

108623

FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM
OF
HERONMERE II, A CONDOMINIUM

M 1448 R 750

KNOW ALL MEN BY THESE PRESENTS that Monarch Homes of Sarasota, Inc., a Florida corporation, hereinafter called Developer, does hereby amend that Declaration of Condominium of HERONMERE II, recorded in Official Records Book 1370, Page 1985, of the Public Records of Sarasota County, Florida, pursuant to the provisions of paragraph 21 of said Declaration and pursuant to Section 718.403, Florida Statutes, for the purpose of adding additional phases to said condominium.

1. Phases Added to Condominium. The lands described in Exhibit "A" attached hereto which are known as Phases II, IV and V and which include units 85 through 96, inclusive, 109 through 120, inclusive, and 121 through 132, inclusive, are hereby submitted to condominium ownership and added to HERONMERE II, a condominium. Said lands shall be subject to the terms, provisions, conditions, restrictions and easements provided in the Declaration of Condominium of HERONMERE II recorded in Official Records Book 1370, Page 1985, of the Public Records of Sarasota County, Florida.

2. Condominium Plat Amended. The condominium plat of HERONMERE II recorded in Condominium Book 14, at Pages 24 through 24H, Public Records of Sarasota County, Florida, is hereby amended by the First Amended Plat of HERONMERE II attached as Exhibit "B" and recorded in Condominium Book 14, at Page 24 through 24H.

Public Records of Sarasota County, Florida.

3. Merger of Common Elements. The common elements of Phases II, IV and V are hereby merged with the common elements of Phase I and are a part of one condominium known as HERONMERE II.

4. Voting Rights. All persons owning a vested present interest in the fee title to any of the units in Phases II, IV and V are automatically members of HERONMERE II CONDOMINIUM ASSOCIATION, INC. Each unit is entitled to one vote at Association meetings, not withstanding that the same owner may own more than one unit.

5. Binding Affect. All provisions of this Amendment and the First Amended Plat 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. Except as otherwise provided herein, the terms and provisions of the original Declaration of Condominium of HERONMERE II shall remain in full force and effect. The First Amended Plat of HERONMEPE II attached as Exhibit "B" shall be substituted in place of the original Plat of HERONMERE II as recorded in Condominium Book 14, at Pages 24 through 24H, Public Records of Sarasota County, Florida.

IN WITNESS WHEREOF, the undersigned has executed this First Amendment to Declaration of Condominium this 16th day of June, 1981.

Signed, sealed and
in the presence of:

Stephan T. Gandy
Barbara C. [unclear]

HERONMERE HOMES OF SARASOTA, INC.,
Florida corporation

[Signature]
M. Karel
President

REC 1448 N 751

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 16th
day of June, 1981, by JOHN M. KAREL, Jr Vice President
of Monarch Homes of Sarasota, Inc., a Florida corporation, on
behalf of said corporation.

OFF 1448 PG 752

Barbara A. White
Notary Public

My Commission Expires:

Notary Public State of Florida at Large
My Commission Expires September 23, 1982

Please return to
Kirk, Peniston, Sparrow,
McClelland & Sewry
P. O. Box 3798
Sarasota, Florida 34234

1. The purpose of this document is to provide a comprehensive overview of the current state of the project and to identify the key challenges that must be addressed in order to ensure its successful completion. This document is intended for the use of senior management and is not to be distributed outside of the project team.

2. The project has made significant progress since the last meeting, with several key milestones being achieved. However, there are still a number of areas that require attention, particularly in the areas of resource allocation and risk management. It is essential that we continue to monitor these areas closely and take proactive measures to address any potential issues.

3. The following table provides a summary of the project's progress to date, including a breakdown of tasks completed and those that are still pending. This information is intended to provide a clear and concise overview of the project's status and to facilitate decision-making by senior management.

Task	Completed	Pending
Task A	100%	0%
Task B	75%	25%
Task C	50%	50%
Task D	25%	75%
Task E	0%	100%

4. In addition to the progress made to date, it is important to note that there are a number of risks that could potentially impact the project's success. These risks include changes in resource availability, delays in the delivery of key deliverables, and changes in the project's scope. It is essential that we continue to monitor these risks closely and take proactive measures to address any potential issues.

