

- AR 1. Hire, pay, supervise and discharge personnel;
- A 2. To assist the Board of Administrators in the preparation of the annual budget through review of previous 12 months operation, estimation of expected expenses for the next year and the calculation of annual maintenance fees to be paid by each unit owner, and the establishment and administration of collection procedures with respect to such annual maintenance fees, subject to the terms and conditions of the Declaration of Condominium;
- M 3. To implement enforcement procedures with respect to non-payment of annual maintenance fees;
- AR 4. To enter into contracts to maintain and repair condominium property;
- AR 5. To cause compliance with laws, statutes, ordinances and rules of all appropriate governmental bodies;
- AR 6. To enter into contracts of utilities, garbage and other services as may be required;
- AR 7. To cause to be placed or kept in effect all insurance required or permitted in the Declaration of Condominium;
- G 8. To maintain the Association's financial records, books, accounts, etc.;
- G 9. To maintain records to describe the services rendered and to identify the source of all funds collected by the Association;
- G 10. To deposit funds in bank accounts;
- AR 11. To attend meetings of the Association and its Board; to keep simple minutes limited to action taken on agenda items. Transcriptions from taped meetings or professional stenographic services available at nominal additional cost.
- AR 12. To serve notices upon occupants and unit owners and, when necessary, to bring any legal action or proceeding authorized by the Board to recover money, damages or possession of any portion of the Property and to compromise and settle such law suits with approval of the Association;
- AR 13. To incur collection fees, costs and legal fees as agreed upon in writing by the AGENT and the ASSOCIATION, and to charge such expenses to the unit owners as operating expenses of the Property;

PAGE 2

M 14. To collect all annual maintenance fees and other amounts receivable in connection with the management and operation of the Property, which funds shall be deposited in an account separate from all other accounts and funds, with a bank approved by the ASSOCIATION, which account will be carried in the name and designated of record as FAIRWAY TRACE AT PERIDIA I, CONDOMINIUM ASSOCIATION, INC. Operating Account;

AR 15. Prepare and file all returns and other documents required under the Federal Insurance Contributions Act and the Federal Unemployment Tax Act, or any similar federal or state legislation, and all withholding tax returns required from employees of the Property and assist the Board in the preparation of any Federal Income Tax due. The preparation of the ASSOCIATION'S income tax return is the responsibility of the ASSOCIATION, but the AGENT agrees that the records and reports on the Property furnished the ASSOCIATION by the AGENT shall set forth all data required and shall be otherwise sufficient for the preparation of the ASSOCIATION'S income tax return.

F. Operation and Maintenance. The ASSOCIATION gives to the AGENT and the AGENT hereby accepts, the following responsibility, authority, and powers regarding the Property;

G 1. The AGENT will manage the Property, maintain and repair the buildings, and the Units; maintain, repair and replace the Common Furnishings, all in accordance with sound management policies and local codes, and in a condition at all times acceptable to the ASSOCIATION, including, but not limited to, cleaning, painting, decorating, plumbing, carpentry, housekeeping, grounds care, and such other maintenance and repair work as may be necessary, subject to any limitation imposed by the ASSOCIATION in addition to those contained herein. Incident thereto, the following provisions will apply:

G a. Special attention will be given to preventive maintenance, and to the greatest extent feasible, the services of regular maintenance employees will be used.

G b. The AGENT may contract with qualified independent contractors for the maintenance and repair and for extraordinary repairs beyond the capability of regular maintenance employees.

AR c. The AGENT will systematically and promptly receive and investigate all service requests from occupants, and take such action thereon as may be justified. Emergency requests will be received and serviced on a twenty-four (24) hour basis. Complaints of a serious nature will be reported to the ASSOCIATION after investigation.

G

d. Notwithstanding any of the foregoing provisions, the prior approval of the ASSOCIATION will be required for any capital expenditure which exceeds \$1,000.00 in any one instance for or in connection with the maintenance of the Property, except for recurring expenses within the limits of the operating budget or emergency repairs involving manifest danger to persons or property, or required to avoid suspension of any necessary service to the Property. In the latter event, the AGENT will inform the ASSOCIATION of the facts as promptly as possible.

M

2. The AGENT shall maintain accurate, complete and separate records in accordance with generally accepted accounting standards and procedures, showing income and expenditures relating to the operation of the Property, and from which accounts payable and accounts receivable, available cash, and other assets and liabilities pertaining to the Property can be readily identified and the amounts thereof determined at any time. The ASSOCIATION shall have the right at any reasonable time, through its attorney or accountant or other representative, or in person, to inspect the records kept by the AGENT pertaining to the Property, including, but not limited to, all checks, bills, invoices, statements, vouchers, cash receipts, correspondence, and all other records dealing with the management of the Property; and the ASSOCIATION shall have the further right to have an audit made of all account books and records pertaining to the management of the Property.

In addition to the other requirements specified in this Agreement, the AGENT will have the following responsibilities with respect to records and reports:

A

a. With respect to each fiscal year ending during the term of the Agreement, the AGENT, if economically feasible, will cause an annual financial report to be prepared by a Certified Public Accountant or other person acceptable by the ASSOCIATION, based upon the preparer's examination of the books and records of the ASSOCIATION and the AGENT. The report will be certified by the preparer and the AGENT, and will be submitted to the ASSOCIATION within thirty (30) days after the end of the fiscal year. Compensation for the preparer's services will be paid out of the Property's Operating Account as an expense of the ASSOCIATION.

AR

b. The AGENT will furnish such information (including occupancy reports) as may be requested by the ASSOCIATION from time to time with respect to the financial, physical, or operational condition of the Property.

PAGE 4

O.R. 1324 PG 1822

M 3. To furnish monthly to the ASSOCIATION a detailed statement of all receipts and disbursements for each month, such statement to be furnished on or before the 15th day of the month following the reported month. Such statement shall show the status of collections and shall be supported by cancelled checks, vouchers, duplicate invoices, and similar documentation covering all items of income and expense, which shall be kept in the AGENT'S office and be available for inspection by the ASSOCIATION'S representatives at all reasonable times, by appointment.

G 4. To comply with all building codes, zoning and licensing requirements, and other requirements of federal, state, county or municipal authorities having jurisdiction over the Property, with the exception that the AGENT must notify the ASSOCIATION promptly of all written orders received by the AGENT from the above authorities regarding such requirements, and compliance is not required where the AGENT is instructed by the ASSOCIATION not to comply on the grounds that the requirement is invalid or on any other grounds.

G 5. To contract on behalf of the ASSOCIATION for water, sewer, gas, electricity, extermination, laundry facilities, television cable, telephone service, and other services and commodities necessary in the operation of the Property, provided that no contract shall be made by the AGENT without the written approval of the ASSOCIATION.

G 6. To employ, discharge and pay on behalf of the ASSOCIATION all servants, employees or contractors necessary to be employed in the management and operation of the Property.

G 7. To purchase on behalf of the ASSOCIATION all required equipment, tools, appliances, materials, supplies and services necessary for the maintenance or operation of the Property.

G 8. Collection and Disbursement of Revenues. The AGENT shall have the following authority and duties as to the collection and disbursement of revenues from the Property:

M 1. To use its best efforts to collect any and all revenues from the Property.

G 2. To establish and maintain, in a bank approved by the ASSOCIATION, an agency account for the deposit of all monies collected from the Property, in which monies are to be deposited not later than the third banking day following the day of receipt, and to withdraw from this account any and all payments that the AGENT must make to discharge the AGENT'S responsibilities and duties incurred under this Agreement, and to make payment to itself of the AGENTS monthly fee. Two signatures shall be required for each check drawn on the ASSOCIATION'S account.

AR 3. To disburse or to have disbursed regularly and punctually the regular recurring operating expenses of the Property as authorized by this Agreement.

G 4. To organize and maintain a system of controls designed to assure the authenticity of bills, invoices and statements charged and paid.

AR 5. From the funds collected and deposited by the AGENT in the Operating Account pursuant to subparagraph (n) of paragraph (5) in this Agreement, the AGENT will make the following disbursements promptly when payable:

a. The payments required to be made by the ASSOCIATION for taxes and assessments, and fire and other hazards insurance premiums.

b. All sums otherwise due and payable by the ASSOCIATION as expenses of the Property authorized to be incurred by the AGENT under the terms of this Agreement, including compensation payable to the AGENT.

AR 6. Except for the disbursements mentioned in subparagraph (c) above, funds will be disbursed or transferred from the operating account only as the Board may from time to time direct in writing.

AR 7. In the event that the balance in the Operating Account is at any time insufficient to pay disbursements due and payable, the AGENT will inform the ASSOCIATION of the fact and the ASSOCIATION will then remit to the AGENT sufficient funds to cover the deficiency. In no event will the AGENT be required to use its own funds to pay such disbursements.

G h. Insurance Coverage. The AGENT shall obtain recommendations and premium costs from an insurance company or companies of its choice on all forms of insurance needed to protect the ASSOCIATION, the Property, and as required by law, including, where appropriate, but not limited to workmen's compensation, public liability, boiler, fire and extended coverage, burglary and theft. All insurance policies required for the benefit of the ASSOCIATION shall

PAGE 6

O.R. 1324 PG 1824

be in such amounts and with such beneficial interest appearing therein as shall be acceptable to the ASSOCIATION. It is also agreed between the ASSOCIATION and the AGENT that:

- G 1. The AGENT be named as coinsured in all policies relating to public liability insurance;
- G 2. Proof of all such insurance shall be delivered to the ASSOCIATION in a form acceptable to it; and
- AR 3. The AGENT shall promptly investigate and make a full written report on all accidents, claims, and potential claims for damages relating to the ownership, operation and maintenance of the Property, including any damage to or destruction of the Property and the estimated cost of repair, and shall meet and fulfil all requirements applicable to the loss or claim imposed under the insurance policy or policies covering the loss or claim.
- AR I. Legal and Accounting Services. The AGENT shall refer matters requiring legal or accounting services to qualified professionals approved by the ASSOCIATION, and shall charge the fees for such services to the ASSOCIATION'S accounts as an operating expense of the Property.
- G J. Employees. At least one (1) Licensed Community Association Manager shall be assigned to the property by the AGENT. All other personnel will be employees or contractors of the AGENT, and will be hired, paid, supervised and discharged by the AGENT; provided, however, that all allocable portions of the salaries, fees, and payroll expenses of such personnel will be reimbursed to the AGENT as an operating expense, from the operating account.
- M K. Compensation for Managerial Services. In consideration for the services to be rendered to the ASSOCIATION by the AGENT under this Agreement, the ASSOCIATION agrees to pay the AGENT a monthly compensation based upon the following schedule: \$100 per month from beginning date until the first closing. Then as follows:

<u>Units Completed (Sold)</u>	<u>Monthly Fee Per Unit</u>	<u>Minimum Monthly Fee</u>
0 - 8	\$ 15.00	\$ 100
9 - 24	\$ 14.00	\$ 250
25 - 32	\$ 13.00	\$ 300
33 - 40	\$ 11.00	\$ 350
41 - 48	\$ 10.00	\$ 400

L. Other Forms of Compensation Prohibited. The compensation set forth in paragraph (1) above, is to be paid in consideration of all services to be rendered by the AGENT and all of its employees and agents, as well as for bookkeeping services, and maintenance of the AGENT'S general office. All rebates, discounts or commissions collected by the AGENT, or credited to the AGENT'S use, which relate to the purchasing of supplies or the rendering of services for the Property, shall be disclosed fully to the ASSOCIATION.

M. Term and Election to Termination. This Agreement shall be effective for a period of one (1) year following the effective date mentioned in paragraph (2). The ASSOCIATION, or the AGENT, however, may elect to terminate this Agreement at the close of business on the last calendar day of any month by giving written notice of termination not less than thirty (30) days prior to such termination of this Agreement. After such time this Agreement may be renewed upon mutual consent of the ASSOCIATION and the AGENT.

N. Terminable on Bankruptcy. If either the ASSOCIATION or the AGENT is adjudicated a bankrupt, or makes any assignment for the benefit of creditors, either party may terminate this Agreement, effective as of the date of notice of termination.

O. Effect of Termination. On termination of this Agreement, both the ASSOCIATION and the AGENT agree that:

1. All records in possession of the AGENT pertaining to the operation of the Property together with all supplies or other items of property owned by the ASSOCIATION and in the AGENT'S possession, shall be forthwith delivered to the ASSOCIATION.

2. The AGENT'S right to compensation shall immediately cease, but the AGENT shall be entitled to be compensated for services rendered hereunder prior to the date of termination.

3. The agency hereby created shall immediately cease, and the AGENT shall have no further right and authority to act for the ASSOCIATION.

PAGE 2

P. Mailing and Notice Requirements. All notices required under this Agreement shall be in writing, and all notices shall be delivered by registered or certified mail, postage prepaid and return receipt requested. A telegraphic communication shall be deemed a notice in writing. Notices shall be deemed communicated as of deposit in the United States Mail, delivery to the telegraph company, or on personal delivery. Notices shall be addressed to the respective parties hereto as follows:

ASSOCIATION: Fairway Trace at Peridia I, Condominium Association, Inc.
c/o President
At His/Her Address

AGENT: Coronet Management Corporation
6620 Cortez Road West
Bradenton, FL 34210

G. Interpretive Provisions.

1. At all times this Agreement will inure to the benefit of and constitute a binding obligation upon the parties and their successors and assigns.

2. This Agreement constitutes the entire agreement between the ASSOCIATION and the AGENT with respect to the management and operation of the Property, and no change will be valid unless made by supplemental written agreement executed and approved by the parties hereto.

3. This Agreement has been executed in several counterparts, each of which shall constitute a complete original Agreement, which may be introduced in evidence or used for any other purpose without production of any of the other counterparts.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the day and year first above mentioned.

AGENT:

Coronet Management Corp.

By R.B. [Signature]

Date 12-12-90

Witness

ASSOCIATION:

Fairway Trace at Peridia I,
Condominium Assoc., Inc.

By [Signature]

Date 12-12-90

Witness

PAGE 2

FILED AND RECORDED
R.B. SHORE, CLERK
MANATEE COUNTY, FL
FEB 7 3 12 PM '91

AMENDMENT

ADDING PHASE 15

TO DECLARATION OF

FAIRWAY TRACE AT PERIDIA I, A LAND CONDOMINIUM

PERIDIA ASSOCIATES, LTD., a Florida limited partnership, the developer of FAIRWAY TRACE AT PERIDIA I, A CONDOMINIUM, does hereby create this Amendment to Declaration of Fairway Trace at Peridia I, a Condominium To Submit Phase 15 (the "Amendment"). The Declaration of Fairway Trace at Peridia I, a Condominium, was recorded in Official Records Book 1324, beginning at Page 1721, as Clerk's Instrument No. 445490, on February 7, 1991, and in Condominium Plat Book 25, Pages 100 through 116, inclusive, as amended thereafter, including, but not limited to, the amendments recorded in Official Records Book 1345, beginning at Page 2731, and in Official Records Book 1363, beginning at Page 3485, and in Official Records Book 1396, beginning at Page 2431, and in Official Records Book 1389, beginning at Page 6265, and in Official Records Book 1398, beginning at Page 4632, and in Official Records 1400, beginning at Page 7424, and in Official Records Book 1403, beginning at 1182, and in Official Records Book 1404, beginning at Page 2514, and in Official Records Book 1404, beginning at Page 2527, and in Official Records Book 1426, beginning at Page 2302, all of the Public Records of Manatee County, Florida and as amended thereafter (the "Declaration").

The Amendment to the Declaration to submit Phase 15 is as follows:

1. Peridia Associates, Ltd., a Florida limited partnership, for itself, its successors, grantees and assigns, hereby states, declares and ratifies that Phase 15 of Fairway Trace at Peridia I, a Condominium, as more particularly defined in the above referenced Declaration of Condominium, is submitted to condominium ownership, pursuant to the requirements of Chapter 718 of the statutes of the State of Florida. Accordingly, Phase 15 of Fairway Trace at Peridia I, a Condominium, is hereby filed for record and shall become a part of Fairway Trace at Peridia I, a Condominium, and shall be subject to the Declaration of Condominium and all exhibits thereto as recited above.

2. In addition to the above-referenced submission, this Amendment shows substantial completion of the improvements in Phase 15 of Fairway Trace at Peridia I, a Condominium, as described in that certain Certificate of the surveyor incorporated in Exhibit "A" attached hereto and by this reference made a part hereof and said Certificate states that the construction of the improvements as to Phase 15 of Fairway Trace at Peridia I, a Condominium, is substantially complete so that the material, together with the provisions of the Declaration and the amendments thereto describing the condominium property is an accurate representation of the location and dimensions of the improvements, and that the identification, location and dimensions of the common elements and of the improvements in Phase 15 of Fairway Trace at Peridia I, a Condominium, can be determined from these materials.

3. The units located in Phase 15 of Fairway Trace at Peridia I, a Condominium which are submitted to condominium ownership are 4232 and 4234.

4. Upon submission hereby of Phase 15 of Fairway Trace at Peridia I, a Condominium, each unit in this Condominium shall own a 1/40th undivided share in the common elements of this Condominium, as well as a 1/40th undivided share of the common expense and common surplus of this Condominium.

5. All other terms, conditions, obligations, responsibilities and duties required by the Declaration of Condominium, and all exhibits and schedules thereto, and any and all amendments including exhibits and schedules thereto, and all other documents referred to herein, shall remain in full force and effect and unchanged

FOR CONDOMINIUM PLAT BOOK SEE: CB 27 pages 168 thru 174

BM 1435 PG 0808 DKT # 000728896

except as amended by this Amendment.

IN WITNESS WHEREOF, Peridia Associates, Ltd., a Florida limited partnership, has executed this Amendment this 10 day of May, 1994.

Signed, sealed and delivered in the presence of:

PERIDIA ASSOCIATES, LTD., a Florida limited partnership, by its general partner:

By: A.J.B. DEVELOPMENT, INC., a Florida corporation

[Signature]
Signature
[Name]
Name Legibly Printed or Typewritten

By: [Signature]
Anthony J. Bruscano
President

[Signature]
Signature
Russell A. Whitman
Name Legibly Printed or Typewritten

(CORPORATE SEAL)

4247 Caddie Drive East
Bradenton, Fl. 34203

As to Peridia Associates, Ltd.

STATE OF FLORIDA)
COUNTY OF MANATEE)

The foregoing instrument was acknowledged before me this 10 day of May, 1994, by ANTHONY J. BRUSCINO, the President of A.J.B. DEVELOPMENT, INC., a Florida corporation, as the sole general partner of PERIDIA ASSOCIATES, LTD., a Florida limited partnership, on behalf of the corporation as the general partner of said limited partnership, who is personally known to me and who took an oath.

[Signature]
Signature
KAREN L. GRUNIG
Name Legibly Printed or Typewritten

(SEAL)

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

My commission expires:



KAREN L. GRUNIG
MY COMMISSION # CG 051836 EXPIRES
September 30, 1994
BONDED THRU TROY FAIR INSURANCE, INC.

BK 1435 PG 0809

JOINDER OF MORTGAGEE

The Mortgagee, **FLORIDA A.R. INVESTMENTS, INC.**, a Florida corporation, as a holder and owner of an encumbrance of record of a portion of the real property which has been submitted for condominium ownership pursuant to the Declaration of Condominium of Fairway Trace at Peridia I, which was recorded in Official Records Book 1324, beginning at Page 1721, on February 7, 1991, as amended thereafter, and which appears in Condominium Plat Book 25, pages 100 through 116, inclusive, as amended thereafter, all of the Public Records of Manatee County, Florida, hereby consents to the Amendment to the Declaration of Fairway Trace at Peridia I, a Condominium to submit Phase 15 and hereby joins in and ratifies the plat and all dedications and reservations thereon, and subordinates all of its instruments of security including its mortgage interest to the Declaration of Condominium of Fairway Trace at Peridia I and all Amendments thereto. Said instruments of security are more particularly described as that certain Collateral Mortgage recorded on June 3, 1991 in Official Records Book 1337, beginning at page 3130, of the Public Records of Manatee County, Florida.

IN WITNESS WHEREOF, the mortgagee, **FLORIDA A.R. INVESTMENTS, INC.**, has hereunto set its hand and seal this 7th day of May, 1994.

Signed, sealed and delivered
in the presence of:

FLORIDA A.R. INVESTMENTS, INC., a
Florida corporation

Jane Morrow
Signature
JANE MORROW
Name Legibly Printed or Typewritten

By: Ernest L. Mascara
Ernest L. Mascara
Vice-President

(CORPORATE SEAL)

Richard Campbell
Signature
RICHARD C. CAMPBELL
Name Legibly Printed or Typewritten

Post Office Box 22095
St. Petersburg, Fl. 33742

As to **Florida A.R. Investments, Inc.**

STATE OF FLORIDA)
COUNTY OF PINELLAS)

The foregoing instrument was acknowledged before this 7th day of May, 1994, by ERNEST L. MASCARA, the Vice-President of **FLORIDA A.R. INVESTMENTS, INC.**, a Florida corporation, on behalf of said corporation, who is personally known to me and who took an oath.

JANE ANNE MORROW
Notary Public, State of Florida
My Comm. Expires Feb. 19, 1995
No. CC362617

Jane Anne Morrow
Signature
JANE ANNE MORROW
Name Legibly Printed or Typewritten

(SEAL)

My commission expires:

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

BK 1435 PG 0810

JOINDER OF MORTGAGEE

The Mortgagee, **LIBERTY NATIONAL BANK**, a corporation organized and existing under the laws of the United States of America, as a holder and owner of an encumbrance of record of a portion of the real property which has been submitted for condominium ownership pursuant to the Declaration of Condominium of Fairway Trace at Peridia I, which was recorded in Official Records Book 1324, beginning at Page 1721, on February 7, 1991, as amended thereafter, and which appears in Condominium Plat Book 25, pages 100 through 116, inclusive, as amended thereafter, all of the Public Records of Manatee County, Florida, hereby consents to the Amendment to the Declaration of Fairway Trace at Peridia I, a Condominium to submit Phase 15 and hereby joins in and ratifies the plat and all dedications and reservations thereon, and subordinates all of its instruments of security including its mortgage interest to the Declaration of Condominium of Fairway Trace at Peridia I and all Amendments thereto. Said instruments of security are more particularly described follows:

(a) Real Estate Mortgage and Security Agreement, and Collateral Assignment of Rents and Leases, all dated November 30, 1992, and as modified from time to time. The Real Estate Mortgage and Security Agreement was recorded in Official Records Book 1394, beginning at Page 5620, of the Public Records of Manatee County, Florida, and the Collateral Assignment of Rents and Leases was recorded in Official Records Book 1394, commencing at page 5629, of the Public Records of Manatee County, Florida.

(b) The Financing Statement was recorded in Official Records Book 1394, commencing at Page 5640, of the Public Records of Manatee County, Florida, and also filed with the Florida Secretary of State.

IN WITNESS WHEREOF, the mortgagee, **LIBERTY NATIONAL BANK**, has hereunto set its hand and seal this 9th day of May, 1994.

