

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



CFN:2003321415 10-10-2003 11:04 am
OR Book/Page: 5085 / 2087

SECOND 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, inclusive, as amended by the First Amendment to Declaration of Condominium as recorded in Official Records Book 4821, Page 0767 of the Public Records of Brevard County, Florida, and the Florida Condominium Act, hereby amends and expands said Declaration above described and submits the following described real property located in the City of Cape Canaveral, Brevard County, Florida, which property is more particularly described as follows, to-wit:

SEE SHEET 4 OF EXHIBIT "B" ATTACHED HERETO WHICH IS INCORPORATED
HEREIN BY REFERENCE AND MADE A PART HEREOF FOR LEGAL DESCRIPTION
OF PHASE TWO.

together with improvements thereon, containing four (4) buildings, having a total of nine (9) units and other appurtenant improvements more specifically described in Exhibit "B" attached to this amendment to condominium ownership pursuant to the Florida Condominium Act, and hereby declares the same to be known and identified as BAYSIDE CONDOMINIUMS.

DAY DEVELOPMENT CORPORATION OF CAPE CANAVERAL, a Florida corporation, further amends and expands the above-described Declaration of Condominium to include and merge the common and limited common elements and easements of the property submitted to Condominium by this Amendment with the property described in the original Declaration of Condominium recorded in Official Records Book 4605, Pages 3849 through 3967, inclusive and the First Amendment to Declaration of Condominium as recorded in Official Records Book 4821, Page 0767 of the Public Records of Brevard County, Florida (the "Declaration").

DAY DEVELOPMENT CORPORATION OF CAPE CANAVERAL, a Florida corporation, hereby amends the Declaration of Condominium as follows:

1.

I

ESTABLISHMENT OF CONDOMINIUM

The Developer is the owner of the fee simple title to that certain real property situate in the City of Cape Canaveral, County of Brevard, and State of Florida, which property is more particularly described as follows; to-wit:

SEE SHEETS 3 AND 4 OF EXHIBIT "B" ATTACHED HERETO AND INCORPORATED
HEREIN BY REFERENCE AND MADE A PART HEREOF FOR LEGAL
DESCRIPTIONS OF PHASES ONE AND TWO.

and on which property the Developer owns ~~nine (9)~~ thirteen (13) buildings containing a total of ~~forty
three (43)~~ fifty-two (52) residential units and other appurtenant improvements as hereinafter
described. Building 1 is a five (5) story building containing twenty-four (24) units and twenty-four
(24) garage parking spaces. The garage parking spaces are located on the first floor. Building 1 has
eight (8) type "A" units, each of which has three (3) bedrooms, two (2) baths and contains

approximately 2092 square feet, including balconies and sixteen (16) type "B" units, each of which has three (3) bedrooms, two (2) baths and contains approximately 2032 square feet, including balconies. Buildings 2, 3, ~~and 6 and 13~~ are triplex buildings containing two (2) one (1) story units and one (1) two (2) story unit with each unit containing a two (2) car garage. Buildings 2, 3, ~~and 6 and 13~~ each contain one (1) "C" type unit which has three (3) bedrooms, two (2) baths and contains approximately 2,465 square feet including courtyards; one (1) type "D" unit which has three (3) bedrooms, two (2) baths and contains approximately 3,112 square feet and one (1) type "E" unit which has three (3) bedrooms, two (2) baths and contains approximately 2,215 square feet. Buildings 4, 5, 7, 8, ~~and 9, 10, 11 and 12~~ are duplexes each of which contains one (1) type "F" unit and one type "G" unit. Each unit contains a two (2) car garage. Each type "F" unit has three (3) bedrooms, two (2) baths and contains approximately 2,735 square feet including the courtyard. Each type "G" unit has three (3) bedrooms, two (2) baths and contains approximately 2,501 square feet including the courtyard. The graphic description of each floor of Buildings ~~1, 2, 3, 4, 5, 6, 7, 8 and 9 through 13, inclusive,~~ are shown on Sheets 5 through ~~1721,~~ inclusive, of Exhibit "A" to the Declaration of Condominium. The Developer reserves the right to designate the garages and storage spaces in Building 1 for the exclusive use of the unit owners, and upon such designation, the garages and storage spaces shall become limited common elements. The Developer, Day Development Corporation of Cape Canaveral, a Florida Corporation, may charge a fee for assignment of the garages and storage spaces. For legal description, survey and plot plan of the condominium see Exhibits A and B to the Declaration of Condominium. The Developer estimates that Phase One of the Condominium will be completed on or before ~~August 31, 2003 and that Phase Two will be completed on or before December 31, 2004.~~ The Developer is obligated to construct Phases ~~One and Two~~ of the condominium only.

All other provisions of Article I remain in full force and effect and unchanged by this Amendment.

II

SURVEY AND DESCRIPTION OF IMPROVEMENTS

- A. Attached hereto and made a part hereof, and marked Exhibit "A" consisting of forty-two (42) pages and Exhibit "B" consisting of thirteen (13) pages, are boundary surveys of the entire premises of which Phases One Two, Three and Four are a part, boundary surveys of each phase, a graphic plot plan of the overall planned improvements, and graphic descriptions of the improvements contemplated as comprising Phases One, Two, Three and Four in which units are located, and plot plans thereof, identifying the units, the common elements and the limited common elements, and their respective locations and dimensions.

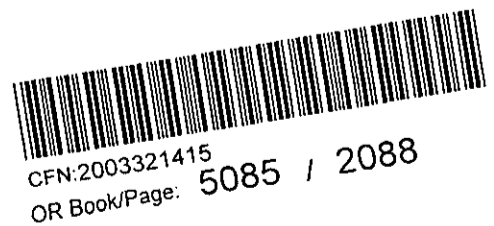
Said surveys, graphic descriptions and plot plans were prepared by:

CAMPBELL SURVEYING & MAPPING OF BREVARD, INC.

By: John R. Campbell
Professional Land Surveyor
No. 2351, State of Florida

and have been certified in the manner required by the Florida Condominium Act. Each unit is identified and designated by a specific number. No unit bears the same numerical designation as any other unit. The specific numbers identifying each unit are listed on Sheets ~~610 through 1421~~ of Exhibit "A" attached to this Declaration of Condominium.

All other provisions of Article II remain in full force and effect and unchanged by this Amendment.





III

OWNERSHIP OF UNITS AND APPURTENANT SHARE IN COMMON ELEMENTS AND COMMON SURPLUS, AND SHARE OF COMMON EXPENSES

Each unit shall be conveyed as an individual property capable of independent use and fee simple ownership and the owner or owners of each unit shall own, as an appurtenance to the ownership of each said unit, an undivided ~~one-fourth (1/4)~~ ~~one-fifty-second (1/52)~~ share of all common elements of the condominium, which includes, but is not limited to, ground support area, walkways, yard area, parking areas, foundations, etc., and substantial portions of the exterior walls, floors, ceiling and walls between units. The space within any of the units and common elements shall not be further subdivided. Any undivided interest in the common property is hereby declared to be appurtenant to each unit and such undivided interest shall not be separate from the unit and such interest shall be deemed conveyed, devised, encumbered or otherwise included with the unit even though such interest is not expressly mentioned or described in the conveyance, or other instrument. Any instrument, whether a conveyance, mortgage or otherwise, which describes only a portion of the space within any unit shall be deemed to describe the entire unit owned by the person executing such instrument and an undivided ~~one-fourth (1/4)~~ ~~one-fifty-second (1/52)~~ interest in all common elements of the condominium.

The common expenses shall be shared and the common surplus shall be owned in the same proportion as each such unit owner's share of the ownership of the common elements, that is ~~one-fourth (1/4)~~ ~~one-fifty-second (1/52)~~.

All other provisions of Article III remain in full force and effect and unchanged by this Amendment.

IV

UNIT BOUNDARIES, COMMON ELEMENTS, AND LIMITED COMMON ELEMENTS

~~There are limited common elements appurtenant to each of the units in this condominium, as shown and reflected by the floor and plot plans. These limited common elements are reserved for the use of the units appurtenant thereto, to the exclusion of other units, and there shall pass with a unit as an appurtenance thereto the exclusive right to use the limited common elements so appurtenant. In addition, there are twenty-four (24) garages and twenty-four (24) storage spaces as shown on Sheet for Exhibit "A". These garages and storage spaces are common elements for which the Developer reserves the right to designate the unit which shall be entitled to exclusive use of the garage and storage space. After such designation the garage or storage space shall be appurtenant to the unit and shall become a limited common element. The Developer may charge a fee for the assignment of these garages and storage spaces in its sole discretion.~~

~~Unit owners have the right to transfer garages and storage spaces to other unit owners pursuant to Section 718.106(2)(b), Florida Statutes. Any transfer of garages and/or storage spaces shall be subject to rules promulgated by the Association.~~

All other provisions of Article IV remain in full force and effect and unchanged by this Amendment.

VI.

MEMBERSHIP AND VOTING RIGHTS

There shall be a total of ~~forty-three (43)~~ ~~fifty-two (52)~~ votes to be cast by the owners of the condominium units. Such votes shall be apportioned and cast as follows: The owner of each

condominium unit (designated as such on the exhibits attached to this Declaration) shall be entitled to cast one (1) vote. Where a condominium unit is owned by a corporation, partnership or other legal entity or by more than one (1) person, all the owners thereof shall be collectively entitled to the vote assigned to such unit and such owners shall, in writing, designate an individual who shall be entitled to cast the vote on behalf of the owners of such condominium unit of which he is a part until such authorization shall have been changed in writing. The term, "owner," as used herein, shall be deemed to include the Developer.

All other provisions of Article VI remain in full force and effect and unchanged by this Amendment.

VII

COMMON EXPENSES, ASSESSMENTS, COLLECTION LIEN AND ENFORCEMENT LIMITATIONS

The Board of Administration of the Association shall propose annual budgets in advance for each fiscal year which shall contain estimates of the cost of performing the functions of the Association, including but not limited to the common expense budget, which shall include, but not be limited to, the estimated amounts necessary for maintenance, and operation of common elements and limited common elements, landscaping, street and walkways, office expense, utility services, replacement and operating reserve, casualty insurance, liability insurance, administration and salaries. Failure of the board to include any item in the annual budget shall not preclude the board from levying an additional assessment in any calendar year for which the budget has been projected. Each unit owner shall be liable for the payment to the Association of ~~one forty third (1/43)~~ one fifty second (1/52) of the common expenses as determined in said budget.

All other provisions of Article VII remain in full force and effect and unchanged by this Amendment.

XIV

TERMINATION OF CONDOMINIUM

The distributive share of each unit owner in the net proceeds of sale, though subject to the provisions hereinafter contained, shall be the following portion thereof; to-wit:

AN UNDIVIDED ~~ONE FORTY THIRD (1/43)~~ ONE FIFTY SECOND (1/52)

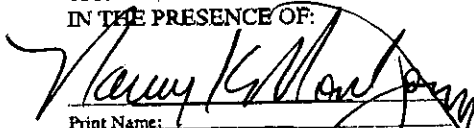
All other provisions of Article VII remain in full force and effect and unchanged by this Amendment.

