

AMENDMENT TO DECLARATION OF CONDOMINIUM

THE MANSOLILLO CORPORATION, a Florida Corporation and FIRST SERVICE OF TITUSVILLE, INC., a Florida Corporation, D/B/A FIRST SERVICE ~~PROPERTIES~~ a Florida General Partnership, pursuant to the authority reserved in the Declaration of Condominium, recorded in Official Record Book 2474, Page 1606, of the Public Records of Brevard County, Florida, hereby amends and expands said Declaration above described and submits the real property described in Exhibit "F" (page 1 of 8) which is attached hereto; together with improvements thereon, containing two buildings having a total of 16 units, and other appurtenant improvements more specifically described in Exhibit "F" attached hereto, which is substituted for the Exhibit "F" previously recorded at OR Bk. 2474 p 1669.

FIRST SERVICE PROPERTIES further amends and expands said Declaration above described to include and merge the common and limited common elements and easements of the property covered by this Amendment with the property in the original Declaration of Condominium described in Official Record Book 2474, Page 1606, of the Public Records of Brevard County, Florida.

IN WITNESS WHEREOF, the developer, FIRST SERVICE PROPERTIES has caused these presents to be signed and sealed this 31st day of July, 1984, by the partners First Service of Titusville, Inc. and The Mansolillo Corporation.

CORPORATE
SEAL

BY: Ronald J. Mansolillo

THE MANSOLILLO CORPORATION
for the Partnership of
First Service Properties

ATTESTED BY: Karen M. Mansolillo

REC'D
DUP
NOT IN
SERIES
REPLY
DATE

Return to:

THIS INSTRUMENT PREPARED BY
Truman Scarborough, Jr.
P. O. Box 1184
Titusville, Florida 32781

951102

89 OCT 12 PM 3:00

SIGNED SEALED AND DELIVERED

IN THE PRESENCE OF:

William R. Halley
[Signature]

STATE OF FLORIDA

COUNTY OF BREVARD

I HEREBY CERTIFY that on this 31st day of July, 1984, before me personally appeared Richard S. Mansillo and Russ Mansillo respectively the President and the Asst. Secy of THE MANSILLO CORPORATION, a Florida Corporation; and that they are to me known to be the persons described in and who executed the foregoing instrument in the presence of two subscribing witnesses freely and voluntarily under authority vested in them as officers of said corporation, for the uses and purposes therein mentioned; and, that they affixed thereto the official seal of said corporation, and the instrument is the act and deed of said corporation, on behalf of said partnership, First Service Properties.

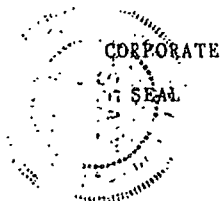
WITNESS my signature and official seal at Titusville in the County of Brevard and the State of Florida, the day and year last aforesaid.

[Signature]
NOTARY PUBLIC, STATE OF

FLORIDA, at Large

Notary Public, State of Florida at Large
My Commission Expires 10/31/84

My Commission Expires:



BY: [Signature]
FIRST SERVICE OF
TITUSVILLE, INC.
For First Service Properties
Attested By: [Signature]

Signed, Sealed and Delivered
in the Presence of:

William E. [unclear]
Raymond K. Antonio

STATE OF RHODE ISLAND
COUNTY OF PROVIDENCE

I HEREBY CERTIFY that on this 5th day of July, 1984, before
me personally appeared David J. Malrod and
_____ respectively the President
and the _____ of FIRST SERVICE OF TITUSVILLE, a
Florida Corporation; and that ~~they~~ ^{he is} are to me known to be the
persons described in and who executed the foregoing instrument in
the presence of two subscribing witnesses freely and voluntarily
under authority vested in them as officers of said corporation,
for the uses and purposes therein mentioned; and, that ~~they~~ ^{he}
affixed thereto the official seal of said corporation, and the
instrument is the act and deed of said corporation, or behalf of
said partnership, First Service Properties.

WITNESS my signature and official seal at Providence in the
County of Providence and the State of Rhode Island the day and
year last aforesaid.

John E. Quipson
NOTARY PUBLIC, STATE OF
RHODE ISLAND

My Commission Expires June 30, 1986

VILLAGE SQUARE OF TITUSVILLE - A CONDOMINIUM

PHASE TWO

CITY OF TITUSVILLE, BREVARD COUNTY, FLORIDA

LEGAL DESCRIPTION:

A portion of the N $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 16, Township 22 South, Range 35 East, Brevard County, Florida, described as follows:

Commence at the Northwest Corner of the NE $\frac{1}{4}$ of said Section 16, Township 22 South, Range 35 East; thence run S 2°16'26" E along the west line of said NE $\frac{1}{4}$, 460.11 feet to the Point of Beginning of the lands herein described; thence continue S 2°16'26" E along said west line of the NE $\frac{1}{4}$ of Section 16, Township 22 South, Range 35 East, a distance of 222.71 feet to the Southwest Corner of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 16; thence N 88°29'45" E along the south line of said NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 16, a distance of 219.92 feet; thence N 0°58'34" W, 220.64 feet; thence S 89°01'26" W, 224.95 feet to the Point of Beginning.

SUBJECT TO an easement for utility purposes as described in Official Records Book 1782 at Page 1037 of the Public Records of Brevard County, Florida.

SUBJECT TO an easement for utility purposes as described in Official Records Book 1782 at Page 1037 of the Public Records of Brevard County, Florida.

AND ALSO, SUBJECT to a Florida Power and Light Company easement as described in Official Records Book 2436 at Page 1694 of the Public Records of Brevard County, Florida.

AND ALSO, SUBJECT to easements as described in Declaration of Condominium for VILLAGE SQUARE OF TITUSVILLE - A CONDOMINIUM, as recorded in Official Records Book at Pages through of the aforesaid Public Records.

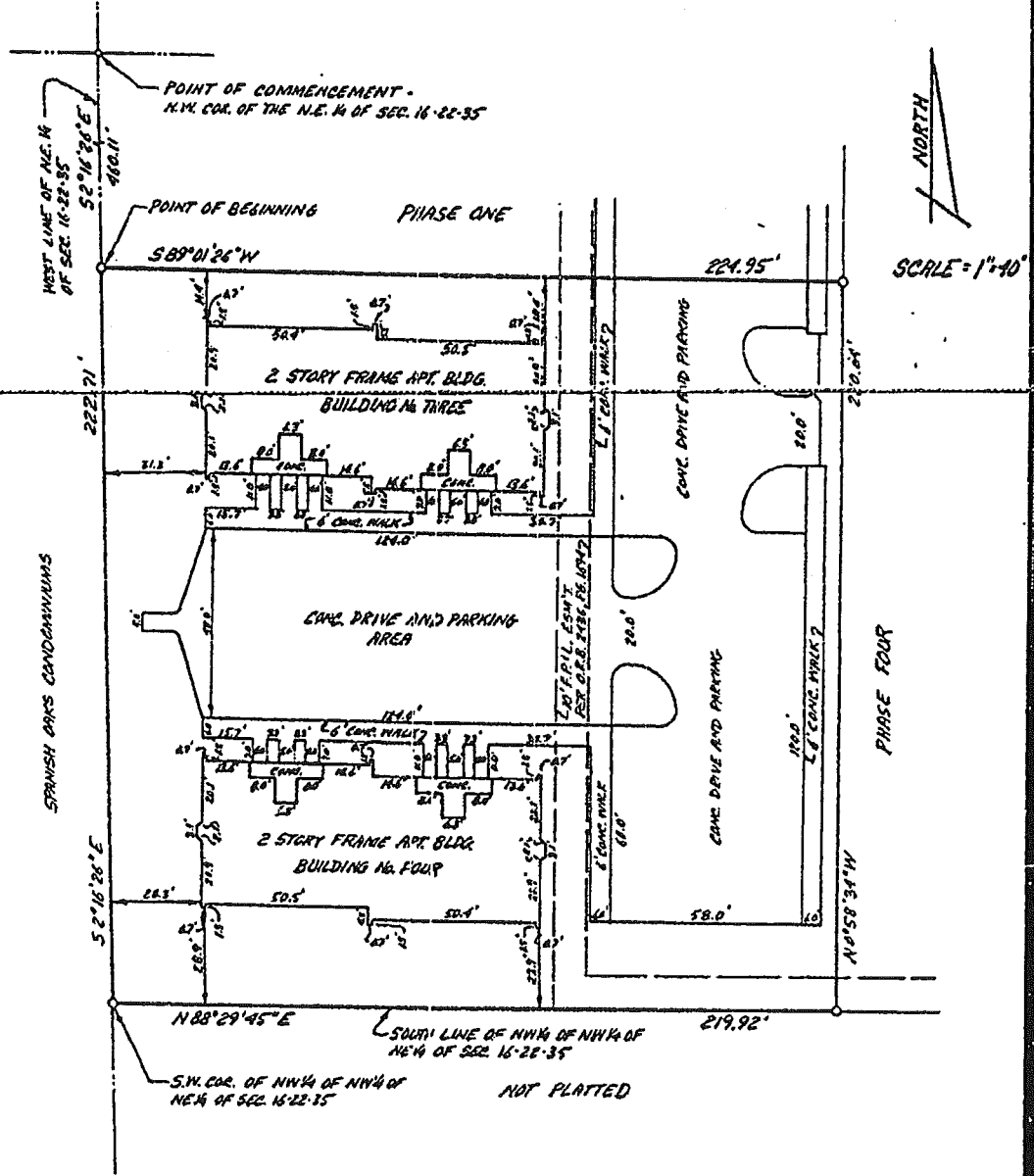
BASIS OF BEARINGS: West line of the Northeast 1/4 of Section 16, Being S 2°16'26" E.

PREPARED BY:
LOYS WARD AND COMPANY
2801 Garden Street
Titusville, Florida

OFF. REC.
2548

PAGE EXHIBIT "F"
1069 Page 1 of 8

VILLAGE SQUARE OF TITUSVILLE - A CONDOMINIUM
 PHASE TWO
 CITY OF TITUSVILLE, BREVARD COUNTY, FLORIDA



NORTH
 SCALE = 1" = 40'

PREPARED BY:
 LOYS WARD AND COMPANY
 2801 Garden Street
 Titusville, Florida

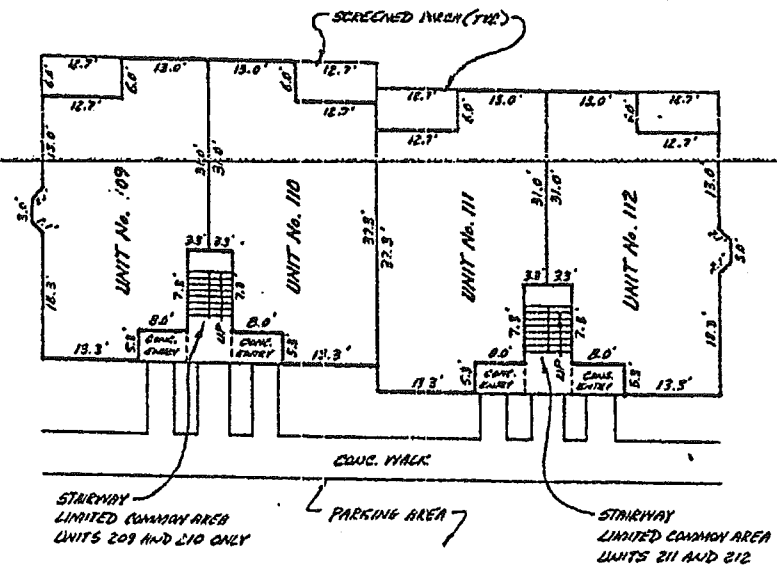
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 1070

EXHIBIT "F"
 Page 2 of 8

VILLAGE SQUARE OF TITUSVILLE - A CONDOMINIUM
 PHASE TWO
 CITY OF TITUSVILLE, BREVARD COUNTY, FLORIDA

NORTH
 SCALE = 1" = 20'



Finished Fl. El. = 25.12 (NGVD)
 Ceiling El. = 33.12 (NGVD)

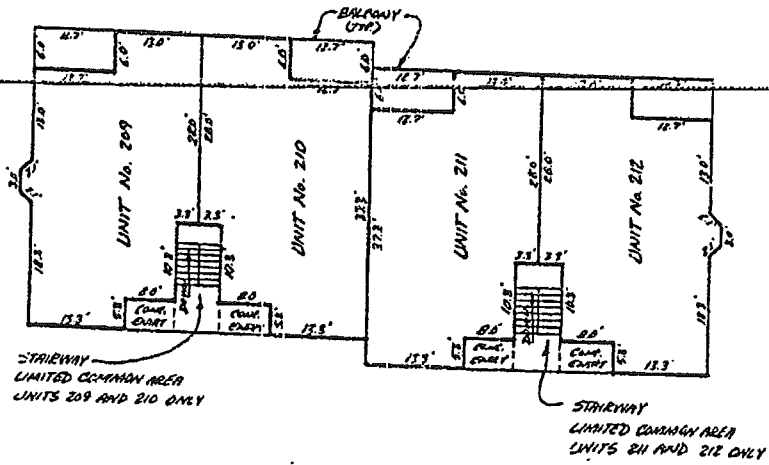
GROUND FLOOR PLAN - BUILDING NO. THREE

PREPARED BY:
 LOYS WARD AND COMPANY OFF. REC.
 2801 Garden Street
 Titusville, Florida 2548

PAGE
 1071

EXHIBIT "F"
 Page 3 of 8

VILLAGE SQUARE OF TITUSVILLE - A CONDOMINIUM
 PHASE TWO
 CITY OF TITUSVILLE, BREVARD COUNTY, FLORIDA



Finished Fl. El. = 34.12 (NGVD)
 Ceiling El. = 42.12 (NGVD)

SECOND FLOOR PLAN - BUILDING NO. THREE

PREPARED BY:
 LOYS WARD AND COMPANY
 2801 Garden Street
 Titusville, Florida

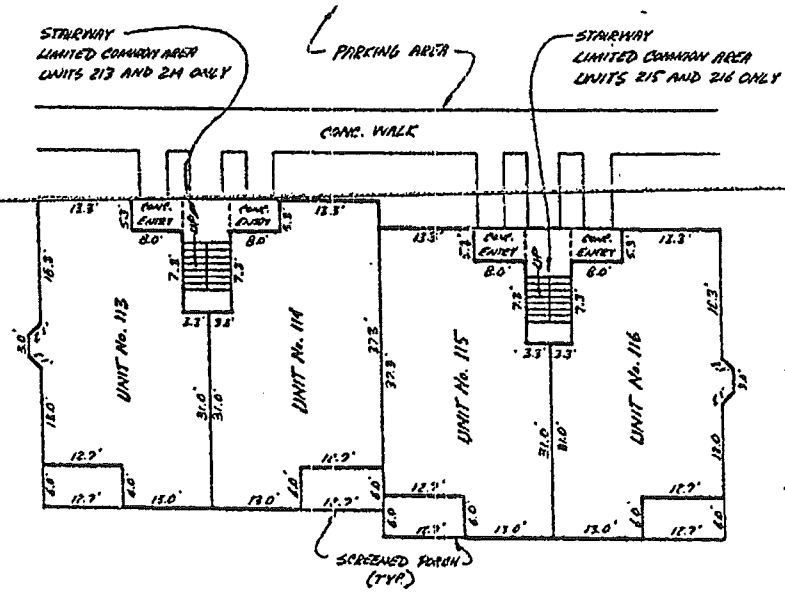
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EXHIBIT "F"
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VILLAGE SQUARE OF TITUSVILLE - A CONDOMINIUM
 PHASE TWO
 CITY OF TITUSVILLE, BREVARD COUNTY, FLORIDA

NORTH
 SCALE: 1" = 20'



Finished Fl. El. = 25.30 (NGVD)
 Ceiling El. = 33.30 (NGVD)

GROUND FLOOR PLAN - BUILDING NO. FOUR

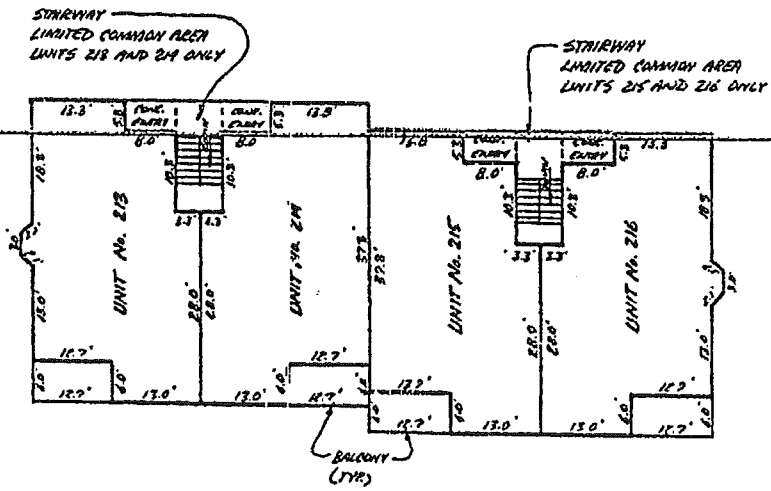
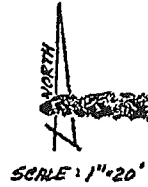
PREPARED BY:
 LOYS WARD AND COMPANY
 2801 Garden Street
 Titusville, Florida

OFF. REC.
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 1073

EXHIBIT "F"
 Page 5 of 8

VILLAGE SQUARE OF TITUSVILLE - A CONDOMINIUM
 PHASE TWO
 CITY OF TITUSVILLE, BREVARD COUNTY, FLORIDA



Finished Fl. El. = 34.30 (NGVD)
 Ceiling El. = 42.30 (NGVD)

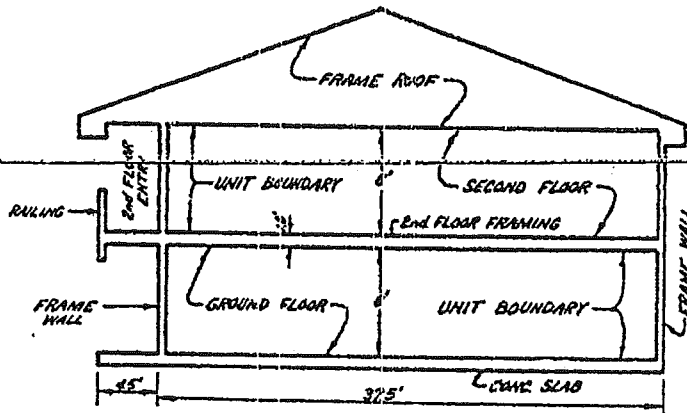
SECOND FLOOR PLAN - BUILDING NO. FOUR

PREPARED BY:
 LOYS WARD AND COMPANY
 2801 Garden Street
 Titusville, Florida

OFF. REC.
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PAGE
 1074 EXHIBIT "F"
 Page 6 of 8

VILLAGE SQUARE OF TITUSVILLE - A CONDOMINIUM
PHASE TWO
CITY OF TITUSVILLE, BREVARD COUNTY, FLORIDA



TYPICAL SECTION

PREPARED BY:
LOYS WARD AND COMPANY
2801 Garden Street
Titusville, Florida

OF 7 REC.
2548

PAGE: EXHIBIT "F"
1075 Page 7 of 8

VILLAGE SQUARE OF TITUSVILLE - A CONDOMINIUM

PHASE TWO

CITY OF TITUSVILLE, BREVARD COUNTY, FLORIDA

DESCRIPTION OF UNITS:

UNITS shall mean and comprise the 16 separate and numbered UNITS which are designated in this EXHIBIT "F", the dimensions of which, as shown herein, are average to the unfinished inner surfaces of the perimeter walls, floors and ceilings and thus each UNIT consists of the space bounded by a vertical projection of the UNIT boundary lines, and the horizontal plane at the floor elevation extended to the ceiling for each respective UNIT; excluding however, all spaces and improvements lying beneath the undecorated and/or unfinished inner surfaces of all interior bearing walls and/or bearing partitions, and further excluding all pipes, ducts, wires, conduits and other facilities running through any interior wall or partition for the furnishing of utility services to said UNITS and further excluding all COMMON PROPERTY.

DESCRIPTION OF COMMON PROPERTY:

COMMON PROPERTY shall mean and comprise all the real property, improvements and facilities to VILLAGE SQUARE OF TITUSVILLE - A CONDOMINIUM, including all parts of the building other than the UNITS as same are hereon defined, and shall include easements through said UNITS for conduits, pipes, ducts, plumbing, wiring and other facilities for the furnishing of utility services to said UNITS and easements of support in every portion of a UNIT which contributes to the support of the improvements and shall further include all personal property held and maintained for the joint use and enjoyment of all the owners of all such UNITS and shall exclude all the UNITS.

DESCRIPTION OF LIMITED COMMON PROPERTY:

LIMITED COMMON PROPERTY shall mean and comprise that portion of the COMMON PROPERTY consisting of 16 separate and designated entry areas (Pages 3 through 6), 8 separate and designated balcony areas (Pages 4 and 6) and 8 separate and designated porch areas (Pages 3 and 6) as specifically identified in this EXHIBIT "F" as to each of which said entry area, balcony area, and porch area, a right to exclusive use is reserved as an appurtenance to the particular UNIT designated in this EXHIBIT contiguous with said entry area, balcony area or porch area. LIMITED COMMON PROPERTY shall also mean and comprise that portion of the COMMON PROPERTY consisting of 4 separate and designated stairways as specifically identified in this EXHIBIT as to each of which said stairway, a right to exclusive use is reserved as an appurtenance to the particular UNITS designated in this EXHIBIT (Pages 3 through 6).

SURVEYOR'S NOTES:

All elevations refer to Mean Sea Level, National Geodetic Vertical Datum.

All air conditioning equipment serving an individual UNIT is considered to be a part of that UNIT, even though such equipment may be outside the boundaries of the UNIT as defined hereon.

SURVEYOR'S CERTIFICATE:

I hereby certify that the construction of the improvements described herein is substantially complete so that these surveys and plans marked EXHIBIT "F", Pages 1 through 8 inclusive, all of which are exhibits annexed to and made a part of the Declaration of Condominium of VILLAGE SQUARE OF TITUSVILLE - A CONDOMINIUM, together with the wording of said Declaration are a correct representation of said improvements, and that there can be determined therefrom the identification, location, dimensions and size of each UNIT and of the COMMON ELEMENTS.

DATED:

July 26, 1984
Revised - July 31, 1984
Revised - August 28, 1984

PREPARED BY:
LOYS WARD AND COMPANY
2801 Garden Street
Titusville, Florida

LOYS WARD AND COMPANY

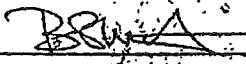

B. L. Ward, P.L.S.
Fla. Reg. No. 2396

EXHIBIT "F"
Page 8 of 8

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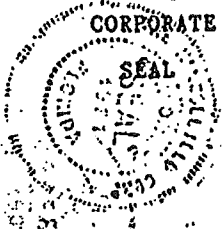
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AMENDMENT TO DECLARATION OF CONDOMINIUM

THE MANSOLILLO CORPORATION, a Florida Corporation and FIRST SERVICE OF TITUSVILLE, INC., a Florida Corporation, D/B/A FIRST SERVICE PORPERTIES, a Florida General Partnership, pursuant to the authority reserved in the Declaration of Condominium, VILLAGE SQUARE OF TITUSVILLE PHASE III recorded in Official Record Book 2474, Page 1606, of the Public Records of Brevard County, Florida, hereby amends and expands said Declaration above described and submits Phase III to the condominium form of ownership; and, substitutes Exhibit "G" (page 1 of 6) which is attached hereto which contains one of the two buildings described as Phase III together with improvements thereon, to wit: building #5 with eight completed unites; and other appurtenant improvements more specifically described in Exhibit "G" attached hereto.

FIRST SERVICE PROPERTIES further amends and expands said Declaration above described to include and merge the common and limited common elements and easements of the property covered by this Amendment submitting Phase III with the property in the original Declaration of Condominium described in Official Record Book 2474, Page 1606, of the Public Records of Brevard County, Florida.

IN WITNESS WHEREOF, THE MANSOLILLO CORPORATION and FIRST SERVICE OF TITUSVILLE, INC, d/b/a FIRST SERVICE PROPERTIES has caused these presents to be signed and sealed this 31st day of July, 1984.



BY: Raymond J. Mansolillo
THE MANSOLILLO CORPORATION
for the Partnership of
First Service Properties
ATTESTED BY: Karen M. Mansolillo

THIS INSTRUMENT PREPARED BY:
Truman Scarborough, Jr.
P. O. Box 1184
Titusville, Florida 32781

Return to:

REC. FEE \$ 37.00
DOC. ST.
INT. TAX
S.E.C.
R.F.S.C.
Date of recording: 1984 OCT 12

OFF. REC.

2548

PAGE

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951103

1984 OCT 12 PM 3:00

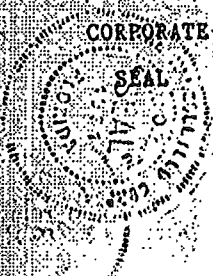
AMENDMENT TO DECLARATION OF CONDOMINIUM

THE MANSOLILLO CORPORATION, a Florida Corporation and FIRST SERVICE OF TITUSVILLE, INC., a Florida Corporation, D/B/A FIRST SERVICE PROPERTIES, a Florida General Partnership, pursuant to the authority reserved in the Declaration of Condominium, VILLAGE SQUARE OF TITUSVILLE PHASE III recorded in Official Record Book 2474, Page 1606, of the Public Records of Brevard County, Florida, hereby amends and expands said Declaration above described and submits Phase III to the condominium form of ownership; and, substitutes Exhibit "G" (page

1 of 6) which is attached hereto which contains one of the two buildings described as Phase III together with improvements thereon, to wit: building #5 with eight completed units; and other appurtenant improvements more specifically described in Exhibit "G" attached hereto.