Signed, sealed and delivered
in the presence of:

LIBERTY NATIONAL BANK

Denise Lee Hagman
Signature
DENISE LEE HAGMAN
Name Legibly Printed or Typewritten

By: Tamala Johnson
Its ~~Asst~~ President
TAMALA JOHNSON
Name Legibly Printed or Typewritten

Michelle Cavalier
Signature
Michelle Cavalier
Name Legibly Printed or Typewritten

(CORPORATE SEAL)

6001 - 26th Street West
Bradenton, FL 34207

As to Liberty National Bank

This instrument prepared by and return to:

Ernest L. Mascara
Attorney at Law
Post Office Box 22095
St. Petersburg, Florida 33742

BK 1435 PG 0811

STATE OF FLORIDA)
COUNTY OF MANATEE)

The foregoing instrument was acknowledged before this 9th day of May, 1994,
by JANNA JOHNSON, the Asst. Vice President of LIBERTY NATIONAL BANK, on behalf
of said corporation, who is personally known to me and who took an oath.

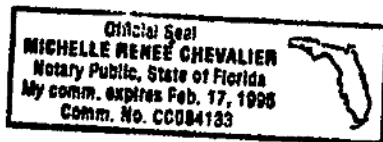
Michelle Renee' Chevalier
Signature

Michelle Renee' Chevalier
Name Legibly Printed or Typewritten

(SEAL)

My commission expires:

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE



BK 1435 PG 0812

FAIRWAY TRACE AT PERIDIA I

A LAND CONDOMINIUM, PHASE 15

SECTION 9, TOWNSHIP 35 SOUTH, RANGE 18 EAST MANATEE COUNTY, FLORIDA

CONDOMINIUM BOOK 27 PAGE 108
SHEET 1 OF 7 SHEETS

NOTES

1. BEARINGS ARE BASED ON AN ASSUMED MERIDIAN.
2. IMPROVEMENTS WITHIN THE COMMON ELEMENTS SUCH AS BUT NOT LIMITED TO WATER METERS, WATER LINES, UTILITY LINES, IRRIGATION SYSTEM, ROADWAY LIGHTING, STORM DRAINS, SANITARY SEWERS, SIDEWALKS AND TREES ETC. HAVE NOT BEEN LOCATED OR GRAPHICALLY SHOWN.
3. CONSERVATIVE SYSTEM IS BASED ON AN ASSUMED SYSTEM.
4. CONSTRUCTION OF FAIRWAY TRACE AT PERIDIA I, IS NOT SUBSTANTIALLY COMPLETE.

EASEMENTS, EXISTING, CREATED, OR RESERVED
 A PERPETUAL EASEMENT FOR CONDOMINIUM TO WHICH THIS SURVEY AND PLAT PLAN IS ATTACHED CREATES, GRANTS AND RESERVES CERTAIN EASEMENTS THAT MAY NOT BE GRAPHICALLY DEPICTED HEREON, AND WHICH EASEMENTS ARE INCORPORATED HEREIN BY REFERENCE, REFER TO THE APPLICABLE PARAGRAPHS OF THE DECLARATION OF CONDOMINIUM WITH REGARDS TO THE EASEMENTS CREATED, GRANTED AND RESERVED HEREIN, WHICH EASEMENTS INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:

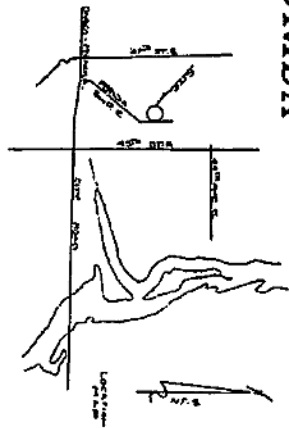
1. **UTILITY EASEMENT**
 A PERPETUAL EASEMENT FOR INSTALLATION, CONSTRUCTION, REPAIR, MAINTENANCE AND REPLACEMENT OF PRIVATE AND PUBLIC UTILITY LINES AND SERVICES OF ALL KINDS UNDER AND OVER THE SURFACE OF THE CONDOMINIUM LANDS WHICH ARE NOT OCCUPIED BY BUILDINGS OR OTHER STRUCTURES.
2. **ENCROACHMENTS**
 AN EASEMENT FOR ANY UNIT THAT ENCROACHES UPON ANY OF THE COMMON ELEMENTS OR UPON ANY UNIT, ALONG WITH AN EASEMENT FOR ANY COMMON ELEMENT THAT ENCROACHES UPON ANY UNIT, SUCH EASEMENTS SHALL EXIST TO THE EXTENT OF SUCH ENCROACHMENTS SO LONG AS THE ENCROACHMENTS EXIST.
3. **TRAFFIC**
 AN EASEMENT FOR RESTRICTION TRAFFIC, DIVER, THROUGH AND ACROSS SIDEWALKS, PATHS, WALKS AND OTHER PORTIONS OF THE CONDOMINIUM AS MAY EXIST FROM TIME TO TIME, AS INTENDED AND DESIGNATED FOR SUCH PURPOSES AND SHALL BE FOR THE USE AND BENEFIT OF THE UNIT OWNERS OF FAIRWAY TRACE AT PERIDIA I, AND FAIRWAY TRACE AT PERIDIA II.
4. **EASEMENTS FOR ALL LAND**
 ALL EASEMENTS CREATED, GRANTED AND RECEIVED IN THE DECLARATION OF CONDOMINIUM AND THE EASEMENTS REFLECTED HEREON, AS SOON AS MAY BE ASCERTAINED FROM TIME TO TIME, FOR THE BENEFIT OF ALL PHASES OF THIS CONDOMINIUM, WHETHER OR NOT THE REAL PROPERTY DESCRIBED IN ALL PHASES IS DEVELOPED AS PHASES OF CONDOMINIUM OR AS A SEPARATE CONDOMINIUM OR CONDOMINIUMS.
5. **LAND OF FAIRWAY TRACE AT PERIDIA HOMEOWNERS ASSOCIATION, INC. ARE SUBJECT TO VARIOUS EASEMENTS CREATED BY THE SAID ASSOCIATION, INCLUDING BUT NOT LIMITED TO CONDITIONS AND RESTRICTIONS FOR PERIOD, RECORDED IN OFFICIAL RECORDS BOOK 1175, BEGINNING AT PAGE 3212 PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA AND AS AMENDED THEREAFTER.**

SURVEYORS CERTIFICATE

I, FRED W. LEWIS, A REGISTERED LAND SURVEYOR AUTHORIZED TO PRACTICE IN THE STATE OF FLORIDA, HEREBY CERTIFY THAT THIS SURVEY DOES NOT VIOLATE THE TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA, CHAPTER 214-6, FLORIDA ADMINISTRATIVE CODE, THAT IT IS A CORRECT REPRESENTATION OF PROPOSED IMPROVEMENTS DESCRIBED SO THAT THIS PLAT TOGETHER WITH THE DIVISIONS OF THE CONDOMINIUM PROVIDES SUFFICIENT DETAIL OF THE LOCATION AND DIMENSIONS OF THE COMMON ELEMENTS AND OF EACH UNIT SO THAT THE INTERESTED PARTIES TO THIS SURVEY, INCLUDING BUT NOT LIMITED TO THE DECLARATION OF CONDOMINIUM, ARE FULLY ADVISED OF THE LOCATION AND DIMENSIONS OF EACH UNIT AND I AM AWARE OF NO CHANGES TO THE DOCUMENTS SINCE 14, DEC. 1990 AND AMENDED ON 3, JULY, 1991, AND AS PHASES HAVE BEEN AVOID.

FRED W. LEWIS, P.L.S.
 REGISTERED LAND SURVEYOR
 STATE OF FLORIDA REG. NO. 4105

DATE OF THIS PLAT
 5-12-94



DESCRIPTION: ORIGINAL PROPERTY INCLUDING FAIRWAY TRACE AT PERIDIA I, FAIRWAY TRACE AT PERIDIA II AND FAIRWAY TRACE AT PERIDIA HOMEOWNERS ASSOCIATION, INC. A TRACT OF LAND IN THE WEST 1/2 OF SECTION 9, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCE AT THE MOST WESTERLY CORNER OF LOT 9A, PERIDIA UNIT ONE AS RECORDED IN PLAT BOOK 12 AT PAGES 93-97 PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, THENCE N66°20'48"V. ALONG THE NORTHEASTERLY CORNER OF SAID LOT 9A, A DISTANCE OF 146.50 FEET TO THE POINT OF BEGINNING, THENCE S86°09'11"V. A DISTANCE OF 390.00 FEET TO THE POINT OF BEGINNING, THENCE S99°13'00"V. A DISTANCE OF 999.13 FEET, THENCE N89°59'32"V. A DISTANCE OF 556.36-36-49"V. A DISTANCE OF 500.00 FEET, THENCE S00°20'25"V. A DISTANCE OF 353.00 FEET, THENCE S30°42'10"V. A DISTANCE OF 240.00 FEET, THENCE S40°29'16"V. A DISTANCE OF 466.49 FEET, THENCE S37°39'12"V. A DISTANCE OF 146.50 FEET TO THE POINT OF BEGINNING.
 CONTAINING 18229 ACRES MORE OR LESS.

SURVEYORS CERTIFICATE

I, FURTHER CERTIFY THAT CONSTRUCTION OF THE IMPROVEMENTS IN PHASE 15, FAIRWAY TRACE AT PERIDIA I, CONSECUTIVELY CONSISTING OF UNITS 4231 & 4234, ALL PLANNED IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO LANDSCAPING, UTILITY LINES, AND SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DECLARATION OF CONDOMINIUM WITHIN THE CONDOMINIUM UNIT ONE AS RECORDED IN PLAT BOOK 12 AT PAGES 93-97 PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, AND AS AMENDED THEREAFTER, AND THE IDENTIFICATION, LOCATION AND DIMENSIONS OF THE IMPROVEMENTS OF EACH UNIT CAN BE DETERMINED FROM THOSE MATERIALS.
 ALSO:
 THAT I, MOSEY O. MOSEY IS A REGISTERED LAND SURVEYOR IN THE STATE OF FLORIDA, HOLDING CERTIFICATE NO. 4232 AND ACTING ON BEHALF OF MOSEY ENGINEERING ASSOCIATES, INC. WAS THE SURVEYOR WHO EXECUTED THE CERTIFICATE OF SURVEYING ON THE PLAT OF FAIRWAY TRACE AT PERIDIA I, A CONDOMINIUM DATED 7, FEB. 1991, AS RECORDED IN CONDOMINIUM BOOK 75 AT PAGES 100-116 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, BUT I, MOSEY O. MOSEY IS NOT AVAILABLE DUE TO THE RETIREMENT OF HIS FIRM.

FRED W. LEWIS, P.L.S.
 REGISTERED LAND SURVEYOR
 STATE OF FLORIDA REG. NO. 4105

MOSEY ENGINEERING ASSOCIATES, INC.
 3059 BEL RINGE ROAD
 TAMPA, FLA 34622

FAIRWAY TRACE AT PERIDIA I A LAND CONDOMINIUM, PHASE IS SECTION 9, TOWNSHIP 35 SOUTH, RANGE 18 EAST MANATEE COUNTY, FLORIDA

CONDOMINIUM BOOK 21, PAGE 65
SHEET 2 OF 2 SHEETS

DESCRIPTION, FAIRWAY TRACE AT PERIDIA I
A TRACT OF LAND IN THE WEST 1/2 OF SECTION 9, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE MOST WESTERLY CORNER OF LOT 90, PERIDIA UNIT ONE AS RECORDED IN PLAT BOOK 23 AT PAGES 93-97 PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, THENCE N.56°20'46"W, ALONG THE NORTHEASTERLY LINE OF DADDIE DRIVE, DISTANCE OF 66 FEET; THENCE S.71°00'00"W, A CHORD BEARING OF N.1°00'00"E, A DISTANCE OF 121.23 FEET TO A POINT ON A MONUMENTAL CURVE TO THE RIGHT, HAVING A RADIUS OF 75.00 FEET, A CENTRAL ANGLE OF 09°19'01", A TANGENT LENGTH OF 4.14 FEET, THERE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 6.27 FEET TO A POINT ON A COMPOUND CURVE TO THE RIGHT, HAVING A RADIUS OF 150.00 FEET, A CHORD BEARING OF N.31°07'11"E, A CHORD LENGTH OF 24.74 FEET, THERE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 480.00 FEET, A CENTRAL ANGLE OF 131°10'27", A TANGENT LENGTH OF 12.46 FEET, THERE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 102.46 FEET, THERE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 203.38 FEET TO THE END OF SAID CURVE, THENCE S.73°07'29"E, A DISTANCE OF 197.44 FEET; THENCE S.09°35'45"E, A DISTANCE OF 13.58 FEET; THENCE S.43°23'16"W, A DISTANCE OF 47.09 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH
A TRACT OF LAND IN THE WEST 1/2 OF SECTION 9, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE MOST WESTERLY CORNER OF LOT 90, PERIDIA UNIT ONE AS RECORDED IN PLAT BOOK 23 AT PAGES 93-97 PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, THENCE N.56°20'46"W, ALONG THE NORTHEASTERLY LINE OF DADDIE DRIVE, DISTANCE OF 66 FEET; THENCE S.71°00'00"W, A CHORD BEARING OF N.1°00'00"E, A DISTANCE OF 121.23 FEET TO A POINT ON A MONUMENTAL CURVE TO THE LEFT, HAVING A RADIUS OF 75.00 FEET, A CENTRAL ANGLE OF 09°19'01", A TANGENT LENGTH OF 4.14 FEET, THERE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 6.27 FEET, THERE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 480.00 FEET, A CENTRAL ANGLE OF 131°10'27", A TANGENT LENGTH OF 12.46 FEET, THERE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 102.46 FEET, THERE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 203.38 FEET TO THE END OF SAID CURVE, THENCE S.73°07'29"E, A DISTANCE OF 197.44 FEET; THENCE S.09°35'45"E, A DISTANCE OF 13.58 FEET; THENCE S.43°23'16"W, A DISTANCE OF 47.09 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH
A TRACT OF LAND IN THE WEST 1/2 OF SECTION 9, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE MOST WESTERLY CORNER OF LOT 90, PERIDIA UNIT ONE AS RECORDED IN PLAT BOOK 23 AT PAGES 93-97 PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, THENCE N.56°20'46"W, ALONG THE NORTHEASTERLY LINE OF DADDIE DRIVE, DISTANCE OF 66 FEET; THENCE S.71°00'00"W, A CHORD BEARING OF N.1°00'00"E, A DISTANCE OF 121.23 FEET TO A POINT ON A MONUMENTAL CURVE TO THE RIGHT, HAVING A RADIUS OF 75.00 FEET, A CENTRAL ANGLE OF 09°19'01", A TANGENT LENGTH OF 4.14 FEET, THERE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 6.27 FEET TO A POINT ON A COMPOUND CURVE TO THE RIGHT, HAVING A RADIUS OF 150.00 FEET, A CHORD BEARING OF N.31°07'11"E, A CHORD LENGTH OF 24.74 FEET, THERE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 480.00 FEET, A CENTRAL ANGLE OF 131°10'27", A TANGENT LENGTH OF 12.46 FEET, THERE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 102.46 FEET, THERE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 203.38 FEET TO THE END OF SAID CURVE, THENCE S.73°07'29"E, A DISTANCE OF 197.44 FEET; THENCE S.09°35'45"E, A DISTANCE OF 13.58 FEET; THENCE S.43°23'16"W, A DISTANCE OF 47.09 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH
A TRACT OF LAND IN THE WEST 1/2 OF SECTION 9, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE MOST WESTERLY CORNER OF LOT 90, PERIDIA UNIT ONE AS RECORDED IN PLAT BOOK 23 AT PAGES 93-97 PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, THENCE N.56°20'46"W, ALONG THE NORTHEASTERLY LINE OF DADDIE DRIVE, DISTANCE OF 66 FEET; THENCE S.71°00'00"W, A CHORD BEARING OF N.1°00'00"E, A DISTANCE OF 121.23 FEET TO A POINT ON A MONUMENTAL CURVE TO THE LEFT, HAVING A RADIUS OF 75.00 FEET, A CENTRAL ANGLE OF 09°19'01", A TANGENT LENGTH OF 4.14 FEET, THERE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 6.27 FEET, THERE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 480.00 FEET, A CENTRAL ANGLE OF 131°10'27", A TANGENT LENGTH OF 12.46 FEET, THERE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 102.46 FEET, THERE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 203.38 FEET TO THE END OF SAID CURVE, THENCE S.73°07'29"E, A DISTANCE OF 197.44 FEET; THENCE S.09°35'45"E, A DISTANCE OF 13.58 FEET; THENCE S.43°23'16"W, A DISTANCE OF 47.09 FEET TO THE POINT OF BEGINNING.



MOSBY ENGINEERING ASSOCIATES, INC.
1631 E.E. HUNT ROAD, SHARASOTA, FLA. 34227

BK 1435 P6 0814

FAIRWAY TRACE AT PERIDIA I A LAND CONDOMINIUM, PHASE 15 SECTION 9, TOWNSHIP 35 SOUTH, RANGE 18 EAST MANATEE COUNTY, FLORIDA

DESCRIPTION: PHASE 13

A TRACT OF LAND IN THE WEST 1/2 OF SECTION 9, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE MOST WESTERLY CORNER OF LOT 90, PERDIA UNIT ONE AS RECORDED IN PLAT BOOK 23 AT PAGES 93-97 PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE N.56°00'45"W ALONG THE NORTHERLY LINE OF CADDOE DRIVE EAST (A 66' WIDE PRIVATE STREET), 200.00 FEET; THENCE N.27°33'57"E, A DISTANCE OF 94.79 FEET FOR THE POINT OF BEGINNING; THENCE N.57°41'05"E, A DISTANCE OF 175.00 FEET TO A POINT ON A NORTHWESTERLY CURVE TO THE LEFT, HAVING A RADIUS OF 75.00 FEET, A CENTRAL ANGLE OF 05°19'01" AND A CHORD BEARING OF N.14°00'00"E, A CHORD BEARING OF N.23°29'25"E, AND A CHORD LENGTH OF 8.26 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 8.27 FEET TO A POINT ON A COMPOUND CURVE TO THE RIGHT, HAVING A RADIUS OF 158.00 FEET, A CENTRAL ANGLE OF 05°58'12", A TANGENT LENGTH OF 12.38 FEET, A CHORD BEARING OF N.07°07'00"E, AN ARC LENGTH OF 24.74 FEET TO POINT ON A COMPOUND CURVE TO THE RIGHT, HAVING A RADIUS OF 485.00 FEET, A CENTRAL ANGLE OF 05°23'73" AND A CHORD BEARING OF N.39°18'29"E, AND A CHORD LENGTH OF 45.89 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 45.91 FEET TO THE END OF SAID CURVE; THENCE S.51°19'50"E, A DISTANCE OF 53.93'12"W, A DISTANCE OF 41.04 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.215 ACRES MORE OR LESS.

DESCRIPTION: PHASE 14

A TRACT OF LAND IN THE WEST 1/2 OF SECTION 9, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE MOST WESTERLY CORNER OF LOT 90, PERDIA UNIT ONE AS RECORDED IN PLAT BOOK 23 AT PAGES 93-97 PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE N.56°00'45"W ALONG THE NORTHERLY LINE OF CADDOE DRIVE EAST (A 66' WIDE PRIVATE STREET), 200.00 FEET; THENCE N.11°42'37"E, A DISTANCE OF 167.56 FEET FOR THE POINT OF BEGINNING; THENCE N.51°18'57"W, A DISTANCE OF 124.91 FEET TO A POINT ON A NORTHWESTERLY CURVE TO THE RIGHT, HAVING A RADIUS OF 480.00 FEET, A CENTRAL ANGLE OF 07°50'39", A TANGENT LENGTH OF 33.46 FEET, A CHORD BEARING OF N.44°58'30"E, AND A CHORD LENGTH OF 66.76 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 66.83 FEET TO THE POINT OF BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 75.00 FEET, A CENTRAL ANGLE OF 01°08'12" AND A CHORD BEARING OF N.07°07'00"E, AN ARC LENGTH OF 8.32 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 13.04 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 13.04 FEET TO THE END OF SAID CURVE; THENCE S.46°27'00"E, A DISTANCE OF 121.62 FEET; THENCE S.43°25'16"W, A DISTANCE OF 63.14 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.211 ACRES MORE OR LESS.

DESCRIPTION: PHASE 15

A TRACT OF LAND IN THE WEST 1/2 OF SECTION 9, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE MOST WESTERLY CORNER OF LOT 90, PERDIA UNIT ONE AS RECORDED IN PLAT BOOK 23 AT PAGES 93-97 PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE N.56°00'45"W ALONG THE NORTHERLY LINE OF CADDOE DRIVE EAST (A 66' WIDE PRIVATE STREET), 200.00 FEET; THENCE N.35°10'05"E, A DISTANCE OF 235.71 FEET FOR THE POINT OF BEGINNING; THENCE N.46°27'00"W, A DISTANCE OF 175.00 FEET TO A POINT ON A NORTHWESTERLY CURVE TO THE LEFT, HAVING A RADIUS OF 75.00 FEET, A CENTRAL ANGLE OF 05°19'01" AND A CHORD BEARING OF N.14°00'00"E, A CHORD BEARING OF N.44°43'23"E, AND A CHORD LENGTH OF 71.35 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 71.35 FEET TO THE END OF SAID CURVE; THENCE S.46°27'00"E, A DISTANCE OF 120.00 FEET; THENCE S.43°25'16"W, A DISTANCE OF 71.33 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.196 ACRES MORE OR LESS.

DESCRIPTION: PHASE 16

A TRACT OF LAND IN THE WEST 1/2 OF SECTION 9, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE MOST WESTERLY CORNER OF LOT 90, PERDIA UNIT ONE AS RECORDED IN PLAT BOOK 23 AT PAGES 93-97 PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE N.56°00'45"W ALONG THE NORTHERLY LINE OF CADDOE DRIVE EAST (A 66' WIDE PRIVATE STREET), 200.00 FEET; THENCE N.37°04'57"E, A DISTANCE OF 386.48 FEET FOR THE POINT OF BEGINNING; THENCE N.46°27'00"W, A DISTANCE OF 120.00 FEET TO A POINT ON A NORTHWESTERLY CURVE TO THE LEFT, HAVING A RADIUS OF 75.00 FEET, A CENTRAL ANGLE OF 05°19'01" AND A CHORD BEARING OF N.14°00'00"E, A CHORD BEARING OF N.38°49'18"E, AND A CHORD LENGTH OF 88.03 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 88.03 FEET TO THE END OF SAID CURVE; THENCE S.52°30'17"E, A DISTANCE OF 126.13 FEET; THENCE S.43°25'16"W, A DISTANCE OF 81.12 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.209 ACRES MORE OR LESS.

