name

Janie Roach #701
Signature

JANIE ROACH
Please print name

Loretta J. Perry #402
Signature

Loretta J. Perry
Please print name

Richard S. Debler #434
Signature

RICHARD S. DEBLER.
Please print name

To be included as Exhibit "J" to the Declaration of Condominium

ARTICLES OF MERGER

OF

MIDDLEBROOK PINES PROPERTY OWNERS ASSOCIATION, INC.

AND

MIDDLEBROOK PINES CONDOMINIUM ASSOCIATION, INC.

By these Articles of Merger, Middlebrook Pines Property Owner's Association, Inc., a Florida corporation not for profit, merges all of its rights and obligations into Middlebrook Pines Condominium Association, Inc., a Florida corporation not for profit ("the surviving corporation").

ARTICLE I

PLAN OF MERGER

- a. Names. The names of the merging corporations are Middlebrook Pines Property Owner's Association, Inc. and Middlebrook Pines Condominium Association, Inc. The surviving corporation is Middlebrook Pines Condominium Association, Inc.
- b. Terms. The surviving corporation hereby assumes all rights, duties, debts, assets and liabilities of Middlebrook Pines Property Owner's Association, Inc. As all members of the Middlebrook Pines Property Owner's Association, Inc. are also members of the surviving corporation, each member's share of the assets and liabilities and each member's voting rights and all other rights and duties with respect to the surviving corporation shall remain unchanged.
- c. Purpose. The purpose of this merger is to facilitate the orderly, convenient and economical operation of Middlebrook Pines Condominium by merging all rights, responsibilities, assets and liabilities with respect to the Condominium into one corporation.
- d. Changes to Articles of Incorporation. The changes to the Articles of Incorporation of the surviving corporation effected by this merger are attached hereto as Exhibit "A".

ARTICLES II

ADOPTION OF PLAN

The members of Middlebrook Pines Property Owner's Association, Inc. and Middlebrook Pines Condominium Association, Inc. met to consider the Plan of Merger provided herein on May 9, 1989. A quorum was present at such meeting and the Plan of Merger was adopted by receiving more than two-thirds of the votes which members present at such meeting or represented by proxy were entitled to cast.

THESE ARTICLES OF MERGER were executed by Middlebrook Pines Property Owner's Association, Inc. and Middlebrook Pines Condominium Association, Inc. on the 18th day of May, 1989.

OR4140PG2221

Middlebrook Pines Property
Owner's Association, Inc.

Attest: Lester B. Denning
Secretary

By: James E Jones
President

By: Lester B. Denning
Secretary

Middlebrook Pines Condominium
Association, Inc.

Attest: Lester B. Denning
Secretary

By: James E Jones
President

By: Lester B. Denning
Secretary

State of Florida
County of Orange

BEFORE ME, the undersigned officer duly authorized to take
acknowledgments, personally appeared James E Jones
and Lester B. Denning as President and Secretary of
Middlebrook Pines Property Owner's Association, Inc. and they
acknowledged that they executed the foregoing Articles of Merger.

WITNESS, my hand and seal, this 14th day of July,
1989.

[Signature]
Notary Public
State of Florida

My Commission Expires:

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

State of Florida
County of Orange

BEFORE ME, the undersigned officer duly authorized to take
acknowledgments, personally appeared James E Jones
and Lester B. Denning as President and Secretary of
Middlebrook Pines Condominium Association, Inc. and they
acknowledged that they executed the foregoing Articles of Merger.

WITNESS, my hand and seal, this 14th day of July,
1989.

[Signature]
Notary Public
State of Florida

My Commission Expires:

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

ARTICLES OF AMENDMENT FOR
MIDDLEBROOK PINES CONDOMINIUM ASSOCIATION, INC.

These Articles amend Exhibit "B" to the Declaration of Condo. for Middlebrook Pines Condominium recorded in O.R. Book 3430, Page 899, Public Records of Orange County, Florida.

These Articles of Amendment are prepared and executed for and on behalf of Middlebrook Pines Condominium Association, Inc., ("the Corporation").

