

SUBSCRIPTION AND PURCHASE AGREEMENT

WHEREAS, CHUCK TAYLOR, INC.,
(hereinafter called Developer) is constructing
a multi-family housing project, to be known as THE VINEYARD
a condominium, located in Apopka, Orange County,
Florida; and

WHEREAS, the said project is proposed as a condominium;
and

WHEREAS, it will be necessary to establish a non
profit Florida corporation, the members of which will be
owners of the individual condominium apartment units, said
non-profit corporation to have as its major function the
operation and maintenance of the common areas and
facilities of the condominium;

IT IS THEREFORE AGREED AS FOLLOWS:

1. ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS
CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER.
FOR CORRECT REPRESENTATIONS, REFERENCE SHOULD BE MADE TO
THIS CONTRACT AND THE DOCUMENTS REQUIRED BY SECTION
718.503. FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER
TO A BUYER OR LESSEE.

2. I/We _____
in consideration of the mutual promises of other subscribers
and other good and valuable consideration, hereby subscribe
for ~~future participation in THE VINEYARD CONDOMINIUM~~
ASSOCIATION, INCORPORATED, (a non-profit Florida corporation
to be formed of unit owners) and to pay our pro-rata
share of the costs of maintenance, insurance and operations
assessed by said non-profit corporation in accordance
with the percentages set forth in the Declaration of
Condominium and further hereby agree to purchase unit
No. _____, and its undivided interest in the
common area and facilities for the price of \$ _____
payable as follows:

(a) \$ _____ upon the execution of this
agreement;

(b) \$ _____ within _____ days from the
hereof;

(c) \$ _____ cash or cashiers' check upon
the completion of the unit being purchased and titled
being passed from Developer, to the Purchaser.

3. The Purchaser, at closing, will receive fee simple
title by a general warranty deed and title insurance covering

RECEIPT FOR CONDOMINIUM DOCUMENTS

The undersigned acknowledges receipt of the items checked below, as required by the Condominium Act, relating to THE VINEYARD, a condominium, physically located at 2 Thompson Road, Apopka, Florida, 32730

Place a check in the column by each item received. If an item does not apply, place "N/A" in the column.

<u>ITEM</u>	<u>RECEIVED</u>
PROSPECTUS	X
DECLARATION OF CONDOMINIUM	X
ARTICLES OF INCORPORATION	X
BY-LAWS	X
ESTIMATED OPERATING BUDGET	X
FORM OF AGREEMENT FOR SALE	X
COVENANTS AND RESTRICTIONS	N/A
GROUND LEASE	N/A
MANAGEMENT AND MAINTENANCE CONTRACTS FOR MORE THAN ONE YEAR	N/A
RENEWABLE MANAGEMENT CONTRACTS	N/A
LEASE OF RECREATIONAL AND OTHER FACILITIES TO BE USED EXCLUSIVELY BY UNIT OWNERS OF SUBJECT CONDOMINIUMS	N/A
FORM OF UNIT LEASE IF A LEASEHOLD	N/A
DECLARATION OF SERVITUDE	N/A
STATEMENT OF CONVERSION CONDITIONS	N/A
PLOT PLAN AND FLOOR PLAN	X
SURVEY OF LAND AND GRAPHIC DESCRIPTION OF IMPROVEMENTS	X
RULES AND REGULATIONS	N/A
SALES BROCHURE	N/A
PHASE DEVELOPMENT DESCRIPTION	X
LEASE OF RECREATIONAL AND OTHER FACILITIES TO BE USED BY UNIT OWNERS WITH OTHER CONDO'S	N/A
DESCRIPTION OF MANAGEMENT FOR SINGLE MANAGEMENT OF MULTIPLE CONDOMINIUMS	N/A
CONVERSION INSPECTION REPORT	N/A
CONVERSION TERMITE INSPECTION REPORT	N/A
EXECUTED ESCROW AGREEMENT	X
PLANS AND SPECIFICATIONS	X

THIS AGREEMENT IS VOIDABLE BY BUYER BY DELIVERING WRITTEN NOTICE OF THE BUYER'S INTENTION TO CANCEL WITHIN 15 DAYS AFTER THE DATE OF EXECUTION OF THIS AGREEMENT BY THE BUYER, AND RECEIPT BY BUYER OF ALL OF THE ITEMS REQUIRED TO BE DELIVERED TO HIM BY THE DEVELOPER UNDER SECTION 718.503, FLORIDA STATUTES. BUYER MAY EXTEND THE TIME FOR CLOSING FOR A PERIOD OF NOT MORE THAN 15 DAYS AFTER THE BUYER HAS RECEIVED ALL OF THE ITEMS REQUIRED. BUYER'S RIGHT TO VOID THIS AGREEMENT SHALL TERMINATE WITH CLOSING.

Executed this _____ day of _____, A.D., 1981.

Purchaser

Purchaser

both his unit and his interest in the common elements and facilities. Said warranty deed and title insurance shall be subject to the following:

(a) Any and all easements, restrictions, reservations, or limitations of record.

(b) All of the terms, conditions, obligations and easements binding upon the owners of undivided interest in the lands and improvements particularly set forth in the Declaration of Condominium of THE VINEYARD, a condominium, as recorded in the Public Records of Orange County, Florida.

(c) All taxes and assessments for the current year and subsequent years.

The Title Insurance will, in addition, contain any standard exception usually contained in title insurance commitments and policies customarily used in residential real estate transactions in ORANGE COUNTY, Florida. The Developer shall pay for the State Documentary Stamps on the Warranty Deed, and the costs of the premium on the Title Insurance Policy to be issued to Purchaser.

The Purchaser shall pay the recording fee for the Warranty Deed. The maintenance fee, Hazard Insurance and Ad Valorem Real Estate Tax shall be pro-rated as of the closing date.

4. The lands upon which THE VINEYARD will be located are situate, lying and being in Orange County, Florida, particularly described as follows, to-wit:

Commencing at the Northeast corner of Lot 7, Subdivision of the Stewart Homestead as recorded in Miscellaneous Book 5, page 598, of the Public Records of Orange County, Florida, run thence South along the East line of said Lot 7 and the centerline of Thompson Road 900.00 feet; thence run N 89°54'40"W. 50.00 feet for the point of beginning on the West right of way line of Thompson Road; thence run South along said right of way line 100.00 feet; thence N 89°54'40"W. 370.00 feet; thence South 222.25 feet to the North right of way line of First Street; thence run Westerly along said right of way line 25.1 feet; thence North 255.75 feet; thence S 89°40'50"W. 102.90 feet; thence N 00°19'10"W. 75.00 feet; thence N 80°05'42"E. 128.33 feet to a point 370 feet N 89°54'40"W. from the point of beginning; thence S 89°54'40"E. 370 feet to the point of beginning.

5. Developer hereby agrees that all sums received as deposits on account of the purchase of the unit under paragraphs 2 above shall be held in escrow and shall be placed in an escrow account with MICHAEL A. CROAK, attorney At Law, and member of The Florida Bar Association, One West Park Avenue, Eustis, Florida 32726, acting as escrow agent under Chapter 718.202, Florida Statutes. The Purchaser may obtain a receipt for his deposits from the escrow agent upon request. The escrow agent shall pay any escrowed funds to the Developer at the closing of this transaction.

6. IF Purchaser fails to perform any of the covenants of this agreement, at the option of Developer all deposits made pursuant to this Agreement, by Purchaser as aforesaid,

shall be paid to Developer as consideration for the execution of this agreement and in full settlement of any claims for damages, and the Developer and the Purchaser shall be relieved of all obligations to each other under this agreement.

7. If the Developer fails to perform any of the covenants of this Agreement or if the Purchaser properly terminates this Contract pursuant to the terms hereof, all deposits made pursuant to this agreement by Purchaser as aforesaid shall be paid to the Purchaser and the Developer and the Purchaser shall be relieved of all obligations to each other under this Agreement.

8. The purchaser shall not be entitled to possession of his apartment for his occupancy, storage of goods and furniture, or otherwise, until this transaction shall have closed. There shall be no extras or allowances unless the exact nature and charge or credit therefor are agreed in writing by the parties hereto.

9. At least ten (10) days prior to anticipated substantial completion of the Purchaser's apartment unit, Developer will notify the Purchaser of the same and shall, in such notice, advise the Purchaser of the day and time of the closing of this transaction which shall be no later than twenty (20) days after anticipated substantial completion of said apartment; and the place of closing shall be at the office of the Developer or at such other place as the Developer may direct. The provisions of this Agreement shall not survive the closing, and the execution of the closing statement and/or any other closing documents shall constitute a conclusive presumption of the Purchaser's acceptance of the premises and the Developer's performance of each of its promises and covenants set forth herein. The closing date shall be a maximum of thirty (30) days after notification as set forth above. No extensions of time of closing given by the Developer shall be effective unless in writing.

10. The Purchaser shall not assign this agreement or the Purchaser's rights hereunder, without the prior written consent of the Developer. Subject to the provisions hereof, this agreement shall bind and apply to the parties hereto and their personal representatives, successors and assigns.

11. This Agreement contains the full understanding of the parties hereto and may not be amended, altered or discharged except by another Agreement in writing signed by the parties hereto.

12. MICHAEL A. CROAK, Attorney, has agreed to act as the Escrow Agent, as hereinabove provided. It is clearly understood and agreed by the parties hereto that notwithstanding anything in this agreement, expressed or implied, said Attorney has no interest in the subject matter of this Agreement other than as such Escrow Agent, and his duties, obligations and liabilities hereunder are limited solely to the functions required of him as Escrow Agent, as specifically set forth herein, and he shall have no other duties, obligations or liabilities, implied or otherwise, other than those specifically stated. It is further specifically understood and agreed by the parties hereto that said Attorney shall have no duty, responsibility or liability to make any inspection of the premises or of the improvements, nor shall he have any duty or responsibility in connection with any of the other covenants, agreements, or warranties contained herein.

OF

THE VINEYARD CONDOMINIUM ASSOCIATION, INCORPORATED

The undersigned by these Articles associate themselves for the purpose of forming a corporation not for profit under Chapter 617, Florida Statutes, and certify as follows:

ARTICLE I. NAME

The name of the corporation shall be THE VINEYARD CONDOMINIUM ASSOCIATION, INCORPORATED, and its mailing address shall be 2 N. Thompson Road, Apopka, Florida, 32703. For convenience, the corporation shall be referred to in this instrument as the Association.

The name of the initial registered agent of this corporation is CHUCK TAYLOR, whose address is 8923 Tibet Bay Drive, Orlando, Florida, 32811, who, by execution hereof, accepts his appointment.

ARTICLE II. PURPOSE

2.1 The purpose for which the Association is organized is to provide an entity pursuant to Florida Statutes 718.111 for the operation of THE VINEYARD CONDOMINIUM ASSOCIATION, INCORPORATED, a condominium, to be located on certain lands in Orange County, Florida.

2.2 The Association shall make no distributions of income to its members, directors or officers.

ARTICLE III. POWERS

The powers of the Association shall include and be governed by the following provisions:

3.1 The Association shall have all the common law and Statutory powers of a corporation not for profit which are not in conflict with the terms of these Articles, and all those powers of an association provided in Florida Statutes 718.111.

3.2 The Association shall have all of the powers and duties reasonably necessary to operate the condominium pursuant to the Declaration as presently drafted and as it may be amended from time to time, including but not limited to the following:

(a) To make and collect assessments against members to defray the costs, expenses and losses of the condominium.

(b) To use the proceeds of assessments in the exercise of its powers and duties.

(c) To maintain, repair, replace and operate the condominium property.

(d) To purchase insurance upon the condominium property and insurance for the protection of the Association and its members.

(e) To reconstruct improvements after casualty and the further improvement of the property.

(f) To make and amend reasonable regulations respecting the use of the property in the condominium.

(g) To enforce by legal means the provisions of the Condominium Act, the Declaration of Condominium, these Articles, the By-Laws of the Association and the Regulations for the use of the property in the condominium.

(h) To contract for the management of the Condominium and to delegate to such contractor and manager all power and duties of the Association, except such as are specifically required by the Declaration of Condominium to have approval of the Board of Directors or the membership of the Association.

(i) To contract for the management or operation of portions of the common elements susceptible to separate management or operation, and to lease such portions.

(j) To employ personnel to perform the services required for proper operation of the condominium.

(k) To pay taxes and assessments which are lien against any part of the condominium other than the individual units and the appurtenances thereto, and to assess the same against the units subject to such liens.

(l) To pay the cost of all power, water, sewer and other utility services rendered and not billed to owners of individual units.

3.3 The Association shall have the power to purchase

a unit (within the meaning of the Declaration of Condominium) and to hold, lease, mortgage and convey the same.

3.4 All funds and the titles to all properties acquired by the Association and their proceeds shall be held in trust for the members in accordance with the provisions of the Declaration of Condominium, these Articles of Incorporation, and the By-Laws.

ARTICLE IV. MEMBERS

4.1 The members of the Association shall consist of all unit owners in all phases (within the meaning of the Declaration of Condominium), and after termination, if ever, of the condominium shall consist of those who are members at the time of such termination and their successors and assigns.

4.2 Change of membership in the Association shall be established by recording in the Public Records of Orange County, Florida, a deed or other instrument establishing a record title to a unit (within the meaning of the Declaration of Condominium). The owner designated by such instrument thus becomes a member of the Association and the membership of the prior owner is terminated.

4.3 The share of a member in the funds and assets of the Association cannot be assigned, hypothecated or transferred in any manner, except as an appurtenance to his unit.

4.4 The owner of each designated unit as a member of the Association shall be entitled to one vote for each designated unit owned. The manner of exercising voting rights shall be determined by the By-Laws of the Association.

ARTICLE V. DIRECTORS

5.1 The affairs of the Association will be managed by a Board consisting of the number of directors fixed by the By-Laws, but not less than three (3) directors. The Board shall be known as the Board of Directors.

5.2 The Directors of the Association shall be elected at the annual meeting of the members in the manner specified by the

By-Laws. Directors may be removed and vacancies on the Board shall be filled in the manner provided by the By-Laws.