DESCRIPTION: PHASE 17

A TRACT OF LAND IN THE WEST 1/2 OF SECTION 9, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE MOST WESTERLY CORNER OF LOT 90, PERDIA UNIT ONE AS RECORDED IN PLAT BOOK 23 AT PAGES 93-97 PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE N.56°00'45"W ALONG THE NORTHERLY LINE OF CADDOE DRIVE EAST (A 66' WIDE PRIVATE STREET), 200.00 FEET; THENCE N.38°24'26"E, A DISTANCE OF 387.21 FEET FOR THE POINT OF BEGINNING; THENCE N.52°30'13"W, A DISTANCE OF 46.77'00 FEET TO A POINT ON A NORTHWESTERLY CURVE TO THE LEFT, HAVING A RADIUS OF 75.00 FEET, A CENTRAL ANGLE OF 05°19'01" AND A CHORD BEARING OF N.14°00'00"E, A CHORD BEARING OF N.33°47'18"E, AND A CHORD LENGTH OF 50.67 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 50.65 FEET TO THE END OF SAID CURVE; THENCE S.78°02'15"E, A DISTANCE OF 147.44 FEET; THENCE S.00°58'45"E, A DISTANCE OF 13.68 FEET; THENCE S.43°25'16"W, A DISTANCE OF 108.49 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.259 ACRES MORE OR LESS.



BK 1435 PG 0815

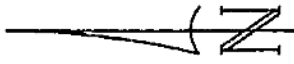
DW 1475 PC 0016
DW 1400 PC 0010

CONDOMINIUM BOOKS 21 PAGE 171
SHEET 4 OF 7 SHEETS

FAIRWAY TRACE AT PERIDIA I

A LAND CONDOMINIUM, PHASE 15

SECTION 9, TOWNSHIP 35 SOUTH, RANGE 18 EAST MANATEE COUNTY, FLORIDA



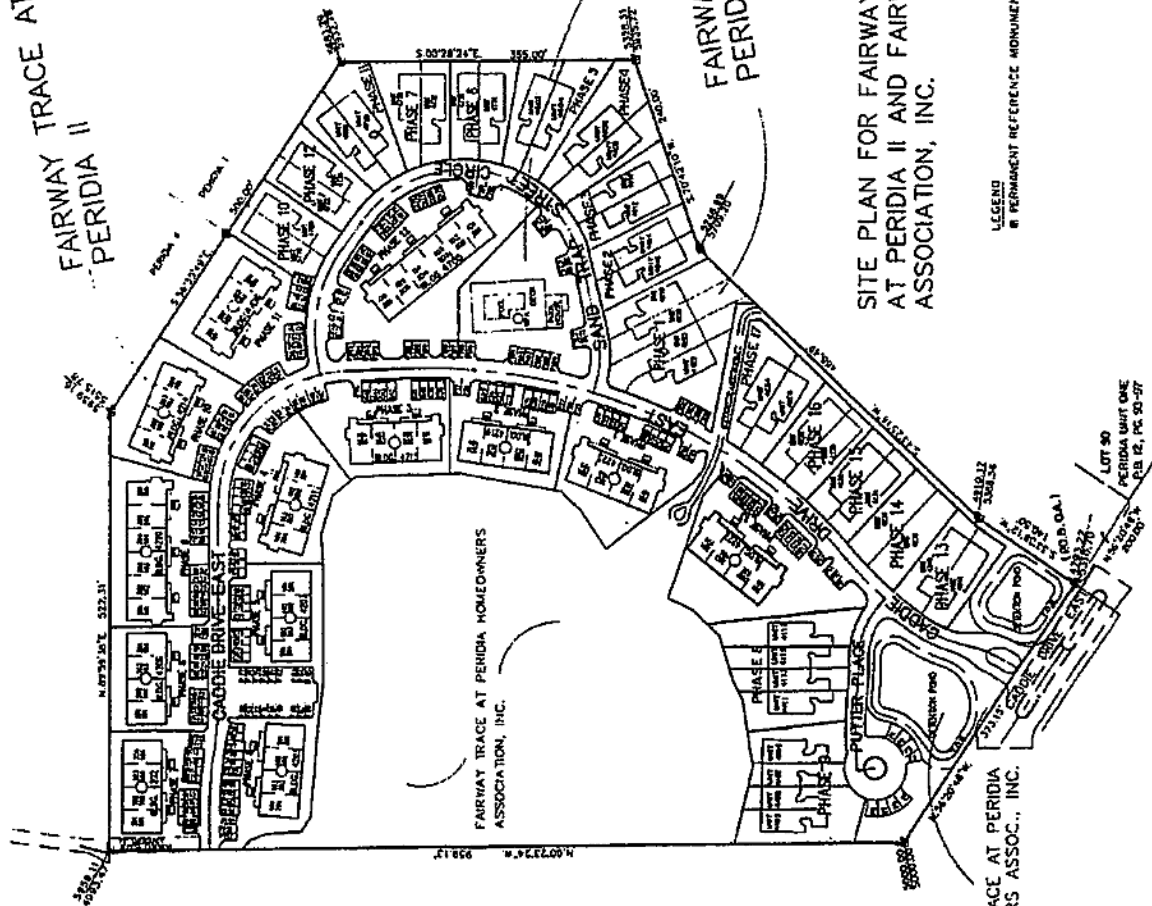
NOTES:

P ARE OPEN PARKING SPACES LOCATED IN THE HOMEOWNERS ASSOCIATION PROPERTY WHICH ARE AVAILABLE FOR UNIT OWNERS OF PERIDIA I, AND PERIDIA II.

G ARE PARKING SPACES WITHIN PERIDIA II AND ARE FOR THE EXCLUSIVE USE OF PERIDIA II OWNERS.

FAIRWAY TRACE AT PERIDIA II

FAIRWAY TRACE AT PERIDIA I



FAIRWAY TRACE AT PERIDIA HOMEOWNERS ASSOCIATION, INC.

FAIRWAY TRACE AT PERIDIA HOMEOWNERS ASSOC., INC.

SITE PLAN FOR FAIRWAY TRACE AT PERIDIA I, FAIRWAY TRACE AT PERIDIA II AND FAIRWAY TRACE AT PERIDIA HOMEOWNERS ASSOCIATION, INC.

LEGEND
■ PERMANENT REFERENCE MONUMENT



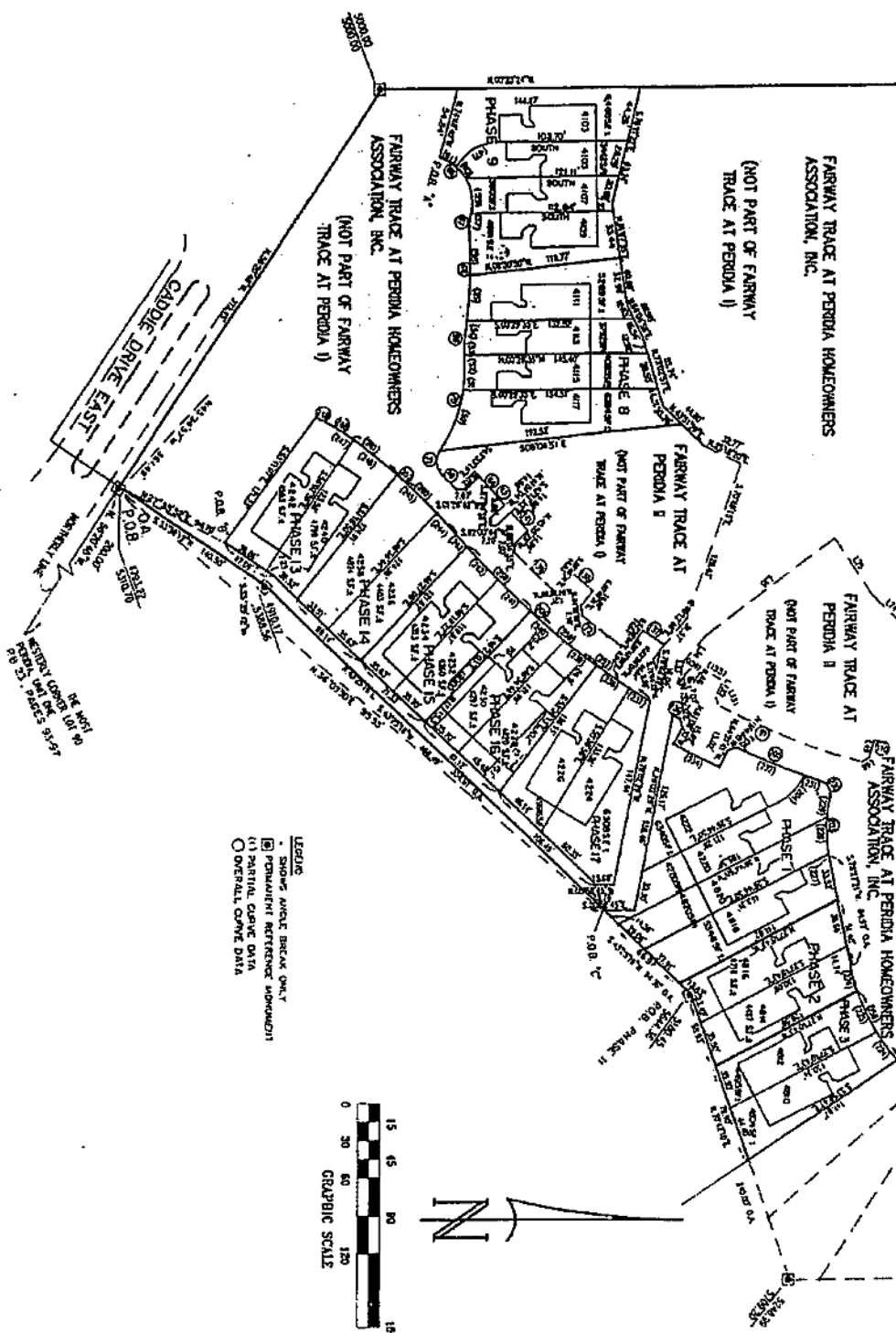
MOSSBY ENGINEERING ASSOCIATES, INC.
3500 BEE HIVE ROAD SARASOTA, FL. 34217

FAIRWAY TRACE AT PERIDIA I

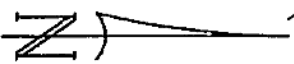
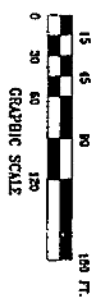
A LAND CONDOMINIUM, PHASE 15
SECTION 9, TOWNSHIP 36 SOUTH, RANGE 18 EAST
MANATEE COUNTY, FLORIDA

CONDOMINIUM BOOK PAGE 172
SHEET 6 OF 7 SHEETS

FOR MATCH SEE 6 OF 7 SHEETS



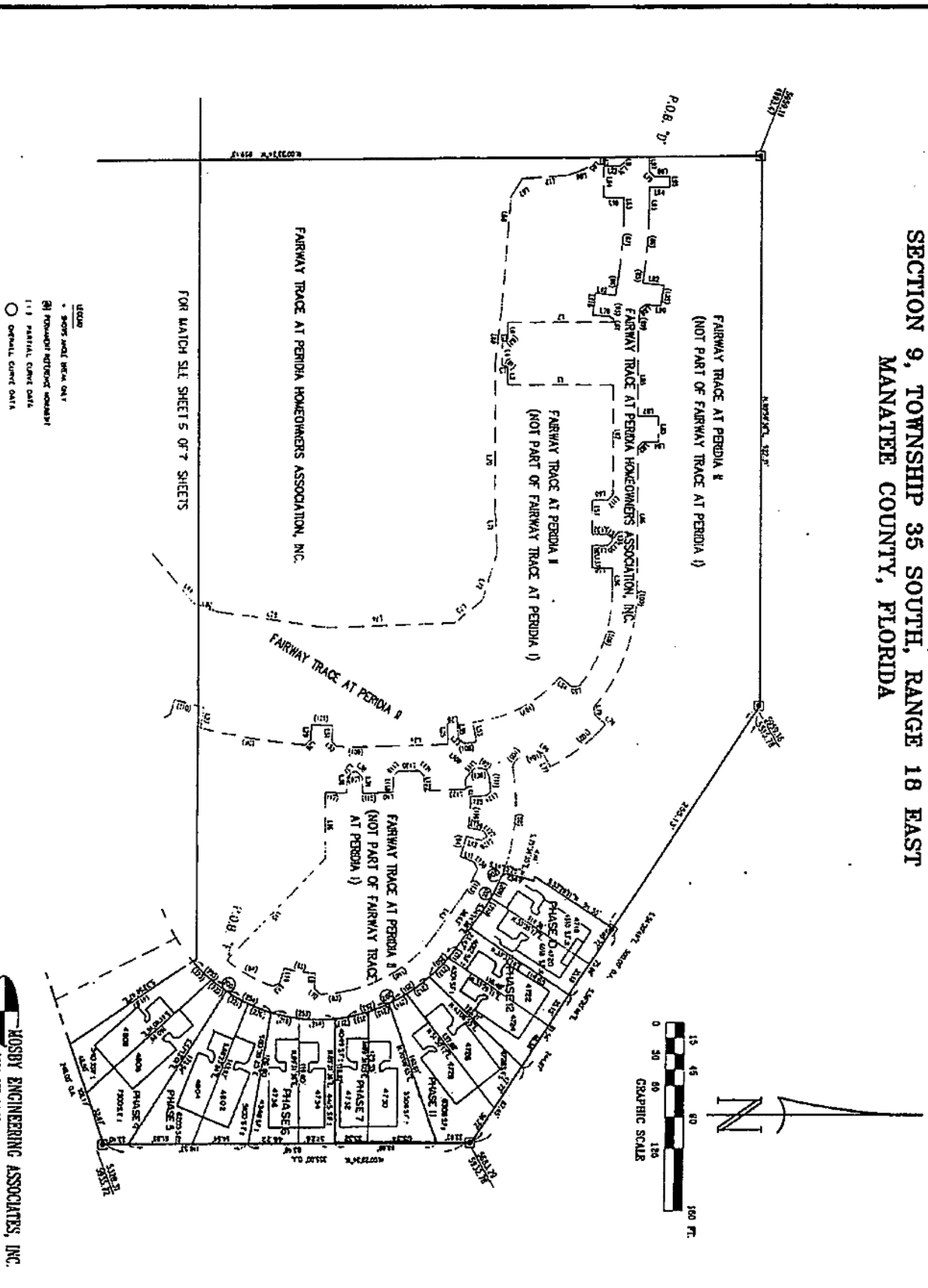
- LEGEND
- SHOWS ARIAL BREAK ONLY
 - PERMANENT REFERENCE MONUMENT
 - (1) PARTIAL CONVEY DATA
 - OVERALL CONVEY DATA



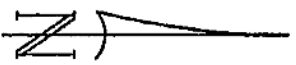
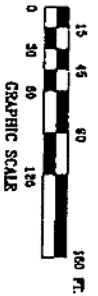
FAIRWAY TRACE AT PERIDIA I

A LAND CONDOMINIUM, PHASE 15
SECTION 9, TOWNSHIP 35 SOUTH, RANGE 18 EAST
MANATEE COUNTY, FLORIDA

CONDOMINIUM BOOK 82 PAGE 13
SHEET 6 OF 2 SHEETS



- LEGEND
- SPURS AND BRANCH ONLY
 - ⊗ PROPOSED INTERIOR CORNER
 - ⊕ PARTIAL CORNER DATA
 - OVERALL CURVE DATA



HOSBY ENGINEERING ASSOCIATES, INC.
3699 BEY BLVD. ROAD
SARASOTA, FLA. 34232

FAIRWAY TRACE AT PERIDIA I
A LAND CONDOMINIUM, PHASE 15
SECTION 9, TOWNSHIP 35 SOUTH, RANGE 18 EAST
MANATEE COUNTY, FLORIDA

CURVE TABLE

Table with columns: NO., RADIOS, DELTA, ARC, TANGENT, CHORD, CHORD BEARINGS. Contains numerical data for curve calculations.

LINE TABLE

Table with columns: NO., BEARING, DISTANCE. Lists line segments and their bearings/distances.

CURVE TABLE

Table with columns: NO., BEARING, DISTANCE, CHORD, CHORD BEARINGS. Continuation of curve and line data.



MOSSY ENGINEERING ASSOCIATES, INC.
3859 BITE ROAD, SARASOTA, FL 34232

AMENDMENT

ADDING PHASE 14

TO DECLARATION OF

FAIRWAY TRACE AT PERIDIA I, A LAND CONDOMINIUM

PERIDIA ASSOCIATES, LTD., a Florida limited partnership, the developer of FAIRWAY TRACE AT PERIDIA I, A CONDOMINIUM, does hereby create this Amendment to Declaration of Fairway Trace at Peridia I, a Condominium To Submit Phase 14 (the "Amendment"). The Declaration of Fairway Trace at Peridia I, a Condominium, was recorded in Official Records Book 1324, beginning at Page 1721, as Clerk's Instrument No. 445490, on February 7, 1991, and in Condominium Plat Book 25, Pages 100 through 116, inclusive, as amended thereafter, including, but not limited to, the amendments recorded in Official Records Book 1345, beginning at Page 2731, and in Official Records Book 1363, beginning at Page 3485, and in Official Records Book 1396, beginning at Page 2431, and in Official Records Book 1389, beginning at Page 6265, and in Official Records Book 1398, beginning at Page 4632, and in Official Records 1400, beginning at Page 7424, and in Official Records Book 1403, beginning at 1182, and in Official Records Book 1404, beginning at Page 2514, and in Official Records Book 1404, beginning at Page 2527, and in Official Records Book 1426, beginning at Page 2302, all of the Public Records of Manatee County, Florida and as amended thereafter (the "Declaration").

The Amendment to the Declaration to submit Phase 14 is as follows:

1. Peridia Associates, Ltd., a Florida limited partnership, for itself, its successors, grantees and assigns, hereby states, declares and ratifies that Phase 14 of Fairway Trace at Peridia I, a Condominium, as more particularly defined in the above referenced Declaration of Condominium, is submitted to condominium ownership, pursuant to the requirements of Chapter 718 of the statutes of the State of Florida. Accordingly, Phase 14 of Fairway Trace at Peridia I, a Condominium, is hereby filed for record and shall become a part of Fairway Trace at Peridia I, a Condominium, and shall be subject to the Declaration of Condominium and all exhibits thereto as recited above.

2. In addition to the above-referenced submission, this Amendment shows substantial completion of the improvements in Phase 14 of Fairway Trace at Peridia I, a Condominium, as described in that certain Certificate of the surveyor incorporated in Exhibit "A" attached hereto and by this reference made a part hereof and said Certificate states that the construction of the improvements as to Phase 14 of Fairway Trace at Peridia I, a Condominium, is substantially complete so that the material, together with the provisions of the Declaration and the amendments thereto describing the condominium property is an accurate representation of the location and dimensions of the improvements, and that the identification, location and dimensions of the common elements and of the improvements in Phase 14 of Fairway Trace at Peridia I, a Condominium, can be determined from these materials.

3. The units located in Phase 14 of Fairway Trace at Peridia I, a Condominium which are submitted to condominium ownership are 4236 and 4238.

4. Upon submission hereby of Phase 14 of Fairway Trace at Peridia I, a Condominium, each unit in this Condominium shall own a 1/38th undivided share in the common elements of this Condominium, as well as a 1/38th undivided share of the common expense and common surplus of this Condominium.

5. All other terms, conditions, obligations, responsibilities and duties required by the Declaration of Condominium, and all exhibits and schedules thereto, and any and all amendments including exhibits and schedules thereto, and all other documents referred to herein, shall remain in full force and effect and unchanged

182 thru

176 pages

CB 27

FOR CONDOMINIUM PLAT BOOK SEE:

BK 1436 PG 2155
DKT # 000733071

except as amended by this Amendment.

IN WITNESS WHEREOF, Peridia Associates, Ltd., a Florida limited partnership, has executed this Amendment this 10 day of May, 1994.

Signed, sealed and delivered in the presence of:

PERIDIA ASSOCIATES, LTD., a Florida limited partnership, by its general partner:

By: A.J.B. DEVELOPMENT, INC., a Florida corporation

4. [Signature]
Signature
C. TAYLOR
Name Legibly Printed or Typewritten

By: [Signature]
Anthony J. Bruscano
President

[Signature]
Signature
Russell H. Whitman
Name Legibly Printed or Typewritten

(CORPORATE SEAL)

4247 Caddie Drive East
Bradenton, Fl. 34203

As to Peridia Associates, Ltd.

STATE OF FLORIDA)
COUNTY OF MANATEE)

The foregoing instrument was acknowledged before me this 10 day of May, 1994, by ANTHONY J. BRUSCINO, the President of A.J.B. DEVELOPMENT, INC., a Florida corporation, as the sole general partner of PERIDIA ASSOCIATES, LTD., a Florida limited partnership, on behalf of the corporation as the general partner of said limited partnership, who is personally known to me and who took an oath.

[Signature]
Signature

KAREN L. GRUNIG
Name Legibly Printed or Typewritten

(SEAL.)

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

My commission expires:



KAREN L. GRUNIG
MY COMMISSION # CC 051836 EXPIRES
September 30, 1994
BONDED THRU TROY FAIR INSURANCE, INC.

BK 1436 PG 2156

JOINDER OF MORTGAGEE

The Mortgagee, **FLORIDA A.R. INVESTMENTS, INC.**, a Florida corporation, as a holder and owner of an encumbrance of record of a portion of the real property which has been submitted for condominium ownership pursuant to the Declaration of Condominium of Fairway Trace at Peridia I, which was recorded in Official Records Book 1324, beginning at Page 1721, on February 7, 1991, as amended thereafter, and which appears in Condominium Plat Book 25, pages 100 through 116, inclusive, as amended thereafter, all of the Public Records of Manatee County, Florida, hereby consents to the Amendment to the Declaration of Fairway Trace at Peridia I, a Condominium to submit Phase 14 and hereby joins in and ratifies the plat and all dedications and reservations thereon, and subordinates all of its instruments of security including its mortgage interest to the Declaration of Condominium of Fairway Trace at Peridia I and all Amendments thereto. Said instruments of security are more particularly described as that certain Collateral Mortgage recorded on June 3, 1991 in Official Records Book 1337, beginning at page 3130, of the Public Records of Manatee County, Florida.

IN WITNESS WHEREOF, the mortgagee, **FLORIDA A.R. INVESTMENTS, INC.**, has hereunto set its hand and seal this 4th day of May, 1994.

Signed, sealed and delivered
in the presence of:

FLORIDA A.R. INVESTMENTS, INC., a
Florida corporation

Jane Morrow
Signature
JANE MORROW
Name Legibly Printed or Typewritten

By: Ernest L. Mascara
Ernest L. Mascara
Vice-President

(CORPORATE SEAL)

Richard C. Campbell
Signature
RICHARD C. CAMPBELL
Name Legibly Printed or Typewritten

Post Office Box 22095
St. Petersburg, Fl. 33742

As to Florida A.R. Investments, Inc.

STATE OF FLORIDA)
COUNTY OF PINEILLAS)

The foregoing instrument was acknowledged before this 4th day of May, 1994, by ERNEST L. MASCARA, the Vice-President of **FLORIDA A.R. INVESTMENTS, INC.**, a Florida corporation, on behalf of said corporation, who is personally known to me and who took an oath.