On May 9, 1989, the Board of Directors and the members of the Corporation duly approved and adopted the Amendments attached hereto as Exhibit "A".

These Articles of Amendment were executed on the 13th day of May, 1989.

Attest: Leslie B. Denning
Secretary

MIDDLEBROOK PINES CONDOMINIUM
ASSOCIATION, INC.

Rec Fee \$	<u>13.00</u>	MARTHA O. HAYNIE,
Add Fee \$	<u>2.00</u>	Orange County
Doc Tax \$	<u>---</u>	Comptroller
Int Tax \$	<u>---</u>	By <u>MAH</u>
Total \$	<u>15.00</u>	Deputy Clerk

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 13th 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, 1993

OR4140PG2223

3259532 ORANGE CO. FL.
03:09:00pm 05/23/89

OR4082PG4692

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

A. Condominium Association Articles of Incorporation.

Article II.

The purpose for which the Association is organized is to provide an entity pursuant to Chapter 718, Florida Statutes, hereinafter referred to as the "Condominium Act", to operate that certain Condominium, bearing the same name as the Association, (hereinafter referred to as the "Condominium") as Middlebrook Pines Condominium, Orlando, Florida. ~~and to be a member of the MIDDLEBROOK PINES PROPERTY OWNERS' ASSOCIATION, INC. Upon recordation of these Articles of Incorporation this corporation shall automatically become a member of the Property Owners' Association.~~

Article VI.

The principal office of the Association shall be located on the Condominium Property, at 5255 Cypress Court Orlando, Orange County, Florida, 32811, and the registered office of the Association shall be located at ~~5233 Pennock Point, Jupiter, Florida~~ such address, and the registered agent ~~at such address~~ shall be ~~Norman L. Burg, Jr.~~ designated by the Board of Directors.

Article VII.

...

At such time as the members are entitled to elect all directors as set forth in 718.301 Fla. Stat., and subject to the provisions of the Bylaws, the Board of Directors shall consist of three not less than three nor more than nine directors.

....

Article XI.

~~Nothwithstanding the foregoing provisions of this Article, no amendments to these Articles of Incorporation may be adopted to become effective without the prior written consent of Developer.~~ No amendment shall be made that is in conflict with the Condominium Act or the Declaration of Condominium or which causes the Association or its members to violate any of the same.

OR4140PG2224

OR4082PG4493

The Association shall have the following powers:

1. The Association shall have all of the powers and privileges granted to corporations not for profit except where the same are in conflict with the Declaration of Condominium and Exhibits attached hereto.

2. The Association shall have all of the powers reasonably necessary to implement and effectuate the purposes of the Association except as limited herein, as specified in the Declaration of Condominium and 718.111, Fla. Stat., including, but not limited to:

(a) To make and establish Rules and Regulations governing the use of the Condominium Property.

(b) To levy and collect assessments against members of the Association to defray the expenses of the Condominium as provided for in the Declaration of Condominium and Exhibits attached therefor.

(c) To maintain, improve, repair, reconstruct, replace, operate and manage the Condominium Property.

(d) To contract for the management of the Condominium and to delegate in such contract all or any part of the powers and duties of the Association.

(e) To enforce the provisions of said Declaration of Condominium and Exhibit attached thereto and the Rules and Regulations governing the use of said Condominium.

(f) To grant permits, licenses and easements over the common areas for utilities, roads and other purposes reasonably necessary or useful for the proper maintenance or operation of the Condominium Property.

(g) To exercise, undertake and accomplish all of the rights, duties and obligations which may be granted to or imposed upon the Association.

(h) To acquire title to real and personal property, to mortgage, pledge, hypothecate and otherwise encumber the same and to otherwise hold and utilize property for the use and benefit of the members of the Association.

(i) To do and perform all other lawful acts.

The provisions of the Declaration of Condominium and Exhibits attached hereto which provide for the conduct of the affairs of the Association and create, divide, limit and regulate the powers of the Association, directors and members shall be deemed provisions hereof.

OR4 | 40 PG2225

OR4 082 PG4494

ARTICLES OF AMENDMENT FOR
MIDDLEBROOK PINES PROPERTY OWNERS ASSOCIATION, INC.

