

1476971 ORANGE CO., FL

JAN 10 3 10 PM '80
O.S. 3084 PG 977

1475737 ORANGE CO., FL

JAN 8 2 23 PM '80
O.S. 3083 PG 955

AMENDMENT

THIS AMENDMENT, dated this 20 day of December, 1979, is an amendment to the Declaration of Condominium of Park Lake Woods, a Condominium, dated October 5, 1979, and recorded November 14, 1979, at Official Records Book 3068, Page 412, Public Records of Orange County, Florida.

W I T N E S S E T H :

WHEREAS, MK DEVELOPMENT CORPORATION, a Florida corporation, herein called "Developer", has caused the creation of Park Lake Woods, A Condominium, and has caused to be recorded a Declaration of Condominium for Park Lake Woods, A Condominium, which declaration is dated October 5, 1979, and recorded November 14, 1979, at Official Records Book 3068, Page 412, Public Records of Orange County, Florida, and

WHEREAS, the Developer is desirous of amending said Declaration, and

WHEREAS, the Declaration contains provisions for the amendment of the Declaration in paragraph 22 of said Declaration,

NOW THEREFORE, in consideration of the foregoing, the following amendments to the Declaration of Condominium of Park Lake Woods, A Condominium, are hereby amended to read as follows:

1. Paragraph 4A. is hereby amended to read as follows:

4. THE UNITS

A. Each of the units is identified and designated as set forth in the survey contained in Exhibit A. ** It is contemplated that there will be nine buildings constructed and that each building will contain two units. There will, therefore, be eighteen (18) units in this condominium, and the designations for the units shall be as follows: 1A, 1B, 2A, 2B, 3A, 3B, 4A, 4B, 5A, 5B, 6A, 6B, 7A, 7B, 8A, 8B, 9A, and 9B.

2. Paragraph 6A is hereby amended to read as follows:

This amendment is being re-recorded to correct scrivener's error in description of units in paragraph 4A.

This amendment is being re-recorded to add additional reference to Condominium Exhibit Book 5, Page 39, at ** in paragraph 4A.

Condominium Exhibit Book 5
Page 18 and
Condominium Exhibit Book 5
Page 39

** SEE:

Return to:
MORELAND & CUNNINGHAM, P.A.
ATTORNEYS AT LAW
1133 LOUISIANA AVENUE
SUITE 100
POST OFFICE BOX 1298
WINTER PARK, FLORIDA 32790

305/628-0884

1522580 ORANGE CO., FL
MAY 21 10 00 AM '80
O.S. 3115 PG 279

6. COMMON ELEMENTS

A. The undivided share in the common elements appurtenant to each respective unit shall be 1/18th of the whole. The undivided shares in the common elements appurtenant to a unit shall remain constant unless amended in writing by the unit owner and the mortgagees of the unit. The undivided share is based upon the completion of the condominium development by the building of nine (9) buildings containing a total of eighteen (18) units. In the event that all of said buildings are not completed, the Declaration will be amended to reflect any different shares in the common elements for each respective unit.

3. Paragraph 14 is hereby amended to include an additional paragraph, which additional paragraph shall be designated as paragraph "J", and shall read as follows:

14. INSURANCE

J. In the event that a building or buildings are damaged or destroyed and the owners of a majority of the units shall elect not to reconstruct or replace the building or buildings so damaged or destroyed, and if the condominium is not terminated as set forth in paragraph 14C hereof and Article 20 hereof, insurance proceeds payable with respect to the building or buildings damaged or destroyed shall be used to the extent available to pay off the mortgage outstanding on said building or buildings so destroyed or damaged and not reconstructed or replaced.

4. Paragraph 19E is hereby amended to read as follows:

19. LIABILITIES AND REMEDIES

E. The transferee of title to a unit shall be jointly and severally liable with the transferor thereof for any and all amounts owing by the transferor to the Association up to the time of the transfer of title, without prejudice to the

transferee's right to recover from his transferor any amount thereof paid by the transferee. The Association shall provide for the insurance to every transferee, upon his request, a statement of the amounts due, and the transferee's liability hereunder shall thereupon be limited to the amount stated.