FIRST SERVICE PROPERTIES further amends and expands said Declaration above described to include and merge the common and limited common elements and easements of the property covered by this Amendment submitting Phase III with the property in the original Declaration of Condominium described in Official Record Book 2474, Page 1606, of the Public Records of Brevard County, Florida.

IN WITNESS WHEREOF, THE MANSOLILLO CORPORATION and FIRST SERVICE OF TITUSVILLE, INC, d/b/a FIRST SERVICE PROPERTIES has caused these presents to be signed and sealed this 31st day of July, 1984.



BY: Ronald J. Mansolillo
THE MANSOLILLO CORPORATION
for the Partnership of
First Service Properties

ATTESTED BY: Karen M. Mansolillo

THIS INSTRUMENT PREPARED BY:
Truman Scarborough, Jr.
P. O. Box 1184
Titusville, Florida 32781

Return to:

REC. FEE \$ 37.00
DOC. ST.
INT. TAX
CES. C.
RECORDED
DATE RECORDED

OFF. REC. 2548 PAGE 1077

951103
1984 OCT 12 PM 3:00

SIGNED SEALED AND DELIVERED

IN THE PRESENCE OF:

Titus L. Halley

STATE OF FLORIDA

COUNTY OF BREVARD

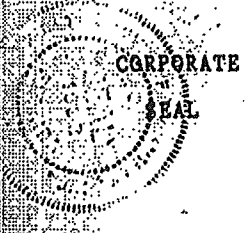
I HEREBY CERTIFY that on this 31st day of July, 1984, before me personally appeared Raymond J. Mansolillo and Karen M. Mansolillo respectively the President and the Assistant Secretary of THE MANSOLILLO CORPORATION, a Florida Corporation; and that they are to me known to be the persons described in and who executed the foregoing instrument in the presence of two subscribing witnesses freely and voluntarily under authority vested in them as officers of said corporation, for the uses and purposes therein mentioned; and, that they affixed thereto the official seal of said corporation, and the instrument is the act and deed of said corporation, on behalf of the aforesaid partnership.

WITNESS my signature and official seal at Titusville in the County of Brevard and the State of Florida, the day and year last aforesaid.

Raymond J. Mansolillo
 NOTARY PUBLIC, STATE OF

FLORIDA, at Large

My Commission Expires: Notary Public, State of Florida at Large
 My Commission Expires 11-30-1984
Revised This Day 10th January 1984



BY D. J. Smith
 FIRST SERVICE OF
 TITUSVILLE, INC.
 ATTESTED BY Raymond J. Mansolillo, Inc.

for the Partnership of
 First Service Properties

Signed, Sealed and Delivered
in the Presence of:

Charles P. Pappas

James A. Ryan

STATE OF RHODE ISLAND
COUNTY OF PROVIDENCE

I HEREBY CERTIFY that on this 31st day of July, 1984, before
me personally appeared Henry M. Hark and
President
~~and the~~ _____ of FIRST SERVICE OF TITUSVILLE, a
Florida Corporation; and that ~~he~~ ^{he} to me known to be the
persons described in and who executed the foregoing instrument in
the presence of two subscribing witnesses freely and voluntarily
under authority vested in them as officers of said corporation,
for the uses and purposes therein mentioned; and, that ~~they~~ ^{he}
affixed thereto the official seal of said corporation, and the
instrument is the act and deed of said corporation, on behalf of the
aforesaid partnership.

WITNESS my signature and official seal at Providence in the
County of Providence and the State of Rhode Island the day and
year last aforesaid.

John F. Dunlop
NOTARY PUBLIC, STATE OF
RHODE ISLAND

My Commission Expires June 30, 1986

VILLAGE SQUARE OF TITUSVILLE - A CONDOMINIUM
PHASE THREE
CITY OF TITUSVILLE, BREVARD COUNTY, FLORIDA

LEGAL DESCRIPTION:

A portion of the N $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 16, Township 22 South, Range 35 East, Brevard County, Florida, described as follows:

Commence at the Northwest Corner of the NE $\frac{1}{4}$ of said Section 16, Township 22 South, Range 35 East; run thence S 2°16'26" E along the west line of said NE $\frac{1}{4}$, 662.62 feet to the Southwest Corner of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 16, thence N 88°29'45" E along the south line of said NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 16, a distance of 219.92 feet; thence N 0°58'34" W, 159.62 feet to the Point of Beginning of the lands herein described; thence N 89°01'26" E, 144.00 feet; thence N 0°58'34" W, 116.00 feet; thence S 89°01'26" W, 67.00 feet; thence N 0°58'34" W, 155.92 feet to a point on the southerly right-of-way line of HARRISON STREET (an 80' R/W), said point being on the arc of a circular curve concave northeasterly, having a radius of 740.00 feet, at which point the tangent bears N 83°43'31" W; thence northwesterly along said southerly right-of-way line and along the arc of said curve thru a Central Angle of 6°03'44" a distance of 78.29 feet; thence run S 0°58'34" E, 285.88 feet to the Point of Beginning.

SUBJECT TO an easement for utility purposes as described in Official Records Book 1782 at Page 1037 of the Public Records of Brevard County, Florida.

AND ALSO, SUBJECT to a Florida Power and Light Company easement as described in Official Records Book 2436 at Page 1694 of the Public Records of Brevard County, Florida.

AND ALSO, SUBJECT to easements as described in Declaration of Condominium for VILLAGE SQUARE OF TITUSVILLE - A CONDOMINIUM, as recorded in Official Records Book 1717 at Pages 774 through 777 of the aforesaid Public Records.

BASIS OF BEARINGS: West line of the Northeast 1/4 of Section 16, Being S 2°16'26" E.

PREPARED BY
LOYS WARD AND COMPANY
2801 Garden Street
Titusville, Florida

OFF. REC.
2548

PAGE
1080

EXHIBIT "C"
Page 1 of 6

VILLAGE SQUARE OF TITUSVILLE - A CONDOMINIUM
 PHASE THREE
 CITY OF TITUSVILLE, BREVARD COUNTY, FLORIDA

POINT OF COMMENCEMENT
 NW COR. OF THE N.E. 1/4 OF SEC. 16-22-35

HARRISON STREET - 80' R/W
 R = 700.00' ASPHALT PAV'T.

NORTH

SCALE: 1" = 40'

WEST LINE OF THE N.E. 1/4
 OF SEC. 16-22-35

PHASE ONE
 EXISTING CONC. DRIVE AND PARKING AREA

EXISTING 2-STORY FRAME APT. BLDG.
 BUILDING NO. 5

PHASE FIVE

EXISTING CONC. DRIVE
 PER DEC. 1944

PROPOSED
 2-STORY FRAME APT. BLDG.
 BUILDING NO. 6

PHASE TWO

PROPOSED CONC. DRIVE AND PARKING

PHASE FOUR

SOUTH LINE OF N.W. 1/4
 OF SEC. 16-22-35
 N 88° 29' 45" E
 218.92'

PREPARED BY
 LOYS WARD AND COMPANY
 2801 Garden Street
 Titusville, Florida

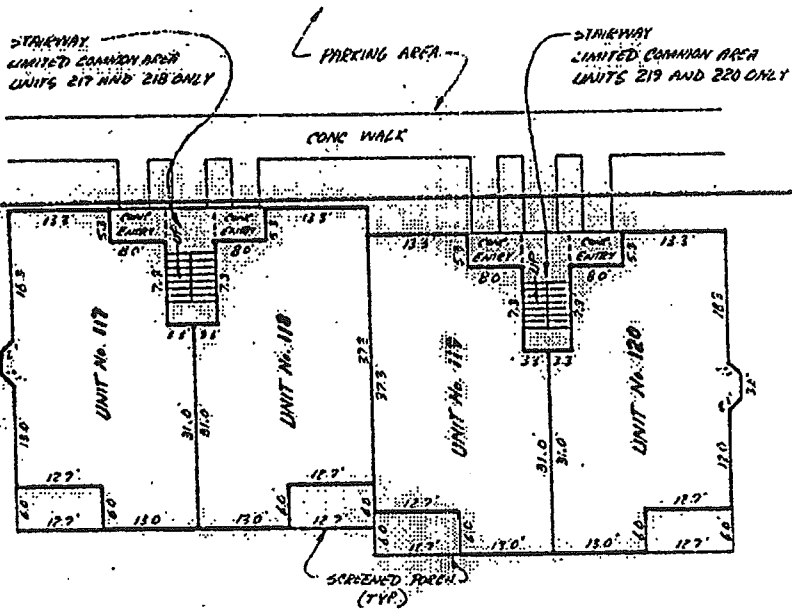
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EXHIBIT "C"
 Page 2 of 6

VILLAGE SQUARE OF TITUSVILLE - A CONDOMINIUM
 PHASE THREE
 CITY OF TITUSVILLE, BREVARD COUNTY, FLORIDA

NORTH
 SCALE: 1" = 20'



Finished Fl. El. = 24.30 (NGVD)
 Ceiling El. = 32.30 (NGVD)

GROUND FLOOR PLAN - BUILDING NO. FIVE

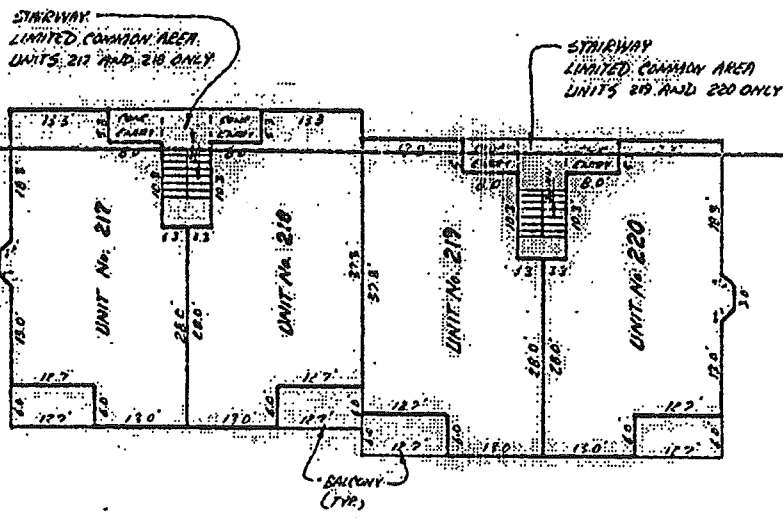
PREPARED BY
 LOYS WARD AND COMPANY
 2801 Garden Street
 Titusville, Florida

OFF. REC.
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PAGE
 1082

EXHIBIT "G"
 Page 3 of 6

VILLAGE SQUARE OF TITUSVILLE CONDOMINIUM
PHASE THREE
CITY OF TITUSVILLE, BREVARD COUNTY, FLORIDA



Finished Fl. El. = 33.30 (NGVD)
Ceiling El. = 41.30 (NGVD)

SECOND FLOOR PLAN - BUILDING NO. FIVE

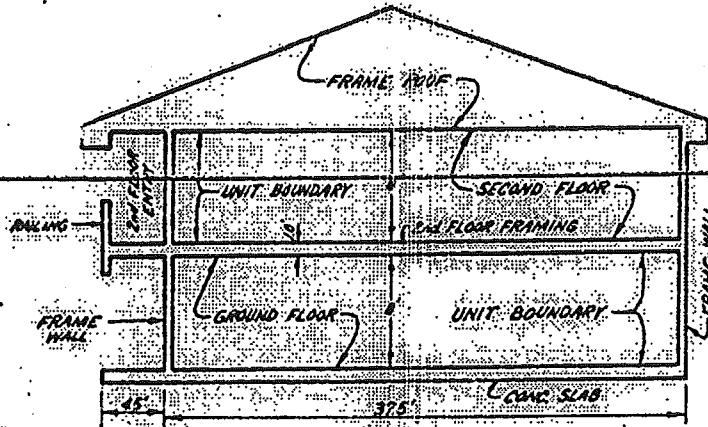
PREPARED BY
LOYD WARD AND COMPANY
2801 Garden Street
Titusville, Florida

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1083

EXHIBIT "C"
Page 4 of 6

VILLAGE SQUARE OF TITUSVILLE - A CONDOMINIUM
PHASE THREE
CITY OF TITUSVILLE, BREVARD COUNTY, FLORIDA



TYPICAL SECTION

PREPARED BY:
LOYS WARD AND COMPANY
2801 Garden Street
Titusville, Florida

OFF. REC
2548

PAGE EXHIBIT "G"
1084 Page 5 of 6

VILLAGE SQUARE OF TITUSVILLE - A CONDOMINIUM

PHASE THREE

CITY OF TITUSVILLE, BREVARD COUNTY, FLORIDA

DESCRIPTION OF UNITS:

UNITS shall mean and comprise the 16 separate and numbered UNITS which are designated in this EXHIBIT "C", the dimensions of which, as shown herein, are average to the unfinished inner surfaces of the perimeter walls, floors and ceilings and thus each UNIT consists of the space bounded by a vertical projection of the UNIT boundary lines, and the horizontal plane at the floor elevation extended to the ceiling for each respective UNIT, excluding however, all spaces and improvements lying beneath the undecorated and/or unfinished inner surfaces of all interior bearing walls and/or bearing partitions, and further excluding all pipes, ducts, wires, conduits and other facilities running through any interior wall or partition for the furnishing of utility services to said UNITS and further excluding all COMMON PROPERTY.

DESCRIPTION OF COMMON PROPERTY:

COMMON PROPERTY shall mean and comprise all the real property, improvements and facilities to VILLAGE SQUARE OF TITUSVILLE - A CONDOMINIUM, including all parts of the building other than the UNITS as same are hereon defined, and shall include easements through said UNITS for conduits, pipes, ducts, plumbing, wiring and other facilities for the furnishing of utility services to said UNITS and easements of support in every portion of a UNIT which contributes to the support of the improvements and shall further include all personal property held and maintained for the joint use and enjoyment of all the owners of all such UNITS and shall exclude all the UNITS.

DESCRIPTION OF LIMITED COMMON PROPERTY:

LIMITED COMMON PROPERTY shall mean and comprise that portion of the COMMON PROPERTY consisting of 16 separate and designated entry areas (Pages 3 and 4), 8 separate and designated balcony areas (Page 4) and 8 separate and designated porch areas (Page 3) as specifically identified in this EXHIBIT "G" as to each of which said entry area, balcony area and porch area a right to exclusive use is reserved as an appurtenance to the particular UNIT designated in this EXHIBIT contiguous with said entry area, balcony area or porch area. LIMITED COMMON PROPERTY shall also mean and comprise that portion of the COMMON PROPERTY consisting of 4 separate and designated stairways as specifically identified in this EXHIBIT as to each of which said stairway, a right to exclusive use is reserved as an appurtenance to the particular UNITS designated in this EXHIBIT (pages 3 and 4).

SURVEYOR'S NOTES:

All elevations refer to Mean Sea Level, National Geodetic Vertical Datum.

All air conditioning equipment serving an individual UNIT is considered to be a part of that UNIT, even though such equipment may be outside the boundaries of the UNIT as defined hereon.

SURVEYOR'S CERTIFICATE:

I hereby certify that the construction of the improvements described herein is substantially complete so that these surveys and plans marked EXHIBIT "F", Pages 1 through 8 inclusive, all of which are exhibits annexed to and made a part of the Declaration of Condominium of VILLAGE SQUARE OF TITUSVILLE - A CONDOMINIUM, together with the wording of said Declaration are a correct representation of said improvements, and that there can be determined therefrom the identification, location, dimensions and size of each UNIT and of the COMMON ELEMENTS.

DATED:

July 31, 1988

LOYS WARD AND COMPANY

PREPARED BY:
LOYS WARD AND COMPANY
2801 Garden Street
Titusville, Florida


B. L. Ward, P.L.S.
Fla. Reg. No. 2396

EXHIBIT "C"
Page 6 of 6

OFF. REC.

2548

INDEX

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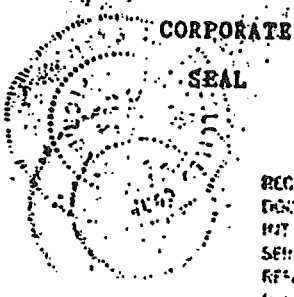
141/06

AMENDMENT TO DECLARATION OF CONDOMINIUM

THE MANSOLILLO CORPORATION, a Florida Corporation and FIRST SERVICE OF TITUSVILLE, INC., a Florida Corporation, D/B/A FIRST SERVICE PORPERTIES, a Florida General Partnership, pursuant to the authority reserved in the Declaration of Condominium, Village Square of Titusville, recorded in Official Record Book 2474, Page 1606, of the Public Records of Brevard County, Florida, hereby amends and expands said Declaration above described and submits Phase IV to the condominium form of ownership; and, substitutes for the Exhibit "H" previously recorded in Official Record Book 2474 Page 1606 of the Public Records of Brevard County, Florida this Exhibit "H" (pages 1 through 6) which is attached hereto which contains two buildings containing 16 Units described as Phase IV together with improvements thereon.

FIRST SERVICE PROPERTIES further amends and expands said Declaration above described to include and merge the common and limited common elements and easements of the property covered by this Amendment submitting Phase IV with the property in the original Declaration of Condominium described in Official Record Book 2474, Page 1606, of the Public Records of Brevard County, Florida.

IN WITNESS WHEREOF, THE MANSOLILLO CORPORATION and FIRST SERVICE OF TITUSVILLE, INC, d/b/a FIRST SERVICE PROPERTIES has caused these presents to be signed and sealed this 12th day of April, 1985.



BY: Royd J. Mansolillo
THE MANSOLILLO CORPORATION
for the Partnership of

RECEIVED	3700	RECORDS
INDEXED		INDEXED
POSTED		POSTED
SERIALIZED	100	SERIALIZED
FILED		FILED

First Service Properties
ATTESTED BY: Kenn M. Mansolillo

THIS INSTRUMENT PREPARED BY:
Truman Scarborough, Jr.

P. O. Box 1184 OFF. REC.
Titusville, Florida 32782 2591

PAGE
1964

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85 APR 15 PM 2:46

SIGNED SEALED AND DELIVERED

IN THE PRESENCE OF:

Alvin Clarendon
Eleanor M. McCasby

STATE OF FLORIDA

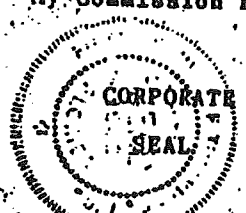
COUNTY OF BREVARD

I HEREBY CERTIFY that on this 12th day of April, 1985 before me personally appeared Raymond J. Mansolillo and Karen M. Mansolillo respectively the President and the Asst. Secretary of THE MANSOLILLO CORPORATION, a Florida Corporation; and that they are to me known to be the persons described in and who executed the foregoing instrument in the presence of two subscribing witnesses freely and voluntarily under authority vested in them as officers of said corporation, for the uses and purposes therein mentioned; and, that they affixed thereto the official seal of said corporation, and the instrument is the act and deed of said corporation.

WITNESS my signature and official seal at Titusville in the County of Brevard and the State of Florida, the day and year last aforesaid.

Alvin Clarendon
NOTARY PUBLIC, STATE OF
FLORIDA, at Large

My Commission Expires: Notary Public, State of Florida
Commission Expires Aug. 15, 1988
Denton Law Firm, P.A., Tallahassee, Fla.



BY: Charles A. Tappan
FIRST SERVICE OF
TITUSVILLE, INC.

ATTESTED BY:
Andrew M. Hodgkin

Signed, Sealed and Delivered
in the Presence of:

James C. Motson
Glenn E. Brudner


STATE OF RHODE ISLAND

COUNTY OF PROVIDENCE

I HEREBY CERTIFY that on this 12th day of APRIL, 1985 before me personally appeared Charles R. Reppucci and Andrew M. Hodgkin respectively the President and the Secretary of FIRST SERVICE OF TITUSVILLE, a Florida Corporation; and that they are to me known to be the persons described in and who executed the foregoing instrument in the presence of two subscribing witnesses freely and voluntarily under authority vested in them as officers of said corporation, for the uses ~~and~~ purposes ~~therein~~ mentioned; and, that ~~they~~ affixed thereto the official seal of said corporation, and the instrument is the act and deed of said corporation.

WITNESS my signature and official seal at Providence in the County of Providence and the State of Rhode Island the day and year last aforesaid.

Janet R. Goldin
JANET R. GOLDIN
NOTARY PUBLIC, STATE OF
RHODE ISLAND



My Commission Expires: 6-30-86

VILLAGE SQUARE OF TITUSVILLE - A CONDOMINIUM
PHASE FOUR
CITY OF TITUSVILLE, BREVARD COUNTY, FLORIDA

LEGAL DESCRIPTION:

A portion of the N $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 16, Township 22 South, Range 35 East, Brevard County, Florida, described as follows:

Commence at the Northwest Corner of the NE $\frac{1}{4}$ of said Section 16, Township 22 South, Range 35 East; thence run S 2°16'26" E along the west line of said NE $\frac{1}{4}$, 682.82 feet to the Southwest Corner of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 16; thence N 88°29'45" E along the south line of said NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 16, a distance of 219.92 feet to the Point of Beginning of the lands herein described; thence continue N 85°27'30" E along said south line of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$, a distance of 205.01 feet; thence N 0°58'34" W, 157.73 feet; thence S 89°01'26" W, 205.00 feet; thence S 0°58'34" E, 159.62 feet to the Point of Beginning.

SUBJECT to a Florida Power and Light Company easement as described in Official Records Book 2436 at Page 1694 of the Public Records of Brevard County, Florida.

AND ALSO, SUBJECT to easements as described in Declaration of Condominium for VILLAGE SQUARE OF TITUSVILLE - A CONDOMINIUM, as recorded in Official Records Book at Pages through of the aforesaid Public Records.

BASIS OF BEARINGS: West line of the Northeast $\frac{1}{4}$ of Section 16, Being S 2°16'26" E.

