

REC 1437 PG 1011

DECLARATION OF CONDOMINIUM

of

CHANDLERS FORDETABLE OF CONTENTS

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DECLARATION OF CONDOMINIUM

of

CHANDLERS FORDE

KNOW ALL MEN BY THESE PRESENTS, that TAYLOR WOODROW HOMES LIMITED, a corporation existing under the laws of the United Kingdom and duly authorized to transact business in the State of Florida, hereinafter called Developer, does hereby submit to condominium ownership pursuant to Chapter 718, Florida Statutes, the following described land and improvements thereon and all improvements hereafter erected thereon, situate, lying and being in the County of Sarasota, State of Florida, to wit:

See legal description of Phase 1 of CHANDLERS FORDE on the survey and plot plan attached hereto as Exhibit "A" and by this reference made a part hereof.

and that said property shall hereafter be subject to the following provisions, restrictions, reservations, covenants, conditions and easements:

1. THE CONDOMINIUM ACT. Chapter 718, Florida Statutes, 1979, known as the "Condominium Act" is incorporated herein by reference and all provisions thereof shall apply to this condominium except that this Declaration and the exhibits incorporated herein shall control to the extent that the Condominium Act allows such documents to vary the provisions of the Act.

2. NAME. The name by which this condominium shall be known and identified is CHANDLERS FORDE, a condominium.

3. SURVEY AND PLOT PLAN. A survey of said land and plot plan locating the improvements thereon and identifying each condominium unit and the common elements and their relative locations and approximate dimensions are attached hereto as Exhibit "A" and are recorded in Condominium Book 116 at pages 41 - 41 F, Public Records of Sarasota County, Florida. The locations, dimensions,

descriptions, identification and numbering or lettering of the respective condominium units shall be described in Exhibit "A" and any subsequent amendments thereto as hereinafter provided. A unit shall consist of the space defined in Exhibit "A". In the event the actual physical location of any unit at any time does not precisely coincide with Exhibit "A" and subsequent amendments, the actual physical locations shall control over the locations, dimensions and descriptions contained in Exhibit "A" and subsequent amendments.

In the event of a total or substantial destruction of any building, the locations, dimensions and descriptions of the respective units as contained in Exhibit "A" and subsequent amendments will control.

4. OWNERSHIP OF COMMON ELEMENTS AND SHARING COMMON EXPENSES.

The ownership share of the respective condominium units in the common elements and the share of common expenses and common surplus shall be equal among all of the units. Prior to adding additional phases pursuant to paragraph 22, the Phase 1 units will have a 1/3 share. After each successive phase is added the shares will be as follows:

After adding Phase 2:	1/10 share
After adding Phase 3:	1/32 share
After adding Phase 4:	1/34 share
After adding Phase 5:	1/45 share
After adding Phase 6:	1/61 share

5. COMMON ELEMENTS. Any right, title or interest in a condominium unit shall automatically carry with it as an appurtenance and without the necessity of specific reference thereto, its respective undivided share of the common elements and a right to use the common elements in conjunction with the owners of the other condominium units of Chandlers Forde. The common elements shall include but not be limited to:

- (a) All of the above described land;
- (b) All improvements and parts thereof which are not included within the boundaries of the respective condominium units;

(c) Any utility areas and installations and all utility services which are available to more than one unit or to the common elements and which are not owned by the respective utility companies, including easements through the units necessary to provide such services;

(d) All parking areas, driveways, and other means of ingress and egress;

(e) All electrical apparatus and wiring, plumbing pipes and apparatus, and other ducts, conduits, cables, wire or pipe, within the common elements and up to the exterior surface of the unit wall which are not owned by utility companies;

(f) All tangible personal property required for the maintenance and operation of the condominium and for the common use and enjoyment of the unit owners;

(g) All structural beams, posts and members within a unit and an easement of support in any portion of a unit which contributes to the support of the building;

(h) Alterations, additions and further improvements to the common elements; and

(i) Any lands owned by the Association and submitted to condominium ownership by an amendment to this Declaration approved and executed as provided herein for amendments generally, pursuant to the provisions of Section 718.110(6), Florida Statutes.

(j) Any lands and improvements as above described which are added as subsequent phases to this condominium pursuant to Section 718.403, Florida Statutes, as provided hereinafter.

The unit owners in the aggregate shall be entitled to equal and full use and enjoyment of all the common elements except as they may be restricted by the reasonable and uniform regulations duly adopted by the Association board of directors, which usage shall always be in recognition of the

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mutual rights and responsibilities of each of the unit owners. The land under a unit and the exterior gardens are limited common elements for the exclusive use of the unit owner to which they are appurtenant.

6. THE MEADOWS COVENANTS. The condominium is part of the land being developed by Developer known as "The Meadows". The land is subject to the Declaration of Maintenance Covenants and Restrictions on The Commons for The Meadows, recorded in Official Records Book 1113 at page 715 and Amendments thereto recorded in Official Records Book 1137, page 1968, and Official Records Book 1326, page 882, and Official Records Book 1428, page 552, in the Public Records of Sarasota County and any subsequent amendments thereto. All persons owning a vested present interest in the fee title to any of the condominium units shall automatically be a member of the nonprofit corporation known as The Meadowood Management Company, Inc., which will operate, maintain, improve and manage The Commons of The Meadows. Annual maintenance assessments are payable by unit owners to The Meadowood Management Company, Inc. pursuant to the Declaration of Maintenance Covenants.

7. ASSOCIATION. The corporation which will be responsible for the operation of the condominium will be an incorporated association known as CHANDLERS FORDE CONDOMINIUM ASSOCIATION, INC., a Florida nonprofit corporation, herein referred to as the Association. All persons owning a vested present interest in the fee title to any of the condominium units in Chandlers Forde which interest is evidenced by a proper instrument duly recorded in the Public Records of said county, shall automatically be members of the Association and their respective memberships shall terminate as their vested interest in the fee title terminates. All of

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the affairs and property of the condominium and of the Association shall be controlled by the officers and board of directors of the Association. A copy of the Articles of Incorporation which has been filed with and certified by the Secretary of State of Florida is attached hereto and marked Exhibit "B". The Bylaws governing the operation of the condominium and of the Association are attached hereto and marked Exhibit "C". The Association shall have all of the rights and powers provided by the Condominium Act, the corporation statutes, the Articles of Incorporation, the Bylaws and this Declaration.

8. VOTING RIGHTS. Each condominium unit shall be entitled to one vote at Association meetings, notwithstanding that the same owner may own more than one unit or that units may be joined together and occupied by one owner. In the event of joint ownership of a condominium unit, the vote to which that unit is entitled shall be apportioned among the owners as their interests may appear, or may be exercised by one of such joint owners by written agreement of the remainder of the joint owners.

9. COMMON EXPENSES. The common expenses shall include:

- (a) costs of operation, maintenance, repair and replacement of the common elements;
- (b) costs of management of the condominium and administrative costs of the Association including professional fees and expenses;
- (c) costs of water and sewerage service, electricity and other utilities which are not metered to the individual condominium units;
- (d) costs of maintaining the landscaping in the easements adjacent to the condominium property;
- (e) damages to the condominium property in excess of insurance coverage;

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(f) salary of a general manager, if deemed desirable by the membership, and his assistants and agents;

(g) premium costs of fire, windstorm, flood, and other property insurance and liability insurance as provided herein;

(h) initial cost of installation of additions, ~~alterations or improvements, or additional lands, leaseholds~~ or other possessory or use rights in lands or facilities, or memberships or other interests in recreational facilities, purchased as part of the common elements for the benefit of all the members, provided that any such items as shall exceed \$10,000 in cost shall be approved by majority vote of the unit owners; and

(i) all other costs and expenses that may be duly incurred by the Association through its board of directors from time to time in operating, protecting, managing and conserving the condominium property and in carrying out its duties and responsibilities as provided by the Condominium Act, this Declaration, the Articles of Incorporation, or the Bylaws.

