



INSTR 20040532264
 OR BK 07580 PG 2464 PGS=5
 MARTHA O. HAYNIE, COMPTROLLER
 ORANGE COUNTY, FL
 08/19/2004 03:25:17 PM
 REC FEE 44.00

2

Document prepared by and return to:
 Al A. Cheneler, P.A.
 2265 Lee Road #125
 Winter Park, FL 32789

AMENDMENT TO DECLARATION OF CONDOMINIUM RECORDED JANUARY 15, 1982
 AT OFFICIAL RECORDS BOOK 3253, PAGE 171; AMENDMENT TO AND SUPPLEMENTAL
 DECLARATION OF CONDOMINIUM RECORDED JUNE 5, 1995 AT OFFICIAL RECORDS
 BOOK 4900, PAGE 3765; RULES AND REGULATIONS AND EASEMENTS, AGREEMENTS
 AND RESTRICTION AFFECTING PROPERTY RECORDED 1981

OF

ZOM LEE OFFICE CENTER, I

The annual meeting of the Board of Directors of Zom Lee Office Center, I was held at 2265 Lee Road, Suite 125, Winter Park, Florida 32789 on June 3, 2004.

The following were present: Curtis O'Neal, President, Al A. Cheneler, Secretary and those unit owners whose signatures appear at the end of these minutes.

The Secretary advised those present that two-thirds (2/3) or more of the unit owners have agreed to and approved the suggestion of the Secretary to obtain estimates for the installation of a cover for the existing parking spaces adjacent to the building known as 2265 Lee Road, Winter Park, Florida.

The Secretary advised that the installation of the cover over the 16 existing parking places on the north side of the building excluding handicapped parking will be known as Phase I. Upon the sale of each parking space in Phase I and completion thereof, the parking spaces on the east and west sides of the building shall be covered and known as Phase 2. The unit owners will equally share the cost of the installation and the purchase of parking spaces. The parking spaces will be assigned to each unit owner and be exclusive to said owner. The use by any other person without the consent of the unit owner shall allow the association to have said vehicle towed.

The Secretary reported further that the unit owners who have signed below have authorized Al A. Cheneler to obtain the said estimates and further, the unit owners have authorized the Board of Directors to determine the process by which a lottery will be conducted for the purpose of assigning specific parking spaces to each unit owner who wishes to purchase a parking space.

Each unit owner owning a parking space will have the opportunity to renew said space on an annual basis equal to the amount necessary to maintain the cover. The failure to renew and pay for said space shall cause ownership thereof to revert back to the association who may thereafter sell, auction or rent said unit.

The Secretary reported further the approval by the unit owners for the covering of said parking spaces will be at no cost to said owners but each unit owner will be required to pay his or her pro rata share of the cost of the installation prior to the lottery.

IT IS FURTHER RESOLVED that the covenants and restrictions, the declaration of condominium and rules and regulations are hereby amended as set forth herein and notwithstanding anything to the contrary contained in the foregoing documents, the procedures set forth herein shall govern as an amendment to any of said documents, where applicable.

815 AMERICAN PIONEER® ARBITR
 TITLE INSURANCE COMPANY
 489 State Road 436. Ste 117
 Casselberry, FL 32707



Curtis Lee O'Neal (yes) / no
Curtis Lee O'Neal-101B

Ken Powers / Richard Stewart (yes) / no
Ken Powers & Richard Stewart-103B

C. James Wheeler (yes) / no
C. James Wheeler-105B

Antonio Guzman-107B

Ajit Hirani (yes) / no
Ajit Hirani-101/103A

Al A. Cheneler (yes) / no
Al A. Cheneler-105/107A

Rosemarie Seaman (yes) / no
Rosemarie Seaman-201B

Margaret Baro / David Wallace (yes) / no
Margaret Baro / David Wallace-203B

Jack Speaks (yes) / no
Jack Speaks-205B

Yoskiko Therrien-207 1/2B

Norwood Nutting (yes) / no
Norwood Nutting-201/203A

Dan Reponen (yes) / no
Dan Reponen-205A

Omawale Omawale-207A

Barbara Nelen (yes) / no
Barbara Nelen-207 1/2B

ZOM LEE OFFICE CENTER, I

Proposed: Installation of Cover Parking Spaces.