5.3 The names and addresses of the members of the first Board who shall hold office until their successors are elected and have qualified, or until removed, are as follows:

CHARLES C. TAYLOR
8923 Tibet Bay Drive
Orlando, Florida 32811

DOROTHEA M. TAYLOR
8923 Tibet Bay Drive
Orlando, Florida 32811

MICHAEL A. CROAK
P. O. Drawer Q
Eustis, Florida 32726

ARTICLE VI. OFFICERS

The affairs of the Association shall be administered by the officers designated in the By-Laws. The officers shall be elected by the Board of Directors at its first meeting following the annual meeting of the members of the Association, and they shall serve at the pleasure of the Board of Directors.

The names and addresses of the officers who shall serve until their successors are designated by the Board of Directors are as follows:

President: CHARLES C. TAYLOR
8923 Tibet Bay Drive
Orlando, Florida 32811

Secretary-Treasurer: DOROTHEA M. TAYLOR
8923 Tibet Bay Drive
Orlando, Florida 32811

Vice President: MICHAEL A. CROAK
P. O. Drawer Q
Eustis, Florida 32726

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ARTICLE VII. INDEMNIFICATION

Every director and officer of the Corporation shall be indemnified by the Corporation against all expenses and liabilities, including attorney fees, reasonably incurred by or imposed upon him in connection with any proceeding to which he may be a party, or in which he may become involved, by reason of his being or having been an officer or director of the Corporation, or any settlement thereof, whether or not he is a director or officer at the time such expenses are incurred, except in such cases wherein the director or officer is adjudged guilty of willful misfeasance or malfeasance in the performance of his duties, provided that in the event of a settlement the indemnification herein shall apply only when the Board of Directors approves such settlement and reimbursement as being for the best interest of the Corporation. The foregoing right of indemnification shall be in addition to and not exclusive of all other rights to which such directors or officers may be entitled.

ARTICLE VIII. BY-LAWS

The first By-Laws of the Association shall be adopted by the Board of Directors and may be altered, amended or rescinded in the manner provided by the By-Laws, by the Board of Directors and members.

ARTICLE IX. AMENDMENTS

Amendments to the Articles of Incorporation shall be proposed and adopted in the following manner:

9.1 Notice of the subject matter of a proposed amendment shall be included in the notice of any meeting at which a proposed amendment is considered.

9.2 A resolution for the adoption of a proposed amendment may be proposed either by the Board of Directors or by members of the Association. Directors and members not present in person or by proxy at the meeting to consider the amendment may express their approval in writing, provided such approval

is delivered to the Secretary at or prior to the meeting.
Except as hereinafter provided, approval of a proposed amendment must be either by:

(a) Not less than a majority of the entire membership of the Board of Directors and not less than three-fourths (3/4) of the votes of the entire membership of the Association, or

(b) Not less than three-fourths (3/4) of the votes of the entire membership of the Association.

9.3 No amendment shall make any change in the qualifications for membership nor the voting rights of members, without approval in writing by all members and joinder of all record owners of mortgages upon the condominium. No amendment shall be made that is in conflict with the Condominium Act or the Declaration of Condominium.

9.4 A copy of each amendment shall be certified by the Secretary of State, State of Florida, and be recorded in the Public Records of Orange County Florida.

ARTICLE X. TERM

The term of the Association shall be perpetual.

ARTICLE XI. SUBSCRIBERS

The names and addresses of the subscribers to these

Articles of Incorporation are as follows:

CHARLES C. TAYLOR
8923 Tibet Bay Drive
Orlando, Florida 32811

DOROTHEA M. TAYLOR
8923 Tibet Bay Drive
Orlando, Florida 32811

MICHAEL A. CROAK
P. O. Drawer Q
Eustis, Florida 32726

ARTICLE XII. I. R. C. MATTERS

Anything in the Articles, By-Laws of the Association or Declaration of Condominium to the contrary notwithstanding, this Association shall not have the power to engage in any activity not permitted to be carried on by a condominium association within the meaning of the Internal Revenue Code, Section 528 (or any corresponding provisions of any further U.S. revenue law).

IN WITNESS WHEREOF, the subscribers have hereto affixed their signatures on this 25th day of November, 1981.

[Handwritten signature]

Donald M Taylor

Michael A. Crank

STATE OF FLORIDA
COUNTY OF LAKE

BEFORE ME, the undersigned authority, on this day personally appeared Charles C. Taylor, Donald M. Taylor, Michael A. Crank who, being duly sworn, severally acknowledged the execution of the foregoing Articles of Incorporation of THE VINEYARD, INCORPORATED for the purposes expressed in such Articles.

WITNESS my signature and official seal at in the State and County last aforesaid, this 25th day of November, 1981.

[Handwritten signature]
Notary Public

My Commission Expires:
Notary Public, State of Florida at Large
My Commission Expires July 30, 1985

THE VINEYARD CONDOMINIUM ASSOCIATION
RULES AND REGULATIONS
Adopted April 1, 1991

PLEASE UNDERSTAND, these Rules and Regulations have been drawn up due to the numerous complaints turned in over the course of the years. We, as the board, are trying to address these problems and create simple but effective solutions to the problems here at the Vineyard. BUT... rules and regulations are still only as good as, we, the residents, choose to make them and cooperate with others.

Any notification letter or fine will be done through the Management Service. The Management Service will work with the Board of Directors on unusual situations.

If you have a dispute with the complaint being registered against you, your tenant or guest please notify our Management Service as soon as possible so the Board can resolve the problem as promptly as possible.

Fines will be directly placed on your Vineyard account with an outstanding balance until paid. If you accrue a late charge due to not paying your fine, the late charge(s) are outstanding until such fine(s) are paid.

***** Please remember when reading the following paragraphs that the Board is simply trying to protect your rights as an owner to live in a community that is safe, reasonably quiet and kept clean.

A. SALE AND LEASE OF UNITS:

1. This document supersedes any agreement or contract with lessees and if violated is subject to fines and/or termination of said contract.
2. It shall be the responsibility of all home owners to notify the manager in writing of the following information concerning all prospective buyers or lessees of their units.

PENALTY: A fine no less than \$5.00 and as high as \$25.00.

- a. SALE/LEASE - Names of all the occupants (not to exceed four (4) except Bldg. 5; which is not to exceed six (6)).
 - b. SALE/LEASE - Age(s) of all minor child(ren).
 - c. SALE/LEASE - That occupants have been provided a copy of this document.
 - d. SALE - That prospective purchasers have been provided with the Declaration of Covenants, Conditions and Restrictions (i.e. the Vineyard Documents).
 - e. LEASE - A resident history covering the past 3 years on the perspective lessee. This needs to be complete with previous names of landlords, addresses, phone numbers and months or years residing there, and then turned into the board not less than 2 weeks before you, the owners final approval.
3. The board has the right to terminate a lease agreement with any leased unit that is found to be in continued violation with the Rules and Regulations, and/or a problem with surrounding neighbors and/or a menace to our community. This decision will be based on documents registered against the leased unit, kept on file at the management office. The owner of the unit will be notified of the events taking place so when and if a termination does arise there has been ample notice of the situation.

To protect the owner there must be at least a 30 day notice of lease termination but no more than a 90 day notice.

PENALTY: A \$25.00 fine for every month the lessees are not removed.

4. Owners of leased units are solely responsible for the timely payment of all association fees and assessments and the lessees compliance with these rules and regulations, regardless of any agreement with the lessees.

PENALTY: A fine starting at \$5.00 and as high as \$25.00.

- a. Owners will keep the manager informed of current mailing address.
- b. No unit may be leased for a period of less than six (6) months.
- c. The manager is to be provided a copy of all lease agreements.
- d. Owners shall be responsible for any damage to common areas caused by their tenant.

5. Due to problems that can and have occurred by lessees over the years, owners of leased units are required to keep a \$50.00 security fee on deposit in their Vineyard account to cover any damages or fines incurred by lessees.

PENALTY: \$5.00 fine for every month the \$50.00 security is not on deposit, starting at the onset of the lessees moving in.

B. PETS:

1. Pets are defined as domestic dogs, cats, birds and small caged animals, such as hamsters.

2. No more than two (2) pets may be kept by the occupant(s) of any unit.

PENALTY: Four (4) weeks to resolve the problem and a fine of up to \$25.00 a month.

3. All pets, must be walked on a leash OR supervised outside the unit; and then, only on the extreme perimeter of the common grounds. If any accident occurs elsewhere, the pet owner is responsible for immediate clean-up.

PENALTY: A letter of notification concerning the problem and/or a \$ 5.00 fine.

4. Pet Disturbance: See page 6 of this document.

C. ARCHITECTURAL CONTROL:

1. All external alterations to the building or the grounds, including landscape planting, must be approved by the Board of Directors.

PENALTY: A notification letter and/or up to a \$25.00 fine.

2. Personal items such as lawn chairs, bicycles, hoses, towels, shoes, coolers, brooms, bathing suits, etc. must not be placed at front doorways or otherwise so as to be visible from front walkways, common areas or the roadway.

PENALTY: A letter of notification and/or a clean-up charge, starting at \$5.00.

3. Back porches and yards are to be kept clean and orderly for the sake of overall beautification and a courtesy to us, the Vineyard residents. They are not to be made into storage areas for large quantities of household overflow or a pet waste area.

PENALTY: A notification letter and/or a clean up charge starting at \$5.00.

4. Any owner who has enclosed a common area (with Board of Directors approval) shall assume total responsibility for the maintenance of said area including any added fence sections and gates. Note: just because an owners area is fenced does not mean that the property can be left unmaintained. These owners will be expected to keep their area maintained to the standard of the Vineyard grounds.

PENALTY: A notification letter and/or a clean-up charge starting at \$5.00.

5. Please do not litter. Think CLEAN. Please pick "it" up if you see "it" and dispose of "it" properly. That is one way to THINK CLEAN, THANK YOU!

PENALTY: Notification letter and/or a clean-up charge starting at \$5.00.

D. PARKING:

1. Each unit has been assigned specific parking spaces per the attached diagram. It is the responsibility of residents to notify their visitors, workmen and guests to park only in the resident's assigned spaces or in spaces identified for use by guests.

2. Any resident or visitor who continues to be in violation of the rules and regulations pertaining to parking of vehicles, will be subject to having the offending vehicle(s) towed at owner's expense. Please park in designated areas only. This is a constant complaint area and we would rather you fix it, then us deal with it.

PENALTY: 1. Notification letter (per unit/owner) 2. \$5.00 fine
3. Towed at the violators expense

3. Repairing or servicing of vehicles on the property is not permitted, except for minor repairs of an emergency nature (flat tire, dead battery).

PENALTY: 1. Notification letter. 2. \$5.00 fine. 3. Towed at violators expense.

4. No vehicle other than a non-commercial passenger vehicle may be parked overnight on any lot or on the common area except in those areas that may be specifically designated and set aside for such purposes. This includes boats, trailers, broken down vehicles, etc.

PENALTY: 1. Notification letter 2. \$5.00 fine 3. Towed at violators expense.

E. TRASH DISPOSAL:

1. BACK DOOR trash pickup service is provided twice weekly, to be placed in the can not the bag, PLEASE. The animals make a mess of the garbage.
 - a. Trash must be in standard size plastic bags of durable quality.
 - b. Residents are REQUIRED to place garbage bags in a covered plastic or metal container to protect it from wandering animals. It is the resident's responsibility to promptly clean up any mess caused by animals tearing open garbage bags and scattering the contents.

PENALTY: Notification letter and/or \$5.00 fine

- c. Trash containers are to be placed at the rear entrance or designated garbage pickup area prior to 7:00 a.m. of the designated pickup mornings. If you have a porch, fenced yard, stairs etc., you need to place the garbage outside the porch or at the bottom of the stairs.

F. SIGNS:

1. No signs, posters, realtor signs or advertisements of any type will be erected or attached to the interior or exterior of any building or any part of the property grounds, lawn, front door, windows. etc. The manager is authorized to erect a compatible sign at the entrance inviting inquiries about rental and sale availability. Owners or their agents may provide manager with information about their units.

PENALTY: Notification letter and/or \$5.00 to \$25.00 fine

2. Approved "For Sale" signs will be made available through the maintenance manager for a reasonable fee. You should contact the property manager for the specifics on how you or your realtor can market the unit for sale at the mail box area.

G. COMMON AREAS:

1. Defined in the condominium documents.
2. Walkways are for walking only - no running, skateboarding, biking, etc.

PENALTY: Notification letter and/or a \$5.00 to \$25.00 fine.

3. The speed limit will be strictly enforced as posted. Reckless driving will not be tolerated due the closeness of the complexes. Please drive with care and consideration of the residents, visitors, children and animals.

PENALTY: If there is continued complaints on a specific vehicle, they will be subject to a notification letter and/or a \$5.00 to \$25.00 fine.

H. DISTURBANCES:

1. Noise: No loud noise such as parties, stereos, T.V.'s, musical instruments, pets, etc. Please keep all noises down especially between the hours of 10:00 p.m. and 7:30 a.m.
PENALTY: Notification letter and/or a fine from \$5.00 to \$25.00

2. No loitering in any numbers.
PENALTY: Subject to removal, notification letter and/or a fine from \$5.00 to \$25.00.

3. No use of recreational facilities from 10:00 p.m. to 7:30 a.m.
PENALTY: Notification letter and /or \$5:00 to \$25.00 fine.

I. EFFECTIVE DATE AND RESPONSIBILITY:

These Rules and Regulations became effective upon adoption by the Board of Directors and are binding on all residents. Unit owners must assume responsibility for any violation(s) by their tenant(s) or their guest(s).

If you have any complaint or problem PLEASE contact our Management Service for advice, instructions, or how to get more information that may not be covered by this document.

Adoption Date: April 1, 1991

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Morrill

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CO., FL

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O.R. 3337 PR 2675

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STATE OF FLORIDA

COUNTY OF ORANGE

Re: Survey, Plot Plan & Graphic Description of
Improvements, Phase IV, THE VINYARD, a
Condominium, Section 11, Township 21 South,
Range 28 East, Orange County, Florida.

Before the undersigned authority authorized to accept
acknowledgments and administer oaths in the state and
county aforesaid, personally appeared A. L. PRECOURT
, who being first duly sworn
according to law, deposes and says:

That he, being a surveyor authorized to practice in
the state of Florida, does hereby certify that a survey
was made of the lands described on Exhibit C-IV attached
hereto and made a part hereof, and dedicated to condominium
use, with the improvements as shown and demonstrated thereon
described in the survey and plot plans with graphic descrip-
tion of improvements designated as Exhibit C-IV inclusive,
with the Declaration as recorded in Official Records Book
3401, Page 1750, Public Records of Orange County, Florida
and it is a correct representation of all improvements so
that the material, together with the provisions of the
Declaration describing the condominium project is an
accurate representation of the location and dimensions
of improvements completed or under construction and that
the identification, location and dimensions of the common
elements and of each unit can be determined from their
materials.