2. Delete Exhibits "A" and "B" to the Declaration of Condominium in their entirety as recorded in Official Records Book 4605, Pages 3884 through 3938, inclusive, Public Records of Brevard County, Florida and substitute Exhibits "A" and "B" therefor.

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 2 day of October, 2003.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

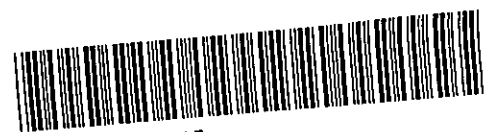

Print Name: Nancy K. Montgomery

DEVELOPER:

DAY DEVELOPMENT CORPORATION OF
CAPE CANAVERAL, a Florida Corporation

By: 
William M. Young, President

4
Second Amendment to Declaration



CFN:2003321415
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James E. Greene
Print Name: JAYNE E. GREENE

(CORPORATE SEAL)

STATE OF FLORIDA)
COUNTY OF BREVARD)

The foregoing instrument was acknowledged before me this 2nd day of Oct, 2003, by WILLIAM M. 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 Passport as identification.

Sandra K Hayes
NOTARY PUBLIC
My Commission Expires:



CFN:2003321415

OR Book/Page: 5085 / 2091

BAYSIDE CONDOMINIUMS



CFN:2003321415

OR Book/Page: 5085 / 2092

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.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.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°23'56"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 Northeasterly 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.

Campbell SURVEYING AND MAPPING
OF BREVARD, INC.

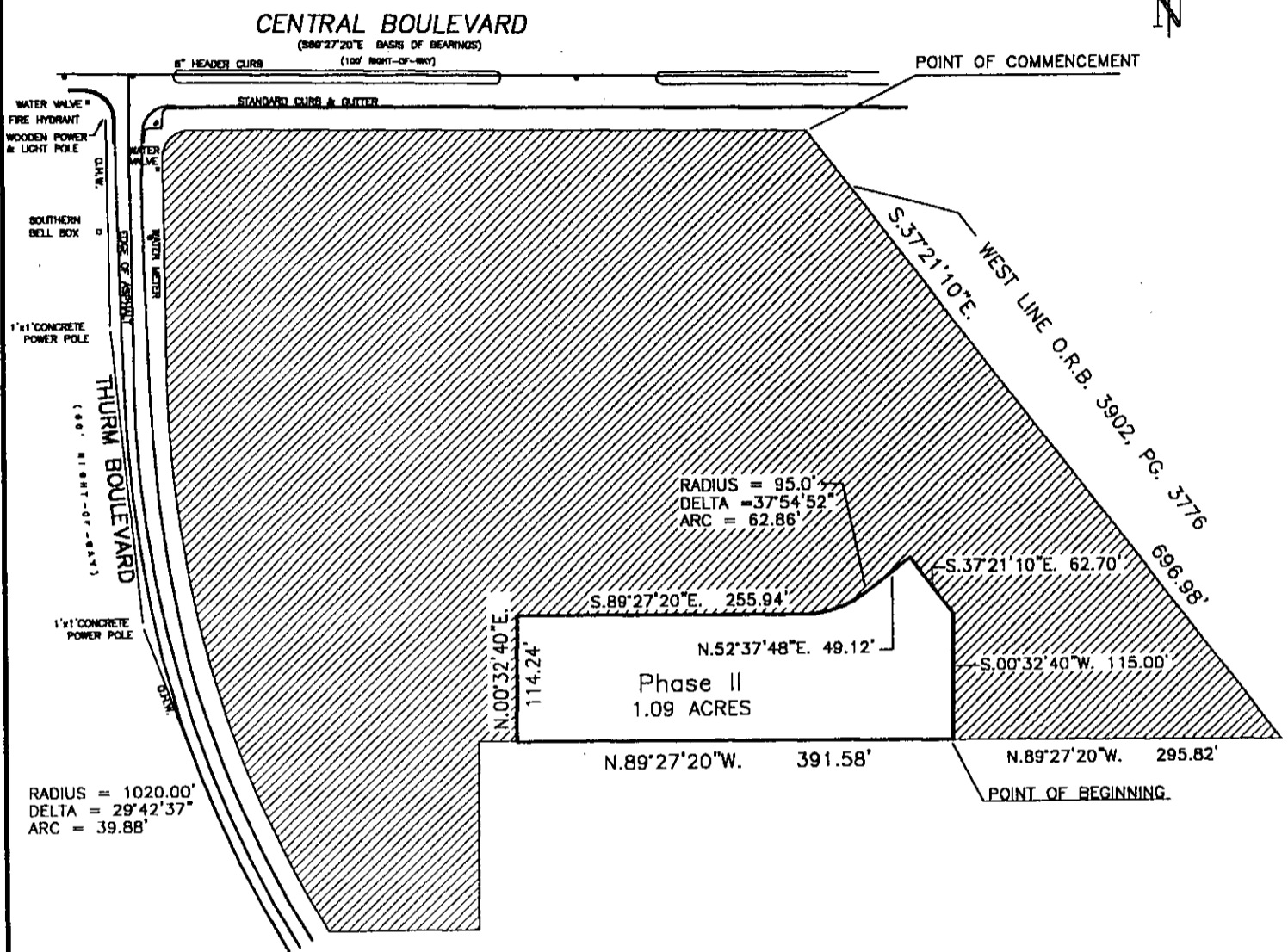
3525 N. COURTENAY PARKWAY - SUITE 1
MAILING ADDRESS: P.O. BOX 542148
MERRITT ISLAND, FL 32954 PHONE (407) 453-5820

EXHIBIT "B"

SHEET 3

BAYSIDE CONDOMINIUMS

Sketch of Survey Phase II



LEGAL DESCRIPTION: (Phase II)

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

Commence 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 to the Point of Beginning of the following described Parcel; Thence continue N.89°27'20"W., a distance of 391.58 feet; Thence run N.00°32'40"E., a distance of 114.24 feet to a point on the South line of Bayside Condominiums Phase I; Thence run S.89°27'20"E., along said South line a distance of 255.94 feet to the point of curvature of a circular curve to the left having a radius of 95.00 feet; thence run Easterly 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.52°37'48"E., a distance of 49.12 feet; Thence run S.37°21'10"E., a distance of 62.70 feet; Thence run S.00°32'40"W., a distance of 115.00 feet to the Point of Beginning. Said parcel contains 1.09 acres more or less.



CFN:2003321415

OR Book/Page: 5085 / 2093

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EXHIBIT "B"

SHEET 4

BAYSIDE CONDOMINIUMS
PHASE II, BUILDINGS 10 & 11 ONLY
700, 702, 706 & 708 Bayside Drive

SURVEYOR'S CERTIFICATE
FOR
BAYSIDE CONDOMINIUM

STATE OF FLORIDA
COUNTY OF BREVARD



CFN:2003321415
OR Book/Page: 5085 / 2094

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 BUILDINGS #10 & #11 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 4th DAY OF JUNE, 2003 A.D.

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

SWORN TO AND SUBSCRIBED BEFORE ME
AS TO "JOHN R. CAMPBELL", THIS
4th DAY OF JUNE, 2003 A.D.

Connie Jo Dials
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. COURTENAY PARKWAY - SUITE 1
MAILING ADDRESS: P.O. BOX 542148
MERRITT ISLAND, FL 32854 PHONE (407) 453-5820



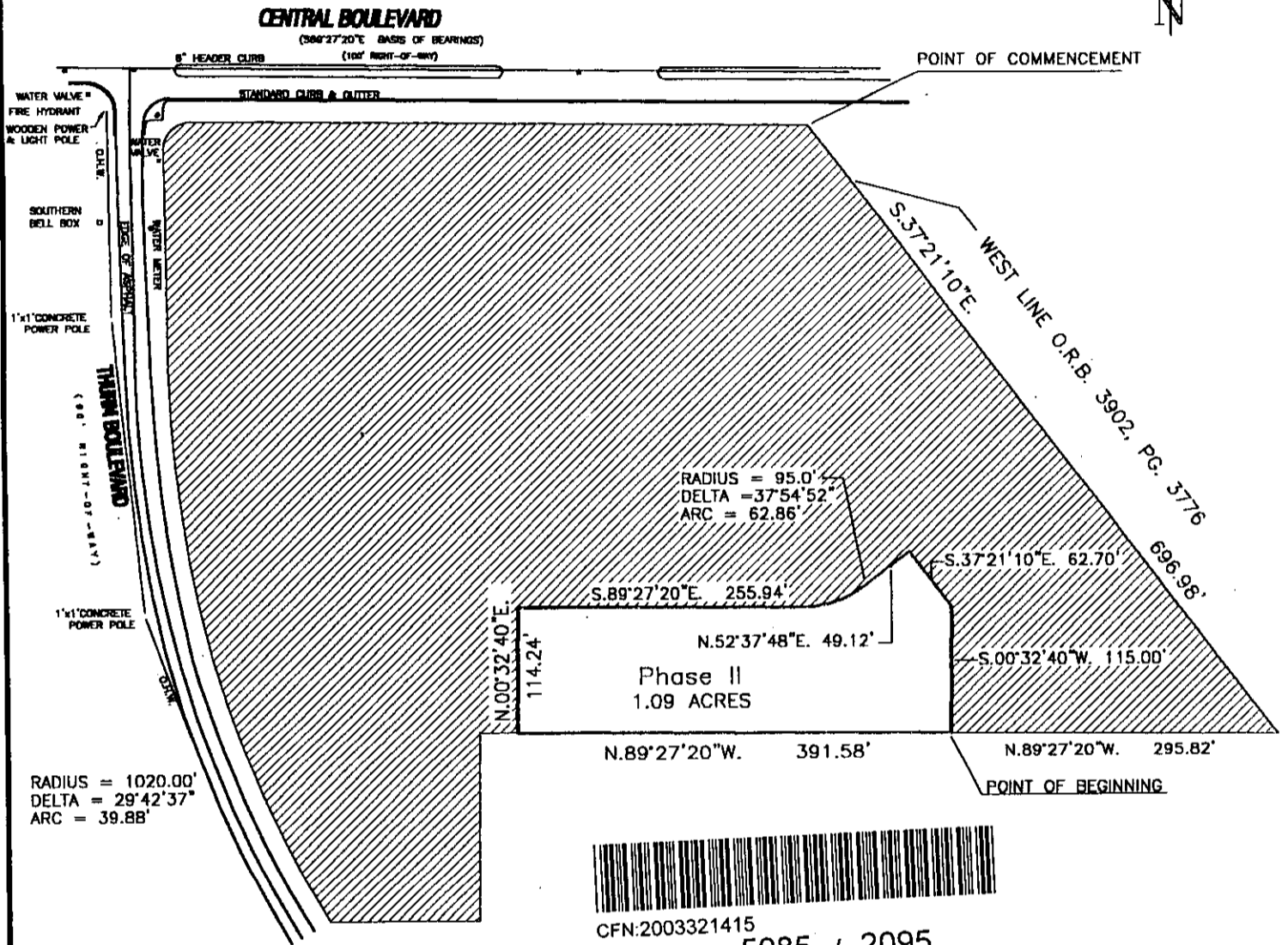
Connie Jo Dials
MY COMMISSION # CC908924 EXPIRES
February 8, 2004
BONDED THRU TROY FAIR INSURANCE, INC.