These Articles amend Exhibit "G" to The Declaration of Condominium for Middlebrook Pines Condominium recorded in O.R. Book 3430, Page 899, Public Records of Orange County, Florida.

These Articles of Amendment are prepared and executed for and on behalf of Middlebrook Pines Property Owners Association, Inc., ("the Corporation").

On May 9, 1989, the Board of Directors and the members of the Corporation duly approved and adopted the Amendments attached hereto as Exhibit "A".

These Articles of Amendment were executed on the 19th day of May, 1989.

MIDDLEBROOK PINES PROPERTY OWNERS ASSOCIATION, INC.

Attest: Leslie B. Denning
Secretary

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>MAH</u>
Total \$	<u>10.50</u>	Deputy Clerk

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 19th day of May, 1989.

Sam Johnson
Notary Public
State of Florida

My commission expires:

Notary Public, State of Florida at Large
My Commission Expires Sept. 19, 1992

3259533 ORANGE CO. FL.
03:09:20PM 05/23/89

OR4082 PG4495

OR4140 PG2226

Exhibit "A" to Articles of Merger

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

E. Articles of Incorporation of Property Owner's Association.

ARTICLE XI

~~In the event of dissolution or final liquidation of the Association, the assets both real and personal of the Association, shall be dedicated to an appropriate public agency or utility to be devoted to purposes as nearly as practicable the same as those to which they were required to be devoted by the Association. In the event that such dedication is refused acceptance, such assets shall be granted, conveyed and assigned to any non-profit corporation, association, trust or other organization, to be devoted to purposes as nearly as practicable to the same as those which they were required to be devoted by the Association. No such disposition of Association properties shall be effective to divest or diminish any right or title of any member vested in him under the recorded covenants and deeds applicable to Middlebrook Pines unless made in accordance with the provisions of such covenants and deeds.~~

In the event of dissolution or final liquidation of the Association, the assets, both real and personal of the Association, shall automatically pass and be transferred and conveyed to Middlebrook Pines Condominium Association, Inc.

The Association may be dissolved in any manner provided for under Chapters 607 and 617, Florida Statutes or any other manner provided by law.

OR4082 PG4496

OR4140 PG2227

RECORDED & RECORD VERIFIED

Martha D. Haynie
County Comptroller, Orange Co., Fla.

Exhibit "A" to Articles of Merger

This Quit-Claim Deed, Executed this 1st day of July, A. D. 1989, by Middlebrook Pines Property Owners Association, Inc. a corporation existing under the laws of Florida, and having its principal place of business at 5255 Cypress Court, Orlando, Florida first party, to Middlebrook Pines Condominium Association, Inc. whose postoffice address is 5255 Cypress Court, Orlando, Florida second party:

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth, That the said first party, for and in consideration of the sum of \$ 10.00 in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Orange State of Florida, to wit:

See Exhibit "A" attached hereto

OR 4140 PG 2228

To Have and to Hold the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

In Witness Whereof the said first party has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

(CORPORATE SEAL)

ATTEST: *Leanne B. Denning*
Secretary

MIDDLEBROOK PINES PROPERTY OWNERS ASSOCIATION, INC.

Signed, sealed and delivered in the presence of:

By: *James E. Jones*
JAMES E. JONES President

STATE OF
COUNTY OF

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments personally appeared James E. Jones