10. MAINTENANCE, REPAIR AND REPLACEMENT.

A. BY THE ASSOCIATION. The Association shall maintain, repair and replace as part of the common expense all of the common elements, including but not limited to the exterior walls, roofs, foundations and slabs of the unit buildings, except those portions of the common elements which are to be maintained, repaired and replaced by the unit owners as provided hereinafter. The Association shall have the irrevocable right to have access to each unit from time to time during reasonable hours as may be necessary for the maintenance, repair or replacement of any common elements therein or accessible therefrom, and during any hours for

performing such emergency repairs or procedures therein as may be necessary to prevent damage to the common elements or to another unit. Damages caused to a unit or its contents due to known and unknown defects in the common elements, or resulting from casualty loss, or due to water, heat, steam, smoke or other intrusion into the unit from or through the common elements or another unit shall be repaired, replaced or compensated for by the Association as part of the common expense, except to the extent such damage is covered by insurance maintained by the unit owner. The unit owner's insurer shall not have a right of subrogation for such damages against the Association.

B. BY THE UNIT OWNERS. Each unit owner shall maintain, repair and replace everything within the confines of his unit which is not part of the common elements (except as otherwise provided herein), including but not limited to:

(a) paint, finish, covering, wallpaper and decoration of all interior walls, floors and ceiling;

(b) all built-in shelves, cabinets, counters, storage areas, and closets;

(c) all refrigerators, stoves, ovens, disposals, dishwashers and other kitchen equipment; all bathroom fixtures, equipment and apparatus;

(d) all electrical, plumbing, telephone and television fixtures, apparatus, equipment, outlets, switches, wires, pipes and conduits serving only the respective unit; all electric lines up to and including its individual service panel, and all water and waste lines up to their juncture with the main distribution lines;

(e) the heating and air conditioning system serving the unit regardless of whether it is located wholly within the boundaries of the unit or not;

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(f) all windows, screening and sliding glass doors (glass in sliding glass doors must be replaced only with tempered glass);

(g) all interior doors, walls, partitions, and room dividers; and

(h) all furniture, furnishings and personal property contained within the respective unit.

In the event an owner fails to properly maintain and repair his unit, the Association, at the discretion of the board of directors, may make such repairs as the board may deem necessary and the cost thereof shall be assessed against such defaulting unit owner. The Association shall have a lien against a unit for the cost of any repairs it shall make thereto, to the same extent as is provided by the Condominium Act for unpaid assessments, plus interest at the maximum rate allowed by law and reasonable attorneys' fee incurred by the Association in the collection thereof.

11. INSURANCE, DESTRUCTION AND RECONSTRUCTION. As agent for and in behalf of the unit owners and their respective mortgagees, the Association shall obtain and maintain fire and extended coverage insurance with a responsible insurance company upon all of the insurable improvements of the entire condominium, including the common elements and the respective units and personal property of the Association, for the full replacement or insurable value thereof. The premium for such insurance shall be paid by the Association and shall be included in the assessment for common expenses. The Association board of directors shall have full authority as agents for the insureds to compromise and settle all claims against its insurance carrier and may

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institute legal proceedings for the collection thereof. The original policy of insurance shall be held by the Association and the institutional first mortgagees shall be furnished mortgagee endorsements covering their respective interests. Each unit owner shall be responsible for insuring his own personal property within his unit and any improvements made by him within his unit which are not covered by the Association policy.

In the event of a destruction or casualty loss to any of the improvements, all insurance proceeds payable under the Association's policies shall be collected by the Association treasurer. If said proceeds are in excess of \$100,000 they shall be immediately paid over to a banking corporation having trust powers and selected by the board of directors, to be held by such bank in trust to be used for the immediate repair and reconstruction of the damaged improvements under the supervision and control of the Association board of directors. Said funds shall be disbursed upon written draw requests signed by the president or vice-president of the Association as reconstruction progresses. In the event said proceeds are not sufficient to pay the cost of such reconstruction and the trustee's costs and reasonable fees, the Association shall supply sufficient additional funds as a part of the common expenses of the Association. The Association's insurance carrier shall not have a right of subrogation against a unit owner, but if it is determined that the damage was proximately caused by the negligence of a unit owner, such unit owner may be assessed a sum sufficient to reimburse the Association for any deficiency in insurance proceeds and the Association shall have a lien for such amount, plus interest at the maximum rate allowed by law from the date of such assessments, and

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reasonable attorneys' fees, to the same extent that it has a lien for any unpaid assessments under the Condominium Act. Any surplus of insurance proceeds shall be returned to the Association and added to the common surplus. In the event such proceeds are less than \$100,000, they need not be placed in trust but shall be held by the treasurer and applied directly by the board of directors for the above purposes.

In the event of a total or substantial destruction of all of the condominium improvements, the improvements shall be restored as above provided unless the owners of two-thirds (2/3) of the voting rights of the units in the condominium vote to terminate this condominium. In the event the condominium is to be terminated, then all owners of units will immediately convey all their right, title and interest to their respective units to the bank trustee selected by the board of directors, to be held by such trustee in trust. The recording of each such conveyance to trustee in the public records of said county will have the immediate effect of releasing all liens upon the respective unit and shall cause their instantaneous transfer to that unit owner's share of the common surplus to be subsequently distributed by trustee as provided herein. Said trustee shall collect all insurance proceeds payable as a result of such destruction, shall collect all assets of the Association which are allocable to the units in this condominium and which may remain after the Association pays its liabilities, and shall effect a public or private sale of the condominium property, by whatever means the Association board of directors shall deem best, for the highest and best price, for cash or terms, as soon as practicable consistent with local real estate market conditions. After conveyance of title to the

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purchaser free and clear of all liens and encumbrances and after payment of reasonable trustee's fees, appraiser's fees, and other costs reasonably incurred, trustee shall apportion the remaining funds in its hands among the units in accordance with the respective values of the units immediately prior to such destruction as determined by three experienced real estate appraisers selected by the board of directors. Trustee shall distribute each unit's share of said funds jointly to the record title owners of each unit and the record owners of any mortgages or other liens encumbering such unit at the time of the recording of its conveyance to the trustee by the unit owner. All mortgages and other liens upon the respective units shall be fully released and discharged as provided herein even though the share of a particular unit in said funds is insufficient to pay all liens in full; in such event the lienholders who had priority against the title to the unit shall have priority of payment of the unit's share of the common surplus. Nothing herein provided shall in any way relieve the unit owner of his personal liability for any deficiency which may remain upon any liens which encumbered his unit at the time of his conveyance to the trustee. Mortgagees and other lienholders will evidence their acceptance and consent to the foregoing provisions by the acceptance of their mortgage or perfection of their liens. The provisions of this paragraph may be enforced by injunction, suit for specific performance or by other appropriate remedy upon suit filed by the Association in a court of competent jurisdiction.