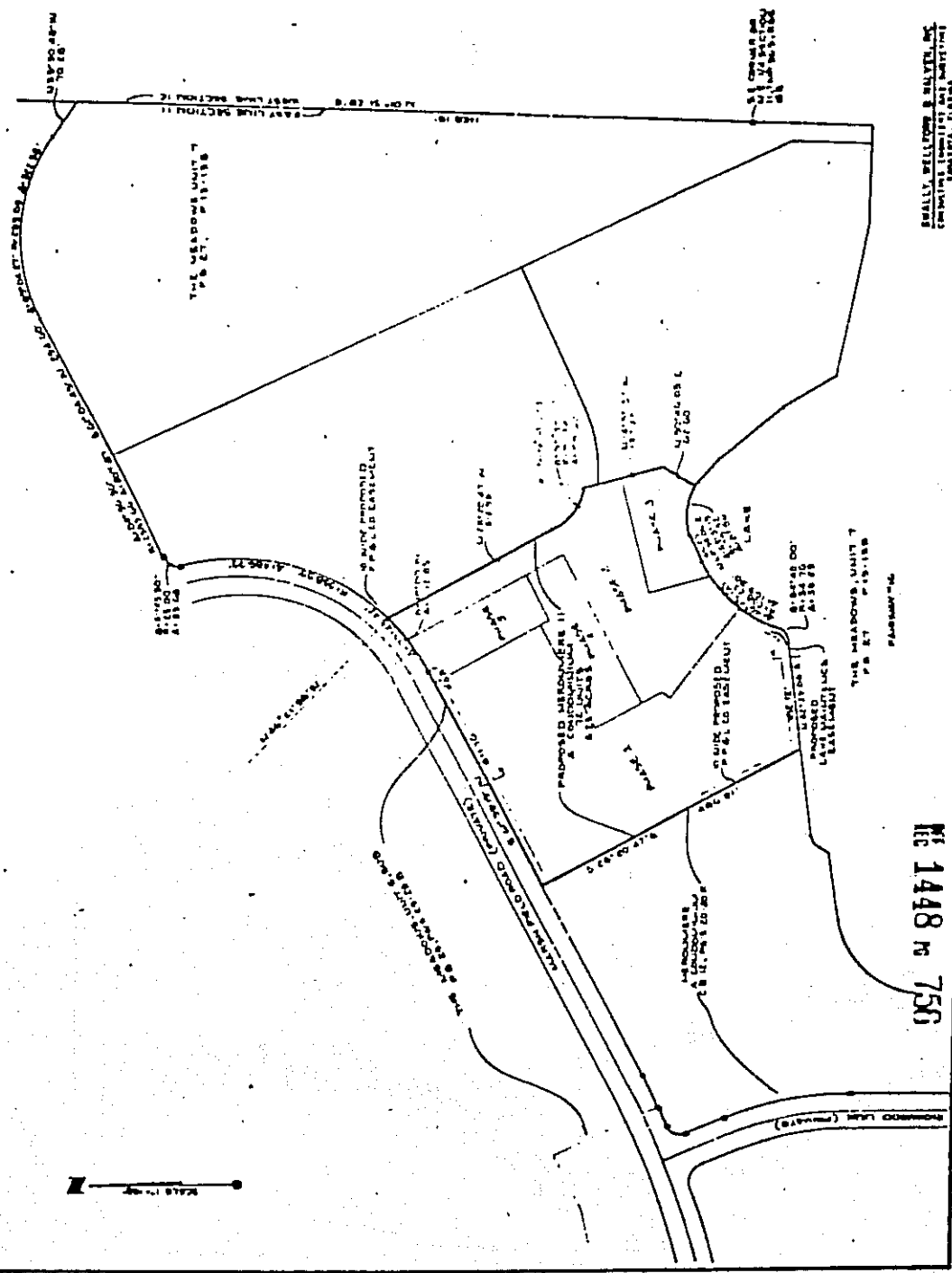
5. The project team is committed to ensuring the successful completion of the project and to providing regular updates to senior management on the project's progress. It is essential that we continue to work closely together to address any challenges that arise and to ensure that the project remains on track.