EXHIBIT "A"

SHEET 1

BAYSIDE CONDOMINIUMS

Sketch of Survey Phase II



CFN:2003321415
OR Book/Page: 5085 / 2095

LEGAL DESCRIPTION: (Phase II)

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

Commence 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 N.89°27'20"W., a distance of 295.82 feet to the Point of Beginning of the following described Parcel; Thence continue N.89°27'20"W., a distance of 391.58 feet; Thence run N.00°32'40"E., a distance of 114.24 feet to a point on the South line of Bayside Condominiums Phase I; Thence run S.89°27'20"E., along said South line a distance of 255.94 feet to the point of curvature of a circular curve to the left having a radius of 95.00 feet; thence run Easterly 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.52°37'48"E., a distance of 49.12 feet; Thence run S.37°21'10"E., a distance of 62.70 feet; Thence run S.00°32'40"W., a distance of 115.00 feet to the Point of Beginning. Said parcel contains 1.09 acres more or less.



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EXHIBIT "A"

SHEET 2

BAYSIDE CONDOMINIUMS

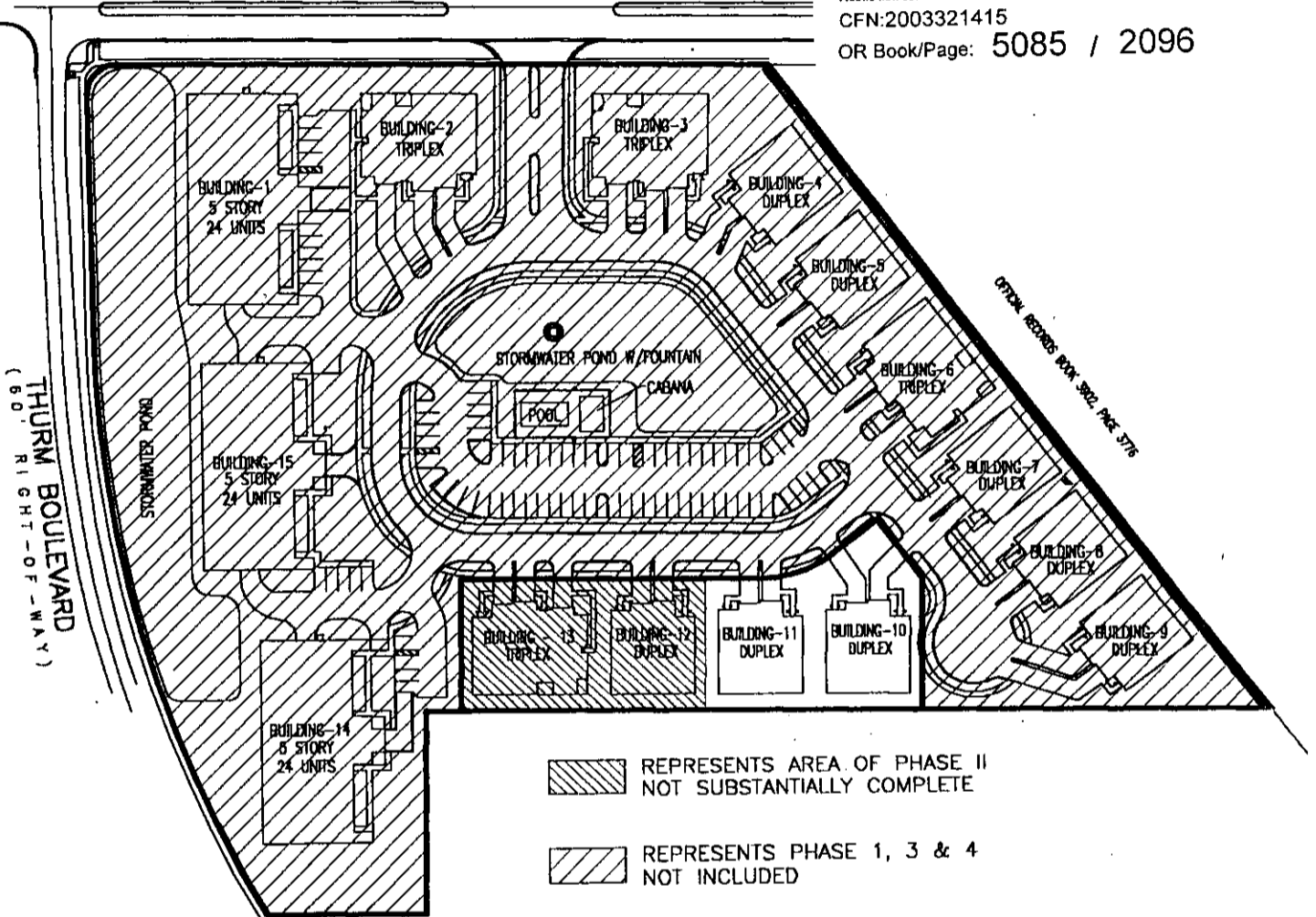
Graphic Plot Plan for Phase II

CENTRAL BOULEVARD
(100' RIGHT-OF-WAY)
(S20°27'20"E BASIS OF BEARINGS)



CFN:2003321415

OR Book/Page: 5085 / 2096



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 BREVARD, INC.

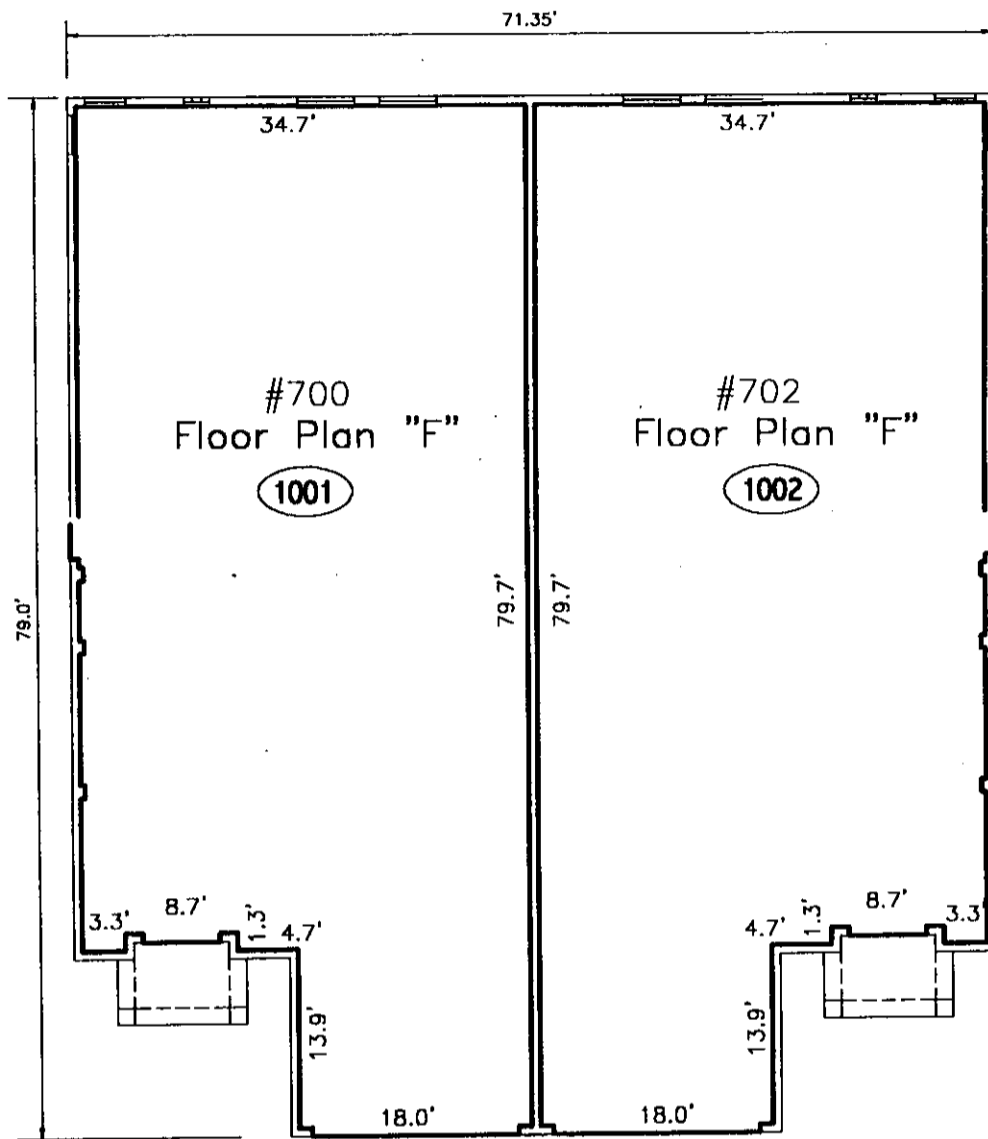
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MERRITT ISLAND, FL 32954 PHONE (407) 453-5820

EXHIBIT "A"

SHEET 3

BAYSIDE CONDOMINIUMS

Phase II – Building 10



SURVEYORS NOTES:

1. ——— Indicates the Horizontal Limits.
2. The Finish Floor Elevations is 8.82'.
The Finish Ceiling Elevation is 18.82'.
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. (1001) Indicates Unit number designation.
6. The Unit represented is Typical of Unit Floor Plan "F".
Refer to Sheets 6 & 7 for dimensions and Floor Plan of these Units.