12. LIABILITY INSURANCE. The Association shall obtain and maintain public liability insurance covering all of the common elements and insuring the Association and the unit owners as their interests may appear in such amount as the

board of directors may deem appropriate. The premiums for such insurance coverage shall be a part of the common expenses. The board of directors shall have authority to compromise and settle all claims against the Association or upon insurance policies held by the Association. The unit owners shall have no personal liability upon any such claims and nothing herein contained shall in any way be construed

as imposing upon the Association a duty to assess unit owners for the purpose of raising sufficient funds to discharge any liability in excess of insurance coverage. Each unit owner will be responsible for procuring and maintaining public liability insurance covering losses which may occur in and about his particular unit, as he may deem appropriate.

13. RESTRICTIONS UPON USE. No owner, tenant or other occupant of a condominium unit shall:

(a) use the unit for other than single family residence purposes;

(b) paint or otherwise change the appearance of any exterior wall, door, window, patio or any exterior surface; place any sunscreen, blind or awning on any exterior opening; place any draperies or curtains at the windows of any unit without a solid, light color liner acceptable in color to the board of directors facing the exterior of the unit; tint, color or otherwise treat or apply anything to any window which will adversely affect the uniform exterior appearance of the building in the opinion of the board; plant any planting outside of a unit except upon the prior written approval of the landscaping plan by the board of directors of the Association; erect any exterior lights or signs; place any signs or symbols in windows; erect or attach any structures or fixtures within the common elements;

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nor any of the foregoing without the prior written consent of the board;

(c) make any structural additions or alterations (except the erection or removal of non-support carrying interior partitions wholly within the unit) to any unit or to the common elements; fasten light fixtures, shelving, pictures, mirrors, objets d'art, curtain rods and similar household items to the walls or ceiling of a unit unless they may be removed without substantial damage to the wall or ceiling structure; nor any of the foregoing without the prior written consent of the board;

(d) permit loud and objectionable noises or obnoxious odors to emanate from the unit nor play any organ or electronically amplified musical instruments or devices which may cause a nuisance to the occupants of other units in the sole opinion of the board;

(e) make any use of a unit which violates any laws, ordinances or regulations of any governmental body;

(f) fail to conform to and abide by the bylaws and the uniform rules and regulations in regard to the use of the units and the common elements which may be adopted from time to time by the board of directors, or fail to allow the board of directors or its designated agent to enter the unit at any reasonable time to determine compliance with the Condominium Act, this Declaration, or the Bylaws and regulations of the Association;

(g) erect, construct or maintain any wire, antennas, garbage or refuse receptacles, or other equipment or structures on the exterior of the building or on or in any of the common elements, except with the written consent of the Association board of directors;

(h) permit or suffer anything to be done or kept in his condominium unit or in the common elements which will increase insurance rates on any unit or on the common property;

(i) commit or permit any nuisance, immoral, or illegal act in his unit or in or on the common elements;

(j) divide or subdivide a unit for purpose of sale or lease except to the owner of an adjacent unit,

however a unit may be combined with an adjacent unit and occupied as one unit;

(k) obstruct the common way of ingress or egress to the other units or the common elements;

(l) hang any laundry, garments or other unsightly objects which are visible outside of the unit;

(m) allow anything to remain in the common areas which would be unsightly or hazardous;

(n) allow any rubbish, refuse, garbage or trash to accumulate in places other than the receptacles provided therefor, and each unit and the common elements shall at all times be kept in a clean and sanitary condition.

(o) allow any fire or health hazard to exist;

(p) make use of the common elements in such a manner as to abridge the equal rights of the other unit owners to their use and enjoyment;

(q) lease less than an entire unit or lease an entire unit for a period of less than three (3) months nor lease a unit more than two times in any calendar year, so that the high quality of this condominium shall be maintained and shall not become a lodging facility for transients; (During the time a unit is leased or occupied by others, the unit owner shall not have the right to use the common elements and facilities except as a guest of a unit owner or lessee.)

(r) allow any animals to be kept in the unit other than dogs and cats pursuant to the rules and regulations of the board of directors of the Association, provided that

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in the event any such animals become a nuisance to the other unit owners in the sole opinion of the board of directors, such animals shall be removed from the unit immediately; or allow any authorized pets to use the common areas except when on a leash accompanied by its owner and then only so long as the pet does not make a mess or otherwise disturb the common areas;

(s) park overnight commercial vehicles, trucks, boats, campers, trailers, mobile homes and similar vehicles in any parking area, except service vehicles during the time they are actually serving the unit or common elements; and

(t) enclose the lanai with anything other than a glass enclosure without the written consent of the board of directors and the Developer. All glass enclosures are to be of a design approved in writing by the Developer so long as Developer has any units for sale in the ordinary course of business.

14. SALE, TRANSFER, LEASE OR OCCUPATION OF UNIT. In recognition of the close proximity of the units and the compact living conditions which will exist in this condominium, the mutual utilization and sharing of the common elements and common recreational facilities, and the compatibility and congeniality which must exist between the unit owners and occupants in order to make an undertaking of this nature satisfactory and enjoyable for all parties in interest, it shall be necessary for the board of directors of the Association, or its duly authorized officers, agent or committee, to approve in writing all sales, transfers, leases or occupation of a unit before such sale, transfer, lease or occupation shall be valid and effective. Written application for such approval shall contain such information as may be required by application forms promulgated by the board and shall be accompanied by a transfer fee as required by regulation of the board. When considering such application,

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consideration shall be given to good moral character, social compatibility, personal habits, and financial responsibility of the proposed purchaser, transferee, lessee or occupant. A waiver of this provision or the failure to enforce it in any particular instance shall not constitute a waiver or estop the Association from enforcing this provision in any other instance. A lessee shall not assign his lease or sublet his condominium unit without the prior written approval of the board of directors of its duly authorized officers or committee.

In the event a lease, sublease, or occupation of a unit is disapproved, the unit shall not be leased, subleased or so occupied. In the event a sale or transfer is disapproved or no action is taken by the board or its duly authorized officers, agent or committee within 15 days after receipt of said application, and the unit owner intends to close in spite of such disapproval or inaction, the unit owner shall give the board an additional 30 days written notice of such intent prior to closing. In such event, the Association or any other unit owner shall have a right of first refusal to purchase said unit for the identical price, terms and conditions, which right shall be exercised in writing delivered to the proposed seller or mailed to his address as shown on the Association records. In the event the Association is of the opinion that the price is not a bona fide sales price, then the sales price for purposes of the right of first refusal shall be the fair market value of the unit determined by the average of the values assigned by the written appraisals of three recognized real estate appraisers, one of whom shall be selected by the Association, one by the proposed seller and the third by the first two appraisers. The cost of such appraisals shall be divided between the Association and the proposed seller. If such right of first refusal is

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exercised by more than one, priority shall be given to the one who delivers in person or has his acceptance postmarked first. If no one exercises his right of first refusal by delivering or mailing his acceptance prior to three days before the proposed closing date or within 10 days after the sales price is determined by appraisal, whichever is later, the transfer may be closed pursuant to the price and terms stated in the notice. Failure of a transferor to comply with these provisions for sale or transfer shall give the Association or any other unit owner a right to redeem the unit involved from the transferee at any time before the closing of such transfer and for a period of 6 months after the recording of such conveyance in the Public Records of said county, or 60 days after the board of directors is given formal written notice of such transfer, whichever period is shorter. The only condition to the exercise of such right of redemption shall be that the transferee be reimbursed for that portion of the purchase price he has paid to that date. Immediately upon the tender of such sums the transferee shall convey all his right, title and interest to the one making the redemption. In addition to all other available remedies, the right of redemption may be enforced by suit for specific performance. In the event legal proceedings are commenced by the Association or any unit owner to enforce the provisions of this paragraph against a unit owner or transferee who fails to comply therewith, the party bringing such proceedings shall be entitled to his costs and reasonable attorneys' fees as determined by the court, including appellate proceedings, if such party prevails.