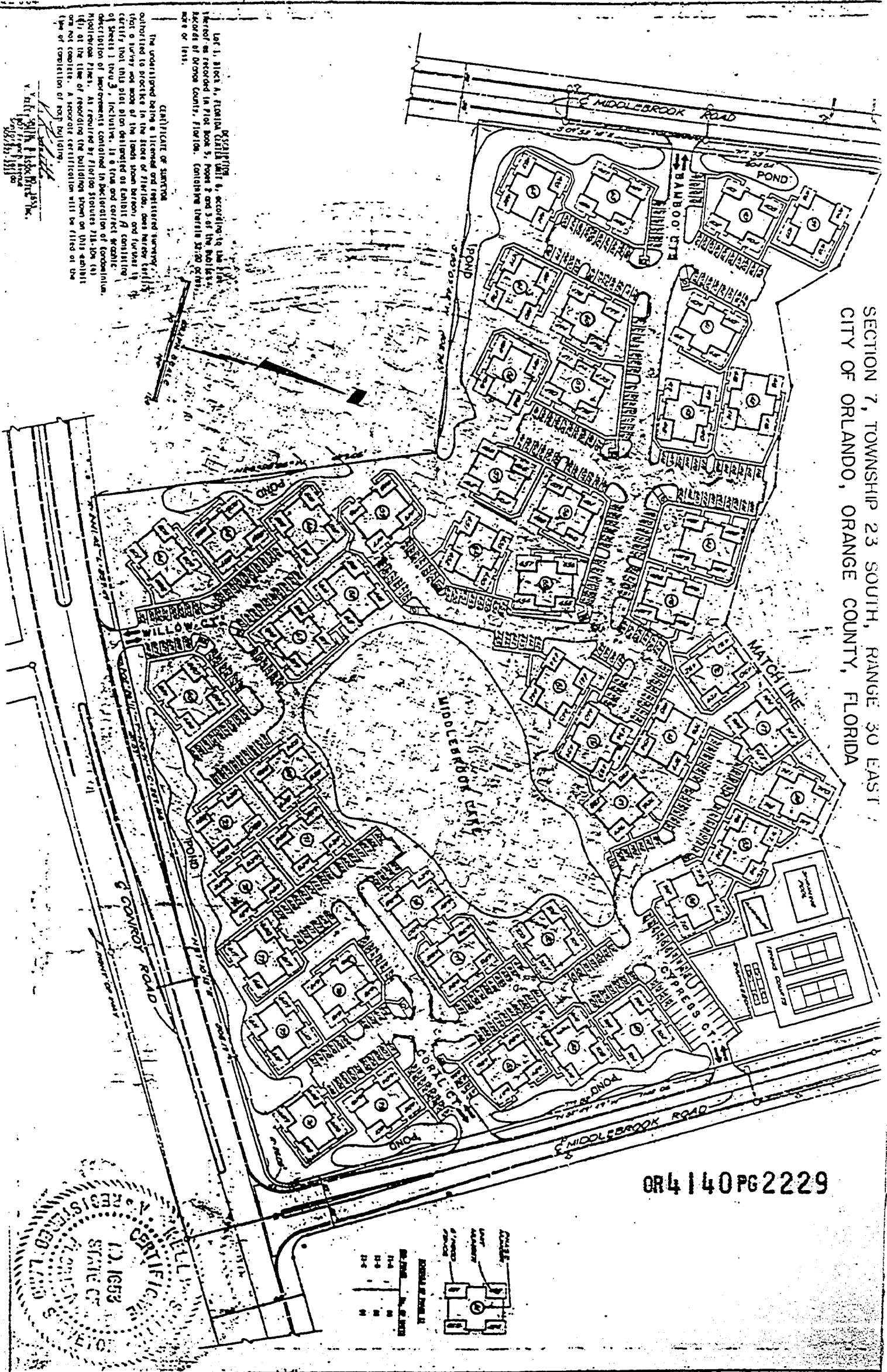
well known to me to be the President and Board Member respectively of the corporation named as first party in the foregoing deed, and that they severally acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in them by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 2nd day of September, 1989

Daniel J. Boyan
Notary Public, State of Florida at Large
My Commission Expires Nov. 2, 1993

This Instrument prepared by: James R. Palmer
Address 201 Park Place, Altamonte Springs, Florida 32701

SECTION 7, TOWNSHIP 23 SOUTH, RANGE 30 EAST
 CITY OF ORLANDO, ORANGE COUNTY, FLORIDA



OR4140PG2229

DESCRIPTION
 Lot 1, Block A, Florida City Unit 6, according to the plan thereof as recorded in Plot Book 5, Pages 2 and 3 of the Middlebrook Record of Orange County, Florida. Containing therein 2000 square feet or less.

