



CFN:2003045697 02-17-2003 01:19 pm
 OR Book/Page: 4821 / 0767

Scott Ellis

Clerk Of Courts, Brevard County

#Pgs: 30	#Names: 2	Serv: 0.00
Trust: 15.50	Rec: 121.00	Excise: 0.00
Mig: 0.00		Int Tax: 0.00

*Del to
ULC*

This instrument prepared by
CURTIS R. MOSLEY, ESQ.
 Mosley & Wallis, P.A.
 Post Office Box 1210
 Melbourne, Florida 32902-1210

WE HEREBY CERTIFY THIS DOCUMENT
 TO BE A TRUE AND CORRECT COPY OF
 THE ORIGINAL
 MOSLEY & WALLIS, P.A.
 BY *[Signature]*

**FIRST AMENDMENT TO DECLARATION OF
 CONDOMINIUM OF BAYSIDE CONDOMINIUMS**

DAY DEVELOPMENT CORPORATION OF CAPE CANAVERAL, a Florida corporation, pursuant to the authority reserved in Article XIII of the Declaration of Condominium establishing BAYSIDE CONDOMINIUMS, as recorded in Official Records Book 4605, Pages 3849 through 3967, of the Public Records of Brevard County, Florida, and the Florida Condominium Act, hereby amends the Declaration as follows:

1. Delete Sheets 1 and 32-41, inclusive, of Exhibit "A" as recorded in Official Records Book 4605, Pages 3884 and 3915-3924, inclusive, Public Records of Brevard County, Florida in their entirety and substitute Sheets 1 and 32-41, inclusive of Exhibit "A" attached hereto therefor.
2. Delete Sheets 2, 3, 4, 10 and 11 of Exhibit "B" as recorded in Official Records Book 4605, Pages 3927, 3928, 3929, 3935 and 3936, Public Records of Brevard County, Florida in their entirety and substitute Sheets 2, 3, 4, 10 and 11 of Exhibit "B" attached hereto therefor.
3. Add Exhibit "A-1" attached hereto and made a part hereof to the Declaration of Condominium of Bayside Condominiums described above.
4. Delete Article X M. in its entirety and substitute the following therefor:

"M. Two (2) pets, not exceeding thirty-five (35) pounds each, shall be allowed to be kept in the owner's unit in Building 1 and in Buildings 14 and 15 if Phases III and IV are added to the condominium. There are no weight restrictions on pets in all other buildings in the condominium. All pets must be kept on a leash outside the owner's unit. Each pet owner shall be responsible for cleaning up after his pets in the common elements. Pets shall not create a nuisance."

5. All other terms, provisions and conditions of the Declaration shall remain in full force and effect and unchanged except as set forth herein.

IN WITNESS WHEREOF, the above-stated Developer has caused these presents to be signed and sealed on this 3rd day of October, 2002.

SIGNED, SEALED AND DELIVERED
 IN THE PRESENCE OF:

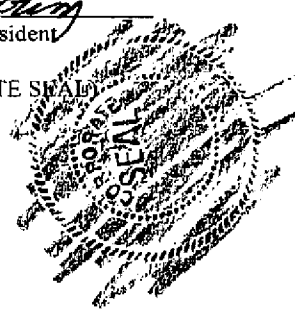
[Signature]
 Print Name: WYATT GOWINS
[Signature]
 Print Name: Robin McDowell

DEVELOPER:

DAY DEVELOPMENT OF CAPE
 CANAVERAL, a Florida corporation

By: *[Signature]*
 William Young President

(CORPORATE SEAL)



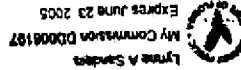
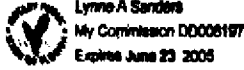


CFN:2003045697
OR Book/Page: 4821 / 0768

STATE OF FLORIDA)
COUNTY OF BREVARD)

The foregoing instrument was acknowledged before me this 15th day of October, 2002, by William Young, President of DAY DEVELOPMENT CORPORATION OF CAPE CANAVERAL, a Florida corporation, on behalf of the Corporation. He is personally known to me or produced _____ as identification.

NOTARY PUBLIC
My Commission Expires:



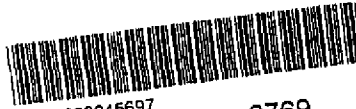
BAYSIDE CONDOMINIUMS

PHASE 1, BUILDING 2 ONLY

762, 764 & 766 Bayside Drive

SURVEYOR'S CERTIFICATE FOR BAYSIDE CONDOMINIUM

STATE OF FLORIDA
COUNTY OF BREVARD



CFN: 2003045697
OR Book/Page: 4821 / 0769

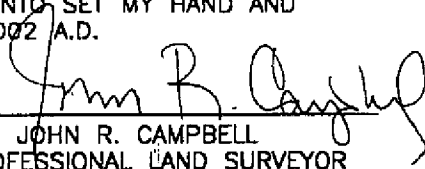
BEFORE ME, THE UNDERSIGNED AUTHORITY DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, PERSONALLY APPEARED JOHN R. CAMPBELL, BY ME WELL KNOWN, AND KNOWN TO ME TO BE THE PERSON HEREINAFTER DESCRIBED, WHO AFTER BEING BY ME FIRST DULY CAUTIONED AND SWORN, DEPOSES AND SAYS ON OATH AS FOLLOWS TO-WIT:

I HEREBY CERTIFY THAT THE IMPROVEMENTS SHOWN AND DESCRIBED ON THE ATTACHED EXHIBIT "A" ARE SUBSTANTIALLY COMPLETE SO THAT THE MATERIAL DESCRIBED AND SHOWN ON THE ATTACHED EXHIBIT "A" TOGETHER WITH THE PROVISIONS OF THE DECLARATION OF CONDOMINIUM ESTABLISHING BAYSIDE CONDOMINIUMS, IS AN ACCURATE REPRESENTATION OF THE LOCATION DIMENSIONS OF THE IMPROVEMENTS, AND THE IDENTIFICATION, LOCATIONS AND DIMENSIONS OF THE COMMON ELEMENTS, AND EACH UNIT CAN BE DETERMINED FROM THESE MATERIALS.

I FURTHER CERTIFY THAT ALL PLANNED IMPROVEMENTS INCLUDING, BUT NOT LIMITED TO UTILITY SERVICES AND ACCESS TO THE UNITS AND COMMON ELEMENTS SERVING BUILDING #2 IN WHICH THE UNITS TO BE CONVEYED ARE LOCATED HAVE BEEN SUBSTANTIALLY COMPLETED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL, THIS 25th DAY OF JUNE, 2002 A.D.

BY:


JOHN R. CAMPBELL
PROFESSIONAL LAND SURVEYOR
NO. 2351, STATE OF FLORIDA

SWORN TO AND SUBSCRIBED BEFORE ME
AS TO "JOHN R. CAMPBELL", THIS
25th DAY OF JUNE, 2002 A.D.


CONNIE JO DIALS

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES: FEBRUARY 8, 2004

Campbell
SURVEYING AND MAPPING
OF BREVARD, INC.

3525 N. COURTESY PARKWAY - SUITE 1
MAILING ADDRESS: P.O. BOX 542148
MERRITT ISLAND, FL 32954 PHONE (407) 453-5820



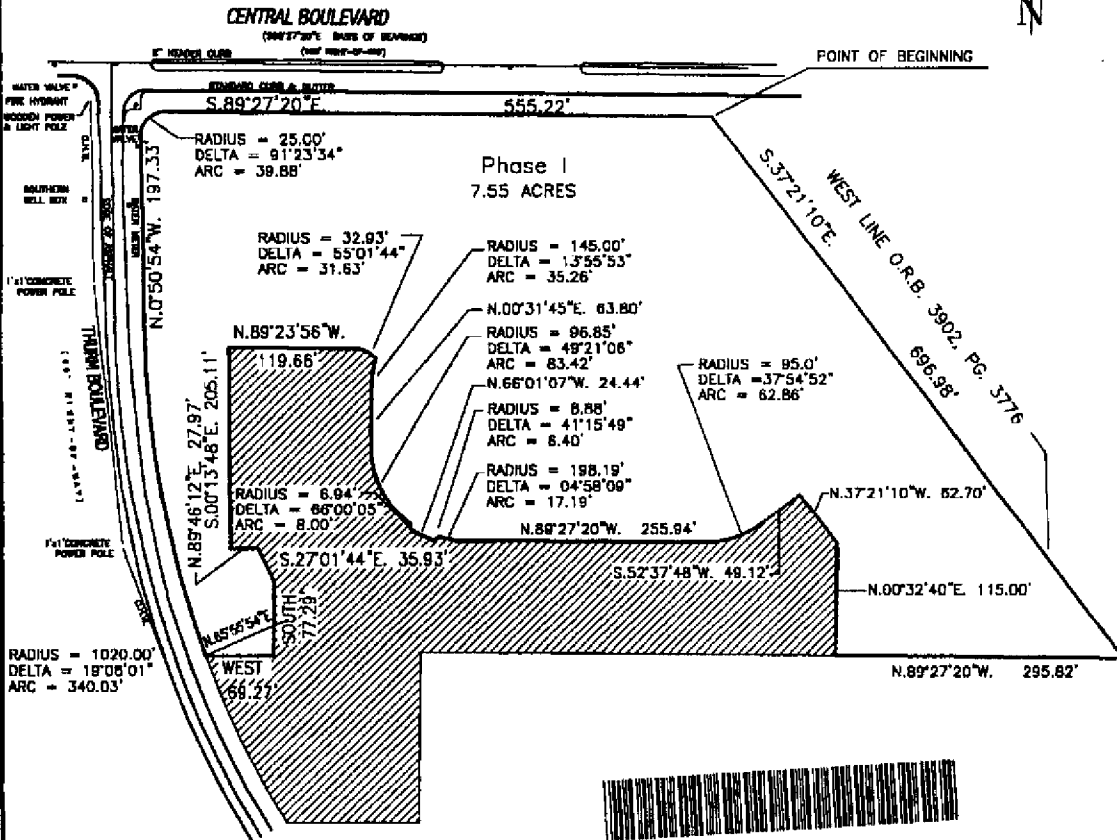
Connie Jo Dials
MY COMMISSION # CC908724 EXPIRES
February 8, 2004
BONDED THROUGH FARM INSURANCE, INC.

EXHIBIT "A"

SHEET 1

BAYSIDE CONDOMINIUMS

Sketch of Survey Phase I



CFN:2003045697
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SEE SHEET 3 FOR LEGAL DESCRIPTION FOR PHASE I.

Campbell SURVEYING AND MAPPING
OF BREWSTER, INC.