PREPARED BY:
LOYS WARD AND COMPANY
350 N. Washington Avenue
Titusville, Florida

OFF. REC.
2591

PAGE
1967

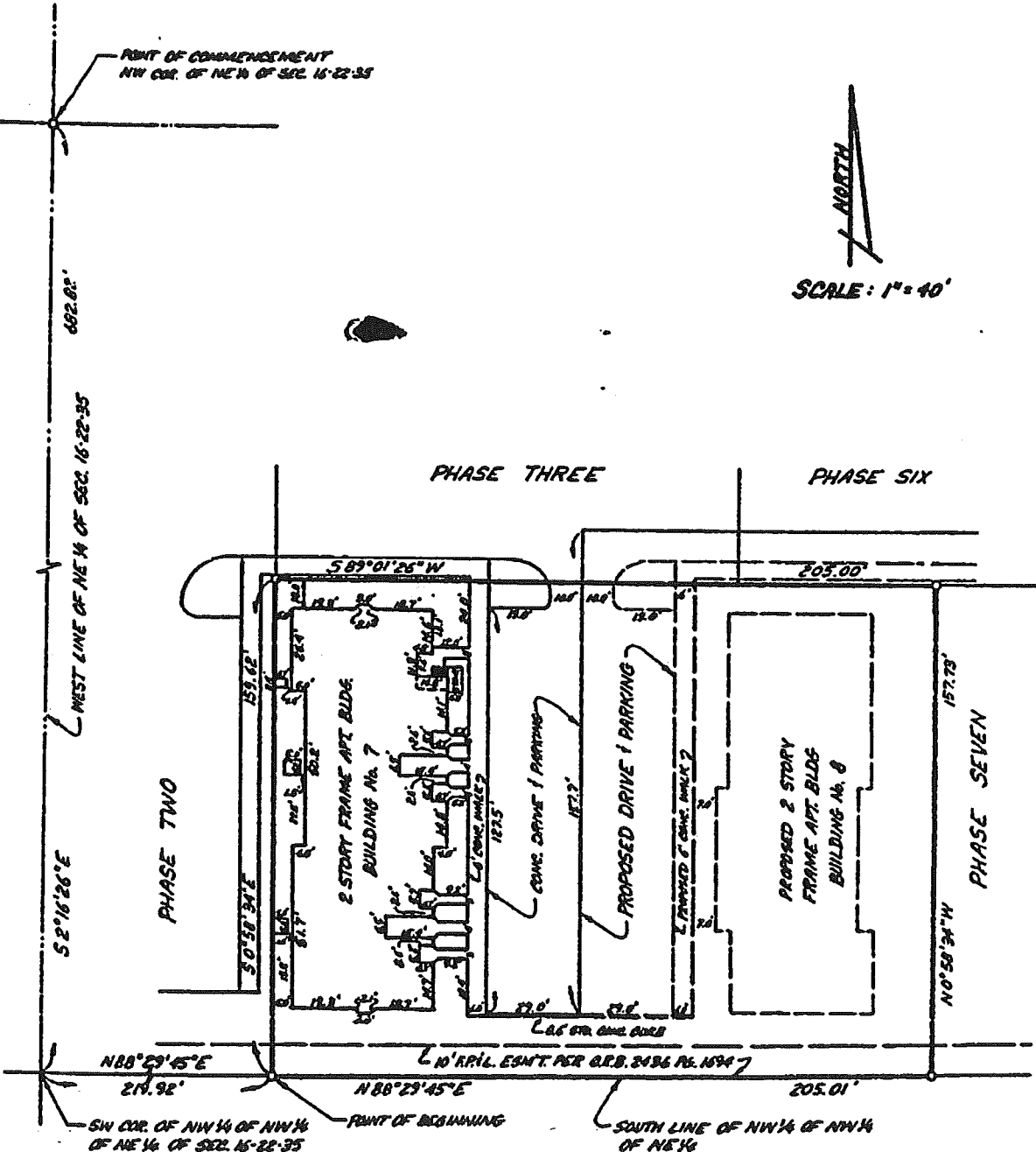
EXHIBIT "H"
Page 1 of 6

VILLAGE SQUARE OF TITUSVILLE - A CONDOMINIUM
 PHASE FOUR
 CITY OF TITUSVILLE, BREVARD COUNTY, FLORIDA

POINT OF COMMENCEMENT
 NW COR. OF NE 1/4 OF SEC. 16-22-35



SCALE: 1" = 40'



NOT PLATTED

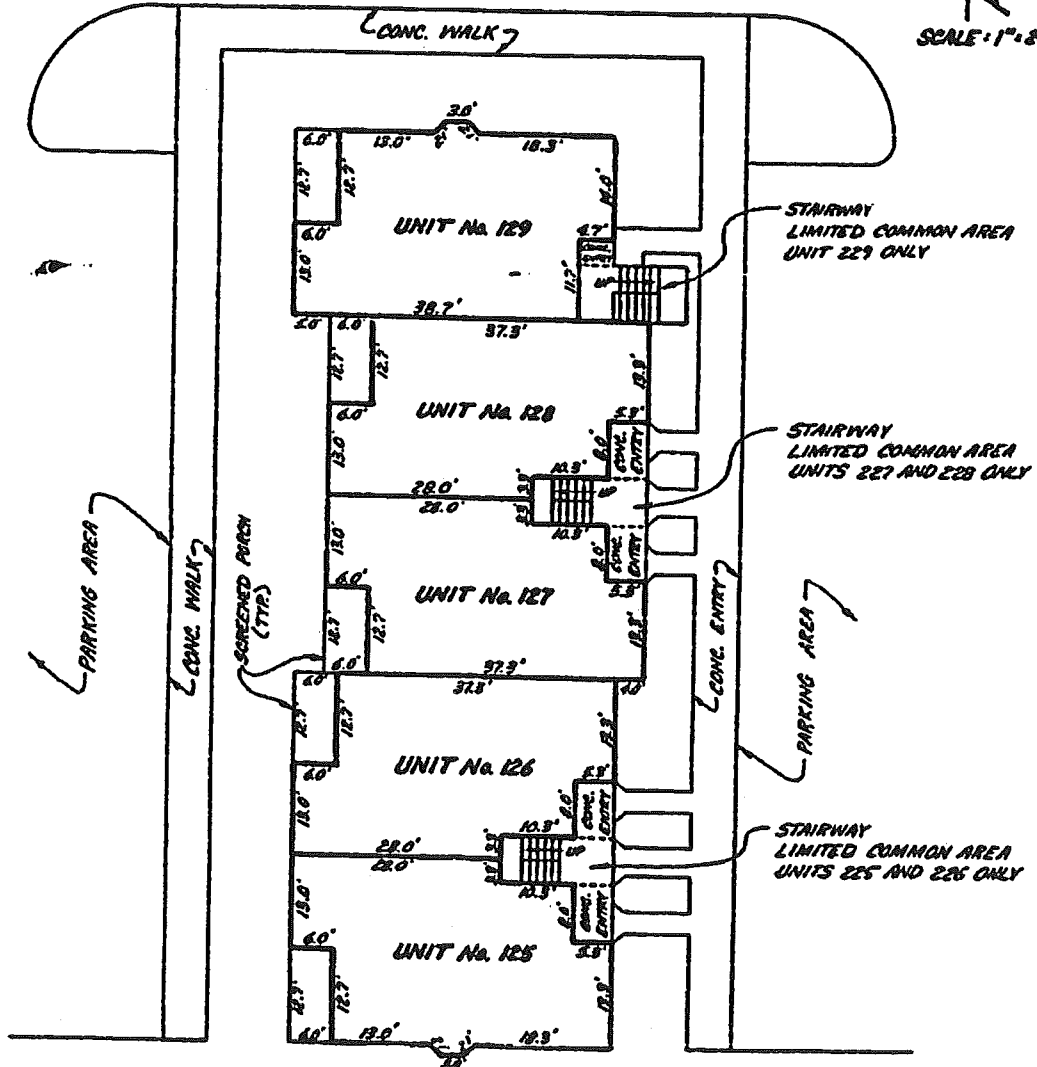
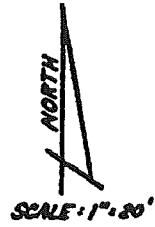
PREPARED BY:
 LOYS WARD AND COMPANY
 350 N. Washington Avenue
 Titusville, Florida

2591

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 1968

EXHIBIT "H"
 Page 2 of 6

VILLAGE SQUARE OF TITUSVILLE - A CONDOMINIUM
 PHASE FOUR
 CITY OF TITUSVILLE, BREVARD COUNTY, FLORIDA



Finished Fl. El. = 24.74 (NGVD)
 Ceiling El. = 32.74 (NGVD)

GROUND FLOOR PLAN - BUILDING NO. SEVEN

PREPARED BY:
 LOYS WARD AND COMPANY
 350 N. Washington Avenue OFF. REC.
 Titusville, Florida

2591

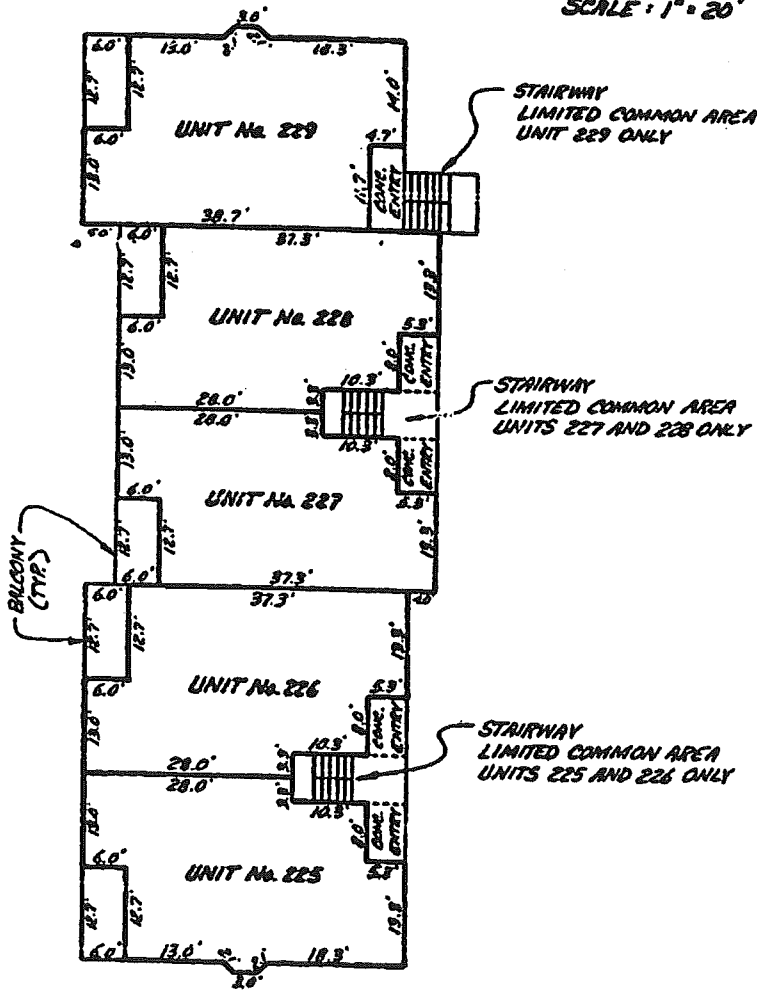
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 1969

EXHIBIT "H"
 Page 3 of 6

VILLAGE SQUARE OF TITUSVILLE - A CONDOMINIUM
 PHASE FOUR
 CITY OF TITUSVILLE, BREVARD COUNTY, FLORIDA



SCALE: 1" = 20'



Finished Fl. El. = 33.74 (NGVD)

Ceiling El. = 41.74 (NGVD)

SECOND FLOOR PLAN - BUILDING NO. SEVEN

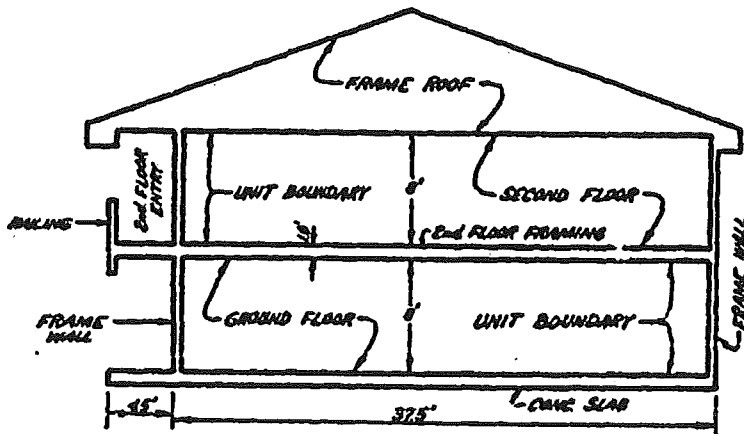
PREPARED BY:
 LOYS WARD AND COMPANY
 350 N. Washington Avenue OFF. REC.
 Titusville, Florida

2591

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 1970

EXHIBIT "H"
 Page 4 of 6

VILLAGE SQUARE OF TITUSVILLE - A CONDOMINIUM
PHASE FOUR
CITY OF TITUSVILLE, BREVARD COUNTY, FLORIDA



TYPICAL SECTION

PREPARED BY:
LOYS WARD AND COMPANY
350 N. Washington Avenue
Titusville, Florida

OFF. REC.
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1971

EXHIBIT "H"
Page 5 of 6

VILLAGE SQUARE OF TITUSVILLE - A CONDOMINIUM

PHASE FOUR

CITY OF TITUSVILLE, BREVARD COUNTY, FLORIDA

DESCRIPTION OF UNITS:

UNITS shall mean and comprise the 16 separate and numbered UNITS which are designated in this EXHIBIT "H", the dimensions of which, as shown herein, are average to the unfinished inner surfaces of the perimeter walls, floors and ceilings and thus each UNIT consists of the space bounded by a vertical projection of the UNIT boundary lines, and the horizontal plane at the floor elevation extended to the ceiling for each respective UNIT; excluding however, all spaces and improvements lying beneath the undecorated and/or unfinished inner surfaces of all interior bearing walls and/or bearing partitions, and further excluding all pipes, ducts, wires, conduits and other facilities running through any interior wall or partition for the furnishing of utility services to said UNITS and further excluding all COMMON PROPERTY.

DESCRIPTION OF COMMON PROPERTY:

COMMON PROPERTY shall mean and comprise all the real property, improvements and facilities to VILLAGE SQUARE OF TITUSVILLE - A CONDOMINIUM, including all parts of the building other than the UNITS as same are hereon defined, and shall include easements through said UNITS for conduits, pipes, ducts, plumbing, wiring and other facilities for the furnishing of utility services to said UNITS and easements of support in every portion of a UNIT which contributes to the support of the improvements and shall further include all personal property held and maintained for the joint use and enjoyment of all the owners of all such UNITS and shall exclude all the UNITS.

DESCRIPTION OF LIMITED COMMON PROPERTY:

LIMITED COMMON PROPERTY shall mean and comprise that portion of the COMMON PROPERTY consisting of 16 separate and designated entry areas (Pages 3 and 4), 8 separate and designated balcony areas (Page 4) and 8 separate and designated porch areas (Page 3) as specifically identified in this EXHIBIT "H" as to each of which said entry area, balcony area, and porch area, a right to exclusive use is reserved as an appurtenance to the particular UNIT designated in this EXHIBIT contiguous with said entry area, balcony area or porch area. LIMITED COMMON PROPERTY shall also mean and comprise that portion of the COMMON PROPERTY consisting of 4 separate and designated stairways as specifically identified in this EXHIBIT as to each of which said stairway, a right to exclusive use is reserved as an appurtenance to the particular UNITS designated in this EXHIBIT (3 and 4).

SURVEYOR'S NOTES:

All elevations refer to Mean Sea Level, National Geodetic Vertical Datum.

All air conditioning equipment serving an individual UNIT is considered to be a part of that UNIT, even though such equipment may be outside the boundaries of the UNIT as defined hereon.

SURVEYOR'S CERTIFICATE:

I hereby certify that these surveys and plans marked EXHIBIT "H" Pages 1 through 6 inclusive, all of which are exhibits annexed to and made a part of the Declaration of Condominium of VILLAGE SQUARE OF TITUSVILLE - A CONDOMINIUM, together with the wording of said Declaration are a correct representation of the improvements described therein, and that there can be determined therefrom the identification, location, dimensions and size of Units 125, 126, 127, 128, 129, 225, 226, 227, 228 and 229 and of the COMMON ELEMENTS.

DATED:

April 9, 1985

PREPARED BY:
LOYDS WARD AND COMPANY
2801 Garden Street
Titusville, Florida

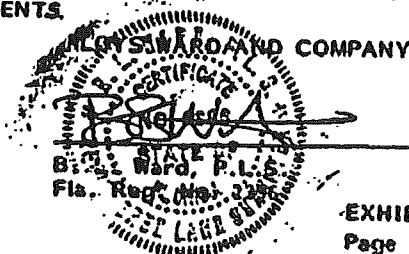


EXHIBIT "H"
Page 6 of 6

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RECEIVED

1972

AMENDMENT TO DECLARATION OF CONDOMINIUM

THE MANSOLILLO CORPORATION, a Florida Corporation and FIRST SERVICE OF TITUSVILLE, INC., a Florida Corporation, D/B/A FIRST SERVICE PORPERTIES, a Florida General Partnership, pursuant to the authority reserved in the Declaration of Condominium, Village Square of Titusville, recorded in Official Record Book 2474. Page 1606, of the Public Records of Brevard County, Florida, hereby amends and expands said Declaration above described and submits building #6 of Phase III to the condominium form of ownership; and, substitutes for the Exhibit "G" previously recorded in Official Record Book 2548, Page 1077, of the Public Records of Brevard County, Florida this Exhibit "G" (pages 1 through 8) which is attached hereto which contains two buildings containing 16 Units described as Phase III together with improvements thereon.

FIRST SERVICE PROPERTIES further amends and expands said Declaration above described to include and merge the common and limited common elements and easements of the property covered by this Amendment submitting Phase III with the property in the original Declaration of Condominium described in Official Record Book 2474, Page 1606, of the Public Records of Brevard County, Florida.

IN WITNESS WHEREOF, THE MANSOLILLO CORPORATION and FIRST SERVICE OF TITUSVILLE, INC, d/b/a FIRST SERVICE PROPERTIES has caused these presents to be signed and sealed this 25th day of March, 1985.

CORPORATE
SEAL

BY: Karen M. Mansolillo
THE MANSOLILLO CORPORATION

for the Partnership of
First Service Properties

ATTESTED BY: Karen M. Mansolillo

REC FEE \$	4500	RECD PAYMENT AS
DOB ST. \$		INDEXED FOR CLASS
INT TAX \$		STAMP TAXES PAID
SER CHG \$		
REFUND \$		

clerk

THIS INSTRUMENT PREPARED BY:

Truman Scarborough, Jr.

P. O. Box 1184

Titusville, Florida 32781

OFF: REC:
2393

PAGE
0978

020500

1985 APR 19 PM 4:29

TURN TO -
TRUMAN SCARBOROUGH
P.O. Box 1184
TITUSVILLE, FL 32782

SIGNED SEALED AND DELIVERED

IN THE PRESENCE OF:

Walter R. Holley
[Signature]

STATE OF FLORIDA
COUNTY OF BREVARD

I HEREBY CERTIFY that on this 25th day of March, 1985 before me personally appeared Raymond J. Mansolillo and Karen M. Mansolillo respectively the President and the First Secretary of THE MANSOLILLO CORPORATION, a Florida Corporation; and that they are to me known to be the persons described in and who executed the foregoing instrument in the presence of two subscribing witnesses freely and voluntarily under authority vested in them as officers of said corporation, for the uses and and purposes therein mentioned; and, that they affixed thereto the official seal of said corporation, and the instrument is the act and deed of said corporation.

WITNESS my signature and official seal at Titusville in the County of Brevard and the State of Florida, the day and year last aforesaid.

[Signature]
NOTARY PUBLIC, STATE OF
FLORIDA, at Large.
NOTARY PUBLIC STATE OF FLORIDA
BY COMMISSION EXP. DEC 26, 1988
ISSUED 1980 GENERAL INV. UND.

My Commission Expires:

BY: [Signature]
FIRST SERVICE OF
TITUSVILLE, INC.
ATTESTED BY: [Signature]



Signed, Sealed and Delivered
in the Presnece of:

[Signature]

OFF. REC.
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0979

James C. Montana

STATE OF RHODE ISLAND

COUNTY OF PROVIDENCE

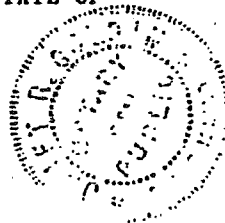
I HEREBY CERTIFY that on this 29th day of March, 1985 before me personally appeared Charles R. Reppucci and Andrew M. Hodgkin respectively the President and the Secretary of FIRST SERVICE OF TITUSVILLE, a Florida Corporation; and that they are to me known to be the persons described in and who executed the foregoing instrument in the presence of two subscribing witnesses freely and voluntarily under authority vested in them as officers of said corporation, for the uses and and purposes therein mentioned; and, that they affixed thereto the official seal of said corporation, and the instrument is the act and deed of said corporation.

WITNESS my signature and official seal at Providence in the County of Providence and the State of Rhode Island the day and year last aforesaid.

Janet R. Goldin
JANET R. GOLDIN
NOTARY PUBLIC, STATE OF

RHODE ISLAND

My Commission Expires: 6-30-86



VILLAGE SQUARE OF TITUSVILLE - A CONDOMINIUM
PHASE THREE
CITY OF TITUSVILLE, BREVARD COUNTY, FLORIDA

LEGAL DESCRIPTION:

A portion of the N $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 16, Township 22 South, Range 35 East, Brevard County, Florida, described as follows:

Commence at the Northwest Corner of the NE $\frac{1}{4}$ of said Section 16, Township 22 South, Range 35 East; run thence S 2°16'26" E along the west line of said NE $\frac{1}{4}$, 682.82 feet to the Southwest Corner of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 16, thence N 88°29'45" E along the south line of said NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 16, a distance of 219.92 feet; thence N 0°58'34" W, 159.62 feet to the Point of Beginning of the lands herein described; thence N 89°01'26" E, 144.00 feet; thence N 0°58'34" W, 116.00 feet; thence S 89°01'26" W, 67.00 feet; thence N 0°58'34" W, 155.92 feet to a point on the southerly right-of-way line of HARRISON STREET (an 80' R/W), said point being on the arc of a circular curve concave northeasterly having a radius of 740.00 feet, at which point the tangent bears N 83°43'31" W; thence northwesterly along said southerly right-of-way line and along the arc of said curve thru a Central Angle of 6°03'44", a distance of 78.29 feet; thence run S 0°58'34" E, 285.88 feet to the Point of Beginning.

SUBJECT to a Florida Power and Light Company easement as described in Official Records Book 2436 at Page 1694 of the Public Records of Brevard County, Florida.

AND ALSO, SUBJECT to easements as described in Declaration of Condominium for VILLAGE SQUARE OF TITUSVILLE - A CONDOMINIUM, as recorded in Official Records Book at Pages through of the aforesaid Public Records.

BASIS OF BEARINGS: West line of the Northeast 1/4 of Section 16, Being S 2°16'26" E.

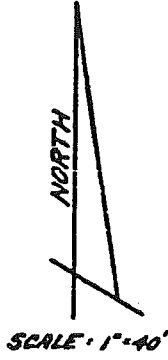
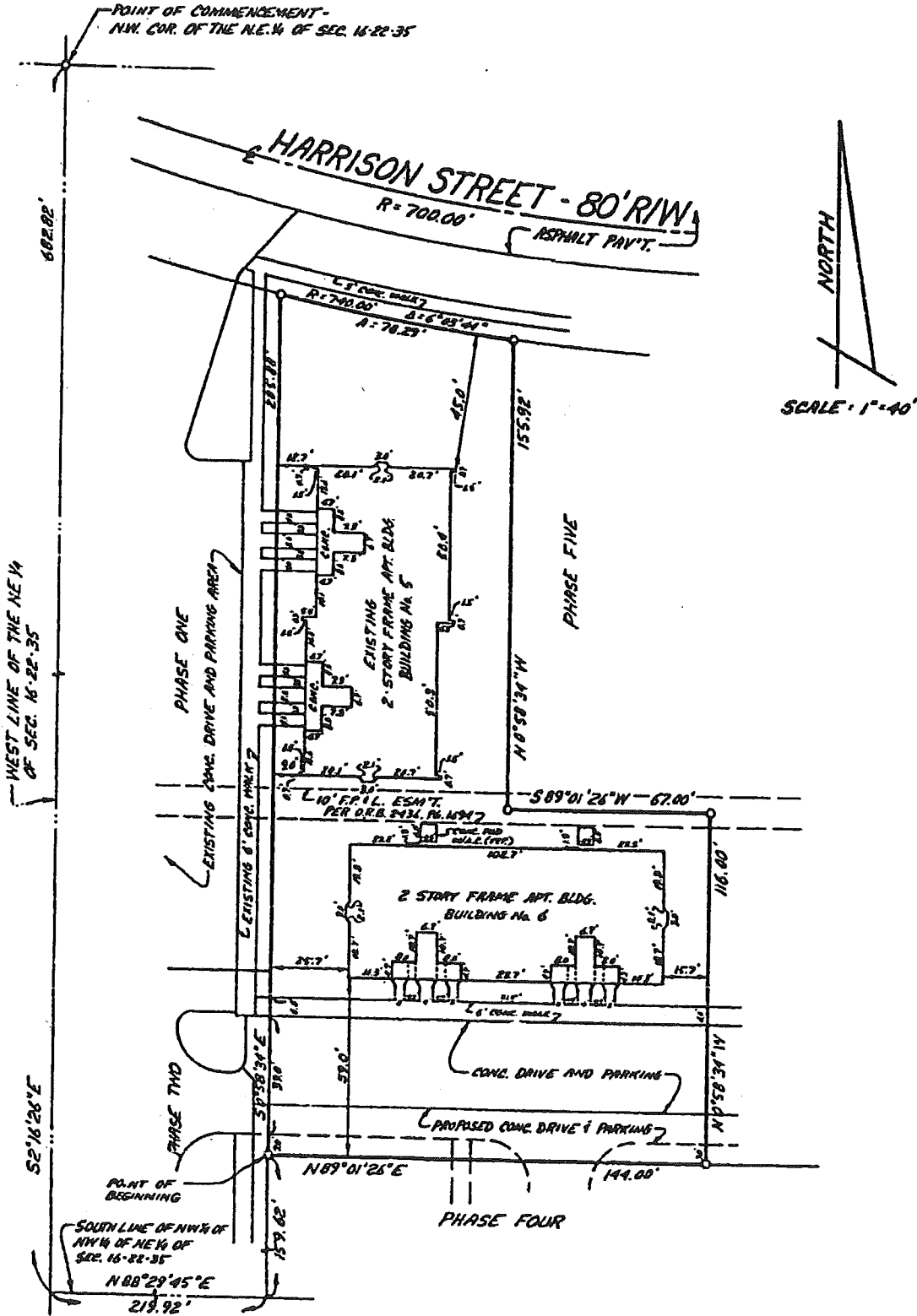
PREPARED BY:
LOYS WARD AND COMPANY
2801 Garden Street
Titusville, Florida

OFF. REC.
2593

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0981

EXHIBIT "C"
Page 1 of 8

VILLAGE SQUARE OF TITUSVILLE - A CONDOMINIUM
 PHASE THREE
 CITY OF TITUSVILLE, BREVARD COUNTY, FLORIDA



PREPARED BY:
 LOYS WARD AND COMPANY, REC.
 2801 Garden Street
 Titusville, Florida

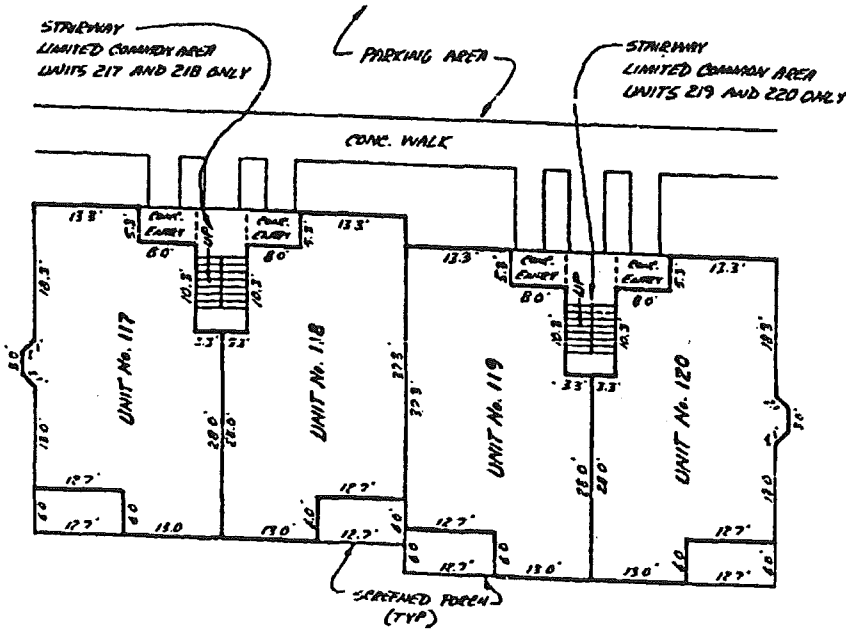
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PAGE:
 0982