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The foregoing provisions shall not be applicable to purchasers at foreclosure sales of mortgages held by savings and loan associations, banks and insurance companies, or their subsidiaries or affiliates, or to conveyances or leases to or from such institutional first mortgagees or the Developer.

15. ASSESSMENTS AND LIENS. The board of directors of the Association shall approve annual budgets of projected anticipated income and estimated expenses for each fiscal year, and each unit owner will be responsible for his unit's share of such annual assessment based upon its proportionate share of the common expenses as provided herein. One-fourth (1/4) of each unit's annual assessment shall be due and payable in advance to the Association on the first day of the first, fourth, seventh and tenth months of each fiscal year. In addition, the board of directors shall have the power to levy special assessments against the unit owners in proportion to each unit's share of the common expenses, if necessary to cover unanticipated expenditures which may be incurred during the fiscal year. Any assessments or other indebtedness owing by unit owners to the Association which are not paid when due shall be subject to a late penalty of 10% of the amount due and shall bear interest from the due date until paid at the maximum rate allowed by law. The Association shall have the remedies and liens provided by the Condominium Act with respect to unpaid assessments, which shall include any late charges, accrued interest and reasonable attorneys' fees incurred by the Association incident to the collection of such assessment or enforcement of such lien, including appellate proceedings, and the remaining installments of the assessment may be accelerated to maturity by giving the defaulting unit owner 10 days notice of intent to accelerate unless all delinquent

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sums are paid within that time. The board of directors may require each unit owner to maintain a minimum balance on deposit with the Association (not to exceed one-fourth of the current annual assessment) for working capital and to cover contingent expenses from time to time. Pursuant to Section 718.116(8)(a), Florida Statutes, Developer is excused from the payment of assessments against the units owned by it in each Phase until the first day of the fourth calendar month following the month in which the closing of the sale of the first unit occurs in each Phase. In such event, Developer shall pay the portion of the common expenses incurred during that period which exceed the amount assessed against other unit owners in that Phase.

16. RIGHTS OF INSTITUTIONAL FIRST MORTGAGEES. Notwithstanding any provisions of this Declaration, the written consent of all savings and loan associations, banks, and insurance companies or their subsidiaries or affiliates holding first mortgages upon any of the condominium units (herein sometimes referred to as "institutional first mortgages") shall be first obtained prior to any amendments to this Declaration (except amendments for the purpose of adding subsequent phases as provided herein), the Articles of Incorporation, or the Bylaws; prior to the termination of the condominium; prior to the partition or subdivision of any unit; or prior to the abandonment, partition, subdivision, encumbrance, sale or transfer of the common elements.

17. RIGHTS OF DEVELOPER. Developer hereby reserves the right to elect directors of the Association in accordance with the provisions of Article XII of the Articles of Incorporation attached as Exhibit "B". Developer may terminate such right by relinquishing control of the Association to the unit owners at any time prior to the time provided in the Articles of Incorporation.

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It is recognized that at the date hereof, construction of all of the improvements and the units contemplated by the condominium plat described in Exhibit "A" may not be completed. Developer expressly reserves every right, necessary or desirable, relative to the common elements and the condominium property generally, for the purpose of constructing and completing said improvements and units and effecting sale or lease of all of the condominium units. Until all units are sold, Developer shall have the right to maintain one or more model units to be used for display to prospective purchasers of units in Chandlers Forde or other housing areas in The Meadows and may exhibit such signs and sales paraphernalia within the model units or in the common elements as may be desirable to effect such sales.

18. REMEDIES FOR DEFAULT. In addition to the remedies provided by statute and common law and the remedies elsewhere provided herein, a default in the compliance with and fulfillment of the provisions of the Condominium Act, this Declaration, Articles of Incorporation, Bylaws and the regulations and rules promulgated by the Association or its board of directors, shall entitle the Association or individual unit owners to injunctive relief or money damages or both. In any such legal or equitable action or proceeding the prevailing party shall be entitled to recover his costs and expenses, including reasonable attorneys' fees to be determined by the court, including appellate proceedings. In the event the occupant of any unit shall refuse to comply with the regulations and rules, such occupant may be denied use of the recreation facilities of the condominium by the manager or the board until such default is corrected. During any period of default by a unit owner in the payment of any assessments against the unit, the Association may

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discontinue the supply of any utility services to such unit which are paid by the Association as part of the common expenses. Upon the correction of such default, the utility services shall be immediately restored and the expense of such discontinuance and restoration shall be assessed to the defaulting unit owner.

19. ACCESS EASEMENT. Each unit owner shall have a nonexclusive perpetual easement for ingress and egress to and from his respective unit through the common elements of Chandlers Forde and a perpetual easement for encroachments which may exist now or in the future by inaccuracies in construction, settlement or movement of the buildings, which encroachments shall be allowed to remain undisturbed until they no longer exist. The condominium unit owners, their guests, agents and invitees and service personnel, shall have a nonexclusive and perpetual right of ingress and egress over and across the "Private Roads" known as "Ringwood Meadow" and "Pinebrook Hollow" shown in Exhibit "A".

20. UTILITY AND DRAINAGE EASEMENTS. Developer hereby reserves for and on behalf of itself and The Meadowood Management Company, Inc. perpetual easements for the installation, construction, repair, maintenance and replacement of private and public utility lines and services and drainage ditches, pipes, catch basin and other facilities of all kinds under, over and through the surface of the condominium lands and recreation areas which are not occupied by buildings or other structures. The easements herein reserved may serve this condominium or other portions of The Meadows and The Commons. Utility easements may be granted by the Developer or The Meadowood Management Company, Inc. to any public or private utilities as may be necessary or desirable to provide utility services to any of the foregoing. All public and

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private utility companies rendering utility services to the condominium shall have a perpetual nonexclusive easement over, across, under and through all of the common land areas of the condominium for the purpose of construction, installation, maintenance, repair and replacement of the utilities servicing this condominium and for the purpose of reading meters in connection therewith. In the event it is necessary to disturb the surface of the land for such purposes, the roadways, grass, landscaping and other improvements which are disturbed shall be restored as soon as practicable to their prior condition as nearly as possible.

21. ADJOINING FACILITIES. The lakes and canals at The Meadows are part of the drainage system for The Meadows and are not part of the condominium. Developer reserves unto itself and The Meadowood Management Company, Inc. the right to use the water from the lakes for irrigation purposes at The Meadows and to vary the water level of the lakes as may be necessary due to the amount of rainfall and the required attenuation of surface waters necessitated by such rainfall. The Association shall be responsible for the mowing and maintenance of the grass area between the boundary line of the condominium lands and the normal water line of the lake or drainage area, where applicable. The golf course and other recreational facilities which may be constructed at The Meadows are not part of the condominium and the unit owners shall acquire no right, title or interest therein by virtue of their ownership of a condominium unit.