3325 N. COURTENAY PARKWAY - SUITE 1
MAILING ADDRESS: P.O. BOX 542148
MERRITT ISLAND, FL 32954 PHONE (407) 453-5820

EXHIBIT "A"

SHEET 2

BAYSIDE CONDOMINIUMS

LEGAL DESCRIPTION: (Phase I)

A portion of land lying in Section 15, Township 24 South, Range 37 East, Brevard County, Florida, being more particularly described as follows:

Begin at a point on the South right of way line of Central Boulevard, a 100.00 foot right of way, as described in Official Records Book 3057 at Page 445 of the Public Records of Brevard County, Florida, and the Westerly line of lands described in Official Records Book 3902 at Page 3776 of the Public Records of Brevard County, Florida; Thence run S.37°21'10"E., along the West line of said Official Records Book 3902 at Page 3776 a distance of 696.98 feet; Thence run N.89°27'20"W., a distance of 295.82 feet; Thence run N.00°32'40"E., a distance of 115.00 feet; Thence run N.37°21'10"W., a distance of 62.70 feet; Thence run S.52°37'48"W., a distance of 49.12 feet to the point of curvature of a non-tangent curve to the left having a radius of 20.85 feet, thence Northwesterly along the arc of said curve a distance of 33.82 feet, through a central angle of 92°54'58", whose chord bears S.88°50'45"W., to the point of tangency; Thence run S.52°37'48"W., a distance of 28.65 feet to the point of curvature of a circular curve to the right having a radius of 95.00 feet, thence Southwesterly along the arc of said curve a distance of 62.86 feet, through a central angle of 37°54'52" to the point of tangency; Thence run N.89°27'20"W., a distance of 255.94 feet to the point of curvature of a non-tangent curve to the right having a radius of 198.19 feet, thence Westerly along the arc of said curve a distance of 17.19 feet, through a central angle of 04°58'09", whose chord bears N.77°51'01"E., to a point of curvature of a non-tangent curve to the left, having a radius of 8.88 feet; thence run Westerly along said curve a distance of 6.40 feet through a central angle of 41°15'49", whose chord bears S.54°10'37"W.; Thence run N.66°01'07"W., a distance of 24.44 feet to the point of curvature of a non-tangent curve to the right, having a radius of 6.94 feet, thence Northwesterly along the arc of said curve a distance of 8.00 feet, through a central angle of 66°00'05", whose chord bears N.9°03'38"W., to the point of curvature of a non-tangent curve to the right, having a radius of 96.85 feet, thence run northwesterly along the arc of said curve a distance of 83.42 feet, through a central angle of 49°21'06" whose chord bears N.29°48'37"W., to the point of tangency; Thence run N.00°31'45"E., a distance of 63.80 feet to the point of curvature of a non-tangent curve to the right, having a radius of 145.00 feet, thence run northerly along the arc of said curve a distance of 35.26 feet, through a central angle of 13°55'53", whose chord bears N.7°30'37"E., to the point of curvature of a non-tangent curve to the left, having a radius of 32.93 feet; thence run Northwesterly along the arc of said curve a distance of 31.63 feet, through a central angle of 55°01'44" whose chord bears N.71°09'56"W., to the point of tangency; Thence run N.89°23'55"W., a distance of 119.66 feet; Thence run S.00°13'48"E., a distance of 205.11 feet; Thence run N.89°46'12"E., a distance of 27.97 feet; Thence run S.27°01'44"E., a distance of 35.93 feet; Thence run South a distance of 77.29 feet; Thence run West a distance of 69.27 feet to a point on the Easterly right of way line of Tower Boulevard, (A.K.A. Thurm Boulevard) a 60 foot right of way, as described in Official Records Book 3057 at Page 447, of the Public Records of Brevard County, Florida; said point being on a curve to the right have a radius of 1020.00 feet and whose radius point lies N.70°03'05"E., from said point; Thence run Northerly along said right of way line and along the arc of said curve a distance of 340.03 feet, through a central angle of 19°06'01", to the point of tangency; Thence run N.00°50'54"W., along said East right of way line a distance of 197.33 feet to a point of curvature of a circular curve to the right having a radius of 25.00 feet; Thence run Northeastly along the arc of said curve a distance of 39.88 feet, through a central angle of 91°23'34", to the point of tangency on the said Southerly right of way line of Central Boulevard; Thence run S.89°27'20"E., along said South right of way line a distance of 555.22 feet to the Point of Beginning. Said parcel contains 7.55 acres more or less.



CFN:2003045697
OR Book/Page: 4821 / 0771

Campbell
SURVEYING AND MAPPING
OF BREVARD, INC.

3525 N. COURTESY PARKWAY - SUITE 1
MAILING ADDRESS: P.O. BOX 542148
MERIBIT ISLAND, FL 32954 PHONE: (407) 453-5820

EXHIBIT "A"

SHEET 3

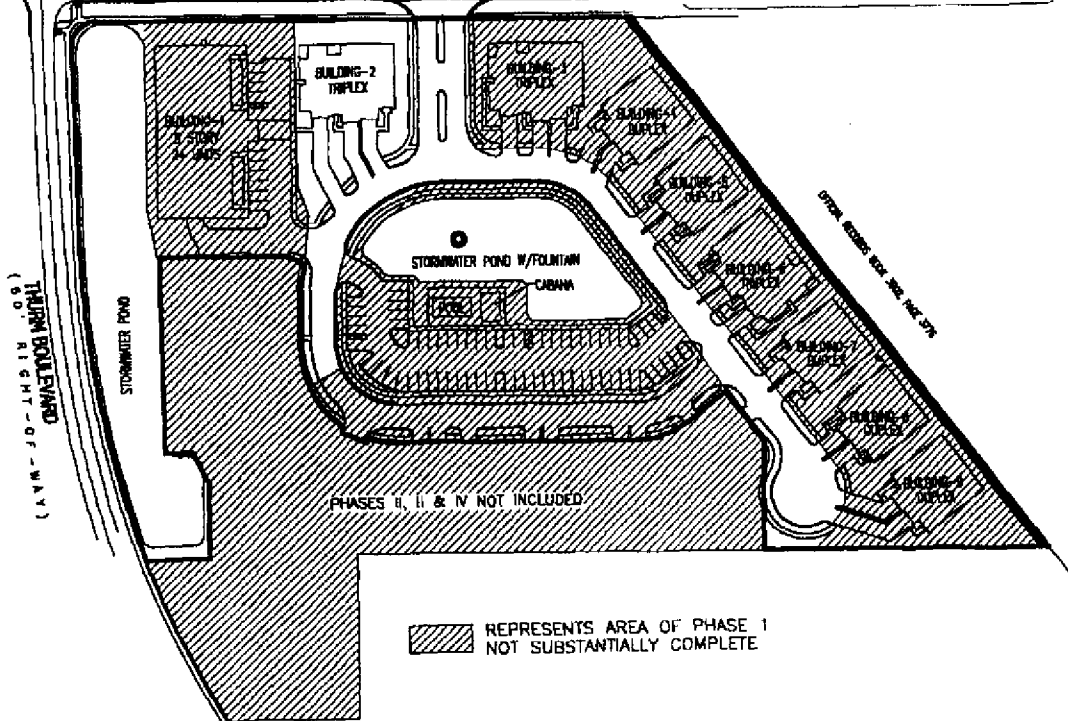
BAYSIDE CONDOMINIUMS

Graphic Plot Plan for Phase 1

CENTRAL BOULEVARD
(100' RIGHT-OF-WAY)
(S89°27'27" BEARING)



CFN: 2003045687
OR Book/Page: 4821 / 0772



REPRESENTS AREA OF PHASE 1
NOT SUBSTANTIALLY COMPLETE

SURVEYORS NOTES CONCERNING GRAPHIC PLOT PLAN

1. This is a Phase Development consisting of four phases.
2. All improvements are proposed.
3. This development consists of 15 buildings. There are 8 Duplex building, 4 Triplex buildings and 3 five story buildings. The balance of the improvements consist of parking areas, sidewalks, driveways, a pool and cabana and open spaces.
4. There exists a Non Exclusive easement over and across each phase for Ingress-Egress to the Units.
5. All areas and improvements exclusive of the Units are common elements of the Condominium. Some areas such as the balconies and garage spaces are common elements whose use is limited to the adjacent Unit or as set forth in the Declaration.
6. The Graphic Plot Plan shown was prepared by John R. Campbell, P.L.S. and is based on the proposed improvements as shown on the Engineering Site Plan.
7. The Elevations shown on the Floor Plans are based on N.G.V. Datum of 1929.

Campbell SURVEYING AND MAPPING
OF FLORIDA, INC.

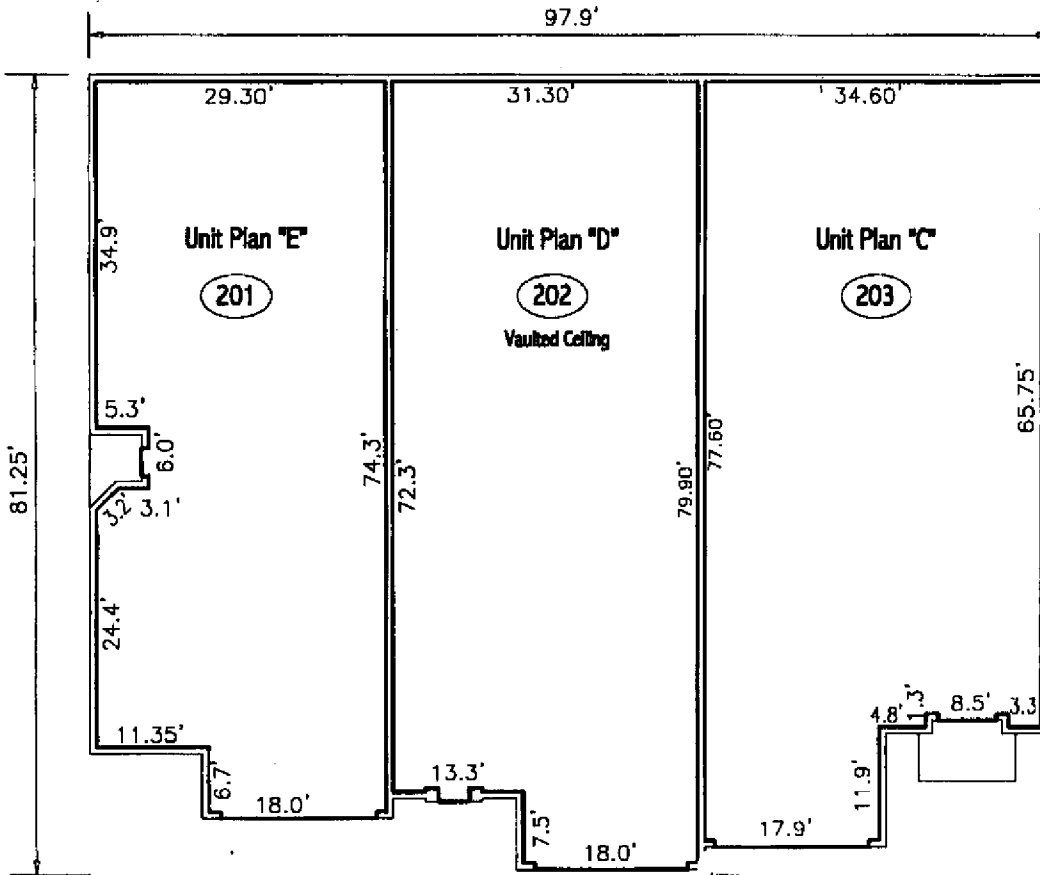
3825 N. COURTNEY PARKWAY - SUITE 1
MAILING ADDRESS: P.O. BOX 542148
MERRITT ISLAND, FL 32954 PHONE (407) 483-5820