REF ID: A448 755

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HERONMERE II

CONDOMINIUM BOOK
 UNIT 5 OF 11 UNITS
 1984



MC 1448 M 750

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HERONMERE II

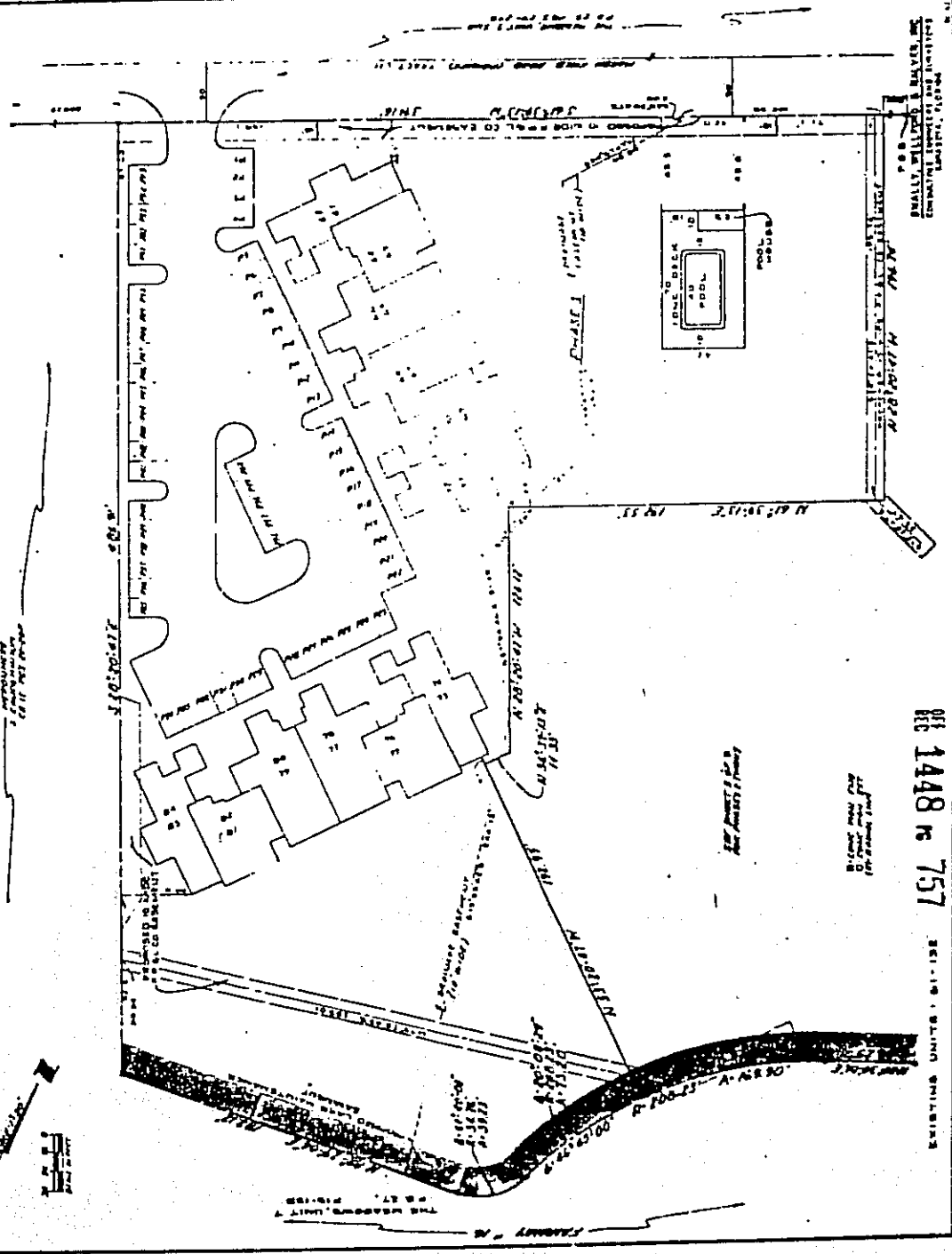
PLAT 1448 R 757

SECTION 5, T4N, R10E, S10E

PLAT 1448 R 757

SECTION 5, T4N, R10E, S10E

PLAT 1448 R 757

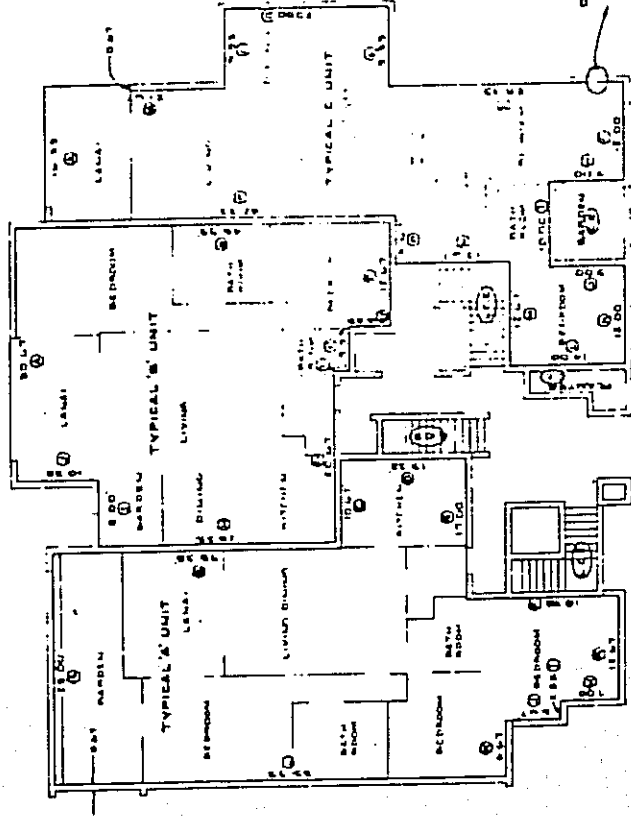


REC 1448 R 757

SECTION 5, T4N, R10E, S10E

RECORD 5, M&M: Legibility of writing, typing or printing for reproductive purpose may be unsatisfactory in this document when received.

HERONMERE II



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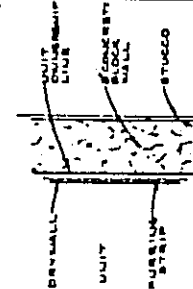
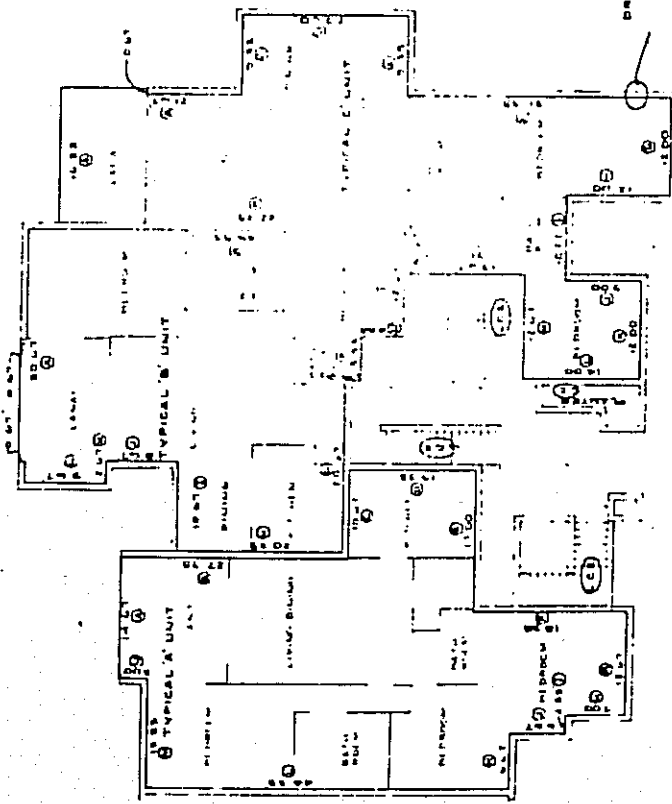
NOVA FLOOR PLAN 2008