CFN:2003321415

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OF BREVARD, INC

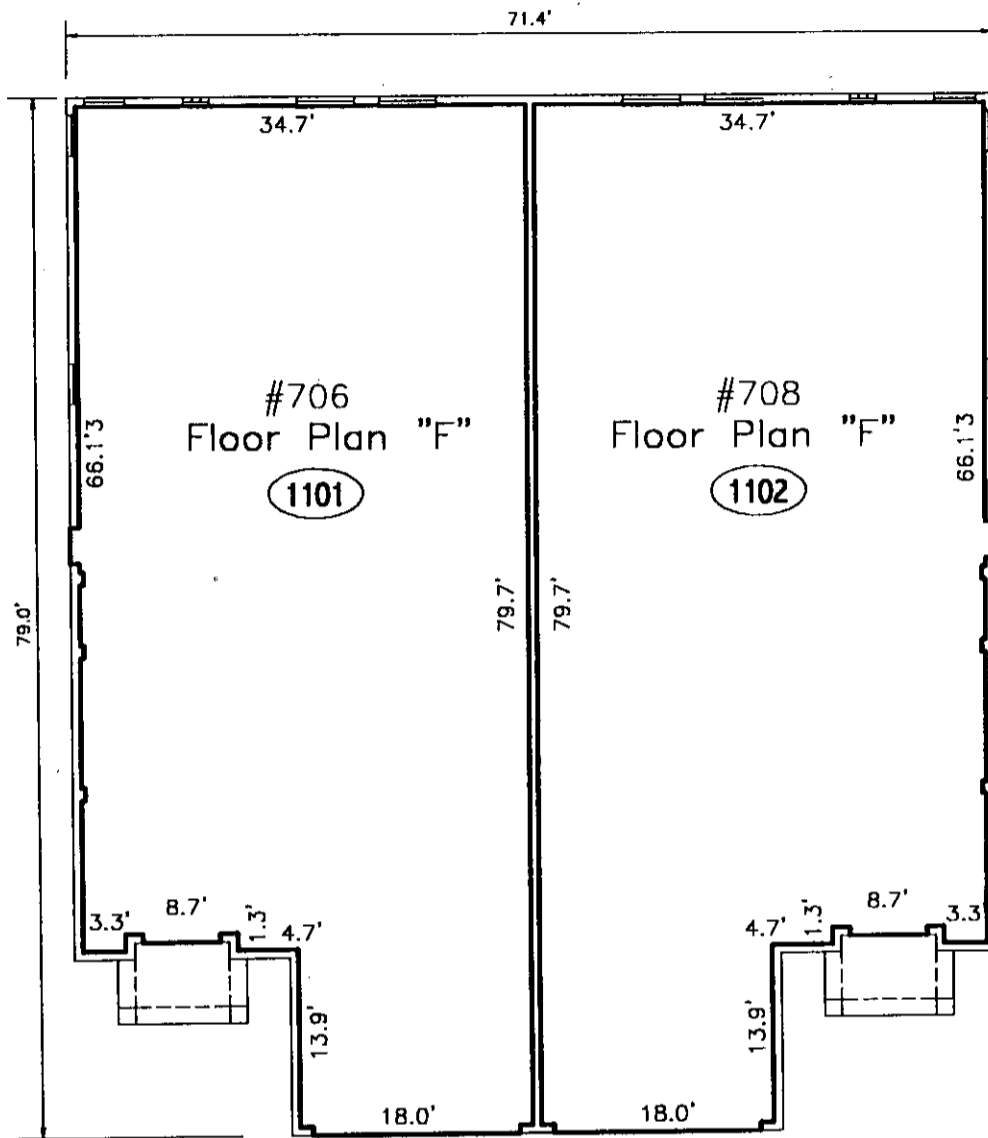
3525 N. COURTENAY PARKWAY – SUITE 1
MAILING ADDRESS: P.O. BOX 542148
MERRITT ISLAND, FL 32954 PHONE (407) 453-5820

EXHIBIT "A"

SHEET 4

BAYSIDE CONDOMINIUMS

Phase II – Building 11



SURVEYORS NOTES:

1. ——— Indicates the Horizontal Limits.
2. The Finish Floor Elevations is 8.70'.
The Finish Ceiling Elevation is 18.70'.
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. (1101) Indicates Unit number designation.
6. The Unit represented is Typical of Unit Floor Plan "F".
Refer to Sheets 8 & 9 for dimensions and Floor Plans of these Units.



CFN:2003321415

OR Book/Page: 5085 / 2098

Campbell SURVEYING AND MAPPING
OF BREVARD, INC

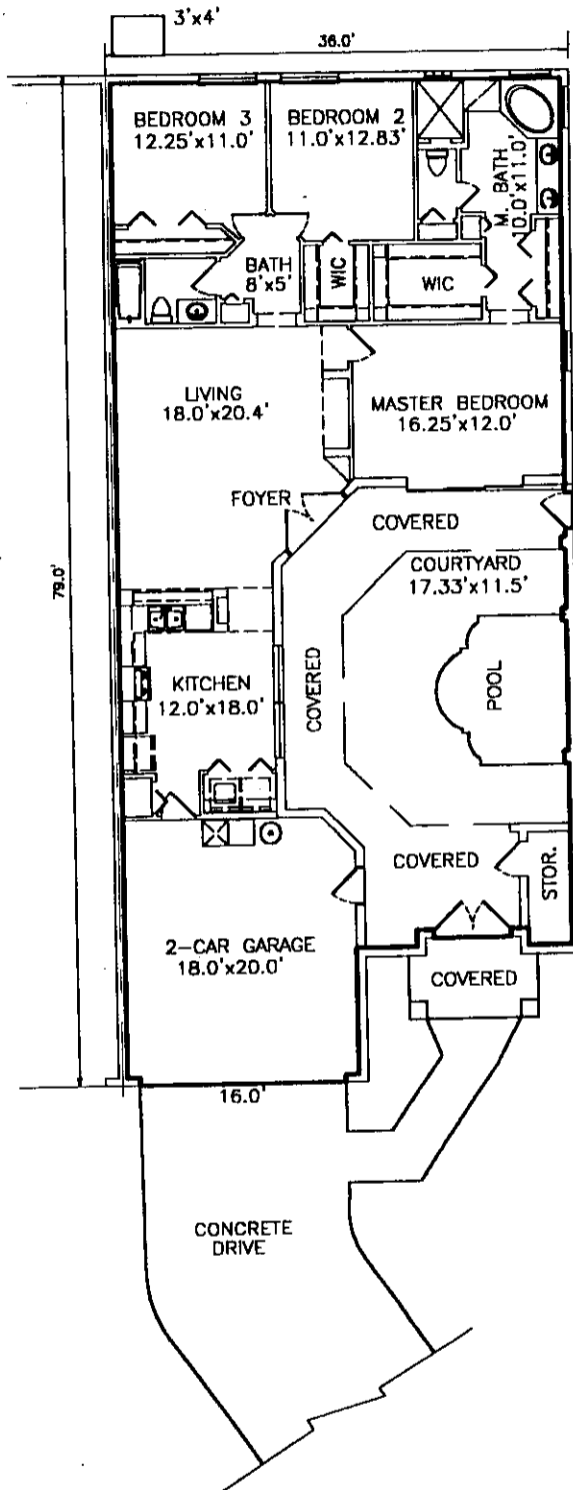
3525 N. COURTENAY PARKWAY – SUITE 1
MAILING ADDRESS: P.O. BOX 542148
MERRITT ISLAND, FL 32854 PHONE (407) 453-5820

EXHIBIT "A"

SHEET 5

BAYSIDE CONDOMINIUMS

Phase II, Building 10
Typical Floor Plan "F"



CFN:2003321415
OR Book/Page: 5085 / 2099

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.

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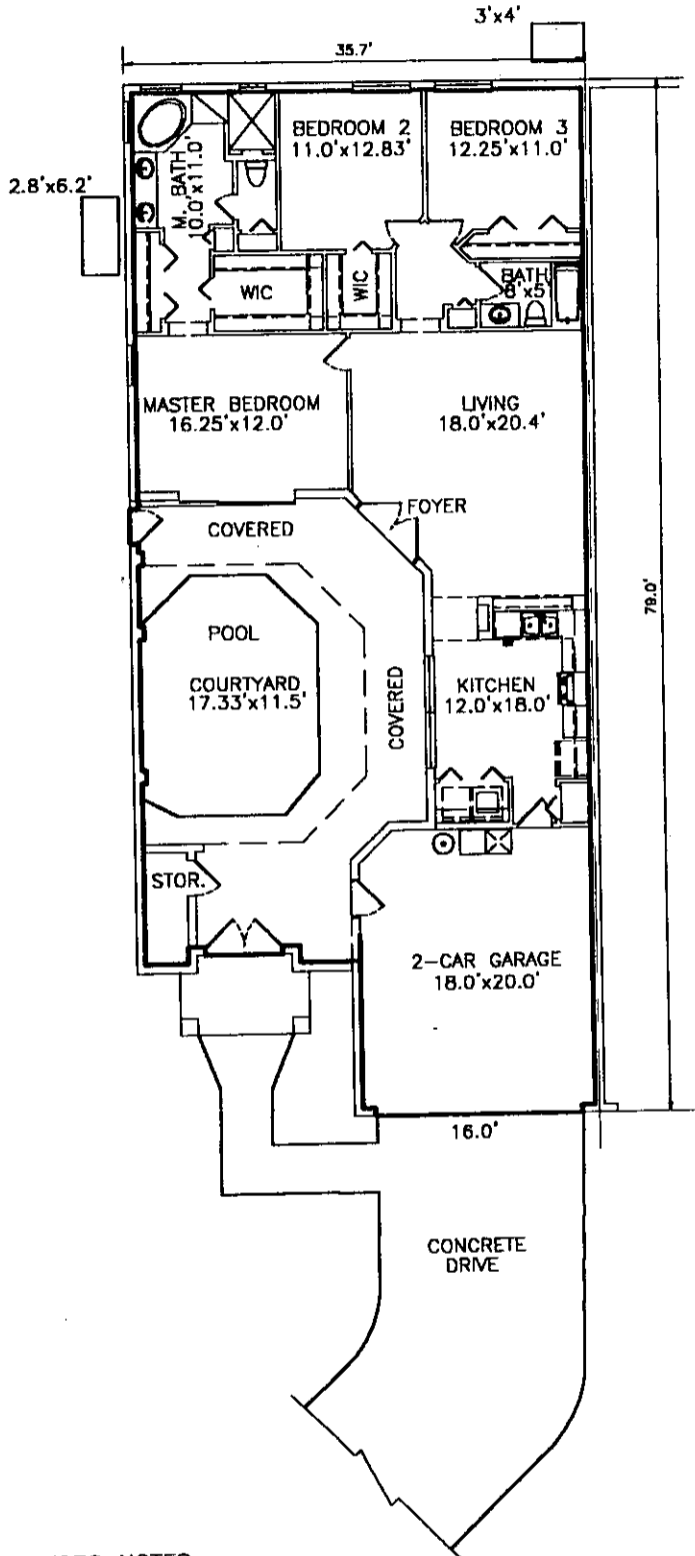
3525 N. COURTENAY PARKWAY - SUITE 1
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MERRITT ISLAND, FL 32954 PHONE (407) 453-5820

EXHIBIT "A"

SHEET 6

BAYSIDE CONDOMINIUMS

Phase II, Building 10
Typical Floor Plan "F"



CFN:2003321415
OR Book/Page: 5085 / 2100

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.