EXHIBIT "A"

SHEET 4

BAYSIDE CONDOMINIUMS

Phase I - Building 2



SURVEYORS NOTES:

1. ——— Indicates the Horizontal Limits.
2. The Finish Floor Elevations is 9.01'.
The Finish Ceiling Elevation for Unit "C" & "E" is 18.91'.
The Finish Floor Elevation for Unit "D" is 20.45'.
The Finish Ceiling Elevation for Unit "D" is 28.95'.
3. The Elevations shown are based on N.G.V. Datum of 1929.
4. All areas exclusive of the Units are common elements. Some areas such as the porches are common elements whose use is limited to the adjacent Unit.
5. (201) Indicates Unit number designation.
6. "Unit Plan C" indicates Typical Floor Plan of that Unit.
Refer to Typical Floor Plans on Sheets 5 through 9.



CFN:2003045697

OR Book/Page: 4821 / 0773

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SURVEYING AND MAPPING
OF FLORIDA, INC.

3825 N. COURTNEY PARKWAY - SUITE 1
MAILING ADDRESS: P.O. BOX 542148
MORRIST ISLAND, FL 32954 PHONE (407) 453-5820

EXHIBIT "A"

SHEET 5

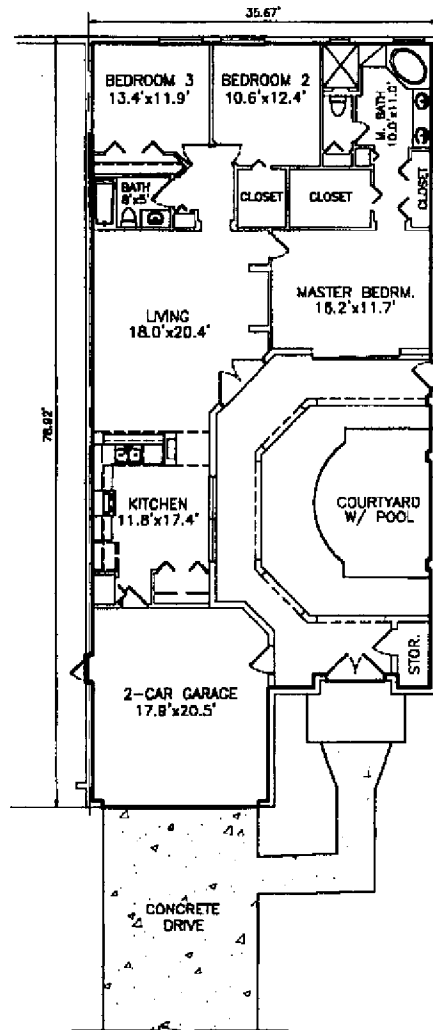
BAYSIDE CONDOMINIUMS

Phase 1, Building 2
Typical Floor Plan "C"



CFN:2003045697

OR Book/Page: 4821 / 0774



SURVEYORS NOTES:

1. This Plan is Typical of some of the Units within the development. Some Units may be a reverse or mirror image of the Plan shown. Refer to the Building Plans for its location.
2. Indicates the Horizontal Limits of the Unit.
3. The Front Porch is a Common Element whose use is limited to the adjacent Unit.

Campbell SURVEYING AND MAPPING
OF FLORIDA, INC.

3525 N. COURTENAY PARKWAY - SUITE 1
MAILING ADDRESS: P.O. BOX 842148
MERRITT ISLAND, FL 32954 PHONE (407) 453-5820

EXHIBIT "A"

SHEET 6

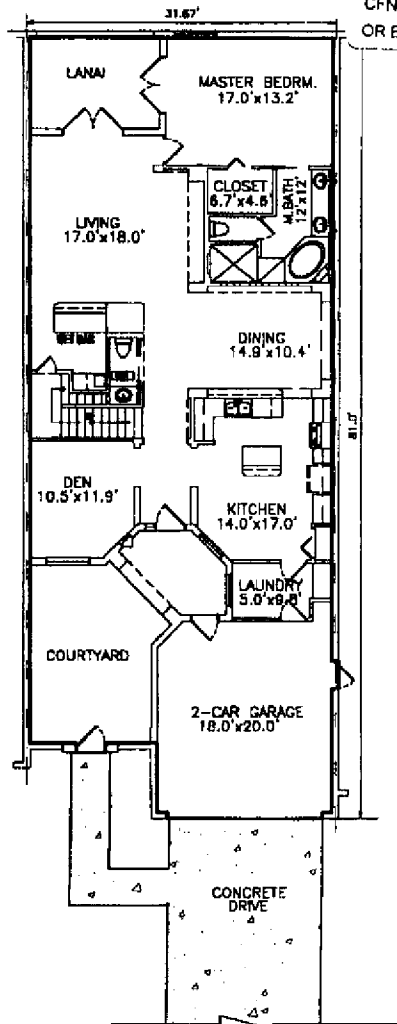
BAYSIDE CONDOMINIUMS

Phase 1, Building 2 1st Floor Plan "D"



CFN:2003045697

OR Book/Page: 4821 / 0775



SURVEYORS NOTES:

1. This Plan is Typical of some of the Units within the development. Some Units may be a reverse or mirror image of the Plan shown. Refer to the Building Plans for its location.
2. --- indicates the Horizontal Limits of the Unit.
3. The Front Porch is a Common Element whose use is limited to the adjacent Unit.
4. This is the Typical 1st Floor Plan of this Unit. See Sheet B for its 2nd Floor Plan.

Campbell
SURVEYING AND MAPPING
OF FLORIDA, INC.

3525 N. COURTESY PARKWAY - SUITE 1
MAILING ADDRESS: P.O. BOX 542148
MERRITT ISLAND, FL 32954 PHONE: (407) 453-5820

EXHIBIT "A"

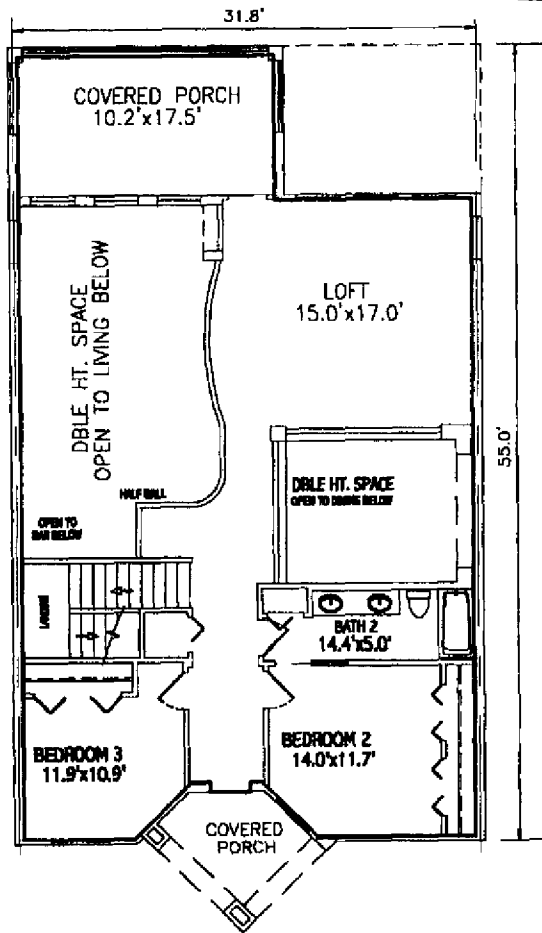
SHEET 7

BAYSIDE CONDOMINIUMS

Phase 1, Building 2
2nd Floor Plan "D"



CFN: 2003045697
OR Book/Page: 4821 / 0776



SURVEYORS NOTES:

1. This Plan is typical of some of the Units within the development. Some Units may be a reverse or mirror image of the Plan shown. Refer to the Building Plans for its location.
2. ——— indicates the Horizontal Limits of the Unit.
3. The Front Porch is a Common Element whose use is limited to the adjacent Unit.

Campbell
SURVEYING AND MAPPING
OF ENGLAND, INC.

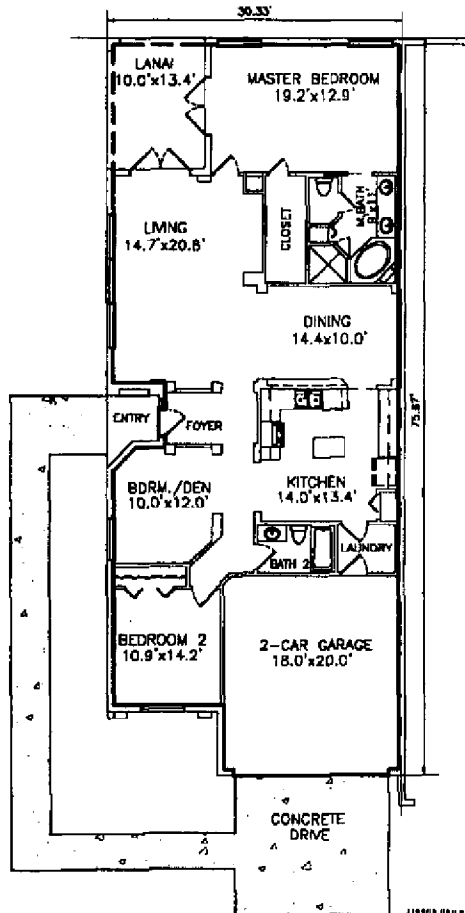
3625 N. COURTENAY PARKWAY - SUITE 1
MAILING ADDRESS: P.O. BOX 842148
MERIBIT ISLAND, FL. 32954 PHONE (407) 453-5820

EXHIBIT "A"

SHEET 8

BAYSIDE CONDOMINIUMS

Phase 1, Building 2
Typical Floor Plan "E"



CFN:2003045697

OR Book/Page: 4821 / 0777

SURVEYORS NOTES:

1. This Plan is Typical of some of the Units within the development. Some Units may be a reverse or mirror image of the Plan shown. Refer to the Building Plans for its location.
2. ——— indicates the Horizontal Limits of the Unit.
3. The Front Porch is a Common Element whose use is limited to the adjacent Unit.