22. ADDITIONAL PHASES. Developer intends to develop the condominium in phases pursuant to Section 718.403, Florida Statutes. The land which may become part of the condominium and upon which each phase is to be built and the

DEC 14 1983
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number and general size of the units included in each phase is shown in Exhibit "A" attached hereto and by reference made a part hereof. Phase 1 constitutes the initial phase of Chandlers Forde, which is hereby submitted to condominium ownership. Subsequent phases will be submitted to condominium ownership by Developer executing amendments to this Declaration of Condominium and to the condominium plat attached as Exhibit "A", which amendments shall be recorded in the public records of Sarasota County. Such amendments shall not require the execution thereof by individual unit owners or holders of recorded liens thereon (including institutional first mortgagees) or by the Association. Each such amendment shall take effect at the time of its recording in the public records of Sarasota County. At such time as each phase is added to the condominium, the common elements of the added phase shall merge with the common elements of the prior existing phases and will become part of one condominium. As each phase is added to the condominium, the share of the common expenses, common elements and common surplus will change as provided in paragraph 4. As each phase is added, each added unit shall have one vote in the affairs of the Association which will result in the diluting of the voting rights of the prior existing units. In the event any phase is not developed and added as a part of the condominium by December 31, 1984, the units shown in such phase will not become part of the condominium and will not share in the common elements, common surplus, common expenses or in the voting rights of the Association. Developer reserves the right to modify the configuration and mixture of unit types and location of units in future phases prior to recording the amendments in the public records which submit them to condominium ownership.

UNIT
REC 1437 PG 1035

23. AMENDMENTS. This Declaration may be amended at any time by affirmative vote of two-thirds (2/3) of all voting rights of all unit owners, except that provisions relating to percentage of ownership and sharing of common expenses, rights of Developer, termination of the condominium, and the voting rights of members may be amended only with the written consent of all persons adversely affected thereby (except amendments which add subsequent phases as provided hereinabove). The Articles of Incorporation and bylaws may be amended by a simple majority vote of all voting rights of all members of the Association and to that extent this Declaration may be amended without two-thirds (2/3) vote. No amendment shall be effective unless it be in writing, executed by the president or vice president and attested by the secretary or assistant secretary of the Association with the formalities required for a conveyance of real property in the State of Florida, and recorded in the Public Records of Sarasota County. It shall not be necessary for the individual unit owners or holders of recorded liens thereon (except institutional first mortgage holders as herein provided) to join in the execution of any amendment, and the execution of any amendment by the president or vice president and attested by the secretary or assistant secretary of the Association as provided herein shall be prima facie evidence that the amendment was duly adopted in accordance with the requirements of this Declaration, the Articles of Incorporation and the Bylaws. Until such time as Developer shall have conveyed title to all of the units in the condominium, no amendments to the Declaration of

REC 1437 PG 1036

Condominium, Articles of Incorporation, or Bylaws shall be effective without its written consent. By acceptance of a deed to a condominium unit, the grantee agrees for himself, his heirs, successors and assigns, and the holders of any mortgages, liens or other interests in or to any unit, that Developer shall have the right and irrevocable power to amend this Declaration and the exhibits recorded herewith as may be necessary or desirable from time to time prior to the conveyance of all units in all phases by Developer to (a) identify, locate and dimension any units which are not completed at the date of this Declaration, (b) to correct any errors or omissions in the Declaration or any exhibits hereto; (c) to make the documents comply with the requirements of any statutory provisions or any state or federal rules or regulations or county ordinances; or (d) to gain acceptance or approval of any institutional mortgage lender or title insurer. Such amendments shall be executed by the Developer with written consent of all institutional first mortgagees, and the joinder or further consent of individual unit owners or holders of recorded liens or other interests therein or thereon shall not be required. All amendments shall take effect immediately upon recordation in the public records of Sarasota County.

24. TERMINATION. The condominium property may be removed from the provisions of this Declaration at any time by a vote of eighty percent of the voting rights of all unit owners and unanimous written consent of all of the institutional first mortgage holders, by an instrument to that effect signed by the president or vice-president and secretary or assistant secretary of the Association with the formalities of a deed and duly recorded in the public records of Sarasota County. In the event of termination, the rights of owners

REC 1437 PG 1037

of mortgages or other liens and the procedure for liquidation of the condominium assets as provided herein with respect to total or substantial destruction shall apply and shall be under the supervision and control of the banking trustee selected by the board of directors of the Association.

25. BINDING EFFECT. All provisions of the Declaration of Condominium shall be enforceable as equitable servitudes and shall run with the land and shall be in full force and effect until a particular provision is duly amended or until the Declaration is duly revoked and terminated. Any gender used herein shall include all genders and legal entities, and the plural number shall include the singular and the singular shall include the plural.

26. SEVERABILITY. If any provisions of this Declaration, the condominium plat, the Articles of Incorporation, or the Bylaws or any section, sentence, clause, phrase or word thereof, or the application thereof in any circumstance, is held invalid, the validity of the remainder of such instruments and of the application thereof in other circumstances shall not be affected thereby.

IN WITNESS WHEREOF, the undersigned has signed and sealed this Declaration the 16th day of April, 19 81.

Witnesses:

Tris Mills
Jane G. ...

TAYLOR WOODROW HOMES LIMITED

By: [Signature]
As Director & Authorized Agent

Attest: [Signature]
Assistant Secretary



(CORPORATE SEAL)

STATE OF FLORIDA
COUNTY OF SARASOTA

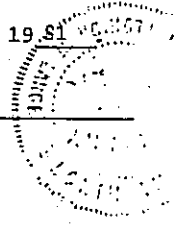
I hereby certify that on this day, before me, an officer duly authorized to take acknowledgments in the State

OFF REC 1437 1038

of Florida, personally appeared Roger F. Postlethwaite, as Director and Agent and Thomas Brown, as Assistant Secretary, of TAYLOR WOODROW HOMES LIMITED, a corporation under the laws of the United Kingdom, and they acknowledged before me that they executed the foregoing Declaration of Condominium in the name of and on behalf of said corporation, affixing the corporate seal of said corporation thereto; that as such corporate officers they have been duly authorized by said corporation to do so; and that the foregoing instrument is the act and deed of said corporation.

WITNESS my hand and official seal in the County and State aforesaid this 16th day of April, 1951

Notary Public



My commission expires:

12/31/51
Bonds by Home Guaranty & Security Co.

DL REC 1437 RE 10:39

JOINDER OF ASSOCIATION

CHANDLERS FORDE CONDOMINIUM ASSOCIATION, INC., a Florida non-profit corporation, hereby joins in and consents to the foregoing Declaration of Condominium and hereby agrees to the provisions thereof and assumes the obligations imposed upon CHANDLERS FORDE CONDOMINIUM ASSOCIATION, INC. therein.

IN WITNESS WHEREOF, the undersigned has caused this joinder to be executed in its name by its duly authorized officers and caused its corporate seal to be hereunto affixed this 16th day of April, 1981.

Witnesses:

[Signature]
[Signature]

CHANDLERS FORDE CONDOMINIUM ASSOCIATION, INC.

By _____
As its President

Attest: [Signature]
As its Secretary

(CORPORATE SEAL)

STATE OF FLORIDA
COUNTY OF SARASOTA

I HEREBY CERTIFY that on this day, before me, a Notary Public duly authorized in the state and county aforesaid to take acknowledgments, personally appeared THOMAS BROWN and JOAN VOORHEES, to me known to be the persons described as President and Secretary, respectively, of CHANDLERS FORDE CONDOMINIUM ASSOCIATION, INC., a non-profit Florida corporation, in and who executed the foregoing Joinder, and they acknowledged before me that they executed it in the name of and for that corporation, affixing its corporate seal, and that they were duly authorized by that corporation to do so.