A. L. Precourt
A. L. PRECOURT
Reg. Land Surveyor
No. 1100
State of Florida

Sworn to, subscribed, executed
and acknowledged before me this
23 day of *July*, 1985.

James E. Conrad
Notary Public

My commission expires:

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES JULY 27, 1986
BONDED THROUGH MUMFOSHA-HASHTON INC.

THIS INSTRUMENT PREPARED BY:
James K. Rush
Anderson & Rush
322 E. Central Blvd.
Orlando, FL 32801

85-0510 G-B
MORRILL

O.R. 3337 PG 2670

THE PROPERTY described herein is bounded by the following: North, by the property of the State of Florida; South, by the property of the State of Florida; East, by the property of the State of Florida; West, by the property of the State of Florida.

- GENERAL NOTES:
1. ALL RIGHTS RESERVED TO THE STATE OF FLORIDA.
 2. THE STATE OF FLORIDA IS THE OWNER OF THE PROPERTY DESCRIBED HEREIN.
 3. THE STATE OF FLORIDA IS THE OWNER OF THE PROPERTY DESCRIBED HEREIN.
 4. THE STATE OF FLORIDA IS THE OWNER OF THE PROPERTY DESCRIBED HEREIN.
 5. THE STATE OF FLORIDA IS THE OWNER OF THE PROPERTY DESCRIBED HEREIN.

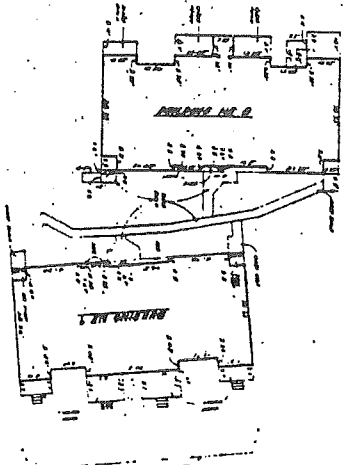
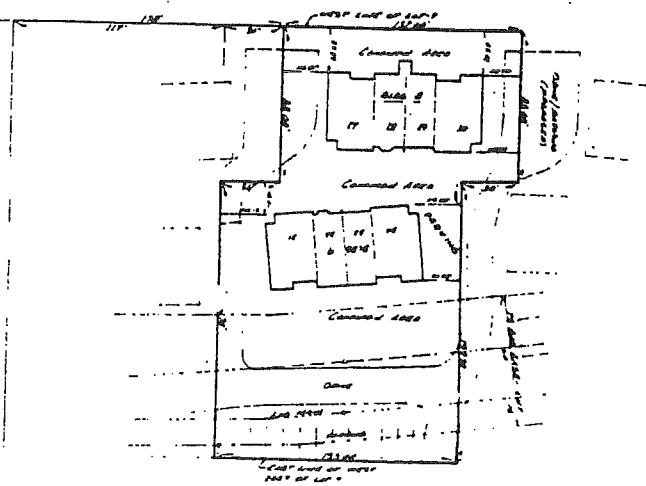


EXHIBIT C-IV
SURVEY AND PLOT PLAN
THE VINEYARD
A CONDOMINIUM
SECTION 11, TOWNSHIP 21 SOUTH, RANGE 28 EAST
ORANGE COUNTY, FLORIDA

EXHIBIT C-IV
SURVEY, PLOT PLAN & GRAPHIC DESCRIPTION OF IMPROVEMENTS PHASE-IV
THE VINEYARD
A CONDOMINIUM
SECTION 11, TOWNSHIP 21 SOUTH, RANGE 28 EAST
ORANGE COUNTY, FLORIDA



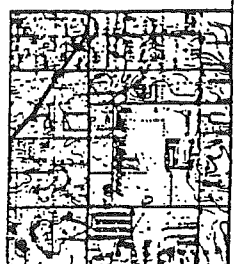
THE PROPERTY described herein is bounded by the following: North, by the property of the State of Florida; South, by the property of the State of Florida; East, by the property of the State of Florida; West, by the property of the State of Florida.



RECORDED & RECORD VERIFIED

Thomas P. Lohr

County Comptroller, Orange Co., FL



DATE	11/15/85	SCALE	AS SHOWN	BY	DYER, RIDGE, MILLS AND PRECOURT, INC.
DATE	11/15/85	SCALE	AS SHOWN	BY	DYER, RIDGE, MILLS AND PRECOURT, INC.
DATE	11/15/85	SCALE	AS SHOWN	BY	DYER, RIDGE, MILLS AND PRECOURT, INC.
DATE	11/15/85	SCALE	AS SHOWN	BY	DYER, RIDGE, MILLS AND PRECOURT, INC.
DATE	11/15/85	SCALE	AS SHOWN	BY	DYER, RIDGE, MILLS AND PRECOURT, INC.

SURVEY AND PLOT PLAN
EXHIBIT C-IV

80-208
6-23-83
1-2-80

2218805

ORANGE
CO., FL

Nov 1 9 25 AM '84

C.S. 3572

PG. 79

12900
pl

DECLARATION AND AMENDMENT TO
DECLARATION OF CONDOMINIUM OF
THE VINEYARD, A CONDCCMINIUM

Made this 22nd day of OCTOBER, A.D., 1984, by
CHUCK TAYLOR, INC., A Florida corporation, herein called
"Developer".

WITNESSETH:

WHEREAS, the Developer recorded a Declaration of
Condominium of THE VINEYARD, a Condominium, on February 1, 1982,
in O.R. Book 3256, pages 2393 through 2436, Public Records of
Orange County, Florida, and subsequent Amendments thereto, and

WHEREAS, the original Declaration as amended provided
for certain real property contained within the Declaration to be
a common element owned by all unit owners in undivided shares,
and also provided for the Development of the Condominium in
Phases, and

WHEREAS, the Developer is desirous of amending the
common elements as shown on the original Declaration as amended
to delete and remove certain real property as part of the common
elements, and to dedicate certain real property described herein
comprising Phase VI to the Condominium form of ownership, which
said real property will contain additional portions to be common
elements to be owned by all unit owners in undivided shares,
and

WHEREAS, all units owners in THE VINEYARD, A Condomin-
ium, have consented to the Amendment to the common elements made
by the Developer as evidenced by their Consents and Joinders
attached hereto and by reference incorporated herein;

NOW THEREFORE, the Developer makes the following
Amendment:

1. Released Common Elements. The following desribed
real property is released from the condominium form of ownership
as common elements owned by all unit owners in undivided shares,
to wit;

Begin 399.3 feet West of the Southeast corner of Lot 7, Subdivision of Stewart Homestead, according to the plat thereof, recorded in Miscellaneous Book "3", Page 398, Public Records of Orange County, Florida; run West 23.1 feet, thence North 255.75 feet, thence East 23.1 feet, thence South 255.75 feet to the point of beginning.

2. Purpose. The purpose of this Declaration is to submit the lands and improvements described hereafter to the condominium form of ownership and use in the manner provided in Chapter 718 of the Florida Statutes, herein called the "Condominium Act".

3. Name and Address. The name by which this condominium is to be identified is:

THE VINEYARD, PHASE I
THE VINEYARD, PHASE II
THE VINEYARD, PHASE III
THE VINEYARD, PHASE IV
THE VINEYARD, PHASE V
THE VINEYARD, PHASE VI,
A Condominium

and its address is: 1075 Love Lane
Apopka, Florida 32703

4. The undivided share in the land and other common elements appurtenant to each unit is:

All units (51) Phase I, II, III, IV, V and VI, 1/51th

5. The Land. The lands owned by the Developer in fee simple absolute whichm, by this instrument, are submitted to the condominium form of ownership, as THE VINEYARD, PHASE VI, are the following described lands lying in Orange County, Florida:

Begin 226.2 feet West of the Southeast corner of Lot 7, Subdivision of Stewart Homestead, according to the plat thereof, recorded in Miscellaneous Book "3", page 398, Public Records of Orange County, Florida; run West 173.1 feet; thence North 255.75 feet; thence East 173.1 feet; thence South 255.75 feet to the point of beginning.

6. The Developer does hereby amend "Exhibit A", Plot Plans and Floors, of the Declaration of Condominium of THE VINEYARD, A Condominium, recorded in O. R. Book 3256, pages 2393 through 2436, Public Records of Orange County, Florida, as amended, by including therein and incorporating in said Declaration the Plat Plan attached hereto marked C VI-1 thru 6 as the Plat Plan of THE VINEYARD, and the Plat Plan of THE VINEYARD, PHASE VI.

7. All covenants, terms, provisions, servitudes, easements, and restrictions contained in the original declaration of THE VINEYARD as previously amended shall be binding upon and inure to the benefit of the real property and improvements hereby dedicated as THE VINEYARD, PHASE VI.

IN WITNESS WHEREOF, the Developer has executed this Amendment to Declaration on the day and year first above written.

CHUCK TAYLOR, INC.

By: [Signature]
Charles C. Taylor
President

[Signature]
[Signature]

STATE OF FLORIDA
COUNTY OF ORANGE

BEFORE me, the undersigned authority, duly authorized in the State and County last aforesaid to take acknowledgements personally appeared Charles C. Taylor, President of Chuck Taylor, Inc., known to me to be the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same for the use and purposes therein expressed.

WITNESS my hand and official seal in the County and State last aforesaid this 31st day of October, 1984.

[Signature]
NOTARY PUBLIC

My Comm. Expires: _____

(SEAL)
Notary Public, State of Florida at Large
My Commission Expires April 18, 1985
Bonded by American Fire & Casualty Co.

The Vineyard Condominium Phase VI
Legal Description

Begin 249.3 feet West of the Southeast corner of Lot 7, Sub-division of Stewart Homestead, according to the plat thereof, recorded in Miscellaneous Book "3"; Page 398, Public Records of Orange County, Florida; run West 173.1 feet; thence North 255.75 feet; thence East 173.1 feet; thence South 255.75 feet to the point of beginning less the south 30' for right of way of First Street.

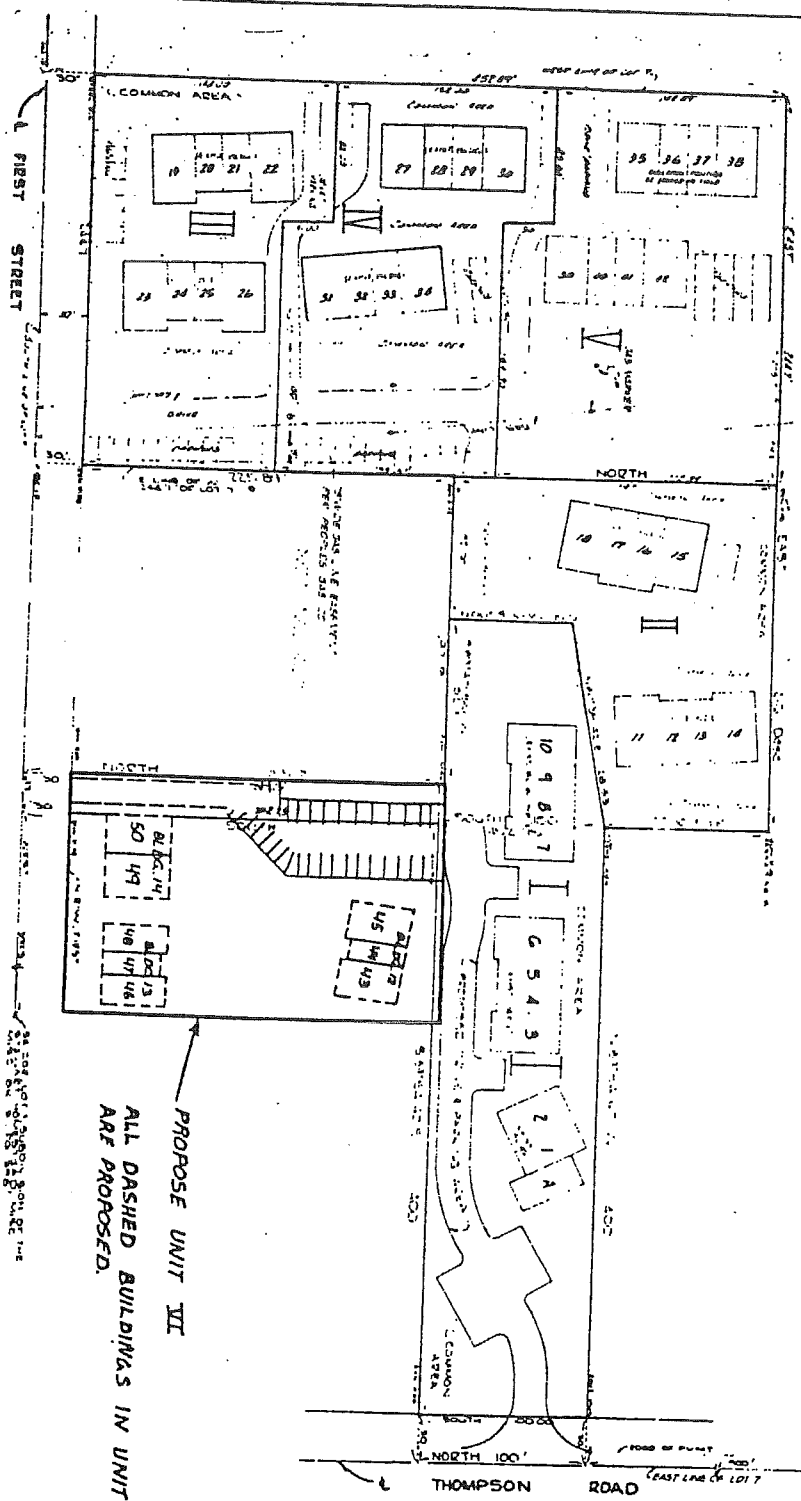
GENERAL NOTES

1. L.C.E. - denotes Limited Common Elements.
2. Limited Common Elements shall include first floor patios, stoop, solariums and balconies on the second floor of the unit.
3. Thompson Road and First Street are dedicated public right-of-ways provided ingress and egress.
4. Each unit is composed of an apartment, the dimensions of which as shown hereon are average to unfinished walls and ceilings, and to finished floors and thus each Unit (apartment) consists of the space bounded by a vertical projection of the Unit Boundary Lines as shown hereon and the horizontal planes at the floor and ceiling elevations as shown for each respective building and respective floor contained therein, notwithstanding the actual location of walls, ceilings and floors, the Units shall consist of the space herein defined.