RE 1448 R 759

QUALITY WALLS & PARTS, INC.
CONCRETE BLOCK WALLS AND PARTS
TAMPA, FLORIDA

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HERONMERE II



2ND FLOOR PLAN

PL 1448 n 700

SMALL WALL LINE UNIT CHAIR RAILS LINE CONCRETE WALL UNIT STUCCO

PAGE 7

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FILE 1448 KC 761

CONDOMINIUM BOOK PAGE _____
NUMBER OF PAGES _____

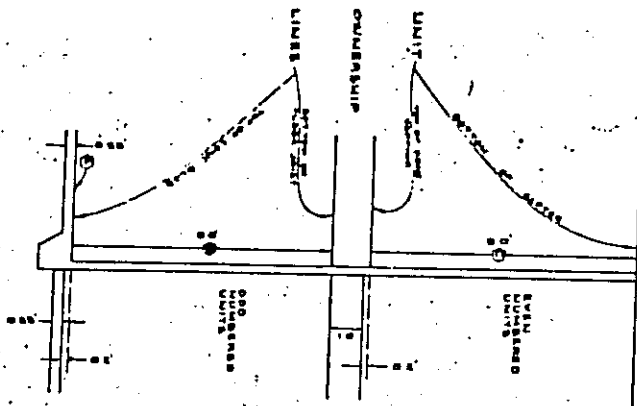
HERONMERE II

UNIT NO.	OWNER NAME	ADDRESS	APPROX. VALUE	DATE ACQUIRED	REMARKS
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NY 1448 76 702



UNIT	NO.	AREA	NO. OF ROOMS	NO. OF BATHS	NO. OF CLO.	NO. OF STAIRS
1	1	100	1	1	1	1
2	2	100	1	1	1	1
3	3	100	1	1	1	1
4	4	100	1	1	1	1
5	5	100	1	1	1	1
6	6	100	1	1	1	1
7	7	100	1	1	1	1
8	8	100	1	1	1	1
9	9	100	1	1	1	1
10	10	100	1	1	1	1
11	11	100	1	1	1	1
12	12	100	1	1	1	1
13	13	100	1	1	1	1
14	14	100	1	1	1	1
15	15	100	1	1	1	1
16	16	100	1	1	1	1
17	17	100	1	1	1	1
18	18	100	1	1	1	1
19	19	100	1	1	1	1
20	20	100	1	1	1	1

HERONMERE II

FILED AND RECORDED
 R. M. MACKREY JR.
 SARASOTA
 JUN 17 12 50 PM '61

108623

CONDOMINIUM BOOK PART
 UNIT 8 OF 20 UNITS

PREPARED BY: R. M. MACKREY JR.
 1000 N. GULF BLVD., SUITE 100
 SARASOTA, FLORIDA 34236

SECOND AMENDMENT TO DECLARATION OF CONDOMINIUMOFHERONMERE II, A CONDOMINIUM

KNOW ALL MEN BY THESE PRESENTS that Monarch Homes of Sarasota, Inc., a corporation existing under the laws of Florida, hereinafter called Developer, does hereby amend that Declaration of Condominium of HERONMERE II recorded in Official Records Book 1370, Page 1985, of the Public Records of Sarasota County, Florida, as amended by First Amendment to Declaration of Condominium of HERONMERE II, recorded in Official Records Book 1448, Page 750, Public Records of Sarasota County, Florida, pursuant to the provisions of paragraph 21 of said Declaration and pursuant to Section 718.401, Florida Statutes, for the purpose of adding an additional phase to said condominium.

1. Phase Added to Condominium. The lands described in Exhibit "A" attached hereto which is known as Phase 3 and which includes units 97 through 108, inclusive, is hereby submitted to condominium ownership and added to HERONMERE II, a condominium. Said lands shall be subject to the terms, provisions, conditions, restrictions and easements provided in the Declaration of Condominium of HERONMERE II recorded in Official Records Book 1370, Page 1985, of the Public Records of Sarasota County, Florida. Upon this submission of Phase 3 to condominium ownership, each condominium unit in HERONMERE II, a condominium, shall have a 1/72nd interest in the common elements and the common surplus, and shall be liable for a 1/72nd share of the common expenses.