JANE ANNE MORROW
Notary Public, State of Florida
My Comm. Expires Feb. 19, 1995
No. CC362617

Jane Anne Morrow
Signature
JANE ANNE MORROW
Name Legibly Printed or Typewritten

(SEAL)

My commission expires:

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

BK 1436 PG 2157

JOINDER OF MORTGAGEE

The Mortgagee, **LIBERTY NATIONAL BANK**, a corporation organized and existing under the laws of the United States of America, as a holder and owner of an encumbrance of record of a portion of the real property which has been submitted for condominium ownership pursuant to the Declaration of Condominium of Fairway Trace at Peridia I, which was recorded in Official Records Book 1324, beginning at Page 1721, on February 7, 1991, as amended thereafter, and which appears in Condominium Plat Book 25, pages 100 through 116, inclusive, as amended thereafter, all of the Public Records of Manatee County, Florida, hereby consents to the Amendment to the Declaration of Fairway Trace at Peridia I, a Condominium to submit Phase 14 and hereby joins in and ratifies the plat and all dedications and reservations thereon, and subordinates all of its instruments of security including its mortgage interest to the Declaration of Condominium of Fairway Trace at Peridia I and all Amendments thereto. Said instruments of security are more particularly described follows:

(a) Real Estate Mortgage and Security Agreement, and Collateral Assignment of Rents and Leases, all dated November 30, 1992, and as modified from time to time. The Real Estate Mortgage and Security Agreement was recorded in Official Records Book 1394, beginning at Page 5620, of the Public Records of Manatee County, Florida, and the Collateral Assignment of Rents and Leases was recorded in Official Records Book 1394, commencing at page 5629, of the Public Records of Manatee County, Florida.

(b) The Financing Statement was recorded in Official Records Book 1394, commencing at Page 5640, of the Public Records of Manatee County, Florida, and also filed with the Florida Secretary of State.

IN WITNESS WHEREOF, the mortgagee, **LIBERTY NATIONAL BANK**, has hereunto set its hand and seal this 9th day of May, 1994.

Signed, sealed and delivered
in the presence of:

LIBERTY NATIONAL BANK

DeWise Lee Hagman
Signature

DEWISE LEE HAGMAN
Name Legibly Printed or Typewritten

By: Tamala Johnson
Its ~~Asst Vice~~ President

TAMALA JOHNSON
Name Legibly Printed or Typewritten

Michelle Chervalier
Signature

Michelle Chervalier
Name Legibly Printed or Typewritten

((CORPORATE SEAL))

6001 - 26th Street West
Bradenton, Fl. 34207

As to Liberty National Bank

This instrument prepared by and return to:

Ernest I.. Mascara
Attorney at Law
Post Office Box 22095
St. Petersburg, Florida 33742

BK 1436 PG 2158

STATE OF FLORIDA)
COUNTY OF MANATEE)

The foregoing instrument was acknowledged before this 9th day of May, 1994,
by JANALA TOMSON, the Asst. Vice President of LIBERTY NATIONAL BANK, on behalf
of said corporation, who is personally known to me and who took an oath.

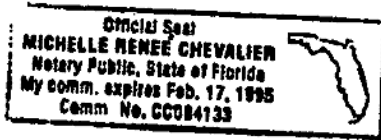
Michelle Renee Chevalier
Signature

Michelle Renee Chevalier
Name Legibly Printed or Typewritten

(SEAL)

My commission expires:

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE



BK 1436 PG 2159

FAIRWAY TRACE AT PERIDIA I A LAND CONDOMINIUM, PHASE 14 SECTION 9, TOWNSHIP 35 SOUTH, RANGE 18 EAST MANATEE COUNTY, FLORIDA

NOTES

1. BEARINGS ARE BASED ON AN ASSUMED MERIDIAN.
2. IMPROVEMENTS WITHIN THE COMMON ELEMENTS SUCH AS BUT NOT LIMITED TO WATER MAINS, WATER LINES, UTILITY LINES, IRRIGATION SYSTEM, ROADWAY, ETC., SHALL BE THE RESPONSIBILITY OF THE UNIT OWNERS AND SHALL BE LOCATED ON GRAPHOLOGICALLY SHOWN.
3. COORDINATE SYSTEM IS BASED ON AN ASSUMED SYSTEM.
4. CONSTRUCTION OF THIS CONDOMINIUM IS NOT SUBSTANTIALLY COMPLETE.

EASEMENTS: EXISTING, CREATED, OR RESERVED

- A. THE DECLARATION OF CONDOMINIUM TO WHICH THIS SURVEY AND PLOT PLAN IS ATTACHED STATES THAT CERTAIN EASEMENTS THAT MAY NOT BE GRAPHOLOGICALLY SHOWN ARE RESERVED. SUCH EASEMENTS ARE DESCRIBED HEREIN BY REFERENCE TO THE PARAGRAPHS OF THE DECLARATION OF CONDOMINIUM WITH REGARD TO THE EASEMENTS OR RIGHTS GRANTED AND RESERVED HEREIN, WHICH EASEMENTS INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:

- UTILITY EASEMENT
A. AGRICULTURAL EASEMENT FOR INSTALLATION, CONSTRUCTION, REPAIR, MAINTENANCE AND RIGHT OF ACCESS TO PRIVATE AND PUBLIC UTILITY LINES AND SERVICES OF ALL KINDS AND CHARACTER AND FOR THE CONDOMINIUM LANDS WHICH ARE NOT OCCUPIED BY BUILDINGS OR OTHER STRUCTURES.
- ENCROACHMENTS
AN EASEMENT FOR ANY UNIT THAT ENCROACHES UPON ANY OF THE COMMON ELEMENTS OR UPON ANY UNIT, ALONG WITH AN EASEMENT FOR ANY COMMON ELEMENT THAT ENCROACHES UPON ANY UNIT, SUCH EASEMENTS SHALL EXIST TO THE EXTENT OF SUCH ENCROACHMENTS SO LONG AS THE ENCROACHMENT EXISTS.
- TRAVEL
AN EASEMENT FOR PEDESTRIAN TRAFFIC OVER, THROUGH AND ACROSS SIDEWALKS, PATHS, WALLS AND OTHER PORTIONS OF THE CONDOMINIUM AS DESCRIBED HEREIN THAT IS INTENDED AND DESIGNATED FOR SUCH PURPOSES AND SHALL BE FOR THE USE AND BENEFIT OF THE UNIT OWNERS OF FAIRWAY TRACE AT PERIOD 1, AND FAIRWAY TRACE AT PERIOD 1.
- EASEMENTS FOR ALL LAND

ALL EASEMENTS CREATED, GRANTED AND RESERVED IN THE DECLARATION OF CONDOMINIUM SHALL BE THE SAME AS SET FORTH IN THIS DECLARATION FROM TIME TO TIME AND THE RIGHTS RESERVED HEREIN, AS SAID MAY BE AMENDED WHETHER OR NOT THE REAL PROPERTY DESCRIBED IN THIS DECLARATION AS PHASES OF CONDOMINIUM, OR AS A SEPARATE CONDOMINIUM OF CONDOMINIUMS.

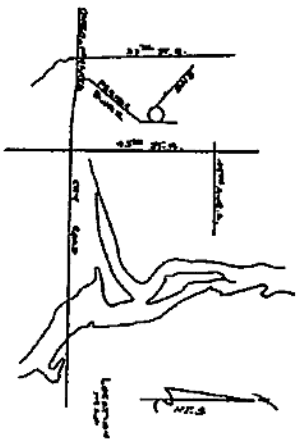
LANDS OF FAIRWAY TRACE AT PERIOD 1, CONDOMINIUMS ASSOCIATION, INC. ARE SUBJECT TO VARIOUS EASEMENTS CREATED BY THE MASTER DECLARATION OF CONDOMINIUMS AND RESTRICTIONS FOR PERIOD 1, RECORDED IN OFFICIAL RECORDS BOOK 1175, PAGE 2172 PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA AND AS AMENDED HEREAFTER.

SURVEYOR'S CERTIFICATE

I, FRED W. LEWIS, A REGISTERED LAND SURVEYOR AUTHORIZED TO PRACTICE IN THE STATE OF FLORIDA, HEREBY CERTIFY THAT THIS SURVEY DOES NOT VIOLATE THE MANATEE COUNTY STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA, CHAPTER 61017-6, FLORIDA ADMINISTRATIVE CODE PURSUANT TO CHAPTER 472.012, FLORIDA STATUTES, THAT I AM NOT PROVIDING REPRESENTATION OF PROPOSED IMPROVEMENTS OCCURRED, SO THAT THIS LOCATION AND BEARING THE PROVISIONS OF DECLARATION PROVIDES SUFFICIENT DETAIL OF THE LOCATION AND BEARING OF THE COMMON ELEMENTS AND THAT THE DECLARATION, LOCATION AND DIMENSIONS OF THE COMMON ELEMENTS, SHALL BE SUFFICIENTLY CLEAR AND UNAMBIGUOUS TO PERMIT UPON SUBSTANTIAL COMPLETION, THAT ALL SUCH IMPROVEMENTS SHALL BE LOCATED AND THERE ARE NO CHANGES IN THE DOCUMENT'S SURVEY DATA, 1990 AND AMENDED ON 1. JAN. 1991, AND AS PHASES HAVE BEEN ADDED.

FRED W. LEWIS, P.L.S.
REGISTERED LAND SURVEYOR
STATE OF FLORIDA, REG. NO. 4305

DATE OF THIS P.L.1



DESCRIPTION: OVERALL PROPERTY INCLUDING FAIRWAY TRACE AT PERIOD 1, FAIRWAY TRACE AT PERIOD 2 AND FAIRWAY TRACE AT PERIOD 3, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BOUNDARY AT THE MOST WESTERLY CORNER OF LOT 90, PERIOD 1, FAIRWAY TRACE AT PERIOD 1, BOOK 12, AT PAGES 33-37 PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, BEARING N 89° 00' 00" W, A DISTANCE OF 111.15 FEET TO THE POINT OF BEGINNING; BEARING N 56° 00' 00" W, A DISTANCE OF 311.15 FEET TO THE POINT OF BEGINNING; BEARING N 99° 13' 00" W, A DISTANCE OF 489.30 FEET TO THE POINT OF BEGINNING; BEARING S 89° 13' 00" W, A DISTANCE OF 500.00 FEET TO THE POINT OF BEGINNING; BEARING S 89° 13' 00" W, A DISTANCE OF 507.24 FEET TO THE POINT OF BEGINNING; BEARING S 89° 13' 00" W, A DISTANCE OF 507.24 FEET TO THE POINT OF BEGINNING; BEARING S 89° 13' 00" W, A DISTANCE OF 507.24 FEET TO THE POINT OF BEGINNING; BEARING S 89° 13' 00" W, A DISTANCE OF 507.24 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S CERTIFICATE

I, DORIS G. MOSBY, A REGISTERED LAND SURVEYOR IN THE STATE OF FLORIDA, HEREBY CERTIFY THAT CONSTRUCTION OF THE IMPROVEMENTS IN PHASE 14, FAIRWAY TRACE AT PERIOD 1, CONDOMINIUMS ASSOCIATION, INC. IS IN ACCORDANCE WITH THE MANATEE COUNTY STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA, CHAPTER 61017-6, FLORIDA ADMINISTRATIVE CODE PURSUANT TO CHAPTER 472.012, FLORIDA STATUTES, THAT I AM NOT PROVIDING REPRESENTATION OF PROPOSED IMPROVEMENTS OCCURRED, SO THAT THIS LOCATION AND BEARING THE PROVISIONS OF DECLARATION PROVIDES SUFFICIENT DETAIL OF THE LOCATION AND BEARING OF THE COMMON ELEMENTS AND THAT THE DECLARATION, LOCATION AND DIMENSIONS OF THE COMMON ELEMENTS, SHALL BE SUFFICIENTLY CLEAR AND UNAMBIGUOUS TO PERMIT UPON SUBSTANTIAL COMPLETION, THAT ALL SUCH IMPROVEMENTS SHALL BE LOCATED AND THERE ARE NO CHANGES IN THE DOCUMENT'S SURVEY DATA, 1990 AND AMENDED ON 1. JAN. 1991, AND AS PHASES HAVE BEEN ADDED.

FRED W. LEWIS, P.L.S.
REGISTERED LAND SURVEYOR
STATE OF FLORIDA, REG. NO. 4305

FRED W. LEWIS, P.L.S.
REGISTERED LAND SURVEYOR
STATE OF FLORIDA, REG. NO. 4305



MOSBY ENGINEERING ASSOCIATES, INC.
2059 BEE HIVE ROAD SARASOTA, FLA 34237

FAIRWAY TRACE AT PERIDIA
A LAND CONDOMINIUM, PHASE 14
SECTION 9, TOWNSHIP 35 SOUTH, RANGE 18 EAST
MANATEE COUNTY, FLORIDA

CONDOMINIUM BOOK 27, PAGE 177
SHEET 2 OF 2 SHEETS

BK 1436 PG 2161

DESCRIPTION FAIRWAY TRACE AT PERIDIA I

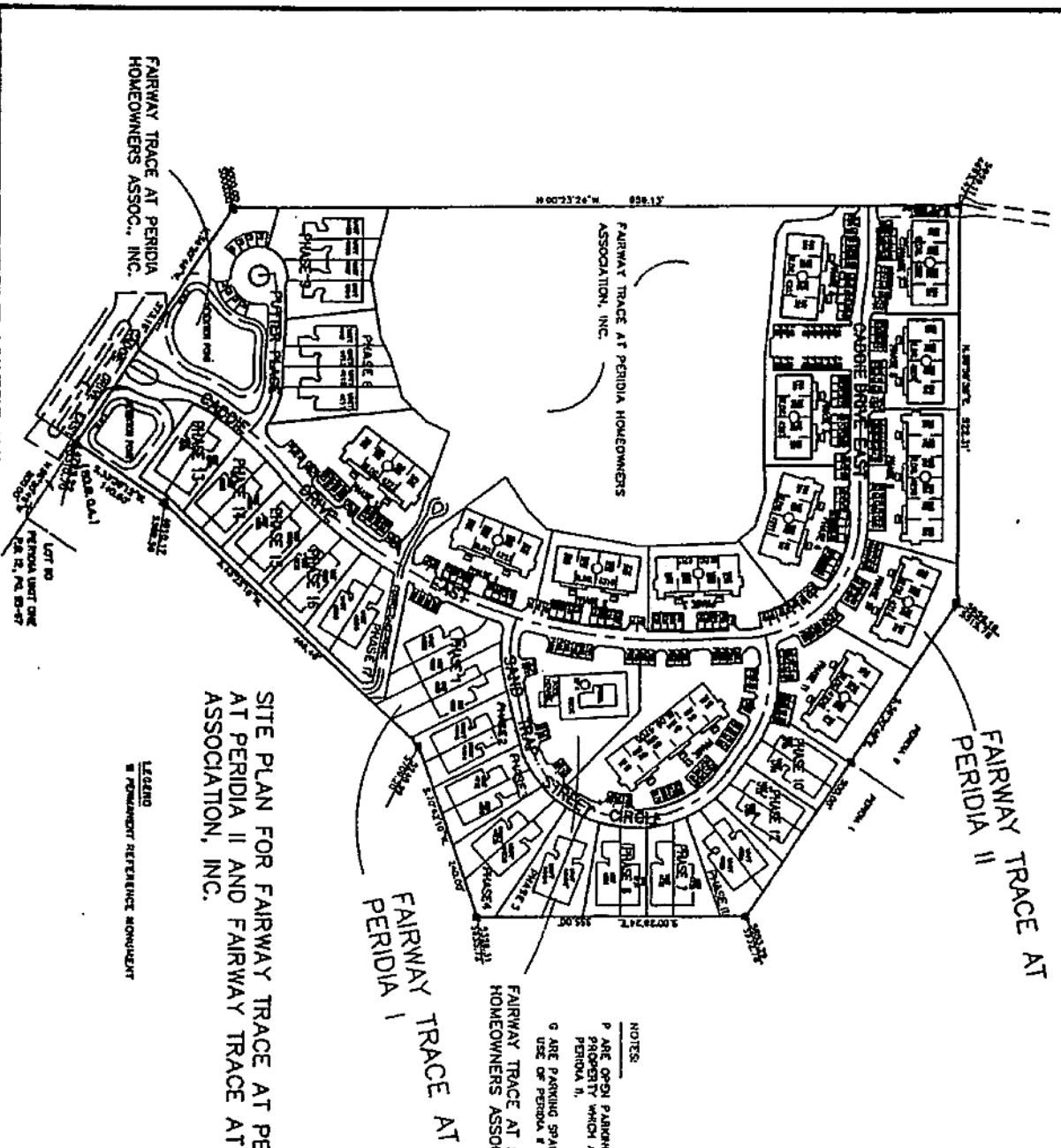
A TRACT OF LAND IN THE WEST 1/2 OF SECTION 9, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCE AT THE MOST WESTERN CORNER OF LOT 9A, PERIOD, UNIT ONE AS RECORDED IN PLAT BOOK 21 AT PAGES 62-67 PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE N87°04'17"W, ALONG THE NORTHWESTERLY LINE OF SAID CURVE, DISTANCE OF 281.40 FEET TO THE POINT OF BEGINNING "X"; THENCE S12°00'00"W, A DISTANCE OF 34.88 FEET BEARING N07°27'16"W, A DISTANCE OF 14.87 FEET BEARING S70°11'27"W, A DISTANCE OF 32.17 FEET BEARING N45°04'59"E, A DISTANCE OF 11.17 FEET BEARING S31°11'27"W, A DISTANCE OF 17.21 FEET BEARING S11°11'27"E, A DISTANCE OF 11.00 FEET TO THE POINT ON A HORIZONTAL CURVE TO THE LEFT, HAVING A RADIUS OF 112.00 FEET, A CHORD BEARING OF N7°21'54"W, AND A CHORD LENGTH OF 71.73 FEET THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 11.02 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 112.45 FEET, A CHORD BEARING OF N71°25'19"W, A CHORD LENGTH OF 11.44 FEET TO SAID POINT OF BEGINNING "X"; THENCE S89°58'24"E, A DISTANCE OF 11.24 FEET TO THE END OF SAID CURVE, AN ARC LENGTH OF 34.00 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 117.87 FEET, A CHORD BEARING OF N70°11'6"E, A CHORD LENGTH OF 40.23 FEET, A CHORD BEARING OF N08°27'45"W, AND A CHORD LENGTH OF 80.12 FEET THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 80.12 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 21.00 FEET, A CHORD BEARING OF N71°25'19"E, A CHORD LENGTH OF 21.00 FEET, A CHORD BEARING OF N14°27'16"E, AND A CHORD LENGTH OF 42.00 FEET, A CHORD BEARING OF N45°04'59"E, AND A CHORD LENGTH OF 84.00 FEET, A CHORD BEARING OF N71°25'19"E, AND A CHORD LENGTH OF 168.00 FEET TO THE POINT OF BEGINNING "Y".

TOGETHER WITH
 A TRACT OF LAND IN THE WEST 1/2 OF SECTION 9, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCE AT THE MOST WESTERN CORNER OF LOT 9A, PERIOD, UNIT ONE AS RECORDED IN PLAT BOOK 21 AT PAGES 62-67 PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE N87°04'17"W, ALONG THE NORTHWESTERLY LINE OF SAID CURVE, DISTANCE OF 281.40 FEET TO THE POINT OF BEGINNING "X"; THENCE S12°00'00"W, A DISTANCE OF 34.88 FEET BEARING N07°27'16"W, A DISTANCE OF 14.87 FEET BEARING S70°11'27"W, A DISTANCE OF 32.17 FEET BEARING N45°04'59"E, A DISTANCE OF 11.17 FEET BEARING S31°11'27"E, A DISTANCE OF 17.21 FEET BEARING S11°11'27"E, A DISTANCE OF 11.00 FEET TO THE POINT ON A HORIZONTAL CURVE TO THE LEFT, HAVING A RADIUS OF 112.00 FEET, A CHORD BEARING OF N7°21'54"W, AND A CHORD LENGTH OF 71.73 FEET THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 11.02 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 112.45 FEET, A CHORD BEARING OF N71°25'19"W, A CHORD LENGTH OF 11.44 FEET TO SAID POINT OF BEGINNING "X"; THENCE S89°58'24"E, A DISTANCE OF 11.24 FEET TO THE END OF SAID CURVE, AN ARC LENGTH OF 34.00 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 117.87 FEET, A CHORD BEARING OF N70°11'6"E, A CHORD LENGTH OF 40.23 FEET, A CHORD BEARING OF N08°27'45"W, AND A CHORD LENGTH OF 80.12 FEET THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 80.12 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 21.00 FEET, A CHORD BEARING OF N71°25'19"E, A CHORD LENGTH OF 21.00 FEET, A CHORD BEARING OF N14°27'16"E, AND A CHORD LENGTH OF 42.00 FEET, A CHORD BEARING OF N45°04'59"E, AND A CHORD LENGTH OF 84.00 FEET, A CHORD BEARING OF N71°25'19"E, AND A CHORD LENGTH OF 168.00 FEET TO THE POINT OF BEGINNING "Y".

FAIRWAY TRACE AT PERIDIA I

A LAND CONDOMINIUM, PHASE 14
SECTION 9, TOWNSHIP 35 SOUTH, RANGE 18 EAST
MANATEE COUNTY, FLORIDA

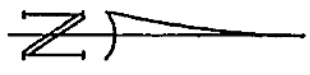
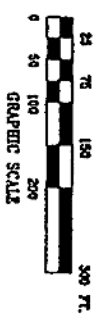
CONDOMINIUM BOOK 27 PAGE 73
SHEET 4 OF 7 SHEETS



SITE PLAN FOR FAIRWAY TRACE AT PERIDIA I, FAIRWAY TRACE AT PERIDIA II AND FAIRWAY TRACE AT PERIDIA HOMEOWNERS ASSOCIATION, INC.

LEGEND
P PERMANENT REFERENCE MONUMENT

NOTES:
P ARE OPEN PARKING SPACES LOCATED IN THE HOMEOWNERS ASSOCIATION PROPERTY WHICH ARE AVAILABLE FOR UNIT OWNERS OF PERIDIA I AND PERIDIA II.
O ARE PARKING SPACES WITHIN PERIDIA I AND ARE FOR THE EXCLUSIVE USE OF PERIDIA I OWNERS.
FAIRWAY TRACE AT PERIDIA HOMEOWNERS ASSOC., INC.