WITNESS my hand and official seal in the county and state named above this 16th day of April, 1981.

Notary Public

My commission expires:

RECORDER'S MEMO: Legibility of writing, typing or printing for reproductive purpose may be unsatisfactory in this document when received.

TRUST OF CRT INC

CHANDLERS FORDE

CHORDONHUM BOOK No. PAGE 61-7
Sheet 2 of 7 sheets

DESCRIPTION

PART OF PARCEL "B" OF THE WILSON UNIT 2, A SUBDIVISION RETURNED TO THE STATE BY THE PUBLIC ACCOUNTS OF HANCOCK COUNTY, MISSISSIPPI, CONTAINING AS FOLLOWS: [Detailed land description with acreage and survey references]

DESCRIPTION

PART OF PARCEL "C" OF THE WILSON UNIT 2, A SUBDIVISION RETURNED TO THE STATE BY THE PUBLIC ACCOUNTS OF HANCOCK COUNTY, MISSISSIPPI, CONTAINING AS FOLLOWS: [Detailed land description with acreage and survey references]

DESCRIPTION

PART OF PARCEL "D" OF THE WILSON UNIT 2, A SUBDIVISION RETURNED TO THE STATE BY THE PUBLIC ACCOUNTS OF HANCOCK COUNTY, MISSISSIPPI, CONTAINING AS FOLLOWS: [Detailed land description with acreage and survey references]

DESCRIPTION

PART OF PARCEL "E" OF THE WILSON UNIT 2, A SUBDIVISION RETURNED TO THE STATE BY THE PUBLIC ACCOUNTS OF HANCOCK COUNTY, MISSISSIPPI, CONTAINING AS FOLLOWS: [Detailed land description with acreage and survey references]

DESCRIPTION

PART OF PARCEL "F" AND "G" OF THE WILSON UNIT 2, A SUBDIVISION RETURNED TO THE STATE BY THE PUBLIC ACCOUNTS OF HANCOCK COUNTY, MISSISSIPPI, CONTAINING AS FOLLOWS: [Detailed land description with acreage and survey references]

DESCRIPTION

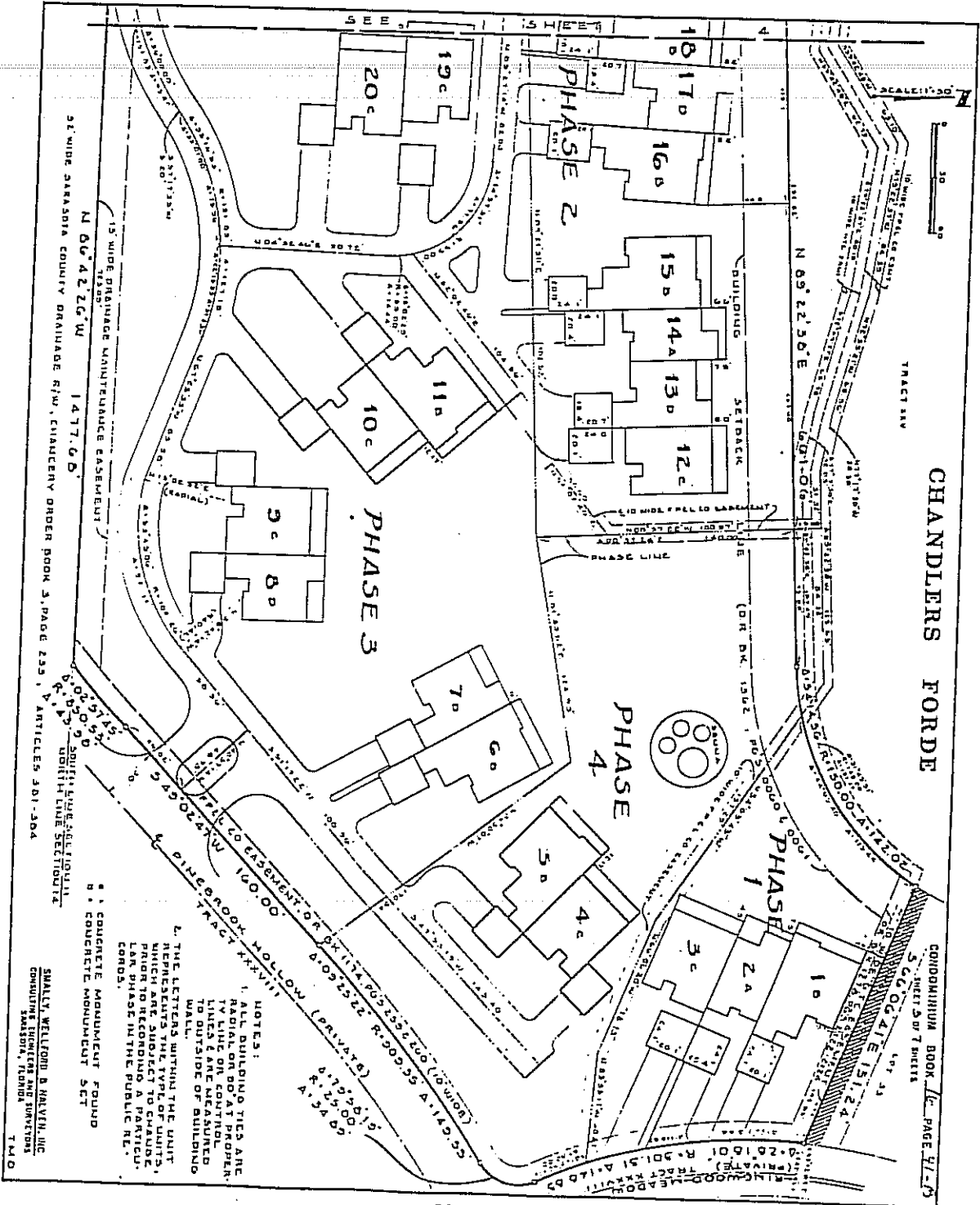
PART OF PARCEL "H" OF THE WILSON UNIT 2, A SUBDIVISION RETURNED TO THE STATE BY THE PUBLIC ACCOUNTS OF HANCOCK COUNTY, MISSISSIPPI, CONTAINING AS FOLLOWS: [Detailed land description with acreage and survey references]

DESCRIPTION

PART OF PARCEL "I" OF THE WILSON UNIT 2, A SUBDIVISION RETURNED TO THE STATE BY THE PUBLIC ACCOUNTS OF HANCOCK COUNTY, MISSISSIPPI, CONTAINING AS FOLLOWS: [Detailed land description with acreage and survey references]