2. Condominium Plat Amended. The condominium plat of HERONMERE II recorded in Condominium Book 14, at Pages 24 through 24H, Public Records of Sarasota County, Florida, as amended by the First Amended Plat of Heronmere, recorded in Condominium Book 17, at Pages 14 through 14H, Public Records of Sarasota County, Florida, is hereby further amended by the Second Amended Plat of HERONMERE II

OR 1469 PG 0048

V. Kirk, President et al

OR 1469 PG 0049

attached as Exhibit "B" and recorded in Condominium Book 17,
at Pages 39 through 39-H, Public Records of Sarasota County,
Florida.

3. Merger of Common Elements. The common elements of Phase
3 are hereby merged with the common elements of Phases 1, 2, 4 and
5 and are a part of one condominium known as HERONMERE II.

4. Voting Rights. All persons owning a vested present
interest in the fee title to any of the units in Phase 3 are
automatically members of HERONMERE II CONDOMINIUM ASSOCIATION, INC.
Each unit is entitled to one vote at Association meetings, notwith-
standing that the same owner may own more than one unit.

5. Binding Affect. All provisions of this Amendment and the
Second Amended Plat 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. Except as otherwise provided
herein, the terms and provisions of the original Declaration of
Condominium of HERONMERE II, as amended to date, shall remain in
full force and effect.

IN WITNESS WHEREOF, the undersigned has executed this Second
Amendment to Declaration of Condominium this 29th day of September,
1981.

Signed, Sealed and Delivered
in the Presence of:

James C. Beckmann
Stephen T. Cary

MONARCH HOMES OF SARASOTA, INC.,
a Florida corporation

By John Karel
VICE PRESIDENT

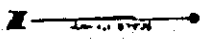
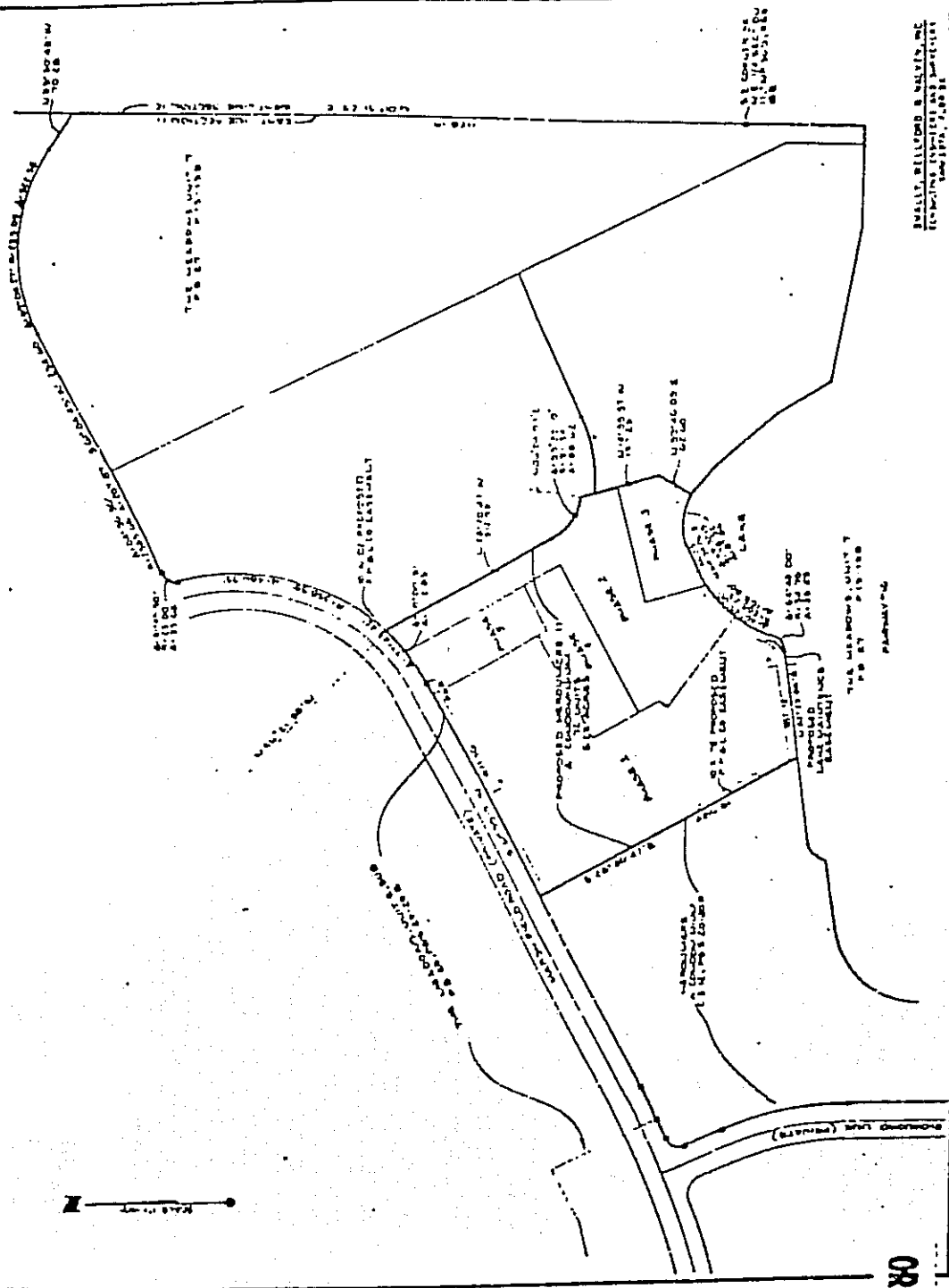
STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing Second Amendment to Declaration of Condominium
was acknowledged before me this 29th day of September,
1981, by John Karel, as Vice President of
MONARCH HOMES OF SARASOTA, INC., a Florida corporation, on behalf
of the corporation.