The undersigned, being a surveyor authorized to practice in the State of Florida, does hereby certify that a survey was made of the lands described herein and dedicated to condominium use, with the improvements as shown and demonstrated hereon described in the survey and plot plans with graphic description of the improvements designated as Exhibit , inclusive, with the Declaration as recorded in Official Record Book , Page , Public Records of Orange County, Florida, and it is a correct representation of all improvements so that the material, together with the provisions of the Declaration describing the condominium property is an accurate representation of the location and dimensions of the improvements completed or under construction and that the identification, location, and dimensions of the common elements and of each unit can be determined from their materials.

VICINITY MAP

THE VINEYARD
A CONDOMINIUM
SECTION 11, TOWNSHIP 21 SOUTH, RANGE 28 EAST
ORANGE COUNTY, FLORIDA



PROPOSE UNIT VI
ALL DASHED BUILDINGS IN UNIT VI
ARE PROPOSED.

BASE MAP I-X DRAWN BY
DYER, RIDDLE, MILLS AND PARCOURT, INC.
UNIT VI ADDED BY HOEPFNER & ASSOC.

SECTION 11, TOWNSHIP 21 SOUTH, RANGE 28 EAST
ORANGE COUNTY, FLORIDA

C-11-3

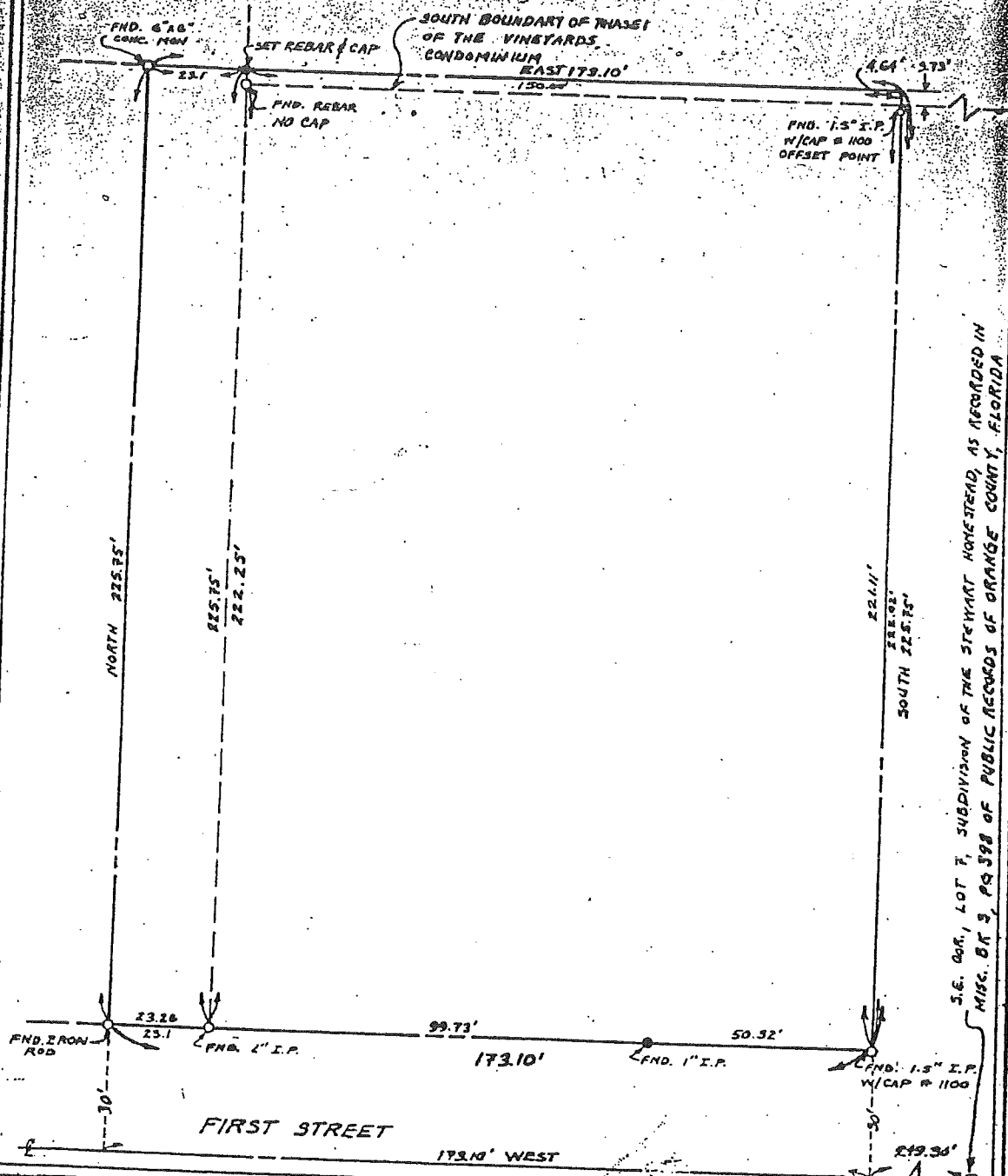


SCALE 1"=30'

PLAT OF SURVEY

The Vineyard Condominium Phase VI O.R. 3572 PG 84
Legal Description

Begin 249.3 feet West of the Southeast corner of Lot 7, Sub-division of Stewart Homestead, according to the plat thereof, recorded in Miscellaneous Book "3", Page 398, Public Records of Orange County, Florida; run West 173.1 feet; thence North 255.75 feet; thence East 173.1 feet; thence South 255.75 feet to the point of beginning less the south 30' for right of way of First Street.



S.E. COR., LOT 7, SUBDIVISION OF THE STEWART HOMESTEAD, AS RECORDED IN MISC. BK 3, PG 398 OF PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA

Hoepner & Associates, Inc.
 3346 CURRY FORD ROAD
 ORLANDO, FLORIDA
 32806
 (305) 898-6388

This survey meets the minimum standards of accuracy as required by the Florida Statutes.

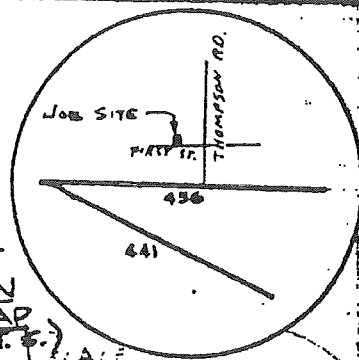
PAUL E. WILSON
 Florida Registered Surveyor No: 3970

Not valid unless embossed with surveyor's seal

DATE OF SURVEY: _____
 Boundary: 12-17-84
 Foundation: _____
 Final: _____
 Drawn by: [Signature]
 Checked by: _____

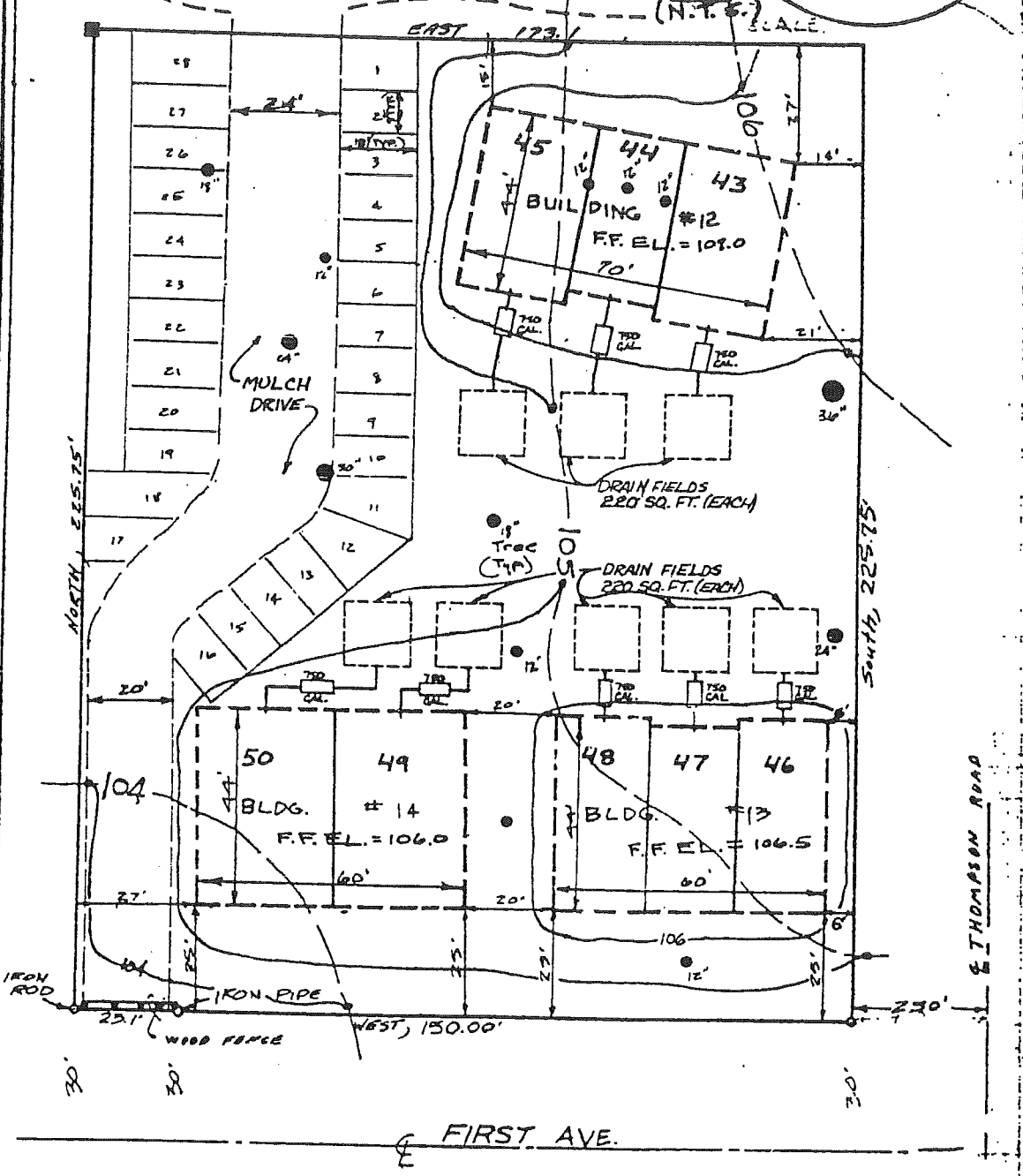
CVI 4

C.R. 3572 PC 85



N. 1"=30'

LOCATION MAP (N.T.S.) SCALE.



Hoepner & Associates
 4322 ANDERSON ROAD
 ORLANDO, FLORIDA
 32804
 (305) 282-6329

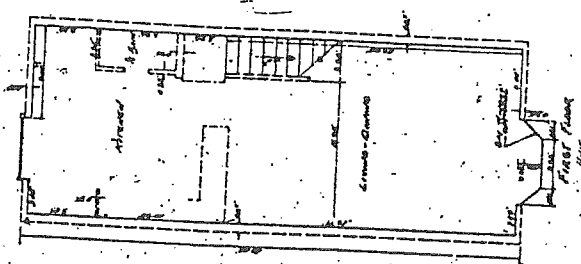
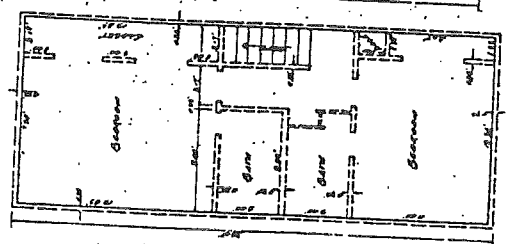
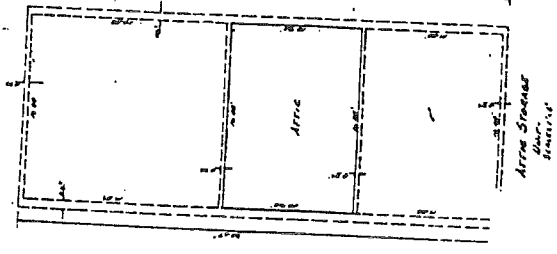
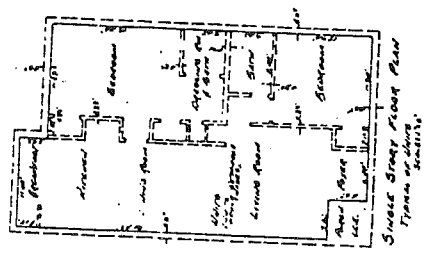
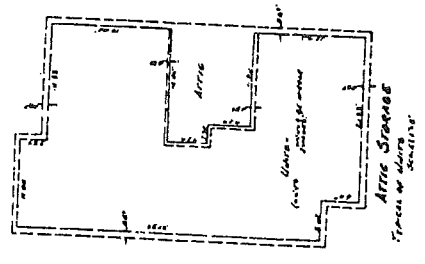
The Vineyard
 Condominium
 Phase 6
 PROPOSED IMPROVEMENTS

CVI 5

C.R. 3572 PG 86

THE VINEYARD

A CONDOMINIUM
SECTION 11, TOWNSHIP 21 SOUTH, RANGE 20 EAST
ORANGE COUNTY, FLORIDA



ALL DIMENSIONS ARE IN FEET AND INCHES
DIMENSIONS IN PARENTHESES ARE IN FEET
DIMENSIONS IN BRACKETS ARE IN INCHES
DIMENSIONS IN DASHES ARE IN FEET AND INCHES
DIMENSIONS IN SOLIDS ARE IN FEET

THIS SHEET SHOWS APPROXIMATE DIMENSIONS FOR CONSTRUCTION
FOR SHOWN

NOTE: ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED

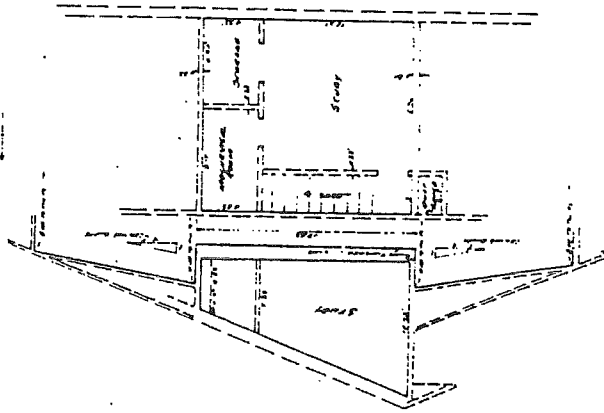
CVI 6

C.R. 3572 PG 87

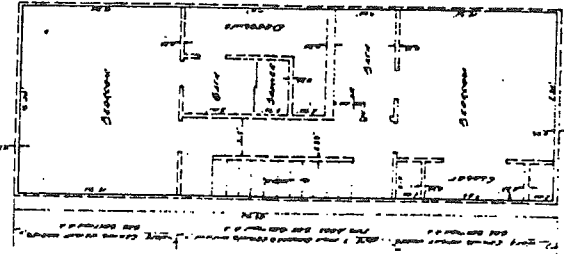
THE VINEYARD

A CONDOMINIUM

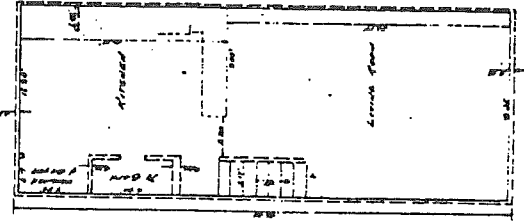
SECTION 11, TOWNSHIP 21 SOUTH, RANGE 28 EAST,
ORANGE COUNTY, FLORIDA



Third Floor
Plan.