5. Paragraph 22 is hereby amended to read as follows:

22. AMENDMENTS

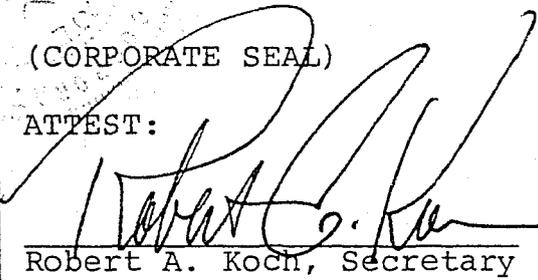
The provisions of this Declaration may be amended from time to time upon the approval of such amendment or amendments by the Association pursuant to a resolution or written consent approving such amendment or amendments adopted or given by not less than two-thirds (2/3rds) of the unit owners, except where otherwise required by the Condominium Act or this Declaration. No amendment changing the size or dimensions of a unit shall be effective unless consented to by the unit owner, and no amendment which affects the rights, privileges or interests of the Developer shall be effective without its prior written consent. All amendments to the Declaration shall be recorded. Any amendments to the Declaration to show additional buildings constructed as a part of the Developer's plan of development of this condominium may be adopted by the Developer and recorded any institutional lenders: This shall be true whether such amendment take the form of a written amendment by the Developer or a recorded survey showing additional buildings. In the event that any institutional lenders shall have mortgages outstanding on any units of this condominium, such institutional lenders shall also have the right to approve any amendments affecting this condominium declaration before such amendments shall become effective. It shall not be required, however, that any institutional lenders who have mortgages outstanding at the time of the

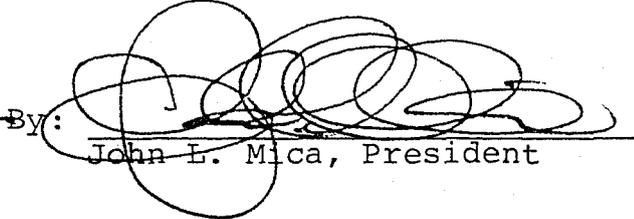
adoption of this amendment shall be required to agree to this amendment.

(CORPORATE SEAL)

MK DEVELOPMENT CORPORATION

ATTEST:


Robert A. Koch, Secretary

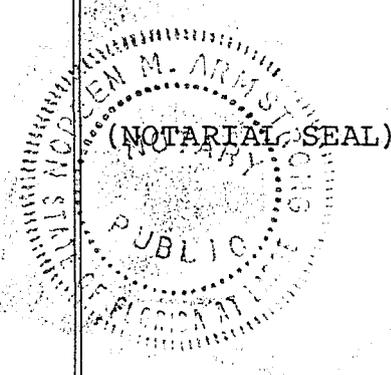
BY: 
John L. Mica, President

STATE OF FLORIDA

COUNTY OF Orange

I HEREBY CERTIFY, that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared JOHN L. MICA and ROBERT A. KOCH, the President and Secretary, respectively, of MK DEVELOPMENT CORPORATION, and they severally acknowledged executing the foregoing Amendment to the Declaration of Condominium of Park Lake Woods, A Condominium freely and voluntarily under authority duly vested in them by said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 20 day of December, 1979.



Noreen M. Armstrong
Notary Public
My Commission Expires:

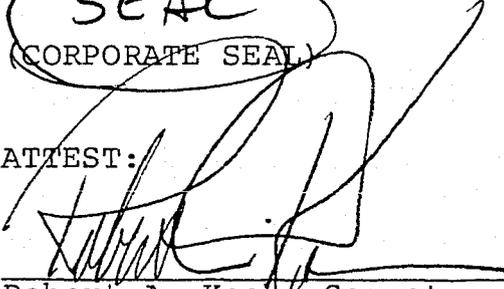
Notary Public, State of Florida at Large
My Commission Expires Sept. 25, 1981
Bonded by American Fire & Casualty Company

Prepared by:
James A. Moreland, Esq.
P.O. Box 1298
Winter Park, FL 32790

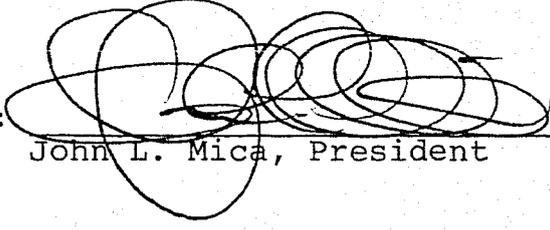
CERTIFICATE AND APPROVAL OF ADOPTION OF AMENDMENT