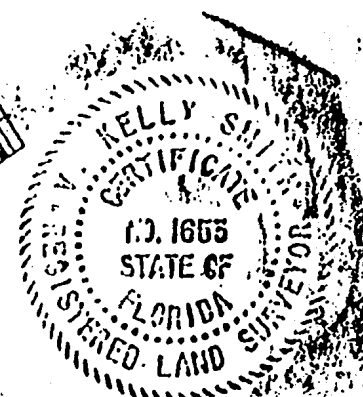
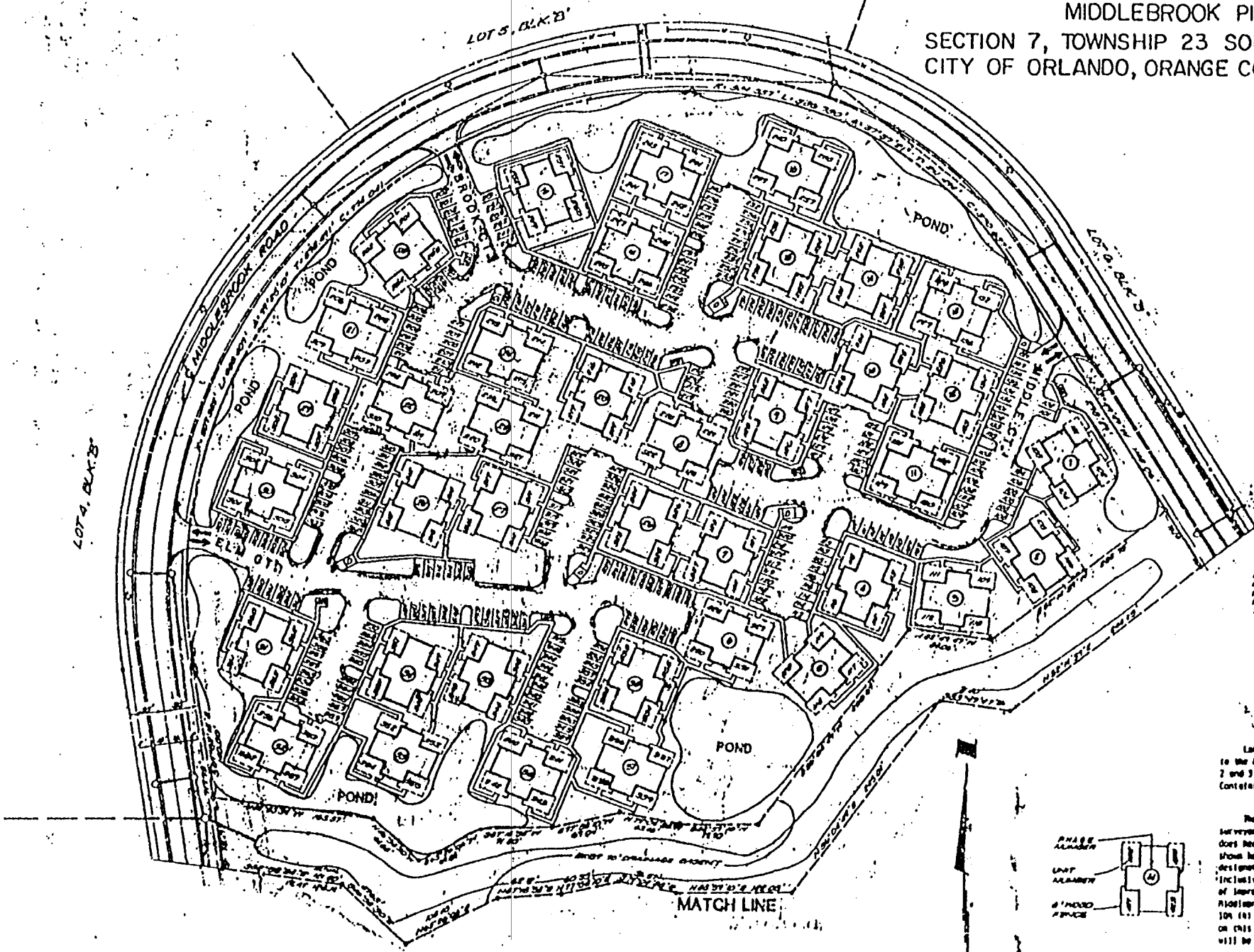
CAUTION: OF SURVEY
 The undersigned being a licensed and registered surveyor, authorized to practice in the State of Florida, does hereby certify that a survey was made of the lands shown hereon and that the same are correctly shown hereon and that the same are correctly described in this plan designated as Exhibit A, consisting of Sheets 1 thru 3, inclusive, is a true and correct graphic description of improvements contained in Declaration of Condominium, recorded in Public Records of Orange County, Florida, Book 11, Page 147, at the time of recording the building shown on this exhibit and that a record certification will be filed at the time of completion of work hereon.