Campbell SURVEYING AND MAPPING
OF BREWSTER, INC.

3626 N. COURTENAY PARKWAY - SUITE 1
MAILING ADDRESS: P.O. BOX 942148
MERRITT ISLAND, FL 32954 PHONE (407) 453-5820

EXHIBIT "A"

SHEET 9

BAYSIDE CONDOMINIUMS

PHASE 1, BUILDING 3 ONLY

770, 772 & 774 Bayside Drive

SURVEYOR'S CERTIFICATE
FOR
BAYSIDE CONDOMINIUM

STATE OF FLORIDA
COUNTY OF BREVARD



CFN:2003045697

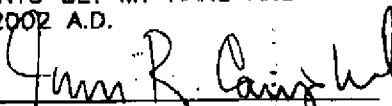
OR Book/Page: 4821 / 0778

BEFORE ME, THE UNDERSIGNED AUTHORITY DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, PERSONALLY APPEARED JOHN R. CAMPBELL, BY ME WELL KNOWN, AND KNOWN TO ME TO BE THE PERSON HEREINAFTER DESCRIBED, WHO AFTER BEING BY ME FIRST DULY CAUTIONED AND SWORN, DEPOSES AND SAYS ON OATH AS FOLLOWS TO-WIT:

I HEREBY CERTIFY THAT THE IMPROVEMENTS SHOWN AND DESCRIBED ON THE ATTACHED EXHIBIT "A" ARE SUBSTANTIALLY COMPLETE SO THAT THE MATERIAL DESCRIBED AND SHOWN ON THE ATTACHED EXHIBIT "A" TOGETHER WITH THE PROVISIONS OF THE DECLARATION OF CONDOMINIUM ESTABLISHING BAYSIDE CONDOMINIUMS, IS AN ACCURATE REPRESENTATION OF THE LOCATION DIMENSIONS OF THE IMPROVEMENTS, AND THE IDENTIFICATION, LOCATIONS AND DIMENSIONS OF THE COMMON ELEMENTS, AND EACH UNIT CAN BE DETERMINED FROM THESE MATERIALS.

I FURTHER CERTIFY THAT ALL PLANNED IMPROVEMENTS INCLUDING, BUT NOT LIMITED TO UTILITY SERVICES AND ACCESS TO THE UNITS AND COMMON ELEMENTS SERVING BUILDING #3 IN WHICH THE UNITS TO BE CONVEYED ARE LOCATED HAVE BEEN SUBSTANTIALLY COMPLETED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL, THIS 5th DAY OF AUGUST, 2002 A.D.

BY: 
JOHN R. CAMPBELL
PROFESSIONAL LAND SURVEYOR
NO. 2351, STATE OF FLORIDA

SWORN TO AND SUBSCRIBED BEFORE ME
AS TO "JOHN R. CAMPBELL", THIS
5th DAY OF AUGUST, 2002 A.D.



Connie Jo Dials
MY COMMISSION # CC06924 EXPIRES
February 8, 2004
EDDED THRU TROY A&M INSURANCE, INC.


CONNIE JO DIALS
NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES: FEBRUARY 8, 2004

Campbell
SURVEYING AND MAPPING
OF BREVARD, FL

3525 N. COURTEMAY PARKWAY - SUITE 1
MAILING ADDRESS: P.O. BOX 542148
VENNERTT ISLAND, FL 32954 PHONE (407) 483-5800

EXHIBIT "A"

SHEET 1



CFN:2003045697

OR Book/Page: 4821 / 0780

BAYSIDE CONDOMINIUMS

LEGAL DESCRIPTION: (Phase 1)

A portion of land lying in Section 15, Township 24 South, Range 37 East, Brevard County, Florida, being more particularly described as follows:

Begin at a point on the South right of way line of Central Boulevard, a 100.00 foot right of way, as described in Official Records Book 3057 at Page 445 of the Public Records of Brevard County, Florida, and the Westerly line of lands described in Official Records Book 3902 at Page 3776 of the Public Records of Brevard County, Florida; Thence run S.37°21'10"E., along the West line of said Official Records Book 3902 at Page 3776 a distance of 696.98 feet; Thence run N.89°27'20"W., a distance of 295.82 feet; Thence run N.00°32'40"E., a distance of 115.00 feet; Thence run N.37°21'10"W., a distance of 62.70 feet; Thence run S.52°37'48"W., a distance of 49.12 feet to the point of curvature of a non-tangent curve to the left having a radius of 20.85 feet, thence Northwesterly along the arc of said curve a distance of 33.82 feet, through a central angle of 92°54'58", whose chord bears S.86°50'45"W., to the point of tangency; Thence run S.52°37'48"W., a distance of 28.65 feet to the point of curvature of a circular curve to the right having a radius of 95.00 feet, thence Southwesterly along the arc of said curve a distance of 62.86 feet, through a central angle of 37°54'52" to the point of tangency; Thence run N.89°27'20"W., a distance of 255.94 feet to the point of curvature of a non-tangent curve to the right having a radius of 198.19 feet, thence Westerly along the arc of said curve a distance of 17.19 feet, through a central angle of 04°58'09", whose chord bears N.77°51'01"E., to a point of curvature of a non-tangent curve to the left, having a radius of 8.88 feet; thence run Westerly along said curve a distance of 6.40 feet through a central angle of 41°15'49", whose chord bears S.54°10'37"W.; Thence run N.88°01'07"W., a distance of 24.44 feet to the point of curvature of a non-tangent curve to the right, having a radius of 8.94 feet, thence Northwesterly along the arc of said curve a distance of 8.00 feet, through a central angle of 68°00'05", whose chord bears N.9°03'38"W., to the point of curvature of a non-tangent curve to the right, having a radius of 96.85 feet, thence run northwesterly along the arc of said curve a distance of 83.42 feet, through a central angle of 49°21'08" whose chord bears N.28°48'37"W., to the point of tangency; Thence run N.00°31'45"E., a distance of 63.80 feet to the point of curvature of a non-tangent curve to the right, having a radius of 145.00 feet, thence run northerly along the arc of said curve a distance of 35.26 feet, through a central angle of 13°55'53", whose chord bears N.7°30'37"E., to the point of curvature of a non-tangent curve to the left, having a radius of 32.93 feet; thence run Northwesterly along the arc of said curve a distance of 31.63 feet, through a central angle of 55°01'44" whose chord bears N.71°09'58"W., to the point of tangency; Thence run N.89°23'56"W., a distance of 119.66 feet; Thence run S.00°13'48"E., a distance of 205.11 feet; Thence run N.89°46'12"E., a distance of 27.97 feet; Thence run S.27°01'44"E., a distance of 35.93 feet; Thence run South a distance of 77.29 feet; Thence run West a distance of 69.27 feet to a point on the Easterly right of way line of Tower Boulevard, (A.K.A. Thurm Boulevard) a 60 foot right of way, as described in Official Records Book 3057 at Page 447, of the Public Records of Brevard County, Florida; said point being on a curve to the right have a radius of 1020.00 feet and whose radius point lies N.70°03'05"E., from said point; Thence run Northerly along said right of way line and along the arc of said curve a distance of 340.03 feet, through a central angle of 19°06'01", to the point of tangency; Thence run N.00°50'54"W., along said East right of way line a distance of 197.33 feet to a point of curvature of a circular curve to the right having a radius of 25.00 feet; Thence run Northeastly along the arc of said curve a distance of 39.88 feet, through a central angle of 91°23'34", to the point of tangency on the said Southerly right of way line of Central Boulevard; Thence run S.89°27'20"E., along said South right of way line a distance of 555.22 feet to the Point of Beginning. Said parcel contains 7.55 acres more or less.



3625 N. COURTENAY PARKWAY - SUITE 1
MERRITT ISLAND, FL 32964
MERRITT ISLAND, FL 32964 PHONE (407) 463-8820

EXHIBIT "A"