PARK LAKE WOODS CONDOMINIUM ASSOCIATION, INC. hereby consents that the foregoing Amendments to the Declaration of Condominium for Park Lake Woods, A Condominium, which Declaration is dated October 5, 1979, and recorded November 14, 1979, at Official Records Book 3068, Page 412, Public Records of Orange County, Florida, are accepted by the Association, said Amendments being to Articles 4, 6, 14, 19 and 22, of the Declaration.

It is further certified that the required notice has been given to all unit owners for the execution of this Certificate and the consent to the amendments evidenced herein.

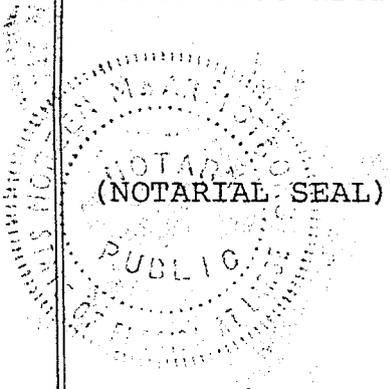
SEAL
(CORPORATE SEAL)

Robert A. Koch, Secretary

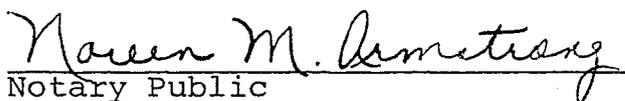
PARK LAKE WOODS CONDOMINIUM ASSOCIATION, INC.

By: 
John L. Mica, President

I HEREBY CERTIFY, that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared JOHN L. MICA and ROBERT A. KOCH, the President and Secretary, respectively, of PARK LAKE WOODS CONDOMINIUM ASSOCIATION, INC. and they severally acknowledged executing the foregoing instrument freely and voluntarily under authority duly vested in them by said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 20 day of December, 1979.




Notary Public
My Commission Expires:

Notary Public, State of Florida at Large
My Commission Expires Sept. 25, 1981
Bonded By American Fire & Casualty Company

Prepared by:
James A. Moreland, Esq.
P.O. Box 1298
Winter Park, FL 32790

CERTIFICATE OF UNIT OWNERS IN CONFORMITY WITH ARTICLE 22 OF
DECLARATION OF CONDOMINIUM OF PARK LAKE WOODS, A CONDOMINIUM

The undersigned, constituting more than two-thirds of the unit owners of units in Park Lake Woods, A condominium, dated October 5, 1979, and recorded November 14, 1979, at Official Records Book 3068, Page 412, Public Records of Orange County, Florida, hereby approve the foregoing amendments to the said Declaration of Condominium of Park Lake Woods, A Condominium, said Amendments being to Articles 4, 6, 14, 19 and 22 of the Declaration.

(CORPORATE SEAL)

MK DEVELOPMENT CORPORATION

ATTEST:

[Signature of Robert A. Koch]
Robert A. Koch, Secretary

By: *[Signature of John L. Mica]*
John L. Mica, President

STATE OF FLORIDA
COUNTY OF ORANGE

I HEREBY CERTIFY, that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared JOHN L. MICA and ROBERT A. KOCH, the President and Secretary, respectively, of MK DEVELOPMENT CORPORATION, and they severally acknowledged executing the foregoing instrument freely and voluntarily under authority duly vested in them by said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 20 day of December, 1979.

(NOTARIAL SEAL)

[Signature of Karen M. Armstrong]

Notary Public

My Commission Expires:

Notary Public, State of Florida at Large
My Commission Expires Sept. 25, 1981
Bonded By American Fire & Casualty Company

RECORDED & RECORD VERIFIED

[Signature of Thomas H. Locken]

County Comptroller, Orange Co., Fla.

RECORDED & RECORD VERIFIED

[Signature of James A. Moreland]

County Comptroller, Orange Co., Fla.

RECORDED & RECORD VERIFIED

[Signature of James A. Moreland]

County Comptroller, Orange Co., Fla.

Prepared by:
James A. Moreland Esq.
P.O. Box 1297
Winter Park, FL 32790