EXHIBIT "C"
 Page 2 of 8

VILLAGE SQUARE OF TITUSVILLE - A CONDOMINIUM
 PHASE THREE
 CITY OF TITUSVILLE, BREVARD COUNTY, FLORIDA

NORTH
 SCALE · 1" = 20'

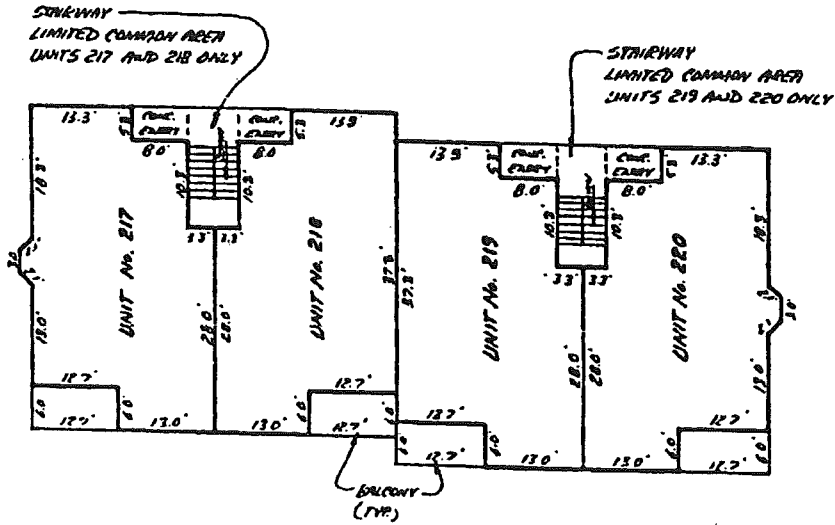


Finished Fl. El. = 24.30 (NGVD)
 Ceiling El. = 32.30 (NGVD)

GROUND FLOOR PLAN - BUILDING NO. FIVE

VILLAGE SQUARE OF TITUSVILLE - A CONDOMINIUM
 PHASE THREE
 CITY OF TITUSVILLE, BREVARD COUNTY, FLORIDA

NORTH
 SCALE - 1" = 20'



Finished Fl. El. = 33.30 (NGVD)
 Ceiling El. = 41.30 (NGVD)

SECOND FLOOR PLAN - BUILDING NO. FIVE

PREPARED BY:
 LOYS WARD AND COMPANY
 2801 Garden Street
 Titusville, Florida 32930

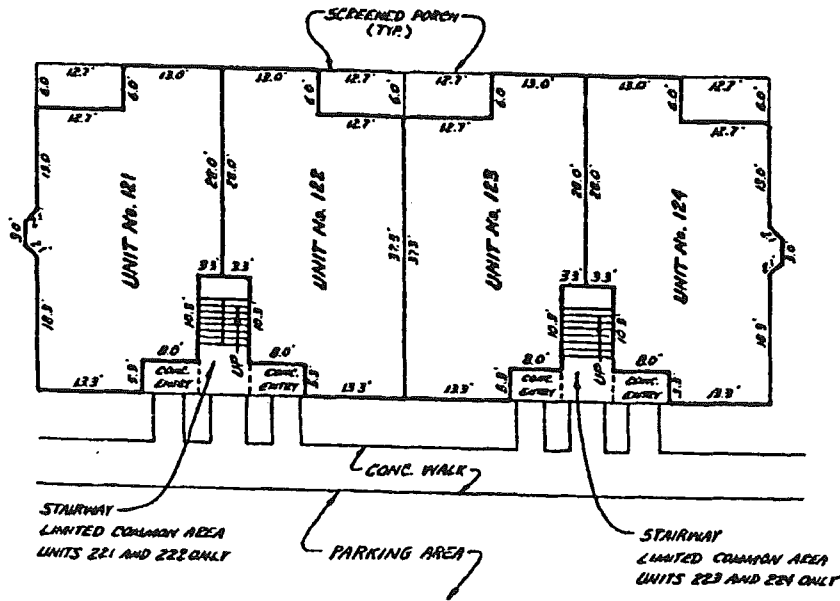
PAGE
 0984

EXHIBIT "G"
 Page 4 of 8

VILLAGE SQUARE OF TITUSVILLE - A CONDOMINIUM
 PHASE THREE
 CITY OF TITUSVILLE, BREVARD COUNTY, FLORIDA



SCALE : 1" = 20'



Finished Fl. El = 24.42 (NGVD)
 Ceiling El. = 32.42 (NGVD)

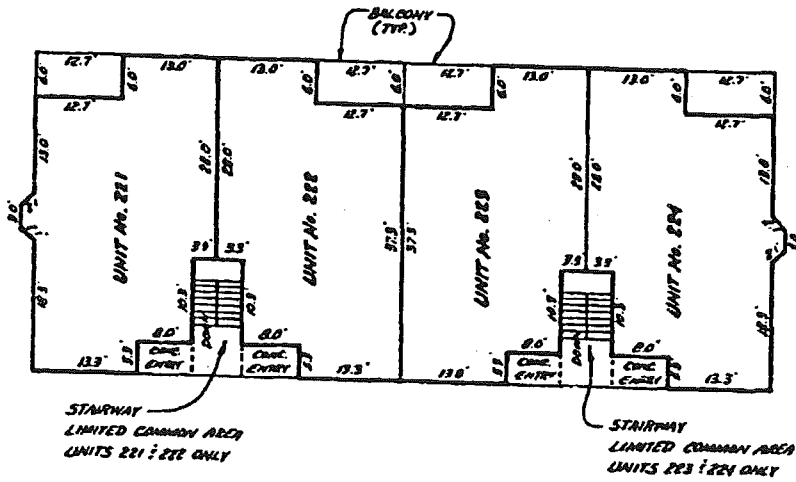
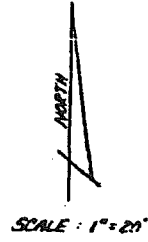
GROUND FLOOR PLAN - BUILDING NO. SIX

PREPARED BY:
 LOYS WARD AND COMPANY, INC.
 2801 Garden Street
 Titusville, Florida 2593

PAGE:
 0985

EXHIBIT "C"
 Page 5 of 8

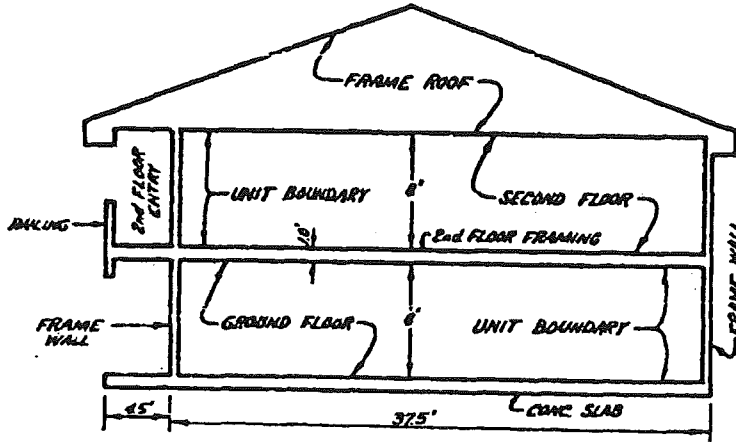
VILLAGE SQUARE OF TITUSVILLE - A CONDOMINIUM
 PHASE THREE
 CITY OF TITUSVILLE, BREVARD COUNTY, FLORIDA



Finished Fl. El. = 33.42 (NGVD)
 Ceiling El. = 41.42 (NGVD)

SECOND FLOOR PLAN - BUILDING NO. SIX

VILLAGE SQUARE OF TITUSVILLE - A CONDOMINIUM
PHASE THREE
CITY OF TITUSVILLE, BREVARD COUNTY, FLORIDA



TYPICAL SECTION

PREPARED BY:
LOYS WARD AND COMPANY
2801 Garden Street
Titusville, Florida

OFF. REC.
2593

PAGE:
0987

EXHIBIT "C"
Page 7 of 8

VILLAGE SQUARE OF TITUSVILLE - A CONDOMINIUM

PHASE THREE

CITY OF TITUSVILLE, BREVARD COUNTY, FLORIDA

DESCRIPTION OF UNITS:

UNITS shall mean and comprise the 16 separate and numbered UNITS which are designated in this EXHIBIT "C", the dimensions of which, as shown herein, are average to the unfinished inner surfaces of the perimeter walls, floors and ceilings and thus each UNIT consists of the space bounded by a vertical projection of the UNIT boundary lines, and the horizontal plane at the floor elevation extended to the ceiling for each respective UNIT; excluding however, all spaces and improvements lying beneath the undecorated and/or unfinished inner surfaces of all interior bearing walls and/or bearing partitions, and further excluding all pipes, ducts, wires, conduits and other facilities running through any interior wall or partition for the furnishing of utility services to said UNITS and further excluding all COMMON PROPERTY.

DESCRIPTION OF COMMON PROPERTY:

COMMON PROPERTY shall mean and comprise all the real property, improvements and facilities to VILLAGE SQUARE OF TITUSVILLE - A CONDOMINIUM, including all parts of the building other than the UNITS as same are hereon defined, and shall include easements through said UNITS for conduits, pipes, ducts, plumbing, wiring and other facilities for the furnishing of utility services to said UNITS and easements of support in every portion of a UNIT which contributes to the support of the improvements and shall further include all personal property held and maintained for the joint use and enjoyment of all the owners of all such UNITS and shall exclude all the UNITS.

DESCRIPTION OF LIMITED COMMON PROPERTY:

LIMITED COMMON PROPERTY shall mean and comprise that portion of the COMMON PROPERTY consisting of 16 separate and designated entry areas (Pages 3 through 6), 8 separate and designated balcony areas (Pages 4 and 6) and 8 separate and designated porch areas (Pages 3 and 6) as specifically identified in this EXHIBIT "C" as to each of which said entry area, balcony area, and porch area, a right to exclusive use is reserved as an appurtenance to the particular UNIT designated in this EXHIBIT contiguous with said entry area, balcony area or porch area. LIMITED COMMON PROPERTY shall also mean and comprise that portion of the COMMON PROPERTY consisting of 4 separate and designated stairways as specifically identified in this EXHIBIT as to each of which said stairway, a right to exclusive use is reserved as an appurtenance to the particular UNITS designated in this EXHIBIT (Pages 3 through 6).

SURVEYOR'S NOTES:

All elevations refer to Mean Sea Level, National Geodetic Vertical Datum.

All air conditioning equipment serving an individual UNIT is considered to be a part of that UNIT, even though such equipment may be outside the boundaries of the UNIT as defined hereon.

SURVEYOR'S CERTIFICATE:

I hereby certify that these surveys and plans marked EXHIBIT "C" Pages 1 through 8 inclusive, all of which are exhibits annexed to and made a part of the Declaration of Condominium of VILLAGE SQUARE OF TITUSVILLE - A CONDOMINIUM, together with the wording of said Declaration are a correct representation of the improvements described therein, and that there can be determined therefrom the identification, location, dimensions and size of each UNIT and of the COMMON ELEMENTS.

DATED:

March 13, 1985

LOYS WARD AND COMPANY



B. L. Ward, P.L.S.
Fla. Reg. No. 2396

PREPARED BY:
LOYS WARD AND COMPANY
2801 Garden Street
Titusville, Florida

EXHIBIT "C"
Page 8 of 8

OFF. REC:

2588

IMAGE:

0998

AMENDMENT TO DECLARATION OF CONDOMINIUM

THE MANSOLILLO CORPORATION, a Florida Corporation and FIRST SERVICE OF TITUSVILLE, INC., a Florida Corporation, D/B/A FIRST SERVICE PROPERTIES, a Florida General Partnership, pursuant to the authority reserved in the Declaration of Condominium, VILLAGE SQUARE OF TITUSVILLE, recorded in Official Record Book 2474, Page 1606, of the Public Records of Brevard County, Florida, hereby amends and expands said Declaration above described and submits Phase V to the condominium form of ownership as Exhibit "I" (page 1 of 6) which is attached hereto which contains one of two buildings described as Phase V together with improvements thereon, to wit: building #9 with eight completed units and and other appurtenant improvements more specifically described in Exhibit "I" attached hereto.

FIRST SERVICE PROPERTIES further amends and expands said Declaration above described to include and merge the common and limited common elements and easements of the property covered by this Amendment submitting Phase IV with the property in the original Declaration of Condominium described in Official Record Book 2474, Page 1606, of the Public Records of Brevard County, Florida.

IN WITNESS WHEREOF, THE MANSOLILLO CORPORATION and FIRST SERVICE OF TITUSVILLE, INC, d/b/a FIRST SERVICE PROPERTIES has caused these presents to be signed and sealed this 15th day of November, 1985.

CORPORATE SEAL

BY: Roy G. Mansillo

THE MANSOLILLO CORPORATION
for the Partnership of
First Service Properties

ATTESTED BY: Karen M. Mansillo

REC'D \$ 37.00
OCC. ST. \$
INT. TAX \$
SER. CHG. \$
REFUND \$
REC'D PAYMENT AS INDICATED FOR CLASS "C" INTERESTABLE & DOC. STAMP TAXES SHOWN
Check Properly Completed & Signed

THIS INSTRUMENT PREPARED BY:

Truman Scarborough, Jr.

P. O. Box 1184
OFF. REC.
Titusville, Florida 32781
2651

(PAGE)
1796

110754

NOV 25 AM 9:15

SIGNED SEALED AND DELIVERED

IN THE PRESENCE OF:

Quinn B. Walker
[Signature]

STATE OF FLORIDA
COUNTY OF BREVARD

I HEREBY CERTIFY that on this 15th day of November, 1985, before me personally appeared Raymond J. Mansolillo and Karen M. Mansolillo respectively the President and the Assistant Secretary of THE MANSOLILLO CORPORATION, a Florida Corporation; and that they are to me known to be the persons described in and who executed the foregoing instrument in the presence of two subscribing witnesses freely and voluntarily under authority vested in them as officers of said corporation, for the uses and purposes therein mentioned; and, that they affixed thereto the official seal of said corporation, and the instrument is the act and deed of said corporation.

WITNESS my signature and official seal at Titusville in the County of Brevard and the State of Florida, the day and year last aforesaid.

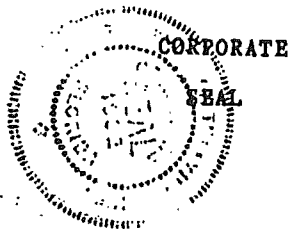
[Signature]
NOTARY PUBLIC, STATE OF

FLORIDA, at Large.
NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP. DEC 26, 1988
BONDED THRU GENERAL INS. UNO.

My Commission Expires:

BY: *[Signature]*
FIRST SERVICE OF
TITUSVILLE, INC.

ATTESTED BY: *[Signature]*



Signed, Sealed and Delivered
in the Presence of:

OFF: REC:
2651

IPAGE:
1797

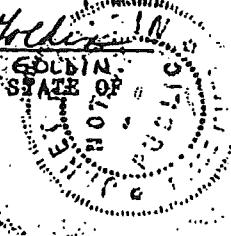
Janet R. Gordin
Providence

STATE OF RHODE ISLAND
COUNTY OF PROVIDENCE

I HEREBY CERTIFY that on this 13th day of November, 1985, before me personally appeared Charles R. Rippucci and Andrew M. Hodgkin respectively the President and the Secretary of FIRST SERVICE OF TITUSVILLE, a Florida Corporation; and that they are to me known to be the persons described in and who executed the foregoing instrument in the presence of two subscribing witnesses freely and voluntarily under authority vested in them as officers of said corporation, for the uses and and purposes therein mentioned; and, that they affixed thereto the official seal of said corporation, and the instrument is the act and deed of said corporation.

WITNESS my signature and official seal at Providence in the County of Providence and the State of Rhode Island the day and year last aforesaid.

Janet R. Gordin
JANET R. GORDIN
NOTARY PUBLIC, STATE OF
RHODE ISLAND



My Commission Expires: 6-30-86

VILLAGE SQUARE OF TITUSVILLE - A CONDOMINIUM
PHASE FIVE
CITY OF TITUSVILLE, BREVARD COUNTY, FLORIDA

LEGAL DESCRIPTION:

A portion of the N $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 16, Township 22 South, Range 35 East, Brevard County, Florida, described as follows:

Commence at the Northwest Corner of the NE $\frac{1}{4}$ of said Section 16, Township 22 South, Range 35 East; thence run S 2°16'26" E along the west line of said NE $\frac{1}{4}$, 682.82 feet to the Southwest Corner of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Said Section 16; thence N 88°29'45" E along the south line of said NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 16, a distance of 219.92 feet; thence N 0°58'34" W, 159.62 feet; thence N 89°01'26" E, 144.00 feet to the Point of Beginning of the lands herein described; thence continue N 89°01'26" E, 84.00 feet; thence N 0°58'34" W, 116.00 feet; thence N 89°01'26" E, 67.00 feet; thence N 0°58'34" W, 150.00 feet to a point on the southerly right-of-way line of HARRISON STREET (an 80' R/W); thence westerly along said southerly right-of-way line the following two courses and distances: S 89°01'26" W, 124.60 feet to the point of curvature of a circular curve concave northeasterly having a radius of 740.00 feet; northwesterly along the arc of said curve thru a Central Angle of 7°15'03", a distance of 93.65 feet; run thence S 0°58'34" E, 155.92 feet; thence N 89°01'26" E, 67.00 feet; thence S 0°58'34" E, 116.00 feet to the Point of Beginning.

SUBJECT to a Florida Power and Light Company easement as described in Official Records Book 2436 at Page 1694 of the Public Records of Brevard County, Florida.

AND ALSO, SUBJECT to easements as described in Declaration of Condominium for VILLAGE SQUARE OF TITUSVILLE - A CONDOMINIUM, as recorded in Official Records Book _____ at Pages _____ through _____ of the aforesaid Public Records.

BASIS OF BEARINGS: West line of the Northeast 1/4 of Section 16, Being S 2°16'26" E.

PREPARED BY:
LOYS WARD AND COMPANY
350 N. Washington Avenue OFF. REC.
Titusville, Florida

2651

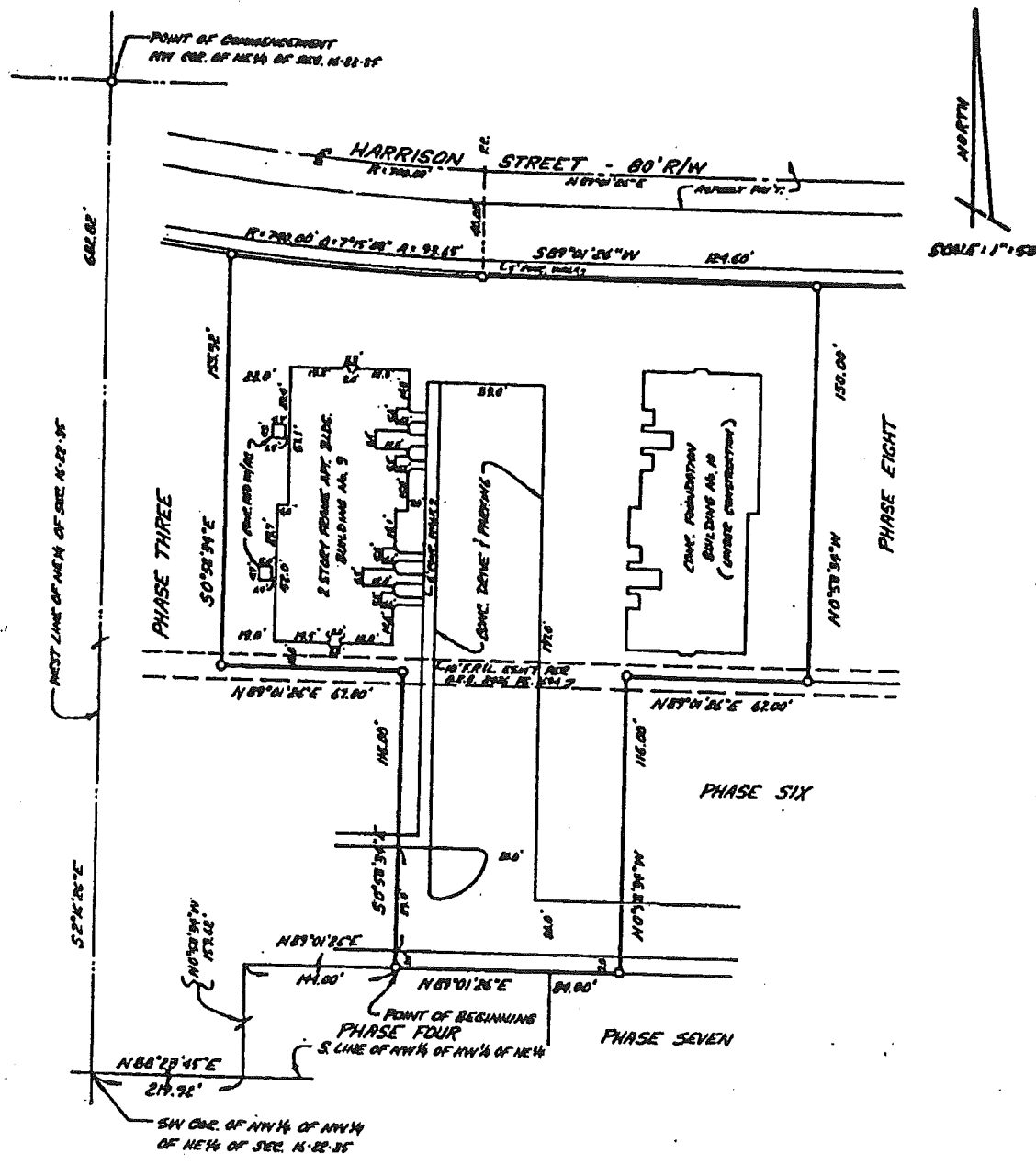
(PAGE)

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EXHIBIT "1"

Page 1 of 6

VILLAGE SQUARE OF TITUSVILLE - A CONDOMINIUM
 PHASE FIVE
 CITY OF TITUSVILLE, BREVARD COUNTY, FLORIDA



PREPARED BY:
 LOYS WARD AND COMPANY
 350 N. Washington Avenue
 Titusville, Florida

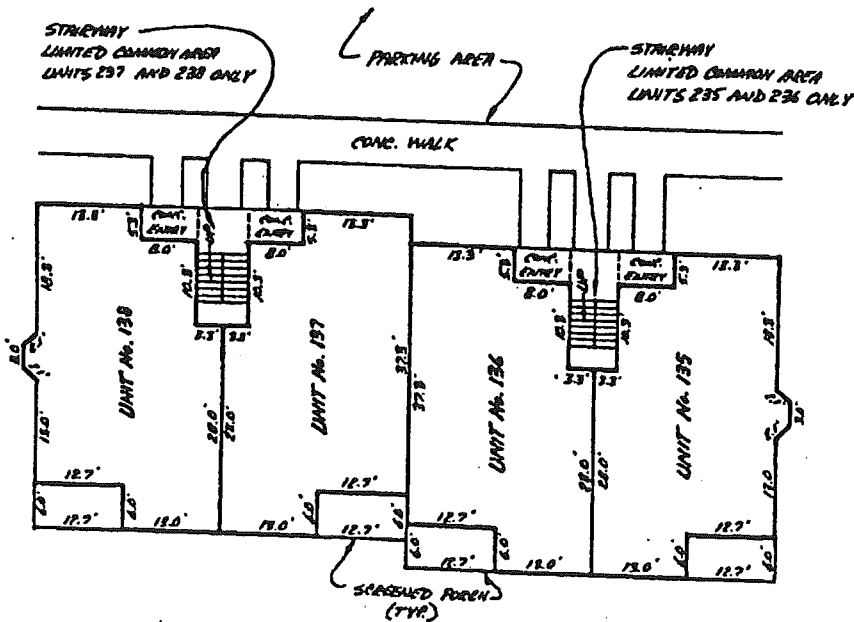
OFF. REC.
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EXHIBIT "I"
 Page 2 of 6

VILLAGE SQUARE OF TITUSVILLE - A CONDOMINIUM
 PHASE FIVE
 CITY OF TITUSVILLE, BREVARD COUNTY, FLORIDA

NORTH
 SCALE: 1" = 20'



Finished Fl. El. = 24.50 (NGVD)

Ceiling El. = 32.50 (NGVD)

GROUND FLOOR PLAN - BUILDING NO. NINE

PREPARED BY:
 LOYS WARD AND COMPANY
 350 N. Washington Avenue
 Titusville, Florida

OFF. REC:
 2651

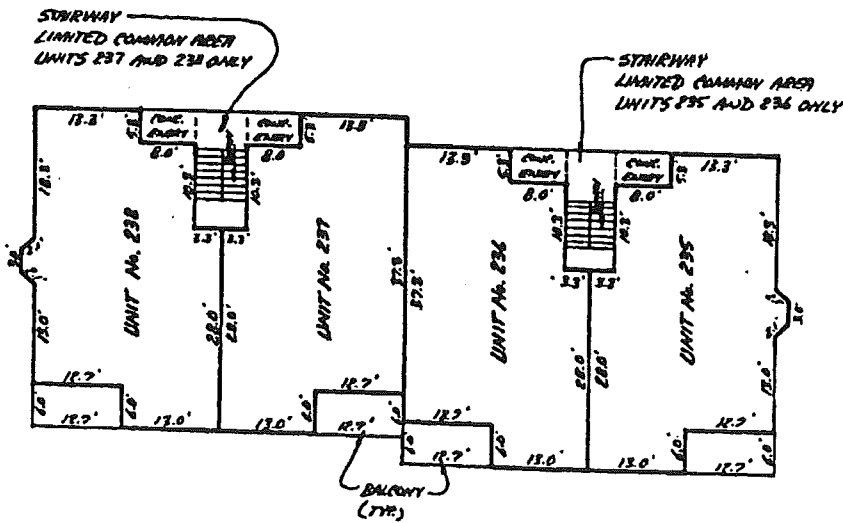
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EXHIBIT "1"

Page 3 of 6

VILLAGE SQUARE OF TITUSVILLE - A CONDOMINIUM
 PHASE FIVE
 CITY OF TITUSVILLE, BREVARD COUNTY, FLORIDA

NORTH
 SCALE: 1"=20'



Finished Fl. El. = 33.50 (NGVD)

Ceiling El. = 41.50 (NGVD)

SECOND FLOOR PLAN - BUILDING NO. NINE

PREPARED BY:
 LOYS WARD AND COMPANY
 350 N. Washington Avenue
 Titusville, Florida

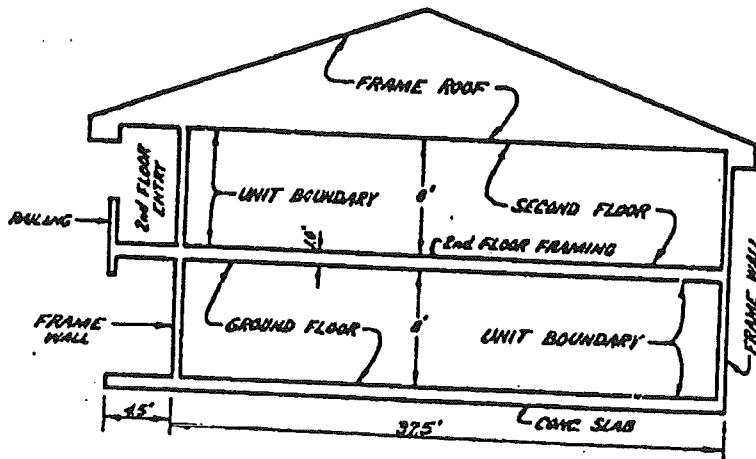
2651

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EXHIBIT "I"

Page 4 of 6

VILLAGE SQUARE OF TITUSVILLE - A CONDOMINIUM
PHASE FIVE
CITY OF TITUSVILLE, BREVARD COUNTY, FLORIDA



TYPICAL SECTION

PREPARED BY:
LOYS WARD AND COMPANY
350 N. Washington Avenue
Titusville, Florida

DEF: REC:
2651

(PAGE)
1803

EXHIBIT "1"
Page 5 of 6

VILLAGE SQUARE OF TITUSVILLE - A CONDOMINIUM
PHASE FIVE

CITY OF TITUSVILLE, BREVARD COUNTY, FLORIDA

DESCRIPTION OF UNITS:

UNITS shall mean and comprise the 16 separate and numbered UNITS which are designated in this EXHIBIT "I", the dimensions of which, as shown herein, are average to the unfinished inner surfaces of the perimeter walls, floors and ceilings and thus each UNIT consists of the space bounded by a vertical projection of the UNIT boundary lines, and the horizontal plane at the floor elevation extended to the ceiling for each respective UNIT; excluding however, all spaces and improvements lying beneath the undecorated and/or unfinished inner surfaces of all interior bearing walls and/or bearing partitions, and further excluding all pipes, ducts, wires, conduits and other facilities running through any interior wall or partition for the furnishing of utility services to said UNITS and further excluding all COMMON PROPERTY.