Stephen T. Cary
Notary Public
My Commission Expires:
Notary Public, State of Florida at Large
My Commission Expires Sept. 19 1984

HERONMERE II

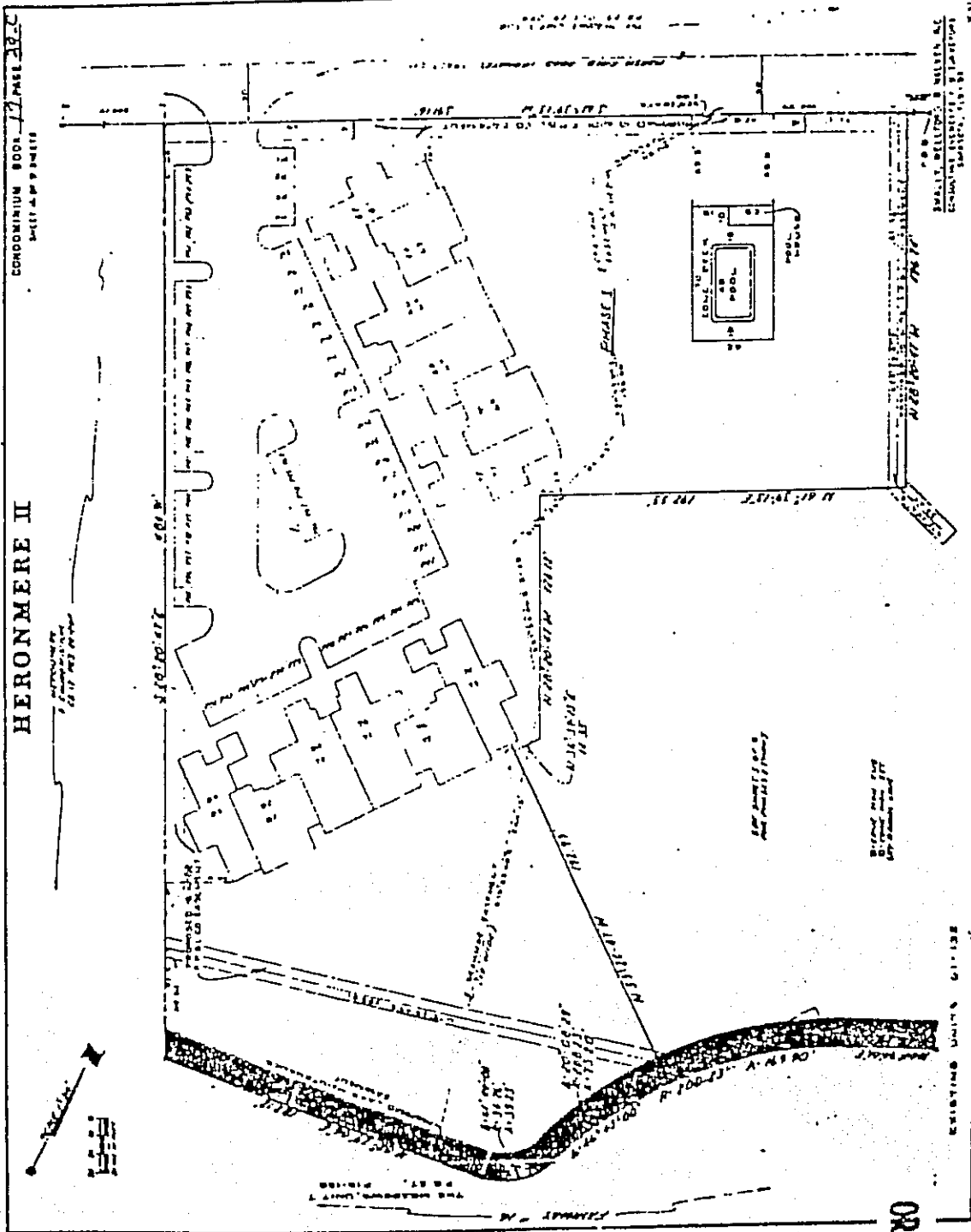
CONDOMINIUM BOOK 11 PAGE 218
SHEETS 10 & 11