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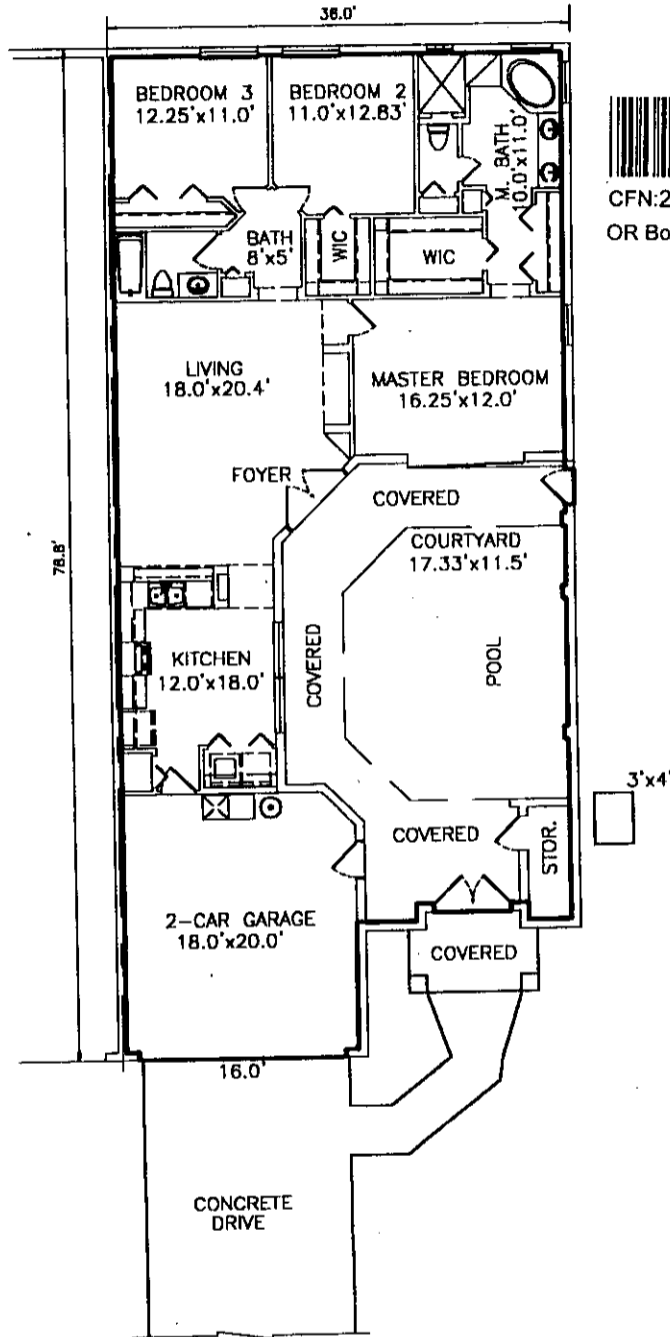
3525 N. COURTENAY PARKWAY - SUITE 1
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EXHIBIT "A"

SHEET 7

BAYSIDE CONDOMINIUMS

Phase II, Building 11
Typical Floor Plan "F"



CFN:2003321415

OR Book/Page: 5085 / 2101

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.

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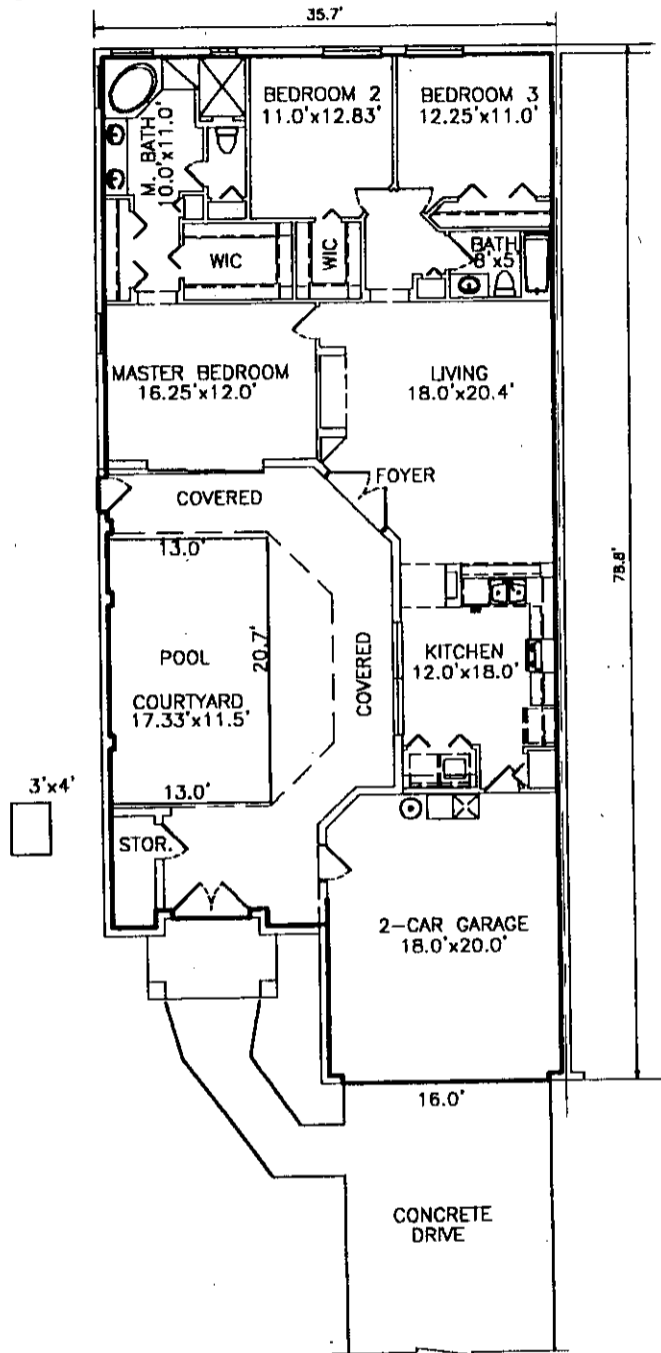
3525 N. COURTENAY PARKWAY - SUITE 1
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EXHIBIT "A"

SHEET 8

BAYSIDE CONDOMINIUMS

Phase II, Building 11
Typical Floor Plan "F"



CFN:2003321415
OR Book/Page: 5085 / 2102

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.

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EXHIBIT "A"

SHEET 9

BAYSIDE CONDOMINIUMS PHASE II, BUILDINGS 12 & 13 ONLY

712, 714, 718, 720 & 722 Bayside Drive

SURVEYOR'S CERTIFICATE
FOR
BAYSIDE CONDOMINIUM

STATE OF FLORIDA
COUNTY OF BREVARD



CFN:2003321415
OR Book/Page: 5085 / 2103

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.

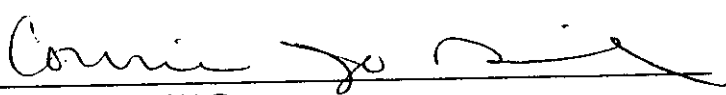
I FURTHER CERTIFY THAT ALL PLANNED IMPROVEMENTS INCLUDING, BUT NOT LIMITED TO UTILITY SERVICES AND ACCESS TO THE UNITS AND COMMON ELEMENTS SERVING BUILDINGS #12 & #13 IN WHICH THE UNITS TO BE CONVEYED ARE LOCATED HAVE BEEN SUBSTANTIALLY COMPLETED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL, THIS 17th DAY OF JULY, 2003 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
17th DAY OF JULY, 2003 A.D.


CONNIE JO DIALS

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



Connie Jo Dials
MY COMMISSION # CC908924 EXPIRES
February 8, 2004
BONDED THRU TROY FAJN INSURANCE, INC.

Campbell SURVEYING AND MAPPING
OF BREVARD, INC.

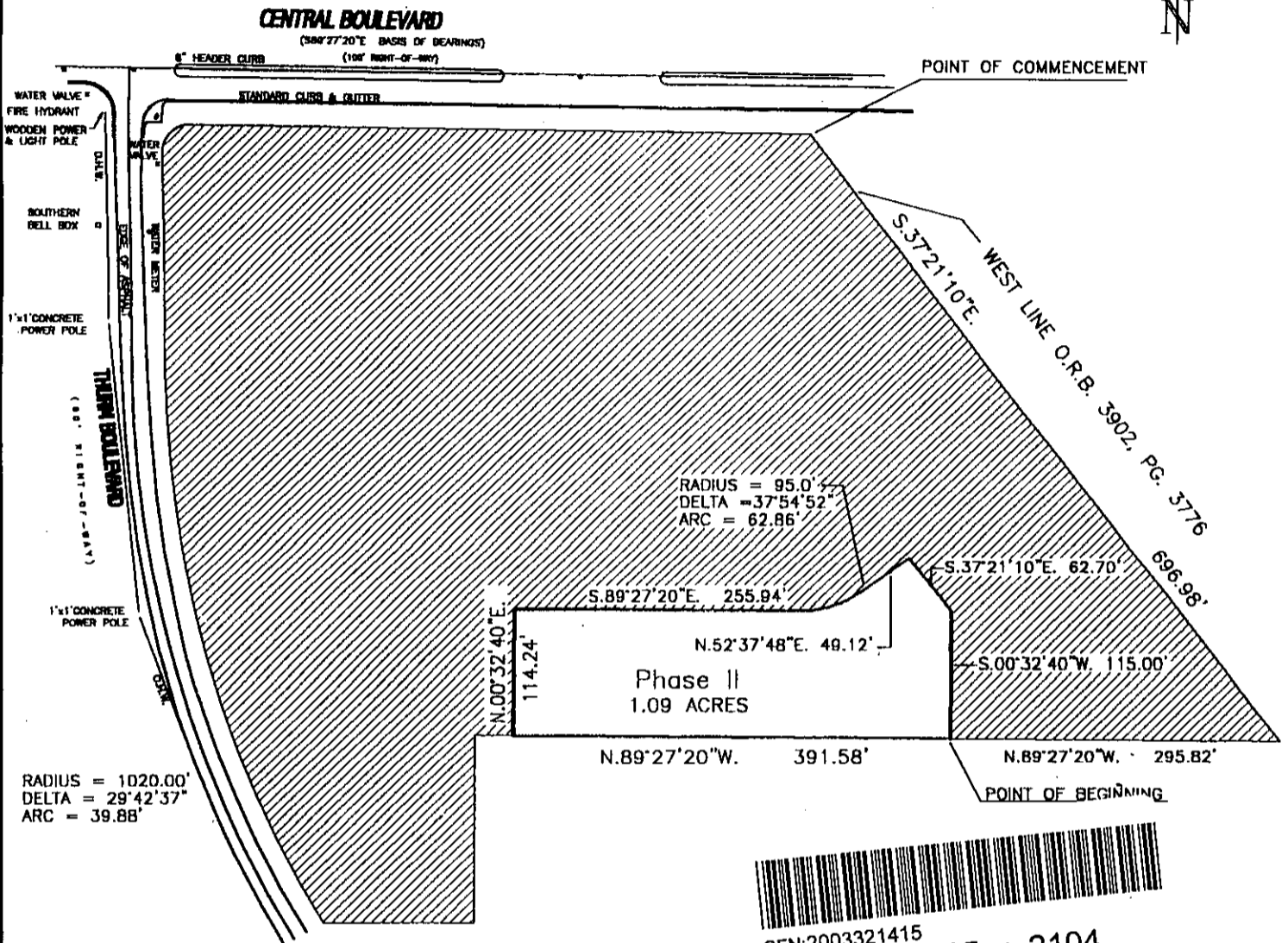
3525 N. COURTENAY PARKWAY - SUITE 1
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EXHIBIT "A"