DESCRIPTION OF COMMON PROPERTY:

COMMON PROPERTY shall mean and comprise all the real property, improvements and facilities to VILLAGE SQUARE OF TITUSVILLE - A CONDOMINIUM, including all parts of the building other than the UNITS as same are hereon defined, and shall include easements through said UNITS for conduits, pipes, ducts, plumbing, wiring and other facilities for the furnishing of utility services to said UNITS and easements of support in every portion of a UNIT which contributes to the support of the improvements and shall further include all personal property held and maintained for the joint use and enjoyment of all the owners of all such UNITS and shall exclude all the UNITS.

DESCRIPTION OF LIMITED COMMON PROPERTY:

LIMITED COMMON PROPERTY shall mean and comprise that portion of the COMMON PROPERTY consisting of 16 separate and designated entry areas (Pages 3 and 4), 8 separate and designated balcony areas (Page 4) and 8 separate and designated porch areas (Page 3) as specifically identified in this EXHIBIT "I" as to each of which said entry area, balcony area, and porch area, a right to exclusive use is reserved as an appurtenance to the particular UNIT designated in this EXHIBIT contiguous with said entry area, balcony area or porch area. LIMITED COMMON PROPERTY shall also mean and comprise that portion of the COMMON PROPERTY consisting of 4 separate and designated stairways as specifically identified in this EXHIBIT as to each of which said stairway, a right to exclusive use is reserved as an appurtenance to the particular UNITS designated in this EXHIBIT (Pages 3 and 4).

SURVEYOR'S NOTES:

All elevations refer to Mean Sea Level, National Geodetic Vertical Datum.

All air conditioning equipment serving an individual UNIT is considered to be a part of that UNIT, even though such equipment may be outside the boundaries of the UNIT as defined hereon.

SURVEYOR'S CERTIFICATE:

I hereby certify that these surveys and plans marked EXHIBIT "I" Pages 1 through 6 inclusive, all of which are exhibits annexed to and made a part of the Declaration of Condominium of VILLAGE SQUARE OF TITUSVILLE - A CONDOMINIUM, together with the wording of said Declaration are a correct representation of the improvements described therein, and that there can be determined therefrom the identification, location, dimensions and size of Units 135, 136, 137, 138, 235, 236, 237, 238, and of the COMMON ELEMENTS.

DATED:

November 6, 1985

PREPARED BY:
LOYS WARD AND COMPANY
350 N. Washington Avenue
Titusville, Florida

DEES REC
2651

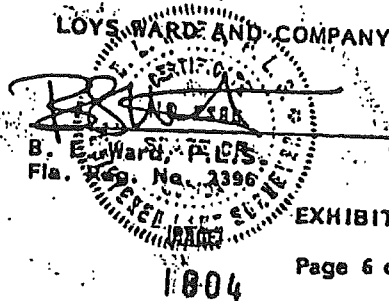


EXHIBIT "I"

Page 6 of 6

1804

AMENDMENT TO DECLARATION OF CONDOMINIUM

THE MANSOLILLO CORPORATION, a Florida Corporation and FIRST SERVICE OF TITUSVILLE, INC., a Florida Corporation, D/B/A FIRST SERVICE PORPERTIES, a Florida General Partnership, pursuant to the authority reserved in the Declaration of Condominium, VILLAGE SQUARE OF TITUSVILLE, recorded in Official Record Book 2474, Page 1606, of the Public Records of Brevard County, Florida, hereby amends and expands said Declaration above described and submits Phase IV to the condominium form of ownership as Exhibit "H" (page 1 of 8) which is attached hereto which contains two buildings described as Phase IV together with improvements thereon, to wit: building #7 with ten completed units and building #8 with ten completed units.

FIRST SERVICE PROPERTIES further amends and expands said Declaration above described to include and merge the common and limited common elements and easements of the property covered by this Amendment submitting Phase IV with the property in the original Declaration of Condominium described in Official Record Book 2474, Page 1606, of the Public Records of Brevard County, Florida.


IN WITNESS WHEREOF, THE MANSOLILLO CORPORATION and FIRST SERVICE OF TITUSVILLE, INC. d/b/a FIRST SERVICE PROPERTIES has caused these presents to be signed and sealed this 15th day of November, 1985.

CORPORATE SEAL

BY: Royd J. Monroville
THE MANSOLILLO CORPORATION
for the Partnership of
First Service Properties

ATTESTED BY: Karen M. Mansolillo

THIS INSTRUMENT PREPARED BY:

Truman Scarborough, Jr. 

P. O. Box 1184

Titusville, Florida 32781

OFF. REC. 2651

PAGE: 1805

110755

1985 NOV 25 AM 9:15

REC'D PAYMENT AS PRESENTED FOR CLASS
L- TRUSMORILE & DOC
STAMP TAXES SIGNED
REC'D FEE \$ 45.00
DOC ST \$
INT TAX \$
SERV CHG \$
REFUND \$
Data Source: Court Records Co. Florida



SIGNED SEALED AND DELIVERED

IN THE PRESENCE OF:

Miriam B. Walker
[Signature]

STATE OF FLORIDA
COUNTY OF BREVARD

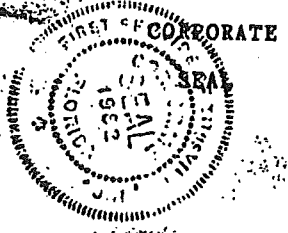
I HEREBY CERTIFY that on this 15th day of November, 1985, before me personally appeared Raymond J. Mansillo and Kenn M. Mansillo respectively the President and the Assist. Secretary of THE MANSOLILLO CORPORATION, a Florida Corporation; and that they are to me known to be the persons described in and who executed the foregoing instrument in the presence of two subscribing witnesses freely and voluntarily under authority vested in them as officers of said corporation, for the uses and and purposes therein mentioned; and, that they affixed thereto the official seal of said corporation, and the instrument is the act and deed of said corporation.

WITNESS my signature and official seal at Titusville in the County of Brevard and the State of Florida, the day and year last aforesaid.

[Signature]
NOTARY PUBLIC, STATE OF FLORIDA,
at Large
NOTARY PUBLIC STATE OF FLORIDA'S INC.
BY COMMISSION EXP. DEC 28, 1988
BOOKED THIRD GENERAL 145,400

My Commission Expires:

BY: Charles D. Rogers
FIRST SERVICE OF
TITUSVILLE, INC.
ATTESTED BY: Andrew M. Holykin



Signed, Sealed and Delivered
in the Presence of: **2651**

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1806

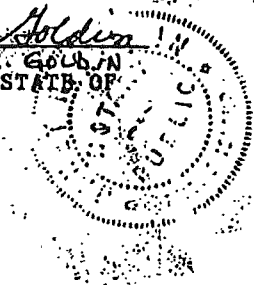
Janet R. Goldin
Notary Public

STATE OF RHODE ISLAND
COUNTY OF PROVIDENCE

I HEREBY CERTIFY that on this 13 day of November, 1985, before me personally appeared Charles R. Reppucci and Andrew M. Hodgkin respectively the President and the Secretary of FIRST SERVICE OF TITUSVILLE, a Florida Corporation; and that they are to me known to be the persons described in and who executed the foregoing instrument in the presence of two subscribing witnesses freely and voluntarily under authority vested in them as officers of said corporation, for the uses and and purposes therein mentioned; and, that they affixed thereto the official seal of said corporation, and the instrument is the act and deed of said corporation.

WITNESS my signature and official seal at Providence in the County of Providence and the State of Rhode Island the day and year last aforesaid.

Janet R. Goldin
JANET R. GOLDIN
NOTARY PUBLIC, STATE OF
RHODE ISLAND



My Commission Expires: 6-30-86

VILLAGE SQUARE OF TITUSVILLE - A CONDOMINIUM
PHASE FOUR
CITY OF TITUSVILLE, BREVARD COUNTY, FLORIDA

LEGAL DESCRIPTION:

A portion of the N $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 16, Township 22 South, Range 35 East, Brevard County, Florida, described as follows:

Commence at the Northwest Corner of the NE $\frac{1}{4}$ of said Section 16, Township 22 South, Range 35 East; thence run S 2°16'26" E along the west line of said NE $\frac{1}{4}$, 682.82 feet to the Southwest Corner of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 16; thence N 88°29'45" E along the south line of said NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 16, a distance of 219.92 feet to the Point of Beginning of the lands herein described; thence continue N 88°29'45" E along said south line of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$, a distance of 205.01 feet; thence N 0°58'34" W, 157.73 feet; thence S 89°01'26" W, 205.00 feet; thence S 0°58'34" E, 159.62 feet to the Point of Beginning.

SUBJECT to a Florida Power and Light Company easement as described in Official Records Book 2436 at Page 1694 of the Public Records of Brevard County, Florida.

AND ALSO, SUBJECT to easements as described in Declaration of Condominium for VILLAGE SQUARE OF TITUSVILLE - A CONDOMINIUM, as recorded in Official Records Book at Pages through of the aforesaid Public Records.

BASIS OF BEARINGS: West line of the Northeast 1/4 of Section 16, Being S 2°16'26" E.

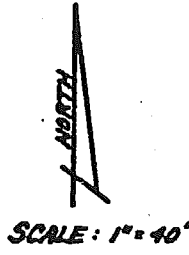
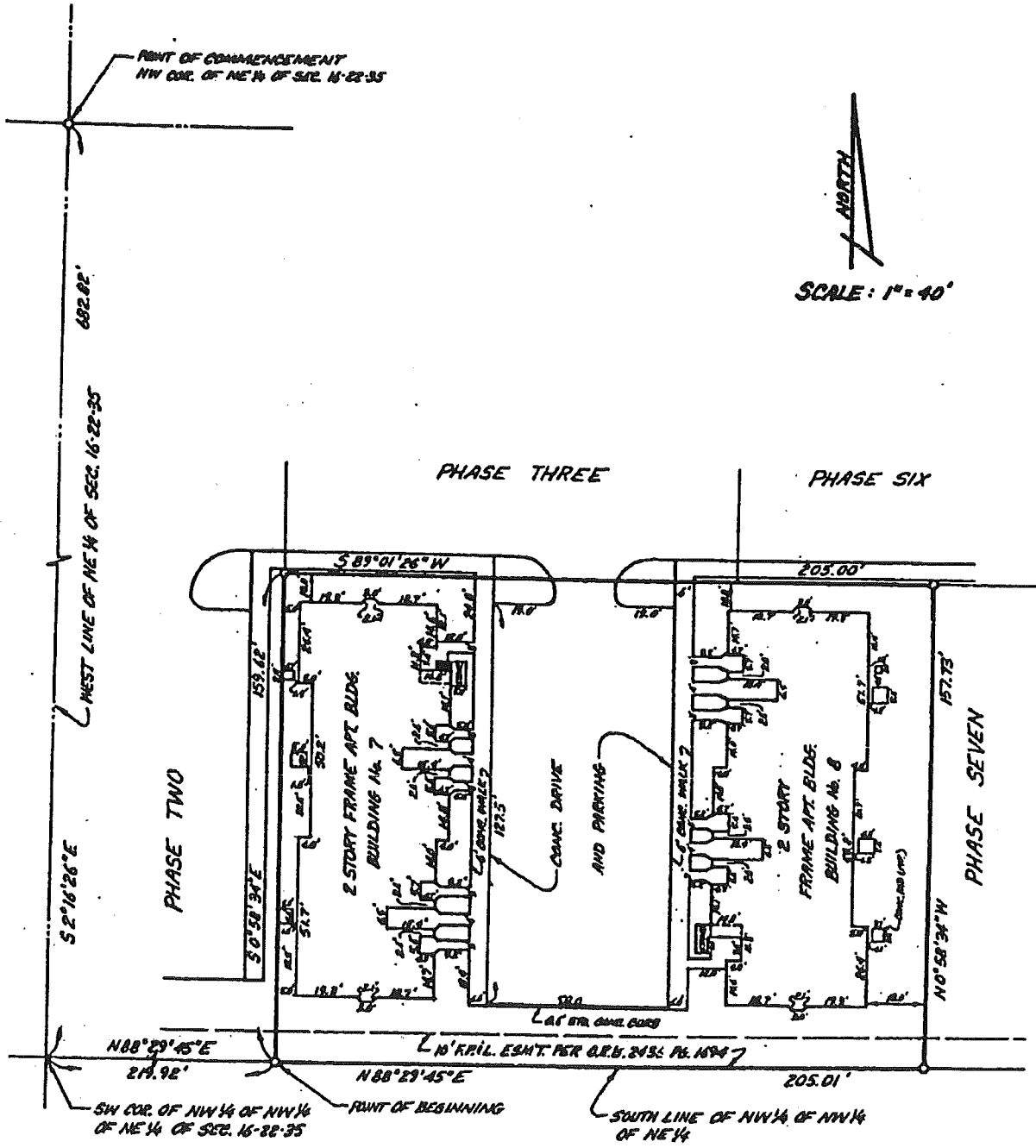
PREPARED BY:
LOYS WARD AND COMPANY
350 N. Washington Avenue, REC.
Titusville, Florida

2651

PAGE
1808

EXHIBIT "H"
Page 1 of 8

VILLAGE SQUARE OF TITUSVILLE - A CONDOMINIUM
 PHASE FOUR
 CITY OF TITUSVILLE, BREVARD COUNTY, FLORIDA



NOT PLATTED

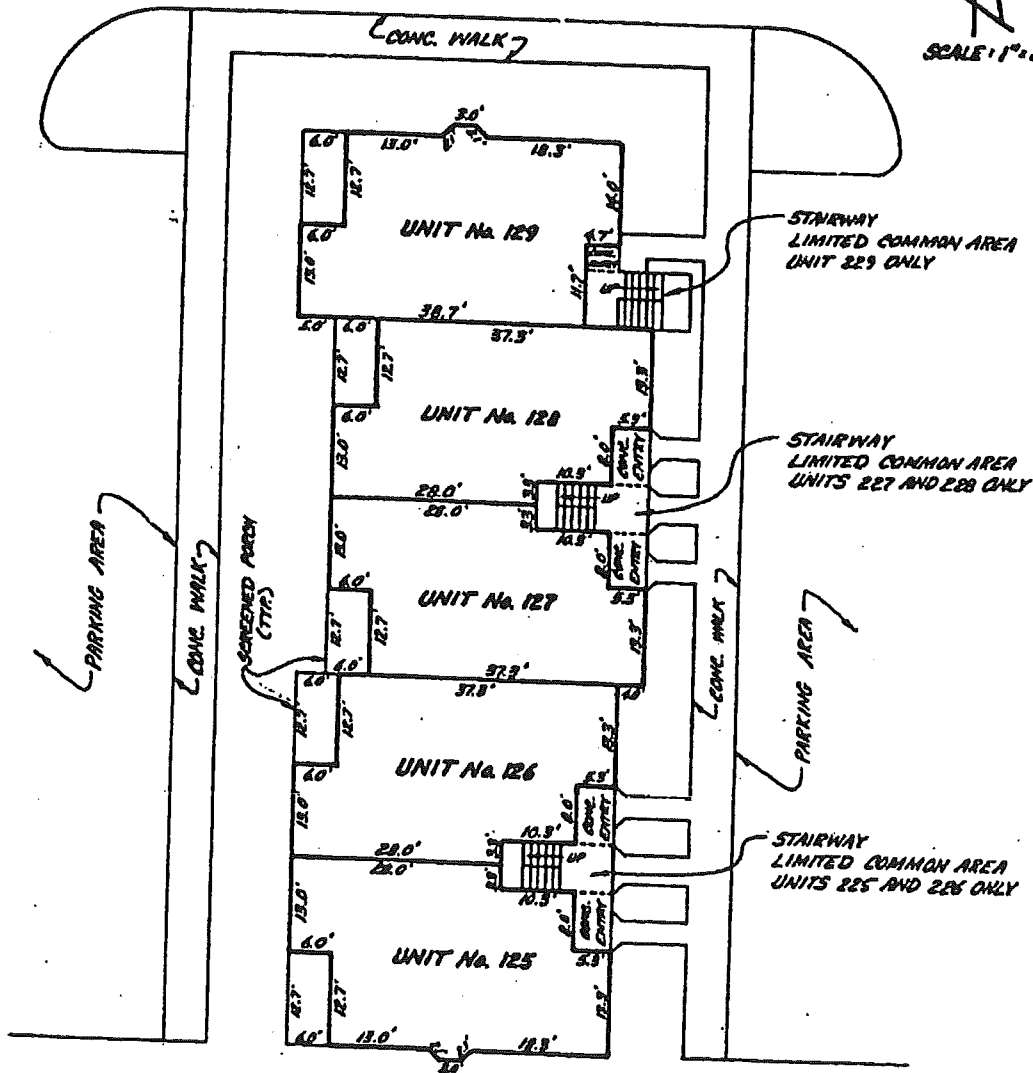
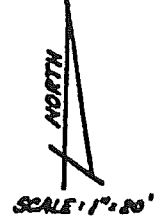
PREPARED BY:
 LOYS WARD AND COMPANY
 350 N. Washington Avenue
 Titusville, Florida

2651

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EXHIBIT "H"
 Page 2 of 8

VILLAGE SQUARE OF TITUSVILLE - A CONDOMINIUM
 PHASE FOUR
 CITY OF TITUSVILLE, BREVARD COUNTY, FLORIDA



Finished F.I. El. = 24.74 (NGVD)
 Ceiling El. = 32.74 (NGVD)

GROUND FLOOR PLAN - BUILDING NO. SEVEN

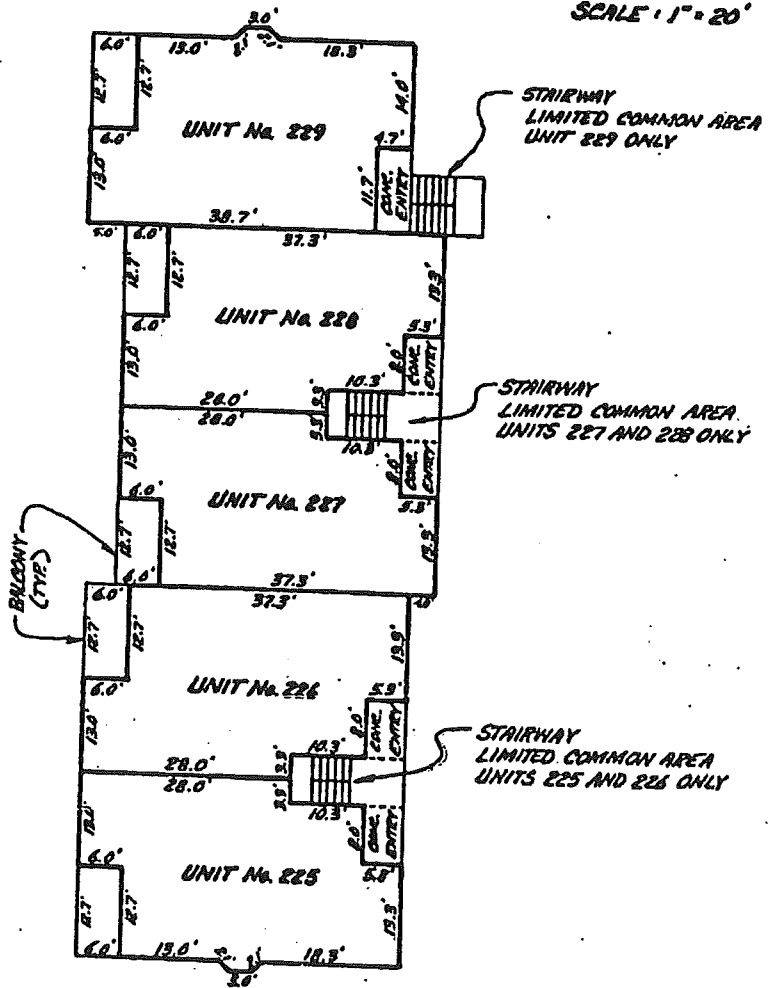
PREPARED BY:
 LOYS WARD AND COMPANY
 350 N. Washington Avenue
 Titusville, Florida

OFF. REC.
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 1810

EXHIBIT "H"
 Page 3 of 8

VILLAGE SQUARE OF TITUSVILLE - A CONDOMINIUM
 PHASE FOUR
 CITY OF TITUSVILLE, BREVARD COUNTY, FLORIDA



Finished F.I. El. = 33.74 (NGVD)

Ceiling El. = 41.74 (NGVD)

SECOND FLOOR PLAN - BUILDING NO. SEVEN

PREPARED BY:
 LOYS WARD AND COMPANY
 350 N. Washington Avenue
 Titusville, Florida