QUALITY WELLBORN & HALVEX, INC
CONSULTING ENGINEERS AND SURVEYORS
JACKSONVILLE, FLORIDA

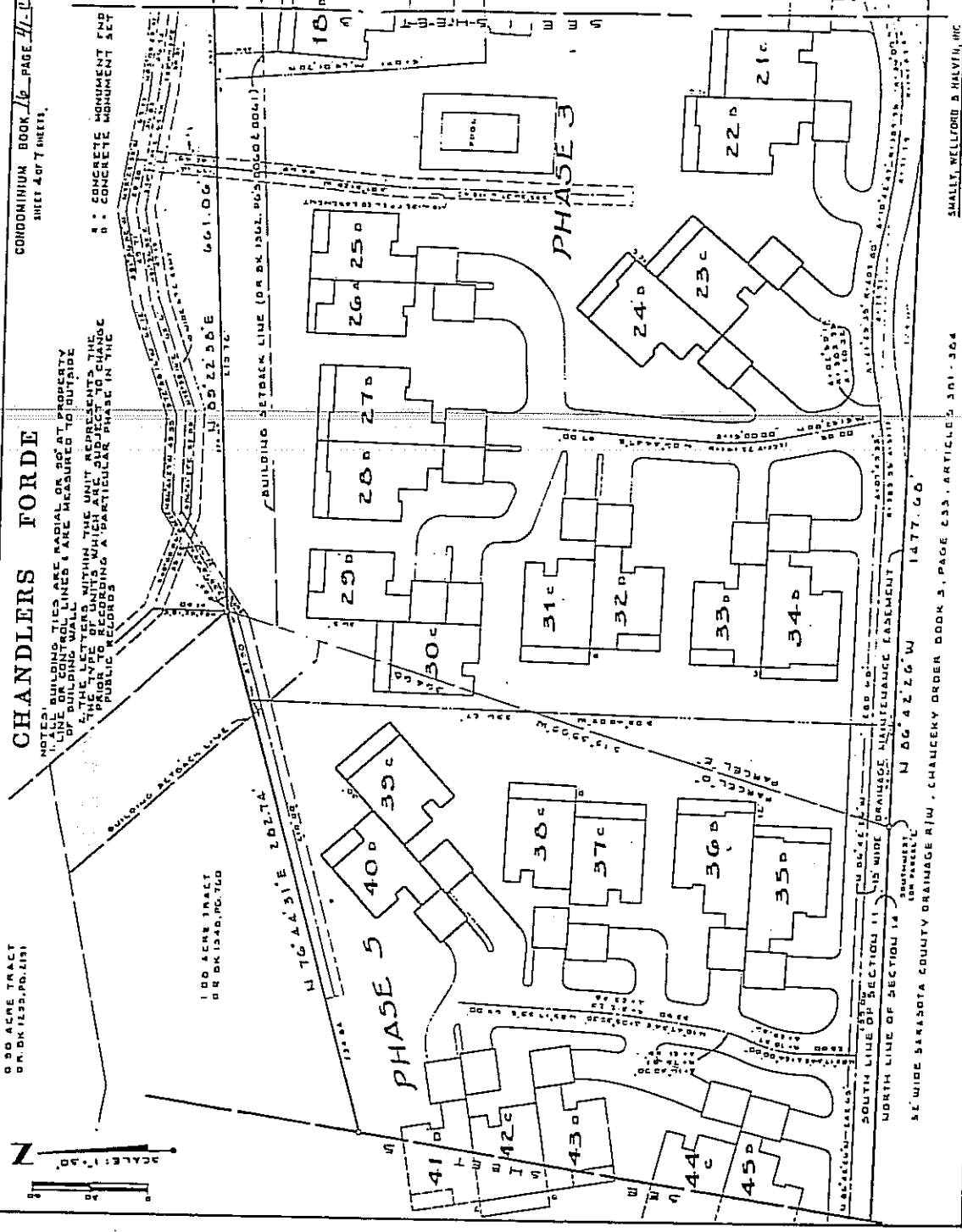
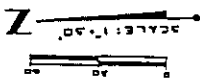
RECORDER'S MEMO: Legibility of writing, typing or printing for reproductive purpose may be unsatisfactory in this document when received.



CHANDLERS FORDE

NOTES: BUILDING LINES ARE RADIAL OR 90° AT PROPERTY LINE OR CONTROL LINES & ARE MEASURED TO OUTSIDE OF BUILDING WALL.
THIS TYPE OF UNIT REPRESENTS THE CHANGE PRIOR TO RECORDING A PARTICULAR PHASE IN THE PUBLIC RECORDS.

100 ACRE TRACT OR BK 1540, PG. 100
1176.44.51'E 202.74'
BUILDING SETBACK LINE (OR BK 1541, PG. 100 OR BK 1004, PG. 11)



SMALL, MELVIN & BROTHERS, INC.
SURVEYORS, 11600 N. 116th St., Edina, MN 55425

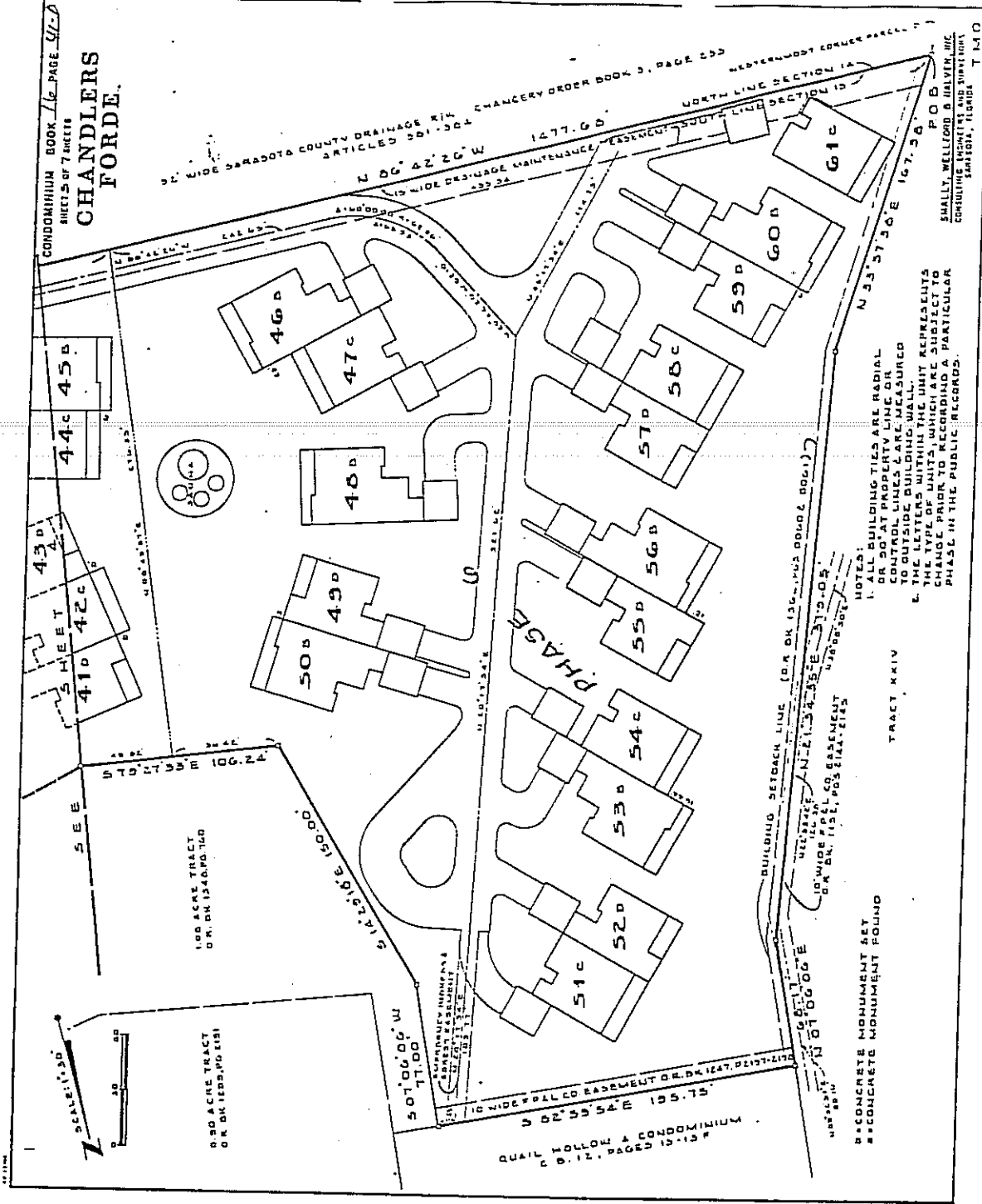
100 ACRE TRACT OR BK 1540, PG. 100
1176.44.51'E 202.74'
BUILDING SETBACK LINE (OR BK 1541, PG. 100 OR BK 1004, PG. 11)

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REC 1437 101043

CONDOMINIUM BOOK 16 PAGE 92-D
SHEETS OF 7 SHEETS

CHANDLERS FORDE.