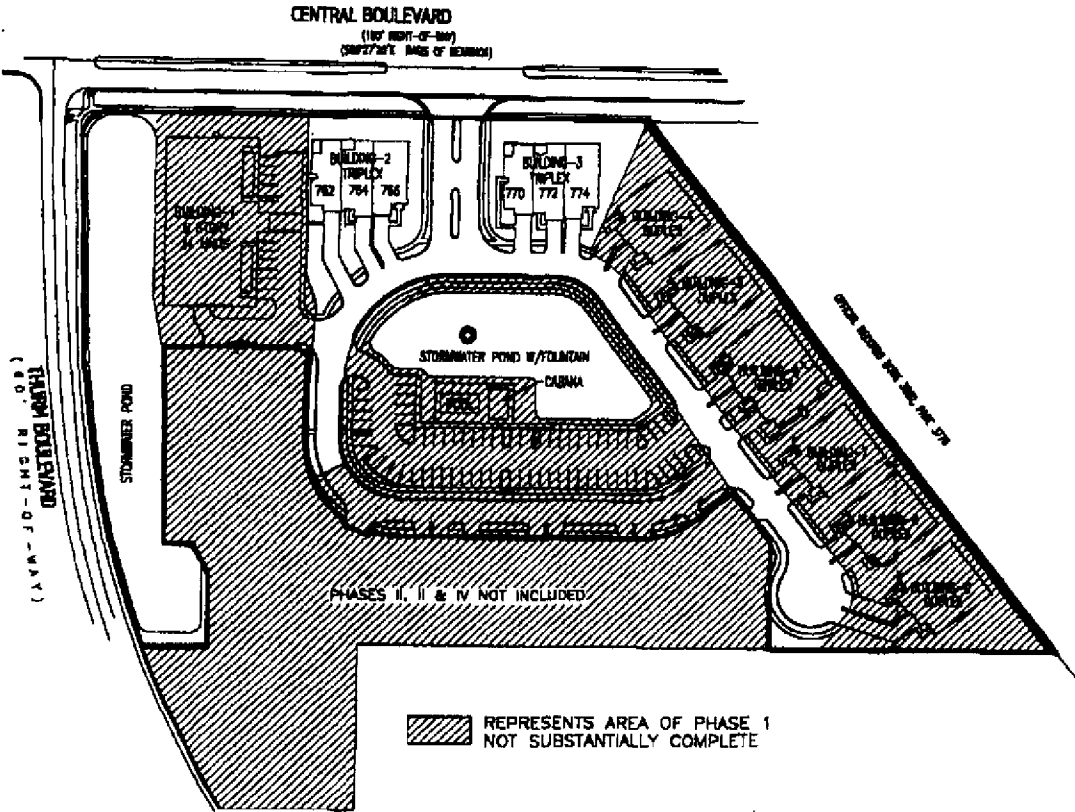
SHEET 3



CFN:2003045697
OR Book/Page: 4821 / 0781

BAYSIDE CONDOMINIUMS

Graphic Plot Plan for Phase 1



SURVEYORS NOTES CONCERNING GRAPHIC PLOT PLAN

1. This is a Phase Development consisting of four phases.
2. All improvements are proposed.
3. This development consists of 15 buildings. There are 8 Duplex building, 4 Triplex buildings and 3 five story buildings. The balance of the improvements consist of parking areas, sidewalks, driveways, a pool and cabana and open spaces.
4. There exists a Non Exclusive easement over and across each phase for Ingress-Egress to the Units.
5. All areas and improvements exclusive of the Units are common elements of the Condominium. Some areas such as the balconies and garage spaces are common elements whose use is limited to the adjacent Unit or as set forth in the Declaration.
6. The Graphic Plot Plan shown was prepared by John R. Campbell, P.L.S. and is based on the proposed improvements as shown on the Engineering Site Plan.
7. The Elevations shown on the Floor Plans are based on N.G.V. Datum of 1929.

Campbell SURVEYING AND MAPPING
OF ORLANDO, FL.

3820 N. COURTESAY PARKWAY - SUITE 1
MAILING ADDRESS: P.O. BOX 842148
MERRITT ISLAND, FL. 32984 PHONE (407) 463-5820

EXHIBIT "A"

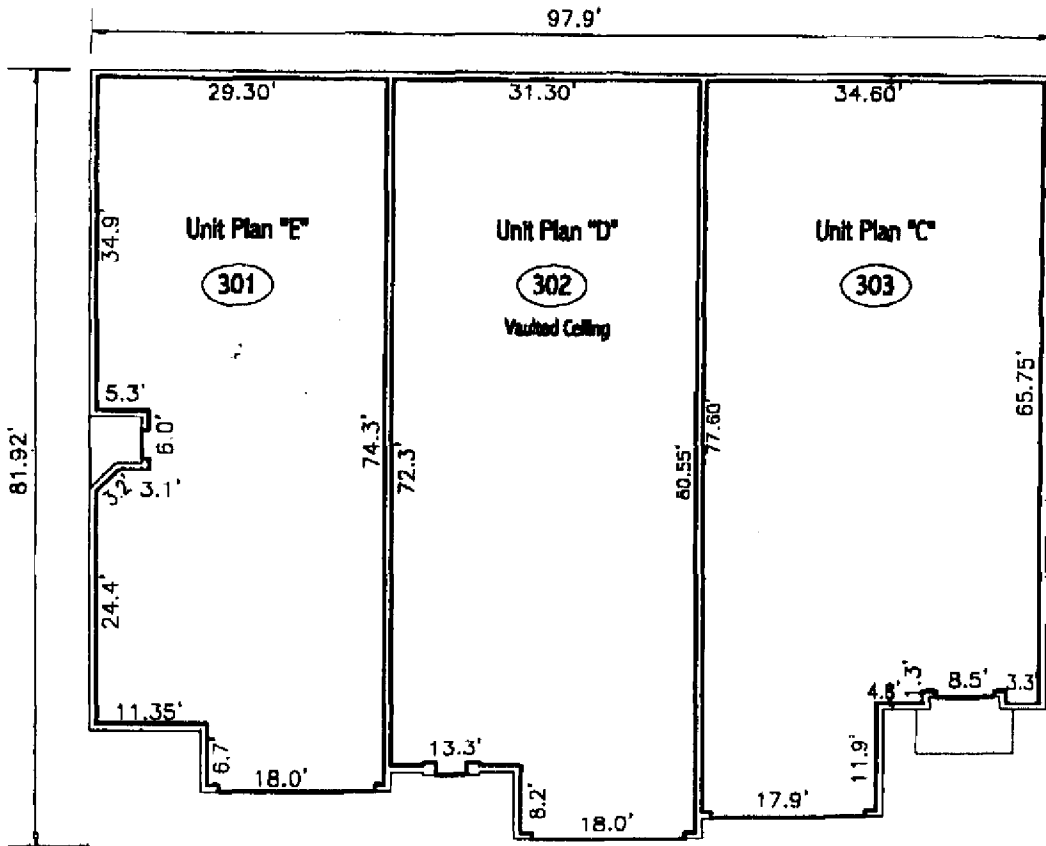
SHEET 4



CFN:2003045697
 OR Book/Page: 4821 / 0782

BAYSIDE CONDOMINIUMS

Phase I - Building 3



SURVEYORS NOTES:

1. ——— indicates the Horizontal Limits.
2. The Finish Floor Elevations is 8.00'.
 The Finish Ceiling Elevation for Unit "C" & "E" is 18.90'
 The Finish Floor Elevation for Unit "D" is 20.44'
 The Finish Ceiling Elevation for Unit "D" is 28.94'.
3. The Elevations shown are based on N.G.V. Datum of 1929.
4. All areas exclusive of the Units are common elements. Some areas such as the porches are common elements whose use is limited to the adjacent Unit.
5. (301) Indicates Unit number designation.
6. "Unit Plan C" Indicates Typical Floor Plan of that Unit. Refer to Typical Floor Plans on Sheets 5 through 9.



3526 N. COLONYWAY PARKWAY - SUITE 1
 MAULSBY ADDRESSING, P.O. BOX 843148
 MERIDITH ISLAND, FL 32854 PHONE (407) 483-9820

EXHIBIT "A"

SHEET 5

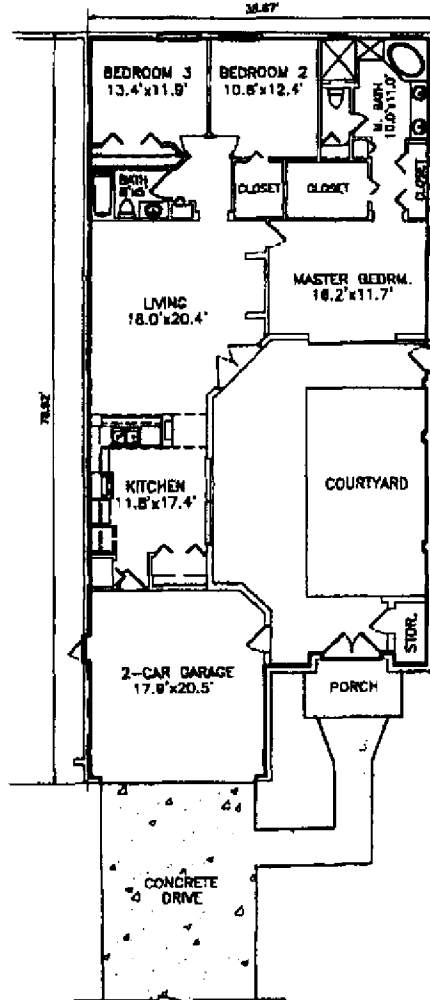
BAYSIDE CONDOMINIUMS

Phase 1, Building 3
Typical Floor Plan "C"



CFN:2003045897

OR Book/Page: 4821 / 0783



SURVEYORS NOTES:

1. This Plan is Typical of some of the Units within the development. Some Units may be a reverse or mirror image of the Plan shown. Refer to the Building Plans for its location.
2. ——— Indicates the Horizontal Limits of the Unit.
3. The Porch is a Common Element whose use is limited to the adjacent Unit.

Campbell
SURVEYING AND MAPPING
OF BEAUFORT, NC

3525 N. COURTENAY PARKWAY - SUITE 1
MALLARD ADDRESS: P.O. BOX 848748
MERRITT ISLAND, FL 32964 PHONE: (407) 433-5820

EXHIBIT "A"

SHEET 6

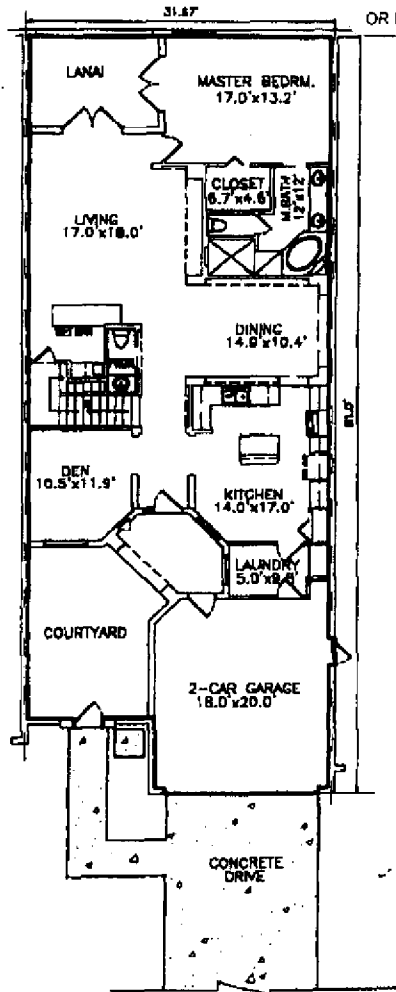
BAYSIDE CONDOMINIUMS

Phase 1, Building 3
1st Floor Plan "D"



CFN:2003045697

OR Book/Page: 4821 / 0784



SURVEYORS NOTES:

1. This Plan is typical of some of the Units within the development. Some Units may be a reverse or mirror image of the Plan shown. Refer to the Building Plans for its location.
2. ——— indicates the Horizontal Limits of the Unit.
3. This is the typical 1st Floor Plan of this Unit. See Sheet 8 for its 2nd Floor Plan.

Campbell SURVEYING AND MAPPING
OF DELAWARE, INC.