SHEET 1

BAYSIDE CONDOMINIUMS

Sketch of Survey Phase II



LEGAL DESCRIPTION: (Phase II)

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

Commence 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 N.89°27'20"W., a distance of 295.82 feet to the Point of Beginning of the following described Parcel; Thence continue N.89°27'20"W., a distance of 391.58 feet; Thence run N.00°32'40"E., a distance of 114.24 feet to a point on the South line of Bayside Condominiums Phase I; Thence run S.89°27'20"E., along said South line a distance of 255.94 feet to the point of curvature of a circular curve to the left having a radius of 95.00 feet; thence run Easterly 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.52°37'48"E., a distance of 49.12 feet; Thence run S.37°21'10"E., a distance of 62.70 feet; Thence run S.00°32'40"W., a distance of 115.00 feet to the Point of Beginning. Said parcel contains 1.09 acres more or less.

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EXHIBIT "A"

SHEET 2

BAYSIDE CONDOMINIUMS

Graphic Plot Plan for Phase II

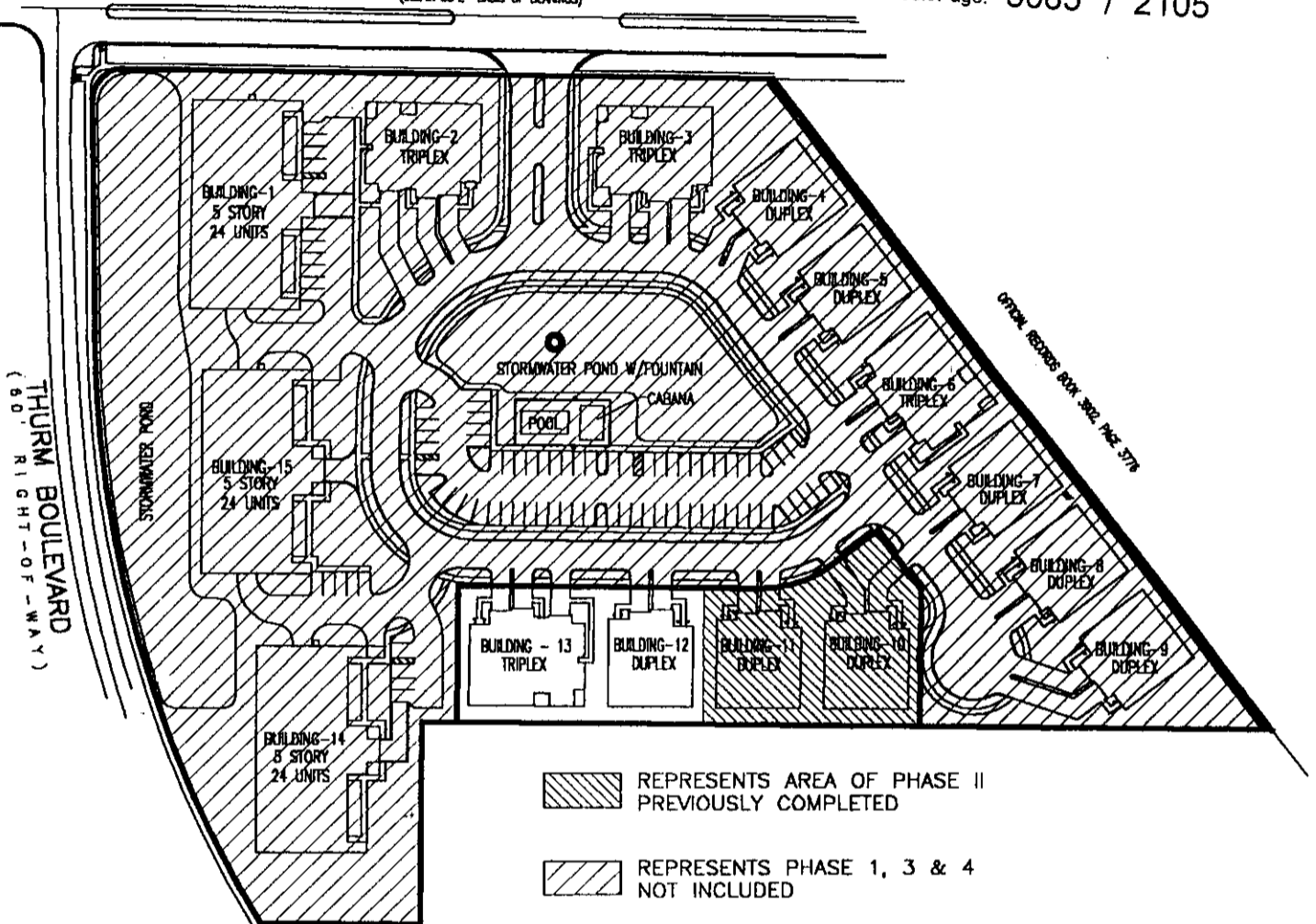


CFN:2003321415

OR Book/Page: 5085 / 2105

CENTRAL BOULEVARD

(100' RIGHT-OF-WAY)
(S85°27'20"E BASIS OF BEARINGS)



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.

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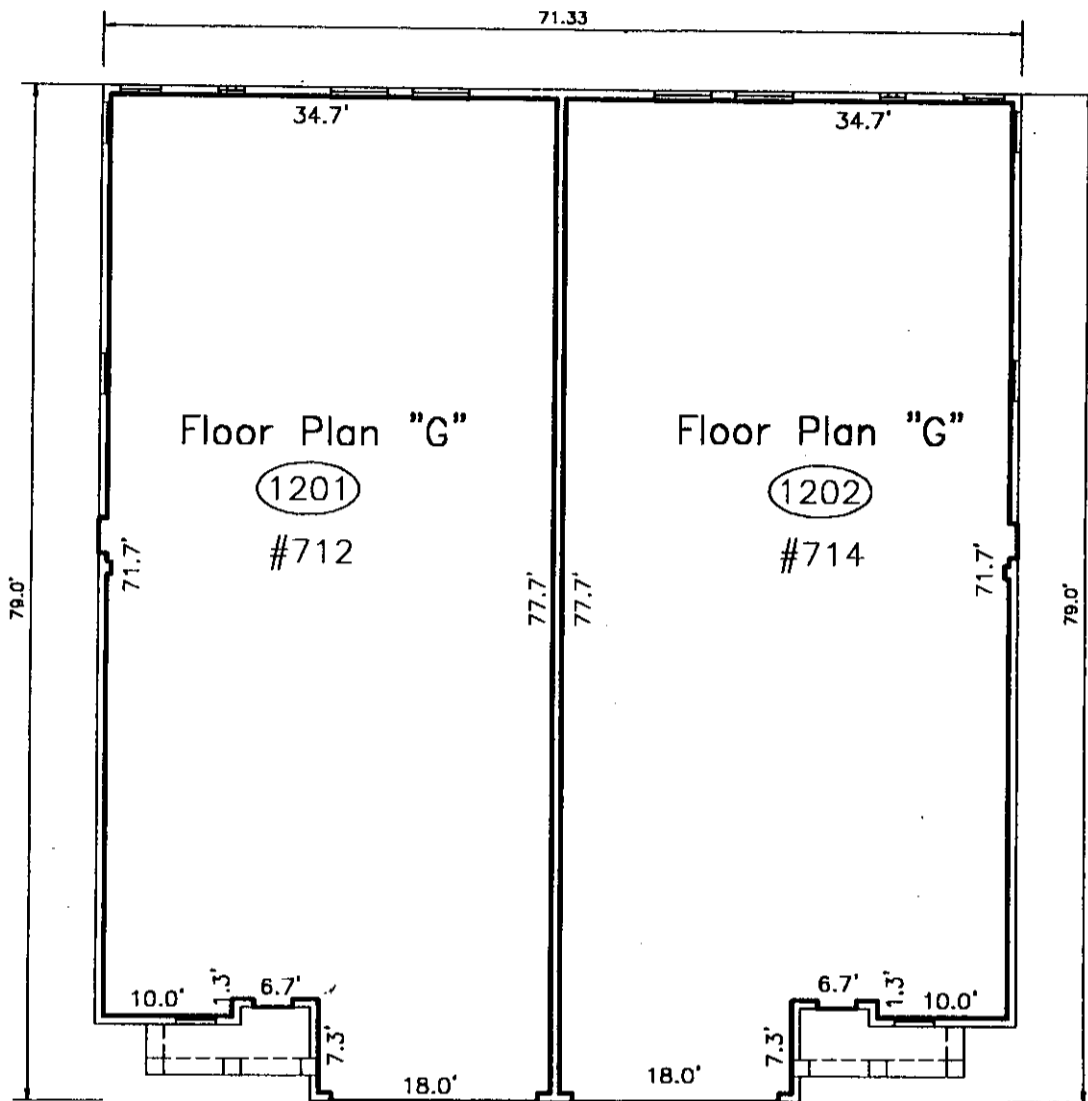
3525 N. COURTENAY PARKWAY - SUITE 1
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EXHIBIT "A"

SHEET 3

BAYSIDE CONDOMINIUMS

Phase II – Building 12



SURVEYORS NOTES:

1. ——— Indicates the Horizontal Limits.
2. The Finish Floor Elevations is 8.80'.
The Finish Ceiling Elevation is 18.80'.
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. (1201) Indicates Unit number designation.
6. The Unit represented is Typical of Unit Floor Plan "G". Refer to Sheets 6 & 7, for dimensions and Floor Plans of these Typical Units.