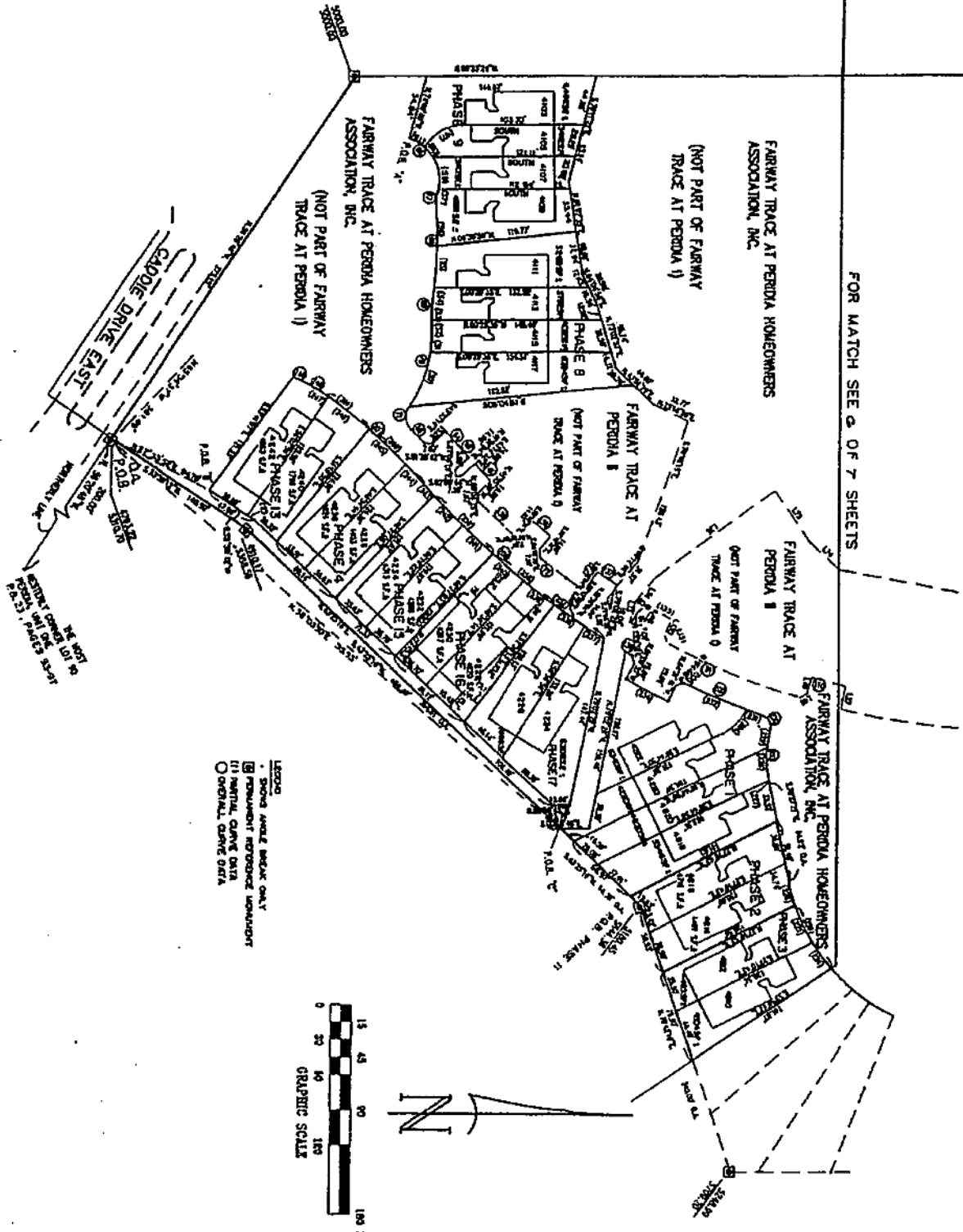


121

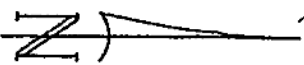
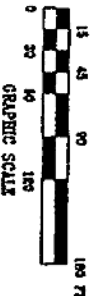
FAIRWAY TRACE AT PERIDIA I

A LAND CONDOMINIUM, PHASE 14
SECTION 9, TOWNSHIP 35 SOUTH, RANGE 18 EAST
MANATEE COUNTY, FLORIDA

FOR MATCH SEE Q OF 7 SHEETS



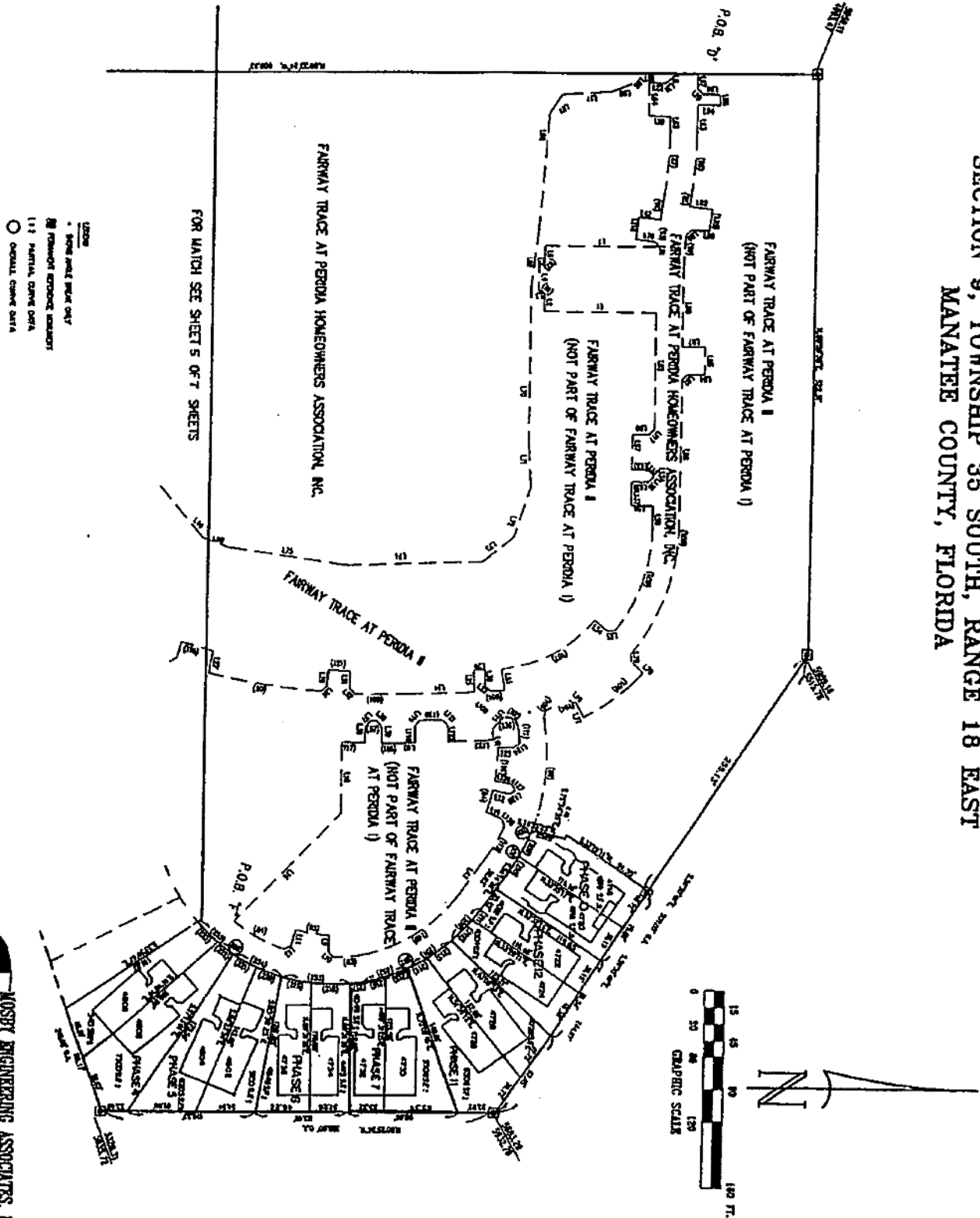
- LEGEND
- SHOWS ARIAL BOUNDARY ONLY
 - - - PERMANENT REFERENCE MONUMENT
 - NATURAL CORNER DATA
 - ORIGINAL CORNER DATA



FAIRWAY TRACE AT PERIDIA I

A LAND CONDOMINIUM, PHASE 14
SECTION 9, TOWNSHIP 35 SOUTH, RANGE 18 EAST
MANATEE COUNTY, FLORIDA

CONDOMINIUM BOOK 21 PAGE 157
SHEET 6 OF 7 SHEETS



- LEGEND
- SHORE WALK RIGHT ONLY
 - ▭ REMOVED EXISTING BUILDINGS
 - () PARTIAL CORNER DATA
 - CORNER CORNER DATA

FOR MATCH SEE SHEETS 5 OF 7 SHEETS

 **MOSBY ENGINEERING ASSOCIATES, INC.**
5600 EET ROAD, MANATEE COUNTY, FLA. 34228

FAIRWAY TRACE AT PERIDIA I
 A LAND CONDOMINIUM, PHASE 1A
 SECTION 9, TOWNSHIP 35 SOUTH, RANGE 18 EAST
 MANATEE COUNTY, FLORIDA

CURVE TABLE

NO.	START POINT	END POINT	ANGLE	RADIUS	CHORD BEARING	CHORD LENGTH
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NO.	START POINT	END POINT	DISTANCE
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AMENDMENT

ADDING PHASE 13

TO DECLARATION OF

FAIRWAY TRACE AT PERIDIA I, A LAND CONDOMINIUM

PERIDIA ASSOCIATES, LTD., a Florida limited partnership, the developer of FAIRWAY TRACE AT PERIDIA I, A CONDOMINIUM, does hereby create this Amendment to Declaration of Fairway Trace at Peridia I, a Condominium To Submit Phase 13 (the "Amendment"). The Declaration of Fairway Trace at Peridia I, a Condominium, was recorded in Official Records Book 1324, beginning at Page 1721, as Clerk's Instrument No. 445490, on February 7, 1991, and in Condominium Plat Book 25, Pages 100 through 116, inclusive, as amended thereafter, including, but not limited to, the amendments recorded in Official Records Book 1345, beginning at Page 2731, and in Official Records Book 1363, beginning at Page 3485, and in Official Records Book 1396, beginning at Page 2431, and in Official Records Book 1389, beginning at Page 6265, and in Official Records Book 1398, beginning at Page 4632, and in Official Records 1400, beginning at Page 7424, and in Official Records Book 1403, beginning at 1182, and in Official Records Book 1404, beginning at Page 2514, and in Official Records Book 1404, beginning at Page 2527, and in Official Records Book 1426, beginning at Page 2302, all of the Public Records of Manatee County, Florida and as amended thereafter (the "Declaration").

The Amendment to the Declaration to submit Phase 13 is as follows:

1. Peridia Associates, Ltd., a Florida limited partnership, for itself, its successors, grantees and assigns, hereby states, declares and ratifies that Phase 13 of Fairway Trace at Peridia I, a Condominium, as more particularly defined in the above referenced Declaration of Condominium, is submitted to condominium ownership, pursuant to the requirements of Chapter 718 of the statutes of the State of Florida. Accordingly, Phase 13 of Fairway Trace at Peridia I, a Condominium, is hereby filed for record and shall become a part of Fairway Trace at Peridia I, a Condominium, and shall be subject to the Declaration of Condominium and all exhibits thereto as recited above.

2. In addition to the above-referenced submission, this Amendment shows substantial completion of the improvements in Phase 13 of Fairway Trace at Peridia I, a Condominium, as described in that certain Certificate of the surveyor incorporated in Exhibit "A" attached hereto and by this reference made a part hereof and said Certificate states that the construction of the improvements as to Phase 13 of Fairway Trace at Peridia I, a Condominium, is substantially complete so that the material, together with the provisions of the Declaration and the amendments thereto describing the condominium property is an accurate representation of the location and dimensions of the improvements, and that the identification, location and dimensions of the common elements and of the improvements in Phase 13 of Fairway Trace at Peridia I, a Condominium, can be determined from these materials.

3. The units located in Phase 13 of Fairway Trace at Peridia I, a Condominium which are submitted to condominium ownership are 4240 and 4242.

4. Upon submission hereby of Phase 13 of Fairway Trace at Peridia I, a Condominium, each unit in this Condominium shall own a 1/36th undivided share in the common elements of this Condominium, as well as a 1/36th undivided share of the common expense and common surplus of this Condominium.

5. All other terms, conditions, obligations, responsibilities and duties required by the Declaration of Condominium, and all exhibits and schedules thereto, and any and all amendments including exhibits and schedules thereto, and all other documents referred to herein, shall remain in full force and effect and unchanged

FOR CONDOMINIUM PLAT BOOK SEE: CB 27 pages 149 thru 155.

BK 1434 PG 4431 DK1 # 000726937

except as amended by this Amendment.

IN WITNESS WHEREOF, Peridia Associates, Ltd., a Florida limited partnership, has executed this Amendment this 11 day of May, 1994.

Signed, sealed and delivered in the presence of:

PERIDIA ASSOCIATES, LTD., a Florida limited partnership, by its general partner:

By: A.J.B. DEVELOPMENT, INC., a Florida corporation

By: [Signature]
Anthony J. Bruscano
President

[Signature]
Signature
NOIS TAYLOR
Name Legibly Printed or Typewritten

[Signature]
Signature
Russell H. Whisman
Name Legibly Printed or Typewritten

(CORPORATE SEAL)

4247 Caddie Drive East
Bradenton, Fl. 34203

As to Peridia Associates, Ltd.

STATE OF FLORIDA)
COUNTY OF MANATEE)


The foregoing instrument was acknowledged before me this 11 day of May, 1994, by ANTHONY J. BRUSCINO, the President of A.J.B. DEVELOPMENT, INC., a Florida corporation, as the sole general partner of PERIDIA ASSOCIATES, LTD., a Florida limited partnership, on behalf of the corporation as the general partner of said limited partnership, who is personally known to me and who took an oath.

[Signature]
Signature
KAREN L. GRUWIG
Name Legibly Printed or Typewritten

(SEAL)

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

My commission expires:

 KAREN L. GRUWIG
MY COMMISSION # CG 051836 EXPIRES
September 30, 1994
BONDED THRU TROY FAIR INSURANCE, INC.

BK 1434 PG 4432

JOINDER OF MORTGAGEE

The Mortgagee, **FLORIDA A.R. INVESTMENTS, INC.**, a Florida corporation, as a holder and owner of an encumbrance of record of a portion of the real property which has been submitted for condominium ownership pursuant to the Declaration of Condominium of Fairway Trace at Peridia I, which was recorded in Official Records Book 1324, beginning at Page 1721, on February 7, 1991, as amended thereafter, and which appears in Condominium Plat Book 25, pages 100 through 116, inclusive, as amended thereafter, all of the Public Records of Manatee County, Florida, hereby consents to the Amendment to the Declaration of Fairway Trace at Peridia I, a Condominium to submit Phase 13 and hereby joins in and ratifies the plat and all dedications and reservations thereon, and subordinates all of its instruments of security including its mortgage interest to the Declaration of Condominium of Fairway Trace at Peridia I and all Amendments thereto. Said instruments of security are more particularly described as that certain Collateral Mortgage recorded on June 3, 1991 in Official Records Book 1337, beginning at page 3130, of the Public Records of Manatee County, Florida.

IN WITNESS WHEREOF, the mortgagee, **FLORIDA A.R. INVESTMENTS, INC.**, has hereunto set its hand and seal this 14th day of May, 1994.

Signed, sealed and delivered
in the presence of:

FLORIDA A.R. INVESTMENTS, INC., a
Florida corporation

Jane Anne Morrow
Signature
JANE ANNE MORROW
Name Legibly Printed or Typewritten

By: Ernest L. Mascara
Ernest L. Mascara
Vice-President

(CORPORATE SEAL)

Richard C. Campbell
Signature
RICHARD C. CAMPBELL
Name Legibly Printed or Typewritten

Post Office Box 22095
St. Petersburg, Fl. 33742

As to Florida A.R. Investments, Inc.

STATE OF FLORIDA)
COUNTY OF PINELLAS)

The foregoing instrument was acknowledged before this 14th day of May, 1994, by ERNEST L. MASCARA, the Vice-President of **FLORIDA A.R. INVESTMENTS, INC.**, a Florida corporation, on behalf of said corporation, who is personally known to me and who took an oath.

JANE ANNE MORROW
Notary Public, State of Florida
My Comm. Expires Feb. 19, 1995
No. CC982817

Jane Anne Morrow
Signature
JANE ANNE MORROW
Name Legibly Printed or Typewritten

(SEAL)

My commission expires:

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

BK 1434 PG 4433

JOINDER OF MORTGAGEE

The Mortgagee, **LIBERTY NATIONAL BANK**, a corporation organized and existing under the laws of the United States of America, as a holder and owner of an encumbrance of record of a portion of the real property which has been submitted for condominium ownership pursuant to the Declaration of Condominium of Fairway Trace at Peridia I, which was recorded in Official Records Book 1324, beginning at Page 1721, on February 7, 1991, as amended thereafter, and which appears in Condominium Plat Book 25, pages 100 through 116, inclusive, as amended thereafter, all of the Public Records of Manatee County, Florida, hereby consents to the Amendment to the Declaration of Fairway Trace at Peridia I, a Condominium to submit Phase 13 and hereby joins in and ratifies the plat and all dedications and reservations thereon, and subordinates all of its instruments of security including its mortgage interest to the Declaration of Condominium of Fairway Trace at Peridia I and all Amendments thereto. Said instruments of security are more particularly described follows:

(a) Real Estate Mortgage and Security Agreement, and Collateral Assignment of Rents and Leases, all dated November 30, 1992, and as modified from time to time. The Real Estate Mortgage and Security Agreement was recorded in Official Records Book 1394, beginning at Page 5620, of the Public Records of Manatee County, Florida, and the Collateral Assignment of Rents and Leases was recorded in Official Records Book 1394, commencing at page 5629, of the Public Records of Manatee County, Florida.

(b) The Financing Statement was recorded in Official Records Book 1394, commencing at Page 5640, of the Public Records of Manatee County, Florida, and also filed with the Florida Secretary of State.

IN WITNESS WHEREOF, the mortgagee, **LIBERTY NATIONAL BANK**, has hereunto set its hand and seal this 9th day of May, 1994.

Signed, sealed and delivered
in the presence of:

LIBERTY NATIONAL BANK

Delise Lee Hagman
Signature

DELISE LEE HAGMAN
Name Legibly Printed or Typewritten

By: Tamala Johnson
Its ~~Acting~~ President

TAMALA JOHNSON
Name Legibly Printed or Typewritten

Michelle Chevalier
Signature

Michelle Chevalier
Name Legibly Printed or Typewritten

(CORPORATE SEAL)

6001 - 26th Street West
Bradenton, FL 34207

As to Liberty National Bank

This instrument prepared by and return to:

Ernest L. Mascara
Attorney at Law
Post Office Box 22095
St. Petersburg, Florida 33742

BK 1434 PG 4434

STATE OF FLORIDA)
COUNTY OF MANATEE)

The foregoing instrument was acknowledged before this 9th day of May, 1994,
by TAMARA JOHNSON, the Asst Vice President of LIBERTY NATIONAL BANK, on behalf
of said corporation, who is personally known to me and who took an oath.

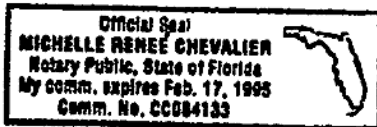
Michelle Renee Chevalier
Signature

Michelle Renee Chevalier
Name Legibly Printed or Typewritten

(SEAL)

My commission expires:

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE



BK 1434 PG 4435

FAIRWAY TRACE AT PERIDIA I

A LAND CONDOMINIUM, PHASE 13

SECTION 9, TOWNSHIP 35 SOUTH, RANGE 18 EAST

MANATEE COUNTY, FLORIDA

NOTES

- RECORDS ARE BASED ON AN ASSUMED METHOD.
- IMPROVEMENTS WITHIN THE COMMON ELEMENTS SUCH AS BUT NOT LIMITED TO WATER METERS, WATER LINES, UTILITY LINES, IRRIGATION SYSTEM, ROADWAY LIGHTING, STORM DRAINAGE, SWAYWAY SEWERS, SIDEWALKS AND TREES ETC. HAVE NOT BEEN LOCATED OR GRAPHICALLY SHOWN.
- COORDINATE SYSTEM IS BASED ON AN ASSUMED SYSTEM.
- CONSTRUCTION OF RAILWAY TRACE AT PERIOD 1, IS NOT SUBSTANTIALLY COMPLETE.

EASEMENTS, EXISTING, CREATED, OR RESERVED

A. THE DECLARATION OF CONDOMINIUM TO WHICH THIS SURVEY AND PLOT PLAN IS APPLICABLE, GRANTS AND RESERVES CERTAIN EASEMENTS THAT MAY NOT BE GRAPHICALLY REFLECTED HEREIN, AND WHICH EASEMENTS ARE INCORPORATED HEREIN BY REFERENCE, REFER TO THE APPLICABLE PARAGRAPHS OF THE DECLARATION OF CONDOMINIUM WITH RECORDS TO THE EASEMENTS CREATED, GRANTED AND RESERVED HEREIN WHICH EASEMENTS INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:

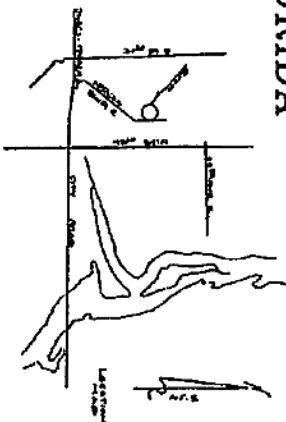
- 1. UTILITY EASEMENT
A PERPETUAL EASEMENT FOR INSTALLATION, CONSTRUCTION, REPAIR, MAINTENANCE AND REPLACEMENT OF PRIVATE AND PUBLIC UTILITY LINES AND SERVICES OF ALL KINDS UNDER AND OVER THE SURFACE OF THE CONDOMINIUM LANDS WHICH ARE NOT OCCUPIED BY BUILDINGS OR OTHER STRUCTURES.
- 2. ENCROACHMENTS
AN EASEMENT FOR ANY LOT THAT ENDOCHORES UPON ANY OF THE COMMON ELEMENTS OR UPON ANY UNIT, ALONG WITH AN EASEMENT FOR ANY COMMON ELEMENT THAT ENDOCHORES UPON ANY UNIT, SUCH EASEMENTS SHALL EXIST TO THE EXTENT OF SUCH ENCROACHMENTS TO LONG AS THE ENCROACHMENT EXISTS.
- 3. TRAFFIC
AN EASEMENT FOR PERPETUAL TRAFFIC OVER, THROUGH AND ACROSS SIDEWALKS, DRIVEWAYS AND OTHER PORTIONS OF THE CONDOMINIUM AS MAY EXIST FROM TIME TO TIME AS INTENDED AND DESIGNATED FOR SUCH PURPOSES AND SHALL BE FOR THE USE AND BENEFIT OF THE UNIT OWNERS OF FAIRWAY TRACE AT PERIOD 1, AND FAIRWAY TRACE AT PERIOD 2.
- 4. EASEMENTS FOR ALL LAND
ALL EASEMENTS CREATED AND RESERVED IN THE DECLARATION OF CONDOMINIUM AND THE EASEMENTS REFLECTED HEREIN AS SAME MAY BE AVOIDED FROM TIME TO TIME FOR THE BENEFIT OF ALL PHASES OF THIS CONDOMINIUM, WHETHER OR NOT THE REAL PROPERTY DESCRIBED IN ALL PHASES IS DEVELOPED AS PHASES OF CONDOMINIUM, OR AS A SEPARATE CONDOMINIUM OR CONDOMINIUMS.
- 5. LANDS OF FAIRWAY TRACE AT PERIOD 1
LANDS OF FAIRWAY TRACE AT PERIOD 1, OWNERS ASSOCIATION, INC. ARE SUBJECT TO ANY EASEMENTS CREATED BY THE UNITED DECLARATION OF CONDOMINIUM, CONDITIONS AND RESTRICTIONS FOR PERIOD 1, RECORDED IN OFFICIAL RECORDS BOOK 1172, BEGINNING AT PAGE 3212 PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA AND AS AMENDED THEREAFTER.