Second Floor
Plan.



First Floor
Plan.

Notes: 1. All dimensions are in feet and inches.
2. All walls are 12 inches thick unless otherwise noted.

NOTES:
1. All dimensions are in feet and inches.
2. All walls are 12 inches thick unless otherwise noted.

CONSENT

(We) (I) William W. Tiffany AND Maria R. Tiffany,
the undersigned owner(s) of Unit # 3 in THE VINEYARD, A
Condominium, according to the Declaration of Condominium
recorded in O.R. Book 3256, page 2393, Public Records of Orange
County, Florida, and subsequent Amendments thereto, hereby
consent to the above and foregoing AMENDMENT TO DECLARATION OF
THE VINEYARD, A Condominium, and further consent to all the
terms and provisions of said Amendment modifying and substitut-
ing the common elements, and accordingly the common expenses
and surpluses appurtenant to all units in all phases.

DATED this 5 day of February, A.D., 1984.

Signed, sealed and delivered
in the presence of:

[Signature]
[Signature]
[Signature]
[Signature]

[Signature]
[Signature]
Maria R. Tiffany

STATE OF FLORIDA)
)
COUNTY OF ORANGE)

I HEREBY CERTIFY that on this day, before me, an officer
duly authorized in the State aforesaid and in the County
aforesaid to take acknowledgments, personally appeared
WILLIAM W. TIFFANY & MARIA R. TIFFANY, H/W
to me known to be the person(s) described in and who executed
the foregoing instrument and have acknowledged before me that
they executed the same.

WITNESS my hand and official in the County and State last
aforesaid this the 5 day of February, A.D., 1984.

[Signature]
NOTARY PUBLIC

My Commission Expires:

Notary Public, State of Florida at Large
My Commission Expires Oct. 5, 1984
Bonded by Lawyers Surety, Corp.



CONSENT

O.R. 3572 PG 89

(We) (I)

R. D. Hayes

the undersigned owner(s) of Unit 4 in THE VINEYARD, A Condominium, according to the Declaration of Condominium recorded in O.R. Book 3256, page 2393, Public Records of Orange County, Florida, and subsequent Amendments thereto, hereby consent to the above and foregoing AMENDMENT TO DECLARATION OF THE VINEYARD, A Condominium, and further consent to all the terms and provisions of said Amendment modifying and substituting the common elements, and accordingly the common expenses and surpluses appurtenant to all units in all phases.

DATED this 24th day of JANUARY, A.D., 1984.

Signed, sealed and delivered in the presence of:

[Signature]

R. D. Hayes
R. D. Hayes

x Dorothy M. Taylor

STATE OF FLORIDA)
)
COUNTY OF ORANGE)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared R. D. HAYES to me known to be the person(s) described in and who executed the foregoing instrument and has acknowledged before me that he executed the same.

WITNESS my hand and official in the County and State last aforesaid this the 24th day of January, A.D., 1984

Dorothy M. Taylor
NOTARY PUBLIC

My Commission Expires:
Notary Public, State of Florida at Large
My Commission Expires Oct. 5, 1985
Bonded by Lawyers Surety, Corp.

CONSENT

O.R. 3572 pg 90

(We) (I) James L. Yarbrough
the undersigned owner(s) of Unit 5 in THE VINEYARD, A
Condominium, according to the Declaration of Condominium
recorded in O.R. Book 3256, page 2393, Public Records of Orange
County, Florida, and subsequent Amendments thereto, hereby
consent to the above and foregoing AMENDMENT TO DECLARATION OF
THE VINEYARD, A Condominium, and further consent to all the
terms and provisions of said Amendment modifying and substitut-
ing the common elements, and accordingly the common expenses
and surpluses appurtenant to all units in all phases.

DATED this 22 day of February, A.D., 1984.

Signed, sealed and delivered
in the presence of:

[Signature]
Dorothy M. Taylor

[Signature]
James L. Yarbrough

STATE OF FLORIDA)
)
COUNTY OF ORANGE)

I HEREBY CERTIFY that on this day, before me, an officer
duly authorized in the State aforesaid and in the County
aforesaid to take acknowledgments, personally appeared
James L. Yarbrough
to me known to be the person(s) described in and who executed
the foregoing instrument and he acknowledged before me that
he executed the same.

WITNESS my hand and official in the County and State last
aforesaid this the 22 day of February, A.D., 1984.

[Signature]
NOTARY PUBLIC

My Commission Expires:

Notary Public, State of Florida at Law
My Commission Expires Oct. 5, 1985
Bonded by Lawyers Surety, Corp.

CONSENT

O.R. 3572 PG 91

(We) (I) Joseph Smith + Cheryl Mance
 the undersigned owner(s) of Unit 10 in THE VINEYARD, A
 Condominium, according to the Declaration of Condominium
 recorded in O.R. Book 3256, page 2393, Public Records of Orange
 County, Florida, and subsequent Amendments thereto, hereby
 consent to the above and foregoing AMENDMENT TO DECLARATION OF
 THE VINEYARD, A Condominium, and further consent to all the
 terms and provisions of said Amendment modifying and substitut-
 ing the common elements, and accordingly the common expenses
 and surpluses appurtenant to all units in all phases.

DATED this 24 day of JAN, A.D., 1984.

Signed, sealed and delivered
 in the presence of:

[Signature]
 X Dorothy M. Taylor
[Signature]
 X Dorothy M. Taylor

[Signature]
 Joseph Smith
[Signature]
 Cheryl Mance

STATE OF FLORIDA)
)
 COUNTY OF ORANGE)

I HEREBY CERTIFY that on this day, before me, an officer
 duly authorized in the State aforesaid and in the County
 aforesaid to take acknowledgments, personally appeared
JOSEPH SMITH + CHERYL MANCE SMITH
 to me known to be the person(s) described in and who executed
 the foregoing instrument and have acknowledged before me that
 they executed the same.

WITNESS my hand and official in the County and State last
 aforesaid this the 24th day of January, A.D., 1984.

[Signature]
 NOTARY PUBLIC

My Commission Expires:
 Notary Public, State of Florida at Large
 My Commission Expires Oct. 5, 1985
 Bonded by Lawyers Surety, Corp.

CONSENT

(We) (I) Lucy M. Miller

the undersigned owner(s) of Unit 7 in THE VINEYARD, A Condominium, according to the Declaration of Condominium recorded in O.R. Book 3256, page 2393, Public Records of Orange County, Florida, and subsequent Amendments thereto, hereby consent to the above and foregoing AMENDMENT TO DECLARATION OF THE VINEYARD, A Condominium, and further consent to all the terms and provisions of said Amendment modifying and substituting the common elements, and accordingly the common expenses and surpluses appurtenant to all units in all phases.

DATED this 1 day of February, A.D., 1984.

Signed, sealed and delivered in the presence of:

Stephen C. Falkenberg

Lucy M. Miller
Lucy M. Miller

[Signature]

Georgia)
STATE OF FLORIDA)
COUNTY OF ORANGE)
De Kalb

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared Lucy M. Miller to me known to be the person(s) described in and who executed the foregoing instrument and has acknowledged before me that she executed the same.

WITNESS my hand and official in the County and State last aforesaid this the 1 day of February, A.D., 1984.

Bessie J. Thomas
NOTARY PUBLIC

My Commission Expires:

Notary Public, Georgia, State at Large
My Commission Expires Nov. 7, 1986

CONSENT

(We) (I) Jeffrey W. Graham and Patsy Graham, his wife,
the undersigned owner(s) of Unit 8 in THE VINEYARD, A
Condominium, according to the Declaration of Condominium
recorded in O.R. Book 3256, page 2393, Public Records of Orange
County, Florida, and subsequent Amendments thereto, hereby
consent to the above and foregoing AMENDMENT TO DECLARATION OF
THE VINEYARD, A Condominium, and further consent to all the
terms and provisions of said Amendment modifying and substitut-
ing the common elements, and accordingly the common expenses
and surpluses appurtenant to all units in all phases.

DATED this 30th day of January, A.D., 1984.

Signed, sealed and delivered
in the presence of:

Nancy D. Smith
Nancy D. Smith
Charlotte M. Taylor

Jeffrey W. Graham
Jeffrey W. Graham
Jeffrey W. Graham

Nancy D. Smith
Nancy D. Smith
Charlotte M. Taylor

Patsy B. Graham
Patsy B. Graham
Patsy Graham

STATE OF FLORIDA)
)
COUNTY OF ORANGE)

I HEREBY CERTIFY that on this day, before me, an officer
duly authorized in the State aforesaid and in the County
aforesaid to take acknowledgments, personally appeared
JEFFREY W. GRAHAM & PATSY GRAHAM, H/W
to me known to be the person(s) described in and who executed
the foregoing instrument and have acknowledged before me that
they executed the same.

WITNESS my hand and official in the County and State last
aforesaid this the 30 day of January, A.D., 1984.

Charlotte M. Taylor
NOTARY PUBLIC

My Commission Expires:

Notary Public, State of Florida at large
My Commission Expires Oct. 5, 1985
Bonded by Lawyers Surety, Corp.

CONSENT

(We) (I) Steven and Tanna Spencer
 the undersigned owner(s) of Unit 9 in THE VINEYARD, A
 Condominium, according to the Declaration of Condominium
 recorded in O.R. Book 3256, page 2393, Public Records of Orange
 County, Florida, and subsequent Amendments thereto, hereby
 consent to the above and foregoing AMENDMENT TO DECLARATION OF
 THE VINEYARD, A Condominium, and further consent to all the
 terms and provisions of said Amendment modifying and substitut-
 ing the common elements, and accordingly the common expenses
 and surpluses appurtenant to all units in all phases.

DATED this 24 day of JANUARY, A.D., 1984.

Signed, sealed and delivered
 in the presence of:

Dorothy G. Taylor
 X Dorothy G. Taylor
Dorothy G. Taylor
 X Dorothy G. Taylor

Steven Spencer
 Steven Spencer
Tanna Spencer
 Tanna Spencer

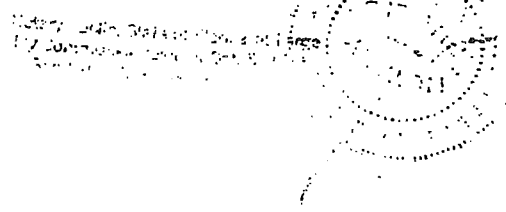
STATE OF FLORIDA)
)
 COUNTY OF ORANGE)

I HEREBY CERTIFY that on this day, before me, an officer
 duly authorized in the State aforesaid and in the County
 aforesaid to take acknowledgments, personally appeared
 STEVEN J TANNA SPENCER
 to me known to be the person(s) described in and who executed
 the foregoing instrument and have acknowledged before me that
 they executed the same.

WITNESS my hand and official in the County and State last
 aforesaid this the 24th day of January, A.D., 1984.

Dorothy G. Taylor
 NOTARY PUBLIC

My Commission Expires:



CONSENT

(We) (I) Delphia Copenhaver

the undersigned owner(s) of Unit 10 in THE VINEYARD, A Condominium, according to the Declaration of Condominium recorded in O.R. Book 3256, page 2393, Public Records of Orange County, Florida, and subsequent Amendments thereto, hereby consent to the above and foregoing AMENDMENT TO DECLARATION OF THE VINEYARD, A Condominium, and further consent to all the terms and provisions of said Amendment modifying and substituting the common elements, and accordingly the common expenses and surpluses appurtenant to all units in all phases.

DATED this 27 day of January, A.D., 1984.

Signed, sealed and delivered in the presence of:

Dorothy M Taylor
Charles Taylor

Delphia Copenhaver
Delphia Copenhaver

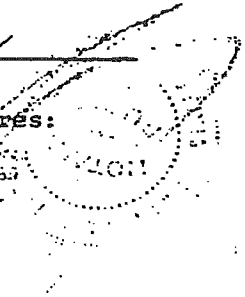
STATE OF FLORIDA)
)
COUNTY OF ORANGE)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared
✓ DELPHIA COPEHAVER
to me known to be the person(s) described in and who executed the foregoing instrument and has acknowledged before me that she executed the same.

WITNESS my hand and official in the County and State last aforesaid this the 27 day of January, A.D., 1984.

Dorothy M Taylor
NOTARY PUBLIC

My Commission Expires:
Notary Public, State of Florida at Large
My Commission Expires Oct. 5, 1985
Bonded by Lawyers Surety, Corp.



CONSENT

(We) (I) Raymond G. Thomas and Sharon F. Thomas, his wife,
the undersigned owner(s) of Unit 11 in THE VINEYARD, A
Condominium, according to the Declaration of Condominium
recorded in O.R. Book 3256, page 2393, Public Records of Orange
County, Florida, and subsequent Amendments thereto, hereby
consent to the above and foregoing AMENDMENT TO DECLARATION OF
THE VINEYARD, A Condominium, and further consent to all the
terms and provisions of said Amendment modifying and substitut-
ing the common elements, and accordingly the common expenses
and surpluses appurtenant to all units in all phases.