_____ yes / no
Curtis Lee O'Neal-101B

_____ yes / no
Ken Powers & Richard Stewart-103B

_____ yes / no
C. James Wheeler-105B

X *Antonio P. Guzman* _____ yes no
Antonio Guzman-107B

_____ yes / no
Ajit Hirani-101/103A

_____ yes / no
Al A. Cheneler-105/107A

_____ yes / no
Rosemarie Seaman-201B

_____ yes / no
Margaret Baro/David Wallace-203B

_____ yes / no
Jack Speaks-205B

_____ yes / no
Yoskiko Therrien-207 1/2B

_____ yes / no
Norwood Nutting-201/203A

_____ yes / no
Dan Reponen-205A

_____ yes / no
Omawale Omawale-207A

_____ yes / no
Barbara Nelen-207 1/2B

_____ yes / no
Curtis Lee O'Neal-101B

_____ yes / no
Ken Powers & Richard Stewart-103B

_____ yes / no
C. James Wheeler-105B

_____ yes / no
Antonio Guzman-107B

_____ yes / no
Ajit Hirani-101/103A

_____ yes / no
Al A. Cheneler-105/107A

_____ yes / no
Rosemarie Seaman-201B

_____ yes / no
Margaret Baro/David Wallace-203B

_____ yes / no
Jack Speaks-205B

_____ yes / no
Yoskiko Therrien-207 1/2B

_____ yes / no
Norwood Nurtng-201/203A

_____ yes / no
Dan Reponen-205A

_____ *Omawale* (yes) / no
Omawale Omawale-207A

_____ yes / no
Barbara Nelen-207 1/2B

That portion of Lots 6 and 7, Holden Brothers Subdivision of West Winter Park, as recorded in Plat Book "A", Page 62, Public Records of Orange County, Florida described as follows:

Commence at the Southeast Corner of said Lot 6; thence N.02°07'51"W., along the East Line of said Lot 6, a distance of 20.0 feet to the Point of Beginning, said Point being on the North Right of Way Line of Lee Road; thence S. 88°34'34"W., along said North Right of Way Line, a distance of 397.55 feet to the Southeast Corner of Lot 1, Block "D" of Albert Lee Ridge, First Addition, as recorded in Plat Book "U", Page 54, Public Records of Orange County, Florida; thence N.01°57'11"W., along the East Line of Block "D" of said Albert Lee Ridge, First Addition, a distance of 252.34 feet; thence N.88°34'34"E., along a line that is 252.33 feet North of and parallel with aforesaid North Right of Way Line, a distance of 396.77 feet to a point on the East Line of said Lot 6; thence S.02°07'51"E., along said East Line, 252.35 feet to the Point of Beginning.

Containing 2.301 Acres.

Subject to easements for ingress and egress and utilities over the following described property:

A 24 FOOT WIDE STRIP OF LAND DESCRIBED AS FOLLOWS:

Commence at the Southeast corner of Lot 6, Holden Brothers Subdivision of West Winter Park, as recorded in Plat Book "A", Page 62, Public Records of Orange County, Florida; thence N.02°07'51"W., along the East Line of said Lot 6, a distance of 20.0 feet to a point on the North Right of Way Line of Lee Road; thence S.88°34'34"W., along said North Right of Way Line, a distance of 50.00 feet to the Point of Beginning; thence continue S.88°34'34"W., along said North Right of Way Line, a distance of 24.00 feet; thence N.02°07'51"W., along a Line 74.0 feet West of and parallel with the East Line of said Lot 6, a distance of 252.35 feet; thence N.88°34'34"E., along a Line 252.35 feet North of and parallel with said North Right of Way Line, a distance of 24.00 feet; thence S.02°07'51"W., along a Line 50 feet West of and parallel with the East Line of said Lot 6, a distance of 252.35 feet to the Point of Beginning.

Containing 6,056 square feet or 0.139 acres.

Subject to drainage easements over the following described property:

Description (50' Drainage Easement)

A 50 foot wide strip of land described as follows:

Commence at the Southeast corner of Lot 6, Holden Brothers Subdivision of West Winter Park, as recorded in Plat Book "A", Page 62, Public Records of Orange County, Florida; thence N.02°07'51"W. along the East Line of said Lot 6, a distance of 20.0 feet to the Point of Beginning, said point being on the North Right of Way Line of Lee Road; thence S.88°34'34"W., along said North Right of Way Line, a distance of 50.00 feet; thence N.02°07'51"W., along a Line 50.0 feet West of and parallel with the East Line of said Lot 6, a distance of 252.35 feet; thence N.88°34'34"E., along a Line 252.35 feet North of and parallel with said North Right of Way Line, a distance of 50.00 feet to a point on the East Line of said Lot 6; thence S.02°07'51"E., along said East Line, a distance of 252.35 feet to the Point of Beginning.

Containing 12,618 square feet or 0.290 acres.