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OR Book/Page: 5085 / 2106

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OF BREVARD, INC

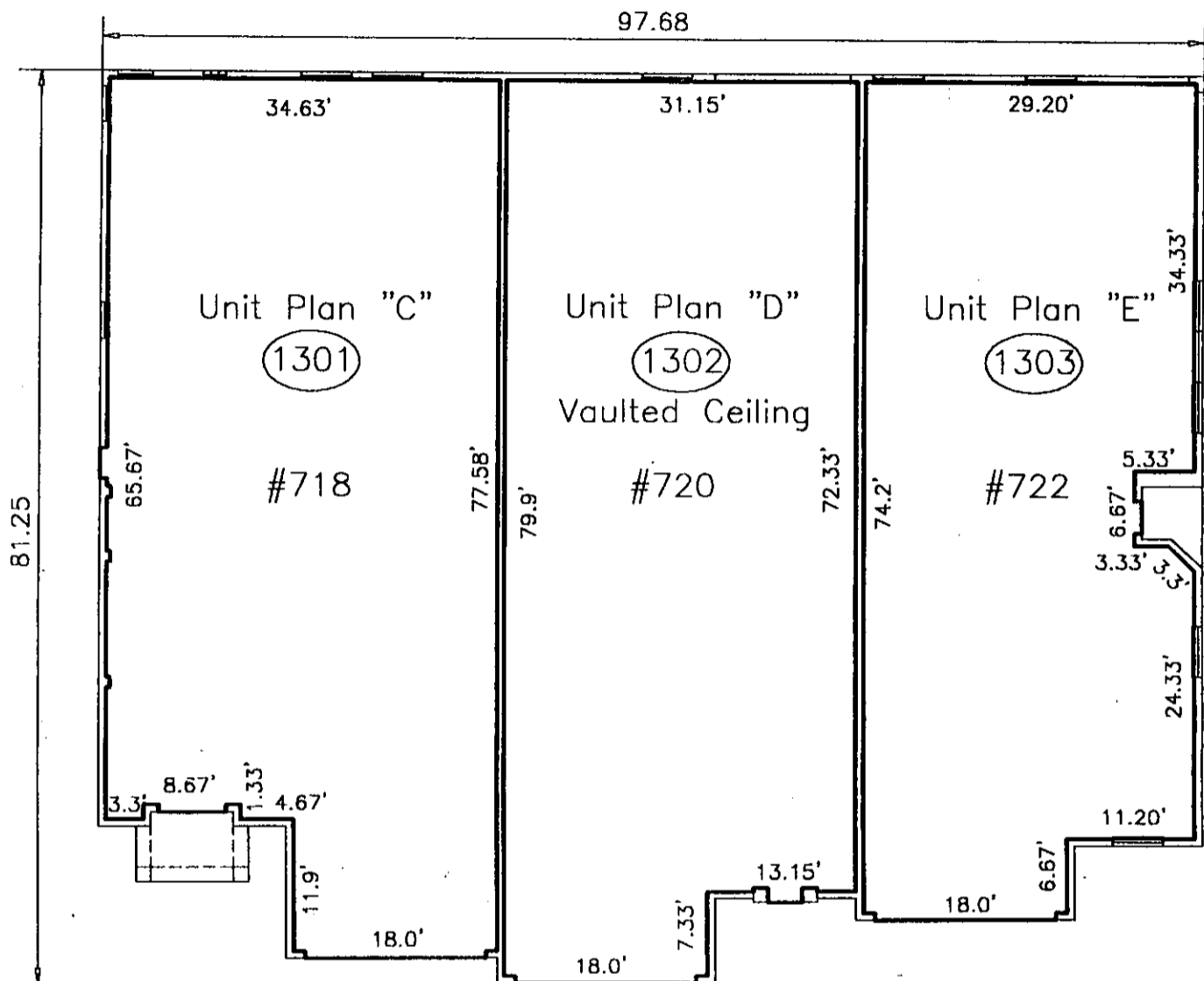
3525 N. COURTENAY PARKWAY – SUITE 1
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EXHIBIT "A"

SHEET 4

BAYSIDE CONDOMINIUMS

Phase II - Building 13



SURVEYORS NOTES:

1. ——— Indicates the Horizontal Limits.
2. The Finish Floor Elevations is 8.80.
The Finish Ceiling Elevation ifor Unit "C" & "E" is 18.80'.
The Finish Ceiling Elevation ifor Unit "C" is 28.80'.
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. (1301) Indicates Unit number designation.
6. "Unit Plan C" indicates Typical Floor Plan of that Unit. Refer to Sheets 8, 9, 10 and 11 for dimensions and Floor Plans for these typical units.



CFN:2003321415
OR Book/Page: 5085 / 2107

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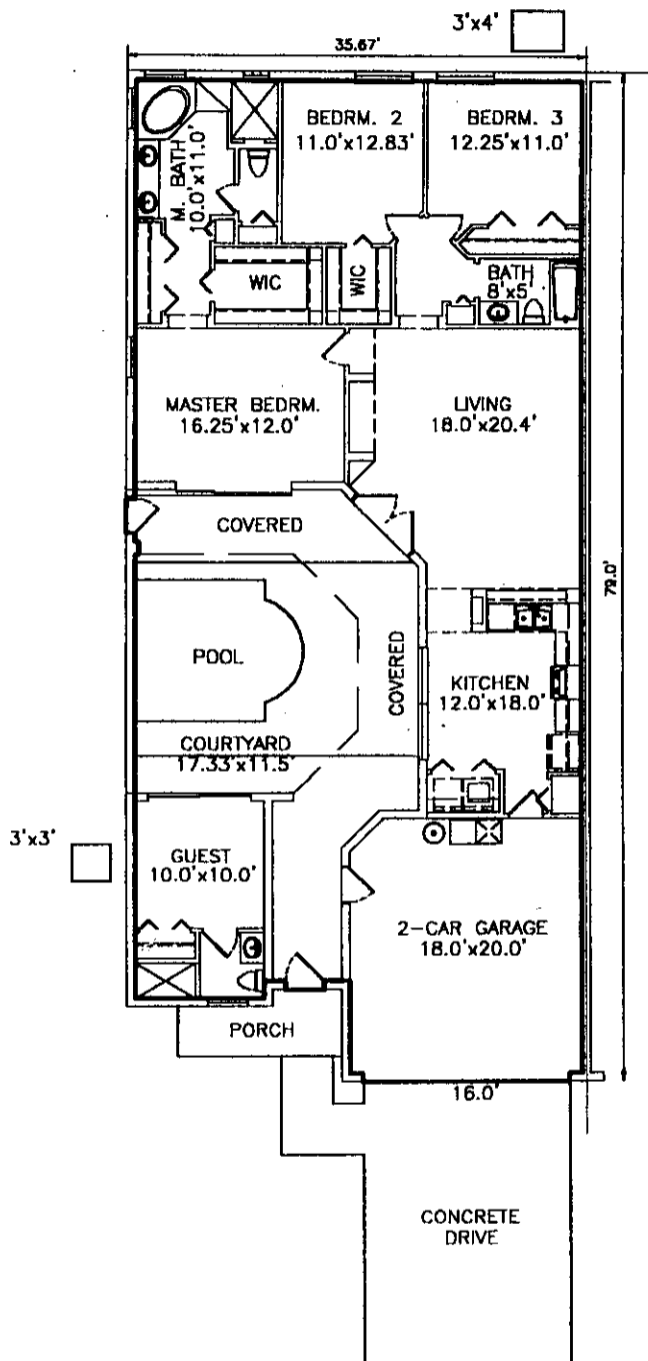
3525 N. COURTENAY PARKWAY - SUITE 1
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EXHIBIT "A"

SHEET 5

BAYSIDE CONDOMINIUMS

Phase II, Building 12
Typical Floor Plan "G"



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.

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CFN:2003321415
OR Book/Page: 5085 / 2108

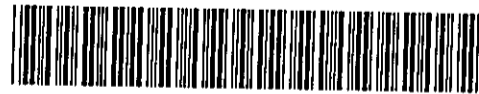
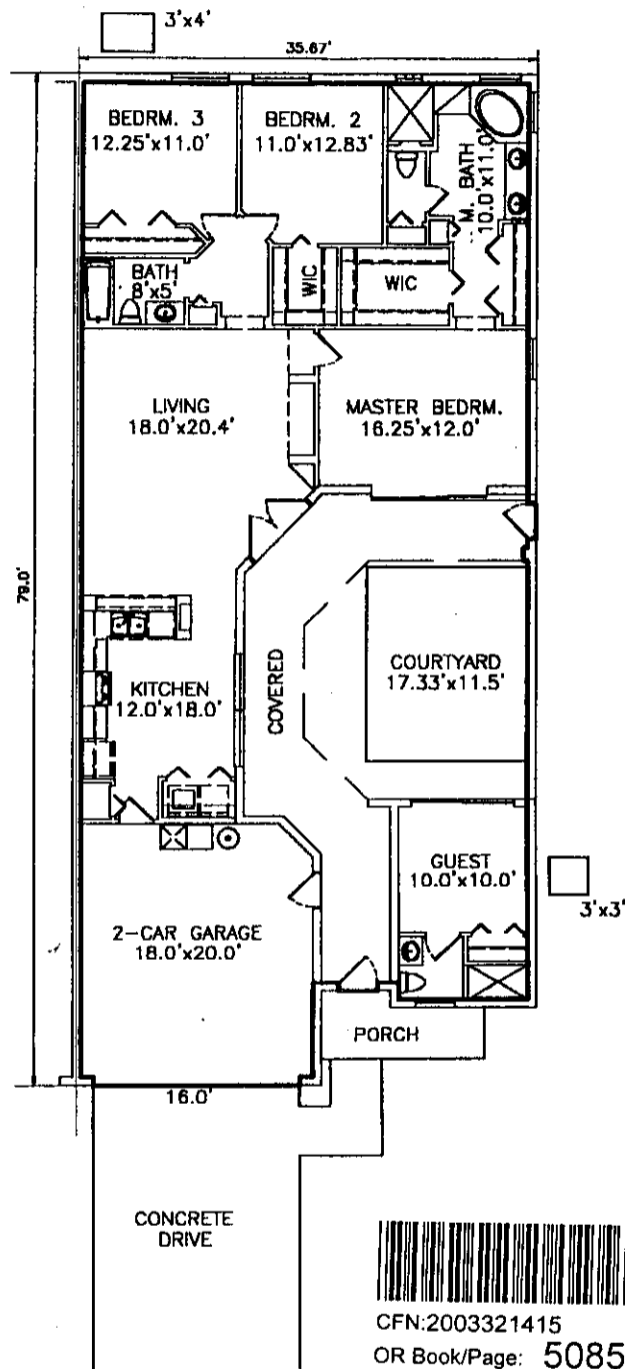
EXHIBIT "A"

SHEET 6

BAYSIDE CONDOMINIUMS

Phase II, Building 12

Typical Floor Plan "G"



CFN:2003321415

OR Book/Page: 5085 / 2109

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.