NOTES:
1. ALL BUILDING TIES ARE RADIAL
2. ALL PROPERTY LINE OR
CONTRACTOR SHALL MEASURE
TO OUTSIDE BUILDING CORNER
3. THE LETTERS WITHIN THE UNIT REPRESENTS
THE TYPE OF UNIT, WHICH ARE
CHANGE PRIOR TO RECORDING A PARTICULAR
PHASE IN THE PUBLIC RECORDS.

TRACT NAME

CONCRETE MONUMENT SET
CONCRETE MONUMENT FOUND

RECORDED'S MEMO: Legibility of writing, typing or
printing for reproductive purpose may be unsatisfactory
in this document when received.

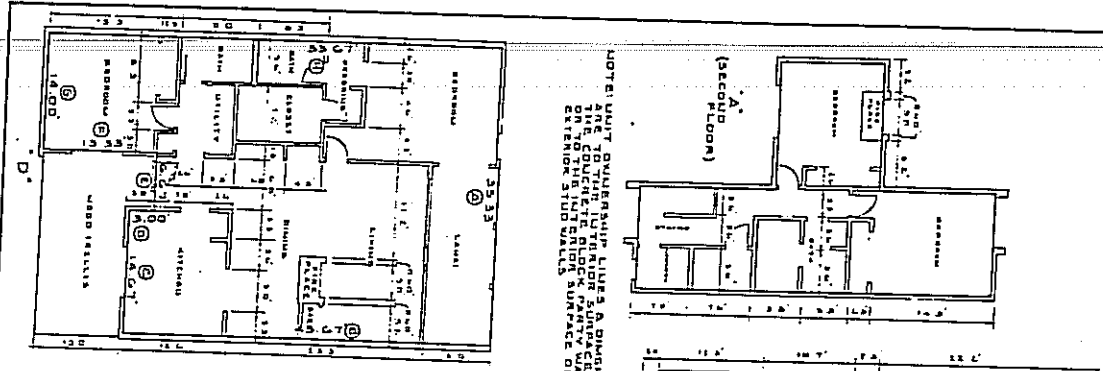
REC 1437 PG 1044

UNIT 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

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CHANDLERS FORDE

CONDOMINIUM BOOK 11, PAGE 57, 58
SHEET 607 THREE



NOTE: UNIT DWELLERSHIP LIVES & DWELLERSHIP THE 20' HIGH LUBRICATOR SUPPLY WALLS ON BOTH THE INTERIOR & EXTERIOR SIDE OF THE BUILDING.

UNIT	A	B	C	D	E	F	G	H	I	J	UNIT
1	2207	2208	2209	2210	2211	2212	2213	2214	2215	2216	1
2	2217	2218	2219	2220	2221	2222	2223	2224	2225	2226	2
3	2227	2228	2229	2230	2231	2232	2233	2234	2235	2236	3
4	2237	2238	2239	2240	2241	2242	2243	2244	2245	2246	4
5	2247	2248	2249	2250	2251	2252	2253	2254	2255	2256	5
6	2257	2258	2259	2260	2261	2262	2263	2264	2265	2266	6
7	2267	2268	2269	2270	2271	2272	2273	2274	2275	2276	7
8	2277	2278	2279	2280	2281	2282	2283	2284	2285	2286	8
9	2287	2288	2289	2290	2291	2292	2293	2294	2295	2296	9
10	2297	2298	2299	2300	2301	2302	2303	2304	2305	2306	10
11	2307	2308	2309	2310	2311	2312	2313	2314	2315	2316	11
12	2317	2318	2319	2320	2321	2322	2323	2324	2325	2326	12
13	2327	2328	2329	2330	2331	2332	2333	2334	2335	2336	13
14	2337	2338	2339	2340	2341	2342	2343	2344	2345	2346	14
15	2347	2348	2349	2350	2351	2352	2353	2354	2355	2356	15
16	2357	2358	2359	2360	2361	2362	2363	2364	2365	2366	16
17	2367	2368	2369	2370	2371	2372	2373	2374	2375	2376	17
18	2377	2378	2379	2380	2381	2382	2383	2384	2385	2386	18
19	2387	2388	2389	2390	2391	2392	2393	2394	2395	2396	19
20	2397	2398	2399	2400	2401	2402	2403	2404	2405	2406	20
21	2407	2408	2409	2410	2411	2412	2413	2414	2415	2416	21
22	2417	2418	2419	2420	2421	2422	2423	2424	2425	2426	22
23	2427	2428	2429	2430	2431	2432	2433	2434	2435	2436	23
24	2437	2438	2439	2440	2441	2442	2443	2444	2445	2446	24
25	2447	2448	2449	2450	2451	2452	2453	2454	2455	2456	25
26	2457	2458	2459	2460	2461	2462	2463	2464	2465	2466	26
27	2467	2468	2469	2470	2471	2472	2473	2474	2475	2476	27
28	2477	2478	2479	2480	2481	2482	2483	2484	2485	2486	28
29	2487	2488	2489	2490	2491	2492	2493	2494	2495	2496	29
30	2497	2498	2499	2500	2501	2502	2503	2504	2505	2506	30
31	2507	2508	2509	2510	2511	2512	2513	2514	2515	2516	31

NOTES:
 DIMENSIONS IN THE REVISIONS COLUMN
 REPRESENT UNIT LINES AND ARE
 THE CHART REPRESENTS AS BUILT MEASUREMENTS.
 UNFINISHED INTERIOR ROOM
 DIMENSIONS ARE FROM
 ARCHITECTURAL PLANS AND
 ARE NOT FIELD VERIFIED.

RECORDER'S MEMO: Legibility of writing, typing or printing for reproductive purpose may be unsatisfactory in this document when received.

CHANDLERS FORDE

CONDOMINIUM BOOK PAGE 577
SHEET 7 OF 7 SHEETS

Architectural drawings showing roof sections Y-Y and D-D, and a detail of the wall construction. Dimensions include 12.33', 12.67', 10.55', 15.17', 15.42', 17.15', 10.67', 21.67', 21.75', and 4.17'. A detail shows STUCCO, G. SQUEZIE LIGHT CURBER, BURRING STRIP, and DRYWALL.

NOTE: VERTICAL LIGHT CURBER SHALL BE INSTALLED TO PROTECT THE CURBER FROM DAMAGE TO UNPAVED ROADS. REVISION

UNIT	A	B	C	D	E	F	G	H	I	J
1	23.00	8.00	10.41	10.41	19.04	4.42	15.52	22.9	8.33	
2	23.10	8.50	10.10	10.10	17.41	4.10	12.30	8.40		
3	23.10	8.50	10.10	10.22	15.53	4.50	10.19	4.51	4.16	
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