DATED this 8th day of Feb, A.D., 1988

Signed, sealed and delivered
in the presence of:

[Signature]
Dorinda M. Taylor
[Signature]
Dorinda M. Taylor

Raymond G. Thomas
Raymond G. Thomas
Sharon F. Thomas
Sharon F. Thomas

STATE OF FLORIDA)
COUNTY OF ORANGE)

I HEREBY CERTIFY that on this day, before me, an officer
duly authorized in the State aforesaid and in the County
aforesaid to take acknowledgments, personally appeared
Raymond G. THOMAS & Sharon F. THOMAS
to me known to be the person(s) described in and who executed
the foregoing instrument and have acknowledged before me that
they executed the same.

WITNESS my hand and official in the County and State last
aforesaid this the 8th day of FEB, A.D., 1988

[Signature]
NOTARY PUBLIC

My Commission Expires:

JOHN D. DUNN
Notary Public, Oakland County, MI
My Commission Expires July 25, 1987



CONSENT

(We) (I) BETTY J. SMITH

the undersigned owner(s) of Unit 12 in THE VINEYARD, A Condominium, according to the Declaration of Condominium recorded in O.R. Book 3256, page 2393, Public Records of Orange County, Florida, and subsequent Amendments thereto, hereby consent to the above and foregoing AMENDMENT TO DECLARATION OF THE VINEYARD, A Condominium, and further consent to all the terms and provisions of said Amendment modifying and substituting the common elements, and accordingly the common expenses and surpluses appurtenant to all units in all phases.

DATED this 24 day of JANUARY, A.D., 1984.

Signed, sealed and delivered in the presence of:

[Signature]
x Dorothea M. Taylor

Betty J. Smith
Betty J. Smith

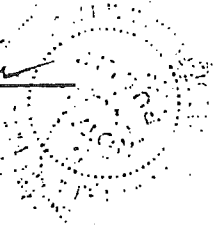
STATE OF FLORIDA)
)
COUNTY OF ORANGE)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared BETTY J. SMITH to me known to be the person(s) described in and who executed the foregoing instrument and has acknowledged before me that she executed the same.

WITNESS my hand and official in the County and State last aforesaid this the 24th day of January, A.D., 1984.

Dorothea M. Taylor
NOTARY PUBLIC

My Commission Expires:
Notary Public, State of Florida at Large
My Commission Expires Oct 5, 1983
Bonded by Lawyers Surety, Corp.



CONSENT

(We) (I) Paul D. Williamson, Marlys A. Williamson
the undersigned owner(s) of Unit 13 in THE VINEYARD, A
Condominium, according to the Declaration of Condominium
recorded in O.R. Book 3256, page 2393, Public Records of Orange
County, Florida, and subsequent Amendments thereto, hereby
consent to the above and foregoing AMENDMENT TO DECLARATION OF
THE VINEYARD, A Condominium, and further consent to all the
terms and provisions of said Amendment modifying and substitut-
ing the common elements, and accordingly the common expenses
and surpluses appurtenant to all units in all phases.

DATED this 24 day of January, A.D., 1984.

Signed, sealed and delivered
in the presence of:

Alfred J. Venturina
Charles E. [unclear]

Paul D. Williamson
Paul D. Williamson
Marlys A. Williamson
Marlys A. Williamson

STATE OF FLORIDA)
)
COUNTY OF ORANGE)

I HEREBY CERTIFY that on this day, before me, an officer
duly authorized in the State aforesaid and in the County
aforesaid to take acknowledgments, personally appeared
PAUL D. WILLIAMSON + MARLYS A. WILLIAMSON
to me known to be the person(s) described in and who executed
the foregoing instrument and have acknowledged before me that
they executed the same.

WITNESS my hand and official in the County and State last
aforesaid this the 24th day of January, A.D., 1984.

Dorothy M. Taylor
NOTARY PUBLIC

My Commission Expires:
Notary Public, State of Florida at Large
My Commission Expires Oct. 5, 1985
Bonded by Lawyers Surety, Corp.



CONSENT

(We) (I) Jerry M. & Fay D. Walker and Pearl P. Duncan

the undersigned owner(s) of Unit 14 in THE VINEYARD, A Condominium, according to the Declaration of Condominium recorded in O.R. Book 3256, page 2393, Public Records of Orange County, Florida, and subsequent Amendments thereto, hereby consent to the above and foregoing AMENDMENT TO DECLARATION OF THE VINEYARD, A Condominium, and further consent to all the terms and provisions of said Amendment modifying and substituting the common elements, and accordingly the common expenses and surpluses appurtenant to all units in all phases.

DATED this 7th day of February, A.D., 1984.

Signed, sealed and delivered in the presence of:

Pearl P. Duncan
PEARL P. DUNCAN

Rebbie Musgrove

Fay D. Walker

Usta A. Blalock

Jerry M. Walker

STATE OF FLORIDA)
COUNTY OF Escambia)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared Jerry M. & Fay D. Walker to me known to be the person(s) described in and who executed the foregoing instrument and they acknowledged before me that they executed the same.

WITNESS my hand and official in the County and State last aforesaid this the 7th day of February, A.D., 1984.

Usta A. Blalock
NOTARY PUBLIC

My Commission Expires:
Notary Public, State of Florida
My Commission Expires Feb. 5, 1987
Bound Through Tray Free - Insurance, Inc.



CONSENT

O.R. 3572 PG 100

(We) (I) Jeffrey J. Vratanina & Lisa M. Vratanina, his wife,
the undersigned owner(s) of Unit 15 in THE VINEYARD, A
Condominium, according to the Declaration of Condominium
recorded in O.R. Book 3256, page 2393, Public Records of Orange
County, Florida, and subsequent Amendments thereto, hereby
consent to the above and foregoing AMENDMENT TO DECLARATION OF
THE VINEYARD, A Condominium, and further consent to all the
terms and provisions of said Amendment modifying and substitut-
ing the common elements, and accordingly the common expenses
and surpluses appurtenant to all units in all phases.

DATED this 24 day of January, A.D., 1984.

Signed, sealed and delivered
in the presence of:

Paul D. Williams
Paul D. Williams

Jeffrey J. Vratanina
Jeffrey J. Vratanina
Lisa M. Vratanina
Lisa M. Vratanina

STATE OF FLORIDA)
)
COUNTY OF ORANGE)

I HEREBY CERTIFY that on this day, before me, an officer
duly authorized in the State aforesaid and in the County
aforesaid to take acknowledgments, personally appeared
Jeffrey J. Vratanina, & Lisa M. Vratanina, his wife
to me known to be the person(s) described in and who executed
the foregoing instrument and have acknowledged before me that
they executed the same.

WITNESS my hand and official in the County and State last
aforesaid this the 26 day of January, A.D., 1984.

Dorothy M. Taylor
NOTARY PUBLIC

My Commission Expires:

My Commission Expires Oct. 5, 1985
Bonded by Lawyers Surety, Corp.

35721

CONSENT

(We) (I) Mary Louise Ponters, Richard & Core Mae Thomas
the undersigned owner(s) of Unit 18 THE VINEYARD
Condominium, according to the Declaration of Condominium
recorded in O.R. Book 3256, page 2393, records range
County, Florida, and subsequent Amendments, hereby
consent to the above and foregoing AMENDMENT OF
THE VINEYARD, A Condominium, and further to all the
terms and provisions of said Amendment and substitut-
ing the common elements, and accordingly pay all expenses
and surpluses appurtenant to all units in said Condominium.

DATED this 6 day of Feb A.D., 1984.

Signed, sealed and delivered
in the presence of:

Juanita Richardt
Dorothy M. Taylor

Mary Louise Ponters
Mary Ponters

Richard Thomas
Dorothy M. Taylor

Core Mae Thomas
Richard Thomas
Constan Thomas
Constan Thomas

STATE OF FLORIDA)
COUNTY OF ORANGE)

I HEREBY CERTIFY that on this day, before me, an officer
duly authorized in the State aforesaid and the County
aforesaid to take acknowledgments, personally appeared
Mary Louise Ponters, Richard Thomas, and Core Mae Thomas
to me known to be the person(s) described in the instrument who executed
the foregoing instrument and have acknowledged before me that
they executed the same.

WITNESS my hand and official seal in the County and State last
aforesaid this the 6th day of February A.D., 1984.

Dorothy M. Taylor
NOTARY PUBLIC

My Commission Expires:

Notary Public, State of Florida
My Commission Expires Oct. 2, 1985
Bonded by Lawyers Surety, Corp.

CONSENT

(We) (I) Sherrie and Scott Longore,
the undersigned owner(s) of Unit 19 in THE VINEYARD, A
Condominium, according to the Declaration of Condominium
recorded in O.R. Book 3256, page 2393, Public Records of Orange
County, Florida, and subsequent Amendments thereto, hereby
consent to the above and foregoing AMENDMENT TO DECLARATION OF
THE VINEYARD, A Condominium, and further consent to all the
terms and provisions of said Amendment modifying and substitut-
ing the common elements, and accordingly the common expenses
and surpluses appurtenant to all units in all phases.

DATED this 15 day of JUNE, A.D., 1984.

Signed, sealed and delivered
in the presence of:

Sherrie Longore
Scott Longore

Dorothy H. Taylor
Witness Dorothy H. Taylor

Dorothy H. Taylor
Witness Dorothy H. Taylor

STATE OF FLORIDA)
COUNTY OF ORANGE)

I HEREBY CERTIFY that on this day, before me, an officer
duly authorized in the State aforesaid and in the County
aforesaid to take acknowledgments, personally appeared
Sherrie Longore and Scott Longore
to me known to be the person(s) described in and who executed
the foregoing instrument and acknowledged before me that
executed the same.

WITNESS my hand and official in the County and State last
aforesaid this the 15 day of JUNE, A.D., 1984.

Dorothy H. Taylor
NOTARY PUBLIC

My Commission Expires:

CONSENT

O.R. 3572 pg 103

(We) (I) Josiah C. Hall and Beverly Hall, his wife,
the undersigned owner(s) of Unit 20 in THE VINEYARD, A
Condominium, according to the Declaration of Condominium
recorded in O.R. Book 3256, page 2393, Public Records of Orange
County, Florida, and subsequent Amendments thereto, hereby
consent to the above and foregoing AMENDMENT TO DECLARATION OF
THE VINEYARD, A Condominium, and further consent to all the
terms and provisions of said Amendment modifying and substitut-
ing the common elements, and accordingly the common expenses
and surpluses appurtenant to all units in all phases.

DATED this 11th day of February, A.D., 1984.

Signed, sealed and delivered
in the presence of:

[Signature]
Dorothy M. Taylor

[Signature]
Josiah C. Hall

[Signature]
Beverly Hall
Dorothy M. Taylor

[Signature]
Beverly Hall

STATE OF FLORIDA)
)
COUNTY OF ORANGE)

I HEREBY CERTIFY that on this day, before me, an officer
duly authorized in the State aforesaid and in the County
aforesaid to take acknowledgments, personally appeared
Josiah C. HALL + Beverly HALL
to me known to be the person(s) described in and who executed
the foregoing instrument and have acknowledged before me that
they executed the same.

WITNESS my hand and official in the County and State last
aforesaid this the 11 day of February, A.D., 1984.

[Signature]
NOTARY PUBLIC

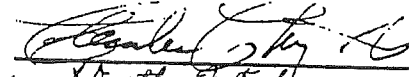
My Commission Expires:
Notary Public, State of Florida at Large
My Commission Expires Oct. 5, 1985
Bonded by Lawyers Surety, Corp.

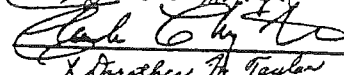
CONSENT

(We) (I) Terrence J. Weaver and Kay H. Weaver, his wife,
the undersigned owner(s) of Unit 21 in THE VINEYARD, A
Condominium, according to the Declaration of Condominium
recorded in O.R. Book 3256, page 2393, Public Records of Orange
County, Florida, and subsequent Amendments thereto, hereby
consent to the above and foregoing AMENDMENT TO DECLARATION OF
THE VINEYARD, A Condominium, and further consent to all the
terms and provisions of said Amendment modifying and substitut-
ing the common elements, and accordingly the common expenses
and surpluses appurtenant to all units in all phases.


DATED this 24th day of January, A.D., 1984.

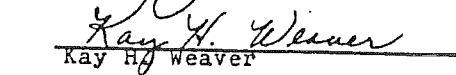
Signed, sealed and delivered
in the presence of:



X Darolles F. Taylor


X Darolles F. Taylor




Terrence J. Weaver


Kay H. Weaver

STATE OF FLORIDA)
)
COUNTY OF ORANGE)

I HEREBY CERTIFY that on this day, before me, an officer
duly authorized in the State aforesaid and in the County
aforesaid to take acknowledgments, personally appeared
Terrence J. Weaver & Kay H. Weaver
to me known to be the person(s) described in and who executed
the foregoing instrument and have acknowledged before me that
they executed the same.

WITNESS my hand and official in the County and State last
aforesaid this the 24th day of January, A.D., 1984.



NOTARY PUBLIC

My Commission Expires:
Notary Public, State of Florida
My Commission Expires on:
Bonded by Lawyers on:

CONSENT

C.A. 3572 PG 105

(We) (I) Robert Gillilan & Mary K. Gillilan, his wife,
the undersigned owner(s) of Unit 22 in THE VINEYARD, A
Condominium, according to the Declaration of Condominium
recorded in O.R. Book 3256, page 2393, Public Records of Orange
County, Florida, and subsequent Amendments thereto, hereby
consent to the above and foregoing AMENDMENT TO DECLARATION OF
THE VINEYARD, A Condominium, and further consent to all the
terms and provisions of said Amendment modifying and substitut-
ing the common elements, and accordingly the common expenses
and surpluses appurtenant to all units in all phases.

DATED this 6th day of February, A.D., 1984.

Signed, sealed and delivered
in the presence of:

Nancy D. Smith
Dorothy M. Taylor

[Signature]
Robert Gillilan

Nancy D. Smith
Dorothy M. Taylor

Mary K. Gillilan
Mary K. Gillilan

STATE OF FLORIDA)
)
COUNTY OF ORANGE)

I HEREBY CERTIFY that on this day, before me, an officer
duly authorized in the State aforesaid and in the County
aforesaid to take acknowledgments, personally appeared
 Robert Gillilan & Mary K. Gillilan, H/W
to me known to be the person(s) described in and who executed
the foregoing instrument and have acknowledged before me that
they executed the same.