SURVEYORS CERTIFICATE

I, FRED W. LEWIS, a REGISTERED LAND SURVEYOR AUTHORIZED TO PRACTICE IN THE STATE OF FLORIDA, HEREBY CERTIFY THAT THIS SURVEY DOES NOT MEET THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA, CHAPTER 409.04, FLORIDA ADMINISTRATIVE CODE, THAT IT IS A DIRECT REPRESENTATIVE OF PREPARED IMPROVEMENTS, INCLUDING, BUT NOT LIMITED TO, THE LOCATION AND DIMENSIONS OF THE IMPROVEMENTS AND THE IDENTIFICATION, LOCATION AND DIMENSIONS OF THE COMMON ELEMENTS AND OF EACH UNIT. I AM NOT AWARE OF ANY CHANGES IN THE DOCUMENT SINCE I, OCT. 1990, AND MEMBERS ON 3, JULY, 1991, AND AS PHASES HAVE BEEN MADE.

FRED W. LEWIS
REGISTERED LAND SURVEYOR
STATE OF FLORIDA, REC. NO. 4305

DATE OF THIS PLAN
4-28-94



DESCRIPTION: OVERALL PROPERTY INCLUDING FAIRWAY TRACE AT PERIOD 1, FAIRWAY TRACE AT PERIOD 2 AND FAIRWAY TRACE AT PERIOD 3, MANATEE COUNTY ASSOCIATION, INC. A TRACT OF LAND IN THE WEST 1/2 OF SECTION 9, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE MOST WESTERLY CORNER OF LOT 99 PERIDIA, UNIT ONE AS RECORDED IN PLOT BOOK 12 AT PAGES 92-97 PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE N46°30'48\"

SURVEYORS CERTIFICATE

I, THOMAS O. WOSBY, IS A REGISTERED LAND SURVEYOR IN THE STATE OF FLORIDA, HEREBY CERTIFY THAT THIS SURVEY DOES NOT MEET THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA, CHAPTER 409.04, FLORIDA ADMINISTRATIVE CODE, THAT IT IS A DIRECT REPRESENTATIVE OF PREPARED IMPROVEMENTS, INCLUDING, BUT NOT LIMITED TO, THE LOCATION AND DIMENSIONS OF THE IMPROVEMENTS AND THE IDENTIFICATION, LOCATION AND DIMENSIONS OF THE COMMON ELEMENTS AND OF EACH UNIT. I AM NOT AWARE OF ANY CHANGES IN THE DOCUMENT SINCE I, OCT. 1990, AND MEMBERS ON 3, JULY, 1991, AND AS PHASES HAVE BEEN MADE.

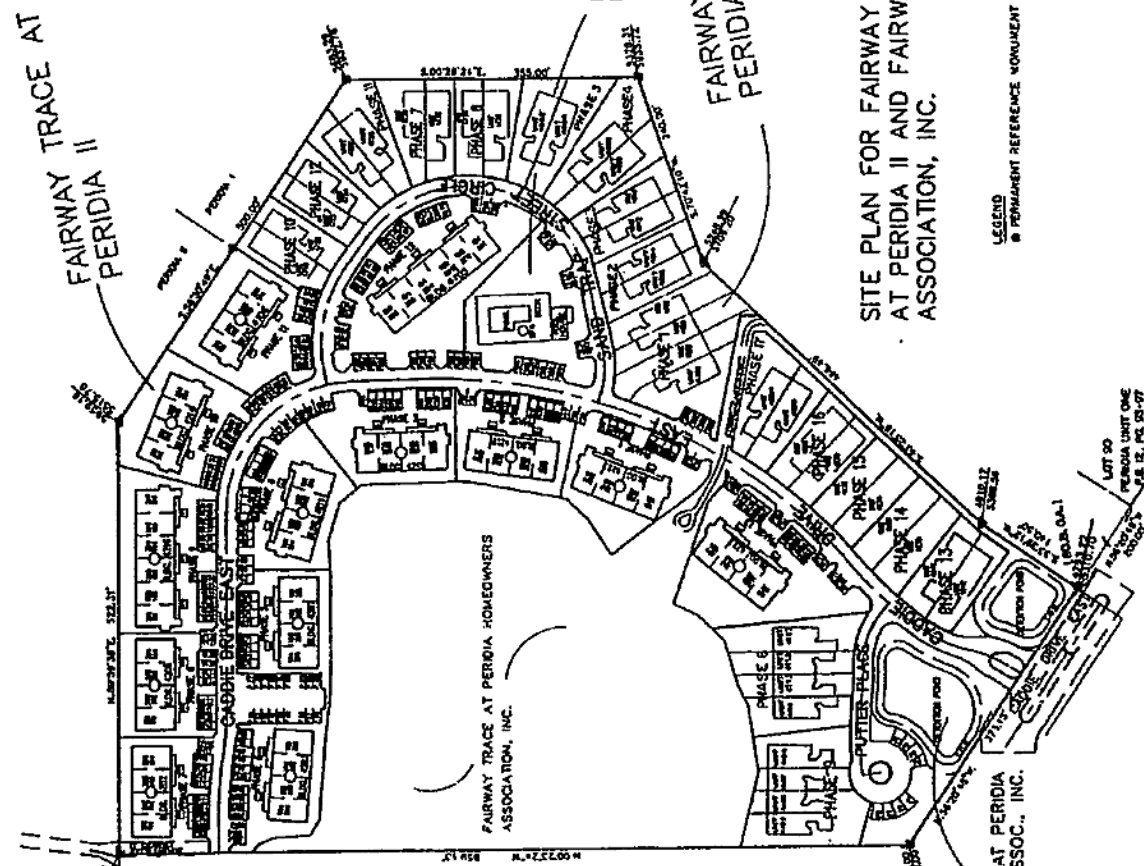
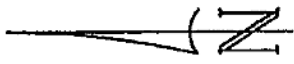
DATE OF CERTIFICATION: 4-28-94

FRED W. LEWIS
REGISTERED LAND SURVEYOR
STATE OF FLORIDA, REC. NO. 4305

WOSBY ENGINEERING ASSOCIATES, INC.
3837 REC VIEW ROAD
TAMPA, FL 33627

FAIRWAY TRACE AT PERIDIA I

A LAND CONDOMINIUM, PHASE 13
SECTION 9, TOWNSHIP 35 SOUTH, RANGE 18 EAST
MANATEE COUNTY, FLORIDA



NOTES:
P ARE OPEN PARKING SPACES LOCATED IN THE HOMEOWNERS ASSOCIATION PROPERTY WHICH ARE AVAILABLE FOR JANT OWNERS OF PERIDIA I, AND PERIDIA II.
Q ARE PARKING SPACES WITHIN PERIDIA I AND ARE FOR THE EXCLUSIVE USE OF PERIDIA I OWNERS.

FAIRWAY TRACE AT PERIDIA HOMEOWNERS ASSOC., INC.

FAIRWAY TRACE AT PERIDIA I

SITE PLAN FOR FAIRWAY TRACE AT PERIDIA I, FAIRWAY TRACE AT PERIDIA II AND FAIRWAY TRACE AT PERIDIA HOMEOWNERS ASSOCIATION, INC.

LEGEND
■ PERMANENT REFERENCE MONUMENT

FAIRWAY TRACE AT PERIDIA HOMEOWNERS ASSOC., INC.



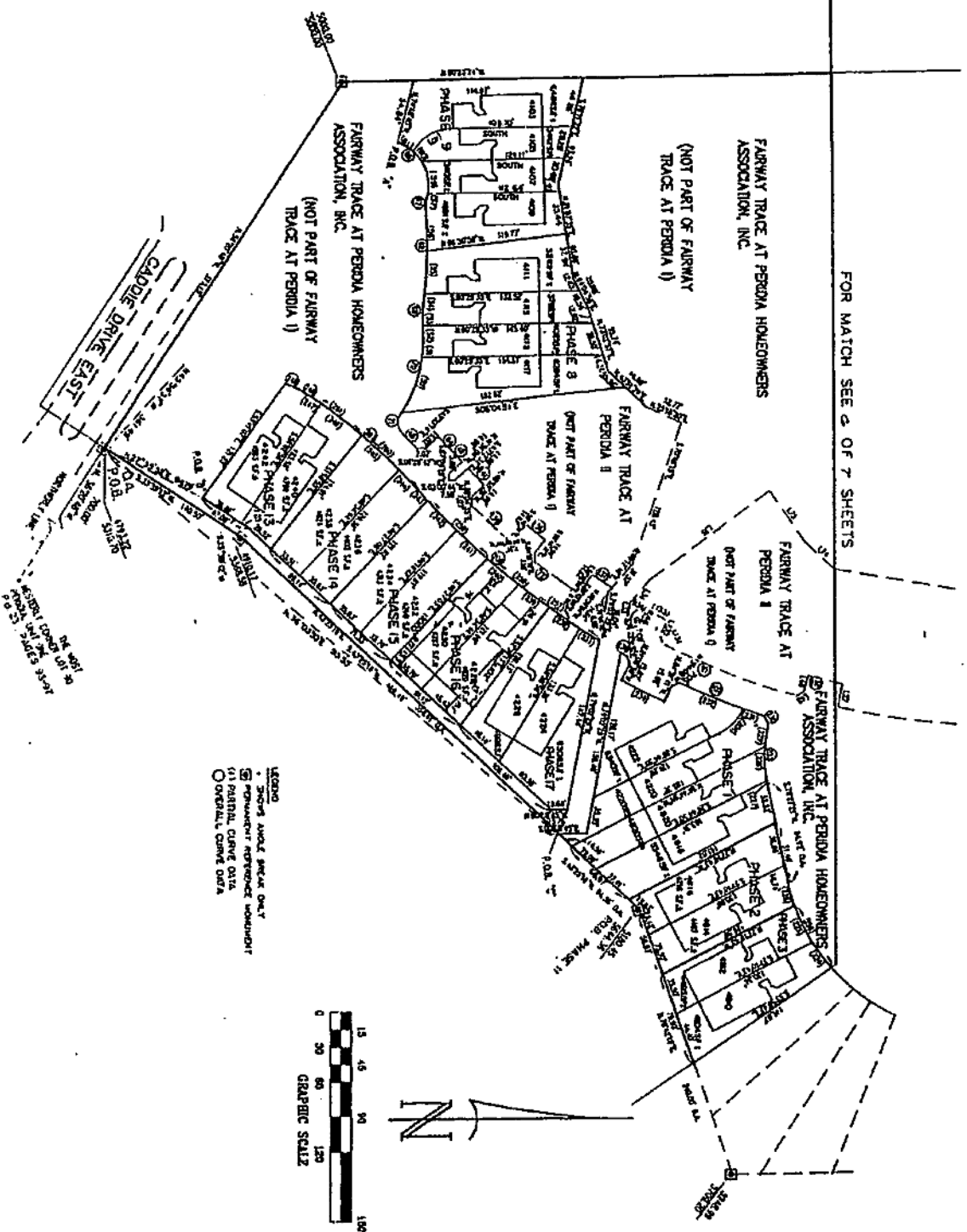
MOSBY ENGINEERING ASSOCIATES, INC.
3659 BEE HIVE ROAD SARASOTA, FLA. 34232

BR 1434 PG 4439

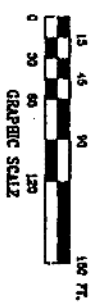
FAIRWAY TRACE AT PERIDIA I

A LAND CONDOMINIUM, PHASE 13
SECTION 9, TOWNSHIP 35 SOUTH, RANGE 18 EAST
MANATEE COUNTY, FLORIDA

FOR MATCH SEE 2 OF 7 SHEETS



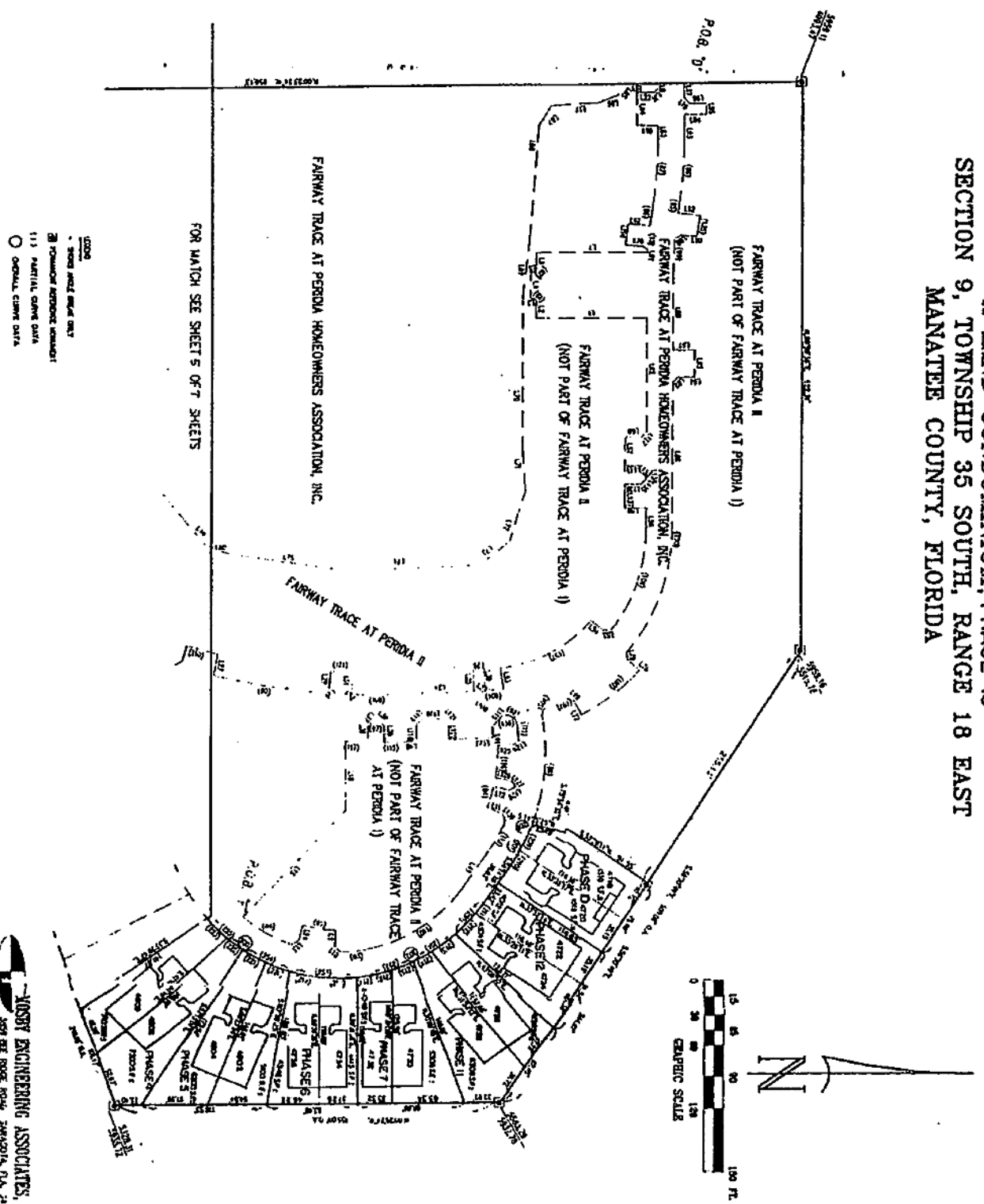
- LEGEND**
- 30' SIDE WALK STRIP ONLY
 - 6' SIDEWALK STRIP
 - (1) PARALLEL CURVE DATA
 - (2) OVERALL CURVE DATA



FAIRWAY TRACE AT PERIDIA I

A LAND CONDOMINIUM, PHASE 13
SECTION 9, TOWNSHIP 35 SOUTH, RANGE 18 EAST
MANATEE COUNTY, FLORIDA

CONDOMINIUM BOOK 27 PAGE 154
SHEET 5 OF 7 SHEETS



JOSBY ENGINEERING ASSOCIATES, INC.
3091 1ST ROAD, PALM BAY, FL 32909

- GOOD
- ROAD
- RAILROAD
- POWER RECORD CONTACT
- UTILITY, GATE DATA
- ODD/CURVE DATA

FOR MATCH SEE SHEETS 6 OF 7 SHEETS

AMENDMENT
ADDING PHASE 12
TO DECLARATION OF
FAIRWAY TRACE AT PERIDIA I, A LAND CONDOMINIUM

PERIDIA ASSOCIATES, LTD., a Florida limited partnership, the developer of FAIRWAY TRACE AT PERIDIA I, A LAND CONDOMINIUM, does hereby create this Amendment Adding Phase 12 to the Declaration of Condominium of Fairway Trace at Peridia I, which was recorded in Official Records Book 1324, beginning at Page 1721, as Clerk's Instrument No. 445490, on February 7, 1991, as amended thereafter, and which appears in Condominium Plat Book 25, Pages 100 through 116, inclusive, as amended thereafter, all of the Public Records of Manatee County, Florida.

The Amendment adding Phase 12 to the Declaration of Condominium of Fairway Trace at Peridia I, A Land Condominium, is as follows:

1. Peridia Associates, Ltd., a Florida limited partnership, for itself, its successors, grantees and assigns, hereby states, declares and ratifies that Phase 12 of Fairway Trace at Peridia I, A Land Condominium, as more particularly defined in the above referenced Declaration of Condominium, is submitted to condominium ownership, pursuant to the requirements of Chapter 718 of the statutes of the State of Florida. Accordingly, Phase 12 of Fairway Trace at Peridia I, A Land Condominium, is hereby filed for record and shall become a part of Fairway Trace at Peridia I, A Land Condominium, and shall be subject to the Declaration of Condominium and all exhibits thereto as recited above.

2. In addition to the above-referenced submission, this Amendment shows substantial completion of the improvements in Phase 12 of Fairway Trace at Peridia I, A Land Condominium, and a Certificate of the surveyor incorporated in Exhibit "A" attached hereto and by this reference made a part hereof and said Certificate states that the construction of the improvements as to Phase 12 of Fairway Trace at Peridia I, A Land Condominium, is substantially complete so that the material, together with the provisions of the Declaration and the amendments thereto describing the condominium property is an accurate representation of the location and dimensions of the improvements, and that the identification, location and dimensions of the common elements and of the improvements in Phase 12 of Fairway Trace at Peridia I, A Land Condominium, can be determined from these materials.

3. The units located in Phase 12 of Fairway Trace at Peridia I, A Land Condominium, submitted to Condominium ownership are 4722 and 4724.

4. Upon submission hereby of Phase 12 of Fairway Trace at Peridia I, A Land Condominium, each unit in this Condominium shall own a 1/18 undivided share in the common elements of this Condominium, as well as a 1/18 undivided share of the common expense and common surplus of this Condominium.

5. All other terms, conditions, obligations, responsibilities and duties required by the Declaration of Condominium, and all exhibits and schedules thereto, and any and all amendments including exhibits and schedules thereto, shall remain in full force and effect

For Condominium Plot Plan SEE CB 26 PG 144, 145, 146

KPM.98

RECORD VERIFIED
R.E. SHORE CLERK OF COUNTY CLERK
BY: 

and unchanged except as amended by this Amendment.

Signed, sealed and delivered
in the presence of:

PERIDIA ASSOCIATES, LTD., a Florida
limited partnership, by its general partner:

A. J. B. DEVELOPMENT, INC., a
Florida corporation

Jennifer Matthews
SIGNATURE

By: Anthony J. Brusino
ANTHONY J. BRUSCINO
Its _____ President

Jennifer Matthews
NAME LEGALLY PRINTED, TYPED OR STAMPED

Attest: Anthony J. Brusino
ANTHONY J. BRUSCINO
Its _____ Secretary

Karen L. Grunig
SIGNATURE

KAREN L. GRUNIG
NAME LEGALLY PRINTED, TYPED OR STAMPED

(CORPORATE SEAL)

AS TO PERIDIA ASSOCIATES, LTD.

4237 Caddie Drive East
Bradenton, FL 34203

STATE OF FLORIDA)
COUNTY OF MANATEE)

The foregoing instrument was acknowledged before me this 16 day of Sept, 1992, by ANTHONY J. BRUSCINO, the President of A. J. B. DEVELOPMENT, INC., a Florida corporation, as general partner of PERIDIA ASSOCIATES, LTD., a Florida limited partnership, on behalf of the corporation as the general partner of limited partnership, who is personally known to me and DID NOT take an oath.

Karen L. Grunig
SIGNATURE
KAREN L. GRUNIG
NAME LEGIBLY PRINTED, TYPEWRITTEN

OR STAMPED

(SEAL)

NOTARY PUBLIC

My Commission Expires:



KAREN L. GRUNIG
MY COMMISSION # CC 051836 EXPIRES
September 30, 1994
BONDED THRU TROY FAIR INSURANCE, INC.

JOINDER OF MORTGAGEE

The Mortgagee, FLORIDA A.R. INVESTMENTS, INC., a Florida corporation, as a holder and owner of an encumbrance of record of a portion of the real property which has been submitted for condominium ownership, pursuant to the Declaration of Condominium of Fairway Trace at Peridia I, which was recorded in Official Records Book 1324, beginning at Page 1721, on February 7, 1992, as amended thereafter, and which appears in Condominium Plat Book 25, Pages 100 through 116, inclusive, as amended thereafter, all of the Public Records of Manatee County Florida, hereby consents to the Amendment Adding Phase 12 to the Declaration of Fairway Trace at Peridia I, A Land Condominium, and hereby joins in and ratifies the plat and all dedications and reservations thereon, and subordinates all of its instruments of security including its mortgage interest to the Declaration of Condominium of Fairway Trace at Peridia I, and all Amendments thereto. Said instruments of security are more particularly described as follows:

Collateral Mortgage recorded June 3, 1992, recorded in Official Records Book 1337, commencing at page 3130, of the Public Records of Manatee County, Florida.

IN WITNESS WHEREOF, FLORIDA A.R. INVESTMENTS, INC., has hereunto set its hand and seal this 15th day of September, 1992.

Signed, sealed and delivered in the presence of:

FLORIDA A.R. INVESTMENTS, INC., a Florida corporation

Dana M. Basel
SIGNATURE

By Ernest L. Mascara
ERNEST L. MASCARA
Its Vice President

DANA M. BASEL
NAME LEGIBLY PRINTED, TYPEWRITTEN OR STAMPED

P.O. Box 180
St. Petersburg, FL 33731

Lisa G. Tully
SIGNATURE

(CORPORATE SEAL)

Lisa G. Tully
NAME LEGIBLY PRINTED, TYPEWRITTEN OR STAMPED

As to Florida A.R. Investments, Inc.

STATE OF FLORIDA)
COUNTY OF PINELLAS)

The foregoing instrument was acknowledged before me this 15th day of September, 1992, by ERNEST L. MASCARA, the Vice President of FLORIDA A.R. INVESTMENTS, INC., a Florida corporation, on behalf of the corporation, who is personally known to me and DID NOT take an oath.