3825 N. COURTENAY PARKWAY - SUITE 1
WALTON ADDRESS: P.O. BOX 849148
MERRITT ISLAND, FL 32954 PHONE (407) 463-0820

EXHIBIT "A"

SHEET 7

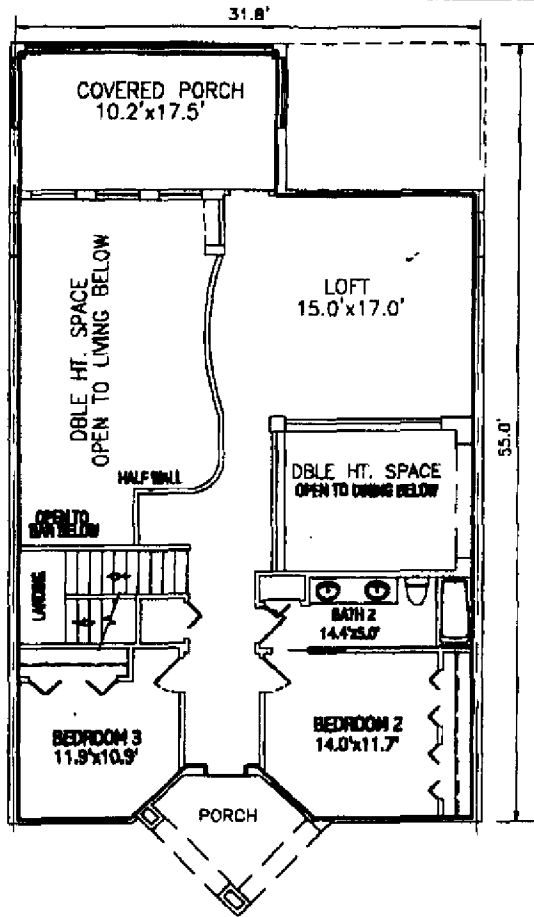
BAYSIDE CONDOMINIUMS

Phase 1, Building 3
2nd Floor Plan "D"



CFN 2003045697

OR Book/Page: 4821 / 0785



SURVEYORS NOTES:

1. This Plan is typical of some of the Units within the development. Some Units may be a reverse or mirror image of the Plan shown. Refer to the Building Plans for its location.
2. ——— indicates the Horizontal Limits of the Unit.
3. The Porch is a Common Element whose use is limited to the adjacent Unit.

Campbell SURVEYING AND MAPPING
OF FLORIDA, INC.

3925 N. COUNTRYWAY PARKWAY - SUITE 1
WALTON ADDRESS: P.O. BOX 642148
WARRIOT ISLAND, FL 32854 PHONE (407) 462-8820

EXHIBIT "A"

SHEET 8

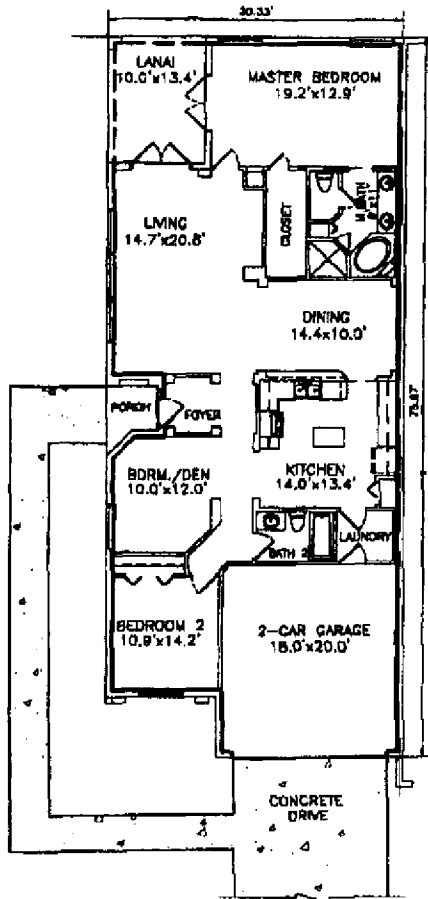
BAYSIDE CONDOMINIUMS

Phase 1, Building 3
Typical Floor Plan "E"



CFN: 2003045697

OR Book/Page: 4821 / 0786



SURVEYORS NOTES:

1. This Plan is Typical of some of the Units within the development. Some Units may be a reverse or mirror image of the Plan shown. Refer to the Building Plans for its location.
2. ——— Indicates the Horizontal Limits of the Unit.
3. The Porch is a Common Element whose use is limited to the adjacent Unit.

Campbell
SURVEYING AND MAPPING
OF FLORIDA, INC.

3525 N. COURTHAY PARKWAY - SUITE 1
WALTON SPRINGS, FL. 32784
MERRITT ISLAND, FL. 32954 PHONE (407) 453-5820

EXHIBIT "A"

SHEET 9

BAYSIDE CONDOMINIUMS PHASE 1, BUILDINGS 4 AND 5 ONLY

778, 780, 784 & 786 Bayside Drive

SURVEYOR'S CERTIFICATE
FOR
BAYSIDE CONDOMINIUM

STATE OF FLORIDA
COUNTY OF BREVARD



CFN:2003045697

OR Book/Page: 4821 / 0787

BEFORE ME, THE UNDERSIGNED AUTHORITY DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, PERSONALLY APPEARED JOHN R. CAMPBELL, BY ME WELL KNOWN, AND KNOWN TO ME TO BE THE PERSON HEREINAFTER DESCRIBED, WHO AFTER BEING BY ME FIRST DULY CAUTIONED AND SWORN, DEPOSES AND SAYS ON OATH AS FOLLOWS TO-WIT:

I HEREBY CERTIFY THAT THE IMPROVEMENTS SHOWN AND DESCRIBED ON THE ATTACHED EXHIBIT "A" ARE SUBSTANTIALLY COMPLETE SO THAT THE MATERIAL DESCRIBED AND SHOWN ON THE ATTACHED EXHIBIT "A" TOGETHER WITH THE PROVISIONS OF THE DECLARATION OF CONDOMINIUM ESTABLISHING BAYSIDE CONDOMINIUMS, IS AN ACCURATE REPRESENTATION OF THE LOCATION DIMENSIONS OF THE IMPROVEMENTS, AND THE IDENTIFICATION, LOCATIONS AND DIMENSIONS OF THE COMMON ELEMENTS, AND EACH UNIT CAN BE DETERMINED FROM THESE MATERIALS.

I FURTHER CERTIFY THAT ALL PLANNED IMPROVEMENTS INCLUDING, BUT NOT LIMITED TO UTILITY SERVICES AND ACCESS TO THE UNITS AND COMMON ELEMENTS SERVING BUILDING #3 IN WHICH THE UNITS TO BE CONVEYED ARE LOCATED HAVE BEEN SUBSTANTIALLY COMPLETED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL, THIS 18th DAY OF SEPTEMBER, 2002 A.D.

BY:


JOHN R. CAMPBELL
PROFESSIONAL LAND SURVEYOR
NO. 2351, STATE OF FLORIDA

SWORN TO AND SUBSCRIBED BEFORE ME
AS TO "JOHN R. CAMPBELL", THIS
18th DAY OF SEPTEMBER, 2002 A.D.


CONNIE JO DIALS

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES: FEBRUARY 8, 2004



Connie Jo Dials
MY COMMISSION # CC086924 EXPIRES
February 8, 2004
BONDED THROUGH TROY FARM INSURANCE, INC.

Campbell SURVEYING AND MAPPING
OF BREVARD, INC.

3525 N. COURTENAY PARKWAY - SUITE 1
MAILING ADDRESS: P.O. BOX 542148
HERRITT ISLAND, FL 32954 PHONE (407) 453-5620

EXHIBIT "A"

SHEET 1

BAYSIDE CONDOMINIUMS

LEGAL DESCRIPTION: (Phase I)

A portion of land lying in Section 15, Township 24 South, Range 37 East, Brevard County, Florida, being more particularly described as follows:

Begin at a point on the South right of way line of Central Boulevard, a 100.00 foot right of way, as described in Official Records Book 3057 at Page 445 of the Public Records of Brevard County, Florida, and the Westerly line of lands described in Official Records Book 3902 at Page 3776 of the Public Records of Brevard County, Florida; Thence run S.37°21'10"E., along the West line of said Official Records Book 3902 at Page 3776 a distance of 696.98 feet; Thence run N.89°27'20"W., a distance of 295.82 feet; Thence run N.00°32'40"E., a distance of 115.00 feet; Thence run N.37°21'10"W., a distance of 62.70 feet; Thence run S.52°37'48"W., a distance of 49.12 feet to the point of curvature of a non-tangent curve to the left having a radius of 20.85 feet, thence Northwestery along the arc of said curve a distance of 33.82 feet, through a central angle of 92°54'58", whose chord bears S.86°50'45"W., to the point of tangency; Thence run S.52°37'48"W., a distance of 28.65 feet to the point of curvature of a circular curve to the right having a radius of 95.00 feet, thence Southwesterly along the arc of said curve a distance of 62.86 feet, through a central angle of 37°54'52" to the point of tangency; Thence run N.89°27'20"W., a distance of 255.94 feet to the point of curvature of a non-tangent curve to the right having a radius of 198.19 feet, thence Westerly along the arc of said curve a distance of 17.19 feet, through a central angle of 04°58'09", whose chord bears N.77°51'01"E., to a point of curvature of a non-tangent curve to the left, having a radius of 8.88 feet; thence run Westerly along said curve a distance of 8.40 feet through a central angle of 41°15'49", whose chord bears S.54°10'37"W.; Thence run N.66°01'07"W., a distance of 24.44 feet to the point of curvature of a non-tangent curve to the right, having a radius of 6.94 feet, thence Northwestery along the arc of said curve a distance of 8.00 feet, through a central angle of 66°00'05", whose chord bears N.9°03'38"W., to the point of curvature of a non-tangent curve to the right, having a radius of 96.85 feet, thence run northwesterly along the arc of said curve a distance of 83.42 feet, through a central angle of 49°21'06" whose chord bears N.28°48'37"W., to the point of tangency; Thence run N.00°31'45"E., a distance of 63.80 feet to the point of curvature of a non-tangent curve to the right, having a radius of 145.00 feet, thence run northerly along the arc of said curve a distance of 35.26 feet, through a central angle of 13°55'53", whose chord bears N.7°30'37"E., to the point of curvature of a non-tangent curve to the left, having a radius of 32.93 feet; thence run Northwestery along the arc of said curve a distance of 31.63 feet, through a central angle of 55°01'44" whose chord bears N.71°09'56"W., to the point of tangency; Thence run N.89°23'56"W., a distance of 119.66 feet; Thence run S.00°13'48"E., a distance of 205.11 feet; Thence run N.89°46'12"E., a distance of 27.87 feet; Thence run S.27°01'44"E., a distance of 35.93 feet; Thence run South a distance of 77.29 feet; Thence run West a distance of 69.27 feet to a point on the Easterly right of way line of Tower Boulevard, (A.K.A. Thurm Boulevard) a 60 foot right of way, as described in Official Records Book 3057 at Page 447, of the Public Records of Brevard County, Florida; said point being on a curve to the right have a radius of 1020.00 feet and whose radius point lies N.70°03'05"E., from said point; Thence run Northerly along said right of way line and along the arc of said curve a distance of 340.03 feet, through a central angle of 19°06'01", to the point of tangency; Thence run N.00°50'54"W., along said East right of way line a distance of 197.33 feet to a point of curvature of a circular curve to the right having a radius of 25.00 feet; Thence run Northeastery along the arc of said curve a distance of 39.88 feet, through a central angle of 91°23'34", to the point of tangency on the said Southerly right of way line of Central Boulevard; Thence run S.89°27'20"E., along said South right of way line a distance of 555.22 feet to the Point of Beginning. Said parcel contains 7.55 acres more or less.