WITNESS my hand and official in the County and State last
aforesaid this the 6 day of February, A.D., 1984.

Dorothy M. Taylor
NOTARY PUBLIC

My Commission Expires:

CONSENT

(We) (I) Reese A. Maxwell and Dorothy L. Greenwald,
the undersigned owner(s) of Unit 23 in THE VINEYARD, A
Condominium, according to the Declaration of Condominium
recorded in O.R. Book 3256, page 2393, Public Records of Orange
County, Florida, and subsequent Amendments thereto, hereby
consent to the above and foregoing AMENDMENT TO DECLARATION OF
THE VINEYARD, A Condominium, and further consent to all the
terms and provisions of said Amendment modifying and substitut-
ing the common elements, and accordingly the common expenses
and surpluses appurtenant to all units in all phases.

DATED this 24th day of January, A.D., 1984.

Signed, sealed and delivered
in the presence of:

[Signature]
X Dorothy L. Greenwald

[Signature]
X Dorothy L. Greenwald

[Signature]
Reese A. Maxwell

[Signature]
Dorothy L. Greenwald

STATE OF FLORIDA)
)
COUNTY OF ORANGE)

I HEREBY CERTIFY that on this day, before me, an officer
duly authorized in the State aforesaid and in the County
aforesaid to take acknowledgments, personally appeared

to me known to be the person(s) described in and who executed
the foregoing instrument and have acknowledged before me that
they executed the same.

REESE A. MAXWELL + DOROTHY L. GREENWALD
WITNESS my hand and official in the County and State last
aforesaid this the 24th day of January, A.D., 1984.

[Signature]
NOTARY PUBLIC

My Commission Expires:

Notary Public, State of Florida at Large
My Commission Expires Oct. 5, 1985
Bonded by Lawyers Surety, Corp.

CONSENT

C.S. 3572 PG 107

(We) (I) Robert A. Gammon & D. Murphy Gammon, his wife,
the undersigned owner(s) of Unit 24 in THE VINEYARD, A
Condominium, according to the Declaration of Condominium
recorded in O.R. Book 3256, page 2393, Public Records of Orange
County, Florida, and subsequent Amendments thereto, hereby
consent to the above and foregoing AMENDMENT TO DECLARATION OF
THE VINEYARD, A Condominium, and further consent to all the
terms and provisions of said Amendment modifying and substitut-
ing the common elements, and accordingly the common expenses
and surpluses appurtenant to all units in all phases.

DATED this 1st day of February, A.D., 1984.

Signed, sealed and delivered
in the presence of:

[Signature]
[Signature]

[Signature]
Robert A. Gammon
[Signature]
D. Murphy Gammon

STATE OF FLORIDA)
COUNTY OF ORANGE)

I HEREBY CERTIFY that on this day, before me, an officer
duly authorized in the State aforesaid and in the County
aforesaid to take acknowledgment, personally appeared
Robert A. & D. Murphy Gammon
to me known to be the person(s) described in and who executed
the foregoing instrument and they acknowledged before me that
they executed the same.

WITNESS my hand and official in the County and State last
aforesaid this the 1st day of February, A.D., 1984.

[Signature]
NOTARY PUBLIC

My Commission Expires:
My Commission Expires May 3, 1987

O.R. 3572 108

CONS

(We) (I) Carman G. Wolf and M. Wolf, his wi
t undersigned owner(s) of Unit in THE VINEYA, A
Condominium, according to the Declaration of Condominium
recorded in O.R. Book 3256, page 3, Public Records of Orange
County, Florida, and subsequent Amendments thereto, hereby
consent to the above and foregoing AMENDMENT TO DECLARATION OF
THE VINEYARD, A Condominium, and further consent to all the
terms and provisions of said Amendment modifying and substitut-
ing the common elements, and accordingly the common expenses
and surpluses appurtenant to all units in all phases.

DATED this 28 day of January, A.D., 1984.

Signed, sealed and delivered
in the presence of:

[Signature]
[Signature]
[Signature]
X Dorothea M. Taylor

Carman G. Wolf
Carman G. Wolf
Ruth M. Wolf
Ruth M. Wolf

STATE OF FLORIDA)
)
COUNTY OF ORANGE)

I HEREBY CERTIFY that on this day, before me, an officer
duly authorized in the State aforesaid and in the County
aforesaid to take acknowledgments, personally appeared
Carman G. Wolf and Ruth M. Wolf
to me known to be the person(s) described in and who executed
the foregoing instrument and have acknowledged before me that
they executed the same.

WITNESS my hand and official in the County and State last
aforesaid this the 28 day of January, A.D., 1984.

Dorothea M. Taylor
NOTARY PUBLIC

My Commission Expires:
Notary Public, State of Florida
My Commission Expires Oct. 6, 1985
Bonded by Lawyers Surety, Corp.

CONSENT

(We) (I) Charles G. McKay

the undersigned owner(s) of Unit 26 in THE VINEYARD, A Condominium, according to the Declaration of Condominium recorded in O.R. Book 3256, page 2393, Public Records of Orange County, Florida, and subsequent Amendments thereto, hereby consent to the above and foregoing AMENDMENT TO DECLARATION OF THE VINEYARD, A Condominium, and further consent to all the terms and provisions of said Amendment modifying and substituting the common elements, and accordingly the common expenses and surpluses appurtenant to all units in all phases.

DATED this 2 day of Feb, A.D., 1984.

Signed, sealed and delivered in the presence of:

Janette P. Wood
John B. Taylor

Charles C McKay
Charles C. McKay

STATE OF FLORIDA)
)
COUNTY OF ORANGE)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared Charles C McKay to me known to be the person(s) described in and who executed the foregoing instrument and has acknowledged before me that he executed the same.

WITNESS my hand and official in the County and State last aforesaid this the 2 day of February, A.D., 1984.

Dorothy H. Taylor
NOTARY PUBLIC

My Commission Expires:
Notary Public, State of Florida
My Commission Expires:
Bonded

CONSENT

(We) (I) Richard and Cheryl Chronister,
the undersigned owner(s) of Unit 28 in THE VINEYARD, A
Condominium, according to the Declaration of Condominium
recorded in O.R. Book 3256, page 2393, Public Records of Orange
County, Florida, and subsequent Amendments thereto, hereby
consent to the above and foregoing AMENDMENT TO DECLARATION OF
THE VINEYARD, A Condominium, and further consent to all the
terms and provisions of said Amendment modifying and substitut-
ing the common elements, and accordingly the common expenses
and surpluses appurtenant to all units in all phases.

DATED this 27th day of January, A.D., 1984.

Signed, sealed and delivered
in the presence of:

[Signature]
Dorothy M. Taylor
[Signature]
Dorothy M. Taylor

[Signature]
Richard Chronister
[Signature]
Cheryl Chronister

STATE OF FLORIDA)
COUNTY OF ORANGE)

I HEREBY CERTIFY that on this day, before me, an officer
duly authorized in the State aforesaid and in the County
aforesaid to take acknowledgments, personally appeared
RICHARD + CHERYL CHRONISTER
to me known to be the person(s) described in and who executed
the foregoing instrument and have acknowledged before me that
they executed the same.

WITNESS my hand and official in the County and State last
aforesaid this the 27th day of January, A.D., 1984.

[Signature]
NOTARY PUBLIC
My Commission Expires:
Notary Public, State of Florida
My Commission Expires 08/1
Bonded by Lawyers Surety, Corp.

RECORDED & RECORD VERIFIED

[Signature]
County Comptroller, Orange Co., Fla.

2137209 ORANGE
CO., FL
JUN 6 1 31 PM '84

2100
PL

C.N. 3515 PG 34

DECLARATION AND AMENDMENT TO
DECLARATION OF CONDOMINIUM OF
THE VINEYARD
A CONDOMINIUM

Made this 6 day of JUNE, 1984, by CHUCK
TAYLOR, INC., a Florida Corporation, herein called "Developer":

WITNESSETH:

WHEREAS the Developer recorded a Declaration of
Condominium of THE VINEYARD on February 1, 1982, in O.R. Book
3256, pages 2393 through 2436, Public Records of Orange County,
Florida,
and

WHEREAS, the original Declaration as amended provided for
the development of the Condominium in phases, and

WHEREAS, the Developer recorded an Amendment to the
Declaration on July 27, 1983, in O.R. Book 3401, page 1750,
Public Records of Orange County, Florida, which Amendment
dedicated the lands for Phase IV, and

WHEREAS, the Developer is beginning the construction of
Phase V as provided for by the Declaration, as amended, and is
desirous of dedicating said real property described herein
comprising Phase V to the Condominium form of ownership,

NOW THEREFORE, the Developer makes the following
declaration and amendment:

1. PURPOSE. The purpose of this Declaration is to submit
the lands and improvements described herein to the condominium
form of ownership and use in the manner provided in Chapter 718
of the Florida Statutes, herein called the "Condominium Act".

2. NAME AND ADDRESS. The name by which this condominium
is to be identified is:

THE VINEYARD, PHASE I
THE VINEYARD, PHASE II
THE VINEYARD, PHASE III
THE VINEYARD, PHASE IV
THE VINEYARD, PHASE V
A Condominium

and its address is: 1075 Love Land
Apopka, Florida 32703

Return to: Chuck Taylor, Inc.
1075 Love Land
Apopka, Florida 32703

3. The undivided share in the land and other common elements appurtenant to each unit is:

All Units (43) Phase I, II, III, IV and V 1/43rd

4. THE LAND. The lands owned by the Developer in fee simple absolute which by this instrument are submitted to the condominium form of ownership, as THE VINEYARD, PHASE V, are the following described lands lying in Orange County, Florida:

The North 172.89 feet of the South 452.89 feet of the West 244.7 feet of Lot 7 of Subdivision of the Stewart Homestead as recorded in Miscellaneous Book 3, page 398, of the Public Records of Orange County Florida, less the West 85 feet of the South 30 feet thereof. Subject to a 75 foot wide Gas easement for Peoples Gas Company.

5. The Developer does hereby amend "Exhibit A", Plot Plans and Floors, of the Declaration of Condominium of THE VINEYARD, a Condominium, recorded in O.R. Book 3256, pages 2393 through 2436, Public Records of Orange County, Florida, by including therein and incorporating in said Declaration the Plot Plan attached hereto marked "Exhibit C V" as Plot Plat of THE VINEYARD, PHASE V.

6. All of the covenants, terms, provisions, servitudes, easements, and restrictions contained in the original declaration of THE VINEYARD as previously amended shall be binding upon and inure to the benefit of the real property and improvements hereby dedicated as THE VINEYARD, PHASE V.

IN WITNESS WHEREOF, the Developer has executed this Amendment to Declaration of the day and year first above written.

Jo Ann Vileta

Bartholomew E. Lambert

CHUCK TAYLOR, INC.

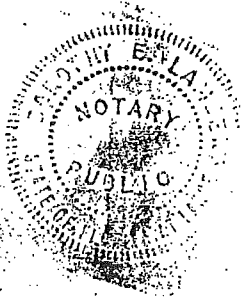
By: 

CHARLES C. TAYLOR,
President

STATE OF FLORIDA)
)
COUNTY OF ORANGE)

BEFORE ME, the undersigned authority, personally appeared CHARLES C. TAYLOR, well known to me to be the President of CHUCK TAYLOR, INC., and he acknowledged executing the same freely and voluntarily under authority duly vested in him by said corporation.

WITNESS my hand and official seal at Orlando, Orange County Florida, this the 6th day of June, A.D., 1984.

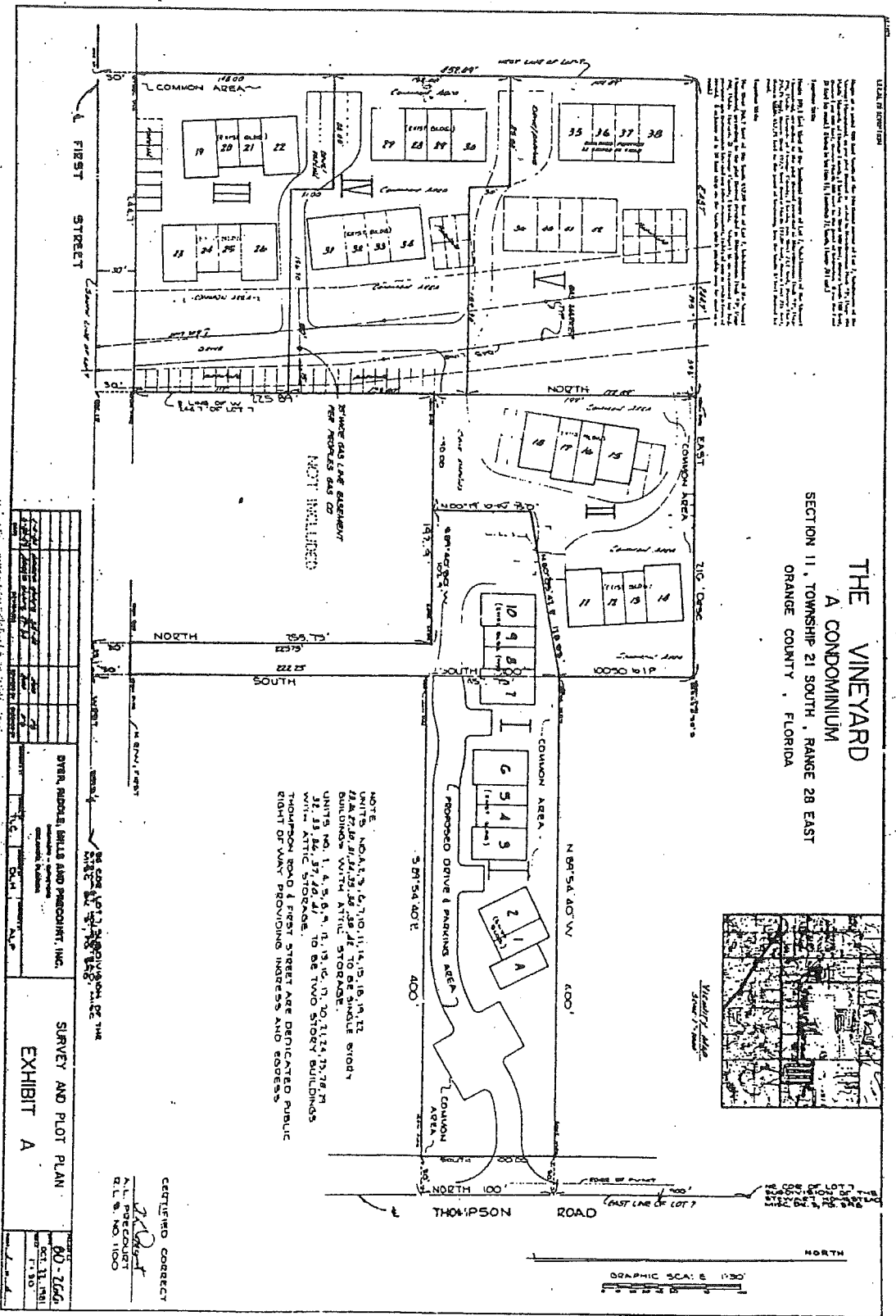


Dorothy E. Lambert

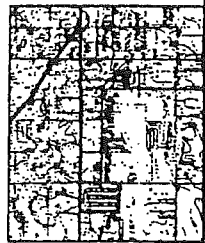
NOTARY PUBLIC

My Commission Expires:

Notary Public, State of Florida at Large
My Commission Expires April 18, 1985
Bonded by American Fire & Casualty Co.