Lisa G. Brown
SIGNATURE

Lisa G. Brown
NAME LEGIBLY PRINTED, TYPEWRITTEN



NOTARY PUBLIC

My Commission Expires:

JOINDER OF MORTGAGEE

The Mortgagee, BARNETT BANK OF MANATEE COUNTY, N.A., a corporation organized and existing under the laws of the United States of America, as a holder and owner of an encumbrance of record of a portion of the real property which has been submitted for condominium ownership, pursuant to the Declaration of Condominium of Fairway Trace at Peridia I, which was recorded in Official Records Book 1324, beginning at Page 1721, on February 7, 1992, as amended thereafter, and which appears in Condominium Plat Book 25, Pages 100 through 116, inclusive, as amended thereafter, all of the Public Records of Manatee County Florida, hereby consents to the Amendment Adding Phase 12 to the Declaration of Fairway Trace at Peridia I, A Land Condominium, and hereby joins in and ratifies the plat and all dedications and reservations thereon, and subordinates all of its instruments of security including its mortgage interest to the Declaration of Condominium of Fairway Trace at Peridia I, and all Amendments thereto. Said instruments of security are more particularly described as follows:

- (a) Mortgage and Security Agreement, Security Agreement and Assignment of Leases and Rents, all dated August 31, 1990, and as modified from time to time. The Mortgage was recorded in Official Records Book 1308, commencing at page 2612, of the Public Records of Manatee County, Florida.
- (b) The Financing Statement was recorded in Official Records Book 1308, commencing at page 2625, of the Public Records of Manatee County, Florida, and filed with the Florida Secretary of State, at file no. 900000223983.

IN WITNESS WHEREOF, BARNETT BANK OF MANATEE COUNTY, N.A., has hereunto set its hand and seal this 16th day of September, 1992.

Signed, sealed and delivered in the presence of:

Carol M. Steinmetz
SIGNATURE
Carol M. Steinmetz
NAME LEGIBLY PRINTED, TYPEWRITTEN OR STAMPED

Jean L. Kish
SIGNATURE
Jean L. Kish
NAME LEGIBLY PRINTED, TYPEWRITTEN OR STAMPED

BARNETT BANK OF MANATEE COUNTY, N.A.
By: Linda T. Williams
Its Sr. Vice President
Linda T. Williams
NAME LEGIBLY PRINTED, TYPEWRITTEN OR STAMPED

P.O. Box 9390
Bradenton, FL 34206
ADDRESS LEGALLY PRINTED, TYPED OR STAMPED

(CORPORATE SEAL)

As to Bank

STATE OF FLORIDA)
COUNTY OF MANATEE)

The foregoing instrument was acknowledged before me this 16th day of September, 1992, by Linda T. Williams, the Sr. Vice President of BARNETT BANK OF MANATEE COUNTY, N.A., a corporation organized and existing under the laws of the United State of America, on behalf of the corporation, who is personally known to me or has produced (type of identification: _____) as identification and ~~did~~/DID NOT take an oath.


SIGNATURE

Jean L. Kish AA655501
NAME LEGIBLY PRINTED, TYPEWRITTEN

NOTARY PUBLIC

OR STAMPED

(SEAL)

My Commission Expires: NOTARY PUBLIC, STATE OF FLORIDA.
MY COMMISSION EXPIRES: APRIL 27, 1993.
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

FAIRWAY TRACE AT PERIDIA I A LAND CONDOMINIUM SECTION 9, TOWNSHIP 35 SOUTH, RANGE 18 EAST MANATEE COUNTY, FLORIDA

NOTES :

1. RECORDS ARE BASED ON AN ASSUED MERIDIAN.
2. IMPROVEMENTS WITHIN THE COMMON ELEMENTS SUCH AS BUT NOT LIMITED TO WATER METERS, WATER LINES, UTILITY LINES, IRRIGATION SYSTEMS, ROADWAY LIGHTING, STOP SIGNS, SANITARY SEWER, SIDEWALKS AND TREES ETC. HAVE NOT BEEN LOCATED OR GRAPHICALLY SHOWN.
3. COORDINATE SYSTEM IS BASED ON AN ASSUED SYSTEM.
4. CONSTRUCTION OF THIS CONDOMINIUM IS NOT SUBSTANTIALLY COMPLETE.

EXISTING CASEMENTS

A. THE DECLARATION OF CONDOMINIUM TO WHICH THIS SURVEY AND PLAT PLAN IS ATTACHED CREATES GRANTS AND RESERVES CERTAIN EASEMENTS THAT MAY NOT BE GRAPHICALLY DEPICTED HEREIN AND WHICH EASEMENTS ARE INCORPORATED BY REFERENCE TO THE DEEDS AND RECORDS RELATING TO THE ACQUISITION, RECLAMATION OF CONDOMINIUM WITH REFERENCE TO THE EXISTING CASEMENTS GRANTED AND RESERVED HEREIN WHICH EASEMENTS INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:

B. UTILITY EASEMENT

A PERPETUAL EASEMENT FOR INSTALLATION, CONSTRUCTION, REPAIR, MAINTENANCE AND REPLACEMENT OF PRIVATE AND PUBLIC UTILITY LINES AND SERVICES FOR ALL KINDS UNDER AND OVER THE SURFACE OF THE CONDOMINIUM LANDS WHICH ARE NOT DESCRIBED BY BUILDINGS OR OTHER STRUCTURES.

C. ENCROACHMENTS

AN EASEMENT FOR ANY UNIT THAT ENCROACHES UPON ANY OF THE COMMON ELEMENTS OR UPON ANY UNIT, ALONG WITH AN EASEMENT FOR ANY COMMON ELEMENT THAT ENCROACHES UPON ANY UNIT, SUCH CASEMENTS SHALL EXIST TO THE EXTENT OF SUCH ENCROACHMENTS SO LONG AS THE ENCROACHMENT EXISTS.

D. TRAFFIC

AN EASEMENT FOR PEDESTRIAN TRAFFIC OVER, THROUGH AND ACROSS SIDEWALKS, WALKWAYS, AND OTHER PORTIONS OF THE CONDOMINIUM AS MAY EXIST FROM THE TO THE AS SHOWN AND DESCRIBED FOR SUCH PURPOSES AND SHALL BE THE SAME AS SHOWN AND DESCRIBED FOR THE TRAFFIC AT PERIOD I AND FAIRWAY TRACE AT PERIOD II.

E. EASEMENTS FOR ALL LAND

ALL EASEMENTS CREATED AND RESERVED IN THE DECLARATION OF CONDOMINIUM, AND THE EASEMENTS REFLECTED HEREON AS SAME MAY BE AMENDED FROM TIME TO TIME, FOR THE BENEFIT OF ALL PARTS OF THIS CONDOMINIUM, ARE HEREBY REDECLARED AS VALID, EFFECTIVE AND UNREVOKED AS EASEMENTS OF CONDOMINIUM OR AS A SEPARATE CONDOMINIUM OR CONDOMINIUMS.

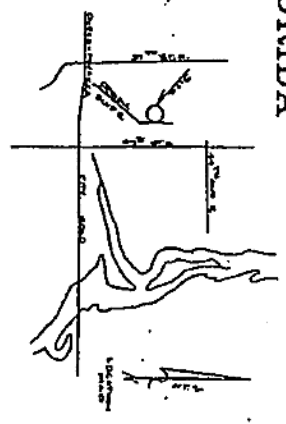
F. LANDS OF FAIRWAY TRACE AT PERIOD I, HOMETOWN ASSOCIATION, INC. ARE SUBJECT TO VARIOUS EASEMENTS CREATED BY THE WATER DECLARATION OF CONDOMINIUM NOV 11TH 1990 AND FAIRWAY TRACE AT PERIOD II RECORDS OF MANATEE COUNTY, FLORIDA AND AS AMENDED THEREAFTER.

SURVEYORS CERTIFICATE

I, WALTER R. BERGACON, III, A REGISTERED LAND SURVEYOR AMPLICATED TO PRACTICE IN THE STATE OF FLORIDA, HEREBY CERTIFY THAT IN THE PREPARED BY ME AND AS SHOWN IN THIS SURVEY AND PLAT PLAN THE CORNER MARKS, DIMENSIONS AND ADMINISTRATIVE DATA THAT IT IS A CORRECT REPRESENTATION OF THE PROPERTY AS DESCRIBED IN THIS PLAN AND THAT THE DIMENSIONS AND ADMINISTRATIVE DATA IN THIS PLAN COMPLY WITH THE REQUIREMENTS AND PROVISIONS OF THE FLORIDA STATUTES GOVERNING THE PRACTICE OF LAND SURVEYING AND THE CORRECTION OF ERRORS IN THE ORIGINAL SURVEY AND THAT THE SURVEY AND PLAT PLAN IS NOT SUBSTANTIALLY COMPLETE AT THIS TIME, AND THERE ARE NO CORRECTIONS IN THE DECLARATION SINCE 1990 AND AMENDED ON 2 JULY, 1991.

WALTER R. BERGACON III
REGISTERED LAND SURVEYOR
STATE OF FLORIDA, REG. NO. 5000

DATE OF THIS PLAN



DESCRIPTION: GENERAL PROPERTY INCLUDING FAIRWAY TRACE AT PERIOD I, FAIRWAY TRACE AT PERIOD II AND FAIRWAY TRACE AT PERIOD III, HOMETOWN ASSOCIATION, INC. A TRACT OF LAND IN THE WEST 1/2 OF SECTION 9, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCED AT THE MOST WESTERN CORNER OF LOT 9, BEING 400.00 FEET AS SHOWN ON PLAT 8009 IN PLAT BOOK 12 AT PAGE 93-97 PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, THENCE N86°30'45" W ALONG THE NORTH SIDERAILY LINE OF CEMENT DRIVE 400.00 FEET TO A POINT OF BEGINNING, THENCE S44°30'15" W A DISTANCE OF 323.15 FEET THENCE N60°22'45" W A DISTANCE OF 393.13 FEET, THENCE N87°33'20" E A DISTANCE OF 353.52 FEET, THENCE S84°30'15" W A DISTANCE OF 300.00 FEET, THENCE S07°28'22" E A DISTANCE OF 355.00 FEET, THENCE S70°42'10" W A DISTANCE OF 245.00 FEET, THENCE S07°28'22" E A DISTANCE OF 307.50 FEET TO THE POINT OF BEGINNING.

CONTAINING 18.219 ACRES MORE OR LESS.

SURVEYORS CERTIFICATE

I, FURTHER CERTIFY THAT CONSTRUCTION OF THE IMPROVEMENTS IN FAIRWAY TRACE PLANNED AND SHOWN IN THIS SURVEY AND PLAT PLAN SHALL BE IN ACCORDANCE WITH THE PLANS AND ACCESS TO THE UNITS AND COMMON ELEMENTS SERVING THE UNITS ARE SUBSTANTIALLY COMPLETE SO THAT THE ABOVE-MENTIONED CONDOMINIUM PLAN TOGETHER WITH THE DECLARATION DESCRIBING THE COMMON PROPERTY ARE SUBSTANTIALLY COMPLETE IN ACCORDANCE WITH THE FLORIDA STATUTES GOVERNING AND THE REGISTRATION, ISSUANCE AND PENDING OF THE COMMON ELDORS AND OF EACH UNIT CAN BE OBTAINED FROM THESE MATERIALS.

WALTER R. BERGACON III, P.L.S.
REGISTERED LAND SURVEYOR
STATE OF FLORIDA, REG. NO. 5000

KOSBY ENGINEERING ASSOCIATES, INC.
2601 W. 13TH AVENUE
SUITE 100
TAMPA, FLORIDA 33629



OR 1389 PG 6270

FAIRWAY TRACE AT PERIDIA I A LAND CONDOMINIUM SECTION 9, TOWNSHIP 35 SOUTH, RANGE 18 EAST MANATEE COUNTY, FLORIDA

DESCRIPTION: PHASE II

A TRACT OF LAND IN THE WEST 1/2 OF SECTION 9, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE MOST WESTERLY CORNER OF LOT 80, PERDIA UNIT ONE AS RECORDED IN PLAT BOOK 23 AT PAGES 91-97 PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE N.85°00'45"W ALONG THE NORTHERLY LINE OF CAROL DRIVE EAST (A 66' WIDE PRIVATE STREET), 200.00 FEET; THENCE N.35°54'57"E, A DISTANCE OF 105.10 FEET TO THE POINT OF BEGINNING; THENCE S.76°09'45"W, A DISTANCE OF 184.83 FEET; A CENTRAL ANGLE OF 117°13'27" TO THE LEFT, MANATEE ROAD, A CHORD BEARING OF N.33°52'45"W, AN ARC LENGTH OF 46.44 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 46.44 FEET TO THE END OF SAID CURVE; THENCE S.48°35'31"E, A DISTANCE OF 121.11 FEET; THENCE S.48°35'31"E, A DISTANCE OF 121.11 FEET; THENCE S.00°28'24"E, A DISTANCE OF 32.92 FEET TO THE POINT OF BEGINNING.
CONTAINING 0.153 ACRES MORE OR LESS.

DESCRIPTION: PHASE I

A TRACT OF LAND IN THE WEST 1/2 OF SECTION 9, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE MOST WESTERLY CORNER OF LOT 80, PERDIA UNIT ONE AS RECORDED IN PLAT BOOK 23 AT PAGES 91-97 PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE N.85°00'45"W ALONG THE NORTHERLY LINE OF CAROL DRIVE EAST (A 66' WIDE PRIVATE STREET), 200.00 FEET; THENCE N.26°30'17"E, A DISTANCE OF 121.11 FEET TO THE POINT OF BEGINNING; THENCE S.76°09'45"W, A DISTANCE OF 184.83 FEET; A CENTRAL ANGLE OF 117°13'27" TO THE LEFT, MANATEE ROAD, A CHORD BEARING OF N.33°52'45"W, AN ARC LENGTH OF 46.44 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 46.44 FEET TO THE END OF SAID CURVE; THENCE S.48°35'31"E, A DISTANCE OF 121.11 FEET; THENCE S.48°35'31"E, A DISTANCE OF 121.11 FEET TO THE POINT OF BEGINNING.
CONTAINING 0.182 ACRES MORE OR LESS.

DESCRIPTION: PHASE III

A TRACT OF LAND IN THE WEST 1/2 OF SECTION 9, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE MOST WESTERLY CORNER OF LOT 80, PERDIA UNIT ONE AS RECORDED IN PLAT BOOK 23 AT PAGES 91-97 PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE N.85°00'45"W ALONG THE NORTHERLY LINE OF CAROL DRIVE EAST (A 66' WIDE PRIVATE STREET), 200.00 FEET; THENCE N.35°54'57"E, A DISTANCE OF 105.10 FEET TO THE POINT OF BEGINNING; THENCE S.76°09'45"W, A DISTANCE OF 184.83 FEET; A CENTRAL ANGLE OF 117°13'27" TO THE LEFT, MANATEE ROAD, A CHORD BEARING OF N.33°52'45"W, AN ARC LENGTH OF 46.44 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 46.44 FEET TO THE END OF SAID CURVE; THENCE S.48°35'31"E, A DISTANCE OF 121.11 FEET; THENCE S.48°35'31"E, A DISTANCE OF 121.11 FEET TO THE POINT OF BEGINNING.
CONTAINING 0.193 ACRES MORE OR LESS.

DESCRIPTION: PHASE II

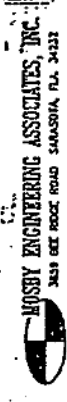
A TRACT OF LAND IN THE WEST 1/2 OF SECTION 9, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE MOST WESTERLY CORNER OF LOT 80, PERDIA UNIT ONE AS RECORDED IN PLAT BOOK 23 AT PAGES 91-97 PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE N.85°00'45"W ALONG THE NORTHERLY LINE OF CAROL DRIVE EAST (A 66' WIDE PRIVATE STREET), 200.00 FEET; THENCE N.35°54'57"E, A DISTANCE OF 105.10 FEET TO THE POINT OF BEGINNING; THENCE S.76°09'45"W, A DISTANCE OF 184.83 FEET; A CENTRAL ANGLE OF 117°13'27" TO THE LEFT, MANATEE ROAD, A CHORD BEARING OF N.33°52'45"W, AN ARC LENGTH OF 46.44 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 46.44 FEET TO THE POINT OF BEGINNING; THENCE S.48°35'31"E, A DISTANCE OF 121.11 FEET; THENCE S.48°35'31"E, A DISTANCE OF 121.11 FEET TO THE POINT OF BEGINNING.
CONTAINING 0.147 ACRES MORE OR LESS.

DESCRIPTION: PHASE I

A TRACT OF LAND IN THE WEST 1/2 OF SECTION 9, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE MOST WESTERLY CORNER OF LOT 80, PERDIA UNIT ONE AS RECORDED IN PLAT BOOK 23 AT PAGES 91-97 PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE N.85°00'45"W ALONG THE NORTHERLY LINE OF CAROL DRIVE EAST (A 66' WIDE PRIVATE STREET), 200.00 FEET; THENCE N.35°54'57"E, A DISTANCE OF 105.10 FEET TO THE POINT OF BEGINNING; THENCE S.76°09'45"W, A DISTANCE OF 184.83 FEET; A CENTRAL ANGLE OF 117°13'27" TO THE LEFT, MANATEE ROAD, A CHORD BEARING OF N.33°52'45"W, AN ARC LENGTH OF 46.44 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 46.44 FEET TO THE POINT OF BEGINNING; THENCE S.48°35'31"E, A DISTANCE OF 121.11 FEET; THENCE S.48°35'31"E, A DISTANCE OF 121.11 FEET TO THE POINT OF BEGINNING.
CONTAINING 0.147 ACRES MORE OR LESS.

DESCRIPTION: PHASE III

A TRACT OF LAND IN THE WEST 1/2 OF SECTION 9, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE MOST WESTERLY CORNER OF LOT 80, PERDIA UNIT ONE AS RECORDED IN PLAT BOOK 23 AT PAGES 91-97 PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE N.85°00'45"W ALONG THE NORTHERLY LINE OF CAROL DRIVE EAST (A 66' WIDE PRIVATE STREET), 200.00 FEET; THENCE N.35°54'57"E, A DISTANCE OF 105.10 FEET TO THE POINT OF BEGINNING; THENCE S.76°09'45"W, A DISTANCE OF 184.83 FEET; A CENTRAL ANGLE OF 117°13'27" TO THE LEFT, MANATEE ROAD, A CHORD BEARING OF N.33°52'45"W, AN ARC LENGTH OF 46.44 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 46.44 FEET TO THE POINT OF BEGINNING; THENCE S.48°35'31"E, A DISTANCE OF 121.11 FEET; THENCE S.48°35'31"E, A DISTANCE OF 121.11 FEET TO THE POINT OF BEGINNING.
CONTAINING 0.142 ACRES MORE OR LESS.

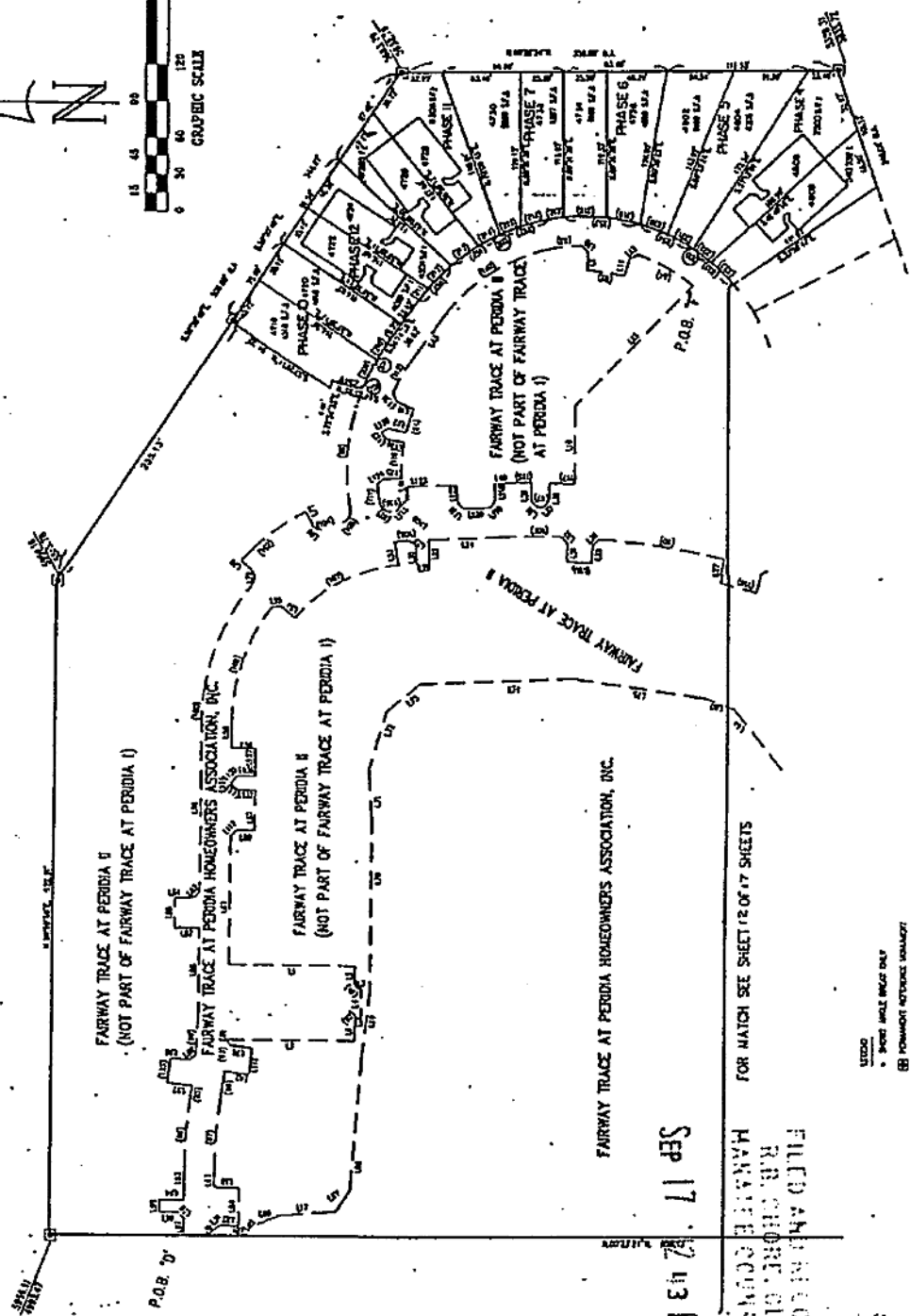
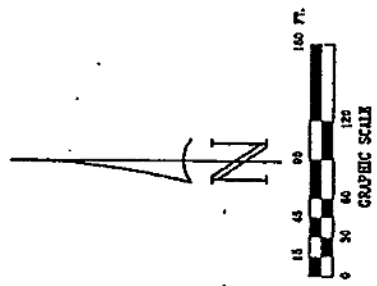


MOSSY ENGINEERING ASSOCIATES, INC.
3838 SEE ROCK ROAD SAUGUS, FLA. 34133

CONDOMINIUM BOOK PAGE 246
SHEET 11 OF 14 SHEETS

FAIRWAY TRACE AT PERIDIA I

A LAND CONDOMINIUM
SECTION 9, TOWNSHIP 35 SOUTH, RANGE 18 EAST
MANATEE COUNTY, FLORIDA



FAIRWAY TRACE AT PERIDIA HOMEOWNERS ASSOCIATION, INC.