CFN:2003045887

OR Book/Page: 4821 / 0789

Campbell
SURVEYING AND MAPPING
OF BREVARD, INC.

3023 N. COURTESY PARKWAY - SUITE 1
MAILING ADDRESS, P.O. BOX 542148
MERRITT ISLAND, FL 32904 PHONE (407) 453-3820

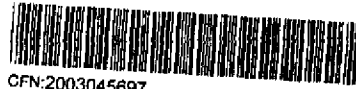
EXHIBIT "A"

SHEET 3

BAYSIDE CONDOMINIUMS

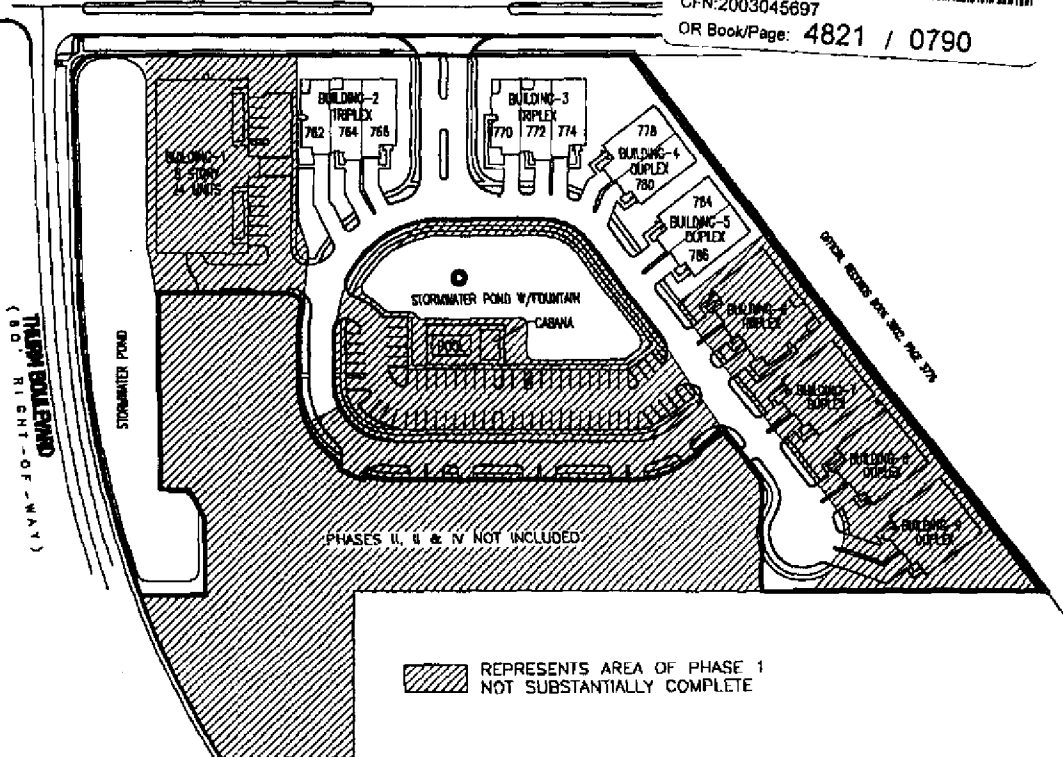
Graphic Plot Plan for Phase 1

CENTRAL BOULEVARD
(107 891-07-100)
(301721' 000 OF 800000)



CFN:2003045697

OR Book/Page: 4821 / 0790



SURVEYORS NOTES CONCERNING GRAPHIC PLOT PLAN

1. This is a Phase Development consisting of four phases.
2. All improvements are constructed.
3. This development consists of 15 buildings. There are 8 Duplex building, 4 Triplex buildings and 3 five story buildings. The balance of the improvements consist of parking areas, sidewalks, driveways, a pool and cabana and open spaces.
4. There exists a Non Exclusive easement over and across each phase for Ingress-Egress to the Units.
5. All areas and improvements exclusive of the Units are common elements of the Condominium. Some areas such as the balconies and garage spaces are common elements whose use is limited to the adjacent Unit or as set forth in the Declaration.
6. The Graphic Plot Plan shown was prepared by John R. Campbell, P.L.S. and is based on the proposed improvements as shown on the Engineering Site Plan.
7. The Elevations shown on the Floor Plans are based on N.G.V. Datum of 1929.
8. "778" Indicates address of the Unit.

Campbell SURVEYING AND MAPPING
OF FLORIDA, INC.

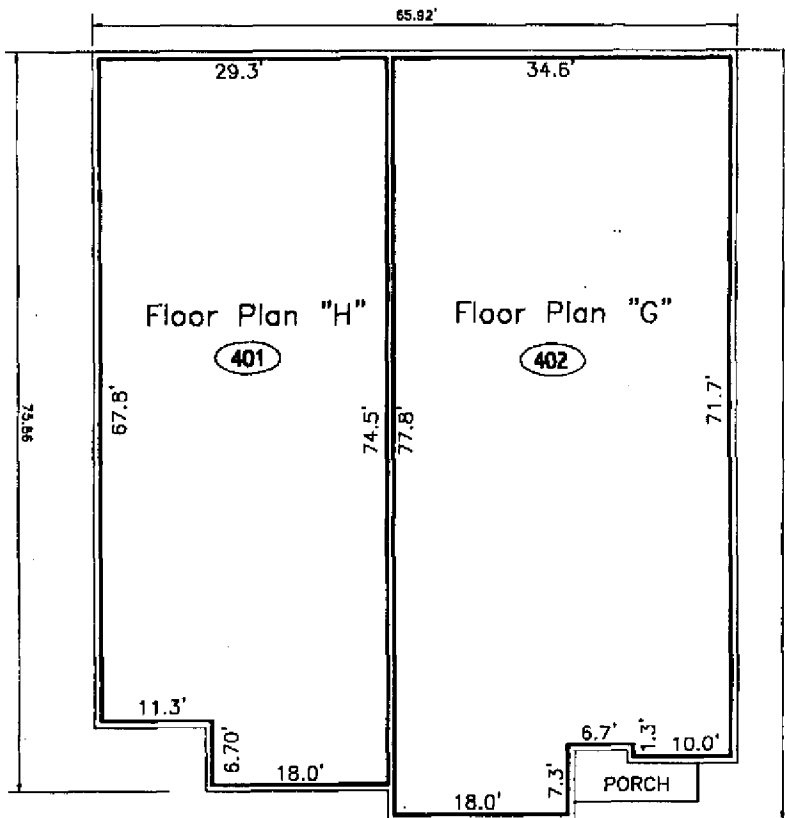
3525 N. COURTENAY PARKWAY - SUITE 1
MAILING ADDRESS: P.O. BOX 542148
MERRITT ISLAND, FL. 32954 PHONE (407) 453-5820

EXHIBIT "A"

SHEET 4

BAYSIDE CONDOMINIUMS

Phase I - Building 4



SURVEYORS NOTES:

1. ——— Indicates the Horizontal Limits.
2. The Finish Floor Elevations is 8.96'
The Finish Ceiling Elevation is 18.86'.
3. The Elevations shown are based on N.G.V. Datum of 1929.
4. All areas exclusive of the Units are common elements. Some areas such as the porches are common elements whose use is limited to the adjacent Unit.
5. (401) Indicates Unit number designation.
6. Refer to Sheets 7 & 8 for dimensions and floor plans of these typical units.



CFN:2003045697

OR Book/Page: 4821 / 0791

Campbell
SURVEYING AND MAPPING
OF BREWSTER, INC.

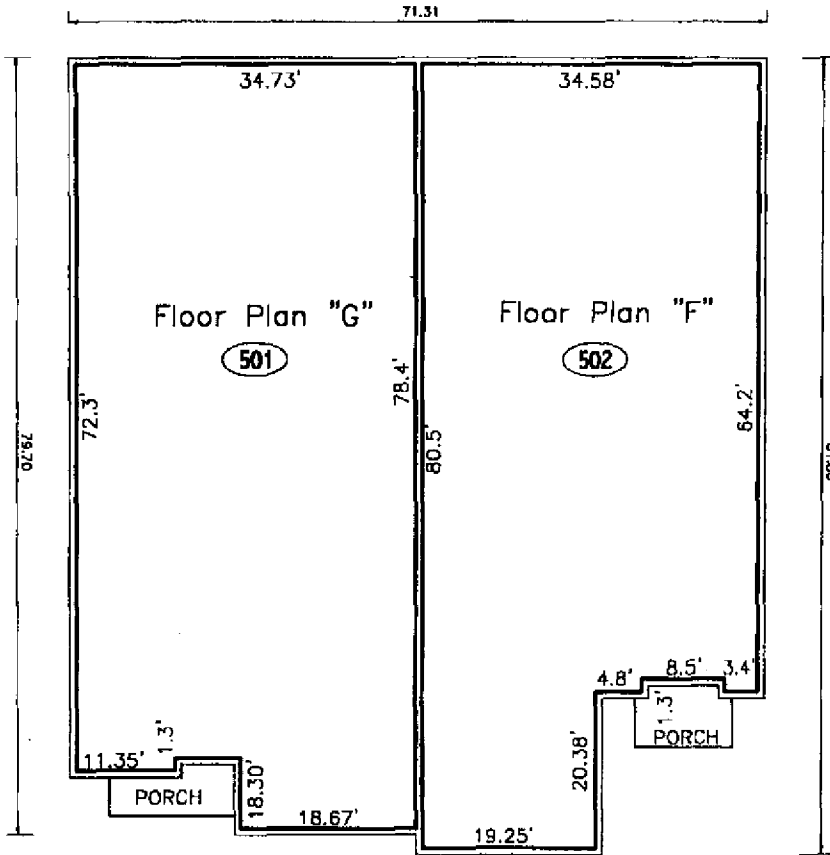
3525 N. COURTENAY PARKWAY - SUITE 1
MAILING ADDRESS: P.O. BOX 842148
MERRITT ISLAND, FL 32954 PHONE (407) 453-5820

EXHIBIT "A"

SHEET 5

BAYSIDE CONDOMINIUMS

Phase I - Building 5



SURVEYORS NOTES:

1. ——— Indicates the Horizontal Limits.
2. The Finish Floor Elevations is 8.98'.
The Finish Ceiling Elevation is 18.88'.
3. The Elevations shown are based on N.G.V. Datum of 1929.
4. All areas exclusive of the Units are common elements. Some areas such as the porches are common elements whose use is limited to the adjacent Unit.
5. (501) Indicates Unit number designation.
6. Refer to Sheets 9 and 10 for dimensions and floor plans for these typical units.