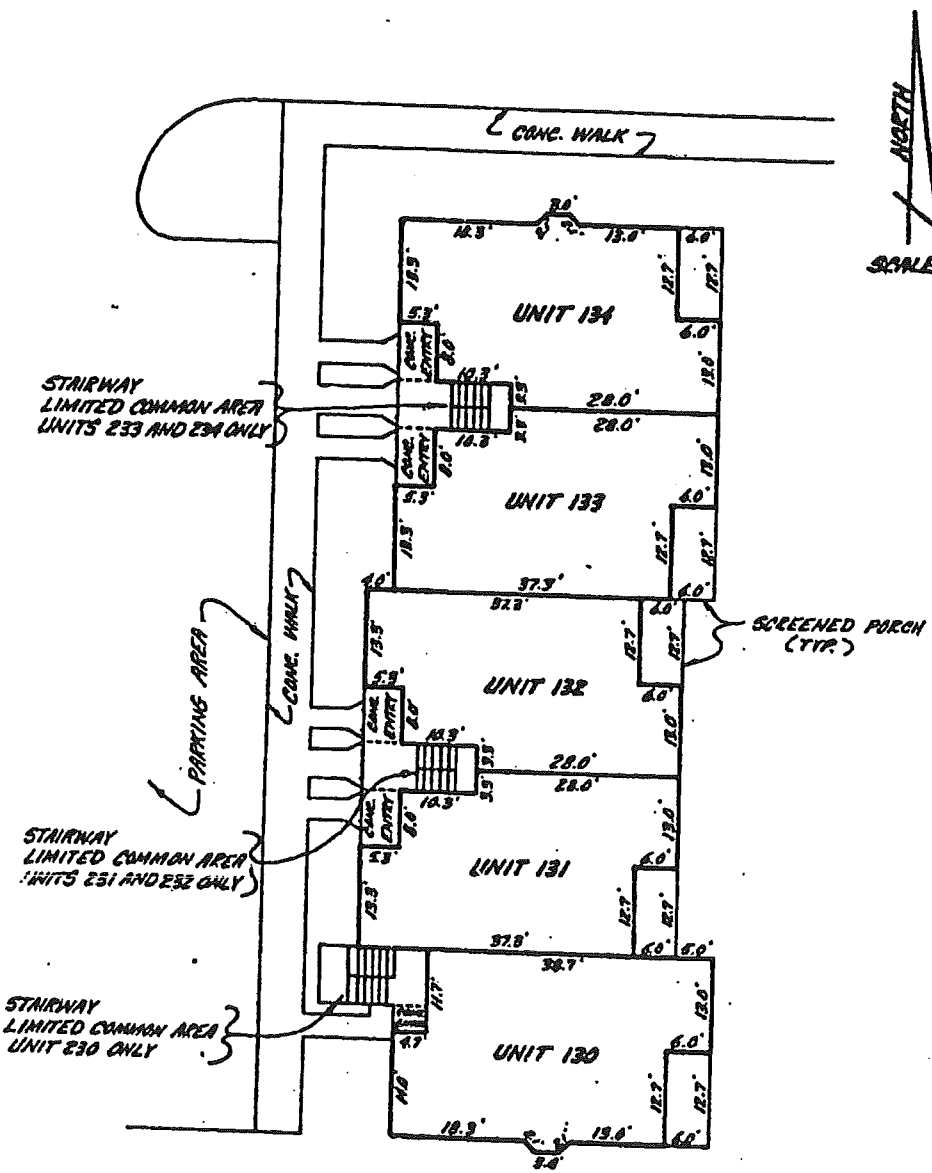
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EXHIBIT "H"

Page 4 of 8

VILLAGE SQUARE OF TITUSVILLE - A CONDOMINIUM
 PHASE FOUR
 CITY OF TITUSVILLE, BREVARD COUNTY, FLORIDA



Finished Fl. El. = 24.57 (NGVD)

Calling El. = 32.57 (NGVD)

GROUND FLOOR PLAN - BUILDING No. EIGHT

PREPARED BY:
 LOYS WARD AND COMPANY
 350 N. Washington Avenue
 Titusville, Florida

OFF. REC:
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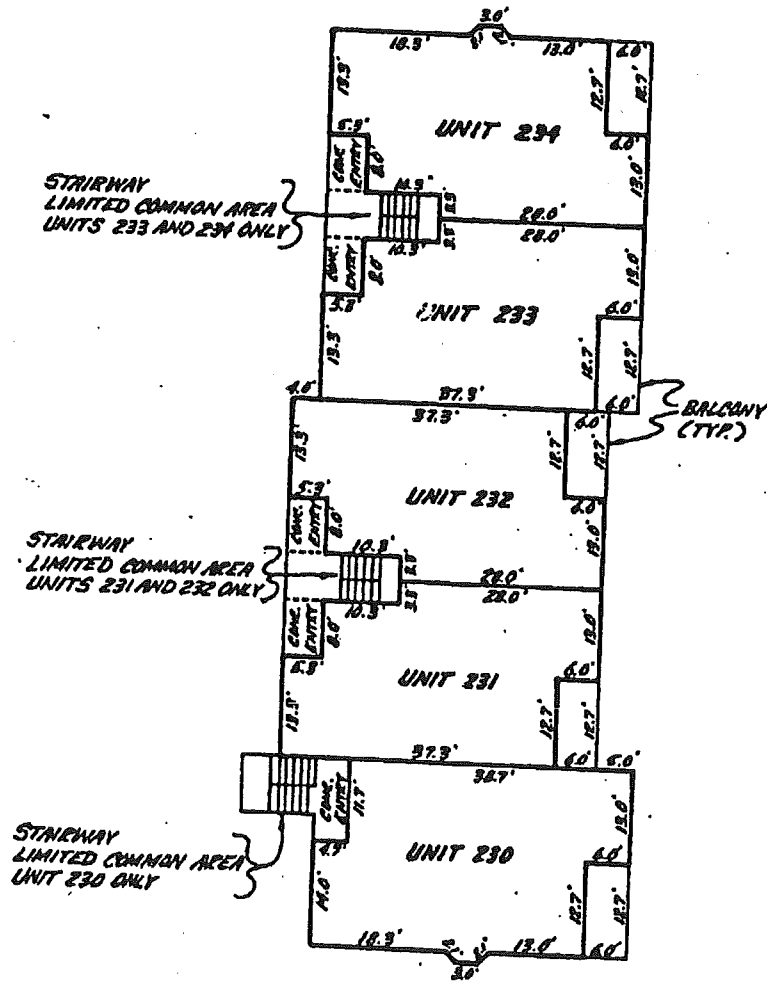
EXHIBIT "H"

Page 5 of 8

VILLAGE SQUARE OF TITUSVILLE - A CONDOMINIUM
 PHASE FOUR
 CITY OF TITUSVILLE, BREVARD COUNTY, FLORIDA



SCALE: 1" = 20'



Finished Fl. El. = 33.57 (NGVD)

Ceiling El. = 41.57 (NGVD)

SECOND FLOOR PLAN - BUILDING No. EIGHT

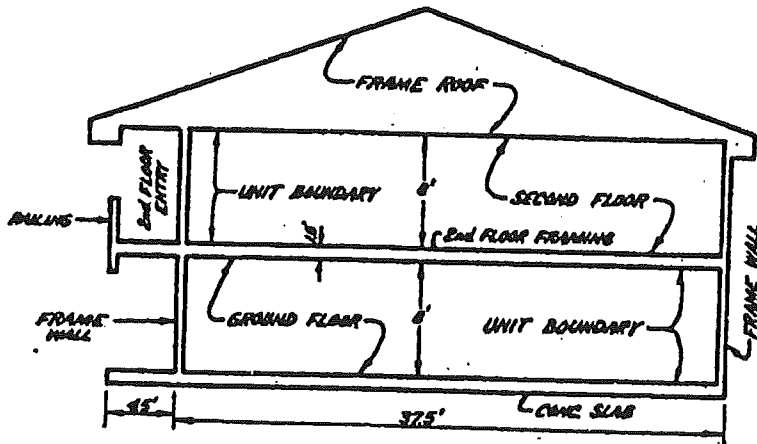
PREPARED BY:
 LOYS WARD AND COMPANY
 350 N. Washington Avenue
 Titusville, Florida

OFF. REC.
 2651

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EXHIBIT "H"
 Page 6 of 8

VILLAGE SQUARE OF TITUSVILLE - A CONDOMINIUM
PHASE FOUR
CITY OF TITUSVILLE, BREVARD COUNTY, FLORIDA



TYPICAL SECTION

PREPARED BY:
LOYS WARD AND COMPANY
350 N. Washington Avenue
Titusville, Florida

OFF. REC:
2651.

IMAGE
1814

EXHIBIT "H"
Page 7 of 8

VILLAGE SQUARE OF TITUSVILLE - A CONDOMINIUM
PHASE FOUR
CITY OF TITUSVILLE, BREVARD COUNTY, FLORIDA

DESCRIPTION OF UNITS:

UNITS shall mean and comprise the 20 separate and numbered UNITS which are designated in this EXHIBIT "H", the dimensions of which, as shown herein, are average to the unfinished inner surfaces of the perimeter walls, floors and ceilings and thus each UNIT consists of the space bounded by a vertical projection of the UNIT boundary lines, and the horizontal plane at the floor elevation extended to the ceiling for each respective UNIT; excluding however, all spaces and improvements lying beneath the undecorated and/or unfinished inner surfaces of all interior bearing walls and/or bearing partitions, and further excluding all pipes, ducts, wires, conduits and other facilities running through any interior wall or partition for the furnishing of utility services to said UNITS and further excluding all COMMON PROPERTY.

DESCRIPTION OF COMMON PROPERTY:

COMMON PROPERTY shall mean and comprise all the real property, improvements and facilities to VILLAGE SQUARE OF TITUSVILLE - A CONDOMINIUM, including all parts of the building other than the UNITS as same are hereon defined, and shall include easements through said UNITS for conduits, pipes, ducts, plumbing, wiring and other facilities for the furnishing of utility services to said UNITS and easements of support in every portion of a UNIT which contributes to the support of the improvements and shall further include all personal property held and maintained for the joint use and enjoyment of all the owners of all such UNITS and shall exclude all the UNITS.

DESCRIPTION OF LIMITED COMMON PROPERTY:

LIMITED COMMON PROPERTY shall mean and comprise that portion of the COMMON PROPERTY consisting of 20 separate and designated entry areas (Pages 3 through 6), 10 separate and designated balcony areas (Pages 4 and 6) and 10 separate and designated porch areas (Pages 3 and 6) as specifically identified in this EXHIBIT "H" as to each of which said entry area, balcony area, and porch area, a right to exclusive use is reserved as an appurtenance to the particular UNIT designated in this EXHIBIT contiguous with said entry area, balcony area or porch area. LIMITED COMMON PROPERTY shall also mean and comprise that portion of the COMMON PROPERTY consisting of 4 separate and designated stairways as specifically identified in this EXHIBIT as to each of which said stairway, a right to exclusive use is reserved as an appurtenance to the particular UNITS designated in this EXHIBIT (Pages 3 through 6).

SURVEYOR'S NOTES:

All elevations refer to Mean Sea Level, National Geodetic Vertical Datum.

All air conditioning equipment serving an individual UNIT is considered to be a part of that UNIT, even though such equipment may be outside the boundaries of the UNIT as defined hereon.

SURVEYOR'S CERTIFICATE:

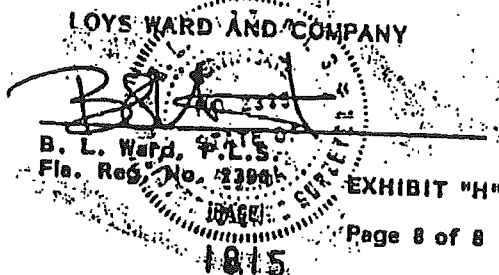
I hereby certify that these surveys and plans marked EXHIBIT "H" Pages 1 through 8 inclusive, all of which are exhibits annexed to and made a part of the Declaration of Condominium of VILLAGE SQUARE OF TITUSVILLE - A CONDOMINIUM, together with the wording of said Declaration are a correct representation of the improvements described therein, and that there can be determined therefrom the identification, location, dimensions and size of each UNIT and of the COMMON ELEMENTS.

DATED:

June 25, 1985
November 6, 1985 - FINAL

PREPARED BY:
LOYS WARD AND COMPANY
350 N. Washington Avenue
Titusville, Florida

2651



THIS INSTRUMENT PREPARED BY:
Truman Scarborough, Jr.
P. O. Box 1184, Titusville, Fla. 32781

RECORDED
INDEXED
BREVARD COUNTY, FLA.

1st
AMENDMENT TO DECLARATION OF CONDOMINIUM

TOT TITLE
P.O. Box 578
Titusville, FL 32781
↑

FIRST SERVICE PROPERTIES, a Florida PARTNERSHIP, pursuant to the authority reserved in the Declaration of Condominium, recorded in Official Record Book 2474, Page 1606, of the Public Records of Brevard County, Florida, hereby amends and expands said Declaration above described and submits the real property described in Exhibit "F" (page 1 of 8) which is attached hereto; together with improvements thereon, containing two buildings having a total of 16 units, and other appurtenant improvements more specifically described in Exhibit "F" attached hereto.

924774

FIRST SERVICE PROPERTIES, a Florida Partnership, further amends and expands said Declaration above described to include and merge the common and limited common elements and easements of the property covered by this Amendment with the property in the original Declaration of Condominium described in Official Record Book 2474, Page 1606, of the Public Records of Brevard County, Florida.

1984 AUG -1 PM 3:58

IN WITNESS WHEREOF, the above stated Developer has caused these presets to be signed and sealed this 31st day of July, 1984.

Signed, sealed and delivered
in the presence of:

FIRST SERVICE PROPERTIES
By: Raymond J. Mansolillo
RAYMOND J. MANSOLILLO

2531
OF REC
1984
Arthur R. Talley

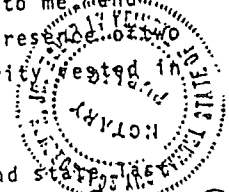
RECORDED 3700
INDEXED
BREVARD COUNTY, FLA.
JUL 31 1984

STATE OF FLORIDA
COUNTY OF BREVARD

BEFORE ME the undersigned authority, personally appeared Raymond J. Mansolillo, agent for FIRST SERVICE PROPERTIES, known to me and acknowledged executing the foregoing instrument in the presence of two subscribing witnesses freely and voluntarily under authority vested in him by said general partnership.

1405

WITNESS my hand and official seal in the county and state aforesaid this the 31st day of July, 1984.



Raymond J. Mansolillo
Notary Public, State of Florida

My Commission Expires: Nov. 30, 1984
Notary Public, State of Florida at Large
Bounded (Notary Public Insurance Inc.)

VILLAGE SQUARE OF TITUSVILLE - A CONDOMINIUM
PHASE TWO
CITY OF TITUSVILLE, BREVARD COUNTY, FLORIDA

LEGAL DESCRIPTION:

A portion of the N $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 16, Township 22 South, Range 35 East, Brevard County, Florida, described as follows:

Commence at the Northwest Corner of the NE $\frac{1}{4}$ of said Section 16, Township 22 South, Range 35 East; thence run S 2°16'26" E along the west line of said NE $\frac{1}{4}$, 460.11 feet to the Point of Beginning of the lands herein described; thence continue S 2°16'26" E along said west line of the NE $\frac{1}{4}$ of Section 16, Township 22 South, Range 35 East, a distance of 222.71 feet to the Southwest Corner of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 16; thence N 88°29'45" E along the south line of said NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 16, a distance of 219.92 feet; thence N 0°58'34" W, 220.64 feet; thence S 89°01'26" W, 224.95 feet to the Point of Beginning.

SUBJECT TO an easement for utility purposes as described in Official Records Book 1782 at Page 1037 of the Public Records of Brevard County, Florida.

SUBJECT TO an easement for utility purposes as described in Official Records Book 1782 at Page 1037 of the Public Records of Brevard County, Florida.

AND ALSO, SUBJECT to a Florida Power and Light Company easement as described in Official Records Book 2436 at Page 1694 of the Public Records of Brevard County, Florida.

AND ALSO, SUBJECT to easements as described in Declaration of Condominium for VILLAGE SQUARE OF TITUSVILLE - A-CONDOMINIUM, as recorded in Official Records Book 2474 at Pages 1606 through 1741 of the aforesaid Public Records.

BASIS OF BEARINGS: West line of the Northeast $\frac{1}{4}$ of Section 16, Being S 2°16'26" E.

Return to: *Fernando Scarborough, Jr.*

*P.O. Box 1184
Titusville, Florida 32781*

PREPARED BY:
LOYS WARD AND COMPANY
2801 Garden Street
Titusville, Florida

OFF. REC.

2531

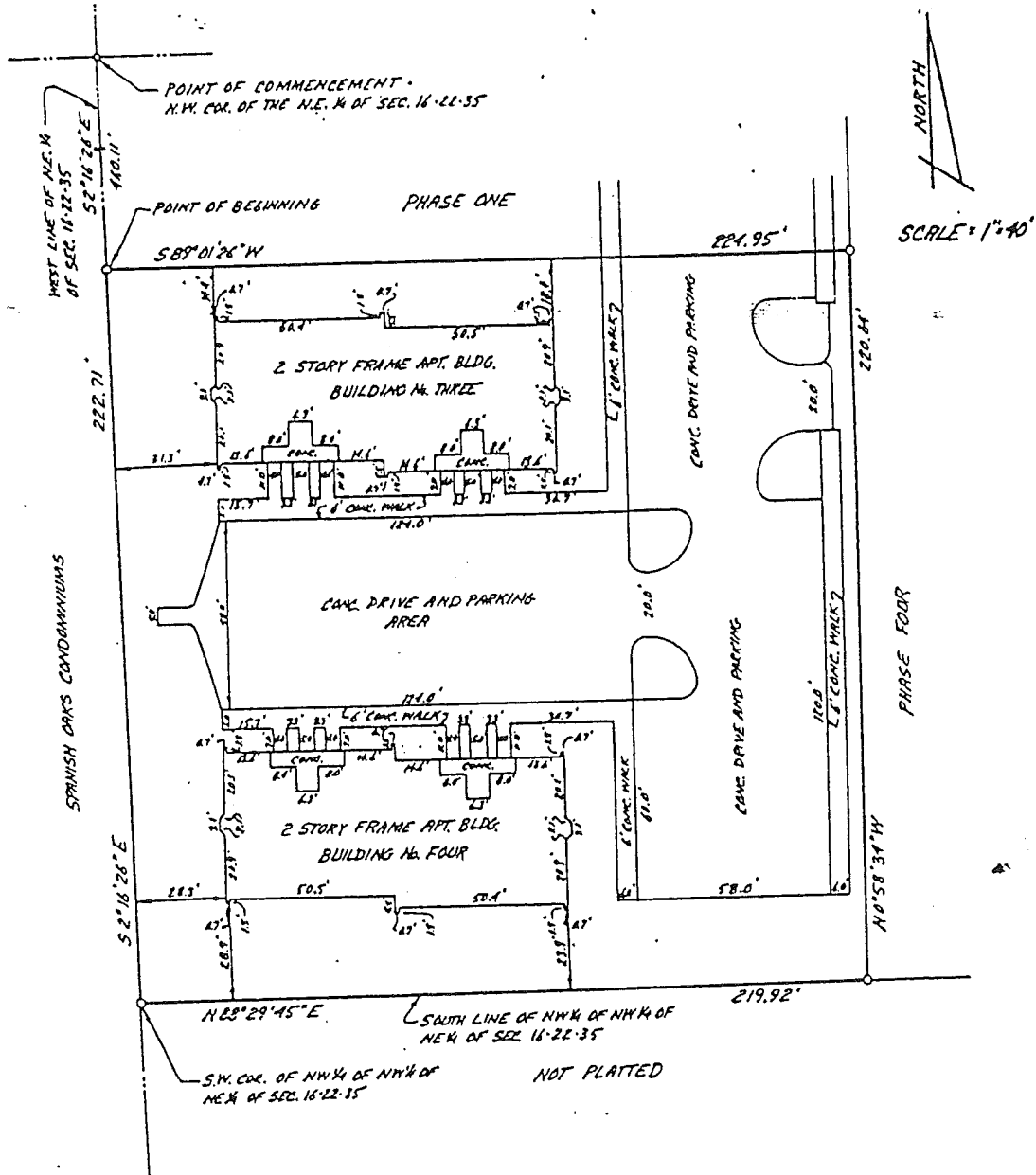
PAGE

1406

EXHIBIT "F"

Page 1 of 8

VILLAGE SQUARE OF TITUSVILLE - A CONDOMINIUM
 PHASE TWO
 CITY OF TITUSVILLE, BREVARD COUNTY, FLORIDA



PREPARED BY:
 LOYS WARD AND COMPANY
 2601 Garden Street
 Titusville, Florida

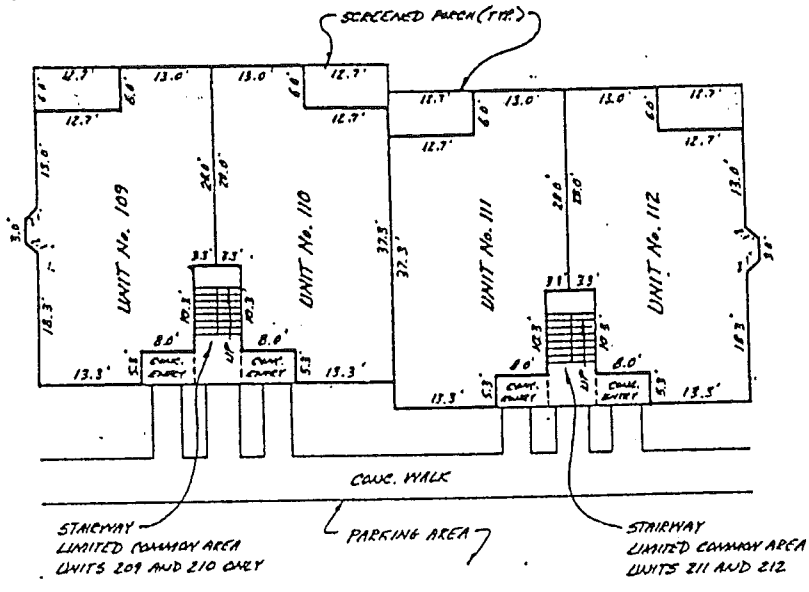
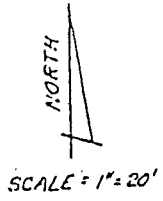
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PAGE:

1407

EXHIBIT "F"
 Page 2 of 8

VILLAGE SQUARE OF TITUSVILLE - A CONDOMINIUM
 PHASE TWO
 CITY OF TITUSVILLE, BREVARD COUNTY, FLORIDA



Finished Fl. El. = 25.12 (NGVD)
 Ceiling El. = 33.12 (NGVD)

GROUND FLOOR PLAN - BUILDING NO. THREE

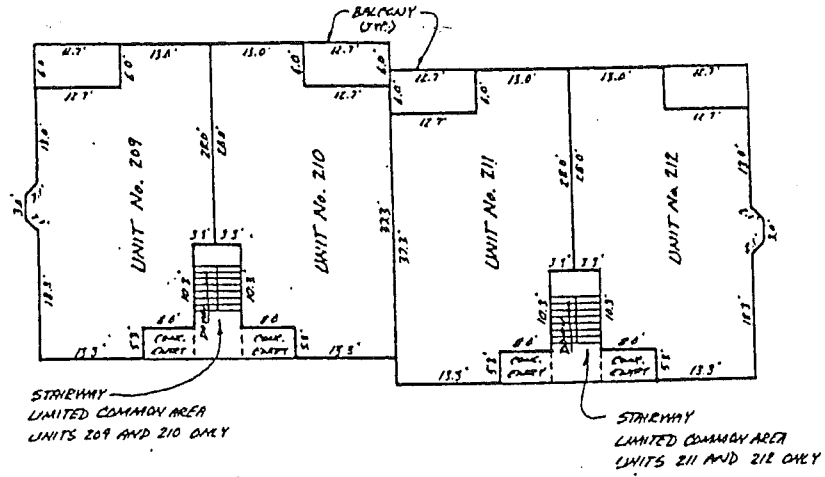
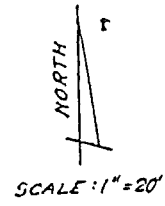
PREPARED BY:
 LOYS WARD AND COMPANY
 2801 Garder, Street
 Titusville, Florida

2531

PAGE:
 1408

EXHIBIT "F"
 Page 3 of 8

VILLAGE SQUARE OF TITUSVILLE - A CONDOMINIUM
 PHASE TWO
 CITY OF TITUSVILLE, BREVARD COUNTY, FLORIDA



Finished Fl. El. = 34.12 (NGVD)
 Ceiling El. = 42.12 (NGVD)

SECOND FLOOR PLAN - BUILDING NO. THREE

PREPARED BY:
 LOYS WARD AND COMPANY
 2801 Garden Street
 Titusville, Florida

OFF. REC:
 2531

PAGE:
 1409

EXHIBIT "F"
 Page 4 of 8

VILLAGE SQUARE OF TITUSVILLE - A CONDOMINIUM

PHASE TWO

CITY OF TITUSVILLE, BREVARD COUNTY, FLORIDA

DESCRIPTION OF UNITS:

UNITS shall mean and comprise the 16 separate and numbered UNITS which are designated in this EXHIBIT "F", the dimensions of which, as shown herein, are average to the unfinished inner surfaces of the perimeter walls, floors and ceilings and thus each UNIT consists of the space bounded by a vertical projection of the UNIT boundary lines, and the horizontal plane at the floor elevation extended to the ceiling for each respective UNIT; excluding however, all spaces and improvements lying beneath the undecorated and/or unfinished inner surfaces of all interior bearing walls and/or bearing partitions, and further excluding all pipes, ducts, wires, conduits and other facilities running through any interior wall or partition for the furnishing of utility services to said UNITS and further excluding all COMMON PROPERTY.

DESCRIPTION OF COMMON PROPERTY:

COMMON PROPERTY shall mean and comprise all the real property, improvements and facilities to VILLAGE SQUARE OF TITUSVILLE - A CONDOMINIUM, including all parts of the building other than the UNITS as same are hereon defined, and shall include easements through said UNITS for conduits, pipes, ducts, plumbing, wiring and other facilities for the furnishing of utility services to said UNITS and easements of support in every portion of a UNIT which contributes to the support of the improvements and shall further include all personal property held and maintained for the joint use and enjoyment of all the owners of all such UNITS and shall exclude all the UNITS.

DESCRIPTION OF LIMITED COMMON PROPERTY:

LIMITED COMMON PROPERTY shall mean and comprise that portion of the COMMON PROPERTY consisting of 16 separate and designated entry areas (Pages 3 through 5), 8 separate and designated balcony areas (Pages 4 and 6) and 8 separate and designated porch areas (Pages 3 and 6) as specifically identified in this EXHIBIT "F" as to each of which said entry area, balcony area, and porch area, a right to exclusive use is reserved as an appurtenance to the particular UNIT designated in this EXHIBIT contiguous with said entry area, balcony area or porch area. LIMITED COMMON PROPERTY shall also mean and comprise that portion of the COMMON PROPERTY consisting of 4 separate and designated stairways as specifically identified in this EXHIBIT as to each of which said stairway, a right to exclusive use is reserved as an appurtenance to the particular UNITS designated in this EXHIBIT (Pages 3 through 6).