SEP 17 12 43 PM '92

FILED AND RECORDED
R.B. CHORRE, CLERK
MANATEE COUNTY, FL

FOR MATCH SEE SHEET 12 OF 17 SHEETS

UTDOD
• 1/8" = 1' SCALE
⊞ PROPERTY BOUNDARY

HOSBY ENGINEERING ASSOCIATES, INC.
3019 BEI ROCK ROAD SARASOTA, FLA. 34237

AMENDMENT
ADDING PHASE 10
TO DECLARATION OF
FAIRWAY TRACE AT PERIDIA I, A LAND CONDOMINIUM

PERIDIA ASSOCIATES, LTD., a Florida limited partnership, the developer of FAIRWAY TRACE AT PERIDIA I, A LAND CONDOMINIUM, does hereby create this Amendment Adding Phase 10 to the Declaration of Condominium of Fairway Trace at Peridia I, which was recorded in Official Records Book 1324, beginning at Page 1721, as Clerk's Instrument No. 445490, on February 7, 1991, as amended thereafter, and which appears in Condominium Plat Book 25, Pages 100 through 116, inclusive, as amended thereafter, all of the Public Records of Manatee County, Florida.

The Amendment adding Phase 10 to the Declaration of Condominium of Fairway Trace at Peridia I, A Land Condominium, is as follows:

1. Peridia Associates, Ltd., a Florida limited partnership, for itself, its successors, grantees and assigns, hereby states, declares and ratifies that Phase 10 of Fairway Trace at Peridia I, A Land Condominium, as more particularly defined in the above referenced Declaration of Condominium, is submitted to condominium ownership, pursuant to the requirements of Chapter 718 of the statutes of the State of Florida. Accordingly, Phase 10 of Fairway Trace at Peridia I, A Land Condominium, is hereby filed for record and shall become a part of Fairway Trace at Peridia I, A Land Condominium, and shall be subject to the Declaration of Condominium and all exhibits thereto as recited above.
2. In addition to the above-referenced submission, this Amendment shows substantial completion of the improvements in Phase 10 of Fairway Trace at Peridia I, A Land Condominium, and a Certificate of the surveyor incorporated in Exhibit "A" attached hereto and by this reference made a part hereof and said Certificate states that the construction of the improvements as to Phase 10 of Fairway Trace at Peridia I, A Land Condominium, is substantially complete so that the material, together with the provisions of the Declaration and the amendments thereto describing the condominium property is an accurate representation of the location and dimensions of the improvements, and that the identification, location and dimensions of the common elements and of the improvements in Phase 10 of Fairway Trace at Peridia I, A Land Condominium, can be determined from these materials.
3. The units located in Phase 10 of Fairway Trace at Peridia I, A Land Condominium, submitted to Condominium ownership are 4718 and 4720.
4. Upon submission hereby of Phase 10 of Fairway Trace at Peridia I, A Land Condominium, each unit in this Condominium shall own a 1/20 undivided share in the common elements of this Condominium, as well as a 1/20 undivided share of the common expense and common surplus of this Condominium.
5. All other terms, conditions, obligations, responsibilities and duties required by the Declaration of Condominium, and all exhibits and schedules thereto, and any and all amendments including exhibits and schedules thereto, shall remain in full force and effect

and unchanged except as amended by this Amendment.

Signed, sealed and delivered
in the presence of:

PERIDIA ASSOCIATES, LTD., a Florida
limited partnership, by its general partner:

A. J. B. DEVELOPMENT, INC., a
Florida corporation

By: [Signature]
ANTHONY J. BRUSCINO
Its _____ President

Attest: [Signature]
ANTHONY J. BRUSCINO
Its _____ Secretary

(CORPORATE SEAL)

4237 Caddie Drive East
Bradenton, FL 34203

Jennifer Matthews
SIGNATURE

Jennifer Matthews
NAME LEGALLY PRINTED, TYPED OR STAMPED

Karen L. Grunig
SIGNATURE

KAREN L. GRUNIG
NAME LEGALLY PRINTED, TYPED OR STAMPED

AS TO PERIDIA ASSOCIATES, LTD.

STATE OF FLORIDA)
COUNTY OF MANATEE)

The foregoing instrument was acknowledged before me this 22 day of December, 1992, by ANTHONY J. BRUSCINO, the President of A. J. B. DEVELOPMENT, INC., a Florida corporation, as general partner of PERIDIA ASSOCIATES, LTD., a Florida limited partnership, on behalf of the corporation as the general partner of limited partnership, who is personally known to me and DID NOT take an oath.

Karen L. Grunig
SIGNATURE
KAREN L. GRUNIG
NAME LEGIBLY PRINTED, TYPEWRITTEN

OR STAMPED

(SEAL)

NOTARY PUBLIC

My Commission Expires:



KAREN L. GRUNIG
MY COMMISSION # CC 051836 EXPIRES
September 30, 1994
BONDED THRU TROY FAIR INSURANCE, INC.

OR 1396 PG 2432

JOINDER OF MORTGAGEE

The Mortgagee, FLORIDA A.R. INVESTMENTS, INC., a Florida corporation, as a holder and owner of an encumbrance of record of a portion of the real property which has been submitted for condominium ownership, pursuant to the Declaration of Condominium of Fairway Trace at Peridia I, which was recorded in Official Records Book 1324, beginning at Page 1721, on February 7, 1992, as amended thereafter, and which appears in Condominium Plat Book 25, Pages 100 through 116, inclusive, as amended thereafter, all of the Public Records of Manatee County Florida, hereby consents to the Amendment Adding Phase 10 to the Declaration of Fairway Trace at Peridia I, A Land Condominium, and hereby joins in and ratifies the plat and all dedications and reservations thereon, and subordinates all of its instruments of security including its mortgage interest to the Declaration of Condominium of Fairway Trace at Peridia I, and all Amendments thereto. Said instruments of security are more particularly described as follows:

Collateral Mortgage recorded June 3, 1992, recorded in Official Records Book 1337, commencing at page 3130, of the Public Records of Manatee County, Florida.

IN WITNESS WHEREOF, FLORIDA A.R. INVESTMENTS, INC., has hereunto set its hand and seal this 21st day of December, 1992.

Signed, sealed and delivered in the presence of:

FLORIDA A.R. INVESTMENTS, INC., a Florida corporation

Lisa G. Tully
SIGNATURE

By Ernest Mascara
ERNEST L. MASCARA
Its Vice President

Lisa G. Tully
NAME LEGIBLY PRINTED, TYPEWRITTEN OR STAMPED

P.O. Box 180
St. Petersburg, FL 33731

Nicole E. Weiss
SIGNATURE

(CORPORATE SEAL)

NICOLE E. WEISS
NAME LEGIBLY PRINTED, TYPEWRITTEN OR STAMPED

As to Florida A.R. Investments, Inc.

STATE OF FLORIDA)
COUNTY OF PINELLAS)

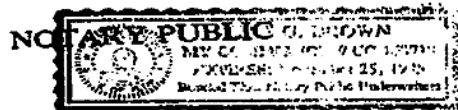
The foregoing instrument was acknowledged before me this 21st day of December, 1992, by ERNEST L. MASCARA, the Vice President of FLORIDA A.R. INVESTMENTS, INC., a Florida corporation, on behalf of the corporation, who is personally known to me and DID NOT take an oath.

Lisa G. Brown
SIGNATURE
Lisa G. Brown
NAME LEGIBLY PRINTED, TYPEWRITTEN

OR STAMPED

(SEAL)

My Commission Expires:



JOINDER OF MORTGAGEE

The Mortgagee, LIBERTY NATIONAL BANK, a corporation organized and existing under the laws of the United States of America, as a holder and owner of an encumbrance of record of a portion of the real property which has been submitted for condominium ownership, pursuant to the Declaration of Condominium of Fairway Trace at Peridia I, which was recorded in Official Records Book 1324, beginning at Page 1721, on February 7, 1992, as amended thereafter, and which appears in Condominium Plat Book 25, Pages 100 through 116, inclusive, as amended thereafter, all of the Public Records of Manatee County Florida, hereby consents to the Amendment Adding Phase 10 to the Declaration of Fairway Trace at Peridia I, A Land Condominium, and hereby joins in and ratifies the plat and all dedications and reservations thereon, and subordinates all of its instruments of security including its mortgage interest to the Declaration of Condominium of Fairway Trace at Peridia I, and all Amendments thereto. Said instruments of security are more particularly described as follows:

- (a) Real Estate Mortgage and Security Agreement and Collateral Assignment of Rents and Leases, all dated November 30, 1992, and as modified from time to time. The Mortgage was recorded in Official Records Book 1394, commencing at page 5620, and the Collateral Assignment was recorded in Official Records Book 1394, commencing at page 5629, all of the Public Records of Manatee County, Florida.
- (b) The Financing Statement was recorded in Official Records Book 1394, commencing at page 5640, of the Public Records of Manatee County, Florida, and filed with the Florida Secretary of State.

IN WITNESS WHEREOF, LIBERTY NATIONAL BANK, has hereunto set its hand and seal this 21st day of December, 1992.

Signed, sealed and delivered in the presence of:

Lynne M Schooley
SIGNATURE

Lynne M Schooley
NAME LEGIBLY PRINTED, TYPEWRITTEN OR STAMPED

LIBERTY NATIONAL BANK

By: [Signature]
Its VICE President

H. Eugene Bay, Jr.
NAME LEGIBLY PRINTED, TYPEWRITTEN OR STAMPED

Ned I Cobb
SIGNATURE

Ned I. Cobb
NAME LEGIBLY PRINTED, TYPEWRITTEN OR STAMPED

6001 26th St. W.
Bradenton, FL 34207
ADDRESS LEGALLY PRINTED, TYPED OR STAMPED

(CORPORATE SEAL)

As to Bank

STATE OF FLORIDA)
COUNTY OF MANATEE)

The foregoing instrument was acknowledged before me this 21st day of December, 1992, by H. Eugene Bay, Jr, the Vice President of LIBERTY NATIONAL BANK, a corporation organized and existing under the laws of the United State of America, on behalf of the corporation, who is personally known to me or has produced (type of identification: _____) as identification and ~~DID~~ DID NOT take an oath.

Denise Lee
SIGNATURE
Denise Lee
NAME LEGIBLY PRINTED, TYPEWRITTEN

OR STAMPED
(SEAL)

Notary Public, State of Florida at Large
My Commission Expires Sept. 4, 1993

My Commission Expires:

NOTARY PUBLIC

FAIRWAY TRACE AT PERIDIA I

A LAND CONDOMINIUM, PHASE 10

SECTION 9, TOWNSHIP 35 SOUTH, RANGE 18 EAST MANATEE COUNTY, FLORIDA

NOTES

1. BEARINGS ARE BASED ON AN ASSUMED MERIDIAN.
2. IMPROVEMENTS WITHIN THE COMMON ELEMENTS SUCH AS BUT NOT LIMITED TO WATER METERS, UTILITY LINES, LIGHT FIXTURES, IRRIGATION SYSTEM, ROADWAY, AND OTHER IMPROVEMENTS WITHIN COMMON ELEMENTS, SIDEWALKS AND TREES, ETC. HAVE NOT BEEN LOCATED OR GRAPHICALLY SHOWN.
3. COORDINATE SYSTEM IS BASED ON AN ASSUMED SYSTEM.
4. CONSTRUCTION OF THIS CONDOMINIUM IS NOT SUBSTANTIALLY COMPLETE.

EASEMENTS: EXISTING, CREATED, OR RESERVED

- A. THE DECLARATION OF CONDOMINIUM TO WHICH THIS SURVEY AND PLOT PLAN IS ATTACHED CREATES, GRANTS AND RESERVES CERTAIN EASEMENTS THAT MAY NOT BE GRAPHICALLY DEPICTED HEREON AND WHICH EASEMENTS ARE INCORPORATED HEREIN BY REFERENCE. REFER TO THE APPLICABLE PARAGRAPHS OF THE DECLARATION OF CONDOMINIUM WITH REGARDS TO THE EASEMENTS CREATED, GRANTED AND RESERVED HEREIN. WHICH EASEMENTS INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:

B. UTILITY EASEMENT

A PERPETUAL EASEMENT FOR INSTALLATION, CONSTRUCTION, REPAIR, MAINTENANCE AND REPLACEMENT OF PRIVATE AND PUBLIC UTILITY LINES AND SERVICES OF ALL KINDS UNDER AND OVER THE SURFACE OF THE CONDOMINIUM LANDS WHICH ARE NOT OCCUPIED BY BUILDINGS OR OTHER STRUCTURES.

C. ENCROACHMENTS

AN EASEMENT FOR ANY UNIT THAT ENCROACHES UPON ANY OF THE COMMON ELEMENTS OR UPON ANY UNIT, ALONG WITH AN EASEMENT FOR ANY COMMON ELEMENT THAT ENCROACHES UPON ANY UNIT SUCH AS CASES, SIGNAGE, ETC. TO THE EXTENT OF SUCH ENCROACHMENTS SO LONG AS THE ENCROACHMENT EXISTS.

D. TRAFFIC

AN EASEMENT FOR PEDESTRIAN TRAFFIC OVER, THROUGH AND ACROSS SIDEWALKS, PATHS, WALKS AND OTHER PORTIONS OF THE CONDOMINIUM AS MAY EXIST FROM TIME TO TIME AS INTENDED AND DESIGNATED FOR SUCH PURPOSES AND SHALL BE FOR THE USE AND BENEFIT OF THE UNIT OWNERS OF FAIRWAY TRACE AT PERIDIA I, AND FAIRWAY TRACE AT PERIDIA II.

E. EASEMENTS FOR ALL LAND

ALL EASEMENTS CREATED, GRANTED AND RESERVED IN THE DECLARATION OF CONDOMINIUM, AND THE EASEMENTS REFLECTED HEREON AS SAME MAY BE AMENDED FROM TIME TO TIME, FOR THE BENEFIT OF ALL PHASES OF THIS CONDOMINIUM, WHETHER OR NOT THE REAL PROPERTY DESCRIBED IN ALL PHASES IS DEVELOPED AS PHASES OF CONDOMINIUM, OR AS A SEPARATE CONDOMINIUM OR CONDOMINIUMS.

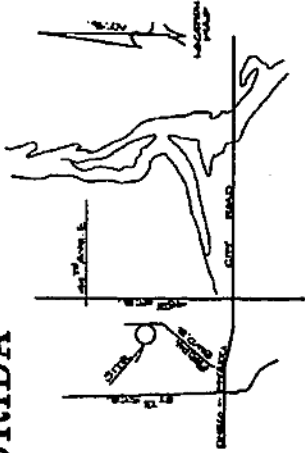
F. LANDS OF FAIRWAY TRACE AT PERIDIA HOMEOWNERS ASSOCIATION, INC. ARE SUBJECT TO VARIOUS EASEMENTS CREATED BY THE MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR PERIDIA, RECORDED IN OFFICIAL RECORDS BOOK 1175, PAGE 3212 PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA AND AS AMENDED THEREAFTER.

SURVEYORS CERTIFICATE

I, GARY J. ALTRIDGE, A REGISTERED LAND SURVEYOR AUTHORIZED TO PRACTICE IN THE STATE OF FLORIDA, HEREBY CERTIFY THAT THIS SURVEY DOES NOT MEET THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA, CHAPTER 2844-6, FLORIDA ADMINISTRATIVE CODE, THAT IT IS A CORRECT REPRESENTATION OF PROPOSED IMPROVEMENTS DESCRIBED, SO THAT THIS PLAN TOGETHER WITH THE PROVISIONS OF DECLARATION PROVIDES SUFFICIENT DETAIL OF THE LOCATION AND DIMENSIONS OF THE IMPROVEMENTS AND THAT THE IDENTIFICATION, LOCATION AND DIMENSIONS OF THE COMMON ELEMENTS AND OF EACH UNIT CAN BE DETERMINED THEREFROM FOR SURVEYING PURPOSES. THIS PLAN IS THE PRODUCT OF MY PROFESSIONAL SKILL AND JUDGMENT, AND I AM NOT PROVIDING ANY WARRANTIES SINCE 14, DEC. 1990 AND AMENDED ON 3, JULY, 1991, AND AS PHASES HAVE BEEN ADDED

GARY J. ALTRIDGE
REGISTERED LAND SURVEYOR
STATE OF FLORIDA, REG. NO. 3698

DATE OF THIS PLAN
12-2-92
DATE OF REVISION



DESCRIPTION: OVERALL PROPERTY INCLUDING, FAIRWAY TRACE AT PERIDIA I, FAIRWAY TRACE AT PERIDIA II AND FAIRWAY TRACE AT PERIDIA HOMEOWNERS ASSOCIATION, INC. A TRACT OF LAND IN THE WEST 1/2 OF SECTION 9, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE MOST WESTERLY CORNER OF LOT 9A, PERIDIA UNIT ONE AS RECORDED IN PLAT BOOK 12 AT PAGES 93-97 PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA THENCE N56°20'48"-W ALONG THE NORTHEASTERLY LINE OF SAID DRIVE EAST 14.66 FEET TO PRIVATE STREET, 202.00 FEET TO THE BEGINNING OF FAIRWAY TRACE, 202.00 FEET TO THE MOST WESTERLY CORNER, DISTANCE OF 99.13 FEET THENCE N48°43'28"E, A DISTANCE OF 522.20 FEET, THENCE S56°30'49"E, A DISTANCE OF 580.00 FEET, THENCE S00°28'24"E, A DISTANCE OF 385.00 FEET THENCE S70°42'00"W, A DISTANCE OF 840.00 FEET, THENCE S43°25'16"-V, A DISTANCE OF 466.49 FEET, THENCE S33°39'12"-V, A DISTANCE OF 146.50 FEET TO THE POINT OF BEGINNING. CONTAINING 18239 ACRES MORE OR LESS.

SURVEYORS CERTIFICATE

I, FURTHER CERTIFY THAT CONSTRUCTION OF THE IMPROVEMENTS IN PHASE 10, FAIRWAY TRACE AT PERIDIA I, CONSECUTIVELY CONSISTING OF UNITS, 4718 & 4720 ALL PLANNED IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO LANDSCAPING, UTILITY SERVICES AND ACCESS TO THE UNITS, AND COMMON ELEMENT FACILITIES SERVING THE UNITS ARE SUBSTANTIALLY COMPLETE, SO THAT THE AGMENTED CONDOMINIUM PLAN TOGETHER WITH THE DECLARATION OF CONDOMINIUM AND THE IMPROVEMENTS AND THE IDENTIFICATION, LOCATION AND DIMENSIONS OF THE IMPROVEMENTS AND OF EACH UNIT CAN BE DETERMINED FROM THOSE MATERIALS.

ALSO:

THAT TIMOTHY O. MOSBY IS A REGISTERED LAND SURVEYOR IN THE STATE OF FLORIDA, HOLDING CERTIFICATE NO. 4732 AND ACTING ON BEHALF OF MOSBY ENGINEERING ASSOCIATES, INC. WAS THE SURVEYOR WHO EXECUTED THE CERTIFICATE OF SURVEY ON THE PLAN OF FAIRWAY TRACE AT PERIDIA I, A CONDOMINIUM DATED 14 DEC. 1991, RECORDED IN CONDOMINIUM BOOK 23 AT PAGES 117-139 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. BUT TIMOTHY O. MOSBY IS NOT AVAILABLE DUE TO THE RELOCATION OF HIS PRACTICE.

DATE OF CERTIFICATION: DECEMBER 16, 1992

GARY J. ALTRIDGE
REGISTERED LAND SURVEYOR
STATE OF FLORIDA, REG. NO. 3698

MOSBY ENGINEERING ASSOCIATES, INC.
3859 PEE RIVER ROAD SARASOTA, FLA. 34232

FAIRWAY TRACE AT PERIDIA I
A LAND CONDOMINIUM, PHASE 10
SECTION 9, TOWNSHIP 35 SOUTH, RANGE 18 EAST

CONDOMINIUM BOOK _____ PAGE _____
SHEET E. 0722 SHEETS
MANATEE COUNTY, FLORIDA

DESCRIPTION: FAIRWAY TRACE AT PERIDIA 1

A TRACT OF LAND IN THE WEST 1/2 OF SECTION 8, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE MOST WESTLY CORNER OF LOT 80, PERIOD 1, UNIT ONE AS RECORDED IN PLAT BOOK 23 AT PAGES 83-97 PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE N43°20'45"W ALONG THE NORTH-EASTERN LINE OF LOT ONE DIVE EAST (A 66' WIDE PRIVATE STREET) 200.00 FEET; THENCE N45°54'57"W, A DISTANCE OF 201.49 FEET FOR THE POINT OF BEGINNING "B"; THENCE THENCE S44°27'14"E, A DISTANCE OF 54.68 FEET; THENCE S47°22'26"W, A DISTANCE OF 144.67 FEET; THENCE S17°57'57"E, A DISTANCE OF 143.22 FEET; THENCE N47°02'27"W, A DISTANCE OF 20.80 FEET; THENCE N47°02'27"E, A DISTANCE OF 58.74 FEET; THENCE N47°02'27"E, A DISTANCE OF 20.26 FEET; THENCE S09°04'01"E, A DISTANCE OF 192.22 FEET TO THE POINT ON A NONWINDING CURVE TO THE LEFT, HAVING A RADIUS OF 112.60 FEET, A CENTRAL ANGLE OF 37°21'11", A TANGENT LENGTH OF 71.51 FEET, A CHORD BEARING OF N27°31'58"W, AND A CHORD LENGTH OF 124.60 FEET; THENCE S09°04'01"E, A DISTANCE OF 107.525", A TANGENT LENGTH OF 124.60 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 124.60 FEET, A CENTRAL ANGLE OF 40°23 FEET, THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 24.80 FEET TO THE POINT OF BEGINNING "C"; THENCE S17°57'57"E, A DISTANCE OF 170.16", A TANGENT LENGTH OF 40.23 FEET, THENCE ALONG THE CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 40.23 FEET, AN ARC LENGTH OF 170.16", A TANGENT LENGTH OF 40.23 FEET, THENCE ALONG THE CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 24.80 FEET, AN ARC LENGTH OF 20.4357", A TANGENT LENGTH OF 4.57 FEET, A CHORD BEARING OF N45°50'57"W, AND A CHORD LENGTH OF 6.90 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 9.04 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 26.00 FEET, A CENTRAL ANGLE OF 48°43'27", A TANGENT LENGTH OF 51.14 FEET, THENCE A CHORD BEARING OF S36°27'27"W, AND A CHORD LENGTH OF 51.14 FEET; THENCE A CHORD BEARING OF 53°27'27"W, LENGTH OF 50.85 FEET TO THE POINT OF BEGINNING "A".

TOGETHER WITH

A TRACT OF LAND IN THE WEST 1/2 OF SECTION 8, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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