CFN:2003045697

OR Book/Page: 4821 / 0792

Campbell SURVEYING AND MAPPING
OF BREWARD, INC.

3525 N. COURTENAY PARKWAY - SUITE 1
MAILING ADDRESS: P.O. BOX 542148
HERRITT ISLAND, FL 32954 PHONE (407) 453-8820

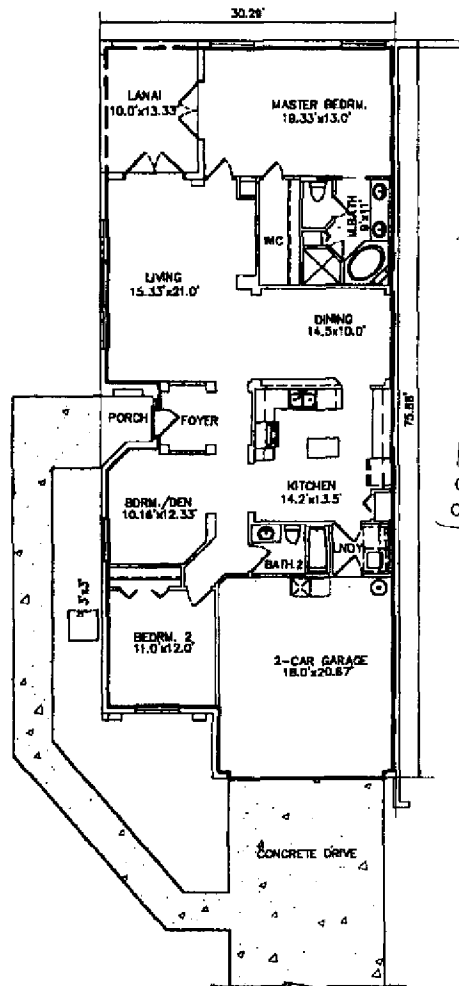
EXHIBIT "A"

SHEET 6

BAYSIDE CONDOMINIUMS

Phase 1 - Building 4

Typical Floor Plan "H"



CFN 2003045697
 OR Book/Page: 4821 / 0793

SURVEYORS NOTES:

1. This Plan is Typical of some of the Units within the development. Some Units may be a reverse or mirror image of the Plan shown. Refer to the Building Plans for its location.
2. — indicates the Horizontal Limits of the Unit.
3. The Front Porch is a Common Element whose use is limited to the adjacent Unit.

Campbell SURVEYING AND MAPPING
 OF FLORIDA, INC.

3525 N. COURTENAY PARKWAY - SUITE 1
 MAILING ADDRESS: P.O. BOX 542148
 HERRITT ISLAND, FL 32984 PHONE: (407) 433-5620

EXHIBIT "A"

SHEET 7

BAYSIDE CONDOMINIUMS

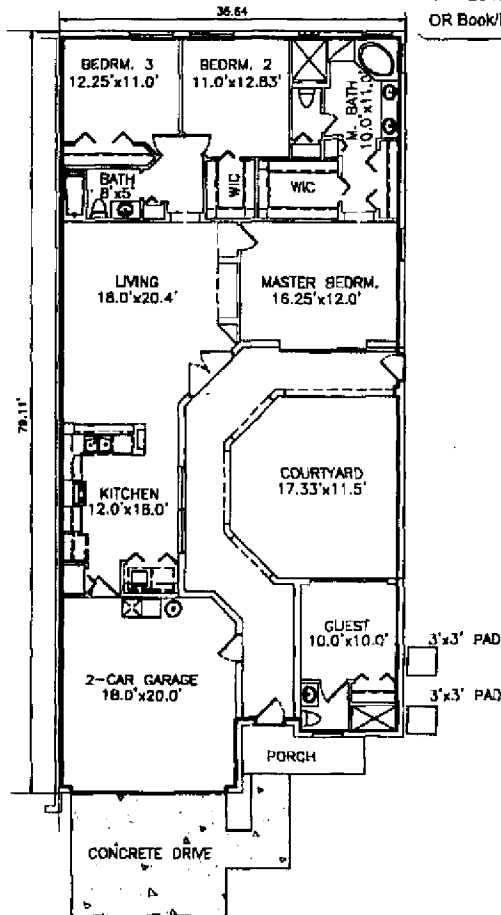
Phase 1, Building 4

Typical Floor Plan "G"



CFN:2003045697

OR Book/Page: 4821 / 0794



SURVEYORS NOTES:

1. This Plan is Typical of some of the Units within the development. Some Units may be a reverse or mirror image of the Plan shown. Refer to the Building Plans for its location.
2. ——— Indicates the Horizontal Limits of the Unit.
3. The Front Porch is a Common Element whose use is limited to the adjacent Unit.

Campbell SURVEYING AND MAPPING
OF OREGON, INC.

3526 N. COURTENAY PARKWAY - SUITE 1
MAILING ADDRESS: P.O. BOX 542148
MERRITT ISLAND, FL 32954 PHONE (407) 453-5830

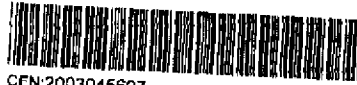
EXHIBIT "A"

SHEET 8

BAYSIDE CONDOMINIUMS

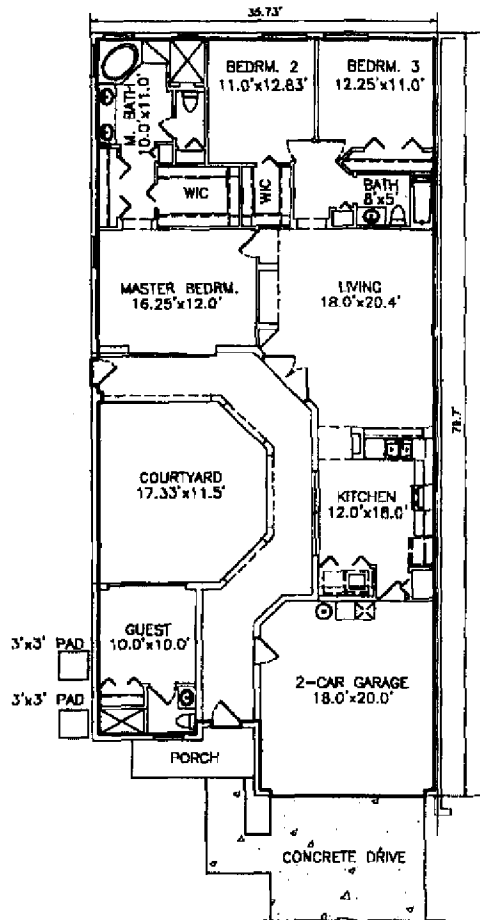
Phase 1, Building 5

Typical Floor Plan "G"



CFN:2003045697

OR Book/Page: 4821 / 0795



SURVEYORS NOTES:

1. This Plan is Typical of some of the Units within the development. Some Units may be a reverse or mirror image of the Plan shown. Refer to the Building Plans for its location.
2. ——— Indicates the Horizontal Limits of the Unit.
3. The Front Porch is a Common Element whose use is limited to the adjacent Unit.

Campbell
SURVEYING AND MAPPING
OF FLORIDA, INC.

3525 N. COURTENAY PARKWAY - SUITE 1
MAILING ADDRESS: P.O. BOX 542148
MERRITT ISLAND, FL 32954 PHONE (407) 453-5820

EXHIBIT "A"

SHEET 9

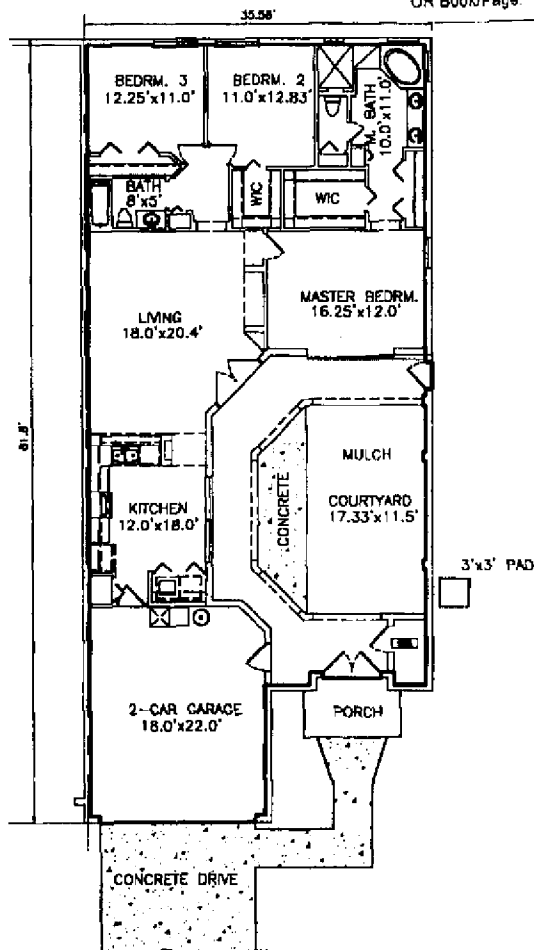
BAYSIDE CONDOMINIUMS

Phase 1, Building 5 Typical Floor Plan "F"



CFN:2003045697

OR Book/Page: 4821 / 0796



SURVEYORS NOTES:

1. This Plan is Typical of some of the Units within the development. Some Units may be a reverse or mirror image of the Plan shown. Refer to the Building Plans for its location.
2. ——— indicates the Horizontal Limits of the Unit.
3. The Front Porch is a Common Element whose use is limited to the adjacent Unit.

Campbell SURVEYING AND MAPPING
OF ORLANDO, INC.

3525 N. COURTENAY PARKWAY - SUITE 1
MAILING ADDRESS: P.O. BOX 642148
MERRITT ISLAND, FL 32954 PHONE (407) 453-5820

EXHIBIT "A"

SHEET 10