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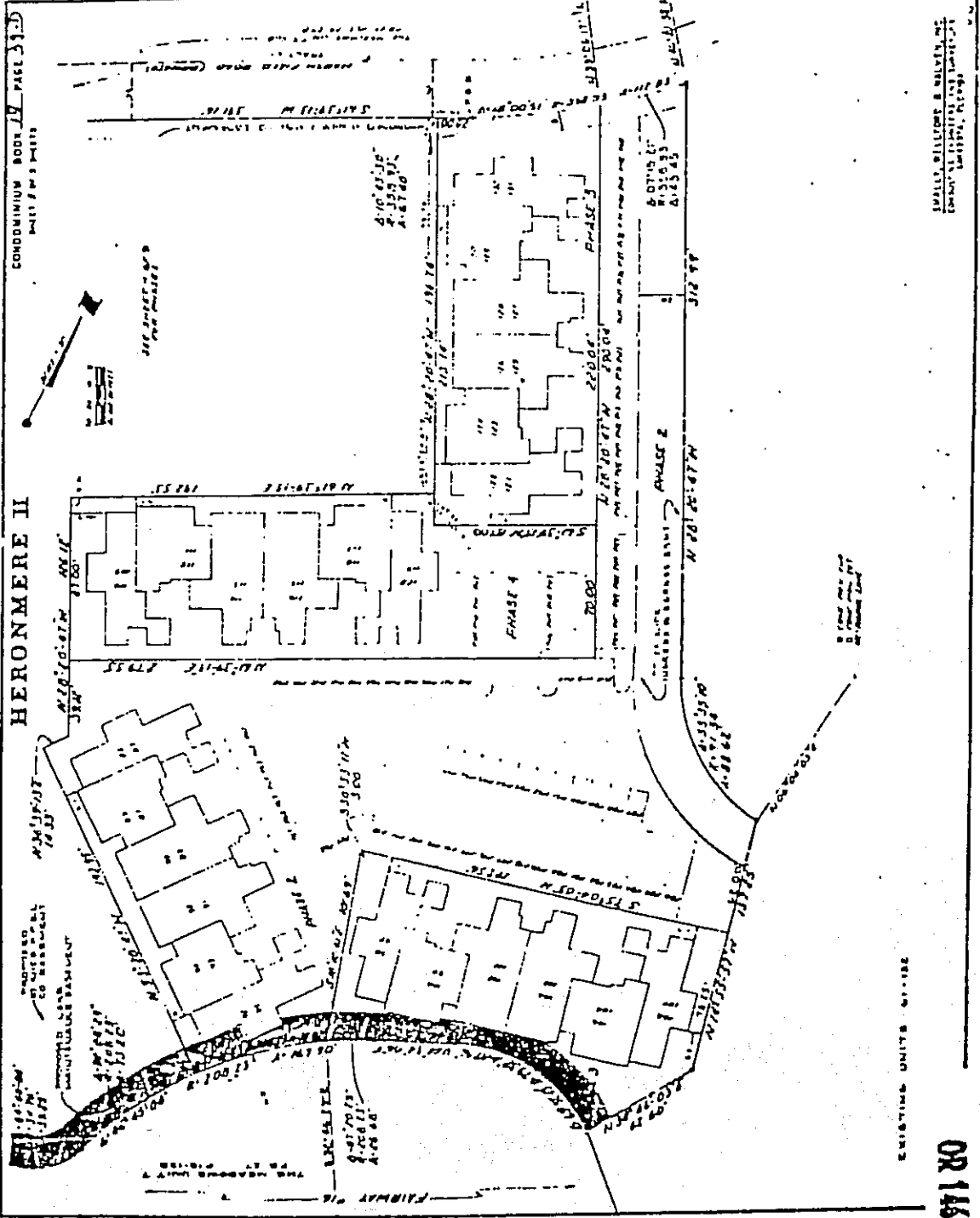
OR 1469 PG 0052

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OR 1469PG 0053



CONDOMINIUM BOOK J V PAGE 3325
 PART 1 OF 3 PARTS

HERONMERE II

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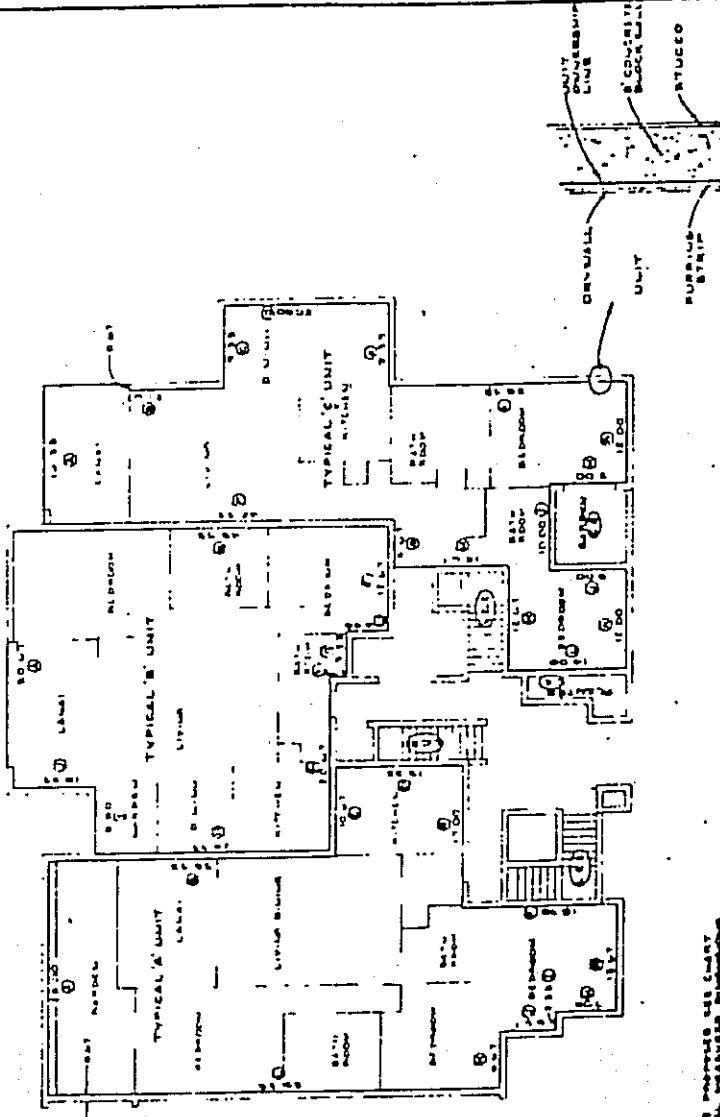
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STATE OF PENNSYLVANIA
 DEPARTMENT OF REVENUE
 HARRISBURG, PENNSYLVANIA