THE VINEYARD
A CONDOMINIUM
 SECTION 11, TOWNSHIP 21 SOUTH, RANGE 28 EAST
 ORANGE COUNTY, FLORIDA



NOTE: UNITS NO. 1, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38 ARE TO BE SINGLE STORY BUILDINGS WITH ATTIC STORAGE.
 UNITS NO. 1, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38 ARE TO BE TWO STORY BUILDINGS WITH ATTIC STORAGE.
 UNITS NO. 1 AND 4 FIRST STREET ARE DEDICATED PUBLIC RIGHT OF WAY PROVIDING ADDRESS AND EGRESS.

NO.	DESCRIPTION	DATE	BY
1	PREPARED FOR THE		
2	REVISION		
3	REVISION		
4	REVISION		
5	REVISION		
6	REVISION		
7	REVISION		
8	REVISION		
9	REVISION		
10	REVISION		

BY: **DAVID M. WILSON, INC.**
 SURVEYOR
 1000 N. W. 11th St., Ft. Lauderdale, FL 33304
 PHONE: (305) 555-1111

SURVEY AND PLOT PLAN
EXHIBIT A

DATE: **NOV 11 1981**
 SHEET: **60-166**
 OF: **11**

CERTIFIED CORRECT
 ALL RECORD
 P.L. & NO. 100

GRAPHIC SCALE: 1" = 100'

EXHIBIT C-V

**SURVEY PLOT PLAN & GRAPHIC DESCRIPTION OF IMPROVEMENTS PHASE II
THE VINEYARD**

A. CONDOMINIUM

SECTION II, TOWNSHIP 21 SOUTH, RANGE 28 EAST

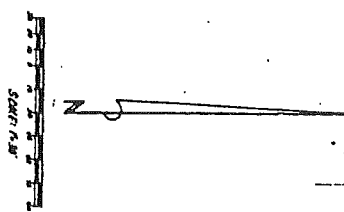
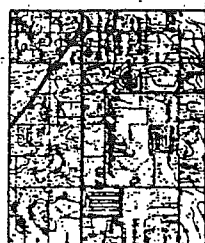
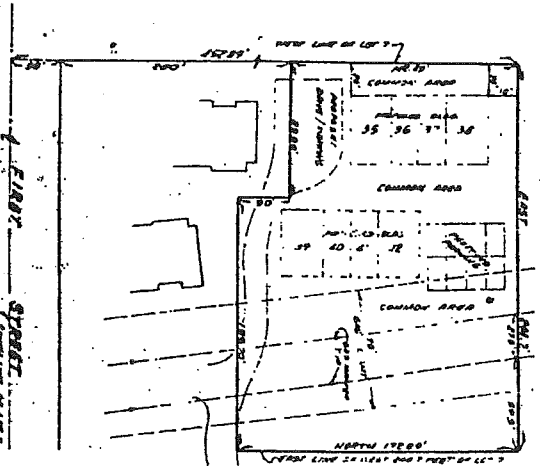
ORANGE COUNTY, FLORIDA

RECORDED UNDER
 IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BOOK 10, PAGE 1011, THE SURVEY PLOT PLAN AND GRAPHIC DESCRIPTION OF IMPROVEMENTS PHASE I, THE VINEYARD, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, RECORDED UNDER BOOK 10, PAGE 1011.

THIS SURVEY PLOT PLAN AND GRAPHIC DESCRIPTION OF IMPROVEMENTS PHASE II, THE VINEYARD, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, IS A CONTINUATION OF THE SURVEY PLOT PLAN AND GRAPHIC DESCRIPTION OF IMPROVEMENTS PHASE I, THE VINEYARD, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, RECORDED UNDER BOOK 10, PAGE 1011, AND IS SUBJECT TO THE SAME EASEMENTS, ENCUMBRANCES AND RESTRICTIONS AS ARE SHOWN THEREON.

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NO.	DESCRIPTION	AREA	PERCENTAGE
1	CONDOMINIUM UNIT	1,234.56	100%
2	PARKING SPACE	150.00	12.15%
3	DRIVEWAY	50.00	4.07%
4	WALKWAY	25.00	2.03%
5	LANDSCAPING	100.00	8.11%
6	POOL	1,000.00	81.64%
7	TRAILER	100.00	8.11%
8	STORAGE	50.00	4.07%
9	DECK	100.00	8.11%
10	SCREENED ENCLOSURE	100.00	8.11%
11	PERGOLA	100.00	8.11%
12	WATER FEATURE	100.00	8.11%
13	OUTDOOR KITCHEN	100.00	8.11%
14	BBQ GRILL	100.00	8.11%
15	SEATING AREA	100.00	8.11%
16	UMBRELLAS	100.00	8.11%
17	TABLES	100.00	8.11%
18	CHAIRS	100.00	8.11%
19	BAR	100.00	8.11%
20	STOVE	100.00	8.11%
21	SINK	100.00	8.11%
22	CUPBOARD	100.00	8.11%
23	STOVE	100.00	8.11%
24	SINK	100.00	8.11%
25	CUPBOARD	100.00	8.11%
26	STOVE	100.00	8.11%
27	SINK	100.00	8.11%
28	CUPBOARD	100.00	8.11%
29	STOVE	100.00	8.11%
30	SINK	100.00	8.11%
31	CUPBOARD	100.00	8.11%
32	STOVE	100.00	8.11%
33	SINK	100.00	8.11%
34	CUPBOARD	100.00	8.11%
35	STOVE	100.00	8.11%
36	SINK	100.00	8.11%
37	CUPBOARD	100.00	8.11%
38	STOVE	100.00	8.11%
39	SINK	100.00	8.11%
40	CUPBOARD	100.00	8.11%
41	STOVE	100.00	8.11%
42	SINK	100.00	8.11%
43	CUPBOARD	100.00	8.11%
44	STOVE	100.00	8.11%
45	SINK	100.00	8.11%
46	CUPBOARD	100.00	8.11%
47	STOVE	100.00	8.11%
48	SINK	100.00	8.11%
49	CUPBOARD	100.00	8.11%
50	STOVE	100.00	8.11%

SPRINKLER SYSTEM
 CONFORMS TO THE 2010 FLORIDA BUILDING CODE

OWNER: SPINA, ROBERT E. BILLS AND FREEDOM, INC.
DATE: 6-05-04
SCALE: 1/4\"/>

RECORDED & RECORD VERIFIED

Thomas J. Loken

2137209 ORANGE
CO., FL
JUN 6 1 31 PM '84

21⁰⁰
PK

C.I. 3515 PG 34

DECLARATION AND AMENDMENT TO
DECLARATION OF CONDOMINIUM OF
THE VINEYARD
A CONDOMINIUM

Made this 6 day of JUNE, 1984, by CHUCK
TAYLOR, INC., a Florida Corporation, herein called "Developer":

WITNESSETH:

WHEREAS the Developer recorded a Declaration of
Condominium of THE VINEYARD on February 1, 1982, in O.R. Book
3256, pages 2393 through 2436, Public Records of Orange County,
Florida,
and

WHEREAS, the original Declaration as amended provided for
the development of the Condominium in phases, and

WHEREAS, the Developer recorded an Amendment to the
Declaration on July 27, 1983, in O.R. Book 3401, page 1750,
Public Records of Orange County, Florida, which Amendment
dedicated the lands for Phase IV, and

WHEREAS, the Developer is beginning the construction of
Phase V as provided for by the Declaration, as amended, and is
desirous of dedicating said real property described herein
comprising Phase V to the Condominium form of ownership,

NOW THEREFORE, the Developer makes the following
declaration and amendment:

1. PURPOSE. The purpose of this Declaration is to submit
the lands and improvements described herein to the condominium
form of ownership and use in the manner provided in Chapter 718
of the Florida Statutes, herein called the "Condominium Act".

2. NAME AND ADDRESS. The name by which this condominium
is to be identified is:

THE VINEYARD, PHASE I
THE VINEYARD, PHASE II
THE VINEYARD, PHASE III
THE VINEYARD, PHASE IV
THE VINEYARD, PHASE V
A Condominium

and its address is: 1075 Love Land
Apopka, Florida 32703

Return to: Chuck Taylor, Inc.
1075 Love Land
Apopka, Florida 32703

2103705 ORANGE CO., FL

K.M.R.S.S

APR 3 2 45 PM '84

NOTICE OF FUTURE ASSESSMENT

BOOK 3490 PAGE 2788

This instrument serves as notice that:

1. CHUCK TAYLOR INC, residing at 1045 LOVE LANE APOPKA, FLA. 32703 is according to the public records of Orange County, Florida, the fee simple owner of that property described as:

see attached

2. CHUCK TAYLOR INC has applied to the Board of County Commissioners of Orange County for a building permit to improve said property.

3. Use of the above described property will include the utilization of an unpaved County road known as: ~~Love Lane~~ East Street

4. The Board of County Commissioners of Orange County, Florida, may at any time decide to pave the above-named road. At that time the Board may create a Municipal Service Taxing Unit or use any other lawful special assessment method to finance the cost of paving. In this event, the Board of County Commissioners will cause to be imposed upon the owner of said property an assessment of up to one-hundred percent (100%) of the total cost of any right-of-way acquisition, engineering and construction, prorated as determined by the Board of County Commissioners.

5. Until such time as the County decides to pave the above named road, it may elect not to improve or maintain the road in any manner.

6. This Notice shall not, by itself, act as a lien against the above described property.

7. This Notice, duly acknowledged by the owner of the above described property shall be recorded with the Comptroller of Orange County, Florida, and shall serve as notice to all present and future owners of the above described property of all provisions contained herein.

I hereby acknowledge receipt of this Notice and further acknowledge that I have read and understand all the provisions contained herein.

CHUCK TAYLOR INC
Charles C. Taylor Pres
Owner

Charles C. Taylor, Pres.

Sworn to and subscribed before me this 3rd day of

April, 1984.

Mary Y. Baylan
Notary Public

My Commission Expires: Sept. 14, 1984

Right of Way Dept

TOP 3490 PG 2789

LEGAL DESCRIPTION

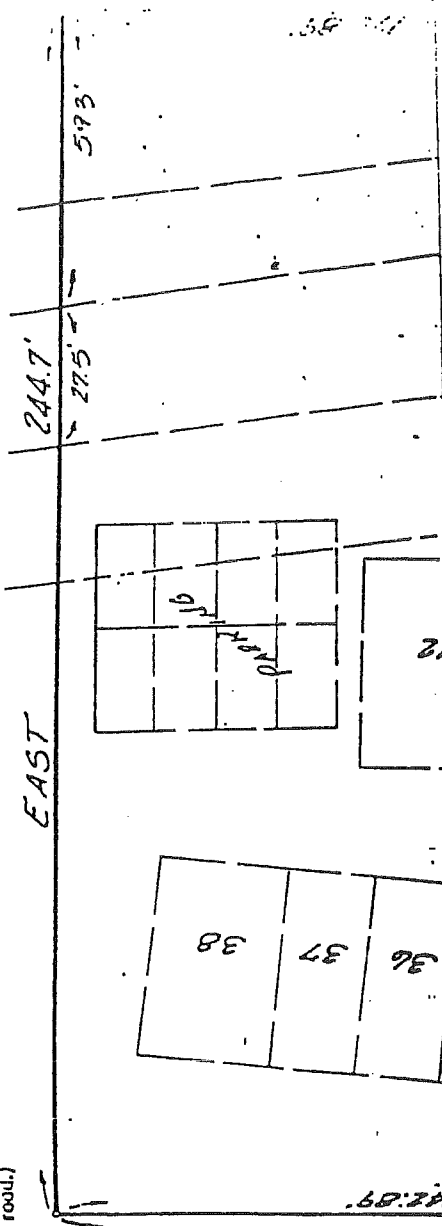
Begin at a point 900 feet South of the Northeast corner of Lot 7, Subdivision of the Stewart Homestead, as per plat thereof recorded in Miscellaneous Book "3", Page 398 Public Records of Orange County, Florida; run West 400 feet, thence South 100 feet, thence East 400 feet, thence North 100 feet to the point of beginning. (Less the East 30 feet for road.) (Being in Section 11, Township 21 South, Range 28 East.)

Together With:

Begin 399.3 feet West of the Southeast corner of Lot 7, Sub-Division of the Stewart Homestead, according to the plat thereof recorded in Miscellaneous Book "3", Page 398, Public Records of Orange County, Florida; run West 23.1 feet, thence North 255.75 feet, thence West 192.9 feet thence North 197.00 feet, thence East 216 feet, thence South 457.75 feet to the point of beginning, less the South 30 feet thereof for road.

Together With:

The West 244.7 feet of the South 457.89 feet of Lot 7, Subdivision of the Stewart Homestead, according to the plat thereof recorded in Miscellaneous Book "3", Page 398, Public Records of Orange County, Florida. Subject to an easement for high pressure gas transmission line and any other easements, rights of way or restrictions of record. (Exclusive of a 30 foot strip on the South which possibly may be used as a road.)



RECORDED & RECORD VERIFIED

David F. Fisher

County Comptroller, Orange Co., Fla.