W. H. Smith & Associates, Inc.
 1000 E. Orange Blvd.
 Orlando, Florida 32813

Exhibit "A" to Deed

ORIGINAL RECEIVED IN MICROFILM

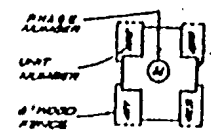
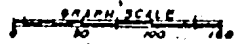
MIDDLEBROOK PINES, A CONDOMINIUM
SECTION 7, TOWNSHIP 23 SOUTH; RANGE 30 EAST
CITY OF ORLANDO, ORANGE COUNTY, FLORIDA



DESCRIPTION
Lot 1, Block A, PLAZA CENTER UNIT 6, according to the Plat thereof as recorded in Plat Book 5, Pages 7 and 8 of the Public Records of Orange County, Florida, Containing Therein 52.20 acres, more or less.

CERTIFICATE OF SURVEY
The undersigned being a licensed and registered surveyor, authorized to practice in the State of Florida, does hereby certify that a survey was made on the lands shown hereon and further to certify that this plat also designated as Exhibit A, consisting of sheets 1 thru 3, inclusive, is a true and correct graphic description of improvements contained in Declaration of Condominium, Middlebrook Pines, as required by Florida Statutes 719.04 (1) (c); at the time of recording the buildings shown on this exhibit are not complete. A separate certificate will be filed at the time of completion of each building.