SURVEYOR'S NOTES:

All elevations refer to Mean Sea Level, National Geodetic Vertical Datum.

All air conditioning equipment serving an individual UNIT is considered to be a part of that UNIT, even though such equipment may be outside the boundaries of the UNIT as defined hereon.

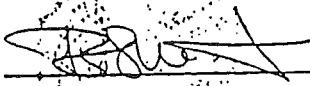
SURVEYOR'S CERTIFICATE:

I hereby certify that these surveys and plans marked EXHIBIT "F" Pages 1 through 8 inclusive, all of which are exhibits annexed to and made a part of the Declaration of Condominium of VILLAGE SQUARE OF TITUSVILLE - A CONDOMINIUM, together with the wording of said Declaration are a correct representation of the improvements described therein, and that there can be determined therefrom the identification, location, dimensions and size of each UNIT and of the COMMON ELEMENTS.

DATED:

July 26, 1984

LOYS WARD AND COMPANY


B. L. Ward, P.L.S.
Fla. Reg. No. 2396

PREPARED BY:
LOYS WARD AND COMPANY
2801 Garden Street
Titusville, Florida

EXHIBIT "F"
Page 8 of 8

OFF. REC.

2531

PAGE:

1413

Russell Belkwith
1755 HARRISON ST. #128
TITUSVILLE, FL. 32780



CFN 98076569 05-06-96 11:10 am
OR Book/Page: 35671 4425

Sandy Crawford

Clerk Of Courts, Brevard County

#Pgs: 1 #Names: 2
Trust: 1.00 Rec: 5.00 Serv: 0.00
Dead: 0.00 Exclse: 0.00
Mtg: 0.00 Int Tax: 0.00

General Affidavit

State of
County of

Before the undersigned, an officer duly commissioned by the laws of the State of Florida, on this 1 day of May, 1996, personally appeared

J. H. Deshotel

who having been first duly sworn depose.....and say

On April 30, 1996, the Board of Directors of Village Square Condominium Association voted to amend Village Square Condominium Association Rules and Regulations, Page 2, Paragraph 4, Pets; as follows: Paragraph 4, Pets, as now recorded in the official records of Brevard County in the State of Florida, is rescinded and replaced with the following:

4. PETS. There shall be no more than two pets per unit. No pet shall be left unattended while outside the condominium units. All pets shall be on a leash while outside the condominium units. Any pet determined to be a nuisance or threat to other Village Square Condominium residences may be removed by action of the Board of Directors. All handlers shall clean up after their pets. No pet shall weigh more than twenty (20) pounds or be over fourteen (14) inches in height at the shoulders. Exceptions to these weight and height limits must be approved by the Board of Directors."

This amendment will become effective upon the recording of this amendment with the Registrar of Deeds and entered into the official records of Brevard County in the state of Florida.

As the sitting President of Village Square Condominium Association Board of Directors, I attest that the above general affidavit reflects the wishes of the Village Square Condominium Board of Directors which approved the above action by a majority vote of the quorum present at the April 30, 1996, Board of Directors Meeting.

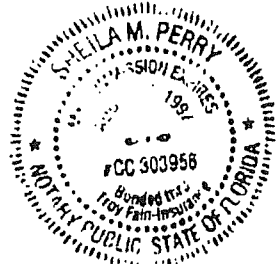


J. H. Deshotel
Affiant Signature

J. H. DESHOTEL
Printed Name
1655 HARRISON ST.
TITUSVILLE, FL 32780
Post Office Address

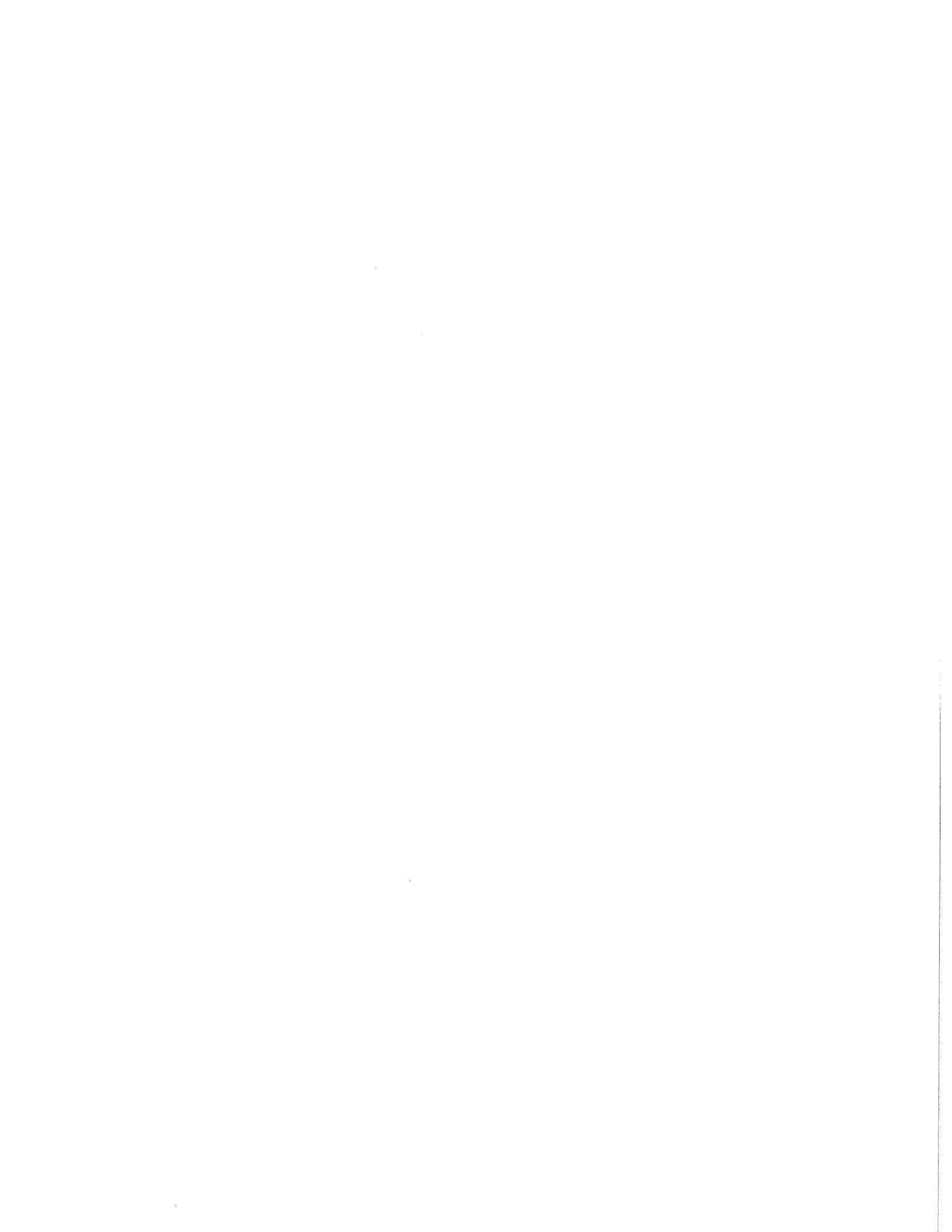
I have relied upon the following identification of the Affiant J. H. Deshotel

Sworn to and subscribed before me this 1st day of May, 1996
NOTARY RUBBER SEAL STAMP



Sheila M. Perry
Notary Signature

Sheila M. Perry
Printed Notary Signature



RETURN TO: RUSSELL BECKWITH
1755 HARRISON ST. #128
TITUSVILLE, FL. 32780

Sandy Crawford

Clerk Of Courts, Brevard County

#Pgs: 1 #Names: 2
Trust: 1.00 Rec: 5.00 Serv 0.00
Dad: 0.00 Excise: 0.00
Mig: 0.00 Int Tax: 0.00

General Affidavit

State of
County of

Before the undersigned, an officer duly commissioned by the laws of the State of Florida, on
this 4 day of April, 1996, personally appeared

J.H. Deshotel

who having been first duly sworn depose.....and say

On January 26, 1995, the membership of Village Square Condominium Association voted to amend Village Square Condominium Association Rules and Regulations, Page 6, Paragraph 16, Parking; which reads as follows:

~~"There are no designated parking spaces nor are parking spaces assigned by the Association. No vehicle belonging to any owner or to a member of the family of an owner or guest, tenant or employee of an owner shall be parked in such a manner as to impede or prevent access to another parking space. The owners, their employees, ----- etc."~~

To be changed as follows:

"One parking space shall be assigned to each unit by the Association and designated by either numerical or alpha lettering at least three inches in height. All other parking spaces will be lettered "Visitor" other than those designated as "Handicap" spaces. No vehicle belonging to any owner or to a member of the family of an owner or guest, tenant or employee of an owner shall be parked in such a manner as to impede or prevent access to another parking space. The owners, their employees, ----- etc."

This amendment will become effective upon the recording of this amendment with the Registrar of Deeds and entered into the official records of Brevard County in the state of Florida.

As the sitting President of Village Square Condominium Association Board of Directors, I attest that the above general affidavit reflects the wishes of the Village Square Condominium Board of Directors and the association general membership which approved the above amendment by a better than two-thirds vote necessary to carry the amendment.



J.H. Deshotel
Affiant Signature

J.H. DESHOTEL
Printed Name #112
1785 HARRISON #112
TITUSVILLE, FL 32780
Post Office Address

I have relied upon the following identification of the Affiant.....

Person Well Known

Sworn to and subscribed before me this 4th day of April, 1996

NOTARY RUBBER SEAL STAMP

BRUNO DEERTZ JR
Notary Signature

BRUNO DEERTZ, JR.
Notary Public, State of Florida
My Comm. Expires Apr. 20, 1998
No. CC 353575
Banded thru Official Registry System

BRUNO DEERTZ JR
Printed Notary Signature



Return to (enclose self-addressed stamped envelope)

Name:

361639

93 APR 13 AM 8:37

Address:

This Instrument Prepared by:

Address:

Landy Crawford Clerk Circuit Court
 Recorded and Verified Brevard County, FL
 # Pgs. 1 # Names 2
 Trust Fund 1.00 Rec Fee 5.00
 Stamp-Dced _____ Excise Tx _____
 Stamp-Mig _____ Int Tx _____
 Service Chg _____ Return _____

Columbian Paper & Printing Co., Inc. 1987

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SPACE ABOVE THIS LINE FOR RECORDING DATA

General Affidavit

State of Florida
 County of Brevard

Before the undersigned, an officer duly commissioned by the laws of the State of Florida on this 12th day of April, 1993, personally appeared *Arthur J. Prudel* who having been first duly sworn depose and say:

To avoid a possible conflict of interest by Village Square Condominium Board of Directors, on February 4, 1993 the Village Square Condominium Board of Directors voted to seek a general membership vote to amend Village Square Condominium Association By-Laws Article Three, Directors, Section 3.1, Numbers and Qualifications which reads: "directors must be either unit owners, tenants residing in the condominium, officers of a corporate unit owners, or Partner in a partnership unit owner"; will be deleted and replaced by the words: "only ONE member of unit owned by a husband or wife, officers of a corporate unit owned, a partner of a partnership unit owned will be eligible to run for election to and serve on the Village Square Condominium Association Board of Directors." This amendment will become effective upon recording this amendment with the Registrar of Deeds and entered into the Official Records of Brevard County in the State of Florida.

As the sitting President of Village Square Condominium Association Board of Directors I attest that the above General Affidavit reflects the wishes of the Village Square Condominium Association Board of Directors and the Associations General Membership which approved the above amendment by a better than two-thirds vote necessary to carry the Amendment.

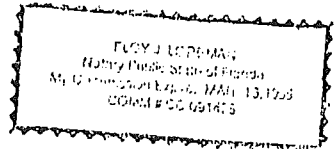
now. brevardclerk.us

Leonard Piotrowski
 Affiant Signature
 LEONARD PIOTROWSKI
 Printed Name
 1655 Harrison St Titusville, FL 32780
 Post Office Address

I have relied upon the following identification of the Affiant *Drivers License*

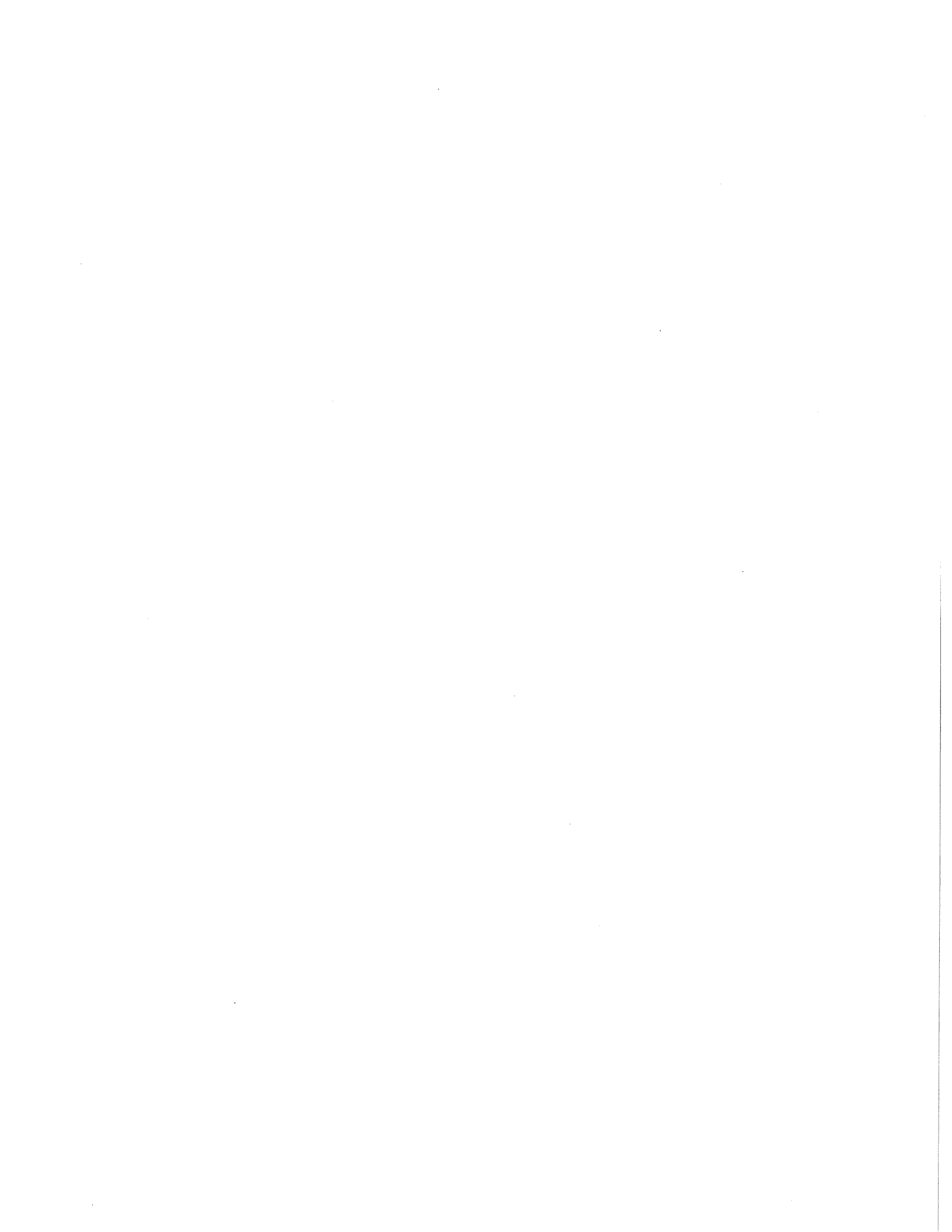
Sworn to and subscribed before me this 12th day of April, 1993

NOTARY RUBBER STAMP SEAL



Floyd J. Lopeman
 Notary Signature
 FLOYD J. LOPEMAN
 Printed Notary Signature

BK 3281 PG 1767



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Condo Q&A: Do emails count as a board meeting?

5:41 PM, Feb. 18, 2012 |

Comments

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FILED UNDER

Business

Question: *Is it considered a meeting of the board of directors if the president or another member of the board emails the other members of the board seeking a discussion about an issue to be brought before the board at an established board meeting occurring at a later date?*

— J.J.

Poliakoffs: The issue you've raised is a very common one, and frankly we've heard different attorneys give different answers as to whether email discussions among directors in between board meetings are prohibited (though, frankly, we don't think the answer is much in question). The issue also indirectly raises some common misconceptions about condominiums and open meeting laws.

Many people seem to believe that condominiums in Florida need to abide by Florida's Government-in-the-Sunshine Law. They don't. The so-called "Sunshine Laws" apply to government organizations, and condominiums are private organizations (though they do have many pseudo-governmental features). Instead, the Florida Condominium Act, Section 718, contains provisions that are similar to some of the open meeting requirements of the Sunshine Laws. For example, meetings must be open to residents (with limited

Most Pop

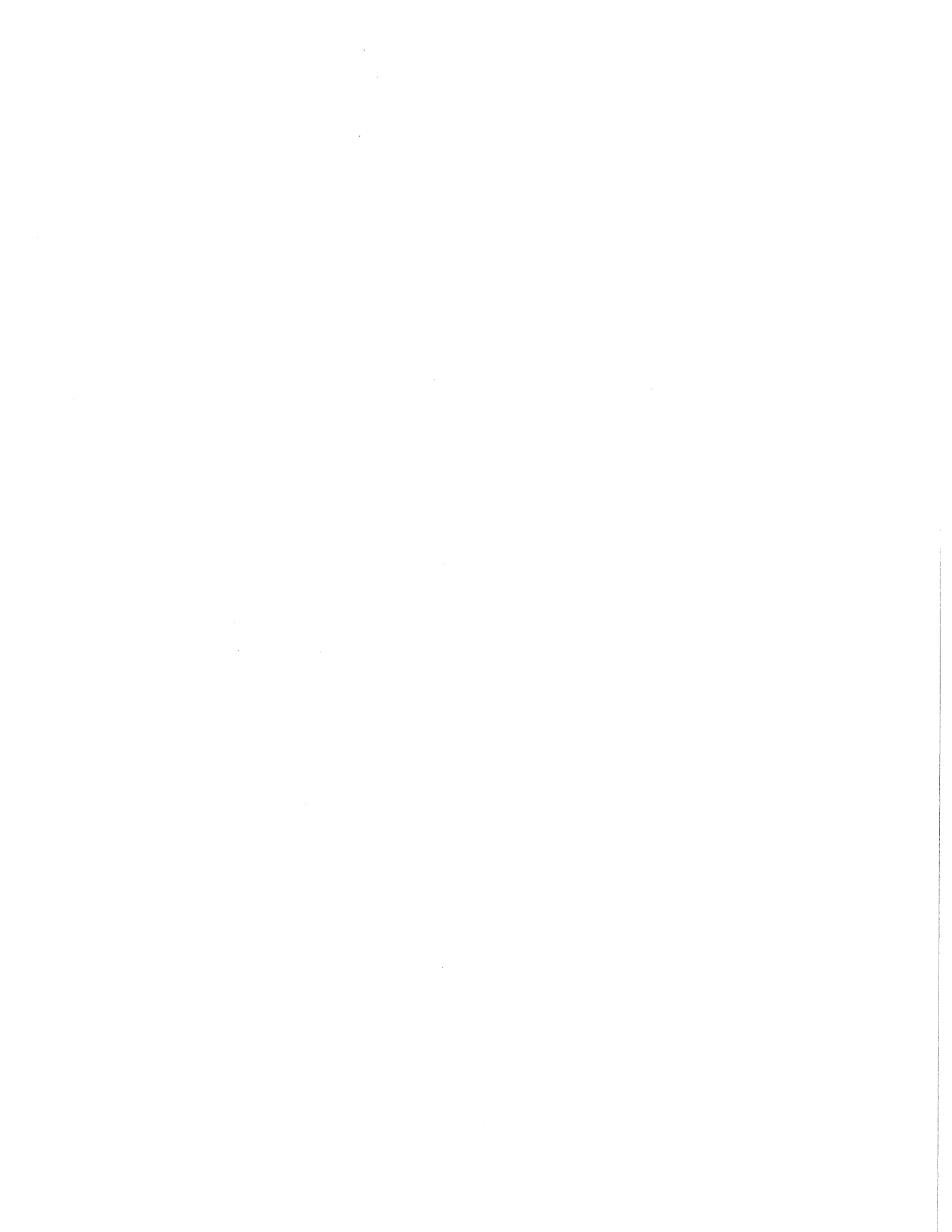
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exceptions), must be noticed at least 48 hours in advance (if not longer) and a quorum of board members (usually a majority plus one) are prohibited from meeting and discussing association issues in private.

So generally, any gathering of a majority of the board to discuss any matter that may reasonably come before the board is deemed to be a board meeting and cannot be held without notice, posting of an agenda and the opportunity for the unit owners to be present and to speak on the agenda items. It is however permissible for less than a quorum of the board to meet and discuss board business. To that extent, meetings of community association boards differ from government organizations, for whom there can be no gathering of two or more elected officials or members of a committee to discuss matters that may come before the board or committee. As far as emails go, we believe that, since the intent of the law is to ensure that owners may be heard on any agenda issue, and since statutes are strictly construed, that a quorum of the board may not conduct business via electronic means, because doing so deprives the members the opportunity to participate in the meeting and constitutes a discussion of association business among more than a quorum of board members.

Most V



4 under
Feb. 17, 2

Ask

A La
Que
Law.

PHOTO C



Arrest m

Page 1 2 Next

Gary A. Poliakoff and Ryan Poliakoff are co-authors of New Neighborhoods—The Consumer’s Guide to Condominium, Co-Op and HOA Living. Gary Poliakoff is a founding principal of Becker & Poliakoff, P.A., and Ryan Poliakoff is the Vice President of Management at AKAM On-Site. Email questions to condocolumn@becker-poliakoff.com. Please be sure to include your hometown.

View Comments | Share your thoughts »

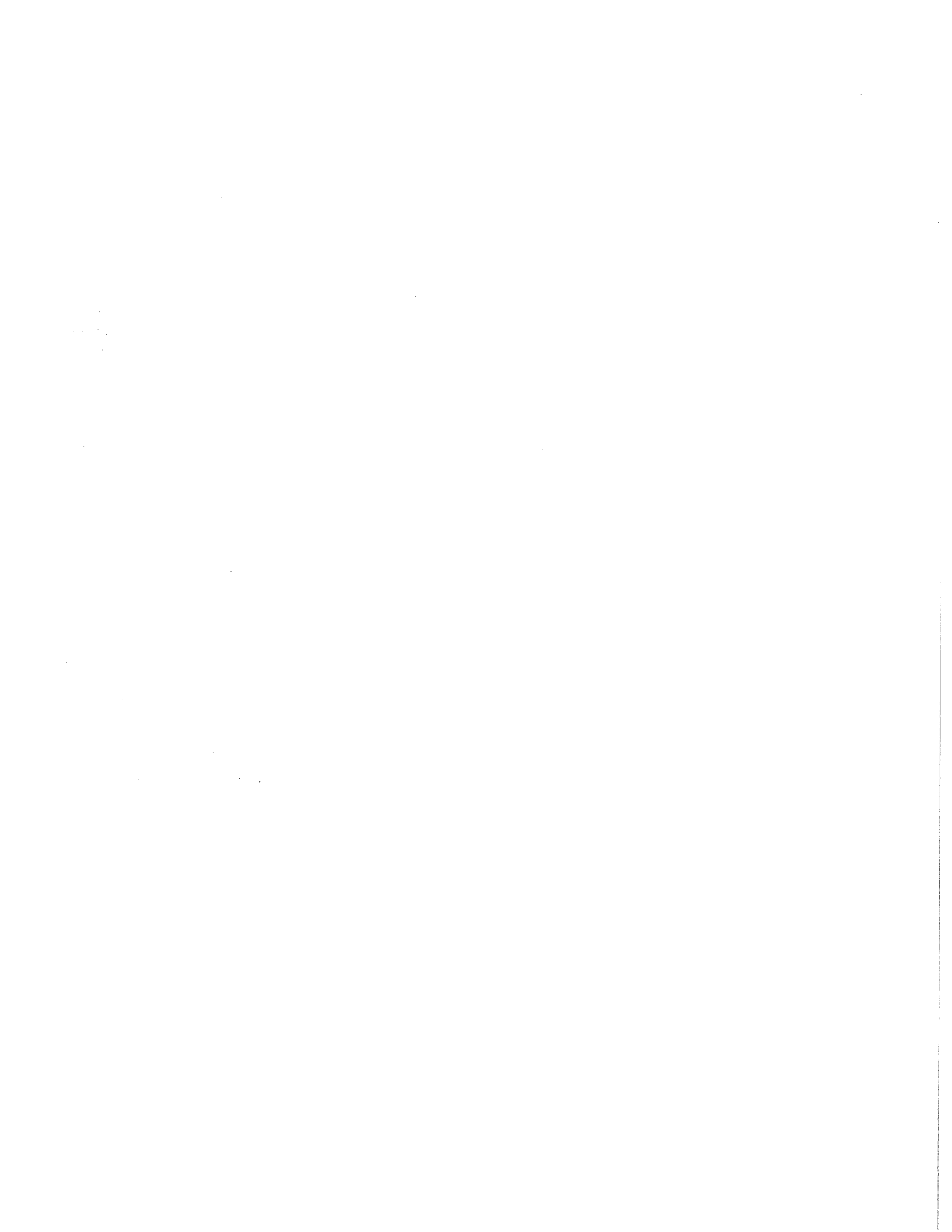
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Name: 361639

93 APR 13 AM 8:37

Address:

This Instrument Prepared by:

Address:

Cornwall Paper & Printing Co., Inc. 11811

Sandy Crawford Clark Circuit Court
 Recorded and Verified Brevard County, FL
 # Pgs. 1 # Names 2
 Trust Fund 1.00 Rec Fee 5.00
 Stamp-Deed _____ Excise Tx _____
 Stamp-Mig _____ Int Tx _____
 Service Chg _____ Return _____

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

General Affidavit

State of Florida
County of Brevard

Before the undersigned, an officer duly commissioned by the laws of the State of
on this 12th day of April, 1993, personally appeared
Paul J. Priddy
who having been first duly sworn depose and say:

To avoid a possible conflict of interest by Village Square Condominium Board
of Directors, on February 4, 1993 the Village Square Condominium Board of Directors
voted to seek a general membership vote to amend Village Square Condominium
Association By-Laws Article Three, Directors, Section 3.1, Numbers and Qualifications
which reads: "directors must be either unit owners, tenants residing in the
condominium, officers of a corporate unit owners, or Partner in a partnership
unit owner"; will be deleted and replaced by the words: "only ONE member of unit
owned by a husband or wife, officers of a corporate unit owned, a partner of a
partnership unit owned will be eligible to run for election to and serve on the
Village Square Condominium Association Board of Directors." This amendment will
become effective upon recording this amendment with the Registrar of Deeds and
entered into the Official Records of Brevard County in the State of Florida.