201-19 BLIND BILLING

OR 1469P6 0054

HERONMERE II



GROUND FLOOR PLAN

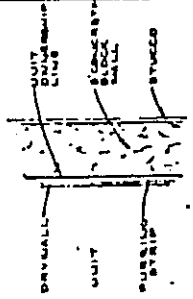
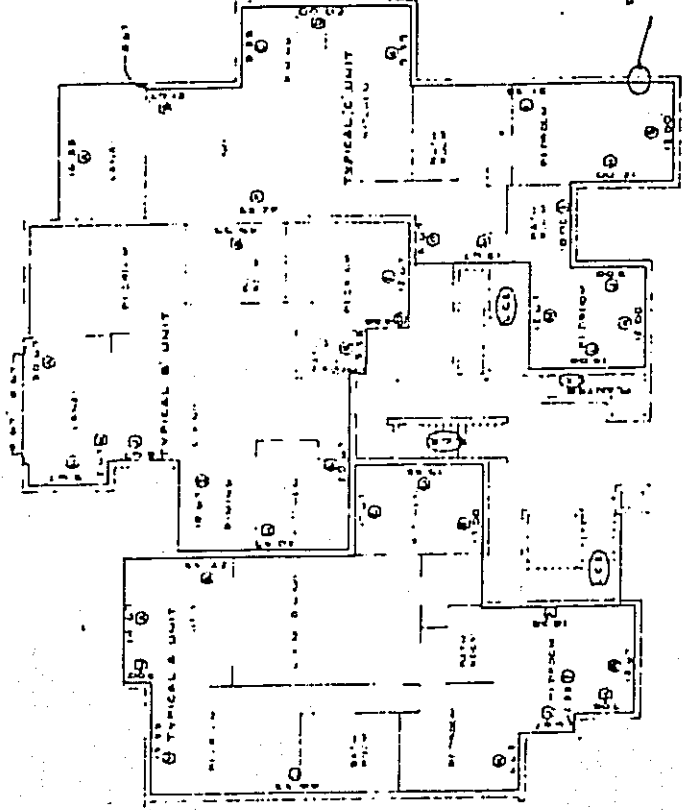
NOT TO SCALE. SEE ARCHITECT'S NOTES FOR DETAILS.

OR 149 P6 0055

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DATE: 11/11/88
DRAWN BY: J. J. JENSEN
CHECKED BY: J. J. JENSEN

HERONMERE II



CONSTRUCTION NOTES: SEE SHEET 15, F FOR UNIT AND COMMON AREA DIMENSIONS.

2ND FLOOR PLAN

OR 1469 P6 0056

SMALL BUILDING & MILLIN, INC.
ARCHITECTS & ENGINEERS
1000 N. 10TH ST., SUITE 100
DENVER, CO 80202

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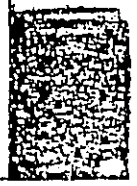
HERONMERE II

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OR 1489 P6 0057

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HERONMERE II

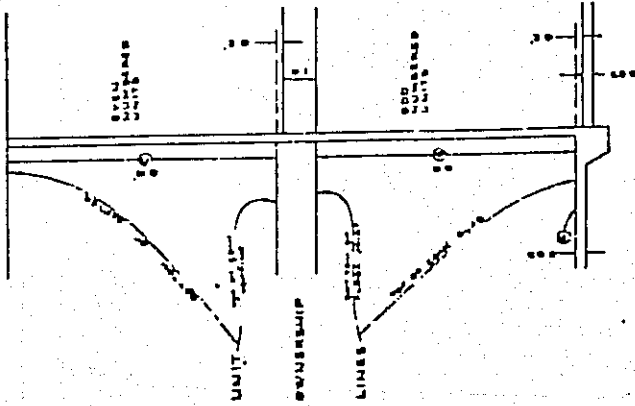
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FILED AND RECORDED
R. H. HACKNEY JR. JR.
SARASOTA

OCT 2 2 44 PM '81

SMITHSONIAN INSTITUTION
LIBRARY
WASHINGTON, D.C. 20540

UNIT	DATE	DESCRIPTION
1	10/1/81	...
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3	10/3/81	...
4	10/4/81	...
5	10/5/81	...
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7	10/7/81	...
8	10/8/81	...
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OR 1469P5 0058