K. Kelly
KELLY S. KELLY, INC.
1000 N. W. 17th Ave., Suite 100
Orlando, Florida 32801
305/271-1215



OR 4140 PG 2230

Exhibit "A" to Deed

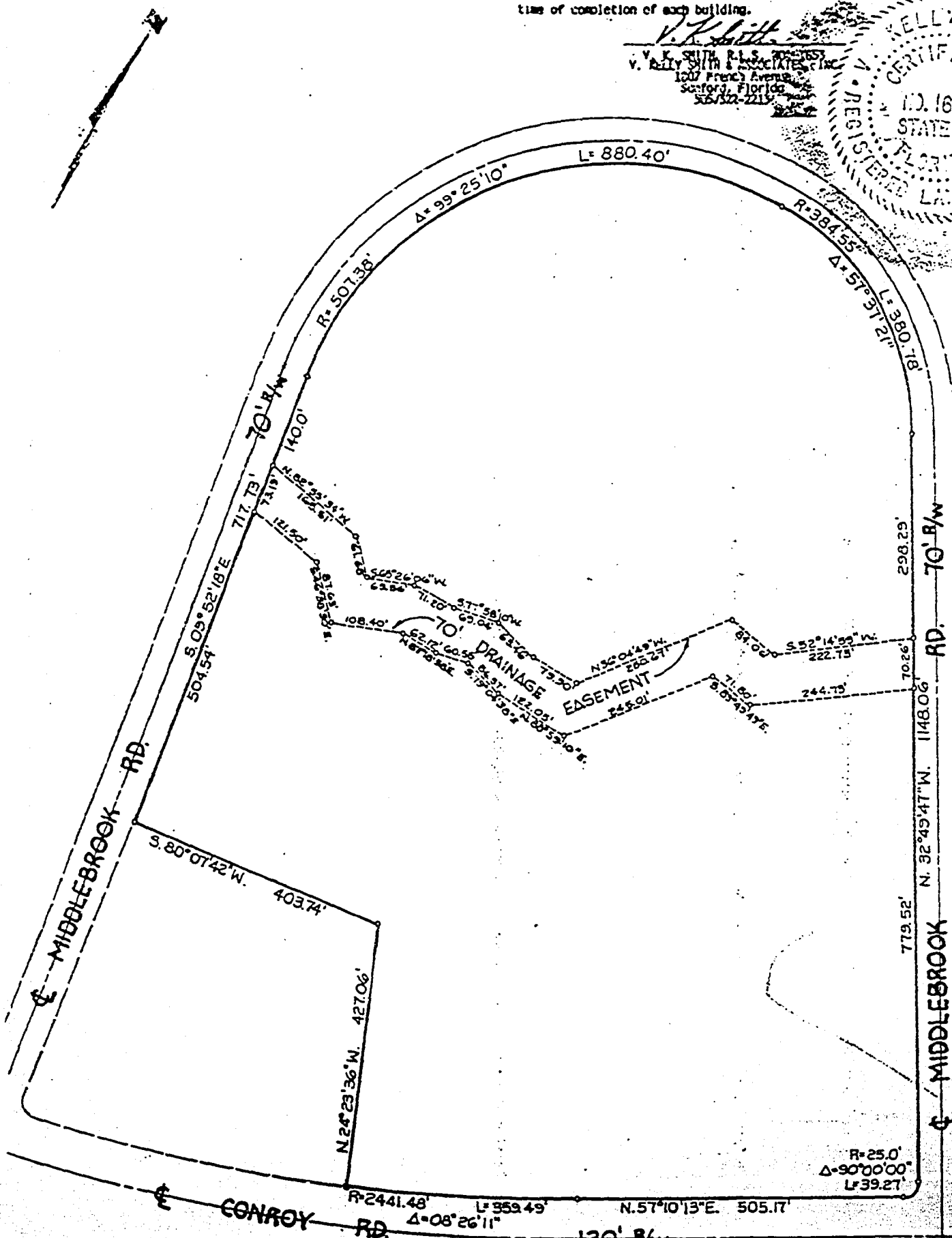
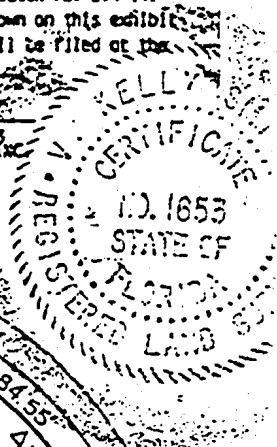
MIDDLEBROOK PINES, A CONDOMINIUM SECTION 7, TOWNSHIP 23 SOUTH, RANGE 30 EAST CITY OF ORLANDO, ORANGE COUNTY, FLORIDA

DESCRIPTION
Lot 2, Block A, FLORIDA CENTER UNIT 6, according to the Plat thereof as recorded in Plat Book 5, Pages 2 and 3 of the Public Records of Orange County, Florida. Containing therein 32.20 acres, more or less.

CERTIFICATE OF SURVEYOR

The undersigned being a licensed and registered surveyor, authorized to practice in the State of Florida, does hereby certify that a survey was made of the lands shown hereon, and further to certify that this plat plan designated as Exhibit A consisting of Sheets 1 thru 3, inclusive, is a true and correct graphic description of improvements contained in Declaration of Condominium, Middlebrook Pines. As required by Florida Statutes 718-104 (8) (E) at the time of recording the buildings shown on this exhibit are not complete. A separate certification will be filed at the time of completion of each building.

V. K. Smith
V. K. SMITH, P.L.S., 205-1653
V. KELLY SMITH & ASSOCIATES, INC.
1207 French Avenue
Seaford, Florida
36572-2219



ORIGINAL RECEIVED IN MICROFILM "AS IS"

RECORDED & RECORD VERIFIED
Martha O. Haynie
County Comptroller, Orange Co., FL

Exhibit "A" to Deed

OR 4 140 PG 223 1