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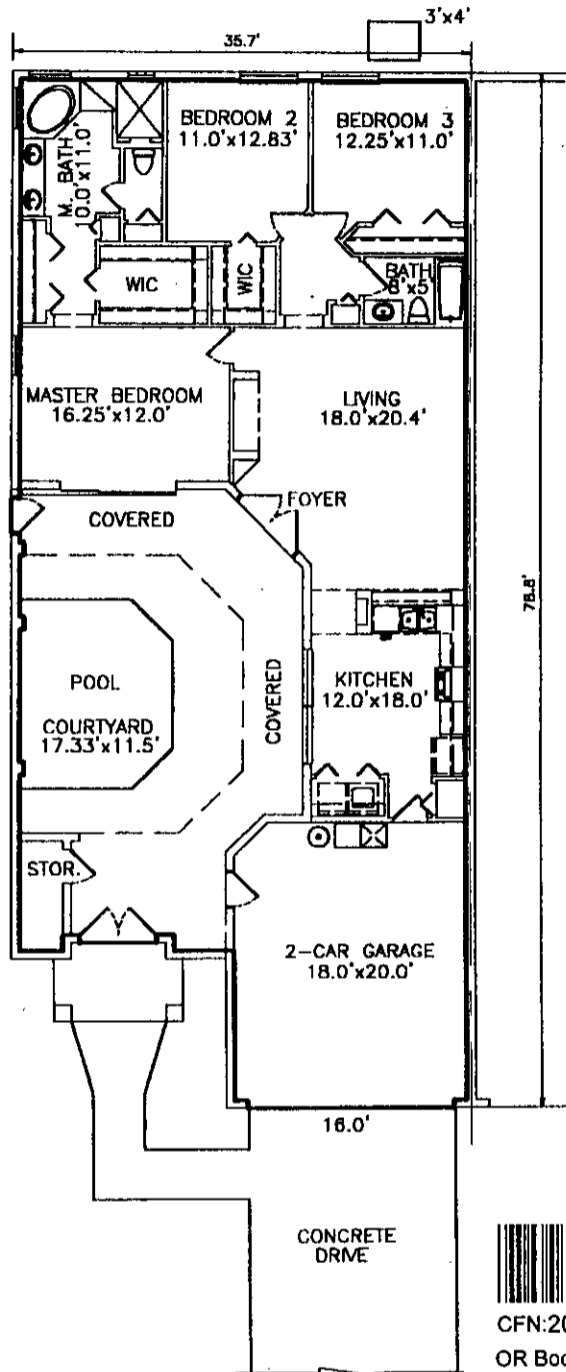
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EXHIBIT "A"

SHEET 7

BAYSIDE CONDOMINIUMS

Phase II, Building 13
Typical Floor Plan "F"



CFN:2003321415

OR Book/Page: 5085 / 2110

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.

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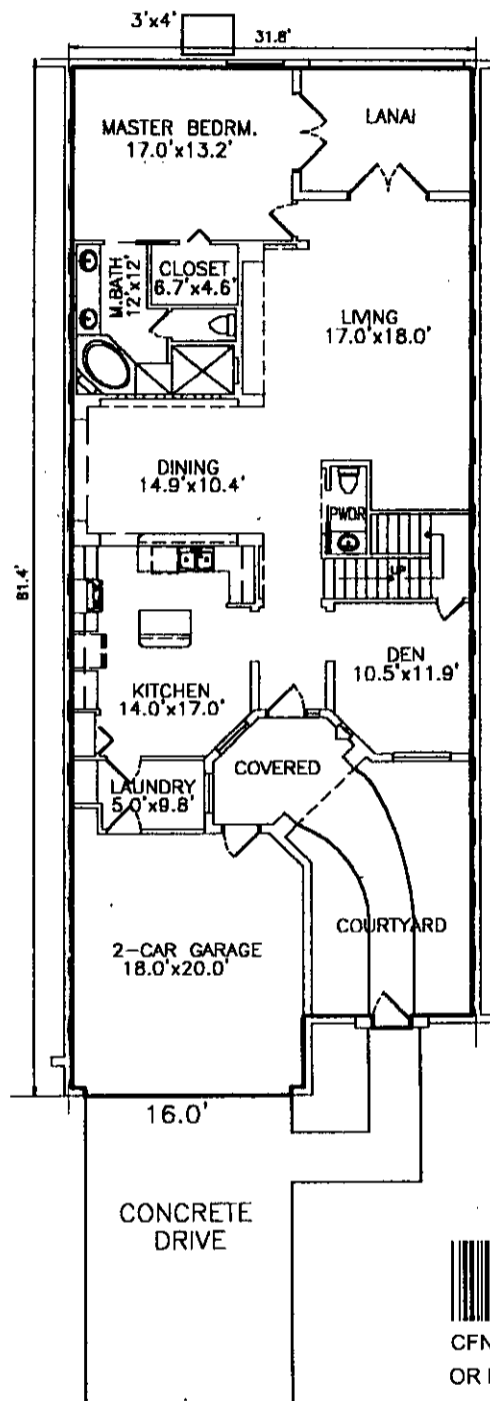
EXHIBIT "A"

SHEET 8

BAYSIDE CONDOMINIUMS

Phase II, Building 13

1st Floor Plan "D"



CFN:2003321415

OR Book/Page: 5085 / 2111

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 B for its 2nd Floor Plan.

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EXHIBIT "A"

SHEET 9

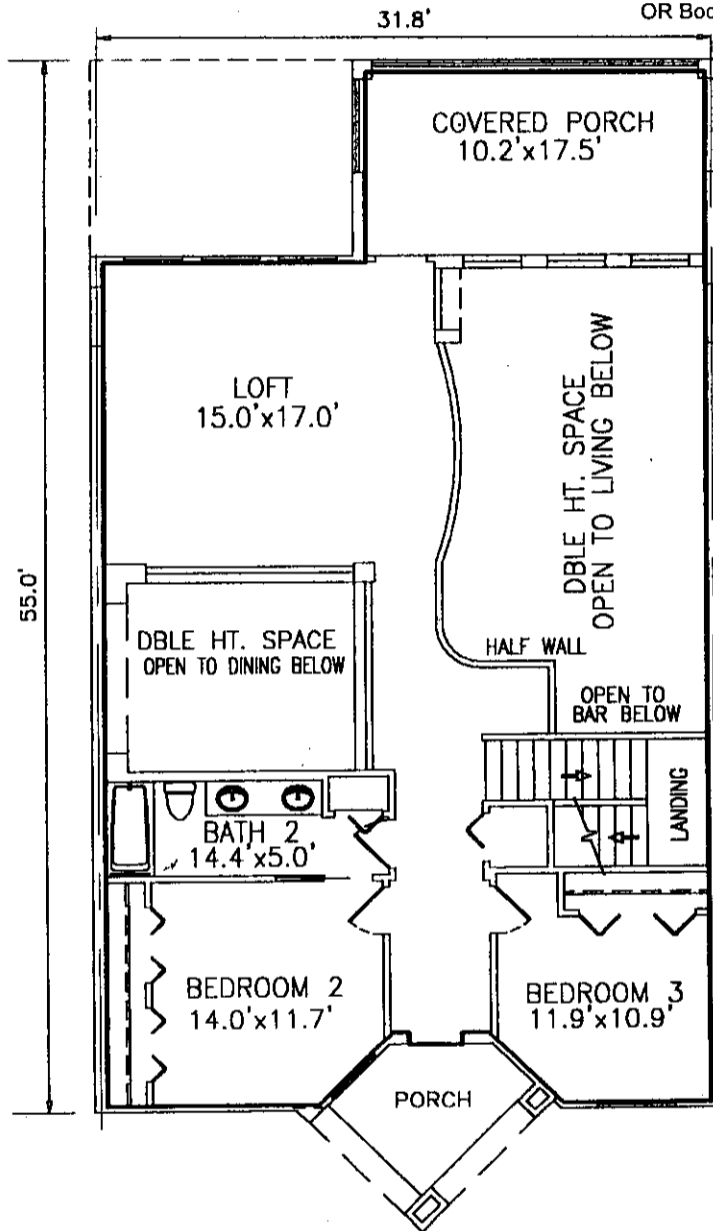
BAYSIDE CONDOMINIUMS

Phase II, Building 13
2nd Floor Plan "D"



CFN:2003321415

OR Book/Page: 5085 / 2112



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.

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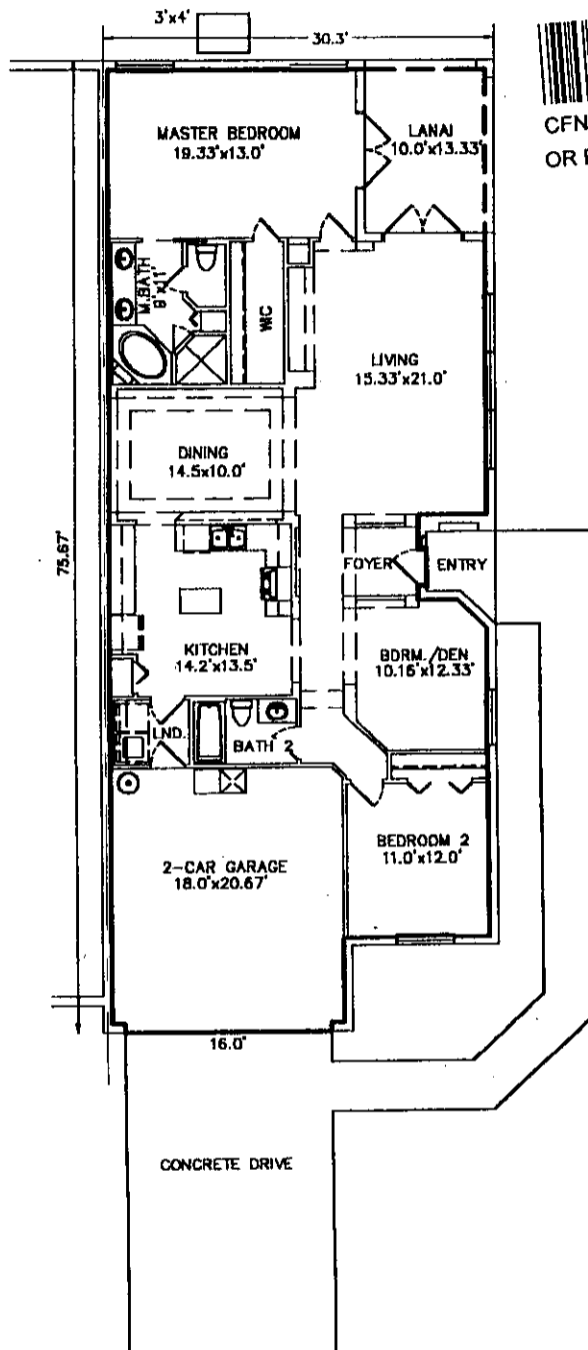
EXHIBIT "A"

SHEET 10

BAYSIDE CONDOMINIUMS

Phase II – Building 13

Typical Floor Plan "H"



CFN:2003321415

OR Book/Page: 5085 / 2113

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.

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EXHIBIT "A"

SHEET 11