As the sitting President of Village Square Condominium Association Board of
Directors I attest that the above General Affidavit reflects the wishes of the
Village Square Condominium Association Board of Directors and the Associations
General Membership which approved the above amendment by a better than two-thirds
vote necessary to carry the Amendment.

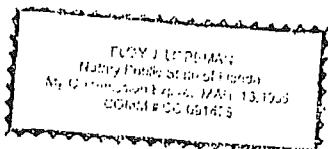
www.brevardclerk.us

Leonard Pitkowski
Affiant Signature
LEONARD PITKOWSKI
Printed Name
1655 Harrison St Titusville, FL 32780
Post Office Address

I have relied upon the following identification of the Affiant Driver License

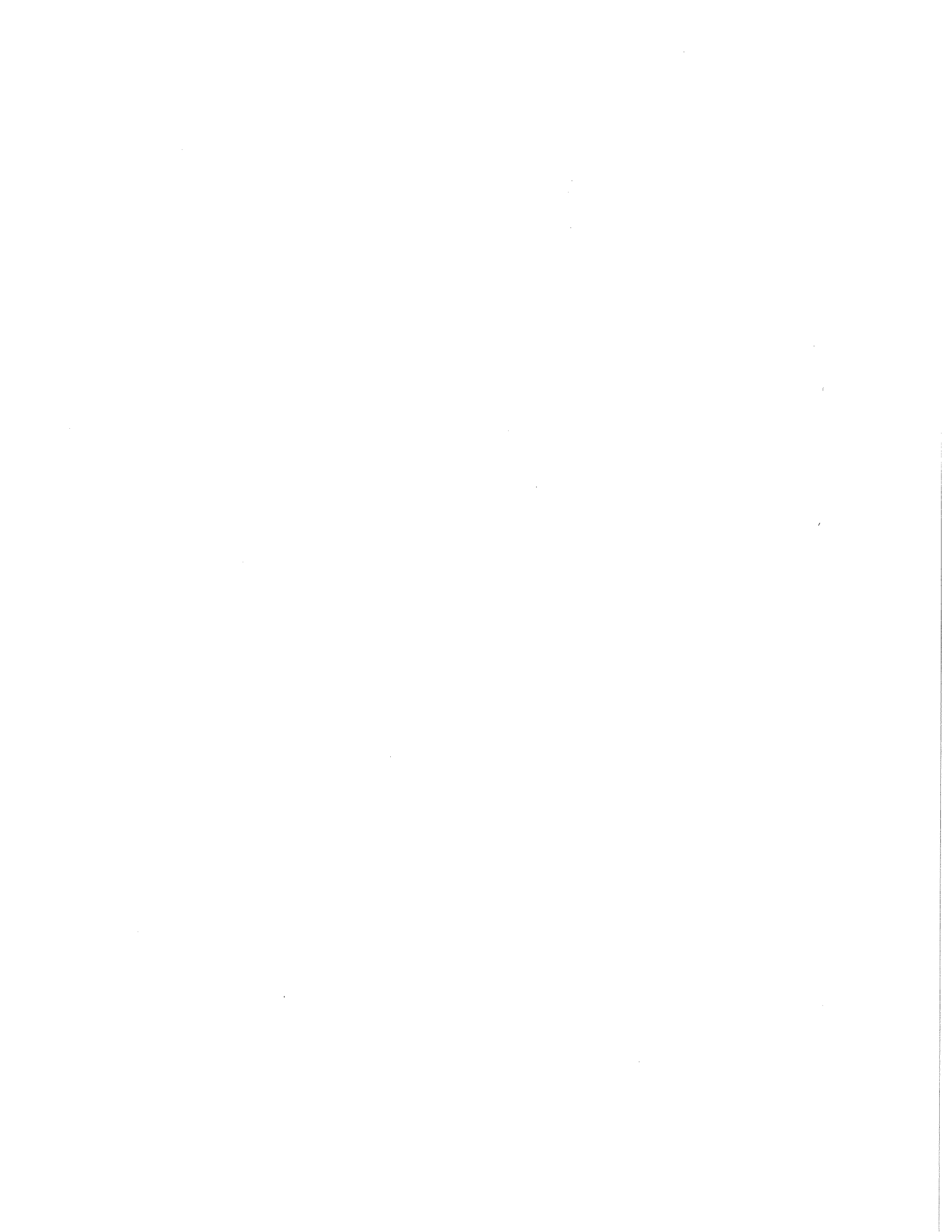
Sworn to and subscribed before me this 12th day of April, 1993

NOTARY RUBBER STAMP SEAL



Floyd J. Lopeman
Notary Signature
FLOY J. LOPEMAN
Printed Notary Signature

BK 3281 PG 1767



RETURN TO: RUSSELL BECKWITH
1755 HARRISON ST. #128
TITUSVILLE, FL. 32780



CFN 98060099 04-10-96 01:46 pm
OR Book/Page: 3560/ 1318

Sandy Crawford

Clerk Of Courts, Brevard County

#Pgs: 1 #Names: 2
Trust: 1.00 Rec: 5.00 Serv: 0.00
Dart: 0.00 Excise: 0.00
Mfg: 0.00 Int Tax: 0.00

General Affidavit

State of
County of

Before the undersigned, an officer duly commissioned by the laws of the State of Florida, on
this 4 day of April, 1996, personally appeared

J. H. Deshotel

who having been first duly sworn depose.....and say

On January 26, 1995, the membership of Village Square Condominium Association voted to amend Village Square Condominium Association Rules and Regulations, Page 6, Paragraph 16, Parking; which reads as follows:

~~"There are no designated parking spaces nor are parking spaces assigned by the Association. No vehicle belonging to any owner or to a member of the family of an owner or guest, tenant or employee of an owner shall be parked in such a manner as to impede or prevent access to another parking space. The owners, their employees, ----- etc."~~

To be changed as follows:

"One parking space shall be assigned to each unit by the Association and designated by either numerical or alpha lettering at least three inches in height. All other parking spaces will be lettered "Visitor" other than those designated as "Handicap" spaces. No vehicle belonging to any owner or to a member of the family of an owner or guest, tenant or employee of an owner shall be parked in such a manner as to impede or prevent access to another parking space. The owners, their employees, ----- etc."

This amendment will become effective upon the recording of this amendment with the Registrar of Deeds and entered into the official records of Brevard County in the state of Florida.

As the sitting President of Village Square Condominium Association Board of Directors, I attest that the above general affidavit reflects the wishes of the Village Square Condominium Board of Directors and the association general membership which approved the above amendment by a better than two-thirds vote necessary to carry the amendment.



J. H. Deshotel
Affiant Signature

J. H. DESHOTEL
Printed Name
1755 HARRISON #112
TITUSVILLE, FL 32780
Post Office Address

I have relied upon the following identification of the Affiant.....

PERSON ALL KNOWN

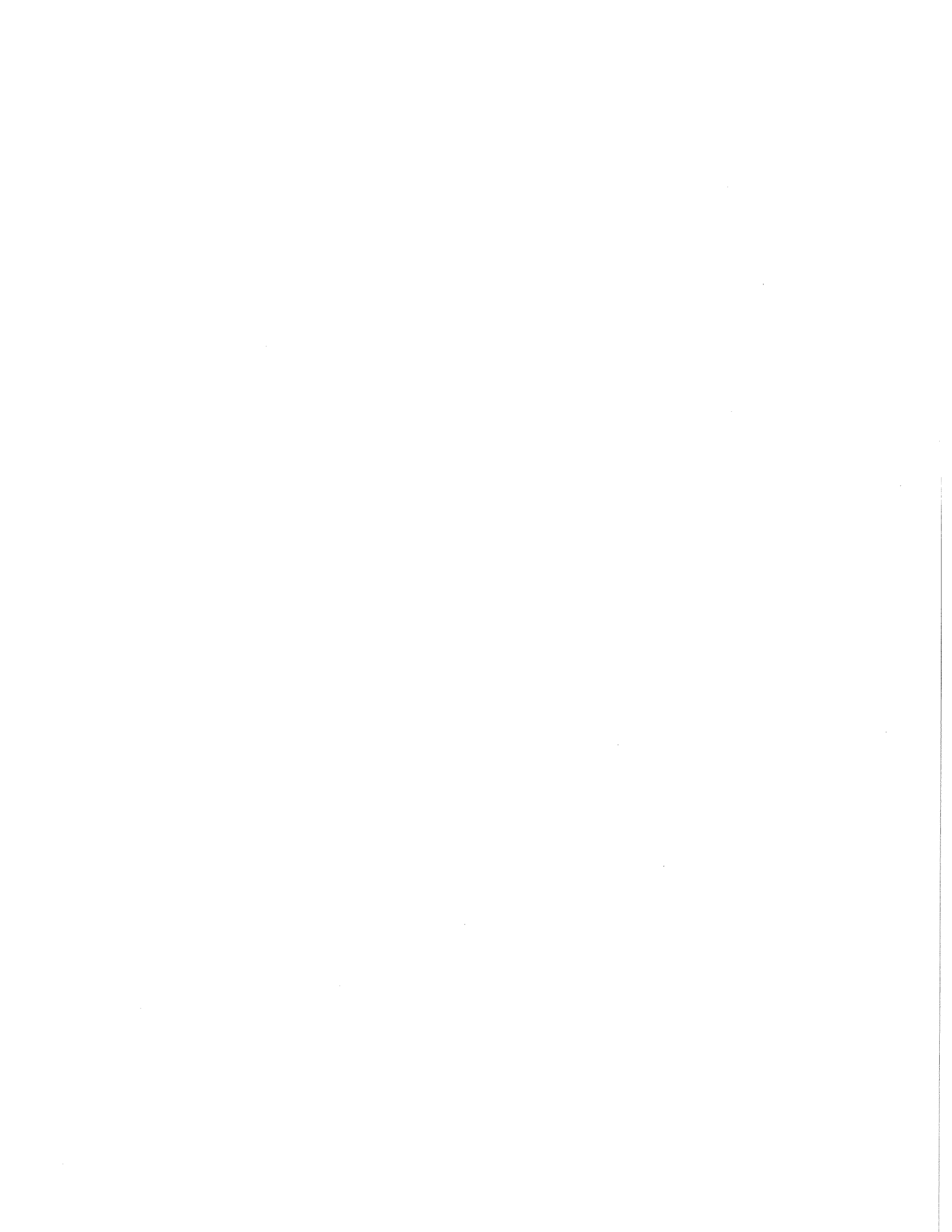
Sworn to and subscribed before me this 4th day of April, 1996

NOTARY RUBBER SEAL STAMP

[Signature]
Notary Signature

BRUNO DEERTZ JR
Printed Notary Signature

BRUNO DEERTZ, JR.
Notary Public, State of Florida
My Comm. Expires Apr. 20, 1998
No. CC 353575
Bonded thru Official Notary Service



RUSSELL BELKWITH
1755 HARRISON ST. #128
TITUSVILLE, FL. 32780



CFN 96076589 05-06-96 11:10 am
OR Book/Page: 3587/ 4425

Sandy Crawford

Clerk Of Courts, Brevard County

#Pgs: 1 #Names: 2
Trust: 1.00 Rec: 5.00 Serv 0.00
Deed: 0.00 Exclse: 0.00
Mtg: 0.00 Int Tax: 0.00

General Affidavit

State of
County of

Before the undersigned, an officer duly commissioned by the laws of the State of Florida, on this 1 day of May, 1996, personally appeared

J. H. Deshotel

who having been first duly sworn depose.....and say

On April 30, 1996, the Board of Directors of Village Square Condominium Association voted to amend Village Square Condominium Association Rules and Regulations, Page 2, Paragraph 4, Pets; as follows: Paragraph 4, Pets, as now recorded in the official records of Brevard County in the State of Florida, is rescinded and replaced with the following:

4. PETS. There shall be no more than two pets per unit. No pet shall be left unattended while outside the condominium units. All pets shall be on a leash while outside the condominium units. Any pet determined to be a nuisance or threat to other Village Square Condominium residences may be removed by action of the Board of Directors. All handlers shall clean up after their pets. No pet shall weigh more than twenty (20) pounds or be over fourteen (14) inches in height at the shoulders. Exceptions to these weight and height limits must be approved by the Board of Directors.

This amendment will become effective upon the recording of this amendment with the Registrar of Deeds and entered into the official records of Brevard County in the state of Florida.

As the sitting President of Village Square Condominium Association Board of Directors, I attest that the above general affidavit reflects the wishes of the Village Square Condominium Board of Directors which approved the above action by a majority vote of the quorum present at the April 30, 1996, Board of Directors Meeting.

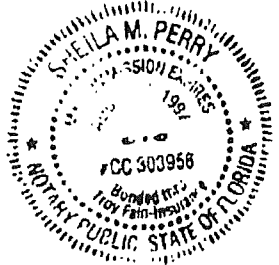


J. H. Deshotel
Affiant Signature

T. H. DESHOTEL
Printed Name
1655 HARRISON ST.
TITUSVILLE, FL 32780
Post Office Address

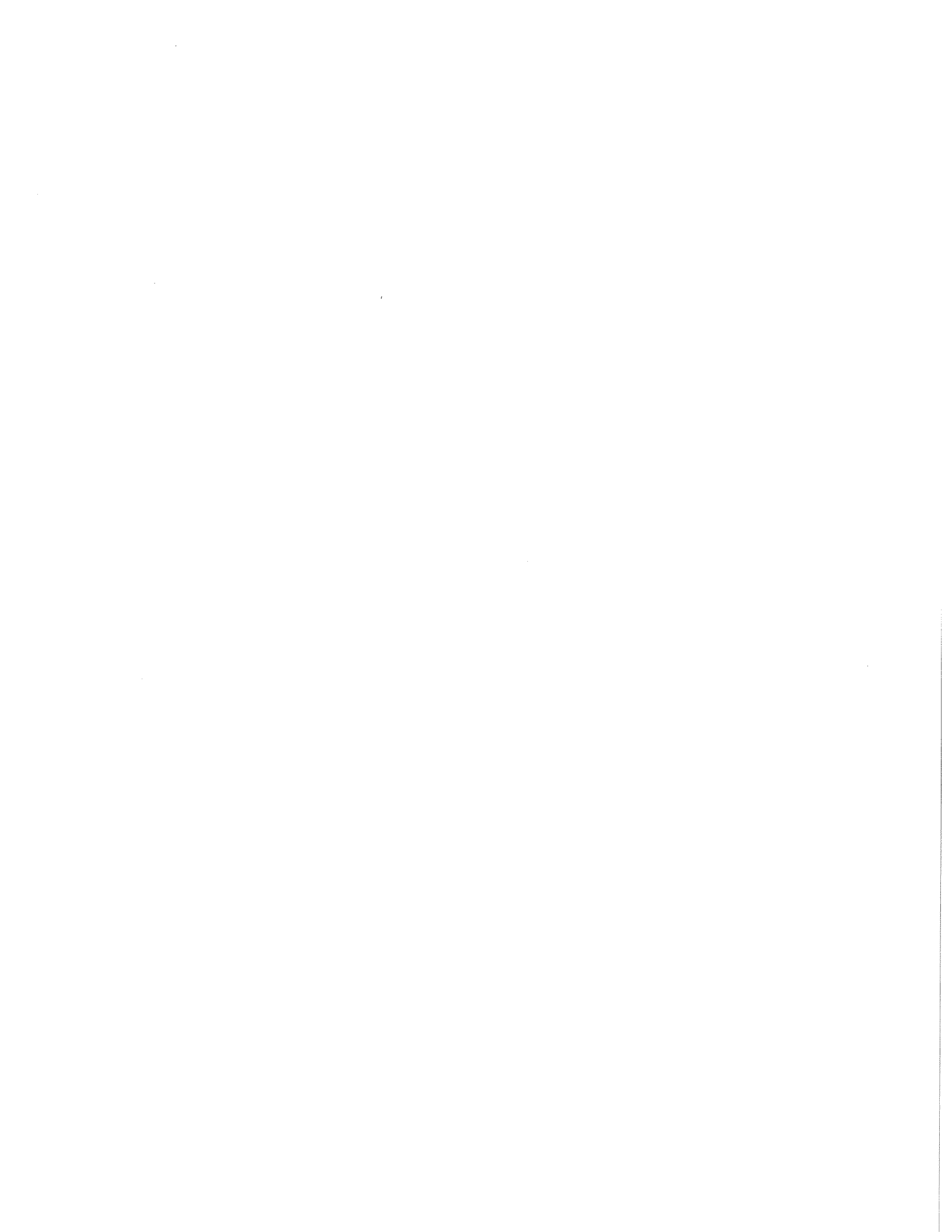
I have relied upon the following identification of the Affiant J. H. Deshotel

Sworn to and subscribed before me this 1st day of May, 1996
NOTARY RUBBER SEAL STAMP



Sheila M. Perry
Notary Signature

Sheila M. Perry
Printed Notary Signature





CFN:2001019131 02-01-2001 04:17 pm
OR Book/Page: 4282 / 1401

This instrument prepared by:
Paul L. Wean, Esquire
WEAN & MALCHOW, P.A.
1305 East Robinson Street
Orlando, Florida 32801

**CERTIFICATE OF APPROVAL OF AMENDMENT
OF DECLARATION OF CONDOMINIUM OWNERSHIP OF
VILLAGE SQUARE OF TITUSVILLE, A CONDOMINIUM**

The undersigned authorities hereby certify that the Association unit owner members and the Board of Directors have duly adopted the attached amendments to the Declaration of Condominium and Bylaws by written consent on January 14, 2001. The amendments to the Declaration of Condominium were adopted by the affirmative vote of at least 2/3 of members which exceeds the requirements set forth in Article 22 of the Declaration of Condominium. The amendment to the Bylaws was adopted by the affirmative vote of at least a majority of the members and 2/3 of the Board of Directors as set forth in Article 21.2 of the Bylaws. All amendments were adopted by the written consent of members in accordance with FS 617.0701(4)(a). The Declaration of Condominium was originally recorded at Order Book 2474, Page 1606 of the Public Record of Brevard County, Florida.

Witness our hands and seals this 22 day of January, 2001.

ATTEST:

"ASSOCIATION"

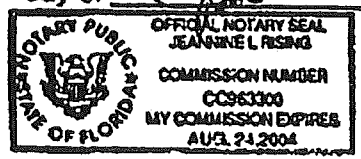
By Julie De Skane
Secretary

By David E. Malch
President

STATE OF FLORIDA :
COUNTY OF BREVARD :

David E. Malch
Before me, the undersigned authority, personally appeared Julia Ann Duchane, to me personally known to be the President and Secretary, respectively, of _____, or having produced FDL as identification and ~~did~~ did not take an oath, and they severally acknowledged before me that they freely and voluntarily executed the same as such officers, under authority vested in them by said Association.

Witness my hand and official seal in the State and County last aforesaid, this 22nd day of Jan, 2001.



Jeannine L. Rising (SIGN)
JEANNINE L. RISING (PRINT)
Notary Public, State of Florida at Large
County of Brevard

My Commission Expires: 8/24/04

Scott Ellis
Clerk Of Courts, Brevard County
#Pgs: 3 #Names: 2
Trust: 2.00 Rec: 13.00 Serv: 0.00
Deed: 0.00 Excise: 0.00
Mtg: 0.00 Int Tax: 0.00

**PROPOSED AMENDMENT TO THE
DECLARATION OF CONDOMINIUM OWNERSHIP
OF
VILLAGE SQUARE OF TITUSVILLE, A CONDOMINIUM**

Proposed additions shown in bold underlining
Proposed deletions shown in ~~strikeouts~~
Omitted but unaffected provisions are represented by * * *

* * *

Article 15.2 Interest Application of Payment. Assessments and installments on such assessments paid on or before ten (10) days after the date when due shall not bear interest, but all sums not paid on or before ten (10) days after date when due shall bear interest at the rate of eighteen percent (18%) per annum from the date when due until paid. In addition, the Board of Directors shall charge a late fee for all assessments and installments that are more than 10 days late in an amount not to exceed the maximum amount allowed by law. All payments upon account shall be first applied to interest and then to the assessment payment first due.

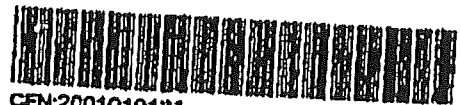
* * *

Article 19.10 ~~Children~~ ~~This is an adult community and children under the age of 12 years shall not live in the Condominium except as is provided herein. After notice to the Association, children under the age of 12 years may visit for a period up to two weeks. Visits longer than two weeks require special permission of the Association's Board of Directors. Visiting children must be carefully supervised at all times.~~

* * *

Article 20.1b Lease No Unit Owner may dispose of a Unit or any interest therein by lease without approval of the Association except to a Unit Owner. No Unit may be leased for a period of less than one month and is restricted to six ~~three~~ leases per calendar year. Only entire Units may be leased, and only the lessee, and their family, servants and guests may occupy the Unit under authority of any lease. No Unit Owner shall lease his Unit for transient or hotel purposes, except for a lender in possession of a Unit following a default in a first mortgage, a foreclosure proceeding or any deed or other arrangement in lieu of foreclosure. All leases shall be in writing. The terms of any lease agreement must comply with the provisions of the Declaration and the By-laws and provide that the failure of any lessee to comply with the terms of such documents shall be a default under the lease.

11/6/2000



CFN:2001019131
OR Book/Page: 4282 / 1402

**PROPOSED AMENDMENTS TO THE BY-LAWS OF VILLAGE SQUARE
CONDOMINIUM ASSOCIATION, INC.**

Proposed additions shown in bold underlining

Proposed deletions shown in ~~strikeouts~~

Omitted but unaffected provisions are represented by * * *

* * *

Article 7.5 Collections: Interest, application of payment. Assessments and installments on them, if not paid within ten days after the date they become due, shall bear interest at the rate of 18% per year until paid. In addition, the Board of Directors shall charge a late fee for all assessments and installments that are more than 10 days late in an amount not to exceed the maximum amount allowed by law. All assessment payments shall be applied first to interest and then to the assessment payment due.

* * *



CFN:2001019131

OR Book/Page: 4282 / 1403

REC'D \$ 54.00
 DOC ST. \$ _____
 COUNTY TAX \$ _____
 SER CHG \$ _____
 REFUND \$ _____
 DeA Credit Court Brevard Co Florida

BEING PAYMENT AS
 INDICATED FOR CLASS
 "C" INTANGIBLE & DOC
 STAMP TAXES SIGNED

DECLARATION OF CONDOMINIUM OWNERSHIP

OF

VILLAGE SQUARE OF TITUSVILLE, A CONDOMINIUM

DECLARATION made this 8th day of November, 1983,
 in Brevard County, Florida, by FIRST SERVICE PROPERTIES, a Florida
 partnership, hereinafter called "Developer" as owner of certain
 lands lying in and being situated in Brevard County, Florida,
 for itself, its successor, grantees and assigns:

WITNESSETH:

WHEREAS, the Developer as owner of certain real property,
 lying and being situated in Brevard County, Florida, as more
 particularly set forth on Exhibit A attached hereto, subject to
 reservations and easements of record (hereinafter referred to as
 the "Land"); and

WHEREAS, said deed is recorded in Official Records
 Book 2400, Pages 0181 through 0182 inclusive, Public Records
 of Brevard County, Florida, and the same by this reference, is
 hereby made apart of this Declaration as though set out in its
 entirety herein; and

WHEREAS, the Developer contemplates erecting upon portions
 of said Land from time to time multi-unit residential buildings
 housing up to, but not exceeding one hundred ninety two (192)
 condominium units and related facilities in phases pursuant to
 the provisions of Florida Statutes, Section 718.403. A copy of
 the plot plan and preliminary phase division is attached hereto
 as Exhibit B; and

WHEREAS, the Developer from time to time desires to submit
 portions of the Land and the improvements erected thereon to
 condominium ownership, pursuant to Chapter 718, Florida Statutes,
 known as the Condominium Act, hereinafter called the "Condominium
 Act";

NOW, THEREFORE, the Developer makes the following
 declarations:

1. NAME. The name by which this Condominium is to be

Hand for pick up
 ↑

THIS INSTRUMENT PREPARED BY:

T. G. Scarborough, Jr.
 P. O. Box 1184
 Titusville, Fla. 32781

OFF: REC.
 2474

PAGE 1
 1606

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